



## HIGHLAND BEACH BUILDING DEPARTMENT

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

## PLANNING BOARD STAFF REPORT

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**MEETING OF:**       **April 13, 2023**

**TO:**                   **PLANNING BOARD**

**FROM:**             **INGRID ALLEN, TOWN PLANNER**

**SUBJECT:**           **APPLICATION BY CHRIS BEALE, BEALECON CONSTRUCTION LLC, FOR A MAJOR MODIFICATION TO AN EXISTING BUILDING AS PROVIDED BY SECTION 30-39 OF THE TOWN CODE FOR THE PROPERTY LOCATED AT 1106 BEL AIR DRIVE (DO#22-0019).**

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### I. GENERAL INFORMATION:

**Applicant (Property Owners):**

James Paris & Karin Mueller Paris  
1106 Bel Air Drive, Apt. B  
Highland Beach, FL 33487

BAHB LLC  
1106 Bel Air Drive, Apt. C  
Highland Beach, FL 33487

**Applicant's Agent:**

Chris Beale  
Bealecon Construction LLC  
7491 North Federal Highway, Ste. C-5133  
Boca Raton, Fl. 33487

**Property Characteristics:**

**Comprehensive Plan Land Use:**

Multi Family Low Density

**Zoning District:**

RML, Residential Multiple Family Low Density

**Parcel PCN#:**

24-43-47-04-03-000-0071 & 24-43-47-04-03-000-0072

## **Property Background**

On October 27, 2022, a code violation was issued to the property owner (Case No. CC2022-10-028) which included exterior work without a permit.

## **Request and Analysis:**

The Applicant is proposing a major modification to an existing two (2) unit building located at 1106 Bel Air Drive. According to the Palm Beach County Property Appraiser, the existing building was built in 1980. 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 proposed major modification consists of the following:

- Northern exterior façade changes including the removal of a decorative overhang, removal of certain rounded arches and squaring off such openings, and altering the roof line by adding three (3) roof crickets.
- A new second floor deck at the rear of the property.
- Additional 306 square feet of air conditioned area (“under AC”) including enclosure of an existing second floor covered balcony at the rear of the property.

The Applicant is also proposing new landscaping at the property (see attached proposed Landscape Plan) as well as a reconfiguration of the parking area. The request is in compliance with the off-street parking requirement of two (2) parking spaces per unit for the RML zoning district. *Note that changes to the existing dock as provided in the Applicant’s rendering (sheet A-01.1) are not included in the request for a major modification. Any proposed changes to the existing dock will require a special exception approval from the Planning Board as provided in Section 30-67 (Table 30-4) of the Town Code.*

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.

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.

Staff has reviewed the Applicant's proposed request including plans date stamped received by the Building Department on March 23, 2023 and finds that the project is consistent with the Zoning Code (Chapter 30).

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

**Ingrid Allen  
Town Planner**

**Attachments: Application  
Aerials  
Applicant proposed Plans**