



## HIGHLAND BEACH BUILDING DEPARTMENT

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

## PLANNING BOARD STAFF REPORT

**MEETING OF:** January 11, 2024

**TO:** PLANNING BOARD

**FROM:** INGRID ALLEN, TOWN PLANNER

**SUBJECT:** APPLICATION BY ANTHONY ROUTHIER, CAVADIUM, INC., FOR A MAJOR MODIFICATION TO AN EXISTING BUILDING AS PROVIDED IN SECTION 30-39 OF THE TOWN CODE OF ORDINANCES INCLUDING BUT NOT LIMITED TO CHANGES TO THE EXTERIOR FAÇADE, BALCONIES, EXTERIOR WALLS, NUMBER OF SQUARE FEET, ROOF LINE, AND ELEVATION FOR THE PROPERTY LOCATED AT 2365 SOUTH OCEAN BOULEVARD. (DO#23-0012).

### I. GENERAL INFORMATION:

**Applicant (Property Owner):** Michael J. Beyer  
2365 South Ocean Boulevard  
Highland Beach, FL 33487

**Applicant's Agent:** Anthony Routhier  
Cavadium, Inc.  
4163 Davis Road  
Palm Springs, FL 33461

**Property Characteristics:**

**Comprehensive Plan Land Use:** Single Family  
**Zoning District:** Residential Single Family Estate Lots (RE)  
**Parcel PCN#:** 24-43-46-28-09-000-0040  
**Site Location:** 2365 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 is proposing a major modification to an existing single-family home located at 2365 South Ocean Boulevard. 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:

- Exterior façade changes including modifications to balconies, new columns and stone cladding to window surrounds.
- Enclose existing covered loggia/lanai with a roof deck above.
- The addition of 3,953 square feet (under AC) as follows:
  - First floor, 172 square feet
  - Second floor, 1,899 square feet
  - Garage loft, 1,882 square feet
- Alteration of the roof line on the north and south wings of the existing home.

The Applicant is also proposing to replace all existing windows and doors which according to Section 30-39 of the Town Code is considered a minor modification and therefore does not require Planning Board approval. Note that all proposed modifications are proposed west of the Coastal Construction Control Line (CCCL) and therefore a CCCL permit from the Florida Department of Environmental Protection (FDEP) is not required. 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.

According to Section 30-39(b) of the Town Code, major building modifications are to be reviewed in the same manner as an original structure or use as required by Chapter 30 (Zoning Code). Section 30-31 of the Town Code requires site plan approval from the Planning Board for new single-family residences. 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.

Staff has reviewed the Applicant’s proposed request including plans date stamped received by the Building Department on December 20, 2023 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](mailto:iallen@highlandbeach.us)

**Ingrid Allen**  
**Town Planner**

**Attachments: Application**  
**Aerials**  
**Applicant proposed Plans (11X17)**