

AGENDA

PLANNING BOARD REGULAR MEETING



Thursday, May 09, 2024 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. April 11, 2024

7. **UNFINISHED BUSINESS**

A. None

8. **NEW BUSINESS**

A. Development Order Application No. PZ-24-1 / Anders & Christine Nessen

Application by Richard Brummer, Opus Homes D&E LLC, for a major modification request to allow for the construction of a new two-story pavilion for the property located at 1096 Bel Lido Drive.

9. **ANNOUNCEMENTS**

May 14, 2024 1:00 PM Code Enforcement Board Meeting

May 21, 2024 1:30 PM Town Commission Meeting

June 13, 2024 9:30 AM Planning Board Meeting

10. ADJOURNMENT

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.

File Attachments for Item:

A. April 11, 2024



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

**LIBRARY COMMUNITY ROOM
3618 South Ocean Boulevard
Highland Beach, Florida 33487**

**Date: April 11, 2024
Time: 9:30 AM**

1. CALL TO ORDER

Chairperson Goldenberg called the meeting to order at 9:30 A.M.

2. ROLL CALL

Board Member Jason Chudnofsky
Board Member David Axelrod
Board Member David Powell
Chairperson Eric Goldenberg
Town Attorney Leonard Rubin
Deputy Town Clerk Jaclyn DeHart

ADDITIONAL STAFF PRESENT

Town Planner Ingrid Allen

ABSENT

Vice Chairperson Ilyne Mendelson
Board Member Roger Brown
Board Member Eve Rosen

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

Motion: Axelrod/Chudnofsky - Moved to approve the agenda as presented which passed 4 to 0.

5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

6. APPROVAL OF MINUTES

A. March 14, 2024

Motion: Powell/Axelrod - Moved to approve the minutes as presented which passed 4 to 0.

7. UNFINISHED BUSINESS

A. None.

8. NEW BUSINESS

A. Development Order Application No. 23-0015 / Camron Walsh

Application by William Thomas, unlimited permit services, INC., for a special exception request to install a 27,000 pound capacity elevator boat lift for the property located at 1002 Grand Court.

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

Town Planner Allen presented Development Order No. 23-0015.

Dr. Michael G. Jenkins, ATM's Coastal Engineering Principal, was sworn in and then answered questions in reference to the turning radius at the end of the canal.

William Thomas, Unlimited Permit Services, was present but no questions were asked of him.

The public hearing was closed followed by a motion.

MOTION: Chudnofsky/Axelrod - Moved to approve Development Order No. 24-0002. Based upon roll call: Member Chudnofsky (Yes), Member Axelrod (Yes), Member Powell (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 4 to 0 vote.

B. Development Order Application No. 24-0002 / Patti & Alan Masarek

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.

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

Town Planner Allen presented Development Order No. 24-0002.

Carlos Linares of Randall Stofft Architects presented a rendering of the front of the home and spoke about the project.

The public hearing was closed followed by a motion.

Motion: Axelrod/Powell - Moved to approve Development Order No. 23-0015. Based upon roll call: Member Axelrod (Yes), Member Powell (Yes), Member Chudnofsky (Yes) and Chairperson Goldenberg (Yes). The motion passed on a 4 to 0 vote.

9. ANNOUNCEMENTS

Chairperson Goldenberg read the announcements as follows.

April 16, 2024	1:30 PM	Town Commission Meeting
May 07, 2024	1:30 PM	Town Commission Meeting
May 09, 2024	9:30 AM	Planning Board Meeting

10. ADJOURNMENT

The meeting adjourned at 9:54 AM.

APPROVED on May 09, 2024, Planning Board Regular Meeting.

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by: Jaclyn DeHart

05/09/2024

Jaclyn DeHart
Deputy Town Clerk

Date

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-24-1 / Anders & Christine Nessen

Application by Richard Brummer, Opus Homes D&E LLC, for a major modification request to allow for the construction of a new two-story pavilion for the property located at 1096 Bel Lido Drive.



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: May 9, 2024

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY RICHARD BRUMMER, OPUS HOMES D&E LLC, FOR A MAJOR MODIFICATION REQUEST TO ALLOW FOR THE CONSTRUCTION OF A NEW TWO-STORY PAVILION FOR THE PROPERTY LOCATED AT 1096 BEL LIDO DRIVE. (DO# PZ-24-1).

GENERAL INFORMATION:

Applicant (Property Owner): Anders J. and Christine A. Nessen
1096 Bel Lido Drive
Highland Beach, FL 33487

Applicant's Agent: Richard Brummer
Opus Homes D&E LLC
455 NE 5th Avenue, D-332
Delray Beach, FL 33483

Property Characteristics:

Comprehensive Plan Land Use: Single Family
Zoning District: Residential Single Family (RS)
Parcel PCN#: 24-43-47-04-02-003-0040
Site Location: 1096 Bel Lido Drive

Property Background:

According to the Palm Beach County Property Appraiser, the existing home was built in 1971. (Note there is no Building Department record of the original site plan approval for the existing residence).

Request and Analysis:

The Applicant's request is for a major modification to allow for the construction of a new two-story pavilion for the property located at 1096 Bel Lido Drive (DO# PZ-24-1). Section 30-67(b) of the Town Code permits accessory uses in the RS zoning district. Section 30-131 of the Town Code defines an accessory use as follows:

Use, accessory means a permitted use that is customarily associated with the principal use or structure, is located on the same lot as the principal use or structure, is clearly incidental to the principal use, and is subordinate in area, extent, or purpose to and serves only the principal use.

While Section 30-39 of the Town Code references major modifications as alterations to "existing" principal or accessory structures (as described below), the proposed two-story pavilion is detached from the existing single-family residence and is therefore not a modification to an existing structure. Given the scope of the project, staff has determined that the proposed pavilion also be processed as a major modification.

Section 30-39. – Modifications to existing buildings.

(1) Major modifications 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 two-story pavilion consists of the following:

- First Floor: open pavilion (288 square feet), storage area (69 square feet), and bath (81 square feet under AC).
- Second Floor: office/game room and bath. A total of 390 square feet under AC.

The Applicant has indicated that no landscaping will be modified to construct the pavilion. 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 April 26, 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

Attachments: Application
Aerials
Applicant proposed Plans (11X17)



TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

Application # _____

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 1096 BEL WOOD DR	PCN: 24-43-47-04-02-003-40
Full Legal Description of the Property [as described in the deed] or reference to an attachment: lot 4, BLOCK 3, PLAT OF BEL WOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PG 97, OF THE PUBLIC RECORDS OF P.B.C. FLORIDA	
Zoning District: RS	What is the location of the installation? <input type="checkbox"/> Intracoastal Waterway (ICW) <input checked="" type="checkbox"/> Interior Canal/Basin <input type="checkbox"/> N/A

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: ANDERS & CHRISTINE NESSON	Phone: 917 838 4483	Fax:
Mailing Address: 1096 BEL WOOD DR.		
Email Address: CHRISTINE.NESSON@GMAIL.COM		

APPLICANT'S AGENT INFORMATION		
Name: RICHARD BROWNER	Phone: 561 5718786	Fax:
Company Name: OPUS HOMES D+E LLC		
Mailing Address: 455 NE 5TH AVE. D-332 DELRAY BCH, FL 33483		
Email Address: RICHARD@OPUSHOMES.NET		

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

NEW #2 STORY ACCESSORY STRUCTURE ON THE NORTH WEST CORNER OF THE PROPERTY. THE STRUCTURE HAS A PORCH, OFFICE ROOM, TWO BATHROOMS & STORAGE.

NO LANDSCAPE HAS BEEN MODIFIED

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.

