



TOWN OF HIGHLAND BEACH

Application # _____

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION

Address: 1106 BEL AIR DR., HIGHLAND BEACH, FL UNIT A/B UNIT C PCN: 24-43-47-04-03-000-0072
24-43-47-04-03-000-0071

Full Legal Description of the Property [as described in the deed] or reference to an attachment:

① HIGHLAND BEACH ISLES East 61.59 Feet of LOT 7, and ② HB ISLES LOT 7 (LESS East 61.59 Feet)
SEE ATTACHED SURVEY

Zoning District:

RML - 2 FD (DUPLEX)

What is the location of the installation?

☐ Intracoastal Waterway (ICW) ☒ Interior Canal/Basin ☐ N/A

PROPERTY OWNER (APPLICANT) INFORMATION

① Name: JAMES PARIS & KAREN MUELLER-PARIS Phone: 773-294-5404 Fax:

Mailing Address: 1430 W. MELROSE ST., CHICAGO, IL 60657

Email Address: jparis92@gmail.com

APPLICANT'S AGENT INFORMATION

Name: CHRIS BEALE Phone: 954-464-9636 Fax:

Company Name: BEALECON CONSTRUCTION LLC

Mailing Address: 7491 N. FEDERAL HWY, STE C-5133, BOCA RATON, FL 33487

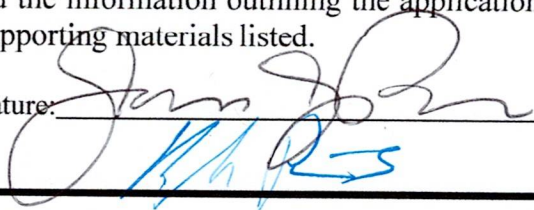
Email Address: chris-beale@bealecon.com

Provide a detailed description of the proposed project (use additional pages if necessary):

② WE OWN 1106 BEL AIR DR., UNIT C THROUGH OUR LLC: BAHB, LLC
REGISTERED AT 1106 BEL AIR DR., UNIT A/B, HIGHLAND BEACH, FL 33487
SAME PHONE & EMAIL

- DETAILED DESCRIPTION IS ATTACHED AND PROVIDED SEPARATELY

I give permission to the members of the Town Commission, Planning Board and staff to inspect the property for the purpose of this application. I declare that all statements made herein are true, based upon the best available information. Willful false statements may jeopardize the validity of my application or any decision issued thereon. I have fully read the information outlining the application requirements. With this application, I am submitting the necessary supporting materials listed.

Applicant's Signature:  Date: 12-18-22
12-18-22

Received by the Town Clerk's Office:

Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____

Description of Renovation Project for 1106 Bel Air Drive, Highland Beach, FL 33487

The property at 1106 Bel Air Drive, Highland Beach, FL 33487 consists of two parcels known variously as Unit AB (PCN #24-43-47-04-03-000- 0072), and Unit C (PCN #24-43-47-04-03-000-0071) (collectively, the “Property”). The structure on the Property is classified as a low density RML Duplex. James Paris and Karin Mueller-Paris (the “Owners”) are married and purchased Unit AB on December 31, 2000, and commenced plans to renovate Unit AB and were issued permits for such renovation in November 2021 (the “Original Permits”). Before such renovations on Unit AB commenced, the Owners acquired Unit C through a Florida LLC they formed known as BAHB, LLC, on December 22, 2021. The Owners own all interests in BAHB, LLC and formed the LLC because of their intention offer Unit C as a rental property.

The Owners are working with the Architect Shane Ames, of Ames International (Delray Beach), and the General Contractor Chris Beale, of Bealecon Construction, LLC (Boca Raton), to complete their intended renovations. The Owners intend to make Unit AB their permanent residence as soon as the interior renovations allow for occupancy and intend to offer Unit C as a long-term or seasonal rental property.

The Owners would like to highlight that as part of their intended renovations, they will be refreshing the landscaping of the Property with new paving stones and plantings and the plans include a significant expansion of the percentage of planted (or otherwise pervious materials) areas versus impervious areas as compared to the existing site. The Owners’ plans create much better drainage qualities both because of the planted and pervious areas and additional investments in drainage control on the Property. Certain other aspects of the planned landscaping involve bringing the existing property into code compliance (planted areas along perimeter borders with neighbors, removal of a tree interfering with a power line, etc.).

The following aspects of the Owners’ intended renovations constitute a major revision and are the subject of this DOA application:

- the Northern exterior façade (facing Bel Air Drive) will be refreshed with a more modern aesthetic by removing a decorative false mid-level tiled overhang and certain rounded arches and squaring off such openings, and the roof line will be altered by adding three roof crickets
- Unit AB will add a fixed covered canopy/pergola on the southeast corner of the structure
- A covered porch area on the second level of Unit AB will be enclosed by new sliding glass doors