



Town of Highland Beach

Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

That said, as an added layer of protection for the safety of all attending meetings in the Commission Chambers, the wearing of facial coverings or masks is required. Also, until further notice, Social distancing requirements and in-person meeting capacity limits remain in place. For those interested, Zoom Video Communications and telephone participation are offered.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

ZOOM PARTICIPATION:

Online or Telephone Access – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at publiccomments@highlandbeach.us or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (**e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.).**
- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

For additional information on using Zoom, please visit Zoom Support by clicking on the following link: <https://support.zoom.us/hc/en-us>.

Viewing Only - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

PROVIDING PUBLIC COMMENT:

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide a written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

TO SEND COMMENTS IN ADVANCE VIA EMAIL:

- To submit public comments, click on the link <https://mmportal6.teamunicode.com/> to go to the Agendas and Meeting webpage. At the top of the page click on “Public Comments” to submit your comments, or
- Submit your comments to publiccomments@highlandbeach.us.
- The Town will receive such public comments no later than two (2) hours prior to the meeting. If timely received, Town staff will read the public comment at the meeting.
- Live Zoom Video Participation - If attending via Zoom online, please follow Zoom instructions above. Once the meeting gets to the applicable public comment period, the host of the meeting will allow public participants (audio only) into the meeting from the waiting room, to provide live public comments.
- Live Zoom Telephone Participation - If attending via Zoom by telephone, please follow the instructions above. Once the meeting gets to the appropriate public comment period, the host of the meeting will allow public participants into the meeting from the waiting room, to provide live public comments.

Should you have any questions, please feel free to contact the Town Clerk’s Office at (561) 278-4548.

Published: 05.26.2021 / Updated 04.15.2022

AGENDA

PLANNING BOARD REGULAR MEETING



Thursday, August 11, 2022 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. **PUBLIC COMMENT** *(limited to five (5) minutes per speaker)*
7. **APPROVAL OF MINUTES**

A. May 12, 2022 Planning Board Meeting Minutes

8. **UNFINISHED BUSINESS**

None.

9. **NEW BUSINESS**

A. Amendment to a previously approved site plan (Application No. 39499) to add a corresponding landscape plan for the property located at 4005 South Ocean Blvd.

10. ANNOUNCEMENTS

August 16, 2022 - 1:30 P.M. Town Commission Meeting

August 25, 2022 - 12:00 P.M. Town Commission Special Meeting

September 06, 2022 - 1:30 P.M. Town Commission Meeting

September 06, 2022 - 5:01 P.M. Town Commission Special First Public Hearing
Budget Meeting

September 08, 2022 - 9:30 A.M. Planning Board Regular Meeting

September 13, 2022 - 1:00 P.M. Code Enforcement Board Regular Meeting

September 21, 2022 - 5:01 P.M. Town Commission Special First Public Hearing
Budget Meeting

11. ADJOURNMENT

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 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. May 12, 2022 Planning Board Meeting Minutes



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: May 12, 2022
Time: 9:30 AM

1. CALL TO ORDER

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

2. ROLL CALL

Member David Powell
Member Roger Brown
Member Brian DeMoss
Member Harry Adwar
Member Jason Chudnofsky
Vice Chairperson Mendelson
Chairperson Eric Goldenberg
Town Attorney Leonard Rubin
Administrative Support Specialist Ganelle Thompson

ADDITIONAL STAFF PRESENT

Town Planner Ingrid Allen

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

MOTION: Adwar/Mendelson - Moved to approve the agenda as presented, which passed unanimously 7 to 0.

5. SWEARING IN OF THE PUBLIC

Ms. Thompson swore in those giving testimony.

6. PUBLIC COMMENT

There were no public comments.

7. APPROVAL OF MINUTES

A. March 10, 2022

MOTION: DeMoss/Adwar - Moved to approve March 10, 2022 Minutes, which passed unanimously 7 to 0.

8. UNFINISHED BUSINESS

A. None.

9. NEW BUSINESS

A. Development Application No. 20-0015 / Mark and Kim Kabbes

Application by Mark and Kim Kabbes for a special exception approval to install a 4,000-pound capacity boat lift for the property located at 4304 Intracoastal Drive.

Chairperson Goldenberg read the title of Item 9.A. and asked the Board members if they had any ex parte communications to disclose? The Board members had no ex-parte communications.

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

Town Planner Allen presented a PowerPoint Presentation of the Development Order depicting aerial photographs of the site plans, the property, the survey, and the proposed 4,000-pound capacity boat lift located at 4304 Intracoastal.

After the presentation, there was a brief dialogue about what exactly is being approved.

Applicant Mark Kabbes was present and provided information related to the size of the Boat.

Chairperson Goldenberg asked the Board members if they had any questions. Hearing no further comments, Chairperson Goldenberg closed the public hearing and asked if there was a motion to approve, a motion with conditions, or a motion to deny the request.

MOTION: Powell/DeMoss - Moved for approval. Upon roll call the vote was as follows: Members Powell (Yes) Demoss (yes) Chudnofsky (Yes) Brown (Yes) Adwar (Yes) Vice Chairperson Mendelson (Yes) Chairperson Goldenberg (Yes). The motion passed on a 7 to 0 vote.

B. Proposed Ordinance / New Property Right Element

An Ordinance of the Town Commission of the Town of Highland Beach, Florida amending the Town's Comprehensive Plan by adding a New Property Right Element; providing for severability; providing for conflicts; and providing for an effective date.

Chairperson Goldenberg read the title of Item 9. B.

Town Planner Allen was present and provided information about the proposed Ordinance and new property rights amendment.

Chairperson Goldenberg closed the public hearing and called for a motion.

MOTION: Mendelson/DeMoss – Moved to add a New Property Right Element. Upon roll call the vote was as follows: Vice Chairperson Mendelson (Yes) Demoss (yes) Adwar (Yes) Brown (Yes) Members Powell (Yes) Chudnofsky (Yes) Chairperson Goldenberg (Yes). The motion passed on a 7 to 0 vote.

C. Town Commission direction on the Planning Board review process for proposed amendments to the Accessory Marine Facility regulations of the Town Code.

Chairperson Goldenberg read the title of Item 9. B.

Town Planner provided information about the Town Commission's direction on the Planning Board review process for proposed amendments to the Accessory Marine Facility regulations of the Town Code.

Town Planner Allen mentioned that she will coordinate with the Board Member who does not have access to a boat to go out on the Police Marine Patrol unit to view the accessory marine facilities.

Mr. Karl Johnson provided comments on behalf of single-family homeowners in opposition to the Town wanting to change the 25-foot setback to 10 feet.

10. ANNOUNCEMENTS

Chairperson Goldenberg read the announcements into the record.

May 17, 2022 - 1:30 P.M. Town Commission Meeting

May 24, 2022 - 1:30 P.M. Town Commission Special Meeting

May 30, 2022 - Town Hall Closed in Observance of Memorial Day

June 09, 2022 - Planning Board Regular Meeting

11. ADJOURNMENT

Chairperson Goldenberg called for a motion to adjourn the meeting at 10:12 A.M.

MOTION: DeMoss/Adwar - Moved to adjourn the meeting.

APPROVED at the August 11, 2022, Planning Board Regular Meeting

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by: Ganelle Thompson

Ganelle Thompson
Administrative Support Specialist

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. Amendment to a previously approved site plan (Application No. 39499) to add a corresponding landscape plan for the property located at 4005 South Ocean Blvd.



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: August 11, 2022

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: AN AMENDMENT TO A PREVIOUSLY APPROVED SITE PLAN (APPLICATION NO. 39499) TO ADD A CORRESPONDING LANDSCAPE PLAN (NOT INCLUDED IN THE PREVIOUS SITE PLAN APPROVAL PLAN SET) FOR THE PROPERTY LOCATED AT 4005 SOUTH OCEAN BOULEVARD (DO# 22-0008).

I. GENERAL INFORMATION:

Applicant (Property Owner): 4005 Ocean Blvd LLC
170 SE 14 Street, Ste 1002
Miami, FL 33131-3379

Applicant's Agent: Camilo Bonnet
HMJC Corporation
2001 Meridian Ave., Unit 421
Miami Beach, FL 33139

Property Characteristics:

Comprehensive Plan Land Use: Single Family
Zoning District: RS Residential Single Family
Property Address: 4005 South Ocean Blvd.
Parcel PCN#: 24-43-47-04-00-005-0010

History:

On August 18, 2017, a Demolition Permit was issued to demolish an existing house on the property (No. 17-1495).

On January 25, 2017, the Planning Board approved a site plan (Application No. 39499) for the construction of a three-story, single family residence of approximately 12,351 square feet subject to the approval by the Florida Department of Environmental Protection (motion carried 6-0). Note that a landscape plan was not included in the plan set approved by the Planning Board (see Attachment No. 1).

Background and Analysis:

On July 20, 2017, the Florida Department of Transportation (FDOT) and the Town of Highland Beach entered into a Landscape Inclusive Maintenance Memorandum of Agreement for the purpose of maintaining landscape improvements on State Road A1A (South Ocean Boulevard). New landscaping improvements are proposed to be installed in FDOT's right-of-way along State Road A1A at 4005 South Ocean Boulevard and therefore an amendment to the Landscape Inclusive Memorandum of Agreement is required. A resolution to execute such Agreement will be considered by the Town Commission.

In reviewing the Applicant's site plan approval (Application No. 39499), approved by the Planning Board on January 25, 2017 (as noted above), a landscape plan was not included as part of the approved plan set. Pursuant to Section 30-33 of the Town Code, an application for development approval (including site plan approval for single-family residences) requires a landscape plan (Note this provision has been in the Town Code since at least 2000 with the adoption of Ordinance No. 684).

Prior to the Town Commission's consideration of an amendment to the Landscape Inclusive Memorandum of Agreement, the Planning Board must first review and consider the Applicant's landscape plan approval request for the property which includes the proposed landscaping on FDOT's right-of-way located adjacent to the property.

The proposed landscape plan is consistent with the Town code provisions of Chapter 28 (Xeriscape – Landscape Requirements, Installation and Maintenance). According to the proposed amended Landscape Inclusive Memorandum of Agreement, FDOT agrees to the installation of the landscaping improvements in the right of way of State Road A1A at 4005 South Ocean Boulevard (FDOT Permit No. 2021-L-496-00008).

II. Recommendation

Staff recommends approval of the proposed landscape plan based on the plan set date stamped received by the Building Department on July 22, 2022.

