



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: MARCH 14, 2024

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY DAVID WILLENS FOR AN AMENDMENT TO A PREVIOUSLY APPROVED MAJOR MODIFICATION REQUEST TO AN EXISTING BUILDING (DEVELOPMENT ORDER NO. 23-0002) AS PROVIDED IN SECTION 30-39 OF THE TOWN CODE OF ORDINANCES INCLUDING BUT NOT LIMITED TO CHANGES TO THE EXTERIOR FAÇADE, BUILDING FOOTPRINT, AND ROOF LINE FOR THE PROPERTY LOCATED AT 2362 SOUTH OCEAN BOULEVARD (DO #23-0018).

I. GENERAL INFORMATION:

Applicant (Property Owner): David A. Willens
2362 South Ocean Boulevard
Highland Beach, FL 33487

Applicant's Agent: Not applicable

Property Characteristics:

Comprehensive Plan Land Use: Single Family
Zoning District: Residential Single Family (RS)
Parcel PCN#: 24-43-46-28-44-000-0060
Site Location: 2362 South Ocean Boulevard

Property Background

According to the Palm Beach County Property Appraiser, the existing home was built in 2000.

On June 8, 2023, the Planning Board approved a major modification request to an existing building (DO No. 23-0002) including but not limited to the addition of two (2) new garages, new covered entertainment area, and changes to the exterior façade and roof line of the property.

On December 19, 2023, the Town Commission approved a right-of-way permit (APP23-1089) for a new single driveway as well as an amendment to FDOT's Landscape Inclusive Memorandum of Agreement for landscaping improvements in FDOT's right-of-way (Resolution No. 2023-036).

Request and Analysis:

The Applicant is proposing an amendment to a previously approved major modification request (DO No. 23-0002) to change the exterior façade, building footprint and roof line for the property located at 2362 South Ocean Boulevard. Pursuant to Section 30-39 of the Town Code, major modifications to existing buildings are described as follows:

“...that alter existing principal or accessory structures, including but not limited to the building footprint, number of square feet, building height, number of dwelling units, parking requirements, change in exterior facade, change of use, change of roof line, change of elevation, all exterior walls, balconies, foundations, accessory structures, and similar substantial improvements as determined by the building official.

The originally approved major modification request (DO No. 23-0002) included the following main changes to the residence:

- The addition of two (2) new garages totaling 1,197.41 square feet with new air-conditioned area above, and two (2) new balconies.
- A new covered entertainment area along the rear of the property.
- Exterior façade changes including alterations to windows, doors and balconies to a more modern architectural style.
- Alteration of the roof line.

The proposed amendment eliminates the two (2) garages and the entertainment area. The amendment includes new exterior façade changes including alterations to windows, doors and balconies to a Balinese transitional modern design. In addition, the front entry to the residence is modified to include the removal of a water feature, new under air square footage both on the first and second floor of the existing residence have been reduced and the roof line is altered.

The Applicant is also proposing changes to the landscape plan which was part of the previously approved major modification. The Applicant originally proposed to remove three (3) royal palms from the property which pursuant to Section 20-135 (b) of the Town Code are considered specimen trees and therefore require Town Commission approval. However, the revised landscape plan indicates that these trees will now remain.

Following an approval by the Planning Board and prior to initiation of construction, the Applicant will be required to obtain a building permit from the Town of Highland Beach Building Department.

Pursuant to Section 30-21(g) of the Town Code, commencement of construction of the approved major modification shall be initiated within two (2) years following the date of approval by the Planning Board.

According to Section 30-39(b) of the Town Code, major modifications are to be reviewed in the same manner as an original structure or use as required by Chapter 30 (Zoning Code). Section 30-31 of the Town Code requires site plan approval from the Planning Board for new single-family residences. Pursuant to Section 30-22 of the Town Code, when acting in a decision-making capacity, the Planning Board shall approve, approve with conditions, or deny applications for development approval which includes major modifications.

Staff has reviewed the Applicant's proposed request including plans date stamped received by the Building Department on February 15, 2024 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

**Ingrid Allen
Town Planner**

**Attachments: Application
Aerials
Applicant proposed Plans (11X17)**