Applicant's Signature:  Date: 2/12/24

Applicant's Printed Name TICHAZO BROWNER

Received by the Town Clerk's Office:

Received By: _____ Date: _____

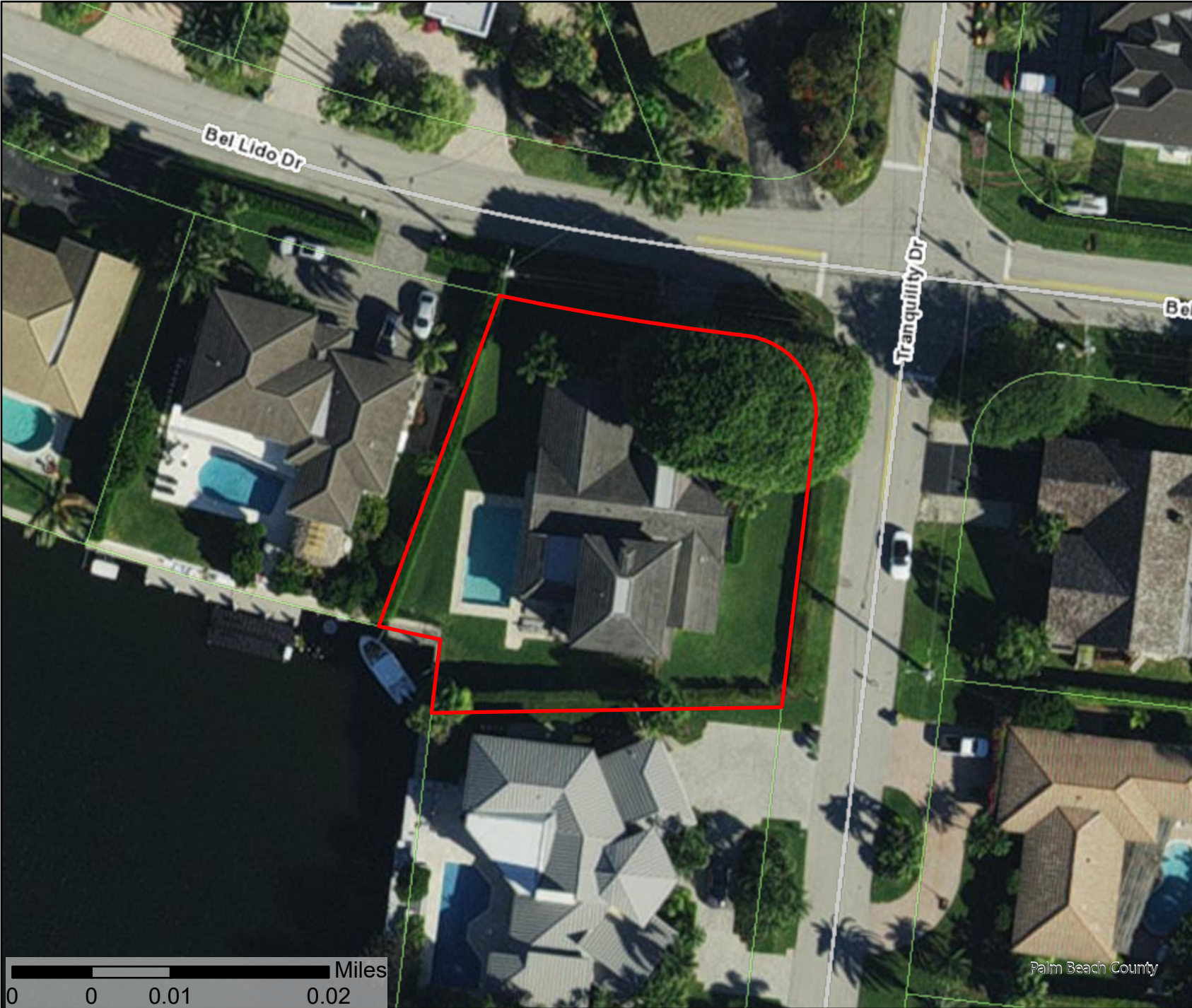
Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____



1096 Bel Lido Drive

Legend



1096 Bel Lido Drive (front)



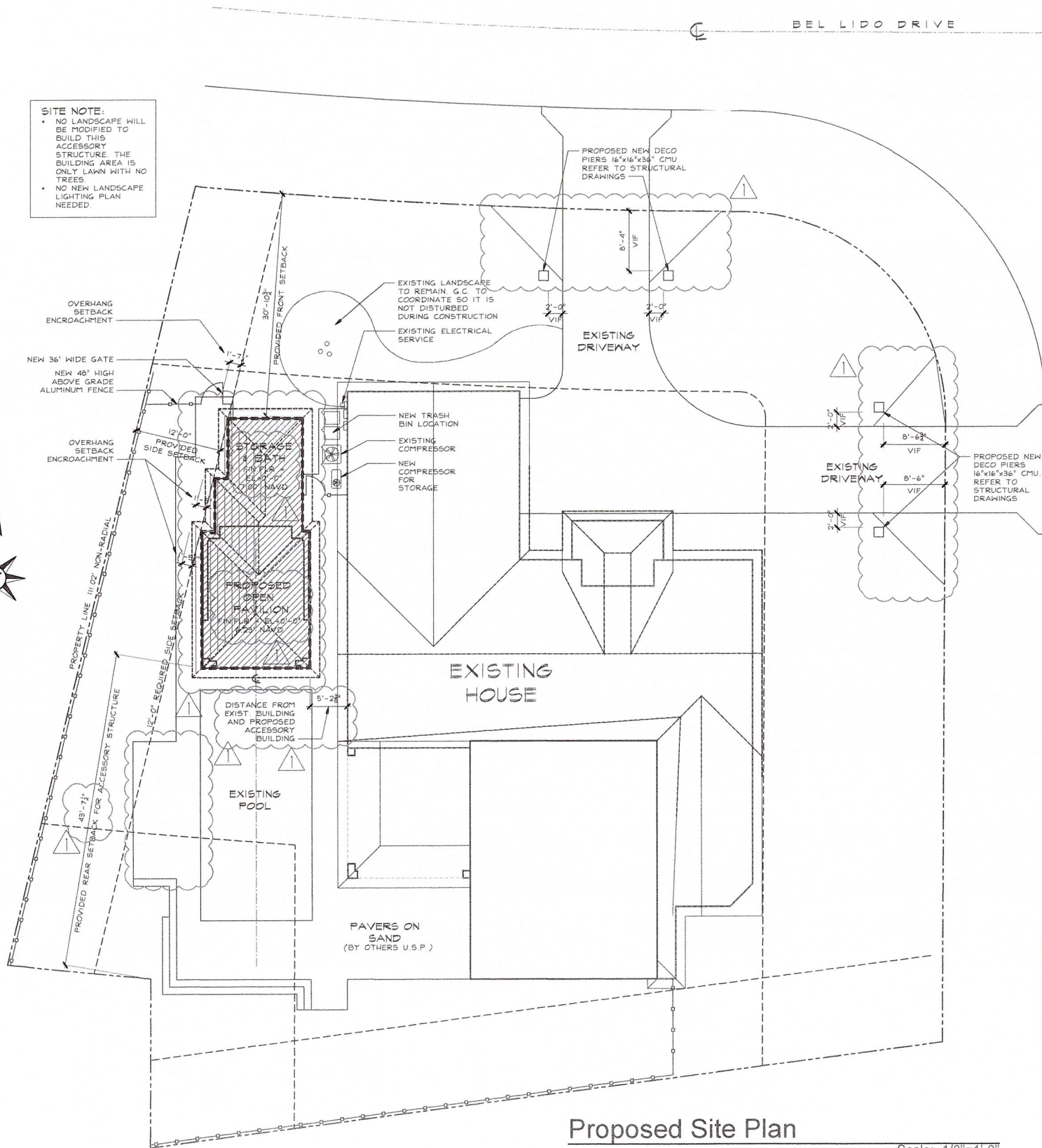
© All EagleView Technology Corporation

Side corner yard facing Tranquility Drive



SITE NOTE:

- NO LANDSCAPE WILL BE MODIFIED TO BUILD THIS ACCESSORY STRUCTURE. THE BUILDING AREA IS ONLY LAWN WITH NO TREES.
- NO NEW LANDSCAPE LIGHTING PLAN NEEDED.




