



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT

May 6, 2025

Regulatory Division
South Branch
Compliance and Enforcement Section
SAJ-2013-00786-KAE (NW-JCP)

Sea Gate of Highland Beach Condo Inc.
3244 S Ocean Blvd
Highland Beach, FL, 33487
Sent via email: info@seagatetowers.org

Dear Sea Gate of Highland Beach Condo Inc:

The U.S. Army Corps of Engineers (Corps) has completed its review of your application for a Department of the Army permit, received on April 18, 2025. Your application was assigned file number SAJ-2013-00786 (NW-JCP). A review of the information and drawings provided indicates that the proposed work involves the installation of four new wood support piles—two under each of two structurally compromised finger piers—on an existing residential dock structure located within the Intracoastal Waterway (ICW). In addition to the new piles, cross-ties and connection hardware will be installed to stabilize the finger pier junctures and prevent further structural failure.

The piles will be located approximately 108 feet from the eastern edge of the federal navigation channel in a segment of the ICW that is approximately 350 feet wide from mean high water (MHW) to MHW. No seagrass or other submerged aquatic vegetation is present within the project footprint.

The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located adjacent to the ICW at 3244 S Ocean Blvd, in Section 28, Township 46 S, Range 43 E, Palm Beach County, Florida.

Your project, as depicted on the enclosed drawings, is authorized by Nationwide Permit (NWP) NWP 3 Maintenance, SAJ-2013-00786-KAE, which became effective on March 15, 2021. **This verification is valid until March 14, 2026.** Please In order for this NWP authorization to be valid, you must ensure that the work is performed in accordance with the Nationwide Permit General Conditions and the Jacksonville District Regional Conditions, and the General and Project-Specific Special Conditions listed below. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant nationwide permit is modified or revoked, you will have

12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP. Alternatively, you can access the U.S. Army Corps of Engineers' (Corps) Jacksonville District's Regulatory Source Book web page for links to view Nationwide Permit information at: <https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/>. Please be aware this Internet address is case sensitive and should be entered as it appears above. Once there select "Source Book"; and, then select "Nationwide Permits." These files contain the description of the Nationwide Permit authorization, the Nationwide Permit general conditions, and the regional conditions, which apply specifically to this NWP verification.

You must comply with ALL the NWP general, special, and/or regional Conditions, attached and/or incorporated by reference, and the Project Specific Special Conditions and General Conditions, listed below, or you may be subject to enforcement action.

General Conditions (33 CFR PART 320-330):

1. The time limit for completing the work authorized ends on **March 14, 2026.**
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit you must obtain the signature of the new owner on the transfer form attached to this letter and forward a copy to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Project Specific Special Conditions:

The following project specific special conditions are included with this verification:

1. **Self-Certification:** Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the ENG Form 6285, "Certification of Compliance with Department of Army Permit" (located at https://www.publications.usace.army.mil/Portals/76/Eng_Form_6285_2024%20Dec%20FINAL.pdf) and submit it to the Corps.
2. **Assurance of Navigation and Maintenance:** The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.
3. **Manatee Conditions:** The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work – 2011". The most recent version of the Manatee Conditions must be utilized.

This letter of authorization does not include conditions that would prevent the 'take' of a state-listed fish or wildlife species. These species are protected under sec. 379.411, Florida Statutes, and listed under Rule 68A-27, Florida Administrative Code. With regard to fish and wildlife species designated as species of special concern or threatened by the State of Florida, you are responsible for coordinating directly with the Florida Fish and Wildlife Conservation Commission (FWC). You can visit the FWC license and permitting webpage (<http://www.myfwc.com/license/wildlife/>) for more information, including a list of those fish and wildlife species designated as species of special concern or threatened. The Florida Natural Areas Inventory (<http://www.fnai.org/>) also maintains updated lists, by county, of documented occurrences of those species.

This letter of authorization does not give absolute Federal authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact your local office that issues building permits to determine if your site is located in a flood-prone area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program.

This letter of authorization does not preclude the necessity to obtain any other Federal, State, or local permits, which may be required.

Thank you for your cooperation with our permit program. The Corps' Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to complete our automated Customer Service Survey at <https://regulatory.ops.usace.army.mil/customer-service-survey/>. Please be aware this Internet address is case sensitive; and, you will need to enter it exactly as it appears above. Your input is appreciated – favorable or otherwise.

Should you have any questions related to this NWP verification or have issues accessing the documents reference in this letter, please contact Jonathan Pempek at the letterhead address above, via telephone at (561) 685-1708, or via e-mail at Jonathan.C.Pempek@usace.army.mil.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jon Pempek', written in a cursive style.

Jonathan Pempek
Project Manager

Enclosures

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Joh Branson		File Number: SAJ-2013-00786-KAE	Date: 05/06/2025
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		A
	PROFFERED PERMIT (Standard Permit or Letter of permission)		B
	PERMIT DENIAL		C
	APPROVED JURISDICTIONAL DETERMINATION		D
	PRELIMINARY JURISDICTIONAL DETERMINATION		E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

Jonathan Pempek
Jonathan.C.Pempek@usace.army.mil
(561) 685-1708

If you only have questions regarding the appeal process you may also contact:

Phillip Shannin
Administrative Appeals Review Officer
USACE – South Atlantic Division
60 Forsyth Street SW, Room 10M15
Atlanta, Georgia 30303-8801
Phone: (404) 562-51377

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

DA PERMIT NUMBER: SAJ-2013-00786-KAE (NW-)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Section, Post Office Box 4970, Jacksonville, FL 32232-0019 or submit via electronic mail to: SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

(TRANSFEREE-SIGNATURE)

(SUBDIVISION)

(DATE)

(LOT)

(BLOCK)

(NAME-PRINTED)

(STREET ADDRESS)

(MAILING ADDRESS)

(CITY, STATE, ZIP CODE)

17. DIRECTIONS TO THE SITE
I-95 TO LINTON BLVD EXIT. GO EAST
TURN RIGHT (SOUTH) ON S OCEAN BLVD
PROPERTY IS ON RIGHT

18. Nature of Activity (Description of project, include all features)
ADDING 4 TOTAL PILES (2 NEW PER EFFECTED FINGER PIER * 2 PIERS) + CROSS-TIES AND HARDWARE. IN THE ICW. DEEDED LANDS, NON-AP, NO SEAGRASS PRESENT. PILINGS WOULD BE 108' AWAY FROM EAST EDGE OF FEDERAL CHANNEL IN NARROW ICW (OVERALL MHW TO MHW IS APPROX 350' WIDTH).

