AGENDA

PLANNING BOARD REGULAR MEETING

Thursday, October 08, 2026 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 13, 2026

7. **UNFINISHED BUSINESS**

   A. None

8. **NEW BUSINESS**

   A. Development Order Application No. PZ-26-11-SPMM / Michael J. Beyer

   Application by Anthony Routhier, Cavadium, Inc., for an amendment to a previously approved major modification request (Application No. DO#23-0012) in order to add a corresponding landscape plan (not included in the previous major modification approval plan set) for the property located at 2365 South Ocean Boulevard.

   B. Informational Materials: Proposed Constitutional Amendment 3.

9. **ANNOUNCEMENTS**

October 13, 2026	1:00 PM	Special Magistrate Hearing
October 20, 2026	1:30 PM	Town Commission Meeting
November 03, 2026	Town Hall Closed due to General Election Day	
November 05, 2026	1:30 P.M.	Town Commission Meeting
November 12, 2026	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.

File Attachments for Item:

A. August 13, 2026

DRAFT

TOWN OF HIGHLAND BEACH
PLANNING BOARD REGULAR MEETING
MINUTES

Town Hall Commission Chambers
3614 South Ocean Boulevard
Highland Beach, Florida 33487

Date: August 13, 2026
Time: 9:30 AM

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1. CALL TO ORDER

Chairperson Rosen called the meeting to order at 9:30 AM.

2. ROLL CALL

Board Member David Powell
Board Member David Axelrod
Board Member Ilyne Mendelson
Vice Chairperson Evalyn David
Chairperson Eve Rosen
Town Attorney Leonard Rubin
Deputy Town Clerk Jaclyn DeHart

ADDITIONAL STAFF PRESENT
Town Planner Ingrid Allen

ABSENT
Board Member Greg Babij
Board Member Roger Brown

3. PLEDGE OF ALLEGIANCE

The Board Members led the Pledge of Allegiance to the United States of America.

4. APPROVAL OF THE AGENDA

MOTION: David/Axelrod – Moved to approve the agenda as presented with passed 5 to 0.

5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

6. APPROVAL OF MINUTES

A. July 09, 2026

MOTION: David/Mendelson – Moved to approve the minutes as presented which passed 5 to 0.

7. UNFINISHED BUSINESS

A. None

8. NEW BUSINESS

A. Development Order Application No. PZ-26-7-SPEX / Perry Reader

Application by Akbar Mondal, Boat Lifts & Docks of South Florida, for a special exception to install a 13,000 pound capacity boat lift for the property located at 2916 South Ocean Boulevard #TH1.

Chairperson Rosen read the title of the item and asked the Board Members if they had any ex parte communications to disclose. The Members had no ex parte communications.

Chairperson Rosen opened the public hearing and called Town Planner Allen to present the application.

Town Planner Allen presented Development Order Application No. PZ-26-7-SPEX.

The applicants were present, but no questions were asked of them.

The public hearing was closed followed by a motion.

MOTION: David/Mendelson - Moved to approve Development Application No. PZ-26-6-SPEX. Based upon roll call: Vice Chairperson David (Yes); Member Mendelson (Yes); Member Powell (Yes); Member Axelrod (Yes), and Chairperson Rosen (Yes). The motion passed on a 5 to 0 vote**.**

9. ANNOUNCEMENTS

September 10, 2026	9:30 AM	Planning Board Meeting

10. ADJOURNMENT

The meeting adjourned at 9:38 AM.

APPROVED on September 10, 2026, Planning Board Regular Meeting.

_____
Eve Rosen , Chairperson

ATTEST:

_____ 09/10/2026
Jaclyn DeHart Date
Deputy Town Clerk

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the event of this meeting. Verbatim audio/video recordings are permanent records and are available on the Town's Media Archives & Minutes webpage: https://highlandbeach-fl.municodemeetings.com/.

File Attachments for Item:

A. Development Order Application No. PZ-26-11-SPMM / Michael J. Beyer

Application by Anthony Routhier, Cavadium, Inc., for an amendment to a previously approved major modification request (Application No. DO#23-0012) in order to add a corresponding landscape plan (not included in the previous major modification approval plan set) for the property located at 2365 South Ocean Boulevard.

HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: **October 8, 2026**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY ANTHONY ROUTHIER, CAVADIUM, INC., FOR AN AMENDMENT TO A PREVIOUSLY APPROVED MAJOR MODIFICATION REQUEST (APPLICATION NO. DO#23-0012) IN ORDER TO ADD A CORRESPONDING LANDSCAPE PLAN (NOT INCLUDED IN THE PREVIOUS MAJOR MODIFICATION APPROVAL PLAN SET) FOR THE PROPERTY LOCATED AT 2365 SOUTH OCEAN BOULEVARD (PZ-26-11-SPMM).**

I. GENERAL INFORMATION:

Applicant (Property Owner):
Michael J. Beyer
2365 South Ocean Boulevard
Highland Beach, FL 33487

Applicant's Agent:
Anthony Routhier
Cavadium, Inc.
4163 Davis Road
Palm Springs, FL 33461

Property Characteristics:

Comprehensive Plan Land Use: Single Family

Zoning District: Residential Single Family Estate Lots (RE)

Parcel PCN#: 24-43-46-28-09-000-0040

Site Location: 2365 South Ocean Boulevard

Property Background

On January 11, 2024, the Planning Board approved a major modification to an existing building (Application No. DO#23-0012), as provided in Section 30-39 of the Town Code of Ordinances, including but not limited to changes to the exterior façade, balconies, exterior walls, number of square feet, roof line and elevation (motion carried 7-0).

According to the Palm Beach County Property Appraiser, the existing home was built in 2013.

Request and Analysis:

As noted above, the Applicant received a major modification approval from the Planning Board on January 11, 2024. The major modification consisted of the following:

- Exterior façade changes including modifications to balconies, new columns and stone cladding to window surrounds.
- Enclose existing covered loggia/lanai with a roof deck above.
- The addition of 3,953 square feet (under AC) as follows:
  First floor, 172 square feet
  Second floor, 1,899 square feet
  Garage loft, 1,882 square feet
- Alteration of the roof line on the north and south wings of the existing home.

The Applicant was also proposing to replace all existing windows and doors which does not require Planning Board approval given Section 30-39 of the Town Code considers such modifications as minor. Note that all approved modifications were west of the Coastal Construction Control Line (CCCL) and therefore a CCCL permit from the Florida Department of Environmental Protection (FDEP) was not required.

During review of the Applicant's major modification application (Application No. DO#23-0012), staff comments to the Applicant included whether there were any proposed changes to landscaping on the property or along the Florida Department of Transportation's (FDOT) right-of-way on State Road A1A. The Applicant indicated there were no changes to landscaping. Given the latter, the approved major modification plan set did not include a landscape plan. 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. Moreover, Section 30-33(n) requires a landscape plan for site plan approval requests.

The Applicant has now proposed landscaping changes along FDOT's right-of-way, and therefore the approved major modification on file needs to be amended to include a landscape plan. It is worth noting that Section 28-10 states that the *owner and/or lessee of land shall be responsible for the maintenance of all landscaping located on their property* ***and on adjacent public rights-of-way****, which shall be maintained in good condition so as to present a healthy, neat, and orderly landscape area which shall include, but not be limited to, weeding, mulching, fertilizing, pruning, mowing, and edging as generally set forth in this section.*

On July 20, 2017, FDOT and the Town of Highland Beach entered into a Landscape Inclusive Maintenance Memorandum of Agreement (MMOA) for the purpose of maintaining landscape improvements on State Road A1A. FDOT has determined that the Applicant's proposed landscape improvements trigger an amendment to the MMOA. The Applicant has received approval from FDOT for the proposed landscaping improvements in their right-of-way (FDOT Permit No. 2026-L-496-00005) subject to execution of the MMOA by the Town Manager.

According to the Applicant's Tree Disposition schedule (Sheet L-5), seven (7) Japanese Privet trees and one (1) Chinese Fan palm are to be removed. According to the Applicant, such trees and palm have already been removed – see attached Applicant narrative. The Applicant's proposed plant schedule provides for a variety of shrubs and shrub areas to be planted in FDOT's right-of-way (sheet L-3). Section 20-124(a) of the Town Code states that *lots or parcels of land on which a single-family home is used as a residence shall be exempt from all tree protection regulations, except that historic or specimen trees on such parcels shall be protected according to these regulations*. Neither tree or palm species that the Applicant proposes to remove is considered a specimen tree nor designated a historic tree as provided in Sections 20-135 and 20-122 of the Town Code.

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 including major modifications.

