



HIGHLAND BEACH BUILDING DEPARTMENT

3614 S. Ocean Boulevard
Highland Beach, FL 33487
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PLANNING BOARD STAFF REPORT

MEETING OF: **October 9, 2025**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY DONALD DURANTE, RANDALL STOFFT ARCHITECTS, FOR A MAJOR MODIFICATION REQUEST TO ALLOW FOR THE CONSTRUCTION OF A NEW DETACHED GARAGE AND PICKLEBALL COURT FOR THE PROPERTY LOCATED AT 2455 SOUTH OCEAN BOULEVARD. (DO# PZ-25-30).**

GENERAL INFORMATION:

Applicant (Property Owner): 2455 South Ocean Boulevard LLC
1900 NW Corporate Boulevard, Ste 201E
Boca Raton, FL 33431

Applicant's Agent: Donald Durante
Randall Stofft Architects
42 North Swinton Avenue, Suite 1
Delray Beach, FL 33444

Property Characteristics:

Comprehensive Plan Land Use: Single Family
Zoning District: Residential Single Family Estates Lots (RE)
Parcel PCN#: 24-43-46-28-09-000-0111
Site Location: 2455 South Ocean Boulevard

Property Background:

According to the Palm Beach County Property Appraiser, the existing home was built in 2013.

Request and Analysis:

The Applicant's request is for a major modification to allow for the construction of a new detached multi-car garage and pickleball court for the property located at 2455 South Ocean Boulevard. The proposed pickleball court will be built on top of the detached garage. Section 30-67(b) of the Town Code permits accessory uses in the RE zoning district. Section 30-131 of the Town Code defines an accessory use as follows:

Use, accessory means a permitted use that is customarily associated with the principal use or structure, is located on the same lot as the principal use or structure, is clearly incidental to the principal use, and is subordinate in area, extent, or purpose to and serves only the principal use.

Section 30-39 of the Town Code provides the following description of a major modification:

Section 30-39. – Modifications to existing buildings.

(1)Major modifications 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 detached garage and pickleball court consists of the following:

- Detached garage: 1,800 square feet, corresponding staircase 75 square feet.
- Pickleball court: 1,800 square feet.

Pursuant to Section 30-68(e)(4) of the Town Code, tennis court fences shall not exceed ten (10) feet in height and be concealed from public view (in this case, a pickleball court fence is comparable to a tennis court fence). The proposed pickleball fence is eight (8) feet in height, and the Applicant is proposing to conceal the street view of the fence with a four (4) foot high masonry planter. Above the planter, the remaining exposed four (4) foot portion of the fence will be concealed by a dense Confederate Jasmine Vine (10-12 inches thick) with runners of five (5) to six (6) feet in height. The Applicant is also proposing new landscaping to the north and west of the pickleball court including a mix of trees and palms ranging in height from six (6) feet to 20-24 feet (see attached landscape plan). In addition, there is currently a six (6) foot high CBS wall and an approximate 20-22 foot high hedge that spans the entire front property line with the exception of a gate located along the existing driveway. Current mature plantings along the front (west) and south property lines include date palms (30 feet in height), Brazilian beauty leaf (20 feet), etc. (see attached Tree Disposition Plan).

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.

If the request is approved by the Planning Board, 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 September 23, 2025 and finds that the project is consistent with the Code of Ordinances.

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

Attachments: Application

Aerials

Photos

Applicant proposed Plans (11X17)