



## HIGHLAND BEACH BUILDING DEPARTMENT

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

## PLANNING BOARD STAFF REPORT

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**MEETING OF:**        **November 10, 2022**

**TO:**                    **PLANNING BOARD**

**FROM:**                **INGRID ALLEN, TOWN PLANNER**

**SUBJECT:**            **APPLICATION BY DARRIN DUNLEA, SEADAR BUILDERS, FOR  
A SITE PLAN APPROVAL PURSUANT TO SECTION 30-82 OF  
THE TOWN CODE TO INSTALL A DUNE WALKOVER FOR A  
PROPERTY LOCATED AT 2635 SOUTH OCEAN BOULEVARD.  
(DO 22-0007)**

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### I. GENERAL INFORMATION:

**Applicant (Property Owner):**        2635 S Ocean Holdings, LLC  
4800 N. Federal Highway, Ste. 201B  
Boca Raton, FL 33431

**Applicant's Agent:**                    Darrin Dunlea  
Seadar Builders  
3850 NW 2<sup>nd</sup> Avenue, Ste. 23  
Boca Raton, Fl. 33431

**Property Characteristics:**

**Site Location:**                            2635 South Ocean Boulevard  
Highland Beach, FL 33487

**Comprehensive Plan Land Use:**       Multi Family Medium Density

**Zoning District:**                         Residential Multiple Family Medium Density (RMM)

**Parcel PCN#:**                              24-43-46-28-09-000-0204

**Property Background:**

On November 24, 2021, a Code Violation was issued to the property owner (Case No. CC2021-11-019) for removal of dune vegetation to allow for a walkway without a permit.

**Request and Analysis:**

The Applicant is requesting an after-the-fact site plan approval to construct a dune walkover located at 2635 South Ocean Boulevard. The property currently contains a single-family residence.

Pursuant to Section 30-68(i) and Section 30-82 of the Town Code of Ordinances (“Town Code”), a dune walkover requires site plan approval by the Planning Board. In addition, Section 30-68(i) and Section 6-1 of the Town Code require approval for such structure from the Department of Environmental Protection (FDEP) prior to construction. The Applicant indicates that while they did receive FDEP approval for the structure (PB-8042144), they were unaware that Planning Board approval and a Town building permit were required.

The request is in compliance with the dune walkover structures regulations found in Chapter 30 of the Town Code.

Pursuant to Section 30-22(c) of the Town Code, the Planning Board, when acting in a decision-making capacity, shall approve, approve with conditions or deny applications for development approval. If the request receives Planning Board approval, the applicant will be required to obtain an after-the-fact building permit from the Town of Highland Beach Building Department.

**II. Recommendation**

Staff recommends approval of the proposed dune walkover structure, date stamped received by the Building Department on October 18, 2022, for the property located at 2635 South Ocean Boulevard.

☒ **Plans meet Town of Highland Beach Zoning Code and other governmental agencies requirements (if applicable).**

☐ **Plans meet Town of Highland Beach Zoning requirements; however, approvals are pending before the Town of Highland Beach will issue permits, with other governmental agencies as listed:**

☐ **Plans do not meet Town of Highland Beach Zoning requirements.**

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