Staff reviewed the Applicant's proposed request including plans date stamped received by the Building Department on September 17, 2026 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
Applicant narrative regarding proposed landscaping in FDOT right-of-way
Applicant proposed Plans (11X17)

TOWN OF HIGHLAND BEACH
DEVELOPMENT ORDER APPROVAL APPLICATION

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 2365 S OCEAN BLVD, HIGHLAND BEACH, FL 33487	**PCN:** 24-43-46-28-09-000-0040
Full Legal Description of the Property [as described in the deed] or reference to an attachment: BYRD BEACH LT4 K/A PT OF CITY LT 134	
Zoning District: RE-Residential Single Family Estate Lots	**What is the location of the installation?** □ Intracoastal Waterway (ICW) □ Interior Canal/Basin ☒ N/A

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: MICHAEL J. BEYER	**Phone:** (724) 288-5172	**Fax:**
Mailing Address: 2365 S OCEAN BLVD, HIGHLAND BEACH, FL 33487		
Email Address: [redacted]IL.COM		

APPLICANT'S AGENT INFORMATION		
Name: ANTHONY ROUTHIER	**Phone:** (561) 601-7724	**Fax:**
Company Name: CAVADIUM, INC.		
Mailing Address: 4163 DAVIS ROAD, PALM SPRINGS, FL 33461		
Email Address: PERMITS@CAVADIUM.COM		

Provide a detailed description of the proposed project (use additional pages if necessary):

Proposed project scope: Privacy Hedge along existing Site Wall at front of property. The scope includes Shrubs & Ground Cover, Various levels & species of Hedges, Manicured Rounded Accent Trees.

I give permission to the members of the Town Commission, Planning Board and staff to inspect the property for the purpose of this application. I declare that all statements made herein are true, based upon the best available information. Willful false statements may jeopardize the validity of my application or any decision issued thereon. I have fully read the information outlining the application requirements. With this application, I am submitting the necessary supporting materials listed.

Property Owner's Signature: _____ Date: 05/07/2026

Property Owner's Printed Name MICHAEL J. BEYER

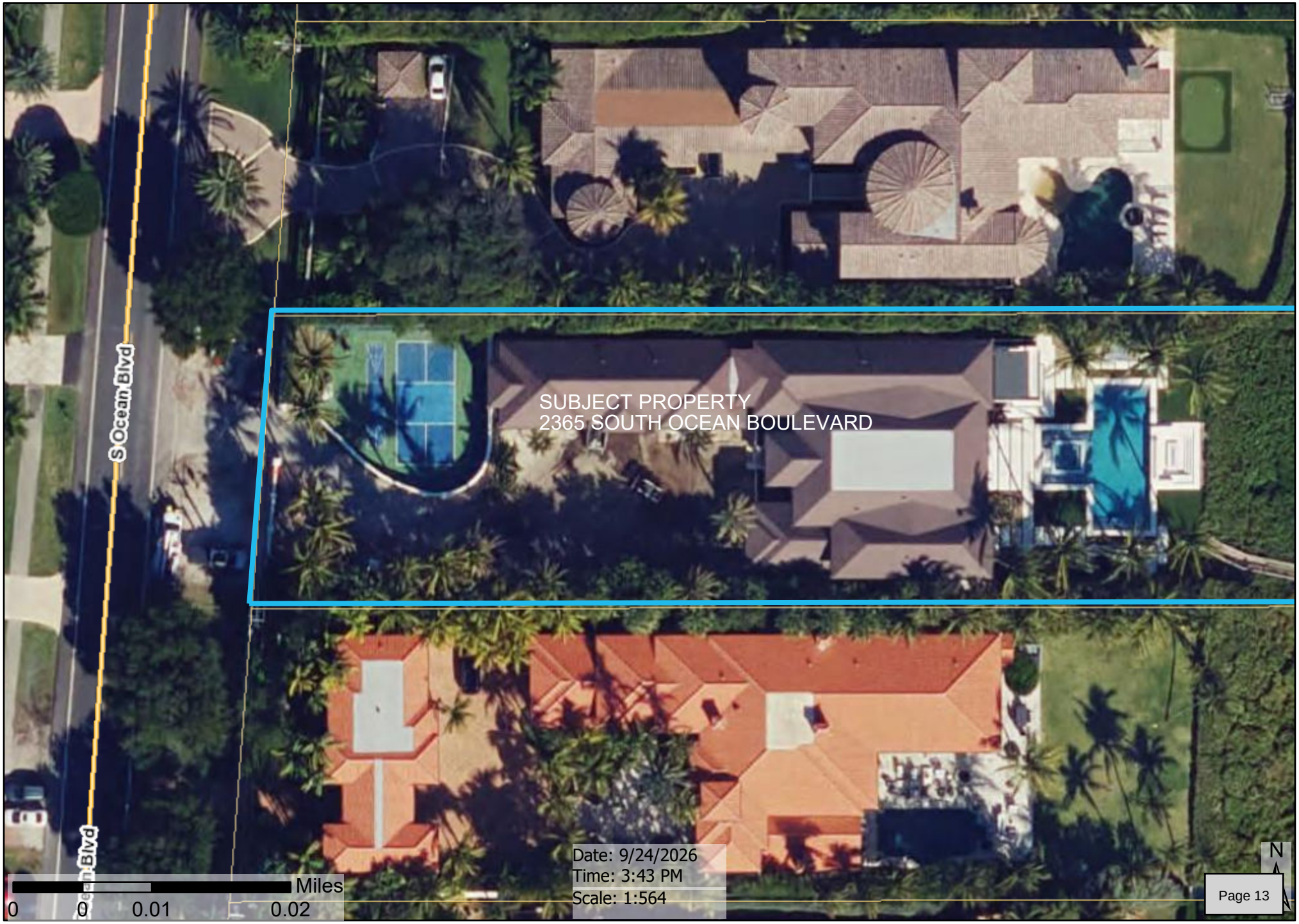
Received by the Town Clerk's Office:

Received By: _____ Date: _____

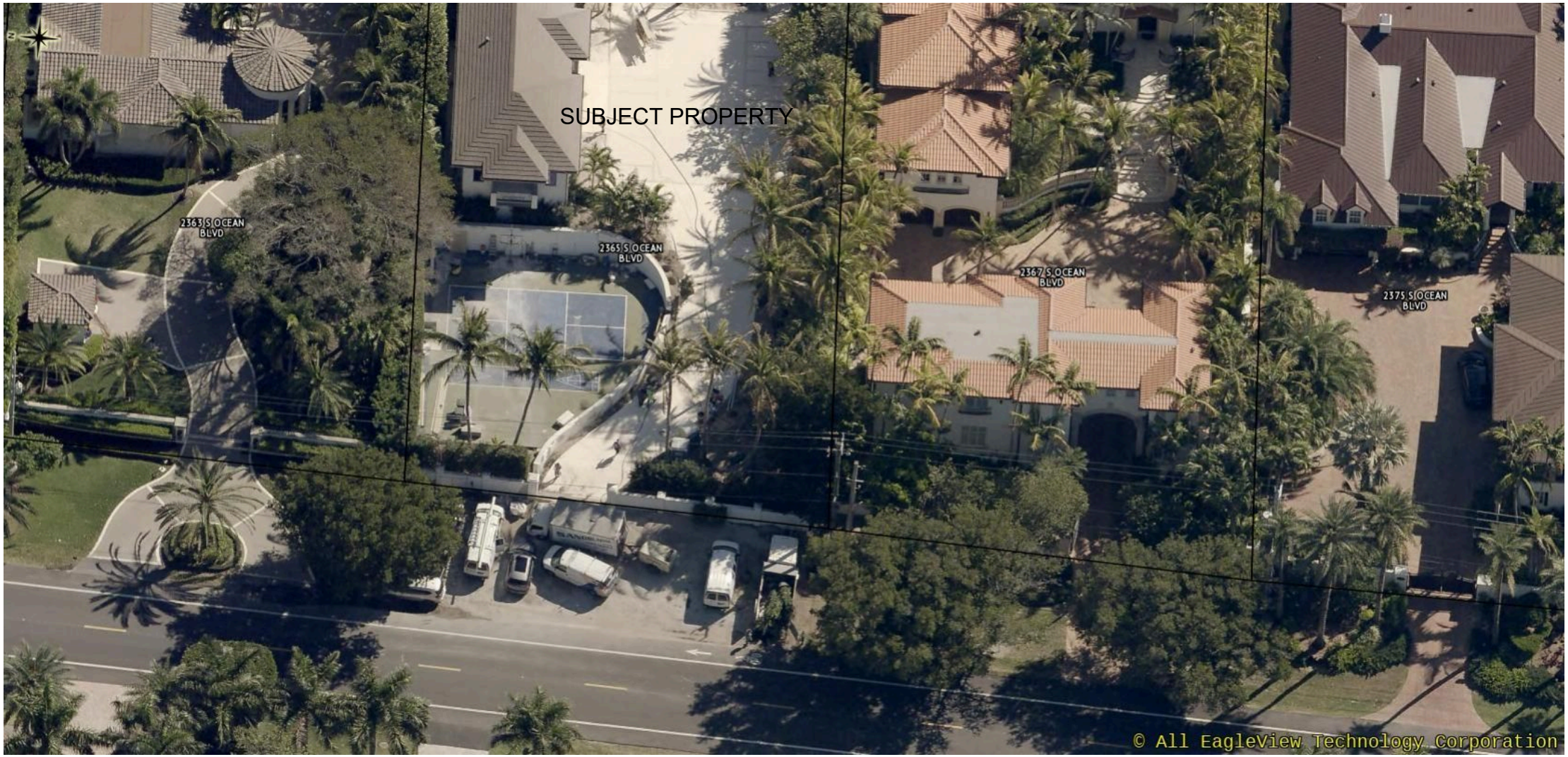
Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____

DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser

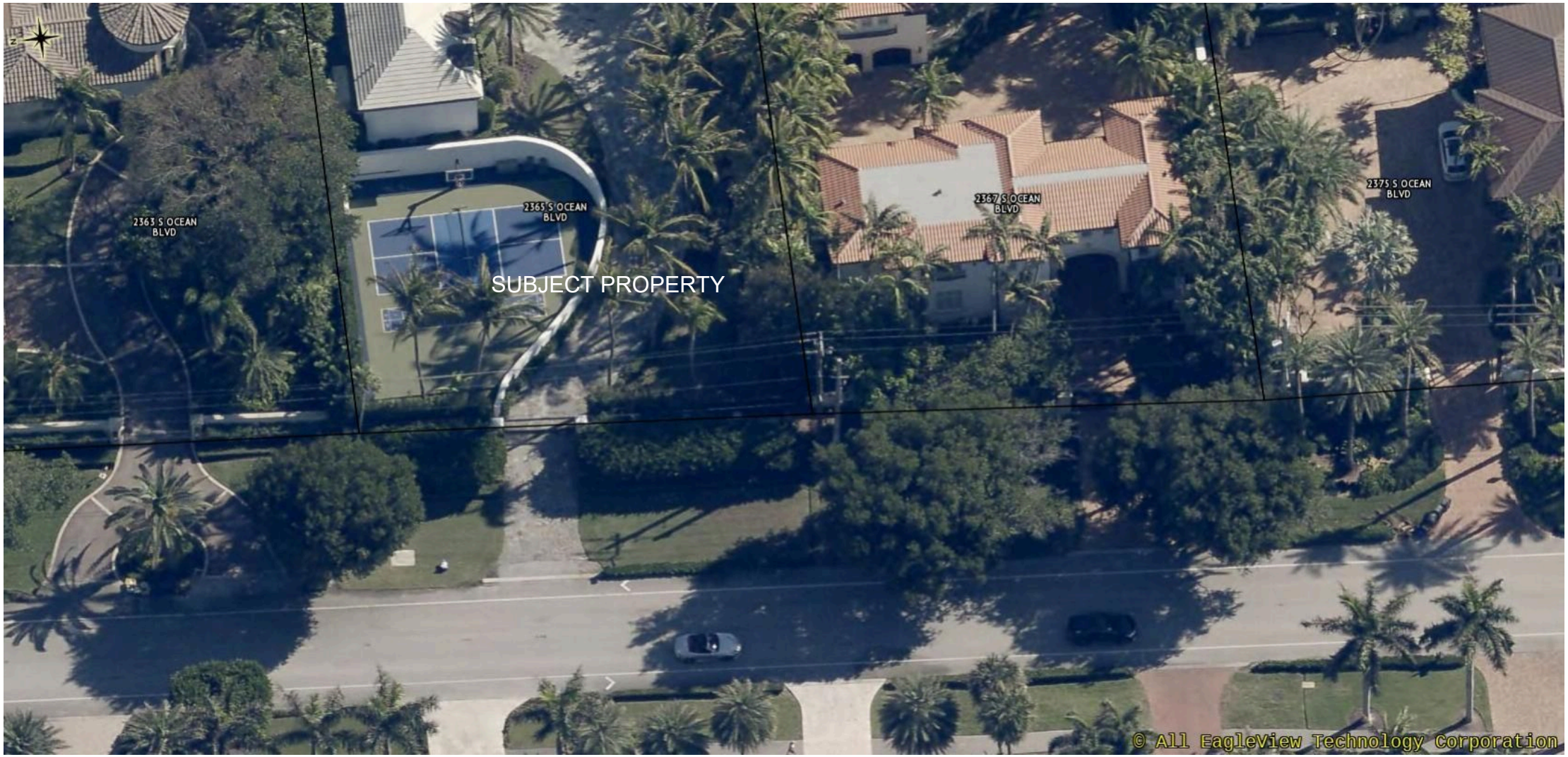


2365 South Ocean Boulevard



02/25/2026

2365 SOUTH OCEAN BOULEVARD



01/01/2024

PLA™ DESIGN STUDIO
LANDSCAPE ARCHITECTURE
902 Clint Moore Rd. Suite 210 Boca Raton, FL 33487 | o: 561-318-5256

City of Highland Beach

September 1, 2026

Project: 2635 Ocean Blvd

Address: 2635 Ocean Blvd, Highland Beach

Permit Number: PZ-26-11-SPMM

Planning and Zoning Review

1. *Are you proposing any new landscaping on the property? Please confirm.*

   Response: yes, there is new planting being proposed on the ROW.

2. *Provide narrative from landscape architect that indicates why the 7 Japanese privets are being removed given they are labeled (on sheet L-5) in "good condition." Did FDOT have an issue with the trees? Why aren't you replacing these 8 trees?*

   Response: The tree were removed due to the owner's selection. Additionally, the trees were obstructing access needed durning construction for a crane and equipment.

3. *According to PBC property appraisal aerial, FDOT landscaping removed without approval. Explain circumstances for removal.*

   Response: Trees were removed to accommodate construction-related site modifications and to provide access for cranes and equipment. They were also removed due to site visibility concerns, as the existing trees obstructed a clear line of sight and created security issues. During review, FDOT commented that "it appears that the proposed medjool palms do not meet FPL offset criteria from overhead utility lines." The medjool palms were subsequently removed from the proposed landscape, and the revised plan was approved by FDOT. In addition, FPL's transformer replacement required tree removal and burying to install a new sleeve and run new power. The transformer was upgraded because the existing unit was leaking oil on-site. The City sewer connection also had a failed cap, allowing roots to enter the sewer through the 6-inch pipe, which required tree removal to repair the sewer line.

Please feel free to reach out to us directly with any additional questions or comments. Thank you for your time.

Sincerely,

Stephanie Portus, PLA

Photo of FPL's leaking Transformer and Roots in City Sewer line.




T2
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ADVERTENCIA

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SEP 17 2026
HIGHLAND BEACH
BUILDING DEPARTMENT

3D model - entry

PLA™ DESIGN STUDIO

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DESIGN
STUDIO

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HIGHLAND BEACH
BUILDING DEPARTMENT

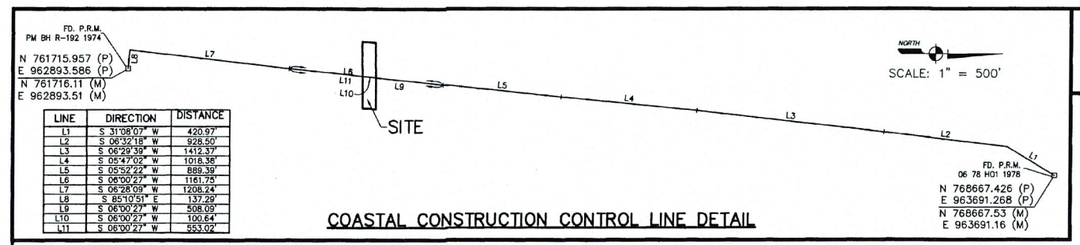
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BUILDING DEPARTMENT



LINE	DIRECTION	DISTANCE
L1	S 31°38'07" W	420.97'
L2	S 06°32'18" W	928.50'
L3	S 06°29'39" W	1412.37'
L4	S 05°47'02" W	1018.38'
L5	S 05°52'22" W	889.39'
L6	S 06°00'27" W	1161.75'
L7	S 06°25'09" W	1206.24'
L8	S 85°10'51" E	137.29'
L9	S 06°00'27" W	508.09'
L10	S 06°00'27" W	100.64'
L11	S 06°00'27" W	553.02'

