Coastal Construction Control Line (CCCL) Variance

SPANISH RIVER DUNE CROSSOVER
3001 NORTH OCEAN BOULEVARD

City Council
November 24, 2026



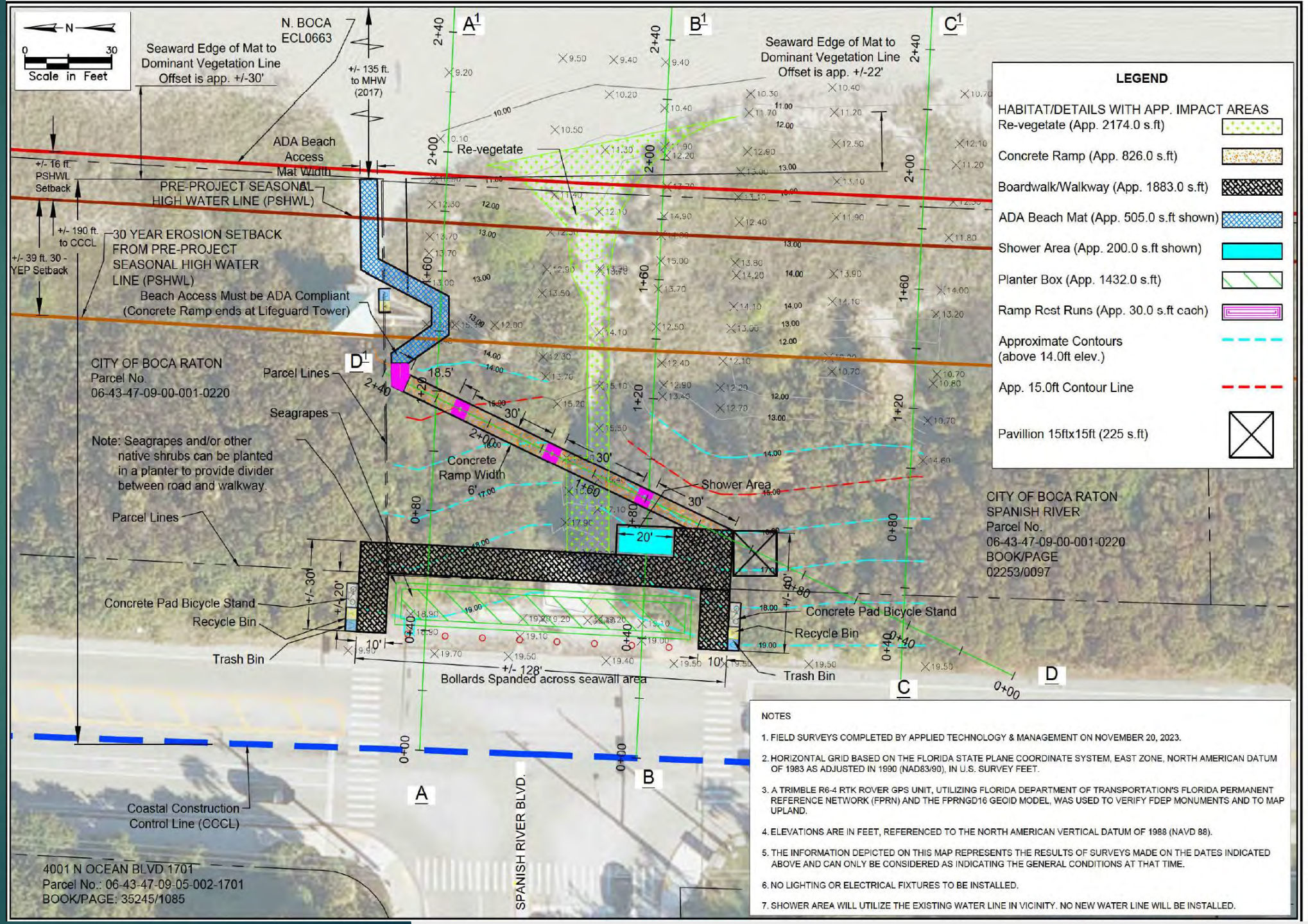
Location:

3001 North Ocean Boulevard

Request

Approval of a Coastal Construction Control Line (CCCL) variance to authorize construction of a beach pavilion, an accessible beach mat, an accessible dune crossover, and related improvements.

