

# AGENDA

## PLANNING BOARD REGULAR MEETING



**Thursday, December 12, 2024 AT 9:30 AM**

**TOWN OF HIGHLAND BEACH, FLORIDA**

3618 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: [www.highlandbeach.us](http://www.highlandbeach.us)

### **Town Hall Commission Chambers**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **SWEARING IN OF THE PUBLIC**
6. **APPROVAL OF MINUTES**
  - A. November 14, 2024
7. **UNFINISHED BUSINESS**
  - A. None
8. **NEW BUSINESS**
  - A. Development Order Application No. PZ-24-7 / 3519 S. Ocean Blvd. LLC

Application No. PZ-24-7 by Mark Hunley, Charette International Architecture, requesting an amendment to a previously approved site plan for a new three-story single family residence (Development Order No. 22-0017) in order to alter the location of the residence approximately nine feet westward, to increase the square footage under AC from 3,997 to 4,052, and to reduce the rear covered patio and rear balcony by 1.5 feet for the property located at 3521 South Ocean Boulevard.

**B. Development Order Application No. PZ-24-9 / NJC Highland LLC**

Application No. PZ-24-9 by the Benedict Bullock Group, PA requesting site plan approval for a new three level, 8,154 square foot single family residence with pool for the property located at 3723 South Ocean Boulevard.

**C. Development Order Application No. PZ-24-15 / Robert Hammond**

Application No. PZ-24-15 by William Thomas, Unlimited Permit Services, Inc., requesting a special exception to install a 136'6" seawall along with associated seawall cap, a 297.5 square foot dock, and a 16,000 pound capacity elevator boat lift for the property located at 4203 Tranquility Drive.

**D. Consideration of the 2025 Proposed Planning Board Meeting Dates.**

**9. ANNOUNCEMENTS**

December 17, 2024

1:30 PM

Town Commission Meeting

**10. ADJOURNMENT**

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*Any person that decides to appeal any decision made by the Board of Adjustment & Appeals with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record including testimony and evidence upon which the appeal is based. (State Law requires the above Notice. Any person desiring a verbatim transcript shall have the responsibility, at his/her own cost, to arrange for the transcript.) The Town neither provides nor prepares such record. There may be one or more Town Commissioners attending the meeting.*

*In accordance with the Americans with Disabilities Act (ADA), persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (561) 278-4548 within a reasonable time prior to this meeting in order to request such assistance.*

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