COASTAL CONSTRUCTION CONTROL LINE DETAIL

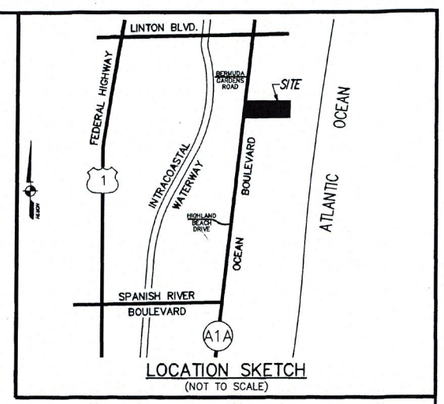
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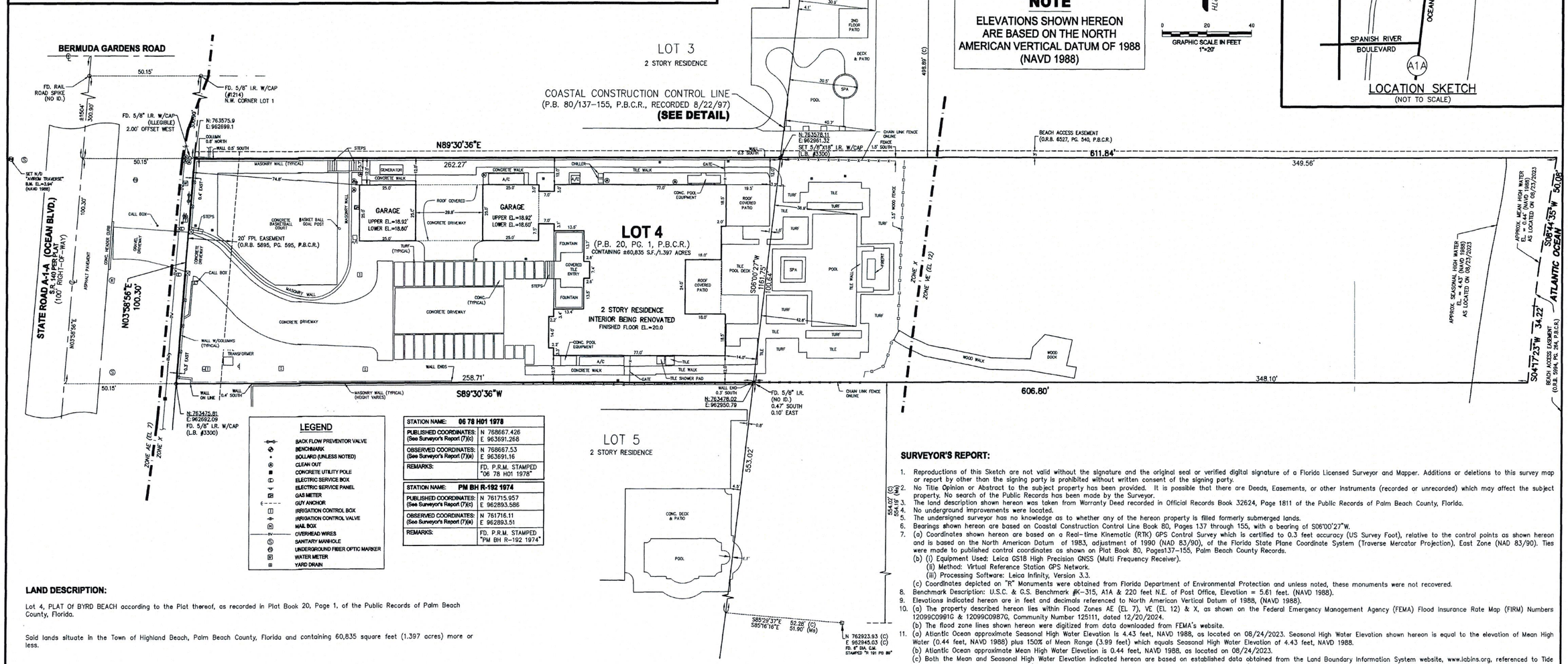
NOTE:

N 761715.957 / E 962893.586 – THE COORDINATES SHOWN THUSLY ARE BASED UPON THE NORTH AMERICAN1983 DATUM (ADJUSTMENT OF 1990), FLORIDA MERCATOR EAST ZONE PER COASTAL CONSTRUCTION CONTROL LINE (SEE SURVEYOR'S REPORT #7).

RECEIVED
SEP 17 2026
HIGHLAND BEACH
BUILDING DEPARTMENT

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)





LEGEND

- BACK FLOW PREVENTOR VALVE
- BENCHMARK
- BOLLARD (UNLESS NOTED)
- CLEAN OUT
- CONCRETE UTILITY POLE
- ELECTRIC SERVICE BOX
- ELECTRIC SERVICE PANEL
- GAS METER
- GUY ANCHOR
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- MAIL BOX
- OVERHEAD WIRES
- SANITARY MANHOLE
- UNDERGROUND FIBER OPTIC MARKER
- WATER METER
- YARD DRAIN

STATION NAME:	06 78 H01 1978
PUBLISHED COORDINATES: (See Surveyor's Report (7)(c))	N 768667.426 E 963691.268
OBSERVED COORDINATES: (See Surveyor's Report (7)(a))	N 768667.53 E 963691.16
REMARKS:	FD. P.R.M. STAMPED "06 78 H01 1978"

STATION NAME:	PM BH R-192 1974
PUBLISHED COORDINATES: (See Surveyor's Report (7)(c))	N 761715.957 E 962893.586
OBSERVED COORDINATES: (See Surveyor's Report (7)(a))	N 761716.11 E 962893.51
REMARKS:	FD. P.R.M. STAMPED "PM BH R-192 1974"

LAND DESCRIPTION:

Lot 4, PLAT Of BYRD BEACH according to the Plat thereof, as recorded in Plat Book 20, Page 1, of the Public Records of Palm Beach County, Florida.

Said lands situate in the Town of Highland Beach, Palm Beach County, Florida and containing 60,835 square feet (1.397 acres) more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 08/13/2026

John T. Doogan, PLS

Digitally signed by John T. Doogan, PLS
Date: 2026.06.16 12:19:03 -04'00'

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal or verified digital signature of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other Instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was taken from Warranty Deed recorded in Official Records Book 32624, Page 1811 of the Public Records of Palm Beach County, Florida.
4. No underground improvements were located.
5. The undersigned surveyor has no knowledge as to whether any of the hereon property is filled formerly submerged lands.
6. Bearings shown hereon are based on Coastal Construction Control Line Book 80, Pages 137 through 155, with a bearing of S06°00'27"W.
7. (a) Coordinates shown hereon are based on a Real-time Kinematic (RTK) GPS Control Survey which is certified to 0.3 feet accuracy (US Survey Foot), relative to the control points as shown hereon and is based on the North American Datum of 1983, adjustment of 1990 (NAD 83/90), of the Florida State Plane Coordinate System (Traverse Mercator Projection), East Zone (NAD 83/90). Ties were made to published control coordinates as shown on Plat Book 80, Pages137-155, Palm Beach County Records.
   (b) (i) Equipment Used: Leica GS18 High Precision GNSS (Multi Frequency Receiver).
   (ii) Method: Virtual Reference Station GPS Network.
   (iii) Processing Software: Leica Infinity, Version 3.3.
   (c) Coordinates depicted on "R" Monuments were obtained from Florida Department of Environmental Protection and unless noted, these monuments were not recovered.
8. Benchmark Description: U.S.C. & G.S. Benchmark #K-315, A1A & 220 feet N.E. of Post Office, Elevation = 5.61 feet. (NAVD 1988).
9. Elevations indicated hereon are in feet and decimals referenced to North American Vertical Datum of 1988, (NAVD 1988).
10. (a) The property described hereon lies within Flood Zones AE (EL 7), VE (EL 12) & X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Numbers 12099C0991G & 12099C0987G, Community Number 125111, dated 12/20/2024.
    (b) The flood zone lines shown hereon were digitized from data downloaded from FEMA's website.
11. (a) Atlantic Ocean approximate Seasonal High Water Elevation is 4.43 feet, NAVD 1988, as located on 08/24/2023. Seasonal High Water Elevation shown hereon is equal to the elevation of Mean High Water (0.44 feet, NAVD 1988) plus 150% of Mean Range (3.99 feet) which equals Seasonal High Water Elevation of 4.43 feet, NAVD 1988.
    (b) Atlantic Ocean approximate Mean High Water Elevation is 0.44 feet, NAVD 1988, as located on 08/24/2023.
    (c) Both the Mean and Seasonal High Water Elevation indicated hereon are based on established data obtained from the Land Boundary Information System website, www.labins.org, referenced to Tide Interpolation Point Number: 100836. (Procedure: Extend the above Mean High Water height onto job site)
12. Survey References:
    (a) Coastal Construction Control Line, recorded in Plat Book 80, Pages 137-155, Palm Beach County, Records.
    (b) Plat Book 20, Page 1 of the Public Records of Palm Beach County, Florida.
13. The common name of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
14. Property Address: 2365 S. Ocean Boulevard, Highland Beach, Florida.
15. Abbreviation Legend: A/C = Air conditioner; APPROX. = Approximate; B.M. = Benchmark; C = Calculated; ℄ = Centerline; CCCL = Coastal Construction Control Line; C.M. = Concrete Monument; CONC. = Concrete; EL. = Elevation; FD. = Found; F.F. = Finished Floor; F.P.L. = Florida Power & Light Company; ID. = Identification; I.R. = Iron Rod; L.B. = Licensed Business; MHW = Mean High Water; MS = Measured; NAD = North American Datum; NAVD = North American Vertical Datum; N/D = Nail & Disk; O.R.B. = Official Records Book; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.R.M. = Permanent Reference Monument; R.L.S. = Registered Land Surveyor; R/W = Right-of- Way; S.F. = Square Feet; W/ = With; W/CAP = With Surveyors Cap.

