



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: **APRIL 11, 2024**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY WILLIAM THOMAS, UNLIMITED PERMIT SERVICES, INC., FOR A SPECIAL EXCEPTION REQUEST TO INSTALL A 27,000 POUND CAPACITY ELEVATOR BOAT LIFT FOR THE PROPERTY LOCATED AT 1002 GRAND COURT. (DO# 23-0015)**

GENERAL INFORMATION:

Applicant (Property Owner): Camron M. Walsh
1002 Grand Court
Highland Beach, FL 33487

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

Property Characteristics:

Site Location: 1002 Grand Court

Comprehensive Plan Land Use: Multi Family Low Density

Zoning District: Residential Multiple Family Low Density (RML)

Parcel PCN#: 24-43-47-09-00-002-0140

Request and Analysis:

The Applicant is proposing to install a 27,000 pound capacity elevator boat lift for the property located at 1002 Grand Court. There was a previous boat lift at the property which has been removed. There are currently two (2) boat lift piles that remain in the water which the applicant proposes to remove.

The Applicant has obtained Florida Department of Environmental Protection (FDEP) authorization for the proposed boat lift (FDEP File No. 50-0437784-001-EE). The authorization letter provided by FDEP (dated July 26, 2023) indicates that a separate permit or authorization from U.S. Army Corps of Engineers (ACOE) will not be required.

Pursuant to Section 30-68(g)(6)(d)2. of the Town Code, in multifamily residential zoning districts, accessory marine facilities including a boat lift shall be exempt from marine facility side yard setback requirements.

According to the Applicant's boat lift section (sheet 4 – 11X17), date stamped received by the Building Department on March 15, 2024, the top of the boat lift measures 6 feet 6 inches from the existing dock and the superstructure of the boat measures 10 feet. The request is compliant with the definition of 'boat lift' provided in Section 30-131 of the Town Code as follows:

Boat lifts means the bottom of the keel of any boat shall not be hoisted greater than one foot above the minimum seawall elevation. In no case shall the lift be higher than the superstructure of the boat when lifted.

Section 30-68(h) of the Town Code, states that the installation of mooring facilities including boat lifts shall comply with the below standards. In addition, staff may request evidence, prepared by a recognized marine expert, demonstrating that the proposed mooring facility is in compliance with these standards.

- The mooring facility will not create a hazardous interference with navigation, endanger life or property, or deny the adjacent property owners or public reasonable visual access to public waterway.
- Installation of such mooring facility shall not infringe upon standard navigational practices that are or may be used by abutting property owners.

The proposed special exception request was reviewed by Applied Technology & Management, Inc. (ATM), which has a Professional Services Agreement with the Town of Highland Beach for coastal and marine engineering consulting services. Dr. Michael G. Jenkins, ATM's Coastal Engineering Principal, provided a technical review of the special exception request (see attached report).

Section 30-68(h)(1)a. of the Town Code, states that the installation of a boat lift shall be subject to special exception approval by the Planning Board at an advertised public hearing. 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 accessory marine facilities.

Following an approval by the Planning Board and prior to initiation of construction, the Applicant will be required to obtain a building permit 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.

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

Attachments: Application

Aerials

ATM report

FDEP approval

Applicant proposed plans (11x17)