19. Project Purpose (Describe the reason or purpose of the project, see instructions)
NO PILINGS PRESENT UNDER EXISTING FINGER PIER. 1 SECTION HAD ALREADY COLLAPSED AND ANOTHER IS SIMILAR SCENARIO SO COULD POTENTIALLY. ADDING 2 PILINGS PER EFFECTED PIER (2 PIERS TOTAL = 4 PILES TOTAL), PLUS CROSS-TIE AND CONNECTION HARDWARE TO SOLIDIFY THE JUNCTURES.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type	Type	Type
Amount in Cubic Yards	Amount in Cubic Yards	Amount in Cubic Yards

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres
or
Linear Feet

23. Description of Avoidance, Minimization, and Compensation (see instructions)
TURBIDITY CURTAIN IN PLACE FOR ALL IN-WATER WORK

24. Is Any Portion of the Work Already Complete? ☐ Yes ☒ No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address- 3210 S OCEAN BLVD - VILLA COSTA CONDO

City - HIGHLAND BEACH

State - FL

Zip - 33487

b. Address- 3400 S OCEAN BLVD - CORONADO AT HIGHLAND BEACH CONDO

City - HIGHLAND BEACH

State - FL

Zip - 33487

c. Address-

City -

State -

Zip -

d. Address-

City -

State -

Zip -

e. Address-

City -

State -

Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.


SIGNATURE OF APPLICANT


DATE

SIGNATURE OF AGENT

DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

Property Detail

Location Address : 3224 S OCEAN BLVD
Municipality : HIGHLAND BEACH
Parcel Control Number : 24-43-46-33-08-001-0010
Subdivision : SEAGATE OF HIGHLAND CONDOS 1 THRU 4
Official Records Book/Page : 03955 / 1804
Sale Date : 03/01/1983
Legal Description : SEAGATE OF HIGHLAND COND REC AREA

Owner Information

Owner(s)	Mailing Address
SEAGATE OF HIGHLAND COND INC	3224 S OCEAN BLVD HIGHLAND FL 33487 2508

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/01/1983	\$3,634,000	03955 / 01804	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
*Total Square Feet : 0
Acres : 2.04
Property Use Code : 0900—RESIDENTIAL COMMON AREA/ELEMENT
Zoning : RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

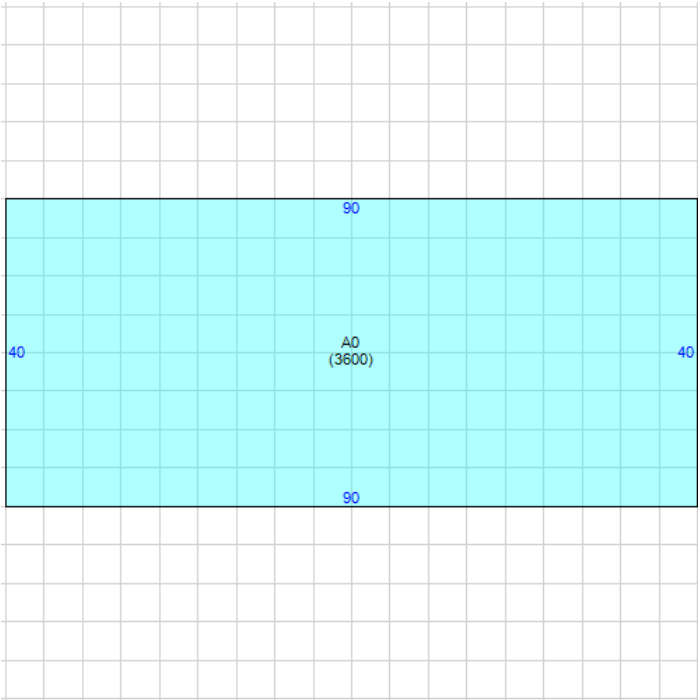
Building Details

Structural Details

Structural Element for Building 1	
Year Built	1970
CLUBHOUSE	3600

Subarea and Square Footage for Building 1	
Code Description	square Footage
CLUBHOUSE/RECREATION BLDG	3600
Total Square Footage	3600

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
Patio	1970	8296
Walkway-Concrete	1970	2296
Paving- Asphalt	2011	3330
Boat Dock	1970	6143
Utility Building	1970	2
Bbq	1970	1
Swimming Pool Commercial	1970	1650
Shuffleboard Court	1970	312

Property Land Details

Land Line #	Description	Zoning	Acres
1	REC & PARK LAND	RMH	2.0369

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$0	\$0	\$0	\$0	\$0

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$0	\$0	\$0	\$0	\$0
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0	\$0	\$0

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$0	\$0	\$0	\$0	\$0
NON AD VALOREM	\$0	\$0	\$0	\$0	\$0
TOTAL TAX	\$0	\$0	\$0	\$0	\$0

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcapao.gov



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

SEAGATE OF HIGHLAND CONDOMINIUMS, INC.

Filing Information

Document Number	717177
FEI/EIN Number	59-1441222
Date Filed	09/16/1969
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/15/2019
Event Effective Date	NONE

Principal Address

3224 S Ocean Blvd
Highland Beach, FL 33487

Changed: 04/30/2024

Mailing Address

2101 Centrepark W Drive #110
West Palm Beach, FL 33409

Changed: 04/30/2024

Registered Agent Name & Address

Becker & Poliakoff
625 N Flagler Drive, 7th Floor
West Palm Beach, FL 33401

Name Changed: 10/24/2024

Address Changed: 10/24/2024

Officer/Director Detail

Name & Address

Title President

Santella, Anthony J, Jr.
3224 S Ocean Blvd #1010
Highland Beach, FL 33487

Title VP

Marzigliano, Robert
3310 S Ocean Blvd #827
Highland Beach, FL 33487

Title Treasurer

Mahoney, Marilyn
3300 S Ocean Blvd #822
Highland Beach, FL 33487

Title Secretary

Hornacek, Lori
3212 S Ocean Blvd #1005
Highland Beach, FL 33487

Title Director

Goldberg, Judith
3310 S Ocean Blvd #131
Highland Beach, FL 33487

Annual Reports

Report Year	Filed Date
2024	04/30/2024
2024	10/24/2024
2025	02/11/2025

Document Images

02/11/2025 -- ANNUAL REPORT	View image in PDF format
10/24/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
04/30/2024 -- ANNUAL REPORT	View image in PDF format
04/25/2023 -- ANNUAL REPORT	View image in PDF format
08/29/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
04/25/2022 -- ANNUAL REPORT	View image in PDF format
04/12/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- Reg. Agent Change	View image in PDF format
03/04/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- Amendment	View image in PDF format
03/20/2019 -- ANNUAL REPORT	View image in PDF format
03/28/2018 -- ANNUAL REPORT	View image in PDF format
05/24/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
04/26/2017 -- ANNUAL REPORT	View image in PDF format