Proposed Site Plan

Scale: 1/8"=1'-0"

ZONING DATA		
ZONING DISTRICT	R5 SINGLE FAMILY	
FUTURE LAND USE	TOWN OF HIGHLAND BEACH SINGLE FAMILY	
FLOOD ZONE	ZONE "AE" 16'00" NAVD	
EXISTING AIR CONDITIONED FINISH FLOOR	7.00' NAVD	
PROPOSED A/C FINISH FLOOR	7.00' NAVD	
OPEN PAVILION FINISH FLOOR	6.25' NAVD	
LEGAL DESCRIPTION		
LOT 4, BLOCK 3, BEL LIDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA		
PAVILION SITE DATA CHART		
	REQUIRED	PROVIDED
BUILDING FOOTPRINT		4048 S.F.
IMPERVIOUS AREA		7126 S.F.
TOTAL "SITE" AREA		14774 S.F.
MAIN HOUSE MAX. BUILDING HEIGHT	35'-0"	24'-2 5/16"
ADDITION MAX. BUILDING HEIGHT	22'-3 9/16"	
TOTAL BUILDING AREA		6276 S.F.
PAVILION BUILDING SETBACK		
	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	30'-10 3/4"
SIDE SETBACK (WEST)	12'-0"	12'-0"
SIDE STREET SETBACK	25'-0"	43'-7 1/4"
REAR SETBACK	20'-0"	45'-6"
AREA CALCULATIONS		
EXISTING BUILDING		
1ST FLOOR		
AIR CONDITIONED AREA		2646 S.F.
GARAGE		552 S.F.
COVERED ENTRY		106 S.F.
LOGGIA		306 S.F.
2ND FLOOR		
AIR CONDITIONED AREA		832 S.F.
PROPOSED PAVILION		
1ST FLOOR		
AIR CONDITIONED AREA		81 S.F.
STORAGE		68 S.F.
OPEN PAVILION (NON A/C SPACE)		238 S.F.
2ND FLOOR		
AIR CONDITIONED AREA		390 S.F.
TOTAL AIR CONDITIONED AREA		3949 S.F.
TOTAL ENCLOSED AREA		621 S.F.
TOTAL UNDER ROOF		700 S.F.
TOTAL OPEN AREA		0 S.F.
TOTAL LIVABLE ROOF AREA		5270 S.F.

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OPUS HOMES
 DESIGN + BUILD + INSTALL
 561.477.9886

TUMAY CONSULTING ENGINEERS INC.

Hikmet Tumer TUMAY, P.E.
 Florida Reg. # 50109
 3000 SW 25th Ave., Suite 205
 Miami, FL 33135
 TEL: (305) 491-6237 FAX: (305) 391-2151
 Email: TUMAY@TUMAY.COM

Digitally signed by Hikmet Tumer Tumer Tumer Date: 2024.04.14 12:24:00 -0500

NEW PAVILION
NESSEN RESIDENCE
 1016 BEL LIDO DRIVE
 HIGHLAND BEACH, FLORIDA

REVISIONS:
 1. BLDG. DEPT. 03.14.24
 COMMENTS:

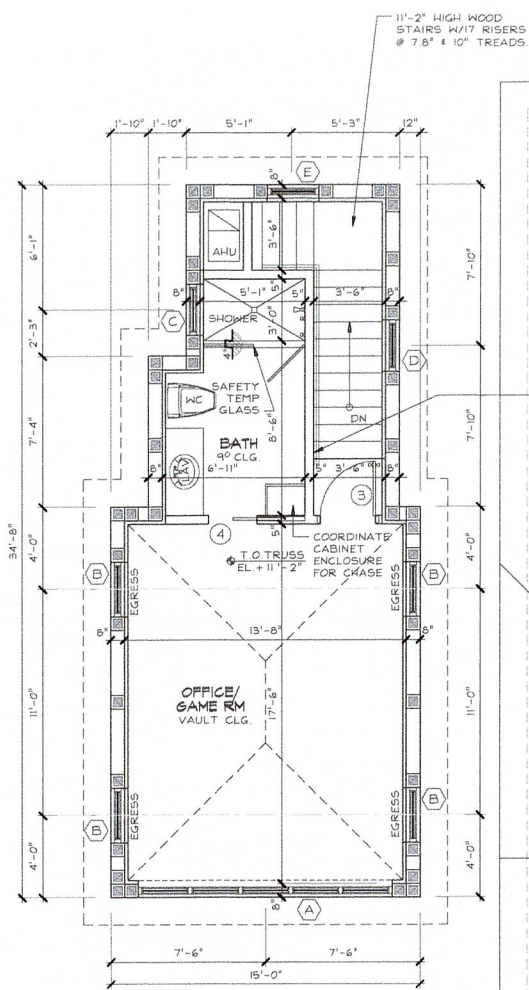
SUBMITTALS:
 ISSUED FOR PERMIT: 11.09.23

