



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: **JULY 13, 2023**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY MARK HUNLEY, CHARETTE INTERNATIONAL ARCHITECTURE, REQUESTING SITE PLAN APPROVAL FOR A NEW THREE-STORY, 3,997 SQUARE FOOT SINGLE FAMILY RESIDENCE LOCATED AT 3521 SOUTH OCEAN BOULEVARD (DO#22-0017).**

I. GENERAL INFORMATION:

Applicant (Property Owner): 3519 So Ocean Blvd LLC
555 Taylor Road
Enfield, CT 06082

Applicant's Agent: Mark Hunley
Charette International Architecture
2528 North 38th Avenue
Hollywood, Fl. 33021

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density
Zoning District: Residential Multiple Family Low Density (RML)
Site Location: 3521 South Ocean Boulevard
Parcel PCN#: 24-43-46-33-00-004-0150

Adjacent Properties:

PARCEL	ZONING DISTRICT	FUTURE LAND USE DESIGNATION
North	Residential Multiple Family Low Density (RML)	Multi Family Low Density
South	Residential Multiple Family Low Density (RML)	Multi Family Low Density
East	NA (Atlantic Ocean)	NA (Atlantic Ocean)
West	Residential Multiple Family Medium Density (RMM)	Multi Family Low Density

Request and Analysis:

The Applicant is requesting site plan approval to construct a new three-story, 3,997 square foot single family residence located at 3521 South Ocean Boulevard. The property currently consists of a residential single-story structure that, according to the Palm Beach County Property Appraiser, was built in 1952. The property also includes a shed located to the south of the principal structure.

The property is a nonconforming lot of record given the minimum lot width requirement for a single-family dwelling in the RML zoning district is 80 feet and the current lot width is approximately 60 feet. Section 30-103(a) of the Town Code states that in any zoning district, a nonconforming lot of record may be utilized for any use permitted in such zoning district. Pursuant to Section 30-67 of the Town Code, a single-family detached dwelling is permitted in the RML zoning district subject to site plan approval.

The Applicant has received approval from the Florida Department of Environmental Protection (Permit No. PB-1426) for the proposed new residence given it is located east of the Coastal Construction Control Line (CCCL).

On July 20, 2017, the Florida Department of Transportation (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 (South Ocean Boulevard). Section 28-10 of the Town Code indicates that the property owner shall be responsible for the maintenance of all landscaping located on their property and on adjacent public rights-of-way. Given the Applicant is proposing landscaping on FDOT's right-of-way, an amendment to the MMOA is required. The landscaping proposed on FDOT's right-of-way has been conditionally approved by FDOT (Permit No. 2023-L-496-00006) subject to approval by the Town Commission of the amended MMOA. A resolution to execute such amended Agreement will be considered by the Town Commission. In addition, pursuant to Town Resolution No. 2021-041, Town Commission approval is required for construction improvements within FDOT's State Road A1A right-of-way. The Applicant is proposing a new driveway and therefore a Town right-of-way permit (approved by the Town Commission) is required. The Applicant has received FDOT approval for the new driveway (Permit No. 2023-A-496-00010).

Section 30-31 of the Town Code indicates that single family residences require site plan approval from the Planning Board who is the decision-making authority for such development requests. Pursuant to Section 30-38(6) of the Town Code, the Planning Board shall approve or deny the site plan application. The approval may include conditions which clarify, but do not exceed, the requirements of this code. If the request receives Planning Board approval, the applicant will be required to obtain a building permit, prior to initiation of construction, 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.

Staff has reviewed the Applicant's proposed request including plans date stamped received by the Building Department on June 27, 2023 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

Attachments: Application

Aerials

FDEP approval

Applicant Plans