



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: June 12, 2025

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY ILEEN GONZALEZ, BREEZY PERMITS LLC, REQUESTING A SPECIAL EXCEPTION TO INSTALL A 100 LINEAR FOOT SEAWALL AND ASSOCIATED SEAWALL CAP, AND A 450 SQUARE FOOT DOCK FOR THE PROPERTY LOCATED AT 4306 SOUTH OCEAN BOULEVARD. (APPLICATION NO. PZ-25-24)

I. GENERAL INFORMATION:

Applicant (Property Owner): Daniel Edwards
4306 South Ocean Boulevard
Highland Beach, FL 33487

Applicant's Agent: Ileen Gonzalez
Breezy Permits
128 E. Central Blvd.
Lantana, Fl. 33462

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density
Zoning District: Residential Multiple Family Low Density (RML)
Parcel Control Number: 24-43-47-04-60-000-0010, 0020, 0030,
Site Location: 4306 South Ocean Boulevard

Property Background:

- On December 17, 2024, the Town Commission granted site plan approval (DO Application # PZ-24-4) for a new three-story, two-unit (5,217 square foot per unit) townhome development with pool and spa (motion carried 4-0).
- On December 17, 2024, the Town Commission approved a Town right-of-way permit for a new driveway (motion carried 4-0).
- On November 14, 2024, the Planning Board recommended approval for DO Application # PZ-24-4, a new three-story, two-unit (5,217 square foot per unit) townhome development with pool and spa (motion carried 7-0).

Request and Analysis:

The Applicant is requesting a special exception to install a 100 linear foot seawall and associated seawall cap, and a 450 square foot dock. The proposed seawall is to be installed no more than 18 inches waterward of the existing seawall. The Applicant is proposing to remove the current wood dock and replace it with a new 450 square foot wood dock.

The Applicant has obtained Florida Department of Environmental Protection (FDEP) authorization for the above-referenced dock (FDEP File No. 50-0454158-001,002-EE). According to the FDEP authorization (dated December 16, 2024), a separate authorization from the U.S. Army Corps of Engineers is not required. Note that the plans the Applicant submitted to FDEP indicate a seawall elevation of 6.17 feet NAVD which is not in compliance with Section 6-128(b) of the Town Code as noted below. The Applicant has provided email correspondence from FDEP indicating that the agency is “fine with the adjustment” to the seawall elevation (see attached).

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 current BFE for the property is 7 feet, the elevation of the proposed seawall is 7.17 feet NAVD.

Pursuant to Section 30-68(g)(6)d.2. of the Town Code, multifamily zoned districts require a 5 foot accessory marine facility side yard setback except for interior lots which are exempt from such setbacks. Given the property is not an interior lot, as defined in Section 30-131 of the Town Code, a 5 foot marine side yard setback is required. The Applicant’s request is in compliance with the latter setback.

Section 30-67(b) of the Town Code indicates that seawalls and docks 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 accessory marine facilities.

If the Planning Board approves the request, the Applicant will be required to obtain a building permit from the Town of Highland Beach Building Department following such approval and prior to initiation of construction. 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 to include plan set, date stamped received by the Building Department on May 28, 2025 and finds that it 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 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
FDEP approval
Applicant Plans (11X17)**