



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: **DECEMBER 12, 2024**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY THE BENEDICT BULLOCK GROUP, PA REQUESTING SITE PLAN APPROVAL FOR A NEW THREE LEVEL, 8,154 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH POOL FOR THE PROPERTY LOCATED AT 3723 SOUTH OCEAN BOULEVARD. (APPLICATION NO. PZ-24-9).**

I. GENERAL INFORMATION:

Applicant (Property Owner): NJC HIGHLAND LLC
500 Village Square Crossing, Suite 101
Palm Beach Gardens, FL 33410

Applicant's Agent: The Benedict Bullock Group, PA
1525 NW 3rd Street, Suite 1
Deerfield Beach, Fl. 33442

Property Characteristics:

Comprehensive Plan Land Use: Single Family
Zoning District: Residential Single Family (RS)
Site Location: 3723 South Ocean Boulevard
Parcel PCN#: 24-43-47-04-00-001-0100

Adjacent Properties:

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

Request and Analysis:

The Applicant is requesting site plan approval to construct a new three level, 8,154 square foot single family residence with pool. According to the Applicant's survey, the property previously contained a two-story (wood frame) single family residence. The previous residence has been demolished via Town Permit No. 24-204-D.

Pursuant to Section 30-67 of the Town Code, a single-family detached dwelling is permitted in the RS zoning district subject to site plan approval. Section 30-31 of the Town Code indicates that single family residences require site plan approval from the Planning Board.

The proposed residence is located east of the Coastal Construction Control Line (CCCL), and therefore approval from the Florida Department of Environmental Protection (FDEP) is required. The Applicant is currently awaiting approval from FDEP. The Town Manager, Marshall Labadie, agreed to have the Planning Board consider the site plan approval request without FDEP approval; however, such approval will be required prior to issuance of a Town building permit.

The Applicant proposes to remove four (4) green buttonwood trees from the property which are considered specimen trees as provided in Section 20-135(b) of the Town Code. Pursuant to Section 20-124(a) of the Town Code, single-family homes are exempt from all tree protection regulations with the exception of historic or specimen trees. The removal of specimen trees requires Town Commission approval unless the trees are considered hazardous or in dangerous condition as provided in Section 20-124 of the Town Code. In addition, Section 163.045(2) Florida Statute states that a local government may not require a permit for the removal of a tree on a residential property (specifically a single-family detached building located on a lot that is actively used for single-family residential purposes) if the owner possesses documentation from a certified arborist or a Florida licensed landscape architect indicating that the tree poses an "unacceptable risk to persons or property." The Applicant has provided the appropriate documentation to reflect compliance with the above provisions (see attached). The Applicant is not proposing any changes to the landscaping in the Florida Department of Transportation's (FDOT) right-of-way. In addition, the existing vehicular access to State Road A1A will remain and therefore a Town right-of-way permit is not required.

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 this code. If the Planning Board grants site plan 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 November 27, 2024 and finds that the project is consistent with the Code of Ordinances. If the Planning Board grants approval of the site plan, staff recommends the following condition of approval:

1. Provide FDEP approval for project prior to issuance of Town building permit.

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

Attachments: Application

Aerials

Applicant's specimen tree assessment

Applicant Plans (11X17)