Should you have any questions, please feel free to contact me at (561) 637-2012 or iallen@highlandbeach.us

ATTACHMENTS: Attachment No. 1 – 1/25/17 Planning Board approval (Application No. 39499) and meeting minutes.
Application
Aerials
Applicant Plans

ATTACHMENT NO. 1



TRANSMITTAL FORM

REPORT OF REVIEW & REQUESTED ACTION BY PLANNING BOARD

To: Kenneth Bauer, Building Official **Date:** January 25, 2017
Building Department

Application No. 39499

Applicant/Owner: 4005 Ocean Boulevard, LLC

Property Address: 4005 S. Ocean Blvd., Highland Beach, Florida

Property Control Number: 24-43-47-04-00-005-0010

- ☐ Preliminary Review:
☒ Final Review: **APPLICATION NO. 39499 – CONSIDERATION OF A
SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A
THREE-STORY, SINGLE FAMILY RESIDENCE OF
APPROXIMATELY 12,351 SQUARE FEET IN THE RS
(RESIDENTIAL SINGLE-FAMILY) ZONING DISTRICT.**
☐ Amended Site Plan Review
☐ Other:

THE PLANNING BOARD HAS REVIEWED THE ABOVE MATTER PER THE REQUEST OF THE BUILDING OFFICIAL DATED January 4, 2017 AND HEREBY CERTIFIES THAT THE FOLLOWING ACTION WAS TAKEN:

- ☐ Denied
☒ Recommendation to Approve based on plans dated November 23, 2016 from In-Site Design Group, LLC
☐ Approved with Modifications (as noted):
☐ Other:

PLEASE TAKE WHATEVER ACTION IS REQUIRED TO COMPLETE THE SUBJECT MATTER, i.e., ISSUE PERMIT, TRANSMIT TO TOWN COMMISSION, RETURN TO APPLICANT, ETC.


David Axelrod, Vice Chair

January 25, 2017 Planning Board Special Meeting
Transmittal Form/Report Of Review & Requested Action By Planning Board

IF THE ABOVE PLANS WERE DENIED OR APPROVED WITH MODIFICATIONS, PLEASE NOTE THE BOARD'S FINDINGS:

At its January 25, 2017 Planning Board Special Meeting, Member Shane made a motion to **approve** Application No. 39499 subject the approval by the Florida Department of Environmental Protection (DEP). The motion was seconded by Member Weiss, which passed on a 5-0 vote.

CLERK'S OFFICE USE ONLY:

Reviewed by Planning Board: January 25, 2017

Transmitted to Building Department:

Transmit To: Valerie Oakes, Town Clerk

Date: January 04, 2017

Application No: #39499 **Applicant/Owner:** 4005 OCEAN BLVD., LLC—Applicant & Owner

Property Address: 4005 South Ocean Boulevard, Highland Beach, Florida 33487

Submit Application: Planning Board

Description of Application: Site Plan Review,--Construction of Single Family Residence, RS-Zoning District

REVIEW GIVEN TO SUBJECT PROPERTY

- ☐ Preliminary Review
- ☒ Final Review:
- ☐ Amended Site Plan Review
- ☐ Other:

THE BUILDING OFFICIAL HAS REVIEWED THE ABOVE MATTER DATED, January 04, 2017, AND HEREBY CERTIFIES THAT THE FOLLOWING ACTION WAS TAKEN:

- ☒ Plans meet Town of Highland Beach Zoning and other governmental agencies requirements.
- ☒ Plans meet Town of Highland Beach Zoning requirements; however, approvals are pending with other governmental agencies. *NEED FDEP. NOTICE TO PROCEED BEFORE TOWN CAN ISSUE PERMIT.*
- ☐ Plans do not meet Town of Highland Beach Zoning requirements.

RECOMMENDATION: Applicant has submitted a site/floor plan, and elevations, to construct a three story, single family residence at the subject property, 4005 South ocean Boulevard, Highland Beach, located in the residential single-family zoning district. The total floor area calculations are approximately 12,351 square feet, with approximately 9,565 square feet under A/C. The Town of Highland Beach Building Department has reviewed the site plan, and building elevations submitted by the applicant, and found that the proposed construction does comply with the Highland Beach Code of Ordinances, Property Development Regulations, Section 30-64, Table 30-2, in the RS (Residential Single-Family Zoning District).

PLEASE TAKE WHATEVER ACTION IS REQUIRED TO COMPLETE THE SUBJECT MATTER, i.e., SCHEDULE HEARING, TRANSMIT TO QUASI-JUDICIAL BOARD, ETC.

[Signature]
Michael Desorcy, Building Official

CLERK'S OFFICE USE ONLY:

Date Received: 1/6/17

Date of Workshop Meeting: 1/25/17

Date of Hearing: _____

Special



DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser

Homestead Exemption **E-file**



Location Address 4005 S OCEAN BLVD

Municipality HIGHLAND BEACH

Parcel Control Number 24-43-47-04-00-005-0010

Subdivision

Official Records Book 28497

Page 687

Sale Date JUL-2016

Legal Description 4-47-43, S 100 FT OF N 600 FT OF GOV LT 5 E OF A-1-A A/K/A CITY LOT NO 52

Owners

4005 OCEAN BLVD LLC

Mailing address

170 SE 14TH ST STE 1002
MIAMI FL 33131 3379

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2016	\$4,425,000	28497 / 00687	WARRANTY DEED	4005 OCEAN BLVD LLC
APR-2015	\$4,000,000	27477 / 00213	WARRANTY DEED	FERBER JOHN
MAR-1994	\$940,000	08167 / 00047	REP DEED	
MAR-1994	\$100	08167 / 00046	QUIT CLAIM	
DEC-1987	\$700,000	05516 / 01883	WARRANTY DEED	

No Exemption Information Available.

Number of Units 1 *Total Square Feet 3584

Acres 0.5798

Use Code 0100 - SINGLE FAMILY Zoning RS - Residential Single Family (24-HIGHLAND BEACH)

Tax Year	2016	2015	2014
Improvement Value	\$60,513	\$121,767	\$103,854
Land Value	\$3,221,192	\$2,801,076	\$2,719,500
Total Market Value	\$3,281,705	\$2,922,843	\$2,823,354

All values are as of January 1st each year

Tax Year	2016	2015	2014
Assessed Value	\$3,281,705	\$2,922,843	\$2,823,354
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$3,281,705	\$2,922,843	\$2,823,354

Tax Year	2016	2015	2014
Ad Valorem	\$58,367	\$54,606	\$54,720
Non Ad Valorem	\$170	\$170	\$175
Total tax	\$58,537	\$54,776	\$54,895

Detail by Entity Name

Florida Limited Liability Company
4005 OCEAN BLVD LLC

Filing Information

Document Number L16000137514
FE/EIN Number NONE
Date Filed 07/21/2016
Effective Date 07/18/2016
State FL
Status ACTIVE

Principal Address

170 SE 14TH STREET
SUITE 1002
MIAMI, FL 33131

Mailing Address

170 SE 14TH STREET
SUITE 1002
MIAMI, FL 33131

Registered Agent Name & Address

NICOLAI, PASCAL
170 SE 14TH STREET
SUITE 1002
MIAMI, FL 33131

Authorized Person(s) Detail**Name & Address**

Title MGR

NICOLAI, PASCAL
170 SE 14TH STREET, SUITE 1002
MIAMI, FL 33131

Annual Reports

No Annual Reports Filed

Document Images

[07/21/2016 -- Florida Limited Liability](#)

[View image in PDF format](#)

DIVISION
OF
CORPORATIONS

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L16000137514
FILED 8:00 AM
July 21, 2016
Sec. Of State
cewilson**

Article I

The name of the Limited Liability Company is:

4005 OCEAN BLVD LLC

Article II

The street address of the principal office of the Limited Liability Company is:

170 SE 14TH STREET
SUITE 1002
MIAMI, FL. US 33131

The mailing address of the Limited Liability Company is:

170 SE 14TH STREET
SUITE 1002
MIAMI, FL. US 33131

Article III

The name and Florida street address of the registered agent is:

PASCAL NICOLAI
170 SE 14TH STREET
SUITE 1002
MIAMI, FL. 33131

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: PASCAL NICOLAI

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
PASCAL NICOLAI
170 SE 14TH STREET, SUITE 1002
MIAMI, FL. 33131 US

L16000137514
FILED 8:00 AM
July 21, 2016
Sec. Of State
cewilson

Article V

The effective date for this Limited Liability Company shall be:

07/18/2016

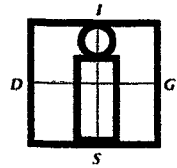
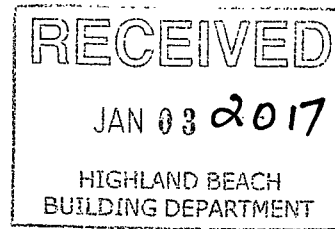
Signature of member or an authorized representative

Electronic Signature: PASCAL NICOLAI

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

ANNIE CARRUTHERS
PRINCIPAL/ARCHITECT
AR-97156
CGC1511058
annie@insitedesigngroup.com

December 29, 2016



**IN-SITE
DESIGN
GROUP LLC**

ARCHITECTURAL
SERVICES
AA26001758
1546 Jackson Street
Hollywood, FL 33020
954 921 5333
insitedesigngroup.com

Town of Highland Beach
Planning Department
3616 South Ocean Boulevard
Highland Beach, Florida 33487

Re: 4005 South Ocean Boulevard

PLANNING COMMENTS:

COMMENT: 1.) Need Florida Division of Corporation Information for 4005 Ocean Blvd. LLC attached with application.

RESPONSE: OWNER TO SUBMIT REQUIRED INFORMATION

COMMENT: 2.) 3 Exceptions are listed. The Board allows 2 exceptions.

RESPONSE: WE HAVE REMOVED THE MECHANICAL EQUIPMENT ON THE ROOF TO COMPLY WITH THE (2) EXCEPTIONS.

THE TWO (2) EXCEPTIONS WE WILL KEEPING ARE THE PARAPET AND STAIR BULKHEAD. SEE REVISED PLANS ATTACHED

COMMENT: 3.) Volume of stair enclosure exceeds 360 cubic feet.

RESPONSE: WE HAVE REDUCED THE STAIR BULKHEAD SIZE TO UNDER 360 CUBIC FEET TO COMPLY. SEE REVISED PLANS ATTACHED

If you have any questions please call me at 954-921-5333.

A handwritten signature in black ink, appearing to be "Annie Carruthers".

Annie Carruthers
Principal/Architect
AR-97156

AUTHORIZATION LETTER

4005 Ocean Blvd LLC
Pascal Nicolai
170 SE 14th St, Suite 1002
Miami, Florida 33131

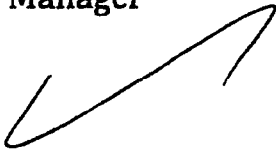
Town of Highland Beach
Planning Department
3616 South Ocean Boulevard
Highland Beach, Florida 33487

I, Pascal Nicolai manager of 4005 Ocean Blvd LLC, hereby authorize Annie Carruthers principal architect of In-Site Design Group LLC to represent me and to act on my behalf in regard to the Planning Board meeting.

