



# TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 4326 Intracoastal Drive	PCN: 24-43-47-04-02-004-0140
Full Legal Description of the Property [as described in the deed] or reference to an attachment: Lot 14, Block 4, BEL LIDO, according to the Plat thereof, recorded in Plat Book 25, Page 97, of the Public Records of Palm Beach County	
Zoning District: RS	What is the location of the installation? <input checked="" type="checkbox"/> Intracoastal Waterway (ICW) <input type="checkbox"/> Interior Canal/Basin <input type="checkbox"/> N/A

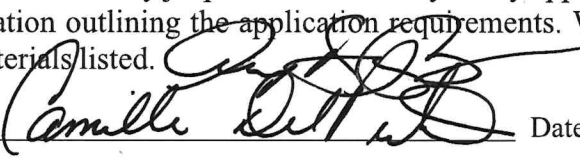
PROPERTY OWNER (APPLICANT) INFORMATION		
Name: Anthony & Camille DelPrete	Phone: 914-329-1239	Fax:
Mailing Address: 6 Wildwood Road, Saddle River, NJ 07458		
Email Address: adel2407@gmail.com		

APPLICANT'S AGENT INFORMATION		
Name: Andrea M. Keiser, Esq.	Phone: 561-349-6990	Fax: 561-900-3444
Company Name: Keiser Legal, PLLC		
Mailing Address: 55 SE 2nd Avenue, Suite 102, Delray Beach, FL 33444		
Email Address: andrea@keiserlegal.com		

**Provide a detailed description of the proposed project (use additional pages if necessary):**

The Applicant intends to demolish the existing structure and build a new single family home ("Project"). The Applicant's Project consists of a one-story, single family home comprising of a covered entry, foyer, great room, kitchen, dining room, powder room, laundry, mud room, home office, 4 bedrooms, 4 baths, 5 walk-in closets, and covered patios. The exterior consists of motorcourt, pool, spa, generator, metal fencing, retaining walls, and required landscaping. Architecturally, the façade has articulation, the style can be classified as modern or contemporary with coastal influence, and the building materials contain a mix of natural and synthetic elements. There is a 2 car garage, additional space to park vehicles in the driveway, and adequate vehicular circulation. The seawall is existing and to remain. The dock and lifts were approved in 2022 and are not a part of this development application. See attached justification statement for detailed narrative.

I give permission to the members of the Town Commission, Planning Board and staff to inspect the property for the purpose of this application. I declare that all statements made herein are true, based upon the best available information. Willful false statements may jeopardize the validity of my application or any decision issued thereon. I have fully read the information outlining the application requirements. With this application, I am submitting the necessary supporting materials listed.

