



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 GREGORY BONNER, B1 ARCHITECT LLC, REQUESTING SITE PLAN APPROVAL FOR A NEW THREE-STORY, 9,397 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH POOL/SPA, AND A DUNE WALKOVER LOCATED AT 3805 SOUTH OCEAN BOULEVARD. (DO#22-0012).**

I. GENERAL INFORMATION:

Applicant (Property Owner): John G. Zessin Trust, Susan B. Zessin TR
3805 South Ocean Boulevard
Highland Beach, FL 33487

Applicant's Agent: Gregory Bonner
B1 Architect LLC
139 North County Road #18c
Palm Beach, Fl. 33480

Property Characteristics:

Comprehensive Plan Land Use: Single Family
Zoning District: Residential Single Family (RS)
Site Location: 3805 South Ocean Boulevard
Parcel PCN#: 24-43-47-04-00-001-0082

Adjacent Properties:

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

Request and Analysis:

The Applicant is requesting site plan approval to construct a new three-story, 9,397 square foot single family residence with pool/spa, and a dune walkover. The property currently contains a two-story single family residence that, according to the Palm Beach County Property Appraiser, was built in 1968.

Pursuant to Section 30-67 of the Town Code, a single-family detached dwelling is permitted in the RS zoning district subject to site plan approval. 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.

The Applicant has received approval from the Florida Department of Environmental Protection (Permit No. PB-1439) for the proposed new residence including the proposed dune walkover. Note that Section 30-68(i) of the Town Code states that dune walkover structures shall require Planning Board approval.

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-496-00004) 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 new driveways and therefore a Town right-of-way permit (approved by the Town Commission) is required. The Applicant has received FDOT approval for the new driveways (Permit No. 2022-A-496-00058).

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 (11X17)