02/17/2016 -- ANNUAL REPORT	View image in PDF format
02/18/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
02/20/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
04/06/2011 -- ANNUAL REPORT	View image in PDF format
04/08/2010 -- ANNUAL REPORT	View image in PDF format
04/20/2009 -- ANNUAL REPORT	View image in PDF format
05/02/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
05/08/2006 -- ANNUAL REPORT	View image in PDF format
04/20/2005 -- ANNUAL REPORT	View image in PDF format
05/27/2004 -- ANNUAL REPORT	View image in PDF format
05/27/2003 -- ANNUAL REPORT	View image in PDF format
07/02/2002 -- ANNUAL REPORT	View image in PDF format
02/21/2001 -- ANNUAL REPORT	View image in PDF format
04/27/2000 -- ANNUAL REPORT	View image in PDF format
04/20/1999 -- ANNUAL REPORT	View image in PDF format
07/08/1998 -- ANNUAL REPORT	View image in PDF format
04/24/1997 -- ANNUAL REPORT	View image in PDF format
04/24/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

WARRANTY DEED

THIS INDENTURE, effective the 1st day of March, 1983, between VICTOR NOVOTNY (a/k/a VICTOR C. NOVOTNY), NADJA OLGA ZUBRIK (f/k/a OLGA NADJA NOVOTNY SKRABUT) and MILAN O. NOVOTNY, as Trustees of the NOVO TRUST and VICTORIA NOVOTNY, as Special Trustee and NADJA OLGA ZUBRIK (f/k/a OLGA NADJA NOVOTNY SKRABUT), VICTOR C. NOVOTNY and MILAN O. NOVOTNY, as Trustees of the JOSEPH NOVOTNY TRUST, all of Palm Beach County, Florida, Grantors and SEAGATE OF HIGHLAND CONDOMINIUMS, INC., a Florida not for profit corporation, whose business address is 3224 South Ocean Boulevard, County of Palm Beach, State of Florida, Grantee,

WITNESSETH:

That said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold and by these presents do grant, bargain and sell to the said Grantee, and Grantee's heirs and assigns forever, that certain property situate, lying and being in Palm Beach County, as more particularly set forth on Exhibit A attached hereto, and said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In addition to conveying the land more particularly described in Exhibit A, Grantors hereby assign to Grantee for and in consideration of the above-recited consideration all right, title and interest of Grantors as Landlord under that certain Recreational Area Land Lease more particularly described in the Notation in Exhibit A attached hereto, to have and to hold the same unto Grantee, its successors and assigns from the effective date hereof for all the years mentioned in said Lease. Notwithstanding this Assignment, it is hereby declared to be the intent of the parties hereto that there shall be no merger of the interests of the Landlord and Tenant.

Said conveyance and assignment are subject to the following:

1. Taxes for the year 1983 and subsequent years.
2. Zoning and/or, restrictions and prohibitions imposed by governmental authority.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. All other easements, restrictions and reservations of record, and those items set forth on Exhibit B attached hereto.

NOTATIONS: (1) The above conveyance is being made to Grantee, for and on behalf of all the unit owners in Seagate of Highland Condominium Part One, Seagate of Highland Condominium Part Two, Seagate of Highland Condominium Part Three and Seagate of Highland Condominium Part Four, their heirs, successors and assigns.

(2) Grantors and Grantee agree and acknowledge that none of the property conveyed hereby has ever constituted any portion of the condominium property (including but not limited to any portion of the common elements and/or other appurtenances to condominium units) of Seagate of Highland Condominium Part One, Seagate of Highland Condominium Part Two, Seagate of Highland Condominium Part Three and Seagate of Highland Condominium Part Four, as that term is defined in the Declarations of

This Instrument was prepared by *and return to:*

Dana C. Ferrell, P.A.
 TWO ROGER, SADER & FERRELL, P.A.
 2651 North Federal Highway
 Suite 100
 Post Office Box 11606
 Fort Lauderdale, Florida 33339
 (305) 565-8990

NOT A CERTIFIED COPY

STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE MAY 31 '83 PP 114	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00
STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE MAY 31 '83 TB 114	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00
STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE MAY 31 '83 PB 114	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00
STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE MAY 31 '83 PB 114	FLORIDA STAMP TAX 153.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00

33 107308

33 107308

B3955 P1805

B3955 P1805

Condominium of such condominiums or Florida Statutes Chapter 718. Grantors and Grantee further agree and acknowledge and declare their intent to be, that the property conveyed hereby, shall not become condominium property (including but not limited to common elements and/or other appurtenances to condominium units) by virtue of this conveyance but shall be received and held by Grantee as property not constituting any portion of the condominium property of Seagate of Highland Part One, Seagate of Highland Condominium Part Two, Seagate of Highland Condominium Part Three and Seagate of Highland Condominium Part Four.

(3) This property does not constitute the homestead of any of the Grantors.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals.

Signed, sealed and delivered
in the presence of:

[Signature]
As to Victor Novotny

[Signature] (SEAL)
VICTOR NOVOTNY (a/k/a Victor C. Novotny),
as Trustee of the Novo Trust

[Signature]
As to Victor C. Novotny

[Signature] (SEAL)
VICTOR C. NOVOTNY, as Trustee of the
Joseph Novotny Trust

[Signature]
As to Nadja Olga Zubrik

[Signature] (SEAL)
NADJA OLGA ZUBRIK (f/k/a Olga Nadja Novotny
Skrabut), as Trustee of the Novo Trust
and as Trustee of the Joseph Novotny Trust

[Signature]
As to Milan O. Novotny

[Signature] (SEAL)
MILAN O. NOVOTNY, as Trustee of the Novo
Trust and as Trustee of the Joseph
Novotny Trust

[Signature]
As to Victoria Novotny

[Signature] (SEAL)
VICTORIA NOVOTNY, as Special Trustee of
the Joseph Novotny Trust

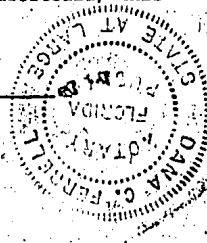
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared VICTOR NOVOTNY (a/k/a VICTOR C. NOVOTNY) as Trustee of the Novo Trust and VICTOR C. NOVOTNY as Trustee of the Joseph Novotny Trust, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this
27th day of May 1983.

My Commission Expires Florida
Notary Public, State of Florida
My Commission Expires May 29, 1985
Bonded Thru Troy Fain - Insurance, Inc.