Scope of Work



NOTES

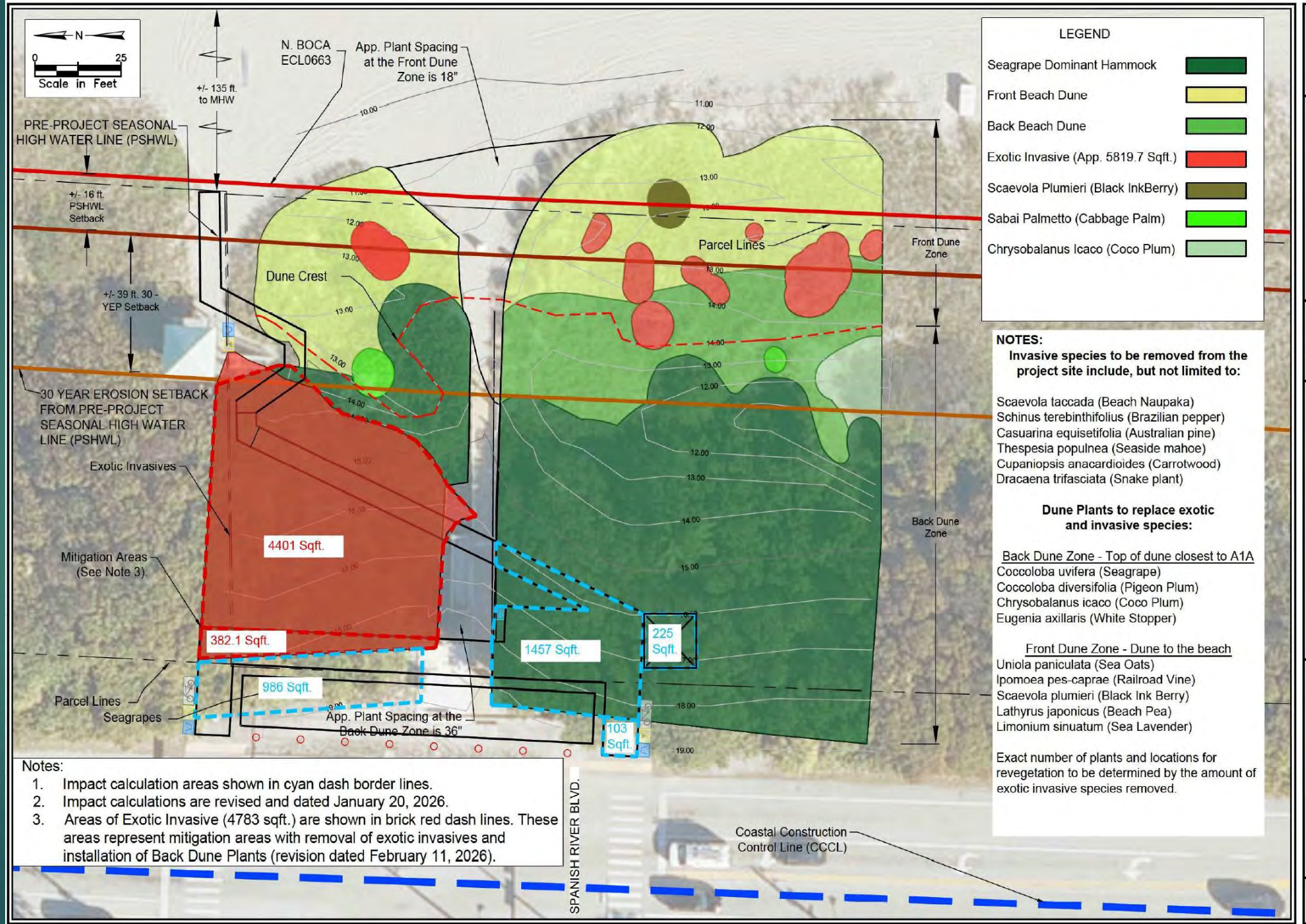
1. FIELD SURVEYS COMPLETED BY APPLIED TECHNOLOGY & MANAGEMENT ON NOVEMBER 20, 2023.
2. HORIZONTAL GRID BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 1990 (NAD83/90), IN U.S. SURVEY FEET.
3. A TRIMBLE R6-4 RTK ROVER GPS UNIT, UTILIZING FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AND THE FPRNGD16 GEOID MODEL, WAS USED TO VERIFY FDEP MONUMENTS AND TO MAP UPLAND.
4. ELEVATIONS ARE IN FEET, REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF SURVEYS MADE ON THE DATES INDICATED ABOVE AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS AT THAT TIME.
6. NO LIGHTING OR ELECTRICAL FIXTURES TO BE INSTALLED.
7. SHOWER AREA WILL UTILIZE THE EXISTING WATER LINE IN VICINITY. NO NEW WATER LINE WILL BE INSTALLED.

