



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 DARRIN DUNLEA, SEADAR BUILDERS, REQUESTING SITE PLAN APPROVAL FOR A NEW TWO-STORY, 6,012 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH POOL AND JACUZZI FOR THE PROPERTY LOCATED AT 4203 TRANQUILITY DRIVE. (APPLICATION NO. PZ-24-8).

I. GENERAL INFORMATION:

Applicant (Property Owner): Robert D. Hammond
4205 South Ocean Boulevard
Highland Beach, FL 33487

Applicant's Agent: Darrin Dunlea
Seadar Builders
3850 NW 2nd Avenue, Suite 23
Boca Raton, FL 33431

Property Characteristics:

Comprehensive Plan Land Use: Single Family

Zoning District: Residential Single Family (RS)

Site Location: 4203 Tranquility Drive

Parcel PCN#: 24-43-47-04-02-005-0120

Adjacent Properties:

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

Request and Analysis:

The Applicant is requesting site plan approval to construct a new two-story, 6,012 square foot single family residence with a pool and jacuzzi. The property is currently vacant. The lot previously contained a one-story single family residence that, according to the Palm Beach County Property Appraiser, was built in 1982. A demolition permit was issued by the Town's Building Department on August 1, 2024 (Permit No. 24-636-D).

Pursuant to Section 30-67 of the Town Code, a single-family detached dwelling is permitted in the RS zoning district. Section 30-31 of the Town Code indicates that single family residences require site plan approval from the Planning Board which is the decision-making authority for such development requests.

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 the Zoning 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 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

Attachments: Application**Aerials****Current site photo****Applicant Plans (11X17)**