[Signature]
NOTARY PUBLIC



STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared NADJA OLGA ZUBRIK (f/k/a Olga Nadja Novotny Skrabut), as Trustee of the Novo Trust and as Trustee of the Joseph Novotny Trust, MILAN O. NOVOTNY, as Trustee of the Novo Trust and as Trustee of the Joseph Novotny Trust, and VICTORIA NOVOTNY, as Special Trustee of the Joseph Novotny Trust, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this
27th day of May, 1983.

My Commission Expires:

Notary Public, State of Florida
My Commission Expires May 29, 1985
Bounded The Tree Fain Insurance, Inc.

NOTARY PUBLIC



NOT A CERTIFIED COPY

B8955 P1007

EXHIBIT A

Legal Description

Commencing at a point of intersection of a line 50.00 feet North of and parallel to the East-West One-Quarter Section Line of Section 33, Township 46 South, Range 43 East, with the East right-of-way line of the Intracoastal Waterway; thence on an assumed bearing of South 19° 50' 13" West along said East right-of-way line, a distance of 93.42 feet to the POINT OF BEGINNING; thence South 65° 00' 00" East, a distance of 249.70 feet; thence South 20° 06' 26" East, a distance of 25.50 feet; thence South 1° 45' 00" West, a distance of 173.27 feet; thence South 81° 05' 13" West, a distance of 179.62 feet; thence North 70° 09' 47" West, a distance of 121.88 feet; thence South 19° 50' 13" West, a distance of 300.84 feet; thence due West, a distance of 41.99 feet to a point on said East right-of-way line of the Intracoastal Waterway; thence North 19° 50' 13" East along said East right-of-way line, a distance of 608.21 feet to the POINT OF BEGINNING, Palm Beach County, Florida.

NOTATION: This property constitutes all of that certain property described on Schedule A of that certain Recreational Area Land Lease between Joseph Novotny, as Trustee of Joseph Novotny Trust and as Trustee of Joseph Novotny Living Trust A as Landlord (grantors hereunder being the successors in interest to such Landlord) and Seagate of Highland Condominiums, Inc., a corporation not for profit, Tenant, said Recreational Area Land Lease being attached as Appendix F to the Declaration of Condominium of Seagate of Highland Condominium Part One, recorded at Official Records Book 1820, Page 1731 et seq., the Declaration of Condominium of Seagate of Highland Condominium Part Two, recorded at Official Records Book 1847, Page 536 et seq, the Declaration of Condominium of Seagate of Highland Condominium Part Three, recorded at Official Records Book 1935, Page 1531 et seq, and the Declaration of Condominium of Seagate of Highland Condominium Part Four, recorded at Official Records Book 1935, Page 1601 et seq, all of the Public Records of Palm Beach County, Florida.

B9955 P1808

EXHIBIT "B"

1. Reservations from Trustees Internal Improvement Fund dated January 30, 1946 filed April 18, 1946 in Deed Book 760, Page 413 of the Public Records of Palm Beach County, Florida.
2. Reservations from Trustees Internal Improvement Fund dated December 18, 1952, filed April 8, 1953 in Deed Book 1014, Page 360 of Public Records of Palm Beach County, Florida.
3. Easement for buried lines from Seagate of Highland Development Corp. and Joseph Novotny Trust A, Joseph Novotny, Trustee to Southern Bell Telephone and Telegraph Company dated April 23, 1970, filed May 5, 1970 in Official Record Book 1807, Page 303 of the Public Records of Palm Beach County, Florida.
4. Riparian Rights.
5. Declaration of Condominium of Seagate of Highland Condominium Part One filed June 25, 1970 in Official Record Book 1820, Page 1371 of the Public records of Palm Beach County, Florida; and amended in Official Record Book 1831, Page 66; Official Record Book 2131, Page 1810; Official Record Book 2170, Page 1712; Official Record Book 2660, Page 3390, Page 1443 all of the Public Records of Palm Beach County, Florida.
6. Declaration of Condominium of Seagate of Highland Condominium Part Two filed October 22, 1970 in Official Record Book 1847, Page 536; and amended in Official Record Book 2003, Page 18; Official Record Book 2131, Page 1810; Official Record Book 2170, Page 1712; Official Record Book 2660, Page 1656 and Official Record Book 3390, Page 1443 of the Public Records of Palm Beach County, Florida.
7. Declaration of Condominium of Seagate of Highland Condominium Part Three filed September 24, 1971 in Official Record Book 1935, Page 1531 and amended in Official Record Book 2170, Page 1712; Official Record Book 2660, Page 1656; Official Record Book 3390, Page 1443 of the Public Records of Palm Beach County, Florida.
8. Declaration of Condominium of Seagate of Highland Condominium Part Four filed September 24, 1971 in Official Record Book 1935, Page 1601 and amended in Official Record Book 1991, Page 95; Official Record Book 2131, Page 1810; Official Record Book 2170, Page 1712; Official Record Book 2660, Page 1656; Official Record Book 3390, Page 1443 of the Public Records of Palm Beach County, Florida.
9. Tenancy rights of persons now in possession of all or a part of the land. (Docks)
10. Assignment of Easement Rights from Sidney Kohl to August Urbanek filed April 1, 1975 in Official Record Book 2404, Page 1297 of the Public Records of Palm Beach County, Florida.
11. Assignment of Easement Rights from August Urbanek Highland Beach Ambassadors Corporation dated April 16, 1975, filed April 25, 1975 in Official Records Book 2412, Page 412 of the Public Records of Palm Beach County, Florida.
12. Assignment of Easement Rights from Highland Beach Ambassadors Corporation to Ambassadors V Condominium Association, Inc. dated April 23, 1975, filed June 21, 1975 in Official Record Book 2429, Page 1188 of the Public Records of Palm Beach County, Florida.
13. Agreement concerning Easements dated September, 1975, filed November 28, 1975 in Official Records Book 2481, Page 1649 of the Public Records of Palm Beach County, Florida.
14. The right, title or interest, if any, of the Public to use as a Public Beach or Recreation Area of any part of the land described in Exhibit A hereof lying between the water abutting said property and the most inland of any of the following:
 - a) The natural line of vegetation
 - b) The most extreme high water mark
 - c) The bulkhead line
 - d) Any other line which has been or which hereafter may be legally established as relating to such Public Use.

