



HIGHLAND BEACH BUILDING DEPARTMENT

3614 S. Ocean Boulevard
Highland Beach, FL 33487
Ph: (561) 278-4540

PLANNING BOARD STAFF REPORT

MEETING OF: August 14, 2025

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY WILLIAM THOMAS, UNLIMITED PERMIT SERVICES, INC., REQUESTING A SPECIAL EXCEPTION TO INSTALL A 105 LINEAR FOOT SEAWALL AND SEAWALL CAP, A 275 SQUARE FOOT DOCK, AND A 33,000 POUND CAPACITY BOAT LIFT FOR THE PROPERTY LOCATED AT 2564 SOUTH OCEAN BOULEVARD. (APPLICATION NO. PZ-25-28).

I. GENERAL INFORMATION:

Applicant (Property Owner): Elena & Mikhail Vesselov
2564 South Ocean Boulevard
Highland Beach, FL 33487

Applicant's Agent: William Thomas
Unlimited Permit Services, Inc.
902 NE 1 Street #2
Pompano Beach, Fl. 33060

Property Characteristics:

Comprehensive Plan Land Use: Single Family

Zoning District: Residential Single Family (RS)

Site Location: 2564 South Ocean Boulevard

Parcel PCN#: 24-43-46-28-09-000-0161

Request and Analysis:

The Applicant is requesting a special exception to install a 105 linear foot seawall and seawall cap, a 275 square foot concrete dock, and a 33,000 pound capacity elevator boat lift. According to the Applicant, 105 linear feet of existing riprap along with remains of a previous dock, wood access pier, boat lift, and mooring pile are proposed to be removed.

The Applicant has obtained both Florida Department of Environmental Protection (FDEP) and U.S. Army Corps of Engineers (ACOE) authorization for the above-referenced request as follows:

FDEP (Permit Number)	ACOE (File Number)
50-0349303-003,004,005-EE (seawall and seawall cap). 50-0349303-006-EE (dock and boat lift).	SAJ-2021-03211 (LP-JFB).

Note that there are dimensional discrepancies between the plans approved by FDEP and ACOE and the plans submitted to the Town as part of the special exception request. These discrepancies include the following:

Proposed	FDEP and ACOE authorizations	Town submittal
Seawall elevation	6.21 feet	7.0 feet
Dock square footage	440 square feet (55'X8')	275 square feet (55'X5')

Pursuant to Section 6-128(b) of the Town Code, all seawalls west of State Road A1A shall be at Base Flood Elevation (BFE) or higher as provided by the FEMA FIRM maps. The BFE for the property is currently at seven (7) feet. According to Town Ordinance Number 2025-002 (Adopted on January 21, 2025) which amended certain accessory marine facility and seawall regulations, the maximum combined seawall cap and dock width shall not exceed eight (8) feet. Based on these Town Code requirements, the Applicant revised the seawall elevation and the proposed dock width from eight (8) feet to five (5) feet given the proposed seawall cap width is three (3) feet. Email correspondence from FDEP and ACOE indicates that such discrepancies do not affect the validity of their authorizations (see attached).

The proposed dock and boat lift are in compliance with the 25 foot required marine side setback for accessory marine facilities located within the RS zoning district. In addition, the proposed boat lift is in compliance with the below definition of “boat lift” as provided in Section 30-131 of the Town Code. According to the Applicant’s boat lift detail (sheet 9), the top of the proposed boat lift is 6’6” above the proposed dock while the top of the vessel’s superstructure is approximately 7’10”.

Boat lifts means the bottom of the keel of any boat shall not be hoisted greater than one foot above the existing seawall elevation. In no case shall the lift be higher than the superstructure of the boat when lifted except for personal watercraft including jet skis (Sec. 30-131).

The Applicant also proposes to fill a 1,360 square foot area between the existing retaining wall abutting the swimming pool and the new seawall. Pursuant to Section 14.1 of the Town Code, the following provisions pertaining to “land filling” apply:

*Any person desiring to add to or extend any lands, areas, including submerged lands, to remove sand, rock or earth from any submerged lands, to construct a finger canal, lagoon or yacht basin within the territorial limits of the town by any means, including, but not limited to, hydraulic dredging, pumping, dragline, dynamiting or shovel, shall first **make application to the town commission for permission to do so.** Such written application shall be accompanied by a plan or drawing showing the area to be filled and also showing the area from which any fill material is to be dredged or removed by other means. Specifications sufficient in detail as to clearly outline how the dredging or filling procedure will take place must also accompany the application.*

As noted above, a land fill request will be reviewed and considered by the Town Commission.

Section 30-67(b) of the Town Code indicates that docks, seawalls, and boat lifts in all Residential zoning districts require special exception approval by the Planning Board. Section 30-36(a) of the Town code states that the Planning Board may approve, approve with conditions, or deny a request for special exception relating to seawalls, bulkheads, retaining walls and accessory marine facilities.

If the Planning Board approves the request, the Applicant will be required to obtain a building permit, prior to initiation of construction, from the Town of Highland Beach Building Department. Pursuant to Section 30-21(g) of the Town Code, commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board.

Staff reviewed the Applicant's proposed request including plans date stamped received by the Building Department on July 24, 2025 and finds that the project is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable, and consistent with the Town Comprehensive Plan and Town Code of Ordinances. If the Planning Board should grant approval of the request, staff recommends the following conditions of approval:

1. Sod or artificial turf shall be placed from the property line to the seawall cap.
2. Contingent upon Town Commission approval of a land fill permit pursuant to Chapter 14 of the Town Code of Ordinances

Should you have any questions, please feel free to contact me at (561) 637-2012 or iallen@highlandbeach.us

Attachments: Application

Aerials

Current site photos

FDEP approval

ACOE approval

Applicant Plans (11X17)