



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: April 11, 2024

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY LAWRENCE FRANKEL, FRANKEL HOMES, 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 ADDITIONAL SQUARE FOOTAGE, AND CHANGES TO THE EXTERIOR FAÇADE, AND ROOF LINE FOR THE PROPERTY LOCATED AT 3515 SOUTH OCEAN BOULEVARD. (DO#24-0002).

GENERAL INFORMATION:

Applicant (Property Owner): Alan B. & Patti M. Masarek
3515 South Ocean Boulevard
Highland Beach, FL 33487

Applicant's Agent: Lawrence Frankel
Frankel Homes
1030 Wallace Drive, Suite A
Delray Beach, FL 33444

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Family
Zoning District: Residential Multiple Family Low Density (RML)
Parcel PCN#: 24-43-46-33-00-004-0140
Site Location: 3515 South Ocean Boulevard

Property Background

According to the Palm Beach County Property Appraiser, the existing home was built in 1996.

Request and Analysis:

The Applicant is proposing a major modification to an existing single-family home located at 3515 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:

- Additional square footage under AC totaling 347 square feet.
- A new covered entry.
- Exterior façade changes including but not limited to alterations to windows, doors, balconies, railings, and columns.
- Alteration of the roof line.

The Applicant has indicated that all existing landscaping on the property and in Florida Department of Transportation’s (FDOT) right-of-way located adjacent to the property will remain. In addition, given the proposed major modification project will occur west of the Coastal Construction Control Line, a Florida Department of Environmental Protection (FDEP) permit for such modification is not required (see attached email correspondence from FDEP).

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.

If the request is approved 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.

Staff has reviewed the Applicant’s proposed request including plans date stamped received by the Building Department on March 27, 2024 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

Ingrid Allen
Town Planner

Attachments: Application
Aerials
FDEP exemption correspondence
Applicant proposed Plans (11X17)