15. The rights, if any, of the Public acquired by previous adverse use or by virtue of local custom with respect to the special nature of beaches, to use any part of the land Eastward or Westward of the nature line of vegetation or of the extreme high water line as a Public Beach or Recreation area.
16. The premises described being artificially filled in land in what was formerly navigable waters, this Warranty Deed is subject to the right of the United States Government and/or of the State of Florida arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce and the inalienable right of the State of Florida in the lands and/or waters of such Character.
17. Long Term Lease as shown in the Declaration of Condominium of Seagate of Highland Condominium Part One recorded in Official Records Book 1847, Page 536, shown as Appendix F (Official Record Book 1820, Page 1428) of the Public Records of Palm Beach County, Florida and Seagate of Highland Condominium Part Two recorded in Official Record Book 1847, Page 536; Seagate of Highland Condominium Part Three recorded in Official Record Book 1937, Page 1531; Seagate of Highland Part Four recorded in Official Record Book 1935, Page 1601, all of the Public Records of Palm Beach County, Florida.

89955 P1810

Search by Address, Owner, or PCN

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Property InfoLayersTools & ReportsHelp

View Property Record

Print

OWNERS

SEAGATE OF HIGHLAND COND INC

PROPERTY DETAIL

LOCATION

3224 S OCEAN BLVD

MUNICIPALITY

HIGHLAND BEACH

PARCEL NO.

