



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: **October 8, 2026**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY ANTHONY ROUTHIER, CAVADIUM, INC., FOR AN AMENDMENT TO A PREVIOUSLY APPROVED MAJOR MODIFICATION REQUEST (APPLICATION NO. DO#23-0012) IN ORDER TO ADD A CORRESPONDING LANDSCAPE PLAN (NOT INCLUDED IN THE PREVIOUS MAJOR MODIFICATION APPROVAL PLAN SET) FOR THE PROPERTY LOCATED AT 2365 SOUTH OCEAN BOULEVARD (PZ-26-11-SPMM).**

I. GENERAL INFORMATION:

Applicant (Property Owner): Michael J. Beyer
2365 South Ocean Boulevard
Highland Beach, FL 33487

Applicant's Agent: Anthony Routhier
Cavadium, Inc.
4163 Davis Road
Palm Springs, FL 33461

Property Characteristics:

Comprehensive Plan Land Use: Single Family
Zoning District: Residential Single Family Estate Lots (RE)
Parcel PCN#: 24-43-46-28-09-000-0040
Site Location: 2365 South Ocean Boulevard

Property Background

On January 11, 2024, the Planning Board approved a major modification to an existing building (Application No. DO#23-0012), as provided in Section 30-39 of the Town Code of Ordinances, including but not limited to changes to the exterior façade, balconies, exterior walls, number of square feet, roof line and elevation (motion carried 7-0).

According to the Palm Beach County Property Appraiser, the existing home was built in 2013.

Request and Analysis:

As noted above, the Applicant received a major modification approval from the Planning Board on January 11, 2024. The major modification consisted of the following:

- Exterior façade changes including modifications to balconies, new columns and stone cladding to window surrounds.
- Enclose existing covered loggia/lanai with a roof deck above.
- The addition of 3,953 square feet (under AC) as follows:
 - First floor, 172 square feet
 - Second floor, 1,899 square feet
 - Garage loft, 1,882 square feet
- Alteration of the roof line on the north and south wings of the existing home.

The Applicant was also proposing to replace all existing windows and doors which does not require Planning Board approval given Section 30-39 of the Town Code considers such modifications as minor. Note that all approved modifications were west of the Coastal Construction Control Line (CCCL) and therefore a CCCL permit from the Florida Department of Environmental Protection (FDEP) was not required.

During review of the Applicant's major modification application (Application No. DO#23-0012), staff comments to the Applicant included whether there were any proposed changes to landscaping on the property or along the Florida Department of Transportation's (FDOT) right-of-way on State Road A1A. The Applicant indicated there were no changes to landscaping. Given the latter, the approved major modification plan set did not include a landscape plan. According to Section 30-39(b) of the Town Code, major building modifications are to be reviewed in the same manner as an original structure or use as required by Chapter 30 (Zoning Code). Section 30-31 of the Town Code requires site plan approval from the Planning Board for new single-family residences. Moreover, Section 30-33(n) requires a landscape plan for site plan approval requests.

The Applicant has now proposed landscaping changes along FDOT's right-of-way, and therefore the approved major modification on file needs to be amended to include a landscape plan. It is worth noting that Section 28-10 states that the *owner and/or lessee of land shall be responsible for the maintenance of all landscaping located on their property **and on adjacent public rights-of-way**, which shall be maintained in good condition so as to present a healthy, neat, and orderly landscape area which shall include, but not be limited to, weeding, mulching, fertilizing, pruning, mowing, and edging as generally set forth in this section.*

On July 20, 2017, FDOT and the Town of Highland Beach entered into a Landscape Inclusive Maintenance Memorandum of Agreement (MMOA) for the purpose of maintaining landscape improvements on State Road A1A. FDOT has determined that the Applicant's proposed landscape improvements trigger an amendment to the MMOA. The Applicant has received approval from FDOT for the proposed landscaping improvements in their right-of-way (FDOT Permit No. 2026-L-496-00005) subject to execution of the MMOA by the Town Manager.

According to the Applicant's Tree Disposition schedule (Sheet L-5), seven (7) Japanese Privet trees and one (1) Chinese Fan palm are to be removed. According to the Applicant, such trees and palm have already been removed – see attached Applicant narrative. The Applicant's proposed plant schedule provides for a variety of shrubs and shrub areas to be planted in FDOT's right-of-way (sheet L-3). Section 20-124(a) of the Town Code states that *lots or parcels of land on which a single-family home is used as a residence shall be exempt from all tree protection regulations, except that historic or specimen trees on such parcels shall be protected according to these regulations*. Neither tree or palm species that the Applicant proposes to remove is considered a specimen tree nor designated a historic tree as provided in Sections 20-135 and 20-122 of the Town Code.

Pursuant to Section 30-22 of the Town Code, when acting in a decision-making capacity, the Planning Board shall approve, approve with conditions, or deny applications for development approval including major modifications.

Staff reviewed the Applicant's proposed request including plans date stamped received by the Building Department on September 17, 2026 and finds that the project is consistent with the Code of Ordinances.

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

**Ingrid Allen
Town Planner**

**Attachments: Application
Aerials
Applicant narrative regarding proposed landscaping in FDOT right-of-way
Applicant proposed Plans (11X17)**