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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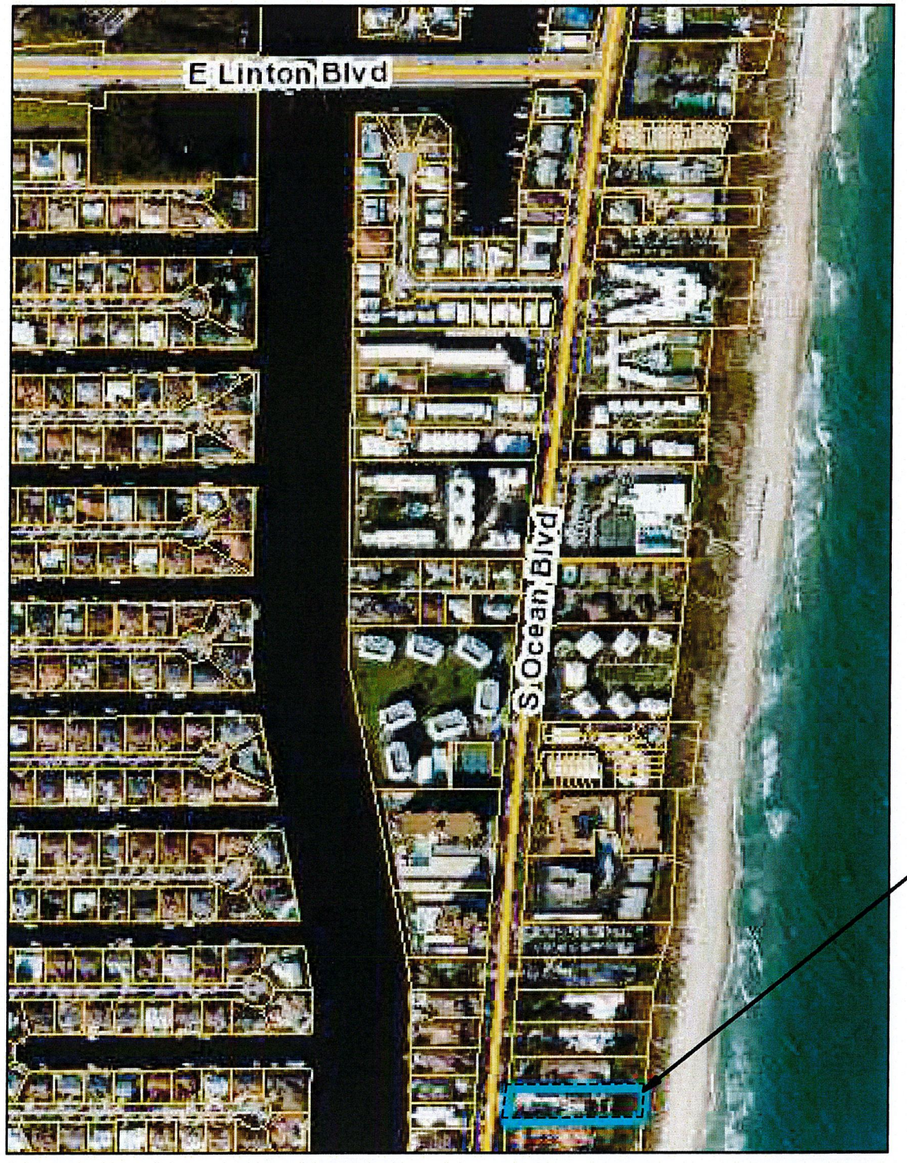
REVISIONS	DATE	F.B. / PG.	BY	CK'D
FIELD UPDATE BOUNDARY AND CHANGES	06/10/2024	SKETCH	JTD	
UPDATE SURVEY, REVISE DRIVEWAY & POOL	06/12/2026	2302/5-8	KT	JTD

BOUNDARY & MEAN HIGH WATER SURVEY
2365 SOUTH OCEAN BOULEVARD
LOT 4
PLAT OF BYRD BEACH
(P.B. 20, PG. 1, P.B.C.R.)
LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST
TOWN OF HIGHLAND BEACH, PALM BEACH COUNTY, FLORIDA

JOB #:	6813
SCALE:	1" = 20'
DATE:	08/24/2023
BY:	S.K.
CHECKED:	J.T.D.
F.B. 2193	PG. 6-11
SHEET:	1 OF 1

FDOT GENERAL NOTES

1. GOVERNING STANDARD PLANS:
2. FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2025-26 STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRS) ARE AVAILABLE AT THE FOLLOWING WEBSITE: https://www.fdot.gov/design/standardplans/2026/standard-plans-fy-2025-26
3. GOVERNING STANDARD SPECIFICATIONS: FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2025-26 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AT THE FOLLOWING WEBSITE: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/specifications/by-year/fy-2025-26/ebook/2025-26-ebook-compressed.pdf
4. CONTRACTOR SHALL REPAIR ALL DAMAGE DONE TO FDOT PROPERTY DURING DEMOLITION, RELOCATION &/OR INSTALLATION ACTIVITIES AT HIS SOLE EXPENSE.
5. ANY PLANT MATERIAL SUBSTITUTION WITHIN OR IMPACTING THE FDOT RIGHT OF WAY WHETHER REQUESTED BY THE CONTRACTOR, OWNER, LANDSCAPE ARCHITECT OR OTHER WILL NEED TO GET APPROVAL FROM THE FDOT DISTRICT LANDSCAPE ARCHITECT. ARCHITECTURAL PAVERS INSTALLATION FOR SIDEWALKS, MEDIANS, DRIVEWAYS, OR ROADWAYS WITHIN THE FDOT RIGHT OF WAY SHALL COMPLY WITH CURRENT FDOT STANDARD SPECIFICATION 526. ONLINE REFERENCE: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/specifications/by-year/fy-2025-26/ebook/
6. OWNERSHIP OF ALL SUITABLE EXCAVATED MATERIALS, AS DETERMINED BY THE DEPARTMENT, SHALL REMAIN IN THE DEPARTMENT UNTIL A FINAL ACCEPTANCE OF THE PERMITTED PROJECT IS FULFILLED. EXCAVATED MATERIALS SHALL BE HAULED BY THE PERMITTEE, AT THEIR COST & EXPENSE FROM THE SITE TO THE FDOT PALM BEACH OPERATIONS CENTER OR STOCKPILED IN THOSE AREAS AS DIRECTED BY THE DEPARTMENT, INCLUDING ASPHALT MILLINGS.



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2. RE-SUB 04/09/26

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PRIVATE RESIDENCE
2365 S OCEAN BLVD,
HIGHLAND BEACH, FL 33487
HIGHLAND BEACH, FL. RE-SINGLE FAM. RESIDENTIAL ESTATE

Stephanie Portus
Digitally signed by Stephanie Portus
Date: 2026.06.03 10:21:39 -04'00'

scale: 1" = 30'-0" | drawn by: JS
23-107

sheet name: LANDSCAPE COVER

RE-SUBMISSION 04/09/26

sheet number: L-1

1

DESIGN SPEED=35 MPH

FDOT LANDSCAPE PERMIT NUMBER 2026-L-496-00005

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BUILDING DEPARTMENT

BEGIN PROJECT
MP 7.649

LIMIT OF CLEAR SIGHT LINE D=390' PER FDM
CHAPTER 212, EXHIBIT 212-4,
DESIGN SPEED 35 MPH

ORIGIN OF CLEAR SIGHT LINE

STATE ROAD A-1-A (OCEAN BLVD.)
S.R. 140 PER PLAT
S.S. (100' RIGHT-OF-WAY)

SOUTH BOUND TRAVEL LANE

NORTH BOUND TRAVEL LANE

EDGE OF NORTH BOUND
TRAVEL LANE

EDGE OF PAVEMENT

END PROJECT
MP 7.667

S

M

14' CLEAR ZONE

14.5' ORIGIN OF CLEAR SIGHT LINE

SOD

14'-6"

PATTERNED
PAVEMENT

SOD

C

SHRUBS

BV-W
10

BV-W
11

FM-G
181

PM-D
576

A
23

BV-S5
5

A
27

SHRUBS

BV-W
15

PM-D
305

FM-G
88

OVERHEAD
UTILITY LINES

PM-4
40

GROUNDCOVER

FDOT RIGHT OF WAY LINE

DESIGN SPEED=35 MPH

FDOT LANDSCAPE PERMIT
NUMBER 2026-L-496-00005

N

0 4 8 16 24
1/8" = 1'-0"

ISSUED FOR:
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2. RE-SUB 04/09/26
3.
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HIGHLAND BEACH, FL 33487
HIGHLAND BEACH, FL, RE-SINGLE FAM. RESIDENTIAL ESTATE