24-43-46-33-08-001-0010

SUBDIVISION

SEAGATE OF HIGHLAND CONDOS 1 THRU 4

BOOK/PAGE

03955/1804

SALE DATE

03/01/1983

MAILING ADDRESS

3224 S OCEAN BLVD
HIGHLAND FL 33487 2508

USE TYPE

0900 - RESIDENTIAL COMMON AREA/ELEMENT

TOTAL SQUARE FEET

0

SALES INFORMATION

SALES DATE

03/01/1983

PRICE

\$3,634,000

APPRAISALS

TAX YEAR

2024

IMPROVEMENT VALUE

\$0

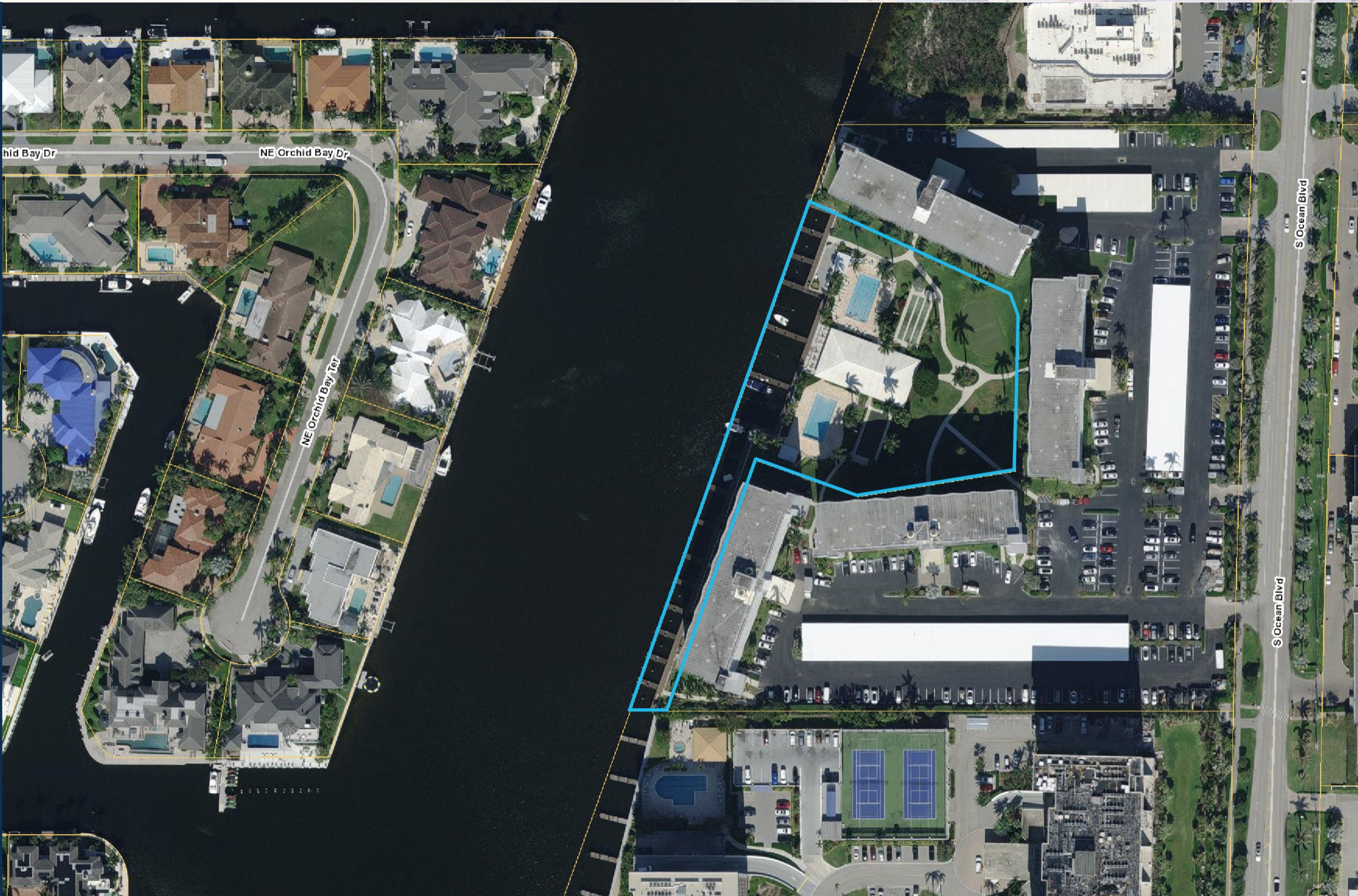
LAND VALUE

\$0

TOTAL MARKET VALUE

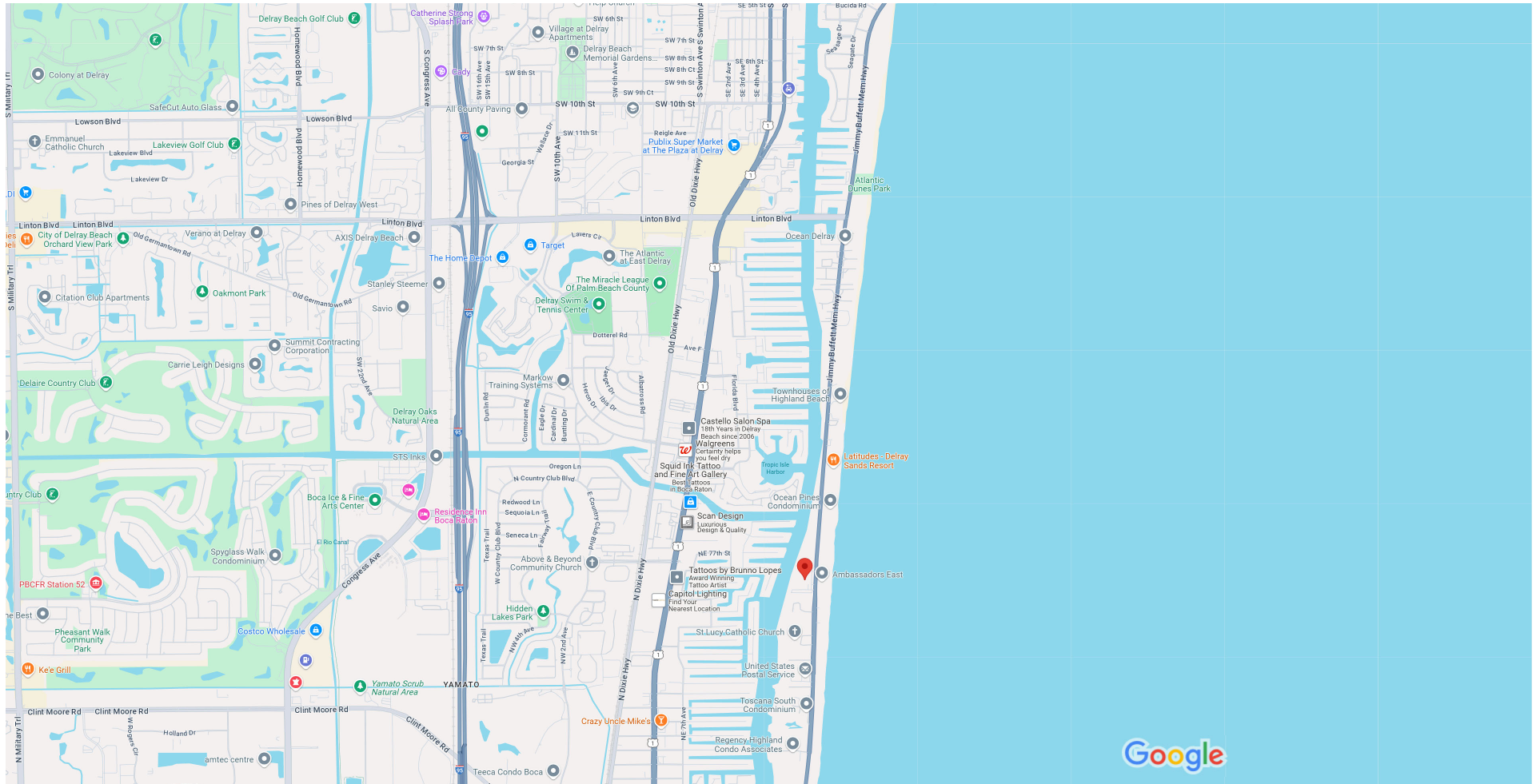
\$0

All values are as of January 1st each year





3224 S Ocean Blvd



Map data ©2025 Google 1000 ft



3224 S Ocean Blvd

Building



Directions



Save



Nearby



Send to
phone

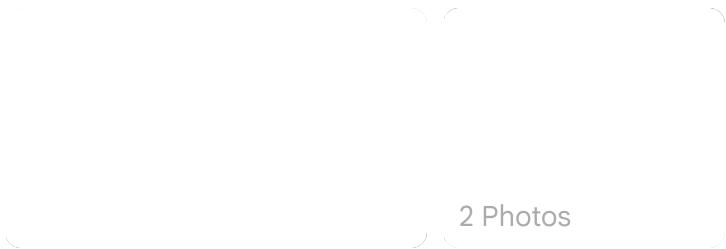


Share



3224 S Ocean Blvd, Highland Beach, FL 33487

Photos



2 Photos

At this place

Seagate of Highland

4.5 (22)

Condominium complex · Floor 1



FundMyHome org

No reviews

Mortgage lender · Floor 1

Open · Closes 5 PM



NOTES

- AERIAL PROVIDED BY PALM BEACH COUNTY PROPERTY APPRAISER
- MHW/MLW UP AGAINST EXISTING SEAWALL
- NOAA STATION #8722784 (YAMATO - ICW)
- MHW = +0.36' NAVD 88, MLW = -1.99' NAVD 88



PROPOSED FINGER PIER REPAIRS
PLAN VIEW - EXISTING CONDITIONS

SCALE 1" = 100'

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
PH (561) 951-6036
FL CERT OF AUTH #30254

SCALE: 1" = 100'

DATE: 04.04.25

DRAWN BY: CRC

SEAGATE OF HIGHLAND BEACH
3224 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