Property Owner's Signature:  Date: 1/16/2026

Property Owner's Printed Name Anthony & Camille DelPrete

---

*Received by the Town Clerk's Office:*

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

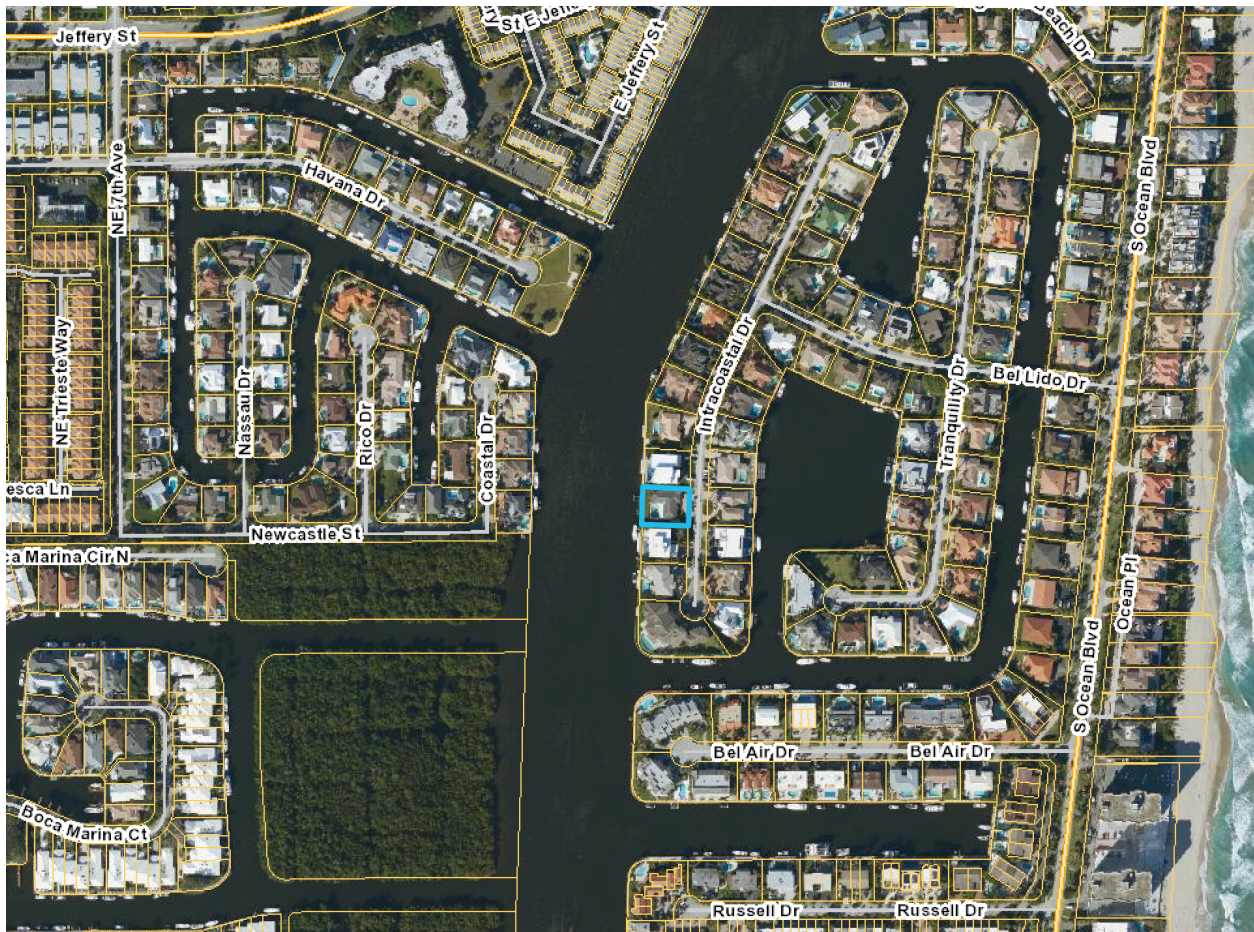
Date Public Notices Mailed: \_\_\_\_\_

Date Legal Advertisement Published: \_\_\_\_\_



4326 Intracoastal Drive  
Justification Statement

Anthony and Camille DelPrete (“Applicant”) are the owners of the +/- 0.2870 acre parcel, located at 4326 Intracoastal Drive in Highland Beach (“Town”), Palm Beach County (“County”), Florida, and whose parcel control number is 24-43-47-04-02-004-0140 (“Property”). The Property is designated as Single Family on the Town’s Future Land Use Map and is zoned Residential Single Family (“RS”) on the Town’s Zoning Map.



The Property was platted as part of the Plat of Bel Lido on October 7, 1957. Currently, a 1975 residential home exists on the Property. The Applicant intends to demolish the existing structure and build a new single family home (“Project”).




---

## Site Plan Review - Single Family

The Applicant’s Project consists of a one-story, single family home (4,248 sq. ft.) comprising of a covered entry (116 sq. ft.), foyer, great room, kitchen, dining room, powder room, laundry, mud room, home office, 4 bedrooms, 4 baths, 5 walk-in closets, 2-car garage (531 sq. ft) and covered patios (726 sq. ft.). The exterior consists of motor court, pool, spa, generator, metal fencing, retaining walls, and required landscaping. Architecturally, the façade has articulation, the style can be classified as modern or contemporary with coastal influence, and the building materials contain a mix of natural and synthetic elements. There is a 2 car garage, additional space to park vehicles in the driveway, and adequate vehicular circulation. The seawall is existing and to remain. The dock and lifts were approved in 2022 and are not a part of this development application.

Pursuant to Town’s Code of Ordinances (“Code”) Section 30-33(o), the Applicant submits this statement to demonstrate that the proposed Project is consistent with the Town’s Comprehensive Plan (“Comp Plan”) and Code. The Project is consistent with the Comp Plan because the proposed use, a single family residence, is contemplated on the Town’s future land use map. Additionally, Objective 1.1 of the Comp Plan’s Housing Element states that the “*Town will require that future housing development be compatible with adjacent existing developments.*” Here, the adjacent, neighboring properties to the north and south were redeveloped within the last 8 years; thus, this proposed Project is more compatible with adjacent, existing development than the current antiquated structure on the Property. Furthermore, the Project intends to meet all of the current development regulations, which results in a safer and more environmentally sensitive structure.

The Project is consistent with the Town’s Code. As demonstrated below, the Project meets or exceeds the minimum development standards for a one-story, single family home. No variances or waivers are requested in conjunction with this development review application.

<b><u>Development Standard</u></b>	<b><u>Required for Residential Single Family (RS)</u></b>	<b><u>Proposed</u></b>
<i>Minimum Lot Area - SFD</i>	10,000 sq.ft per unit	12,500 sq.ft.
<i>Minimum Lot Width</i>	80 feet	+/- 100 feet
<i>Minimum Front Setback</i>	25 feet	25 feet



KEISER LEGAL

<i>Minimum Side Setback</i>	12 feet	12 feet
<b><u>Development Standard</u></b>	<b><u>Required for Residential Single Family (RS)</u></b>	<b><u>Proposed</u></b>
<i>Minimum Rear Setback</i>	20 feet	20 feet
<i>Maximum Building Height</i>	35 feet	+/- 19 feet measured from the finish floor elevation to the highest point on the flat roof
<i>Minimum Dwelling Size</i>	1,600 sq. ft.	+/- 4,248 sq. ft.
<i>Minimum Ceiling Height</i>	8 feet	+/- 10 - 16'2" feet
<i>Maximum Fence and Wall Height</i>	6 feet	4 feet
<i>Minimum Pool Rear Setback</i>	10 feet	Minimum of 10 feet to Wet Face of Pool Structure
<i>Minimum Pool Side Setback</i>	10 feet	Minimum of 10 feet to Wet Face of Pool Structure
<i>Minimum Pool Deck Rear Setback</i>	4 feet	4 feet
<i>Minimum Pool Deck Side Setback</i>	4 feet	4 feet
<i>Maximum Roof Overhang Encroachment</i>	4 feet	2 feet
<i>Required Parking</i>	2 spaces	2 car garage
<i>Minimum Setback for A/C, pool equipment, generator, and gas tanks</i>	7 feet	> 7 feet



KEISER LEGAL

---

Additionally, invasive and non-native tree and plant species are proposed to be removed from the Property and replaced with native, Florida friendly, and a few ornamental species.