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sheet name
LANDSCAPE PLAN

1
RE-SUBMISSION
04/09/26

sheet number
L-2

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BUILDING DEPARTMENT

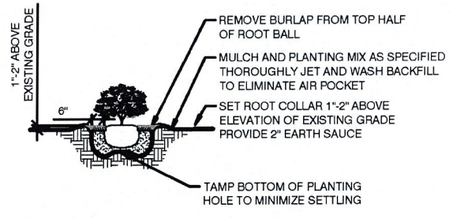
PLANT SCHEDULE PROPOSED

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	WIDTH		REMARKS
SHRUBS								
BV-S5	5	Bougainvillea x `Barbara Karst` / Barbara Karst Bougainvillea	FLORIDA FRIENDLY	25G/21"	5` HT	4`-5` W		STANDARD, FULL, DENSE, SYMMETRICAL HEAD. MATCHING
PM-4	40	Podocarpus macrophyllus maki / Shrubby Yew	FLORIDA FRIENDLY	7G/14"	4` HT	24" W		FULL, DENSE FOLIAGE TO BASE, SHEAR TO 4` HT
CODE	**QTY**	**BOTANICAL / COMMON NAME**	**NATIVE**	**CONTAINER**	**HEIGHT**	**WIDTH**	**SPACING**	**REMARKS**
SHRUB AREAS								
A	50	Annuals / Annuals TBS	FLORIDA FRIENDLY	4" POT	6"-8" HT	6"-8" W	12" o.c.	FULL POTS, BLOOMING. TO BE SELECTED BY OWNER AT TIME OF INSTALL
BV-W	36	Bougainvillea x 'Singapore White' / White Bougainvillea	FLORIDA FRIENDLY	3G/10"	12" HT	12"-14" W	24" o.c.	BUSH FORM, FULL, DENSE POT, GOOD COLOR
FM-G	269	Ficus microcarpa `Green Island` / Green Island Ficus	FLORIDA FRIENDLY	3G/10"	12" HT	14" W	16" o.c.	FULL DENSE FOLIAGE TO BASE.
PM-D	881	Podocarpus macrophyllus `Dwarf Pringles` / Dwarf Podocarpus	FLORIDA FRIENDLY	3G/10"	10" HT	12" W	6" o.c.	FULL, DENSE, FOLIAGE TO BASE

MISC	BOTANICAL NAME / COMMON NAME	QTY	REMARKS
MULCH	Melaleuca Mulch	Verify quantity in field	MINIMUM 3" DEPTH
SOD	'Empire' Zoysia	Verify SF in field	MINIMUM 16"X24" PIECES, GRADED #1 OR BETTER, SEE LANDSCAPE SPECIFICATIONS SHEET

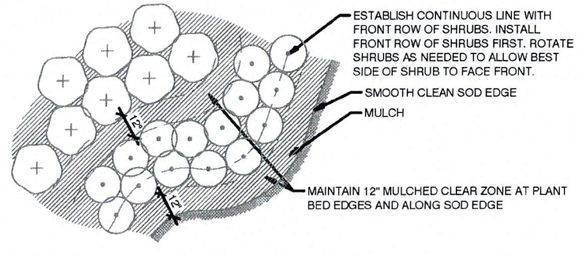
FDOT PLANTING NOTES

1. FOR THE PORTION OF LANDSCAPE PLANT MATERIAL THAT WILL BE INSTALLED WITHIN THE FDOT RIGHT OF WAY, LANDSCAPE INSTALLATION SHALL COMPLY WITH CURRENT APPLICABLE FDOT MAINTENANCE SPECIFICATION 580.
   ONLINE REFERENCE:
chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/specifications/by-year/fy-2025-26/maintenance/finalized/spm5800000-725-i19908.pdf?sfvrsn=d680f184_1
2. FOR THE PORTION OF LANDSCAPE PLANT MATERIAL THAT WILL BE INSTALLED WITHIN THE FDOT RIGHT OF WAY REFER TO THE FDOT STANDARD PLANS INDEX 580-001 LANDSCAPE INSTALLATION.
   ONLINE REFERENCE: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/design/standardplans/2024/idx/580-001.pdf?
3. CYPRESS MULCH IS NOT PERMITTED ON FDOT RIGHT OF WAY. MULCH PERMITTED TO BE USED ARE HARDWOOD MULCH (CONTAINING NO CYPRESS PRODUCTS), RECYCLED MULCH OR APPROVED EQUAL, CERTIFIED BY THE MULCH AND SOIL COUNCIL (MSC). SUBMIT PROOF OF CERTIFICATION TO THE FDOT DISTRICT OPERATIONS PERMIT LANDSCAPE INSPECTOR UPON INSPECTION.
4. SODDED AREAS WILL BE IN ACCORDANCE WITH STANDARD PLANS INDEX 570-010 AND STANDARD SPECIFICATIONS SECTIONS 162, 570, 981, 982, 983, 987 OF THE DEPARTMENT'S LATEST EDITION OF GOVERNING DESIGN STANDARDS AND STANDARD SPECIFICATIONS. ALL DISTURBED AREAS WILL BE SODDED WITHIN ONE (1) WEEK OF INSTALLATION OF SAID PERMITTED WORK.
5. PATTERNED PAVEMENT INSTALLATION SHALL COMPLY WITH CURRENT FDOT STANDARD SPECIFICATION 523. FRICTION TESTING WILL BE REQUIRED AT INTERVALS IN ACCORDANCE WITH FDOT FM 5-592, ASTM E274, OR ASTM E1911. ALL COSTS FOR FRICTION TESTING WITHIN THE TRAVEL WAY ARE THE RESPONSIBILITY OF THE AGENCY.
   ONLINE REFERENCE:
chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/specifications/by-year/fy-2025-26/ebook/2025-26-ebook-compressed.pdf



PLEASE NOTE:
COMPLETELY REMOVE ALL SYNTHETIC MATERIALS

SHRUB/ GROUND COVER DETAIL



SHRUB/ GROUND COVER LAYOUT

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Stephanie Portus
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Date: 2026.06.02 10:23:08 -04'00'

project number	23-107
drawn by	JS
sheet name	LANDSCAPE SCHEDULE AND DETAILS
	RE-SUBMISSION 04/09/26
sheet number	L-3

1
FDOT LANDSCAPE PERMIT NUMBER 2026-L-496-00005

BEGIN PROJECT
MP 7.649

STATE ROAD A-1-A (OCEAN BLVD.)
S.R. 140 PER PLAT
S.S. (100' RIGHT-OF-WAY)

SOUTH BOUND TRAVEL LANE

NORTH BOUND TRAVEL LANE

EXISTING GREEN ISLAND FICUS TO BE REMOVED

END PROJECT
MP 7.667

LJ-X 4

LJ-X 3

EXISTING SHRUBS
TO BE REMOVED

LC-X 1

OVERHEAD
UTILITY LINES

FDOT RIGHT OF WAY LINE

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PLANT SCHEDULE DISPOSITION

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	REMARKS
TREES				
LJ-X	7	Ligustrum japonicum / Japanese Privet	FLORIDA FRIENDLY	REMOVE
PALM TREES				
LC-X	1	Livistona chinensis / Chinese Fan Palm	NON-NATIVE	REMOVE

DESIGN SPEED=35 MPH

FDOT LANDSCAPE PERMIT
NUMBER 2026-L-496-00005

1/8" = 1'-0"

ISSUED FOR:
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PLA™ DESIGN STUDIO

Stephanie Portus FL Reg LA 6667273
Beth Dawson FL Reg LA 6667215

project number 23-107
drawn by JS

sheet name
TREE DISPOSITION

1
RE-SUBMISSION
04/09/26

sheet number
L-4

Stephanie Portus
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Tree Disposition

Project Address: 2365 S Ocean Blvd.

Removal

Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating	Comments
1	Japanese Privet	Ligustrum japonicum	16'	8'	6"	70%	good condition, overlapping canopies, remove
2	Japanese Privet	Ligustrum japonicum	16'	8'	6"	70%	good condition, overlapping canopies, remove
3	Japanese Privet	Ligustrum japonicum	16'	8'	6"	70%	good condition, overlapping canopies, remove
4	Japanese Privet	Ligustrum japonicum	16'	8'	6"	70%	good condition, overlapping canopies, remove
5	Japanese Privet	Ligustrum japonicum	16'	8'	6"	70%	good condition, overlapping canopies, remove
6	Japanese Privet	Ligustrum japonicum	16'	8'	6"	70%	good condition, overlapping canopies, remove
7	Japanese Privet	Ligustrum japonicum	16'	8'	6"	70%	good condition, overlapping canopies, remove

Palm #	Common Name	Scientific Name	Height	Spread	Clear Trunk	Condition Rating	Comments
8	Chinese Fan Palm	Livistona chinensis	22'	5'	17'	25%	poor condition, remove