Spanish River Project (SRP)
Boca Dune Crossover
Topography and Design Layout
City of Boca Raton, Boca Raton, Florida

ATM, A Geosyntec Company
2035 Vista Parkway, Suite 280
West Palm Beach, Fl 33411
(561) 659-0041
Certificate of Authorization # 4659

SHEET NUMBER
SP-1

Removal Plans

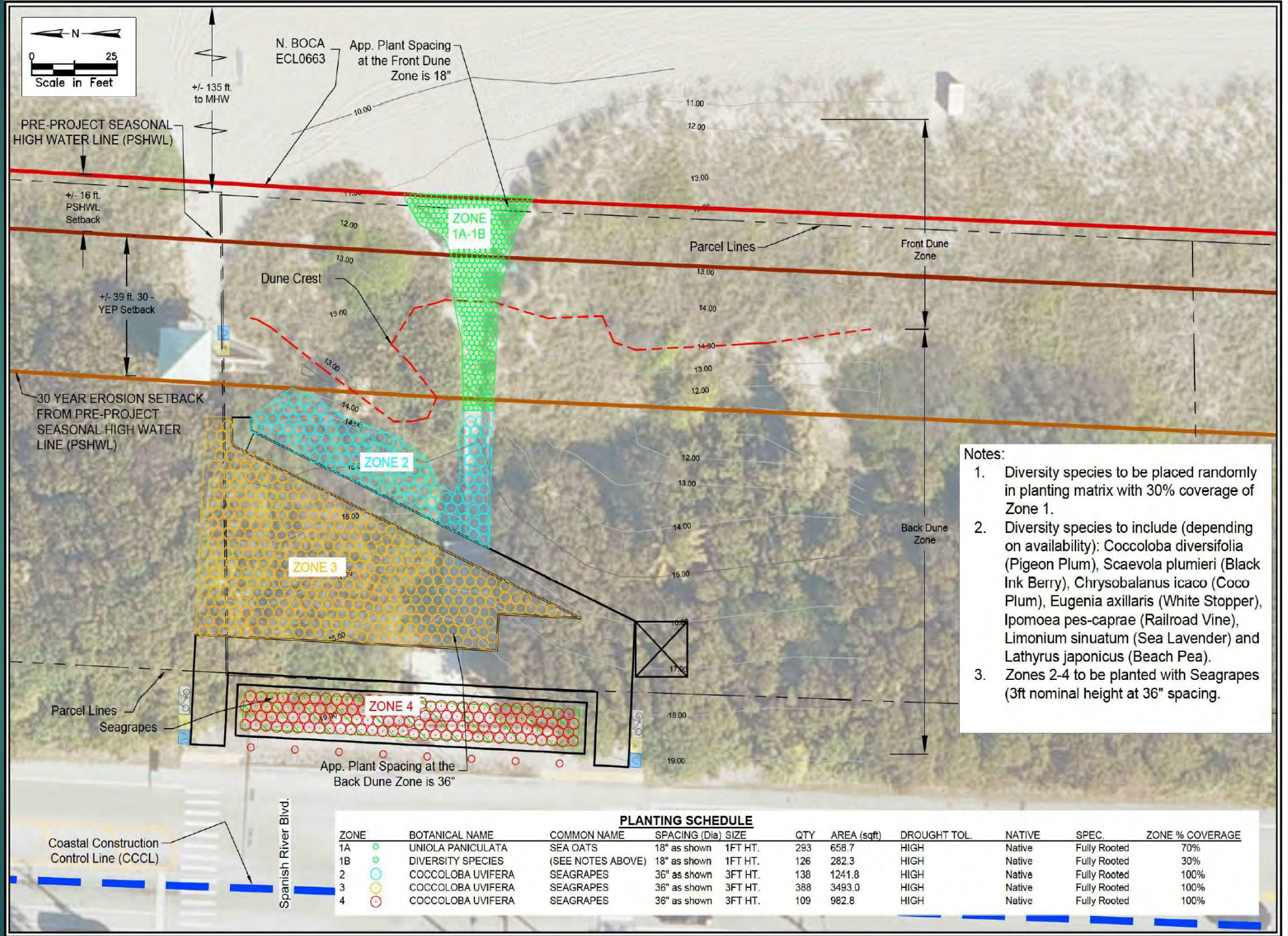


Spanish River Project (SRP)
Boca Dune Crossover
Existing Site Vegetation
City of Boca Raton, Boca Raton, Florida

ATM, A Geosyntec Company
2056 Vista Parkway, Suite 290
West Palm Beach, Fl 33411
(561) 659-0041
Certificate of Authorization # 4659

SHEET NUMBER
L-1

Replanting Plans



PLANTING SCHEDULE

ZONE	BOTANICAL NAME	COMMON NAME	SPACING (Dia)	SIZE	QTY	AREA (sqft)	DROUGHT TOL.	NATIVE	SPEC.	ZONE % COVERAGE
1A	UNIOLA PANICULATA	SEA OATS	18" as shown	1FT HT.	293	658.7	HIGH	Native	Fully Rooted	70%
1B	DIVERSITY SPECIES	(SEE NOTES ABOVE)	18" as shown	1FT HT.	126	282.3	HIGH	Native	Fully Rooted	30%
2	COCCOLOBA UVIFERA	SEAGRAPES	36" as shown	3FT HT.	138	1241.8	HIGH	Native	Fully Rooted	100%
3	COCCOLOBA UVIFERA	SEAGRAPES	36" as shown	3FT HT.	388	3493.0	HIGH	Native	Fully Rooted	100%
4	COCCOLOBA UVIFERA	SEAGRAPES	36" as shown	3FT HT.	109	982.8	HIGH	Native	Fully Rooted	100%

Signature
Michael G. Jenkins, Ph.D., P.E.
Florida License # 59072
Date

REV NO	DATE	DRWN BY	CHKD BY	DESCRIPTION
2	8/19/2026	CM	MJ	PLAN AMENDMENTS - NEW CITY MEMBERS
1	07/20/2026	CM	MJ	REDESIGN PLANS - NEW ALIGNMENT FOR DJD

DESIGN MJ | DRWN CM | CHKD MJ
JOB NUMBER 23-4632
BSUE DATE 05-16-2026
BSUE

Spanish River Project (SRP)
Boca Dune Crossover
Proposed Planting / Landscape Plan
City of Boca Raton, Boca Raton, Florida