PROJECT #: 22-1054
 DESIGNER: RB
 DRAWN BY: KR/RB
 PLAN REVIEW: RB

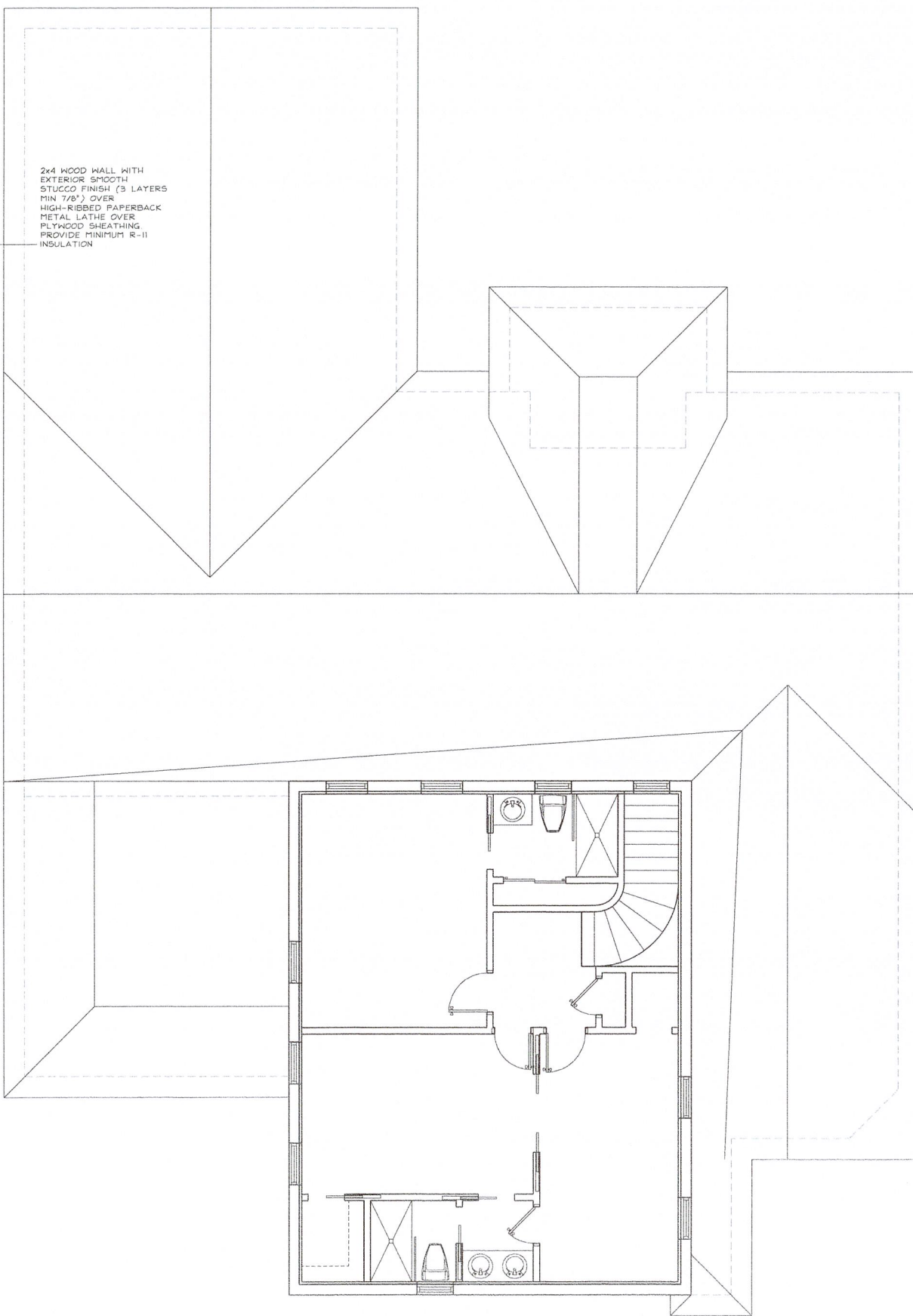
PROPOSED SITE PLAN

SP-1

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2x4 WOOD WALL WITH EXTERIOR SMOOTH STUCCO FINISH (3 LAYERS MIN 7/8") OVER HIGH-RIBBED PAPERBACK METAL LATHIE OVER PLYWOOD SHEATHING PROVIDE MINIMUM R-11 INSULATION



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Second Floor Plan

Scale: 1/4"=1'-0"



OPUS HOMES
 design + engineering
 Richard@OpusHomes.net
 (561) 572-8995

TUMAY CONSULTING ENGINEERS INC.



Hikmet Tumer
 P.E.
 Florida Reg. # 50109
 1506 NW 2ND AVE., SUITE 208
 BOCA RATON, FL 33433
 Email: TUMAYCE@AOL.COM

NEW PAVILION NESSEN RESIDENCE

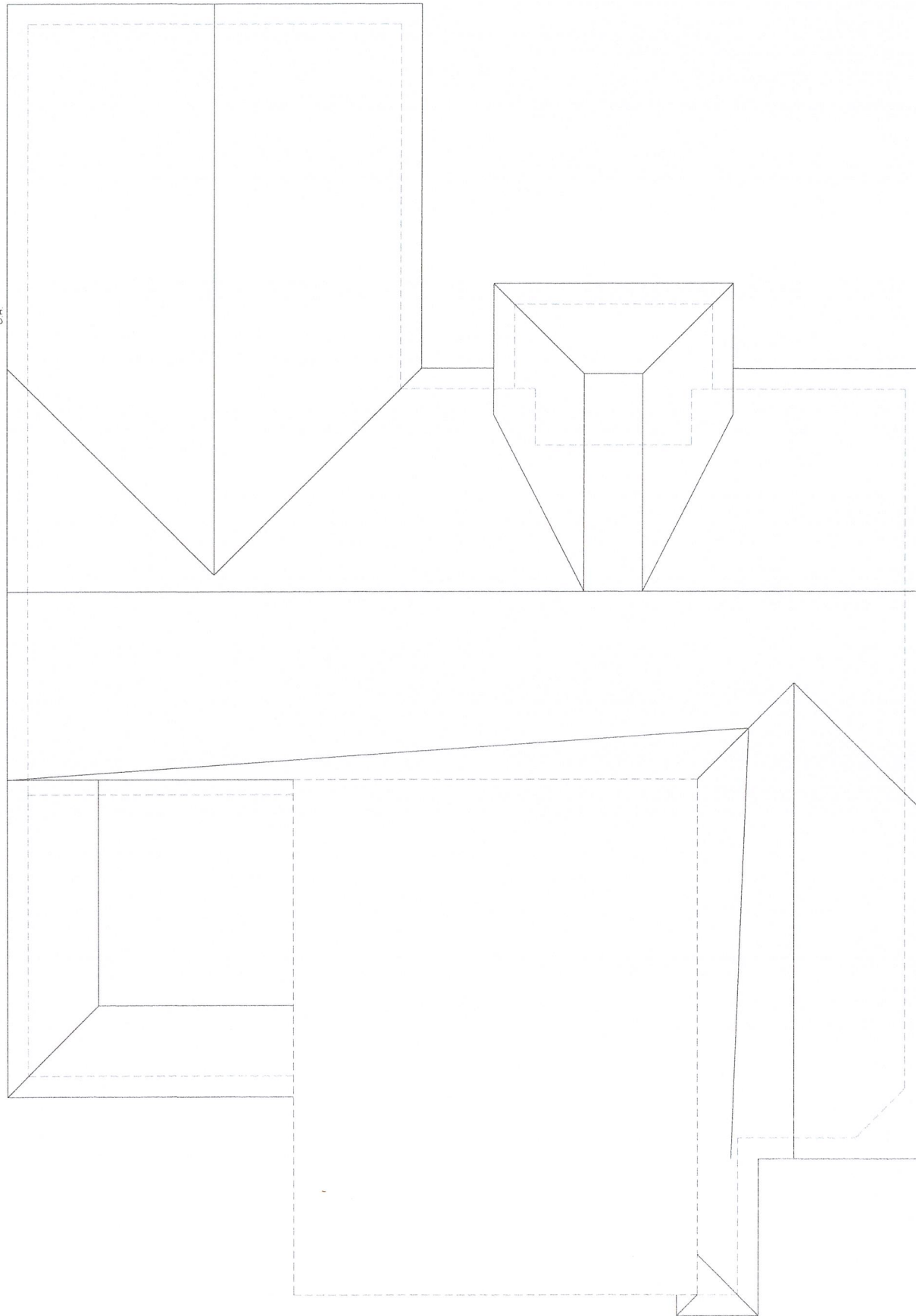
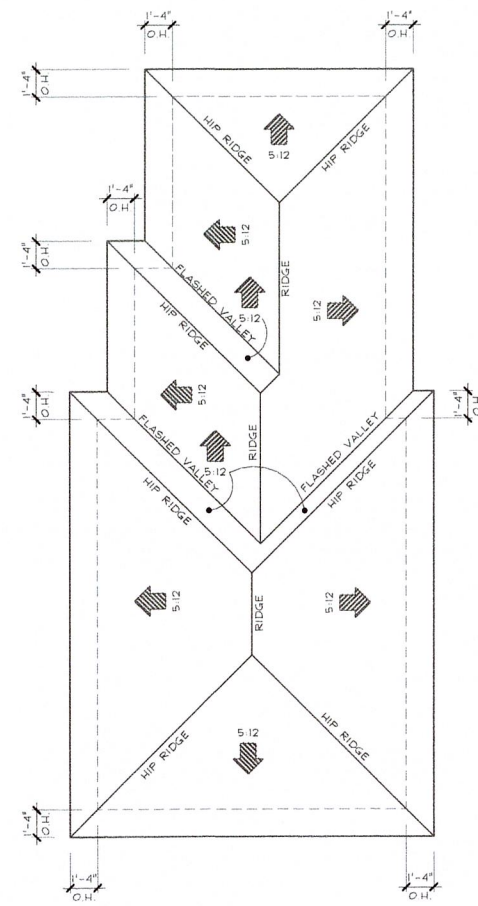
1096 BEL LIDO DRIVE
 HIGHLAND BEACH, FLORIDA