Sincerely,

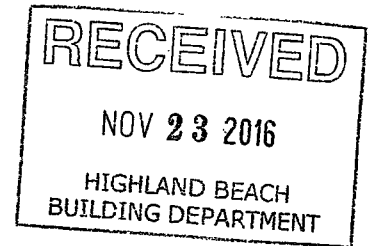
Pascal Nicolai
Manager

Signature of Authorized Agent:



Date: 11/26/2016

File No. 2160288/ln
Prepared by and Return to:
Lorri J. Kolbert Klein, Esq.
Patch Reef Title Company, Inc.
6100 Glades Road, Suite 204
Boca Raton, Florida 33434



Parcel No.: 24-43-47-04-00-005-0010

WARRANTY DEED

This Indenture made this 8th day of August, 2016, BETWEEN John Ferber, a married man, whose post office address is: 6009 Old Ocean Blvd, Ocean Ridge, FL 33435

Grantor*,
and

4005 OCEAN BLVD LLC, a Florida limited liability company
whose post office address is: 170 SE 14th St, Ste 1002, Miami, FL 33131
Grantee*.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns forever the following described land situate, lying and being in Palm Beach County, Florida, to-wit:

The South 100 feet of the North 2150 feet (both measured at right angles) of Section 4, Township 47 South, Range 43 East, lying East of the center line of State Road A1A, the right of way of which road was conveyed to State of Florida by deed recorded in Deed Book 578, Page 129, Palm Beach County Records, which property situated in Palm Beach County, Florida.

SUBJECT TO restrictions, reservations, covenants and easements of record which are not reimposed by this deed; taxes for the year 2016 and years subsequent thereto; and all applicable zoning ordinances.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

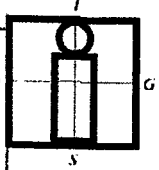
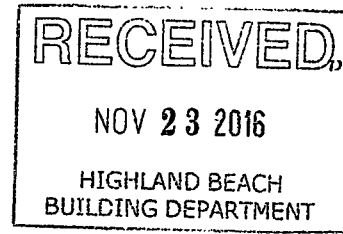
*"Grantor" and "Grantee" are used for singular or plural, as context requires.

PAGE 1 OF 2

Annie Carruthers
Principal/Architect
AR-97156



November 16, 2016



**IN-SITE
DESIGN
GROUP LLC**

Town of Highland Beach
Planning department
3616 South Ocean Boulevard
Highland Beach, Florida 33487

ARCHITECTURE
DESIGN + ENGINEERING

AA26001758

1546 Jackson Street

Hollywood, FL 33020

954 921 5333

insitedesigngroup.com

PROPOSED DEVELOPMENT ORDER REQUEST

Re: 4005 South Ocean Boulevard

To Whom It May Concern:

The applicant and owner, 4005 S. Ocean Blvd LLC, has submitted a development order for the above mentioned property. The owner request to demolish the existing one story, non-conforming residence built in 1966. The existing residence encroaches on the setbacks both on the north and south side property lines by approximately two and a half feet as well as the front property line by over ten and a half feet according to the survey. The zoning district for the property is RS zoning as well as RS zoning on the north and the south adjacent properties. The property is on the ocean with 20,983 square feet. The owner wishes to build a new single family residence with a ground floor garage area and three habitable areas above. The new residence shall conform to current zoning setbacks with a total height of 35 feet from the first habitable floor to the roof deck. A roof top stair access is proposed with 225 square feet of accessible roof area. The air-conditioned areas shall total 9,565 square feet and the gross area 12,351 square feet which includes garage and covered terraces. A new pool, spa, pool deck and driveway is proposed. The new driveway shall replace the existing circular two curb cut drive with one curb cut into the property.

It is important to note that the proposed structure shall remain within the rear existing limits of construction. Exterior structure walls and columns are not proposed more eastward than the existing building. Retaining walls and low walls are also proposed for privacy at the front and side property lines. The existing seawall shall remain and be raised to the height of the proposed pool deck. The existing dock and stair to the beach shall be replaced. The new site shall meet or exceed landscape requirements and shall be regraded accordingly. The new proposed structure shall meet the current 2014 Florida building code and all applicable local zoning codes. The owner shall request DEP approval following Planning Board review.

The architectural style proposed shall be contemporary design with large expanses of large missile impact glass and simulated wood veneer and stucco on the façade. The proposed construction shall be concrete block and a concrete system for the intermediate flooring between levels. The roof shall be an insulated flat roof with drains, parapets and TPO finish. Architectural eyebrows and features are proposed. Rear terraces shall be cantilevered and shall be open with a first level outdoor patio area. The interior shall have an elevator. Exterior lighting shall be code compliant and comply to the sea turtle regulations.

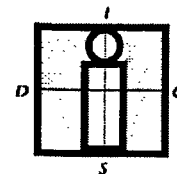
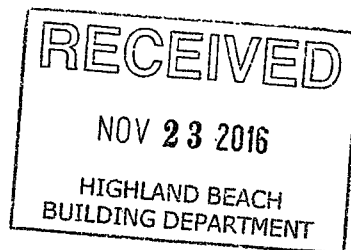
If you have any questions please feel free to contact me at 954-921-5333.

Respectfully,

A handwritten signature in black ink, appearing to read 'Annie Carruthers', written over the printed name.

Annie Carruthers
Principal/Architect
AR-97156

Annie Carruthers
Principal/Architect
AR-97156



November 16, 2016

**IN-SITE
DESIGN
GROUP LLC**

Town of Highland Beach
Planning department
3616 South Ocean Boulevard
Highland Beach, Florida 33487

ARCHITECTURE
DESIGN + ENGINEERING

AA26001758

1546 Jackson Street

Hollywood, FL 33020

954 921 5333

insitedesigngroup.com

PROPOSED DEVELOPMENT ORDER REQUEST

Re: 4005 South Ocean Boulevard

A. BUILDING ORIENTATION

The applicant and owner, 4005 S. Ocean Blvd LLC, has submitted a development order for the above mentioned property. The owner request to demolish the existing one story, non-conforming residence built in 1966. The existing residence encroaches on the setbacks both on the north and south side property lines by approximately two and a half feet as well as the front property line by over ten and a half feet according to the survey. The zoning district for the property is RS zoning as well as RS zoning on the north and the south adjacent properties.

The property is on the ocean with 20,983 square feet. The owner wishes to build a new single family residence with a ground floor garage area and three habitable areas above. The new residence shall conform to current zoning setbacks with a total height of 35 feet from the first habitable floor to the roof deck. A roof top stair access is proposed with 225 square feet of accessible roof area. The air- conditioned areas shall total 9,565 square feet and the gross area 12,351 square feet which includes garage and covered terraces. A new pool, spa, pool deck and driveway is proposed. The new driveway shall replace the existing circular two curb cut drive with one curb cut into the property.

It is important to note that the proposed structure shall remain within the rear existing limits of construction. Exterior structure walls and columns are not proposed more eastward than the existing building. Retaining walls and low walls are also proposed for privacy at the front and side property lines. The shall compliment the architecture. The wall in the front a rough natural stone is proposed on the stucco concrete block. The colors shall compliment the residence finishes. The screening on the side and for the mechanical equipment shall be simulated wood veneer like the front façade and shall run horizontally.

The existing seawall shall remain and be raised to the height of the proposed pool deck. The existing dock and stair to the beach shall be replaced.

The new proposed structure shall meet the current 2014 Florida building code and all applicable local zoning codes. The owner shall request DEP approval following Planning Board review

The architectural style proposed shall be contemporary design with large expanses of large missile impact glass and simulated wood veneer and stucco on the façade. The proposed construction shall be concrete block and a concrete system for the intermediate flooring between levels. The roof shall be an insulated flat roof with drains, parapets and TPO finish. Architectural eyebrows and features are proposed. Rear terraces shall be cantilevered and shall be open with a first level outdoor patio area. The interior shall have an elevator.

The building shall be orientated so that the front faces Ocean Drive. The existing residence also faces the street. As a single family residence, all homes on the east side of Ocean drive within several blocks have the same orientation. It is therefore appropriate for the façade to face this direction. Equally the beach from shall reflect rear terraces, views and balconies that are also compatible in orientation to the adjacent homes to the north and south.

The mass bulk and scale is compatible to the adjacent property and has also been compared to new homes developed in the area. The height is at regulation height with a ground level similar to other structures including 3833 South Ocean Boulevard currently under construction.

B. REFUSE SERVICE AREAS:

The refuse service areas shall be on the north side of the property just outside of the garage area. There is an existing property wall along the north façade that will shield the refuse area. Only residential trash bins shall be located there. We have also added a gate facing the street and there will be an additional wall along the front property line that will shield the refuse area from Ocean drive. This shall minimize the impact on adjacent properties. The walls shall be concrete block and stucco and shall match the residence. Vehicles do not need to access the area directly as the bins shall be wheeled to the front pick up location on the appropriate day by the owner and be taken back to the refuse area after pick up.

C. MECHANICAL EQUIPMENT OPERATION AND LOCATION:

Mechanical equipment shall be located on the north property, along the south and on the roof. It is indicated on the plans that screening to match the residence in simulated wood veneer shall be utilized in addition to a landscape hedge. On the roof the screening shall be used and is noted on the roof plan.

D. LIGHTING:

Exterior lighting shall be code compliant and comply to the sea turtle regulations. This project shall be reviewed by the DEP and shall be in strict conformance with their guidelines as well. Light source shall be shielded from adjacent residential properties and rights of ways. No glare or spill over effect shall be proposed.

D. LANDSCAPING AND TREES

The new site shall meet or exceed landscape requirements and shall be regraded accordingly including Chapter 28 as required.

E. SIGNS

Signs are not proposed for this project

F. WALLS AND FENCES:

Retaining walls and low walls are also proposed for privacy at the front and side property lines. The walls shall compliment the architecture and be of the same material and texture. The wall in the front a rough natural stone is proposed on the stucco concrete block. The colors shall compliment the residence finishes. The screening on the side and for the mechanical equipment shall be simulated wood veneer like the front façade and shall run horizontally. The existing seawall shall remain and be raised to the height of the proposed pool deck. The existing dock and stair to the beach shall be replaced. A roof top stair access is proposed with 225 square feet of accessible roof area. The railing along the roof access area shall be aluminum and glass so as to have less impact and be more transparent.

If you have any questions please feel free to contact me at 954-921-5333.

Respectfully,



Annie Carruthers
Principal/Architect
AR-97156



**TOWN OF HIGHLAND BEACH
PLANNING BOARD
PERMIT
DEVELOPMENT ORDER APPLICATION**

RECEIVED

NOV 23 2016

HIGHLAND BEACH
BUILDING DEPARTMENT

Application #

I request a hearing regarding the terms of the Zoning Ordinances of the Town of Highland Beach. This request relates to the property and zoning requirements set forth in this application.

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION

Address: 4005 S OCEAN BLVD, HIGHLAND BEACH, FL 33487		PCN: 24-43-47-04-00-005-0010
Full Legal Description of the Property [as described in the deed] or reference to an attachment: 4-47-43, S 100 FT OF N 600 FT OF 60V LT 5 E OF A-1-A A/K/A CITY LOT NO 52. Official Records Book: 28497 Page: 687		
Zoning District: RS	What is the location of the installation? <input checked="" type="checkbox"/> Intracoastal Waterway (ICW) <input type="checkbox"/> Interior Canal/Basin <input type="checkbox"/> N/A Beach	

PROPERTY OWNER INFORMATION

Name: 4005 OCEAN BLVD LLC	Phone: 305-343-3671	Fax: 786-361-0948
Mailing Address: 170 SE 14th St, Suite 1002, Miami, FL 33131		
Email Address: pascal@k12f.com / front@k12f.com <i>Pauline</i>		

Contact: **702-831-1320**

APPLICANT INFORMATION

Name: 4005 OCEAN BLVD LLC	Phone: 305-343-3671	Fax: 786-361-0948
Mailing Address: 170 SE 14th St, Suite 1002, Miami, FL 33131		
Email Address: pascal@k12f.com / front@k12f.com		

ARCHITECT/DESIGNER INFORMATION

Name: IN-SITE DESIGN GROUP LLC	Phone: 954-921-5333	Fax:
Mailing Address: 1546 JACKSON STREET, HOLLYWOOD, FLORIDA 33020		
Email Address: annie@insitedesigngroup.com		

DEVELOPMENT ORDER REQUEST

Rezoning: <input type="checkbox"/> Rezoning by a Property Owner or Party Other than the Town	Special Exceptions: <input type="checkbox"/> Boat Basins <input type="checkbox"/> Boat Lifts <input type="checkbox"/> Change of Nonconforming Use <input type="checkbox"/> Dwelling, Single-Family, Zero Lot Line <input type="checkbox"/> Essential Public Service Structures <input type="checkbox"/> Houses of Worship <input type="checkbox"/> Off-Premises Parking <input type="checkbox"/> Perpendicular Docking of Boats <input type="checkbox"/> Post Offices <input type="checkbox"/> Recreation Facilities, Public <input type="checkbox"/> Utility Facilities
Site Plan: <input type="checkbox"/> Site Plan Multifamily and Non-Residential <input type="checkbox"/> Site Plan Review, Major Modification <input checked="" type="checkbox"/> Site Plan Single-Family, Located on a Single Lot <input type="checkbox"/> Site Plan Single-Family, Located within a Larger Project	
Other: _____	

Provide a brief description of the project:

THE DEMOLITION OF AN EXISTING NON CONFORMING SINGLE FAMILY
RESIDENCE AND THE CONSTRUCTION OF A NEW SINGLE
FAMILY RESIDENCE WITH POOL AND GARAGE, DRIVEWAY ^{ON A SINGLE} LOT

I give permission to the members of the 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, and I understand that willful false statements and the like are misdemeanors of the second degree under Section 837.06, Florida Statutes. Such willful false statements may jeopardize the validity of my application or any decision issued thereon. I have fully read the information outlining the Board procedures and application requirements. With this application, I am submitting the necessary supporting materials listed.

Applicant's Signature: _____

Date: 11/14/2016

Building Department Use:

Date Application Received: _____ By: _____

Preliminary Review: _____ Final Review: _____ Amended Site Plan: _____ Other: _____

☐ Plans meet Town of Highland Beach Zoning and other governmental agencies requirements.

☐ Plans meet Town of Highland Beach Zoning requirements, however, approvals are pending with other governmental agencies requirements.

☐ Plans do not meet Town of Highland Beach Zoning requirements.

Building Official Signature: _____ Date: _____

Received by the Town Clerk's Office:

Received By: Leanne Goshin

Date: 1/5/17

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____

File No. 2160288/l
Prepared by and Return to:
Lorri J. Kolbert Klein, Esq.
Patch Reef Title Company, Inc.
6100 Glades Road, Suite 204
Boca Raton, Florida 33434

Parcel No.: 24-43-47-04-00-005-0010

WARRANTY DEED

This Indenture made this 8th day of August, 2016, BETWEEN John Ferber, a married man, whose post office address is: 6009 Old Ocean Blvd, Ocean Ridge, FL 33435

Grantor*,
and
4005 OCEAN BLVD LLC, a Florida limited liability company
whose post office address is: 170 SE 14th St, Ste 1002, Miami, FL 33131
Grantee*.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns forever the following described land situate, lying and being in Palm Beach County, Florida, to-wit:

The South 100 feet of the North 2150 feet (both measured at right angles) of Section 4, Township 47 South, Range 43 East, lying East of the center line of State Road A1A, the right of way of which road was conveyed to State of Florida by deed recorded in Deed Book 578, Page 129, Palm Beach County Records, which property situated in Palm Beach County, Florida.

SUBJECT TO restrictions, reservations, covenants and easements of record which are not reimposed by this deed; taxes for the year 2016 and years subsequent thereto; and all applicable zoning ordinances.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

WARRANTY DEED
PAGE 2 OF 2

Grantor hereby certifies that he does not reside at the subject property and that the subject property is not his homestead; that neither he, nor his spouse, nor any minor children reside on the property; and that the subject property is not contiguous to his homestead; and that he permanently resides

6009 Old Ocean Blvd, Ocean Ridge, FL 33435

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

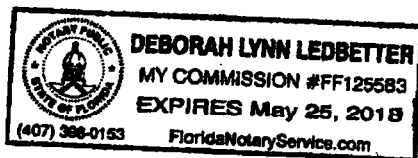
[Signature]
Witness: John Ferber
(Please print name below signature)

[Signature]
Witness: ROBERT LEWY
(Please print name below signature)

[Signature]
John Ferber

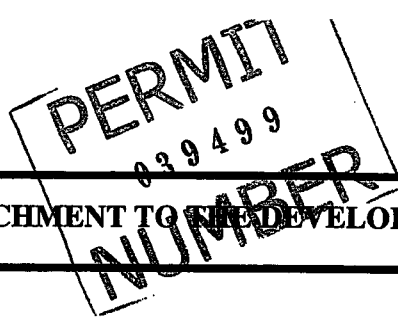
STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 26 day of July, 2016 by John Ferber, who is personally known to me or who has produced a _____ as identification.



My Commission expires: MAY 25, 2018

[Signature]
Notary Public
Deborah Ledbetter
(Please print name of Notary)



REQUIRED ATTACHMENT TO SITE DEVELOPMENT ORDER APPLICATION

Before any Development Order shall be issued the Board shall make written findings certifying compliance with the specific rules governing individual Development Orders, and that satisfactory provisions and arrangements have been made concerning the following, where applicable: Information you provide will assist the Planning Board to determine whether your application meets the minimum criteria for obtaining a Development Order as described in Chapter 30 Zoning Code, Article 3 Development Review of the Code of Ordinances. Use additional pages if necessary. **The Planning Board will not consider reference to a development order a complete response to the issue.**

Address the issues one at a time and be as detailed as possible. Attach additional sheets if necessary.

A. Building orientation: Buildings shall be oriented to enhance the appearance of the streetscape.

1. Building orientation shall ensure that service areas are placed out of view from public rights-of-way, parking areas, and adjacent properties. Where, because of site constraints service areas can not be so located, such areas shall be screened from view by vegetative or structural means. Any structural screening shall be architecturally compatible with the principal building in terms of style, colors, construction materials, and finish.
2. Mass, bulk, and scale of all structures shall be compatible with other structures and uses both in the same zoning district and in the neighborhood.

SEE ADDITIONAL SHEET ATTACHED

B. Refuse service areas:

1. Refuse service areas shall be located in a manner that minimizes impacts to adjacent residential properties.
2. Refuse service areas shall be screened from adjacent properties and rights-of-way by an enclosure that is constructed of durable building materials such as concrete, stone, or brick. The enclosure shall be faced with the same style as the façade of the primary structure on the site. The gate to the enclosure shall have a similar appearance as the façade of the building. The enclosure shall be the same color as the primary structure.
3. Enclosures shall be large enough and located in a manner that service vehicles can access the dumpster while it is in the enclosure.

SEE ADDITIONAL SHEET ATTACHED

C. Mechanical equipment operation and location:

1. Mechanical equipment shall be located in a manner that minimizes impacts to adjacent residential properties.
2. Mechanical equipment, including equipment located on roofs shall be screened from view of adjacent residential properties and rights-of-way. Screening shall be of a material that is consistent with the architecture of the building.

SEE ADDITIONAL SHEET ATTACHED

D. Lighting:

1. Outdoor lighting shall be arranged so that the light source is shielded from adjacent residential properties and rights-of-way. Light fixtures shall a type that directs the light downward.
2. Outdoor lighting shall be arranged so that no portions of adjacent residential properties are covered by the light shadow. There shall be no glare or spillover effect of lighting from the property on which a development order is approved to adjacent properties, and all lighting shall comply with the Palm Beach County Code, relating to safeguarding nesting female and hatchling marine turtles from sources of artificial light.

SEE ADDITIONAL SHEET ATTACHED.

E. Landscaping and trees: Please refer to Chapter 28 Xeriscape-Landscape Requirements, Installation and Maintenance in the Town of Highland Beach Code of Ordinances.

SEE ADDITIONAL SHEET ATTACHED

F. Signs: Please refer to Chapter 23 Signs and Advertisement in the Town of Highland Beach Code of Ordinances.

SEE SHEET ATTACHED

G. Walls and Fences: Please refer to Chapter 6 Building and Structures; Article 5 Seawalls; Bulkheads; Retaining Walls in the Town of Highland Beach Code of Ordinances.

SEE SHEET ATTACHED

Additional Notes:

30-68 HB CODE OF ORDINANCE

(4)

Exceptions to building height. The following exceptions to building height limits for single-family and multi-family units containing up to four (4) dwelling unit dwellings shall be permitted.

a.

Exceptions. Exceptions to building heights shall include such functional and nonfunctional architectural features as chimneys, cupolas, towers, dormers, parapet walls, domes, and spires. Mechanical features are considered exceptions to height limitations include heating, ventilating, and air conditioning equipment, and flagpoles and radio or television antennae, satellite receivers, digital transmitters, and telecommunication equipment.

b.

Measurement. Height exceptions shall be measured from that point of a flat or pitched roof utilized to determine building height.

c.

Limitations. Height exceptions shall comply with the limitations listed below:

1.

Not more than two (2) height exceptions, including elevator housings, shall be allowed on any defined roof line.

2.

The size of each architectural height exception, unless otherwise provided herein, shall be limited to a total of four feet by four feet by four feet (4' x 4' x 4') and a maximum volume of sixty-four (64) cubic feet.

3.

The size of height exceptions or architectural features shall not exceed four (4) feet above that point of a flat or pitched roof utilized to determine building height, except as may be required to comply with building codes for functional chimneys or similar features.

4.

Parapet walls shall not exceed four (4) feet in height.

5.

The observation area shall not exceed two hundred twenty-five (225) square feet, and habitable area shall not be provided.

2.

The walks or decks shall be open air features and shall not be walled, roofed, or otherwise enclosed.

3.

Electricity, water, and similar services shall not be installed, unless determined necessary by the building official to meet requirements of the building code.

4.

The surface of walks or decks shall not exceed the overall building height limit.

5.

Not more than one deck or walk per principal structure or dwelling shall be installed.

6.

Access to a deck or walk may be provided by an elevator or an unenclosed stairway, with such secondary access as may be required by the building official.

7.

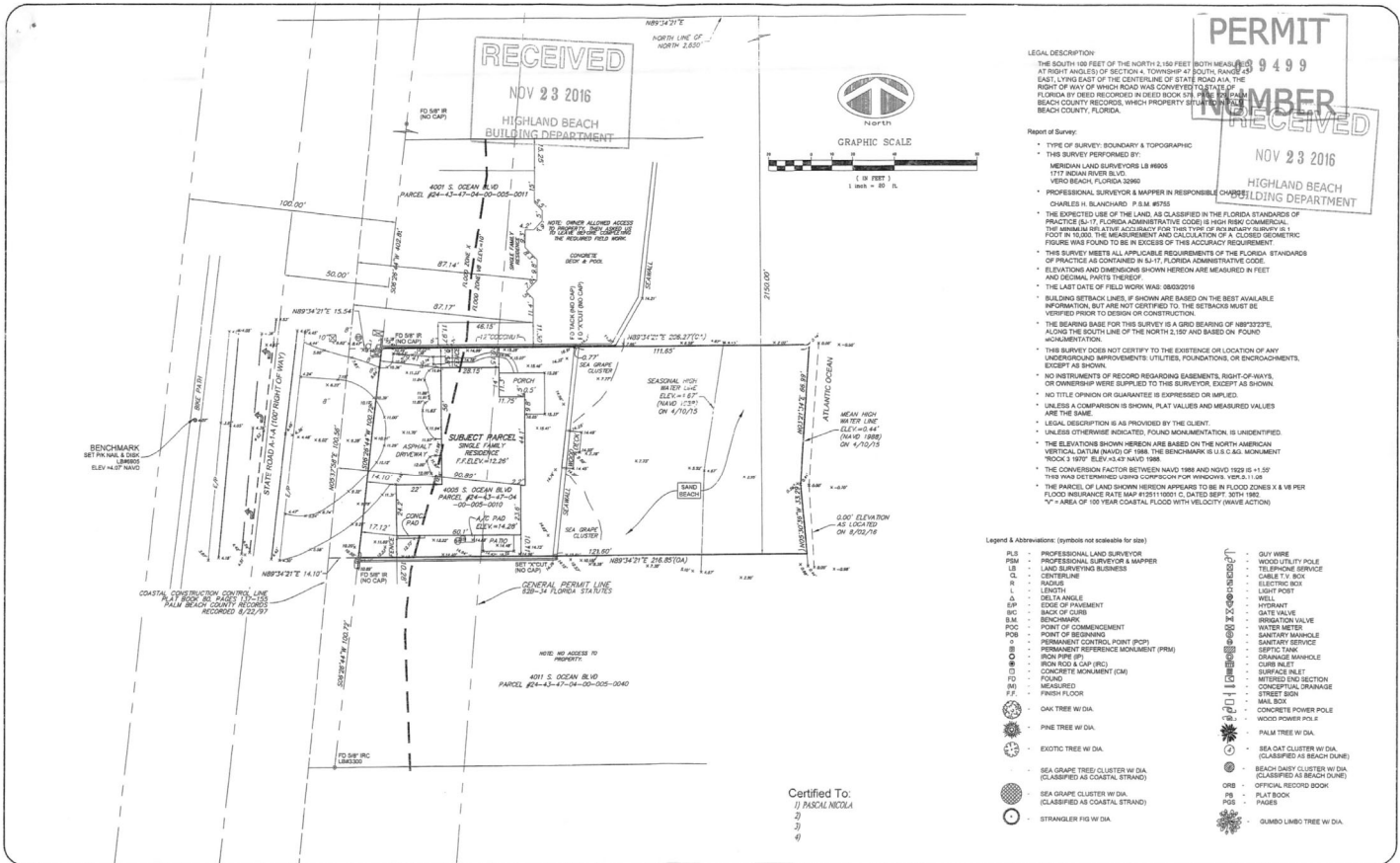
Swimming pools, spas, jacuzzis, and hot tubs, but not other recreational facilities, shall be allowed on a roof top of a single-family dwelling. Recreational facilities of this nature may be permitted on the roof of a multiple-family dwelling if approved by the town commission.

8.

Safety railings shall be provided to meet building or safety codes, provided such railings shall not be opaque.

9.

The decks, walks, and safety railings shall be constructed in a manner consistent with the architectural style, colors, and materials of the principal structure.



Meridian Land Surveyors
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 33960 LB46995
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: MLS.LB6905@GMAIL.COM

Plat of Survey for:
PASCAL NICOLA
4005 S. OCEAN BLVD

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW
CHARLES H. BLANCHARD, P.E.M. #5753

TYPE: BOUNDARY & TOPOGRAPHIC				REVISIONS			
PROJECT# 18-084	4			1			
DATE: 8/23/14	P.B. 2nd	PAGE 48		2			
DRAWN BY: E.P.T.	3			3			
CHECKED BY: C.H.B.	1			4			
SCALE: 1/2"	1/2"	1/2"	1/2"	5			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	NO.	DATE

RECEIVED
NOV 23 2016
HIGHLAND BEACH

Property Appraiser
GARY R. NIKOLITS, CFA
Palm Beach County

PERMIT
039499
PAPA Search
PAPA Print
NUMBER

Search Results Detail
New Property Record

Owners
4005 OCEAN BLVD LLC

Property detail
Location: 4005 S OCEAN BLVD
Municipality: HIGHLAND BEACH
Parcel No: 24434704000050010
Subdivision:
Book: 28497 Page: 687
Sale Date: JUL 2016
Mailing Address: 170 SE 14TH ST STE 1002
Address: MIAMI FL 33131 3379
Use Type: 0100 SINGLE FAMILY
Total Square Feet: 1584

Sales Information

Sales Date	Price
JUL 2016	4425000
APR 2015	4000000
MAR 1994	940000
MAR 1994	100
DEC 1987	700000

Appraisals

Tax Year	2016
Improvement Value	\$60,113
Land Value	\$1,221,192
Total Market Value	\$1,281,705

All values are as of January 1st each year

Assessed/Taxable values

Tax Year	2016
Assessed Value	\$1,281,705
Exemption Amount	\$0
Taxable Value	\$1,281,705

Taxes

Tax Year	2016
Ad Valorem	\$58,367
Non Ad Valorem	\$170
Total Tax	\$58,537

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structional Videos



PROPOSED MATERIALS & COLORS

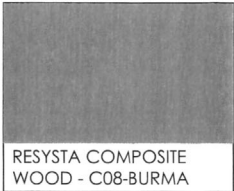
4005 S OCEAN BOULEVARD

RECEIVED
NOV 23 2016
HIGHLAND BEACH
BUILDING DEPARTMENT

PERMIT
039499
NUMBER



ALUMINUM & IMPACT
RESISTANT WINDOW
WALL SYSTEM
RESYSTA COMPOSITE
WOOD
ALUMINUM & IMPACT
RESISTANT GLASS RAILING
STUCCO



IN-SITE DESIGN GROUP LLC
Architecture + Design + Engineering
1546 Jackson Street, Hollywood, FL 33020
AA26001758
954-921-5333
www.instedesigngroup.com

PROPOSED EXISTING RESIDENCE

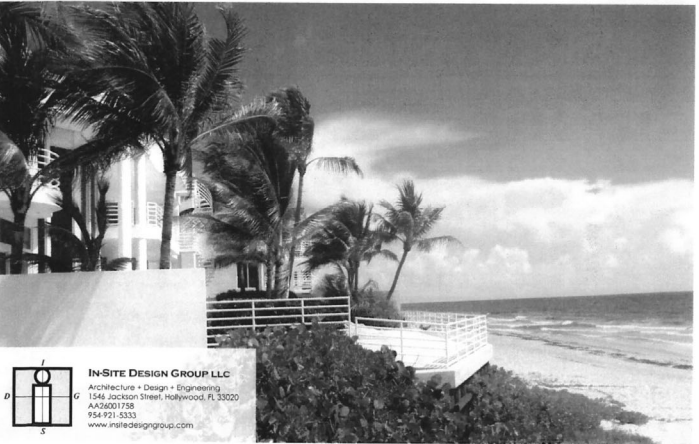
4005 S OCEAN BOULEVARD



**IN-SITE DESIGN GROUP LLC**
Architecture • Design • Engineering
1546 Jackson Street, Hollywood, FL 33020
AA2001758
954-921-5533
www.in-sitedesigngroup.com

ADJACENT NORTH PROPERTY

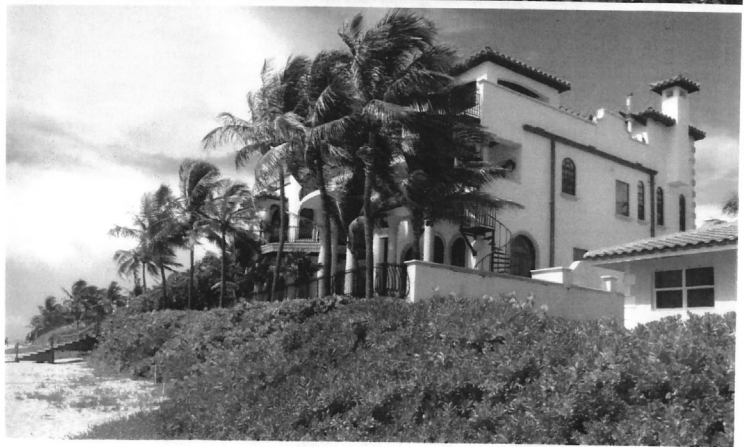
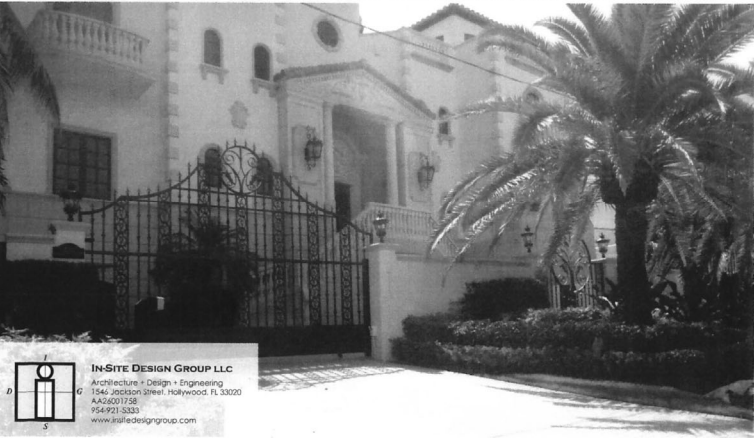
3921 S OCEAN BOULEVARD



IN-SITE DESIGN GROUP LLC
 Architecture • Design • Engineering
 1348 Jackson Street, Hollywood, FL 33020
 AP26001738
 954-921-5333
 www.insitedesigngroup.com

ADJACENT SOUTH PROPERTY

4011 S OCEAN BOULEVARD



IN-SITE DESIGN GROUP LLC
Architecture • Design • Engineering
1545 Jackson Street, Hollywood, FL 33020
AA2001758
954-931-3333
www.insitedesigngroup.com

PERMIT
039499
NUMBER

RECEIVED
NOV 23 2016
HIGHLAND BEACH
BUILDING DEPARTMENT





RECEIVED

NOV 23 2016

HIGHLAND BEACH
BUILDING DEPARTMENT

PERMIT

039499

NUMBER

Highland Beach Residence



ARTIST CONCEPT

RECEIVED

JAN 03 2017

HIGHLAND BEACH
BUILDING DEPARTMENT



PROJECT
HIGHLAND BEACH
RESIDENCE

OWNER
IN-SITE DESIGN GROUP, LLC

PLANNING
BOARD
SUBMITTAL

COVER
A-0.1

ARCHITECT
IN - SITE DESIGN GROUP, LLC.
1546 JACKSON STREET, HOLLYWOOD, FLORIDA 33020-0540
EMAIL: ANNE@INSITEDESIGNGROUP.COM

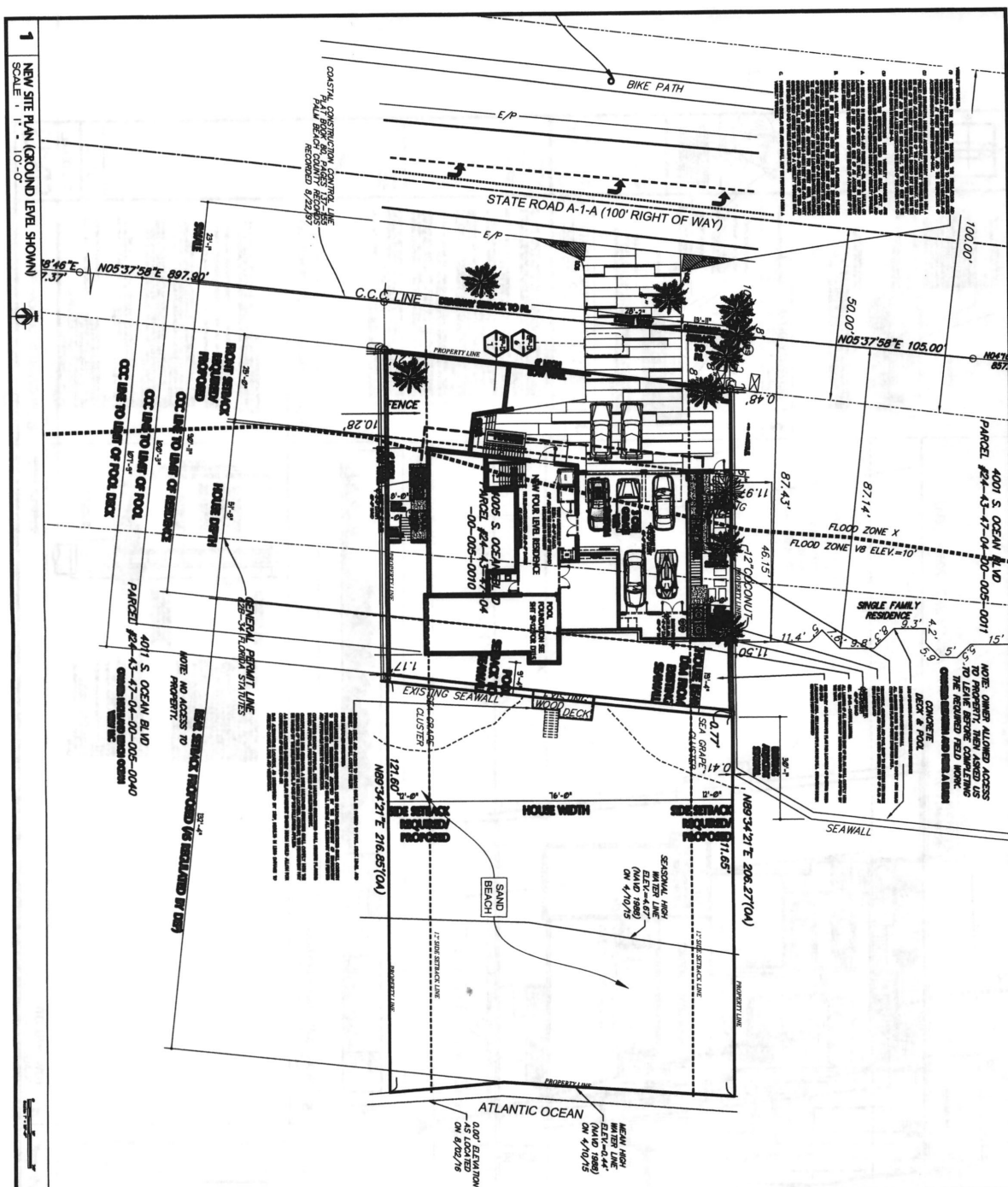
STRUCTURAL ENGINEER
PROJECT CLASSIC STRUCTURAL ENGINEERING
700 TEXAS TRAIL, BOCA RATON, FLORIDA 33432
EMAIL: PLANNING@PROJECTCLASSIC.COM

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER
E&E CONSULTING ENGINEERS, LLC
140 SOUTH DIXIE HWY 174-04, HOLLYWOOD, FLORIDA 33020
EMAIL: ANDRESKOLLMANN@EE-CE.NET

LANDSCAPE ARCHITECT
KIM MOYER, A.S.L.A.
4800 NE 16 AVENUE, OAKLAND PARK, FL 33064
EMAIL: KM@MOYERLA.COM

CIVIL ENGINEER
GATOR ENGINEERING ASSOCIATES, INC.
1100 TEMPLE STREET, COOPER CITY, FL 33030
EMAIL: GATOR_EO@GELL.SOUTH-FLA.NET

[illegible]



USED ON A SERVER FLOOR

2	LEGAL DESCRIPTION

3 SITE LIGHTING NOTES

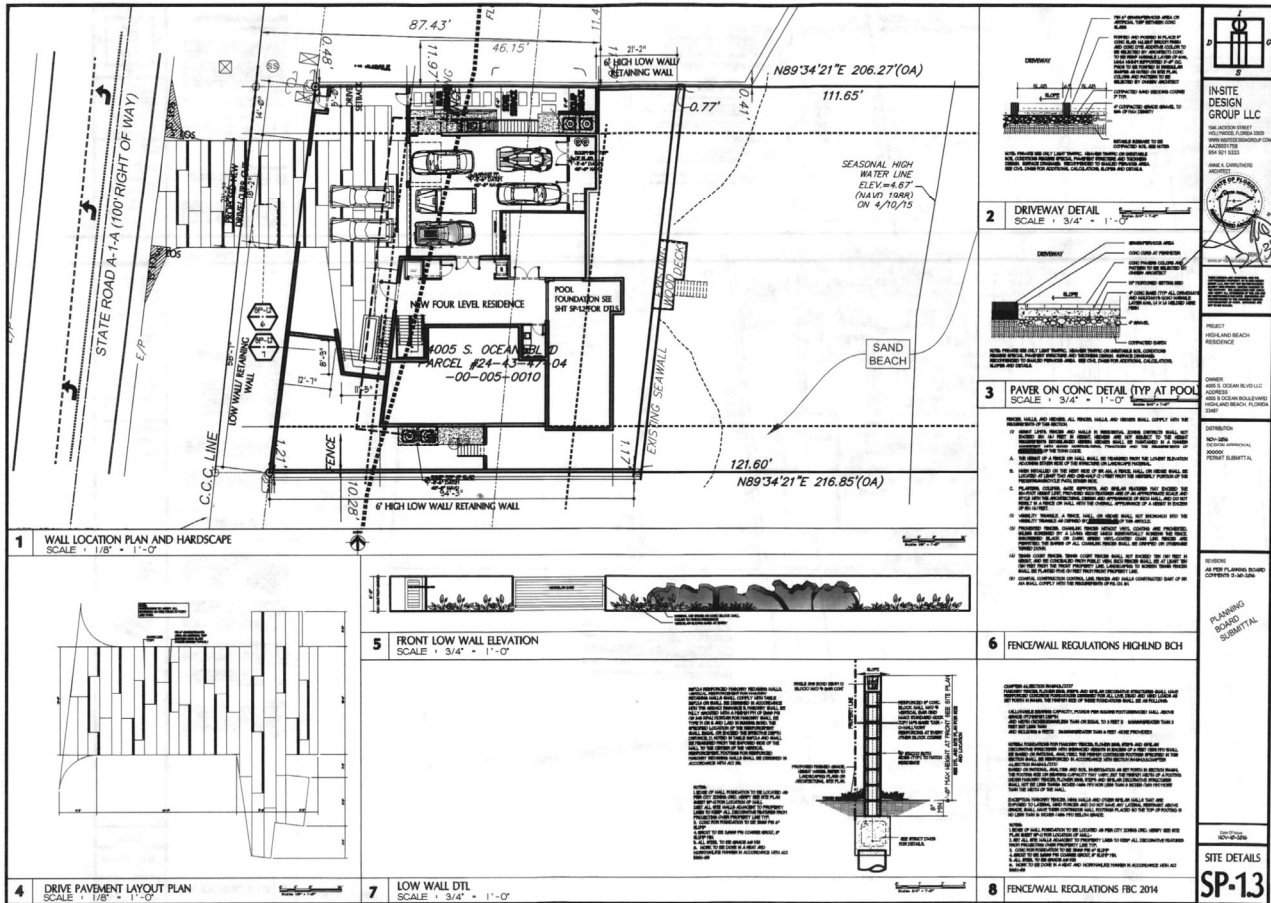
SLAB NOTES TYPE

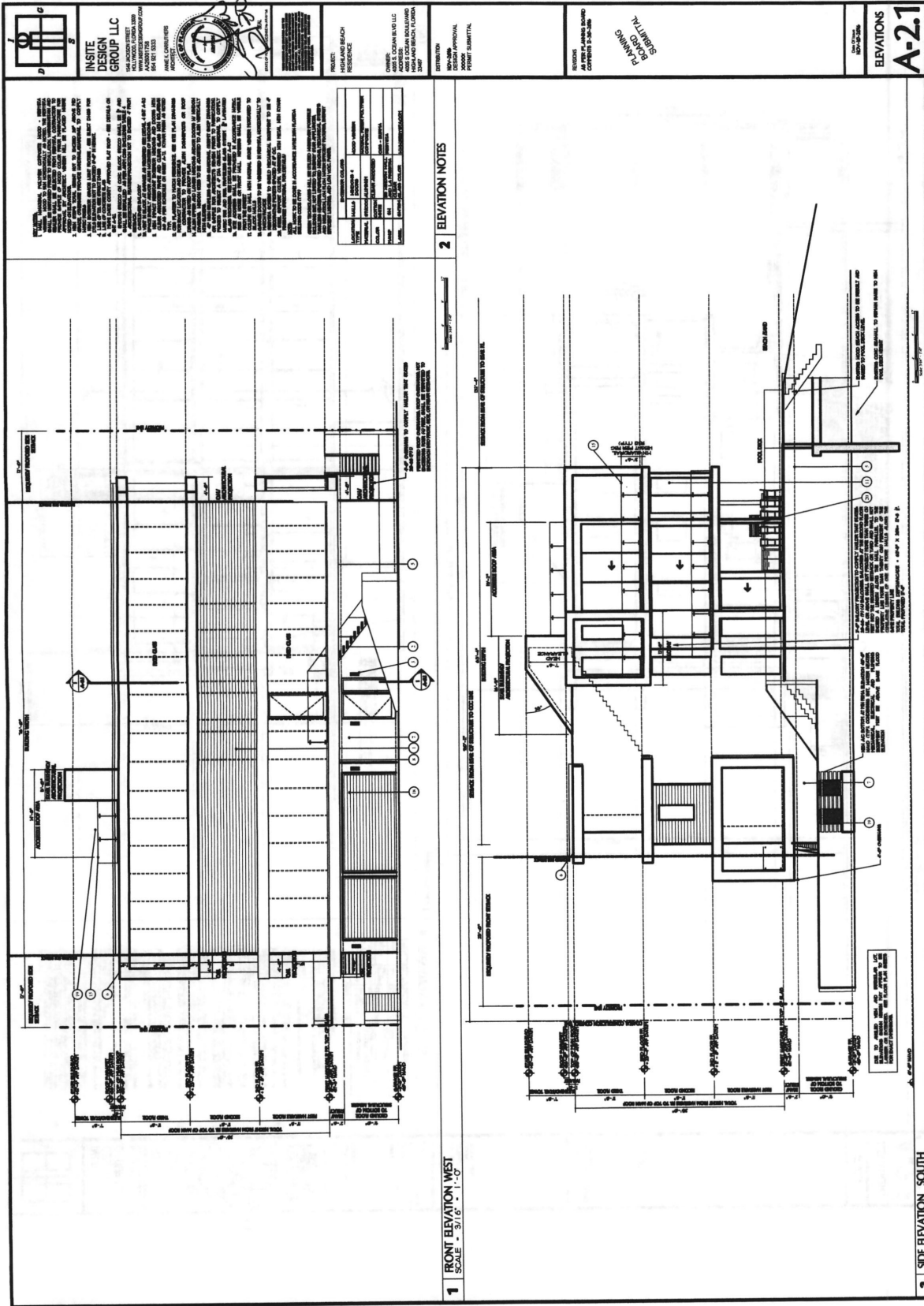
5 SITE & DRAINAGE NOTES

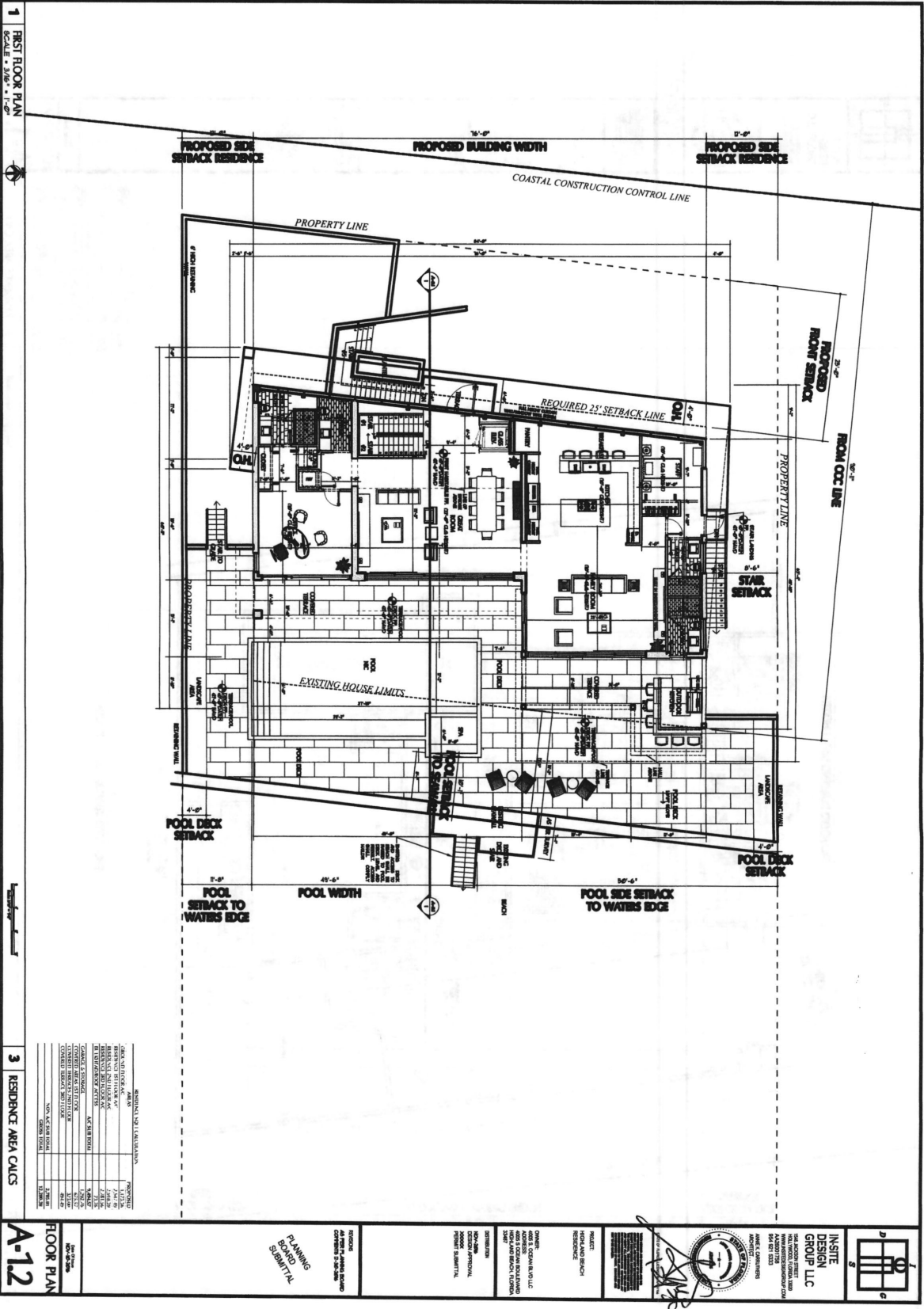
GROUP LLC
1546 JACKSON STREET
HOLLYWOOD, FLORIDA 33020
WWW.JANITDESIGNGROUP.COM
AA26001758
954 921 5333

STATE OF NEW YORK

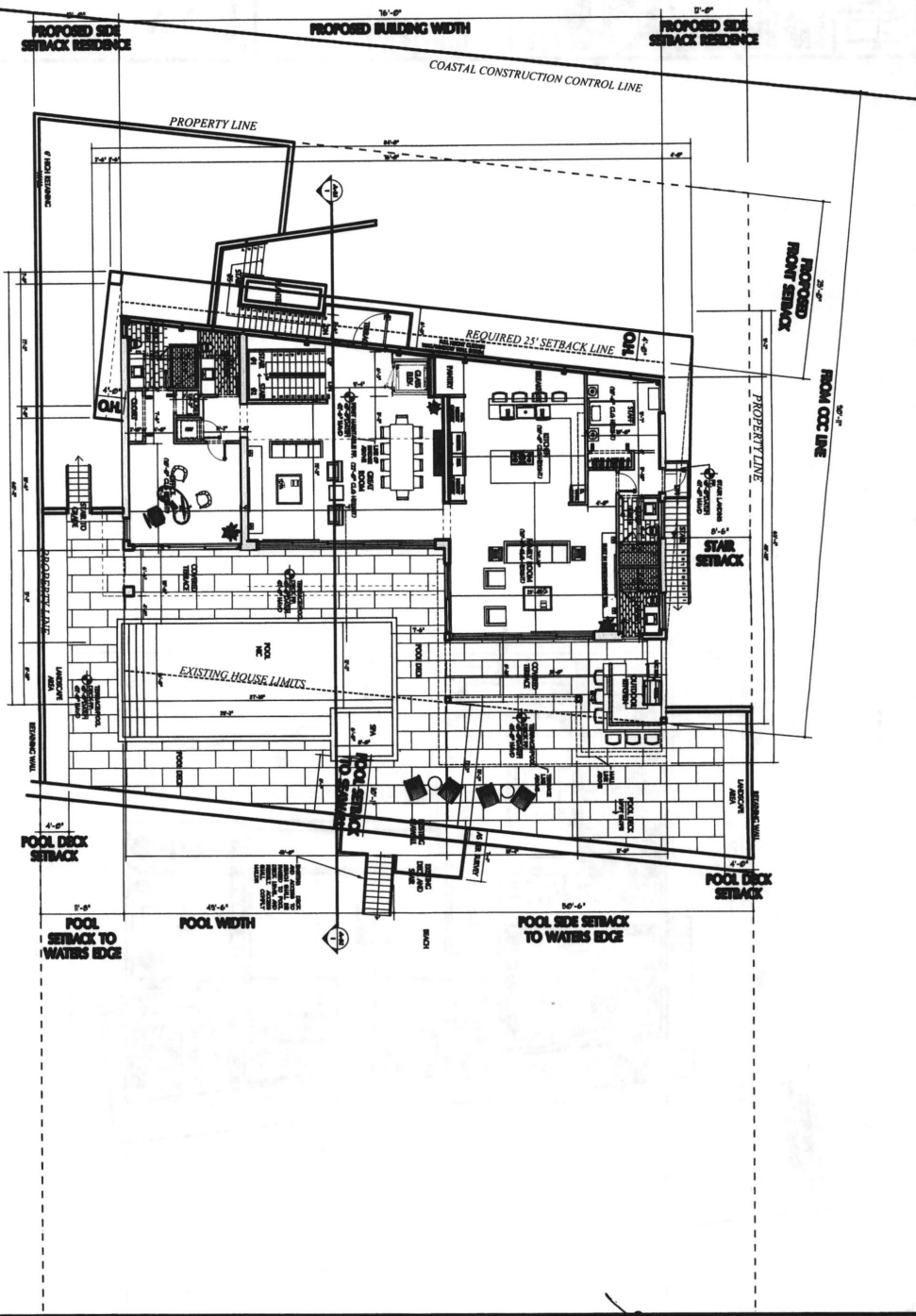
ST-1







1 FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"



3 RESIDENCE AREA CALC

RESIDENCE AREA CALC	AREA	PERCENT
GRAND TOTAL	1,100.00	100.00%
POOL DECK	1,100.00	100.00%
POOL	1,100.00	100.00%
POOL DECK SETBACK	1,100.00	100.00%
POOL SETBACK TO WATERS EDGE	1,100.00	100.00%
POOL SIDE SETBACK TO WATERS EDGE	1,100.00	100.00%
POOL WIDTH	1,100.00	100.00%
POOL DECK SETBACK	1,100.00	100.00%
POOL SETBACK TO WATERS EDGE	1,100.00	100.00%
POOL SIDE SETBACK TO WATERS EDGE	1,100.00	100.00%
POOL WIDTH	1,100.00	100.00%

