



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: August 11, 2022

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: AN AMENDMENT TO A PREVIOUSLY APPROVED SITE PLAN (APPLICATION NO. 39499) TO ADD A CORRESPONDING LANDSCAPE PLAN (NOT INCLUDED IN THE PREVIOUS SITE PLAN APPROVAL PLAN SET) FOR THE PROPERTY LOCATED AT 4005 SOUTH OCEAN BOULEVARD (DO# 22-0008).

I. GENERAL INFORMATION:

Applicant (Property Owner): 4005 Ocean Blvd LLC
170 SE 14 Street, Ste 1002
Miami, FL 33131-3379

Applicant's Agent: Camilo Bonnet
HMJC Corporation
2001 Meridian Ave., Unit 421
Miami Beach, FL 33139

Property Characteristics:

Comprehensive Plan Land Use: Single Family
Zoning District: RS Residential Single Family
Property Address: 4005 South Ocean Blvd.
Parcel PCN#: 24-43-47-04-00-005-0010

History:

On August 18, 2017, a Demolition Permit was issued to demolish an existing house on the property (No. 17-1495).

On January 25, 2017, the Planning Board approved a site plan (Application No. 39499) for the construction of a three-story, single family residence of approximately 12,351 square feet subject to the approval by the Florida Department of Environmental Protection (motion carried 6-0). Note that a landscape plan was not included in the plan set approved by the Planning Board (see Attachment No. 1).

Background and Analysis:

On July 20, 2017, the Florida Department of Transportation (FDOT) and the Town of Highland Beach entered into a Landscape Inclusive Maintenance Memorandum of Agreement for the purpose of maintaining landscape improvements on State Road A1A (South Ocean Boulevard). New landscaping improvements are proposed to be installed in FDOT's right-of-way along State Road A1A at 4005 South Ocean Boulevard and therefore an amendment to the Landscape Inclusive Memorandum of Agreement is required. A resolution to execute such Agreement will be considered by the Town Commission.

In reviewing the Applicant's site plan approval (Application No. 39499), approved by the Planning Board on January 25, 2017 (as noted above), a landscape plan was not included as part of the approved plan set. Pursuant to Section 30-33 of the Town Code, an application for development approval (including site plan approval for single-family residences) requires a landscape plan (Note this provision has been in the Town Code since at least 2000 with the adoption of Ordinance No. 684).

Prior to the Town Commission's consideration of an amendment to the Landscape Inclusive Memorandum of Agreement, the Planning Board must first review and consider the Applicant's landscape plan approval request for the property which includes the proposed landscaping on FDOT's right-of-way located adjacent to the property.

The proposed landscape plan is consistent with the Town code provisions of Chapter 28 (Xeriscape – Landscape Requirements, Installation and Maintenance). According to the proposed amended Landscape Inclusive Memorandum of Agreement, FDOT agrees to the installation of the landscaping improvements in the right of way of State Road A1A at 4005 South Ocean Boulevard (FDOT Permit No. 2021-L-496-00008).

II. Recommendation

Staff recommends approval of the proposed landscape plan based on the plan set date stamped received by the Building Department on July 22, 2022.

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

ATTACHMENTS: Attachment No. 1 – 1/25/17 Planning Board approval (Application No. 39499) and meeting minutes.
Application
Aerials
Applicant Plans