REVISIONS:	1. BLDG. DEPT. 03.14.24
SUBMITTALS ISSUED FOR PERMIT:	11.09.23
PROJECT #:	22-1054
DESIGNER:	RB
DRAWN BY:	KR/RB
PLAN REVIEW:	RB

SECOND FLOOR PLAN

P-2

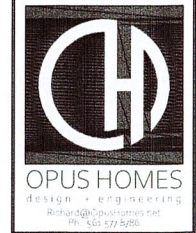
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Roof Plan

Scale: 1/4"=1'-0"

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TUMAY CONSULTING ENGINEERS INC.
 Hikmet Tumer, P.E.
 Florida Reg. # 50109
 1300 SW 252 AVENUE, SUITE 206
 BOCA RATON, FL 33431
 TEL: (561) 391-0227 FAX: (561) 391-2151
 EMAIL: TUMAY@CEAFLA.COM
 123338 09/07

**NEW PAVILION
 NESSEN RESIDENCE**
 1096 BEL LIDO DRIVE
 HIGHLAND BEACH, FLORIDA

REVISIONS:
 1. BLDG. DEPT. 03.14.24
 COMMENTS:

SUBMITTALS:
 ISSUED 11.09.23
 FOR PERMIT:

PROJECT #: 22-1054
 DESIGNER: RB
 DRAWN BY: KR/RB
 PLAN REVIEW: RB

ROOF PLAN

P-3

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OPUS HOMES
 design + engineering
 Richard@OpusHomes.net
 407.452.9788

TUMAY CONSULTING ENGINEERS INC.
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 Florida Reg. # 50109
 1500 NW 23rd Ave, Suite 208
 Boca Raton, FL 33431
 Phone: (561) 991-2151
 Email: TUMAYCE@AOL.COM
 HIKMET TUMER TUMAY
 2024.03.14
 23356.dwg

NEW PAVILION
 NESSEN RESIDENCE
 1096 BEL LIDO DRIVE
 HIGHLAND BEACH, FLORIDA

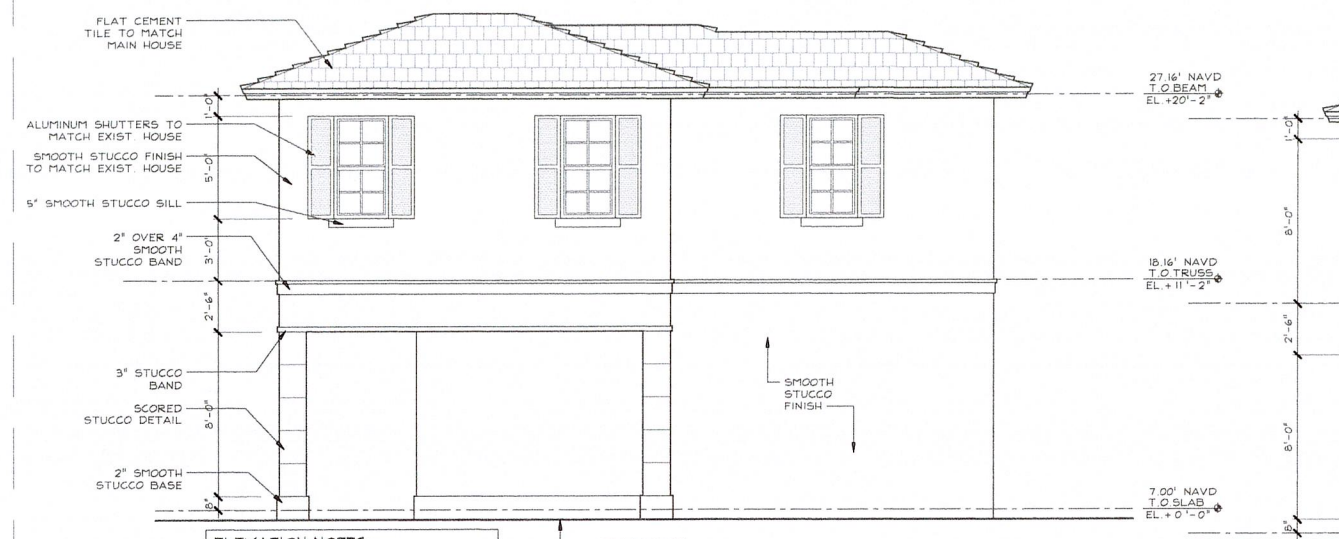
REVISIONS:
 1. BLDG. DEPT. 03.14.24
 COMMENTS:

SUBMITTALS:
 ISSUED FOR PERMIT: 11.09.23

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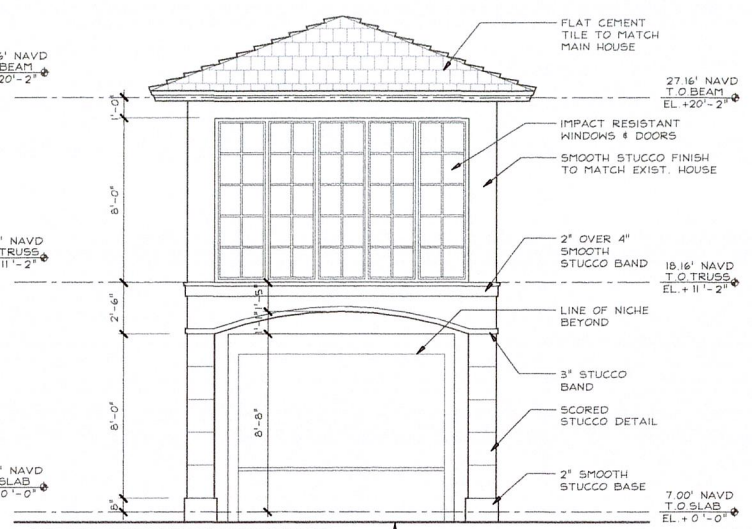
NORTH EAST ELEVATIONS

P-4



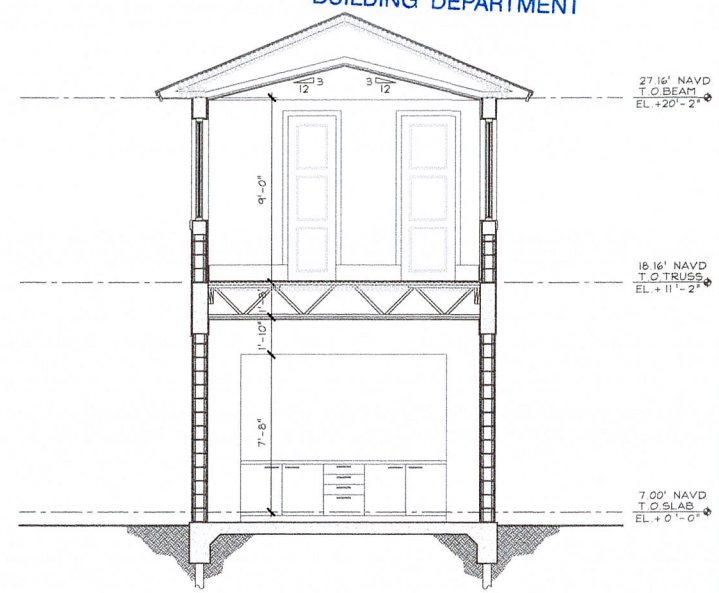
ELEVATION NOTES:
 • BUILDER TO COORDINATE ROOF SLOPE TO MATCH EXISTING BUILDING.
 • BUILDER TO COORDINATE ALL FINISHES TO MATCH EXISTING BUILDING.
 • ADVISE A/E IF GUTTERS & DOWNSPOUTS WILL BE ADDED TO THE PAVILION FOR LOCATION AND STYLE.

East Elevation
 Scale: 1/4"=1'-0"



ELEVATION NOTES:
 • BUILDER TO COORDINATE ROOF SLOPE TO MATCH EXISTING BUILDING.
 • BUILDER TO COORDINATE ALL FINISHES TO MATCH EXISTING BUILDING.
 • ADVISE A/E IF GUTTERS & DOWNSPOUTS WILL BE ADDED TO THE PAVILION FOR LOCATION AND STYLE.

South Elevation
 Scale: 1/4"=1'-0"

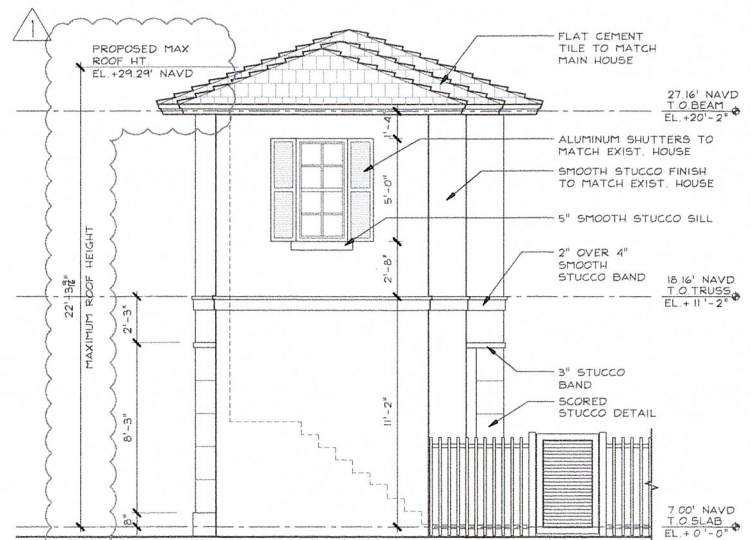


Section A
 Scale: 1/4"=1'-0"



ELEVATION NOTES:
 • BUILDER TO COORDINATE ROOF SLOPE TO MATCH EXISTING BUILDING.
 • BUILDER TO COORDINATE ALL FINISHES TO MATCH EXISTING BUILDING.
 • ADVISE A/E IF GUTTERS & DOWNSPOUTS WILL BE ADDED TO THE PAVILION FOR LOCATION AND STYLE.

West Elevation
 Scale: 1/4"=1'-0"



ELEVATION NOTES:
 • BUILDER TO COORDINATE ROOF SLOPE TO MATCH EXISTING BUILDING.
 • BUILDER TO COORDINATE ALL FINISHES TO MATCH EXISTING BUILDING.
 • ADVISE A/E IF GUTTERS & DOWNSPOUTS WILL BE ADDED TO THE PAVILION FOR LOCATION AND STYLE.

North Elevation
 Scale: 1/4"=1'-0"

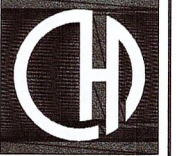
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BUILDING DEPARTMENT



OPUS HOMES
Design • engineering

Richard@opushomes.com
Tel: 561.977.9996

TUMAY CONSULTING ENGINEERS INC.
HIKMET TUMER, TUMAY, P.E.
Florida Reg. # 50109
BOKKATON FL 33411
TEL: (561) 391-6227 FAX: (561) 391-2151
Email: TUMAYCE@aol.com

NEW PAVILION
NESSEN RESIDENCE
109% BEL LIDO DRIVE
HIGHLAND BEACH, FLORIDA

REVISIONS:
1 BLDG. DEPT. 03.14.24
COMMENTS:

SUBMITTALS:
ISSUED 11.09.23
FOR PERMIT.

PROJECT #: 22-1054
DESIGNER: RB
DRAWN BY: KR/RB
PLAN REVIEW: RB

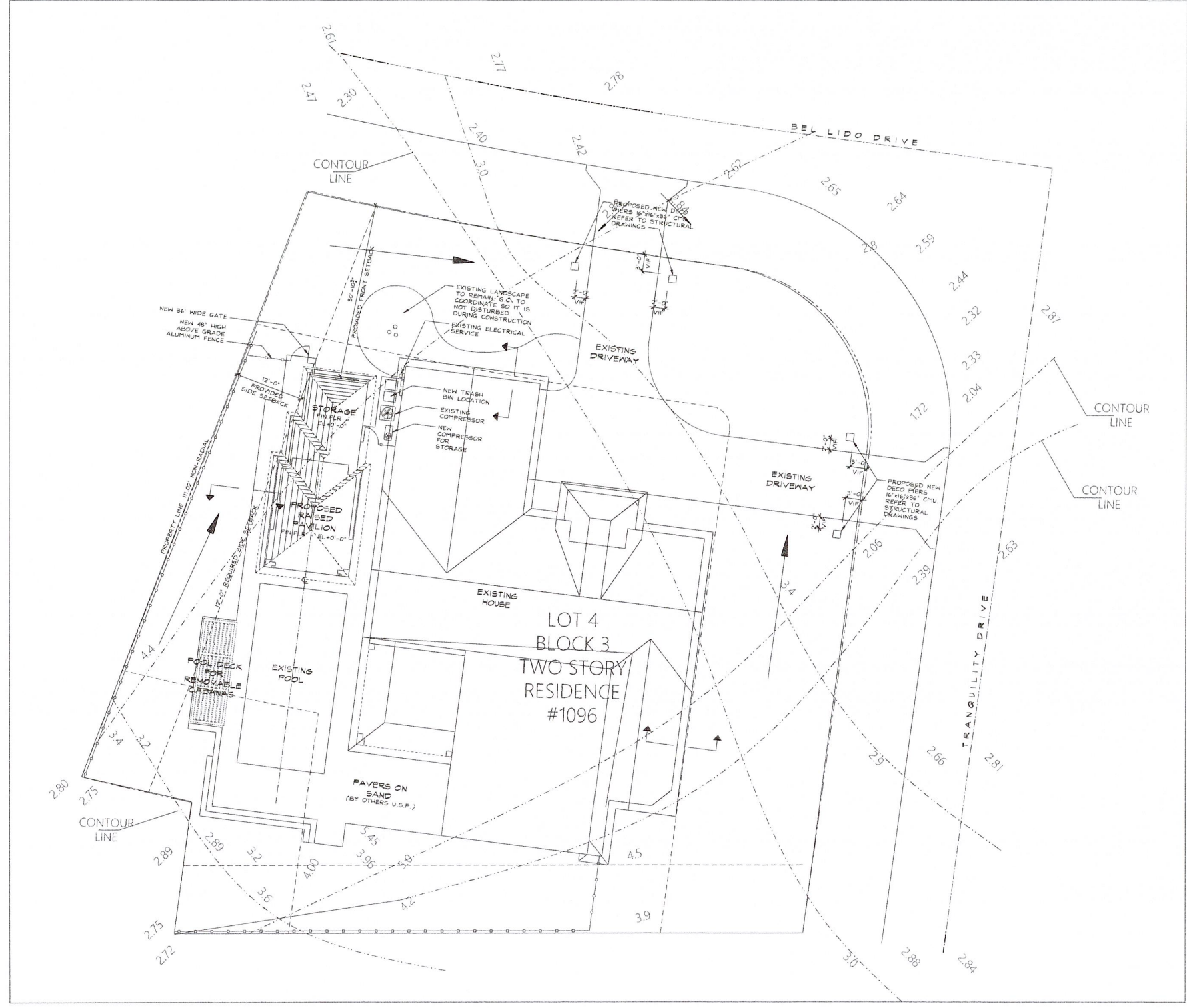
PROPOSED
STREET
RENDERING

P-6

Proposed Street Rendering

Scale: N.T.S.

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1 SITE PLAN
SCALE: 3/32" = 1' - 0"

- LEGEND**
- PROPOSED GRADE (REQUIRED)
 - EXISTING GRADE (REQUIRED)
 - PROPERTY LINE
 - RIDGE LINE
 - DIRECTION OF DRAINAGE FLOW
 - SWALE



COROSAL CONSULTING LLC
1020 WILLA SPRINGS DR.
WINTER SPRINGS, FL 32706
ENGINEERING BUSINESS
REGISTRY #37842
JOHN D GOOLCHARAN
CHIEF ENGINEER
PE#88425

NO.	DATE	DESCRIPTION

ADDRESS:
1096 Bel Lido Dr,
Highland Beach, FL 33487

DRAINAGE DRAWING

DRAWN: A.T. DATE: 04-17-24

CHKD: J.G. DATE: 04-17-24

SIGN & SEAL

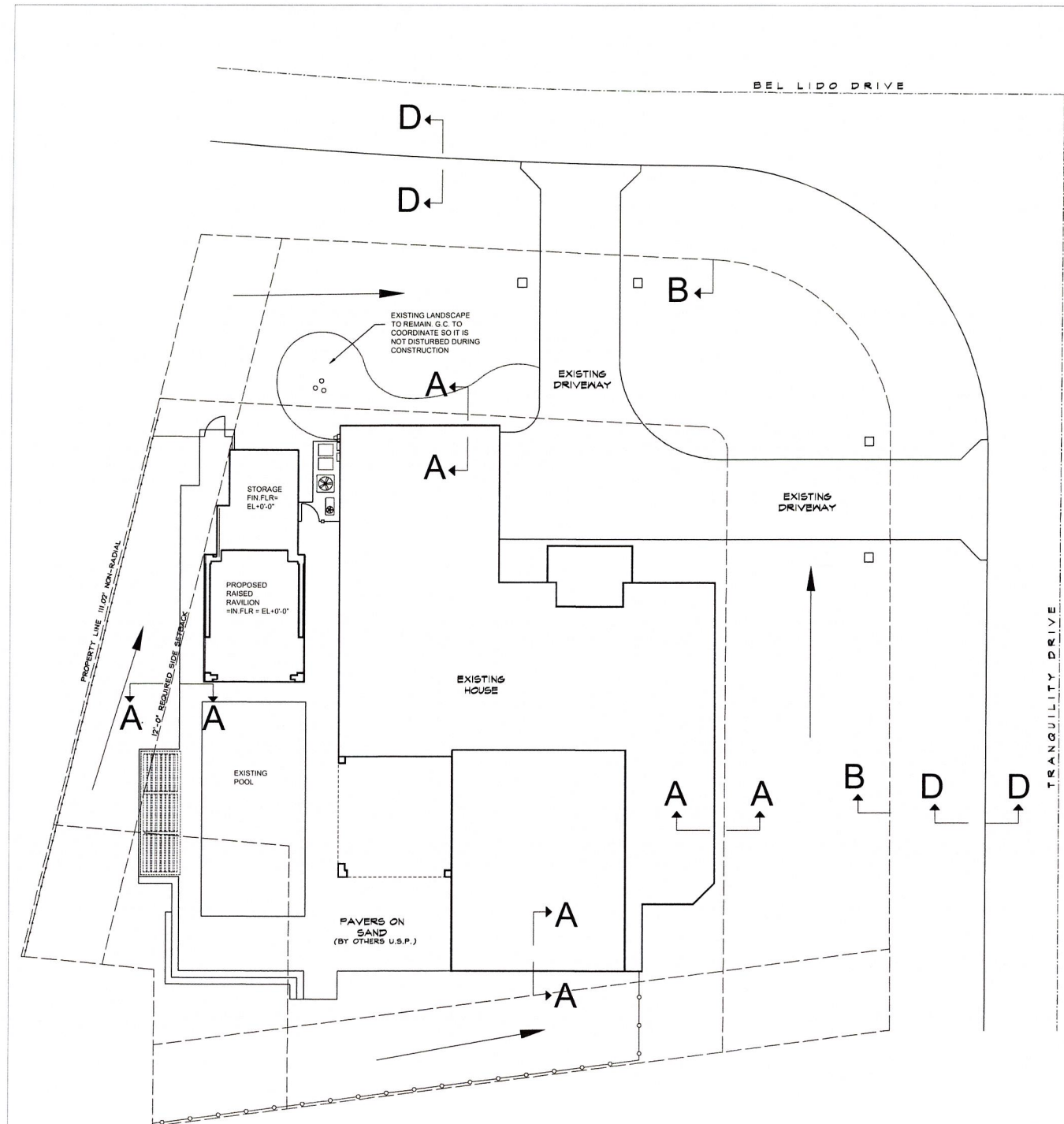
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APR 26 2024

HIGHLAND BEACH
BUILDING DEPARTMENT

ACAD DWG SERVER... PROJ NO.

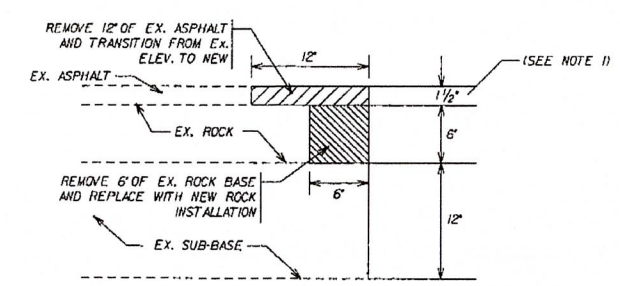
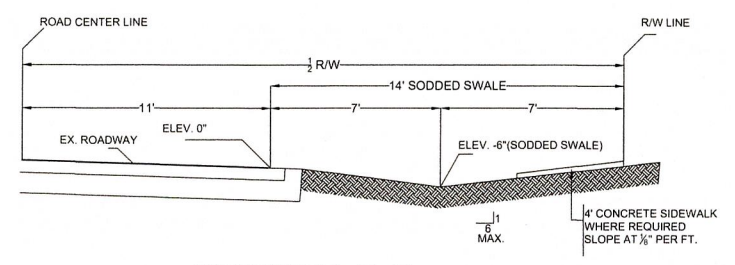
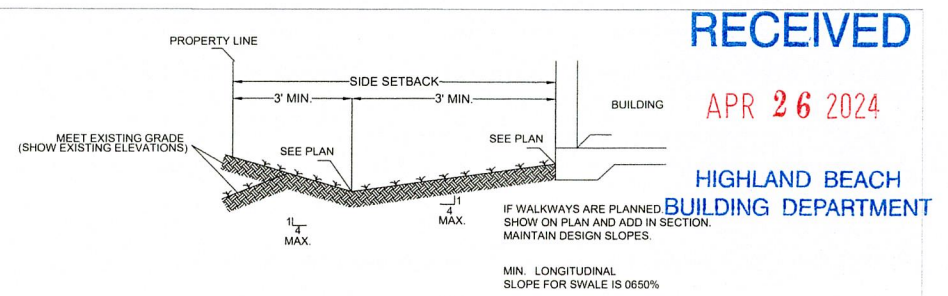
SHEET
A-01



1 SITE PLAN
SCALE: 3/32" = 1' - 0"

LEGEND

	PROPOSED GRADE (REQUIRED)
	EXISTING GRADE (REQUIRED)
	PROPERTY LINE
	RIDGE LINE
	DIRECTION OF DRAINAGE FLOW
	SWALE



- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LIGHT HOUSE POINT ENGINEERING.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA
 - THE LOCATION OF EXISTING FACILITIES WERE PLOTTED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
 - ALL SIDEWALKS AND PATIOS SHALL BE SLOPED AWAY FROM HOUSE.
 - MAXIMUM GRASS SLOPES SHALL NOT EXCEED 4.1.
 - CONTRACTOR SHALL COORDINATE GRADING PLAN WITH LANDSCAPE ARCHITECT.
 - REMOVE ALL ORGANIC AND DELETERIOUS MATERIAL BETWEEN THE EDGE OF PAVEMENT AND RIGHT OF WAY LINE (14' SODDED SWALE), NO MATERIAL OF F.D.O.T. CLASS A-5, A-7 OR A-B SHALL BE ALLOWED IN THE RIGHT OF WAY,

PROPERTY DETAIL:
 Location Address : 1096 BEL LIDO DR
 Municipality : HIGHLAND BEACH
 Parcel Control Number : 24-43-47-04-02-003-0040
 Subdivision : BEL LIDO IN
 Official Records Book/Page : 23415 / 1811
 Sale Date : JUL-2009
 Legal Description : BEL LIDO LT 4 BLK 3

RECEIVED
 APR 26 2024
 HIGHLAND BEACH
 BUILDING DEPARTMENT

COROSAL CONSULTING LLC
 1020 WILLA SPRINGS DR,
 WINTER SPRINGS, FL 32708
 ENGINEERING BUSINESS
 REGISTRY #37842
 JOHN D GOOLCHARAN
 CHIEF ENGINEER
 PE#98425

NO.	DATE	DESCRIPTION

ADDRESS:
 1096 Bel Lido Dr,
 Highland Beach, FL 33487

DRAINAGE DRAWING
 NESSEN RESIDENCE

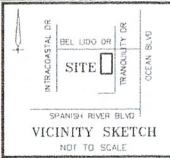
DRAWN: A.T. DATE: 03-14-24

CHKD: J.G. DATE: 03-14-24

SIGN & SEAL

ACAD DWG SERVER... PROJ NO.

SHEET
A-02

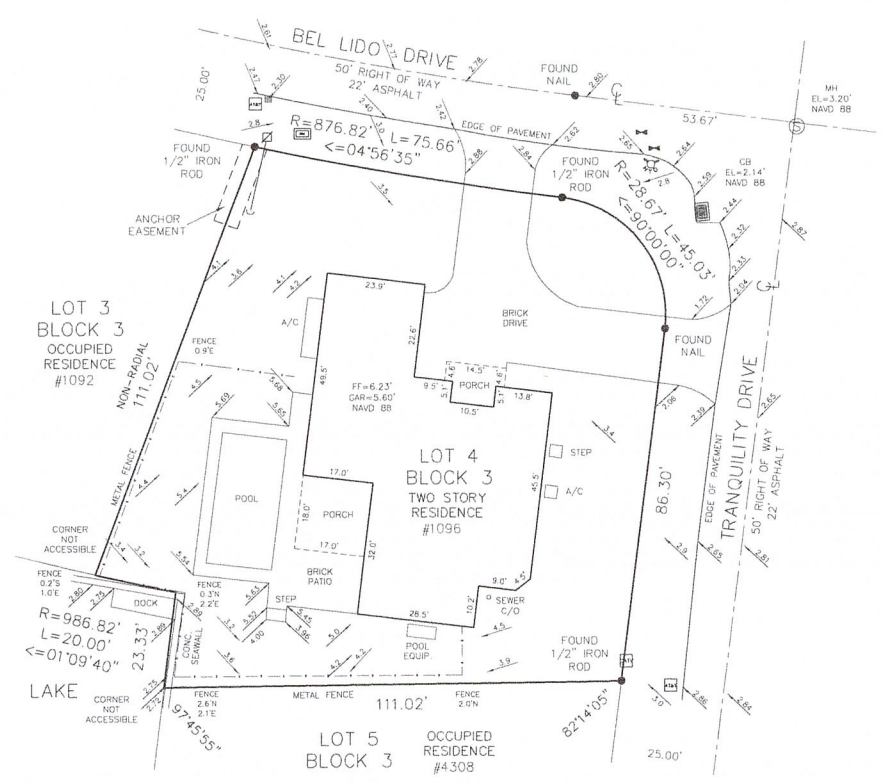
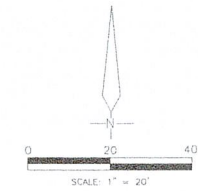


**Boundary Survey
for
CHRISTINE NESSEN**

RECEIVED

APR 26 2024

HIGHLAND BEACH
BUILDING DEPARTMENT



- LEGEND:**
- = IRON ROD AS NOTED
 - = CONCRETE
 - ASPH. = ASPHALT
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - ☒ = CONCRETE UTILITY POLE
 - ⊠ = WATER METER
 - ⊠ = FIRE HYDRANT
 - ⊠ = GATE VALVE
 - ⊠ = CATCH BASIN
 - ⊠ = SEWER MANHOLE
 - ⊠ = CABLE TV UTILITY
 - ⊠ = AT&T UTILITY
 - ⊠ = SPOT ELEVATION
 - ⊠ = YARD DRAIN

PROPERTY ADDRESS

1096 BEL LIDO DRIVE
HIGHLAND BEACH, FL 33487

FLOOD ZONE

FLOOD ZONE: AE
ELEVATION: 6'
TOWN OF HIGHLAND BEACH 12511
PANEL NUMBER: 12095C 0989F
EFFECTIVE DATE: 10-05-17

LEGAL DESCRIPTION

LOT 4, BLOCK 3, BEL LIDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 97 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 14,179 SQ FT MORE OR LESS.

SURVEYOR'S NOTES

EXISTING IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.

SURVEY IS NOT VALID WITHOUT A RAISED SEAL.

BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.

ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

ELEVATIONS ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION HIGH ACCURACY NETWORK, NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988.

CERTIFICATION

I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: *Robert A. Buggee*
ROBERT A. BUGGEE, FLORIDA LAND SURVEYOR #3302
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA
DATE OF FIELD SURVEY: 02/05/24
DWG # 0605522 (REF: 0604909)

Robert A. Buggee, Inc.
Buggee, Inc.

PREPARED BY:
Bob Buggee, Inc.
the "SURVEYOR"
P.O. BOX 243887
BOYNTON BEACH, FLORIDA, 33424
SURVEY & MAPPING BUSINESS #7890
561-732-7877

**Town of Highland Beach
Town Commission Development Order (PB)
Application No. PZ-24-1**



**Applicant: Anders & Christine Nessen
Property Address: 1096 Bel Lido Dr.
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-24-1 for the property located at 1096 Bel Lido Dr., 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 1096 Bel Lido Dr., Highland Beach, Florida 33487.

The mailings consisted of 75 notices that were sent first class mail and 01 notices that were sent by International Mail.

This 22nd day of April 2024.

Highland Beach Town Clerk's Office

Jaclyn DeHart
Deputy Town Clerk



PUBLIC NOTICE APPLICATION NO. PZ-24-1

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, May 9th, 2024 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 RICHARD BRUMMER, OPUS HOMES D&E LLC, FOR A MAJOR MODIFICATION REQUEST TO ALLOW FOR THE CONSTRUCTION OF A NEW TWO-STORY PAVILION FOR THE PROPERTY LOCATED AT 1096 BEL LIDO DRIVE.

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

Sold To:

Town of Highland Beach - CU00398185
3614 So. Ocean Blvd.
Highland Beach,FL 33487

Bill To:

Town of Highland Beach - CU00398185
3614 So. Ocean Blvd.
Highland Beach,FL 33487

Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting .
Was published in said newspaper by print in the issues of, and by publication on the
newspaper’s website, if authorized on Apr 29, 2024
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

Signature of Affiant

Sworn to and subscribed before me this: April 29, 2024.

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

Affidavit Delivery Method: E-Mail
Affidavit Email Address: jdehart@highlandbeach.us
7622117

**TOWN OF HIGHLAND BEACH
NOTICE OF PUBLIC HEARING**

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APPLICANT: ANDERS & CHRISTINE NESSEN

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TOWN OF HIGHLAND BEACH, BUILDING
DEPARTMENT
4/29/24 7622117

Order # - 7622117