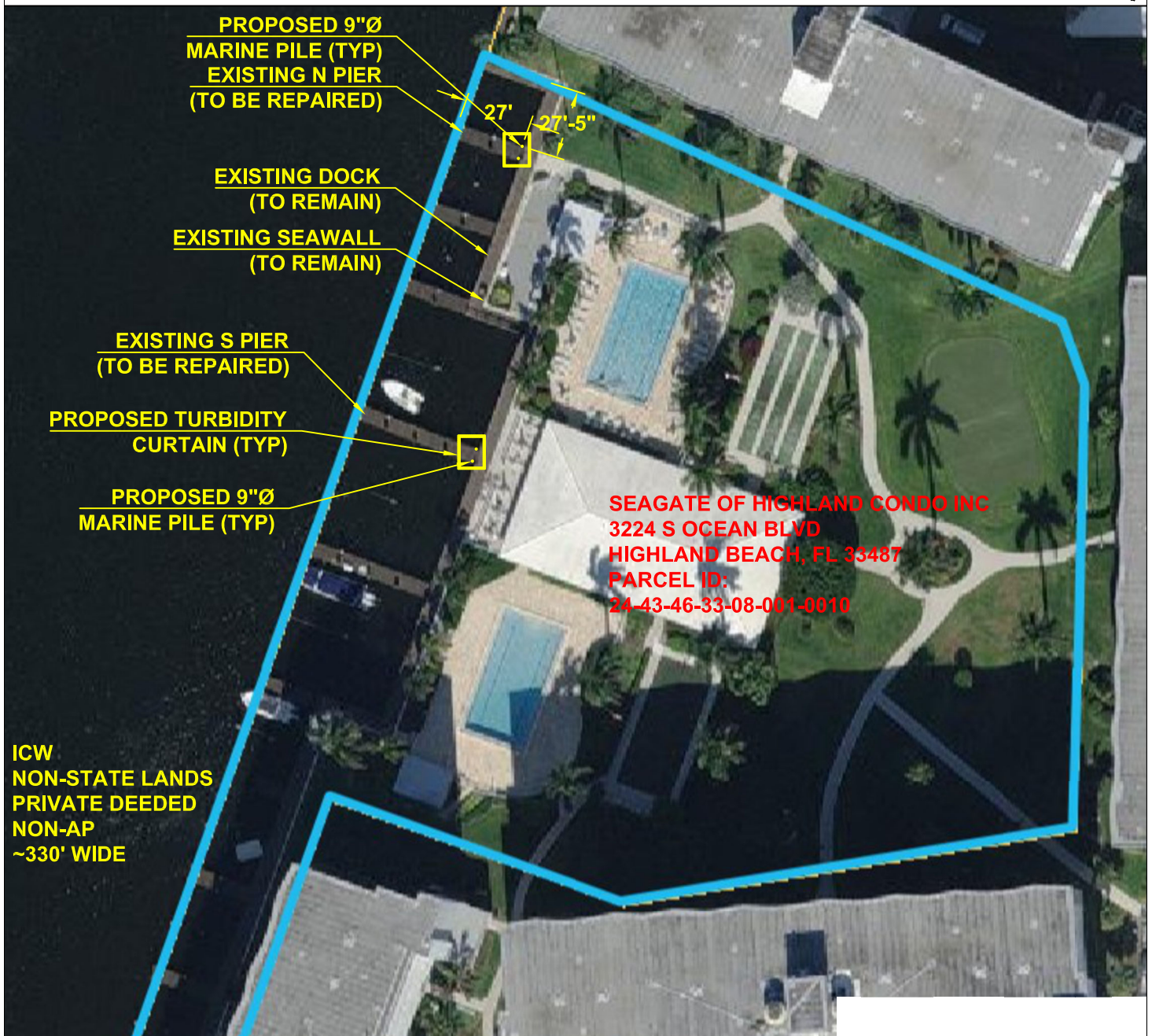
PROPOSED DOCK REPAIRS
PLAN VIEW - EXISTING CONDITIONS

P-1

SHEET 1 OF 4

NOTES

- AERIAL PROVIDED BY PALM BEACH COUNTY PROPERTY APPRAISER
- TURIDITY CURTAIN IN PLACE FOR ALL PILING INSTALLATIONS
- MHW/MLW UP AGAINST EXISTING SEAWALL
- NOAA STATION #8722784 (YAMATO - ICW)
- MHW = +0.36' NAVD 88, MLW = -1.99' NAVD 88



PROPOSED FINGER PIER REPAIRS
PLAN VIEW - PROPOSED CONDITIONS

SCALE 1" = 60'

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
PH (561) 951-6036
FL CERT OF AUTH #30254

SCALE: 1" = 60'

DATE: 04.04.25

DRAWN BY: CRC

SEAGATE OF HIGHLAND BEACH
3224 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

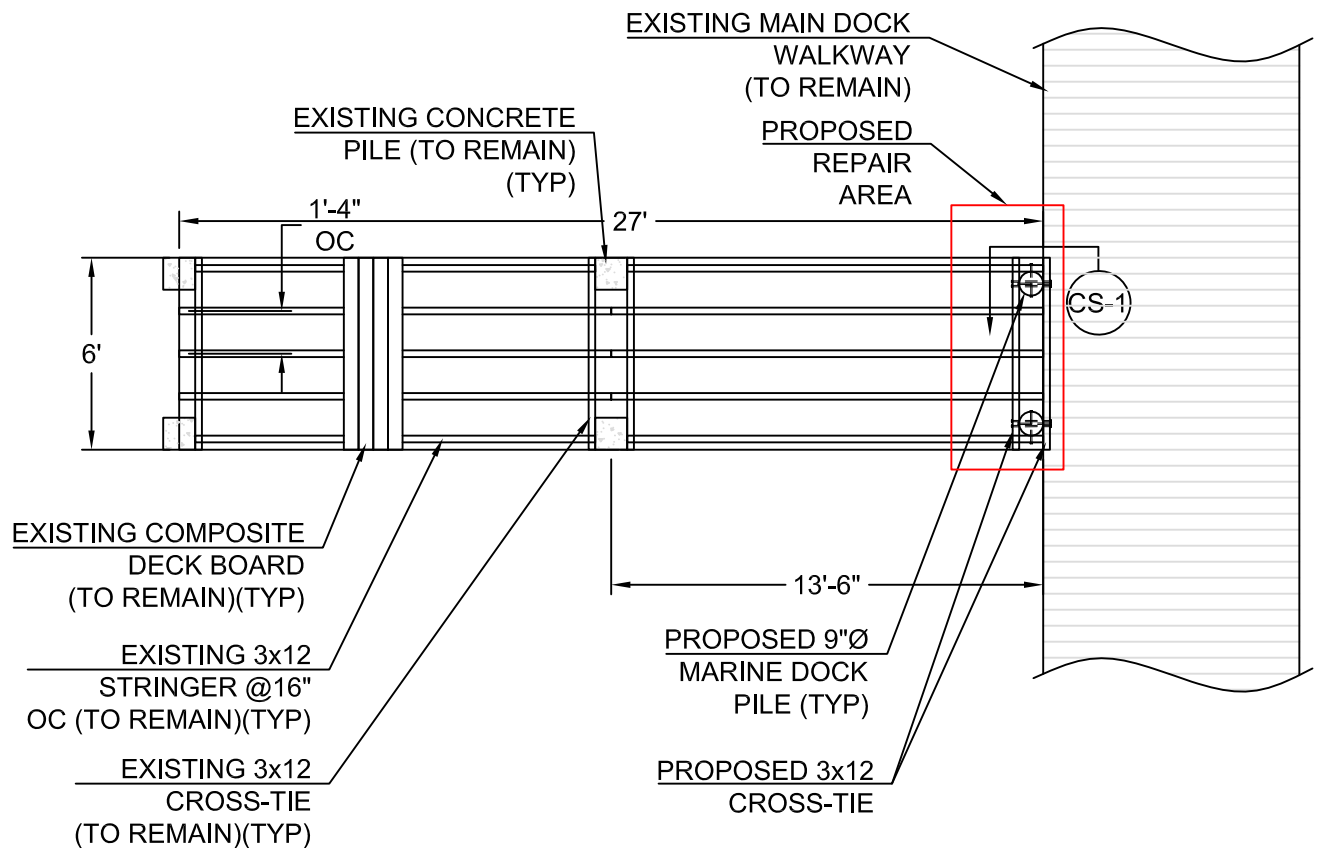
PROPOSED DOCK REPAIR
PLAN VIEW - PROPOSED CONDITIONS

P-2

SHEET 2 OF 4

NOTES

- DESIGNED USING FBC 8TH EDITION, 2023
- DESIGN LIVE LOAD (MULTI-FAMILY RESIDENTIAL): 100 PSF
- DECK BOARD NOT SHOWN FOR CLARITY
- NO ANALYSIS PERFORMED OF MAIN WALKWAY OR OTHER SUPPORTED FINGER PIERS. ONLY THE TWO EFFECTED FINGER PIERS.



