

City of Highland Beach

September 1, 2026

Project: 2635 Ocean Blvd

Address: 2635 Ocean Blvd, Highland Beach

Permit Number: PZ-26-11-SPMM

Planning and Zoning Review

1. *Are you proposing any new landscaping on the property? Please confirm.*

Response: yes, there is new planting being proposed on the ROW.

2. *Provide narrative from landscape architect that indicates why the 7 Japanese privets are being removed given they are labeled (on sheet L-5) in "good condition." Did FDOT have an issue with the trees? Why aren't you replacing these 8 trees?*

Response: The tree were removed due to the owner's selection. Additionally, the trees were obstructing access needed durning construction for a crane and equipment.

3. *According to PBC property appraisal aerial, FDOT landscaping removed without approval. Explain circumstances for removal.*

Response: Trees were removed to accommodate construction-related site modifications and to provide access for cranes and equipment. They were also removed due to site visibility concerns, as the existing trees obstructed a clear line of sight and created security issues. During review, FDOT commented that "it appears that the proposed medjool palms do not meet FPL offset criteria from overhead utility lines." The medjool palms were subsequently removed from the proposed landscape, and the revised plan was approved by FDOT. In addition, FPL's transformer replacement required tree removal and burying to install a new sleeve and run new power. The transformer was upgraded because the existing unit was leaking oil on-site. The City sewer connection also had a failed cap, allowing roots to enter the sewer through the 6-inch pipe, which required tree removal to repair the sewer line.

Please feel free to reach out to us directly with any additional questions or comments. Thank you for your time.

Sincerely,

Stephanie Portus, PLA

Photo of FPL's leaking Transformer and Roots in City Sewer line.



