

6. OLD BUSINESS:

There was none.

7. NEW BUSINESS:

A) Application No. 39499 – 4005 Ocean Boulevard – 4005 Ocean Boulevard, LLC

CONSIDERATION OF A SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A THREE STORY, SINGLE FAMILY RESIDENCE OF APPROXIMATELY 12,351 SQUARE FEET IN THE RS (RESIDENTIAL SINGLE-FAMILY) ZONING DISTRICT

APPLICANT: 4005 Ocean Boulevard, LLC

Vice Chair Axelrod read the title into the record. He asked the Board were there any disclosures and/or ex parte communications. There were none.

Vice Chair Axelrod opened the public hearing.

All those giving testimony were sworn in by Deputy Town Clerk Gaskins.

Vice Chair Axelrod introduced new Building Official Kenneth Bauer.

Staff presentation:

Building Official Kenneth Bauer provided a brief history about his professional work history. He presented the item and stated that the Building Department has reviewed this site plan and building elevations and found that the plans comply with the Highland Beach Code of Ordinances. The applicant needs to have the Florida Department of Environmental Protection (DEP) approval before proceeding. No permits have been issued.

Member Shane – How do you establish the baseline from which we add 35 feet?

Discussion ensued regarding the 35 feet.

Annie Carruthers, Architect of In-site Design Group LLC provided an explanation about the baseline. The garage ceiling cannot have a clearance of more than 9 feet.

Town Attorney Shutt provided an explanation based on the Town's code.

Member Mart – Is the protrusion of the stairwell wall within the height. Ms. Carruthers – It is one of only two exceptions allowed. There is a small narrow stairwell which we changed on the plans in order to comply.

Applicant's presentation:

Annie Carruthers, Architect of In-site Design Group LLC – We are bringing the site, the house and the building envelope into compliance. The existing seawall will not be

moved. We are leaving the sand in the dune and would like to preserve as much of that as possible and will stay in compliance with that.

Vice Chair Axelrod – You have two height exceptions – The code says the volume of each exception has to be less than 64 cubic feet. Did you reduce the stairwell to the 64 cubic feet? Ms. Carruthers – Yes, we are in compliance. She explained that the whole massing is in the back of the house.

Member Axelrod – Has the permit been requested from the DEPA? Ms. Carruthers – Once we get the approval from the Planning Board that will be our next step.

Member Shane – Do you need our letter of approval to go to the DEPA? William Stoddard – Your letter of approval would have a condition stating that we would need DEP approval before permits are issued.

Vice Chair Axelrod closed the public hearing.

Vice Chair Axelrod asked if there was a motion to approve; a motion to approve with conditions; or a motion to deny the request.

MOTION: Member Shane moved to **approve** Application No. 39499 subject to the approval by the Florida Department of Environmental Protection (DEP). Motion was seconded by Member Weiss.

ROLL CALL:

Member Shane	-	Yes
Member Weiss	-	Yes
Member Lewis	-	Yes
Member Mart	-	Yes
Member Riesa	-	Yes
Vice Chair Axelrod	-	Yes

Motion carried 6 to 0.

B) Application No. 39566 – 1092 Bel Lido Drive – Paul G. Babij

CONSIDERATION OF A SITE PLAN APPROVAL FOR A MAJOR MODIFICATION TO REMODEL/ALTER A TWO STORY, SINGLE FAMILY RESIDENCE OF APPROXIMATELY 4,027 SQUARE FEET IN THE RS (RESIDENTIAL SINGLE-FAMILY) ZONING DISTRICT

APPLICANT: Paul G. Babij

Vice Chair Axelrod read the title into the record. He asked the Board were there any disclosures and/or ex parte communications. There were none.

Vice Chair Axelrod opened the public hearing.