

AGENDA

PLANNING BOARD REGULAR MEETING



Thursday, October 09, 2025 AT 9:30 AM

TOWN OF HIGHLAND BEACH, FLORIDA

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: 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. August 14, 2025

7. **UNFINISHED BUSINESS**

A. None

8. **NEW BUSINESS**

- A. Development Order Application No. PZ-25-34 / Seagate of Highland Condominium, Inc.

Application by Seagate of Highland Condominiums, Inc., Anthony Aantella, requesting a special exception to install four (4) wood piles under existing finger piers for the property located at 3224 South Ocean Boulevard.

- B. Development Order Application No. PZ-25-30 / 2455 South Ocean Boulevard LLC

Application by Donald Durante, Randall Stofft Architects, for a major modification request to allow for the construction of a new detached garage and pickleball court for the property located at 2455 South Ocean Boulevard.

C. Development Order Application No. PZ-25-32 / Robert Hammond

Application by William Thomas, Unlimited Permit services, Inc., for an amendment to a previously approved special exception request (#PZ-24-15) to increase the height of the seawall from 6.5 feet NAVD to 6.83 feet NAVD, increase the seawall cap width from 36 inches to 45 inches, change the configuration of the dock including an increase in the number of dock piles from nine (9) to 13, increase the dock from 297.5 square feet to 362 square feet, and modify the waterward extension of an approved 16,000 pound capacity elevator boat lift from 21 feet to 22 feet 6 inches measured from the wetface of the seawall for the property located at 4203 Tranquility Drive.

9. ANNOUNCEMENTS

October 14, 2025	1:00 PM	Special Magistrate Hearing
November 04, 2025	1:30 PM	Town Commission Meeting
November 13, 2025	9:30 AM	Planning Board Meeting

10. ADJOURNMENT

NOTICE: *If a person decides to appeal any decision made by the Town Commission with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript). There may be one or more Town Commissioners attending the meeting.*

Pursuant to the provision of the Americans with Disabilities Act, any person requesting special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Town at 561-278-4548 at least five calendar days prior to the Hearing.