PROPOSED FINGER PIER REPAIR (TYP)
PLAN VIEW - PILE LAYOUT

SCALE 1" = 6'

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
 PH (561) 951-6036
 FL CERT OF AUTH #30254

SCALE: 1" = 6'

DATE: 04.04.25

DRAWN BY: CRC

SEAGATE OF HIGHLAND BEACH
 3224 S OCEAN BLVD
 HIGHLAND BEACH, FL 33487

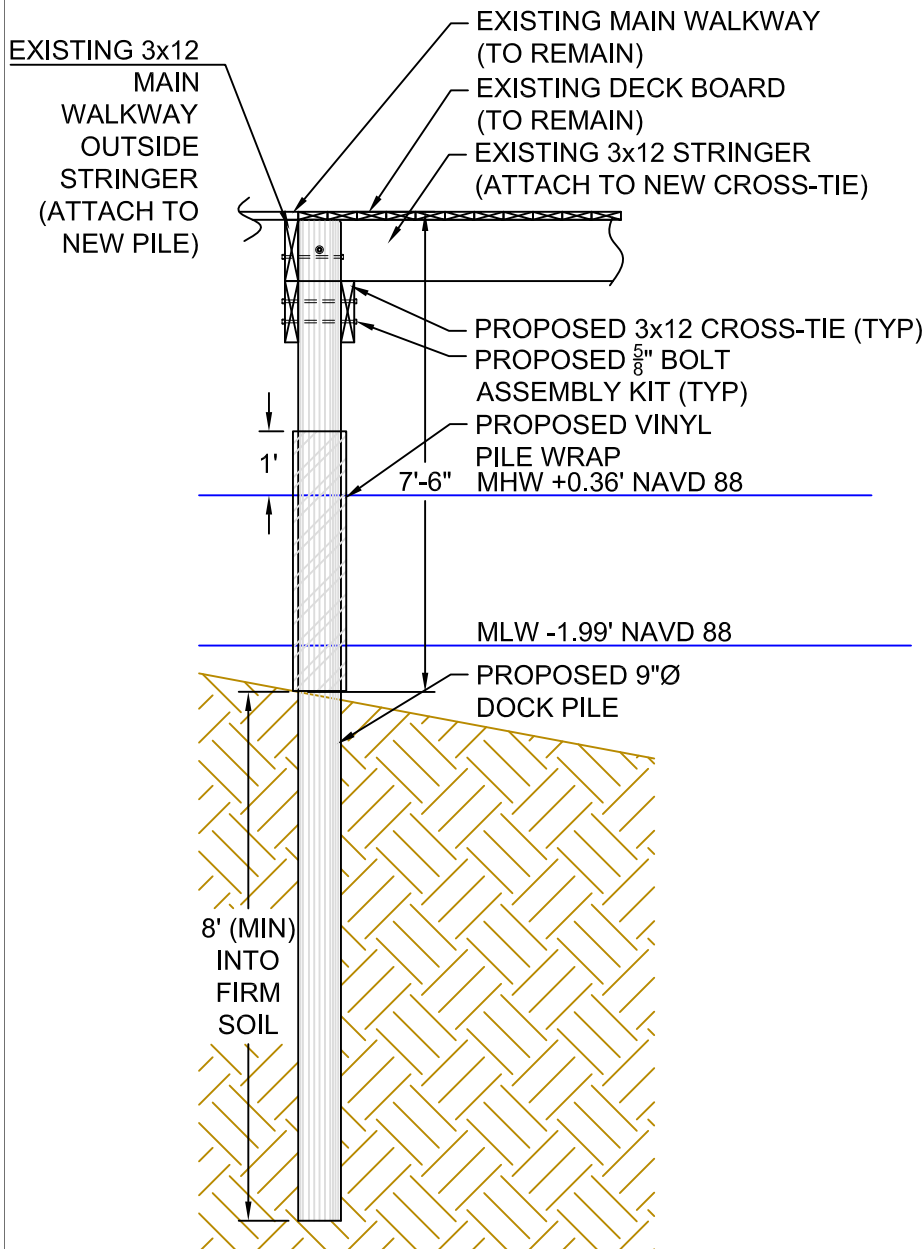
PROPOSED DOCK REPAIR
 DETAILED PLAN VIEW - PILE LAYOUT

P-3

SHEET 3 OF 4

NOTES

- PT IS AS FOLLOWS: 2.50 CCA (MARINE PILES)
- ALL WOOD TO BE SYP GRADE 1 OR BETTER, ALL HARDWARE TO BE SS, UNLESS NOTED
- BOLT ASSEMBLY KIT INCLUDES: $\frac{5}{8}$ " Ø BOLT, 1.25" Ø WASHER, HEX NUT
- OUTSIDE STRINGERS CONNECTED TO MARINE PILE W/ (1) BOLT ASSEMBLY KIT
- INSIDE STRINGERS CONNECTED TO CROSS-TIE WITH 2x8 BLOCK, THREE #10 TOE NAIL x3" EACH WAY
- CROSS-TIES CONNECTED TO MARINE PILE W/ (2) BOLT ASSEMBLY KITS
- RECONNECT EXISTING DECKBOARD TO EXISTING STRINGERS W/ #10 SS DECK SCREWS, 2 PER BOARD PER STRINGER
- CONNECT EXISTING OUTSIDE STRINGER OF MAIN WALKWAY TO NEW PILE W/ (1) BOLT ASSEMBLY KIT



PROPOSED FINGER PIERS REPAIRS
TYPICAL CROSS-SECTION VIEW

SCALE 1" = 3'

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
PH (561) 951-6036
FL CERT OF AUTH #30254

SCALE: 1" = 3'

DATE: 04.04.25

DRAWN BY: CRC

SEAGATE OF HIGHLAND BEACH
3224 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

PROPOSED DOCK REPAIR
TYP CROSS-SECTION VIEW

CS-1

SHEET 4 OF 4

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

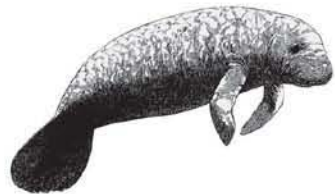
All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC