



TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 2455 SOUTH OCEAN BLVD	PCN: 24-43-46-28-09-000-0111
Full Legal Description of the Property [as described in the deed] or reference to an attachment: BYRD BEACH S 50 FT OF LT 11 & LT 12 A/K/A/ PT OF CITY LT NO 128	
Zoning District: RE	What is the location of the installation? <input type="checkbox"/> Intracoastal Waterway (ICW) <input type="checkbox"/> Interior Canal/Basin <input checked="" type="radio"/> N/A

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: 2455 SOUTH OCEAN BLVD. LLC	Phone: 561-368-5551	Fax:
Mailing Address: 1900 NW CORPORATE BLVD SUITE 201E BOCA RATON, FL. 33432		
Email Address: SCOTT@SCOTTELKPA.COM		

APPLICANT'S AGENT INFORMATION		
Name: DONALD DURANTE	Phone: 561.243.0799	Fax: N/A
Company Name: RANDALL STOFFT ARCHITECTS		
Mailing Address: 42 NORTH SWINTON AVENUE, SUITE 1, DELRAY BEACH, FL. 33444		
Email Address: DON@STOFFT.COM		

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

PROPOSED PROJECT INCLUDES A DETACHED, PARTIALLY BELOW GRADE, MULTI-CAR GARAGE WITH A PICKLEBALL COURT BUILT ON TOP LOCATED ON THE SOUTHWEST SIDE OF THE PROPERTY. PICKLEBALL COURT IS PROPOSED TO BE ENCLOSED BY AN 8'-0" HIGH METAL FRAME CHAINLINK FENCE WITH MESH WINDSCREEN. EAST SIDE OF GARAGE IS SEPARATED FROM THE PRINCIPAL RESIDENCE BY A MINIMUM OF 10'-0" AND SETBACK FROM THE SOUTH SIDE OF THE PROPERTY BY A MINIMUM OF 12'-0". NORTH SIDE OF GARAGE CONTAINS A SET OF STAIRS TO TRANSITION FROM UPPER PAVER PARKING AND PICKLEBALL COURT DOWN TO THE GARAGE LEVEL. WEST SIDE WALL OF GARAGE IS OPEN (NO DOOR), NORTH AND SOUTH SIDE WALLS ARE PARTIALLY BELOW GRADE, AND EAST SIDE WALL IS COMPLETELY BELOW GRADE. AT THIS TIME, NO LIGHTING IS PROPOSED FOR THE NEW PICKLEBALL COURT. NEW PROPOSED DRIVEWAY PAVERS WILL CONNECT THE NEW MULTI-CAR GARAGE TO THE EXISTING DRIVEWAY AND NEW PAVERS ARE TO MATCH THE EXISTING DRIVEWAY PAVERS. ADDITIONALLY, THE EXPOSED PORTIONS OF THE NEW PROPOSED STRUCTURE WILL BE FINISHED WITH PAINTED STUCCO AND TRIM TO MATCH THE EXISTING PRINCIPAL STRUCTURAL, INCLUDING WALL SCONCE LIGHT FIXTURES. NEW LANDSCAPING IS ALSO PROPOSED TO COMPLIMENT TO NEW STRUCTURE.

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.

2455 South Ocean Boulevard LLC

Property Owner's Signature: Scott A. Elk Date: 6.12.25

Property Owner's Printed Name Scott A. Elk, Manager

Received by the Town Clerk's Office:

Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____