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HIGHLAND BEACH, FL 33487
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project number 23-107
drawn by JS

sheet name
TREE DISPOSITION SCHEDULE

RE-SUBMISSION 04/09/26

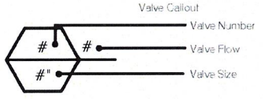
sheet number
L-5

1
FDOT LANDSCAPE PERMIT NUMBER 2026-L-496-00005

IRRIGATION SCHEDULE PROPOSED

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H TQ F	Rain Bird 1806 12 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	3	30
Q T H TQ F	Rain Bird 1806 15 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	5	30
4 6 8 10 12 15 18	Rain Bird 1806 ADJ Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	11	30
Q T H TQ F	Rain Bird 1812 12 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	3	30
Q T H TQ F	Rain Bird 1812 15 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	5	30
4 6 8 10 12 15 18	Rain Bird 1812 ADJ Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	11	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
BF	Watts U009 2" Reduced Pressure Backflow Preventer	1
M	EXISTING METER 2" - DOMESTIC WATER METER	1
	Irrigation Lateral Line: PVC Class 160 SDR 26	258.8 lf
	Irrigation Mainline: PVC Class 200 SDR 21	19.0 lf
	Pipe Sleeve: Ductile Iron Pipe- Class 350	15.5 lf

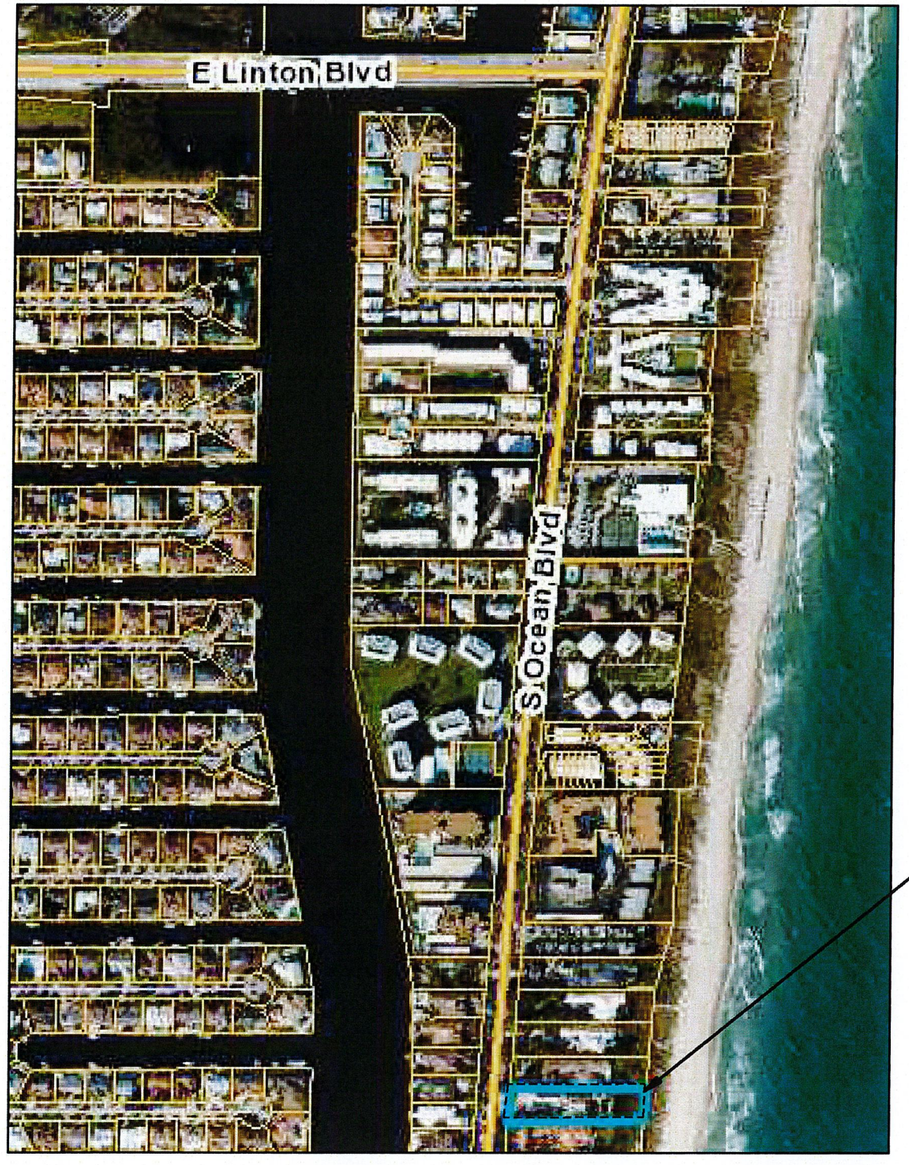


FDOT IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL USE THE LOWEST QUALITY WATER AVAILABLE, WHICH ADEQUATELY AND SAFELY MEETS THE WATER NEEDS OF THE SYSTEM. STORM WATER, RECLAIM WATER, OR GREY WATER IRRIGATION SHALL BE USED WHENEVER POSSIBLE.
2. FDOT REQUIRES 24-HOUR EMERGENCY ACCESS TO THE WATER SOURCE.
3. THE CONTRACTOR SHALL PROVIDE FDOT DISTRICT OPERATIONS MANAGER WITH A SET OF "AS-BUILT" IRRIGATION PLANS.
4. SHOULD THE EXISTING IRRIGATION SYSTEM NOT BE FUNCTIONAL FOR A PERIOD OF TIME DURING CONSTRUCTION, ENSURE THAT MEASURES ARE TAKEN TO WATER THE EXISTING PLANT MATERIAL AND SOD. THIS MAY INCLUDE PORTIONS OF THE RIGHT OF WAY OUTSIDE OF THE RENOVATION AREA DEPENDING ON HOW THE SYSTEM IS ZONED.
5. NOTE THAT 100% COVERAGE MUST BE ACHIEVED WITHIN THE RIGHT OF WAY WHERE IRRIGATION MODIFICATIONS OCCUR.

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HIGHLAND BEACH, FL 33487
HIGHLAND BEACH, FL, RE-SINGLE FAM. RESIDENTIAL ESTATE

PLA DESIGN STUDIO
2255 NW EXECUTIVE CENTER DR. STE 104 BOCA RATON, FL 33431
STUDIO@PLADESIGNSTUDIO.COM T: OFFICE 561.315.3292

Stephanie Portus
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Date: 2026.06.03 10:19:26 -04'00'

Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273

project number	drawn by
23-107	JS

sheet name
IRRIGATION PLAN COVER

RE-SUBMISSION 04/09/26

sheet number
IP-1

1

DESIGN SPEED=35 MPH

FDOT LANDSCAPE PERMIT NUMBER 2026-L-496-00005

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HIGHLAND BEACH
BUILDING DEPARTMENT

LIMIT OF CLEAR SIGHT LINE D=390' PER FDM
CHAPTER 212, EXHIBIT 212-4,
DESIGN SPEED 35 MPH

BEGIN PROJECT
MP 7.649

ORIGIN OF CLEAR SIGHT LINE

STATE ROAD A-1-A (OCEAN BLVD.)
S.R. 140 PER PLAT
S.S. (100' RIGHT-OF-WAY)

SOUTH BOUND TRAVEL LANE

NORTH BOUND TRAVEL LANE

EDGE OF NORTH BOUND
TRAVEL LANE

EDGE OF PAVEMENT

END PROJECT
MP 7.667

14' CLEAR ZONE

14.5' ORIGIN OF CLEAR SIGHT LINE

SOD

14'-6"

PATTERNED
PAVEMENT

SOD

TURF SPRAY

SHRUBS

SHRUB SPRAY

SHRUBS

EXISTING WATER METER

EXISTING BACKFLOW
PREVENTOR

OVERHEAD
UTILITY LINES

GROUNDCOVER

FDOT RIGHT OF WAY LINE

DESIGN SPEED=35 MPH

FDOT LANDSCAPE PERMIT
NUMBER 2026-L-496-00005

1/8" = 1'-0"

ISSUED FOR:
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2. RE-SUB1 04/09/26
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PRIVATE RESIDENCE
2365 S OCEAN BLVD.
HIGHLAND BEACH, FL 33487
HIGHLAND BEACH, FL. RE-SINGLE FAM. RESIDENTIAL ESTATE

PLA DESIGN STUDIO

Stephanie Portus

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Date: 2026.06.03 10:21:00 -04'00'

project number 23-107
drawn by JS

sheet name
IRRIGATION PLAN

1
RE-SUBMISSION
04/09/26

sheet number
IP-2

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Town of Highland Beach
Town Commission Development Order (PB)
Application No. PZ-26-11-SPMM

Applicant: **Michael J. Beyer / Anthony Routhier**
Property Address: **2365 S. Ocean Blvd.**
Highland Beach, Florida 33487

CERTIFICATE OF MAILING AFFIDAVIT

I hereby certify that the Town Clerk's Office mailed a copy of the Notice of Public Hearing (Exhibit A) for Application No. PZ-26-11-SPMM for the property located at 2365 S. Ocean Blvd., Highland Beach, Florida 33487, by U.S. first-class and international mail to:

> All property owners and properties owned by a condominium association president and the association's registered agent within 500 feet of the property located at 2365 S. Ocean Blvd., Highland Beach, Florida 33487.

The mailings consisted of 24 notices that were sent first class mail and 01 notices that were sent by International Mail.

This 24th day of September 2026.