ATM, A Geosyntec Company
2556 Vista Parkway, Suite 2-90
West Palm Beach, Fl 33411
(561) 969-0041
Certificate of Authorization # 4668

SHEET NUMBER
L-2







Current Site Conditions

Staff Analysis

- The proposed dune crossover will improve beach accessibility while reducing light trespass.
- The removal of invasive species and replanting with native species are consistent with Coastal Management Comprehensive Plan Goal CM 1.0.0.
- The proposed improvements along State Road A1A will create a safer environment for pedestrians.
- The proposed pavilion will restore pedestrian seating and shelter that were lost when the previous pavilion was damaged and subsequently removed.

Environmental Advisory Board (EAB) Recommendation:

- October 30, 2026: The EAB voted 3-0 to recommend approval of the application, subject to four recommendations.
- Recommendations included public outreach, long-term maintenance coordination, and evaluation of water fountain and dog water fountain installations.
- Environmental staff coordinated with the City's Natural Areas crew to ensure long-term maintenance of proposed plantings following project completion.
- A condition of approval has been incorporated to evaluate the feasibility of water fountain improvements and install them if deemed feasible by the City Engineer.
- Public Works and Engineering will coordinate with the Public Affairs Department to provide public information regarding proposed improvements.

Conclusion

The Development Services Department and the Environmental Advisory Board recommend approval of the application.

Thank you