



## HIGHLAND BEACH BUILDING DEPARTMENT

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

## PLANNING BOARD STAFF REPORT

**MEETING OF:** November 14, 2024

**TO:** PLANNING BOARD

**FROM:** INGRID ALLEN, TOWN PLANNER

**SUBJECT:** APPLICATION BY TOLY PAPPAS, RANDALL STOFFT ARCHITECTS, REQUESTING SITE PLAN APPROVAL FOR A NEW THREE STORY, TWO-UNIT (5,217 SQUARE FOOT PER UNIT) TOWNHOME DEVELOPMENT WITH POOL AND SPA FOR THE PROPERTY LOCATED AT 4306 SOUTH OCEAN BOULEVARD (APPLICATION NO. PZ-24-4).

### I. GENERAL INFORMATION:

**Applicant (Property Owner):** Daniel Edwards  
654 Lakewood Cir W  
Delray Beach, FL 33445

**Applicant's Agent:** Toly Pappas  
Randall Stofft Architects  
42 North Swinton Avenue  
Delray Beach, Fl. 33444

**Property Characteristics:**

**Comprehensive Plan Land Use:** Multi Family Low Density  
**Zoning District:** Residential Multiple Family Low Density (RML)  
**Site Location:** 4306 South Ocean Boulevard  
**Parcel PCN#:** 24-43-47-04-60-000-0010, 24-43-47-04-60-000-0020,  
24-43-47-04-60-000-0030

**Adjacent Properties:**

<b>PARCEL</b>	<b>ZONING DISTRICT</b>	<b>FUTURE LAND USE DESIGNATION</b>
<b>North</b>	Residential Multiple Family Low Density (RML)	Multi Family Low Density
<b>South</b>	Residential Multiple Family Low Density (RML)	Multi Family Low Density
<b>East</b>	Residential Multiple Family Low Density (RML)	Multi Family Low Density
<b>West</b>	Residential Single Family (RS)	Single Family

**Request and Analysis:**

The Applicant is requesting site plan approval to construct a new three story, two-unit (5,217 square foot per unit) townhome development with pool and spa. The property currently contains a single structure that consists of three (3) two-story townhome units. The Applicant proposes to demolish the existing structure.

Pursuant to Section 30-67 of the Town Code, a two-unit townhome is permitted in the RML zoning district. Section 30-131 of the Town Code defines multifamily dwelling as follows:

*Dwelling, multifamily* means a residential building containing more than one dwelling unit, including such dwelling types as an apartment building, duplex, triplex, fourplex, townhouse apartment, patio apartment, garden apartment, and villa apartment.

Pursuant to the maximum density regulation for the RML zoning district (six (6) dwelling units per acre) found in Section 30-64 of the Town Code, a maximum of two (2) dwelling units is permitted on the property. It is worth noting that the property is exempt from the side corner yard setback (25 feet for the RML zoning district) as defined in Section 30-131 below. The property's legal description is Block 1, lot 19, Bel Lido Subdivision and therefore the side setback along Bel Lido Drive is 12 feet as provided in the property development regulations found in Section 30-64.

*Yard, side corner* means a required yard or setback extending along the street side of a lot between the required front and rear yards or setbacks and, for the purposes of this Code, all yards adjacent to streets shall be considered front yards, except Block 1, lot 19; Block A 2, lot 1, Bel Lido Subdivision.

There are no proposed changes to the landscaping in Florida Department of Transportation's (FDOT) right-of-way along State Road A1A. The Applicant is proposing a new driveway and therefore a Town right-of-way permit is required. Pursuant to Town Resolution No. 2021-041, Town Commission approval is required for construction improvements within FDOT's State Road A1A right-of-way until completion of FDOT's Resurfacing, Restoration, and Rehabilitation (RRR)

Project. The Applicant has received FDOT approval for the new driveway (Permit No. 2024-A-496-00043).

Section 30-31 of the Town Code indicates that a request for site plan approval for a multifamily residence requires an advisory review from the Planning Board and a final approval from the Town Commission. If the request receives Town Commission 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 Town Commission.

Staff reviewed the Applicant's proposed request including plans date stamped received by the Building Department on October 24, 2024 and finds that the project is consistent with the Town Code of Ordinances as it pertains to site development.

Should you have any questions, please feel free to contact me at (561) 637-2012 or [iallen@highlandbeach.us](mailto:iallen@highlandbeach.us)

**Attachments: Application**

**Aerials**

**Applicant Plans (11X17)**