Highland Beach Town Clerk's Office

Jaclyn DeHart
Deputy Town Clerk

PUBLIC NOTICE
APPLICATION NO. PZ-26-11-SPMM

September 23, 2026

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on ***Thursday, October 8, 2026 at 9:30 AM*** in the Commission Chambers at Town Hall located at 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

APPLICATION BY ANTHONY ROUTHIER, CAVADIUM, INC., FOR AN AMENDMENT TO A PREVIOUSLY APPROVED MAJOR MODIFICATION REQUEST (APPLICATION NO. DO#23-0012) IN ORDER TO ADD A CORRESPONDING LANDSCAPE PLAN (NOT INCLUDED IN THE PREVIOUS MAJOR MODIFICATION APPROVAL PLAN SET) FOR THE PROPERTY LOCATED AT 2365 SOUTH OCEAN BOULEVARD (PZ-26-11-SPMM).

The application is available for inspection in the Town Clerk's Office at Town Hall, Monday through Friday during normal business hours of 8:30 a.m. to 4:30 p.m.

Any person that decides to appeal any decision made by the Planning Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is based. The Town of Highland Beach does not provide such a record.

In accordance with the Americans with Disabilities Act, persons who need special accommodation to attend or participate in this meeting should contact the Town Clerk's Office at (561) 278-4548 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771.

For additional information, please contact the Town Planner at (561) 278-4540.

TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT

500 Ft Public Notification Boundary

Affidavit of Legal Notice submission and publication

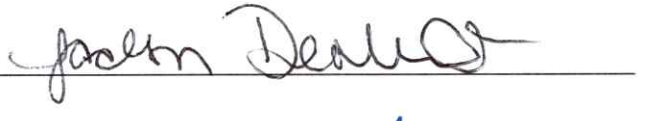
Highland Beach Legal Notice

Submission Time: **09/28/2026 8:34 AM (EDT)**

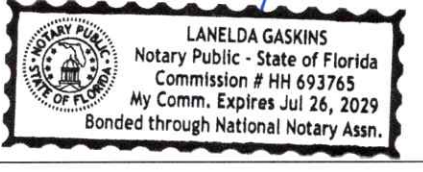
Please find a PDF of your submission details attached to this email.

The attachments included in your submission are listed below. This Legal Notice along with the attachments is now published on the web portal.

- AD_PB PZ-26-11-SPMM 2365 SOB.pdf
- signature.png

Signature of Affiant 

Signature of Notary Public 



Notary Stamp_____-

Highland Beach Legal Notice Submission

Highland Beach Legal Notice

09/28/2026 8:34 AM (EDT)

Submitted by Jaclyn Dehart (jdehart@highlandbeach.us)

Legal Notice

Please choose a category	Planning Board Public Hearing Notices - Highland Beach
Title	October 08, 2026 Planning Board Meeting Application No. PZ-26-11-SPMM
Publish Date	09/28/2026
Publish Time	8:32 AM (EDT)
Description	TOWN OF HIGHLAND BEACH NOTICE OF PUBLIC HEARING YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on Thursday, October 08, at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following: APPLICATION NO. PZ-26-11-SPMM BY ANTHONY ROUTHIER, CAVADIUM, INC., FOR AN AMENDMENT TO A PREVIOUSLY APPROVED MAJOR MODIFICATION REQUEST (APPLICATION NO. DO#23-0012) IN ORDER TO ADD A CORRESPONDING LANDSCAPE PLAN (NOT INCLUDED IN THE PREVIOUS MAJOR MODIFICATION APPROVAL PLAN SET) FOR THE PROPERTY LOCATED AT 2365 SOUTH OCEAN BOULEVARD. The application is available for inspection in the Town Clerk's Office at Town Hall, Monday through Friday during normal business hours of 8:30 a.m. to 4:30 p.m. Any person that decides to appeal any decision made by the Planning Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is based. The Town of Highland Beach does not provide such a record. In accordance with the Americans with Disabilities Act, persons who need special accommodation to attend or participate in this meeting should contact the Town Clerk's Office at (561) 278-4548 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771. For additional information, please contact the Town Planner at (561) 278-4540. TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT
Attach Files (Optional)	AD_PB PZ-26-11-SPMM 2365 SOB.pdf
Submitted by (Email Address)	jdehart@highlandbeach.us
Notifications	Yes
Send Out a Notification to Your	Yes

Subscribers	
Signature	

File Attachments for Item:

B. Informational Materials: Proposed Constitutional Amendment 3.

FOR IMMEDIATE RELEASE **August 25, 2026**

Statement from Anne M. Gannon, Constitutional Tax Collector serving Palm Beach County, Florida

Proposed Constitutional Amendment 3

WEST PALM BEACH, FL — Anne M. Gannon, Constitutional Tax Collector serving Palm Beach County, Florida, issues the following statement regarding Amendment 3, scheduled to appear on the November general election ballot.

Statement from Anne M. Gannon, Constitutional Tax Collector serving Palm Beach County, Florida.

As a constitutional officer dedicated to efficient, transparent, and equitable collection and distribution of property taxes for Palm Beach County, Anne M. Gannon shares critical concerns regarding proposed Amendment 3. While tax relief for Florida property owners is an important priority, constitutional changes of this magnitude carry potential significant unintended consequences for local communities, infrastructure, and public services.

Primary Areas of Concern

- **Severe Impact on Core Local Government Services:** The substantial expansion of homestead exemptions (up to $250,000 for non-school levies) and the reduction of the non-homestead assessment cap from 10% to 5% will eliminate billions of dollars in local revenue over time. Property taxes directly fund essential local protections—drastically cutting budgets for public safety, county sheriffs, fire-rescue, emergency medical services, and forcing deep reductions in roads, parks, libraries, and other vital infrastructure.

- **Shift of the Local Tax Burden**: When primary homeowners receive large tax breaks, local governments still face the cost of delivering essential services like law enforcement, emergency response, and road repair. To offset these revenue shortfalls, municipalities may be forced to raise tax rates or shift the tax burden to fund these vital services onto renters, small businesses, local commercial properties, and other taxpayers.

- **Disproportionate Risk to Rural Counties and Cities:** Smaller, fiscally constrained rural communities rely heavily on modest property tax bases to sustain operations. Reductions of this scale risk severely destabilizing or bankrupting small rural cities and counties, directly impacting the families who depend on local government stability for basic public services.

Summary Position

Anne M. Gannon encourages all Florida voters to carefully examine the full fiscal and operational scope of Amendment 3 on November 3. She remains committed to serving Palm Beach County taxpayers with integrity and transparency and stands ready to work with the Legislature and local government partners to ensure public awareness of property tax policy.

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For more information, please contact:

Anne M. Gannon
Constitutional Tax Collector
(561) 355-2805
jvortolomei@pbctax.com

About the Constitutional Tax Collector, serving Palm Beach County
The Constitutional Tax Collector, serving Palm Beach County was established as an independent agency in 1885 by the Florida Constitution. Today, Anne M. Gannon, the first woman elected to the office of Constitutional Tax Collector in Palm Beach County, is serving her fourth consecutive four-year term. The Tax Collector's main office is located at 301 N. Olive Avenue, West Palm Beach. Six service centers are located throughout the county, serving more than 1.5 million residents with real estate property, tangible property, and tourist development tax services, vehicle and vessel registration, motor vehicle license services, and other services including hunting and fishing licenses. With a team of more than 340 employees dedicated to providing unparalleled service that inspires trust, the PBC Tax Collector's organization collected $6 billion in property taxes during the 2025 property tax year. For additional information, visit PBCTAX.gov, or follow @TaxPBC on Instagram, @PBCTax on Facebook, and @TaxCollectorPBC on YouTube.

Palm Beach County LEAGUE of CITIES, Inc.

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FOR IMMEDIATE RELEASE

Palm Beach County League of Cities
Official Amendment 3 Position Statement

August 28, 2026 - PALM BEACH COUNTY, FL - On behalf of the Palm Beach County League of Cities, a nonpartisan organization, representing 39 municipalities, we oppose Amendment 3, a constitutional amendment that fundamentally changes Florida's property tax structure without an analysis of its full impact on local residents.

From coastal cities to agricultural communities, we serve every corner of Palm Beach County and share one mission: protecting our residents and providing essential local services that make our neighborhoods work.

Property taxes directly fund essential local services, including neighborhood police patrols, rapid police and fire-rescue response, safe and well-maintained roads, public parks, and disaster preparedness and recovery efforts, among many others.

Amendment 3 fails to provide a dedicated state funding source to replace the lost local revenue. Instead, it limits local governments' financial flexibility potentially compromising residents' safety, services and infrastructure projects. Amendment 3 shifts the financial burden to renters, local businesses, or alternative tax revenue sources to maintain the level of service residents have come to expect.

Floridians deserve to know the full impact of Amendment 3 before they vote for a change of this scale, which cannot be corrected without another constitutional amendment. There must be a clear, honest assessment of how it affects the safety and financial stability of every Florida community.

We urge a thoughtful, transparent, and data-driven process that fully informs the public before advancing a constitutional change of this magnitude.