A-12

FLOOR PLAN

INSITE DESIGN GROUP LLC

1000 N. GULF BLVD. SUITE 1000
FORT MYERS, FL 33901
TEL: 888-888-8888
WWW.INSITEDESIGNGROUP.COM

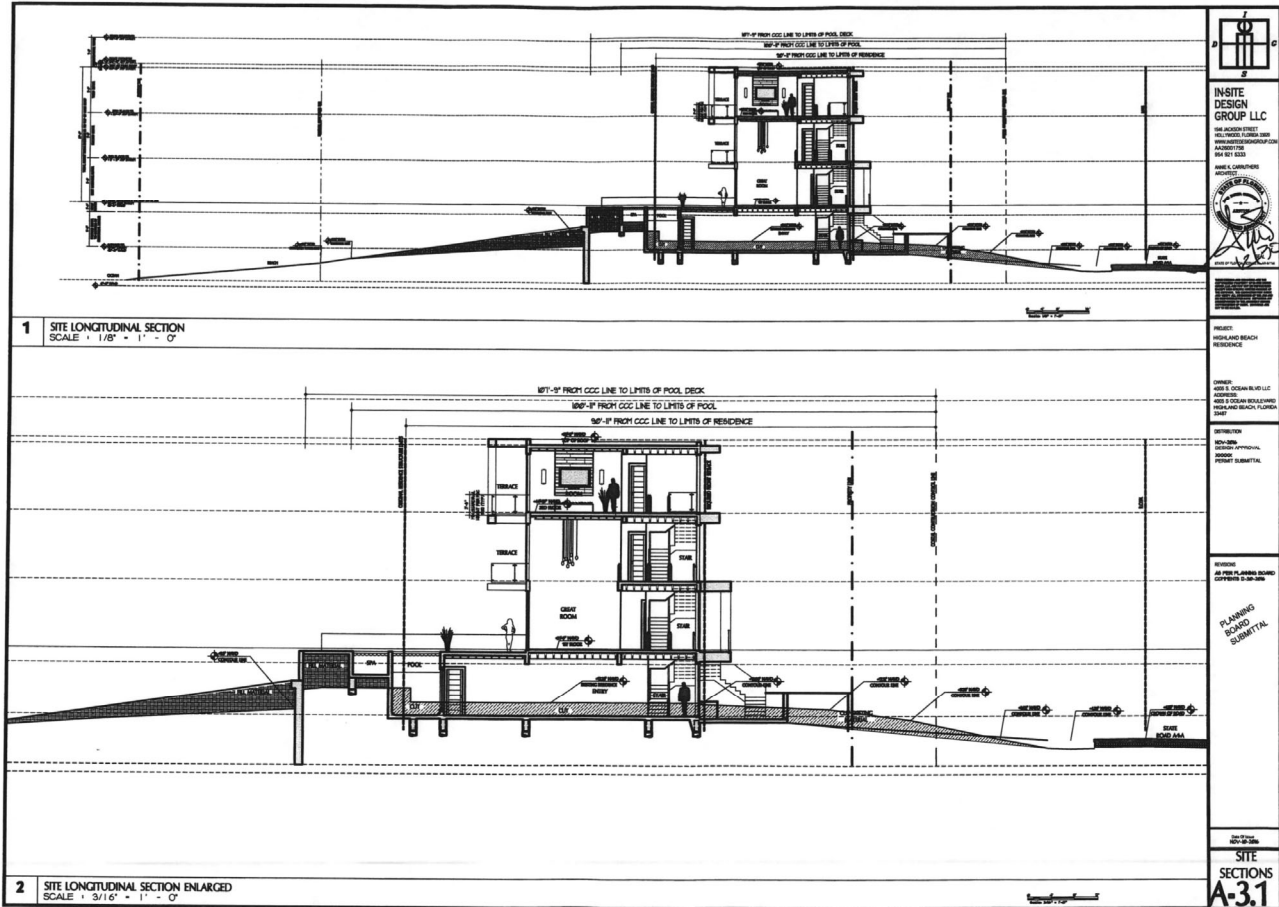
PLANNING BOARD SUBMITAL

DATE: 10/10/2023

PROJECT: 1000 N. GULF BLVD. SUITE 1000

DESIGNER: J. J. JONES

DATE: 10/10/2023



6. OLD BUSINESS:

There was none.

7. NEW BUSINESS:

A) Application No. 39499 – 4005 Ocean Boulevard – 4005 Ocean Boulevard, LLC

CONSIDERATION OF A SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A THREE STORY, SINGLE FAMILY RESIDENCE OF APPROXIMATELY 12,351 SQUARE FEET IN THE RS (RESIDENTIAL SINGLE-FAMILY) ZONING DISTRICT

APPLICANT: 4005 Ocean Boulevard, LLC

Vice Chair Axelrod read the title into the record. He asked the Board were there any disclosures and/or ex parte communications. There were none.

Vice Chair Axelrod opened the public hearing.

All those giving testimony were sworn in by Deputy Town Clerk Gaskins.

Vice Chair Axelrod introduced new Building Official Kenneth Bauer.

Staff presentation:

Building Official Kenneth Bauer provided a brief history about his professional work history. He presented the item and stated that the Building Department has reviewed this site plan and building elevations and found that the plans comply with the Highland Beach Code of Ordinances. The applicant needs to have the Florida Department of Environmental Protection (DEP) approval before proceeding. No permits have been issued.

Member Shane – How do you establish the baseline from which we add 35 feet?

Discussion ensued regarding the 35 feet.

Annie Carruthers, Architect of In-site Design Group LLC provided an explanation about the baseline. The garage ceiling cannot have a clearance of more than 9 feet.

Town Attorney Shutt provided an explanation based on the Town's code.

Member Mart – Is the protrusion of the stairwell wall within the height. Ms. Carruthers – It is one of only two exceptions allowed. There is a small narrow stairwell which we changed on the plans in order to comply.

Applicant's presentation:

Annie Carruthers, Architect of In-site Design Group LLC – We are bringing the site, the house and the building envelope into compliance. The existing seawall will not be

moved. We are leaving the sand in the dune and would like to preserve as much of that as possible and will stay in compliance with that.

Vice Chair Axelrod – You have two height exceptions – The code says the volume of each exception has to be less than 64 cubic feet. Did you reduce the stairwell to the 64 cubic feet? Ms. Carruthers – Yes, we are in compliance. She explained that the whole massing is in the back of the house.

Member Axelrod – Has the permit been requested from the DEPA? Ms. Carruthers – Once we get the approval from the Planning Board that will be our next step.

Member Shane – Do you need our letter of approval to go to the DEPA? William Stoddard – Your letter of approval would have a condition stating that we would need DEP approval before permits are issued.

Vice Chair Axelrod closed the public hearing.

Vice Chair Axelrod asked if there was a motion to approve; a motion to approve with conditions; or a motion to deny the request.

MOTION: Member Shane moved to **approve** Application No. 39499 subject to the approval by the Florida Department of Environmental Protection (DEP). Motion was seconded by Member Weiss.

ROLL CALL:

Member Shane	-	Yes
Member Weiss	-	Yes
Member Lewis	-	Yes
Member Mart	-	Yes
Member Riesa	-	Yes
Vice Chair Axelrod	-	Yes

Motion carried 6 to 0.

B) Application No. 39566 – 1092 Bel Lido Drive – Paul G. Babij

CONSIDERATION OF A SITE PLAN APPROVAL FOR A MAJOR MODIFICATION TO REMODEL/ALTER A TWO STORY, SINGLE FAMILY RESIDENCE OF APPROXIMATELY 4,027 SQUARE FEET IN THE RS (RESIDENTIAL SINGLE-FAMILY) ZONING DISTRICT

APPLICANT: Paul G. Babij

Vice Chair Axelrod read the title into the record. He asked the Board were there any disclosures and/or ex parte communications. There were none.

Vice Chair Axelrod opened the public hearing.



TOWN OF HIGHLAND BEACH DEVELOPMENT APPROVAL APPLICATION

Application # _____

I request a hearing regarding the terms of the Zoning Ordinances of the Town of Highland Beach. This request relates to the property and zoning requirements set forth in this application.

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 4005 South Ocean Blvd. Highland Beach, Fl. 33487	PCN: Parcel #: 24-43-47-04-00-005-0010
Full Legal Description of the Property [as described in the deed] or reference to an attachment: 4-47-43, S 100 FT OF N 600 FT OF GOV LT 5 E OF A-1-A A/K/A CITY LOT NO 52	
Zoning District:	What is the location of the installation? <input type="checkbox"/> Intracoastal Waterway (ICW) <input type="checkbox"/> Interior Canal/Basin <input type="checkbox"/> N/A

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: 4005 Ocean Blvd LLC	Phone: 786-361-0971	Fax:
Mailing Address: 170 S.E. 14th St. Suite 1002 Miami, FL. 33131-3379		
Email Address: Front@ki2f.com		

APPLICANT'S AGENT INFORMATION		
Name: Camilo Bonnet	Phone: 786-361-0971	Fax:
Company Name: HMJC Corporation		
Mailing Address: 2001 MERIDIAN AVE UNIT 421 Miami Beach, FL 33139		
Email Address: Camilo@ki2f.com		

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

Landscape Plan L-1 for Permit 39499

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 Board procedures and application requirements. With this application, I am submitting the necessary supporting materials listed.

Applicant's Signature: _____ Date: 04-01-2022

Received by the Town Clerk's Office:

Received By: _____ Date: _____




Date Public Notices Mailed: _____

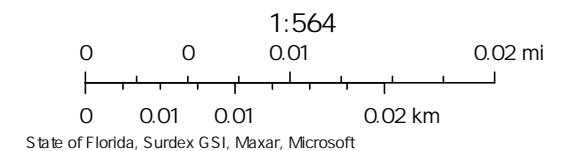
Date Legal Advertisement Published: _____

4005 S. Ocean Blvd.



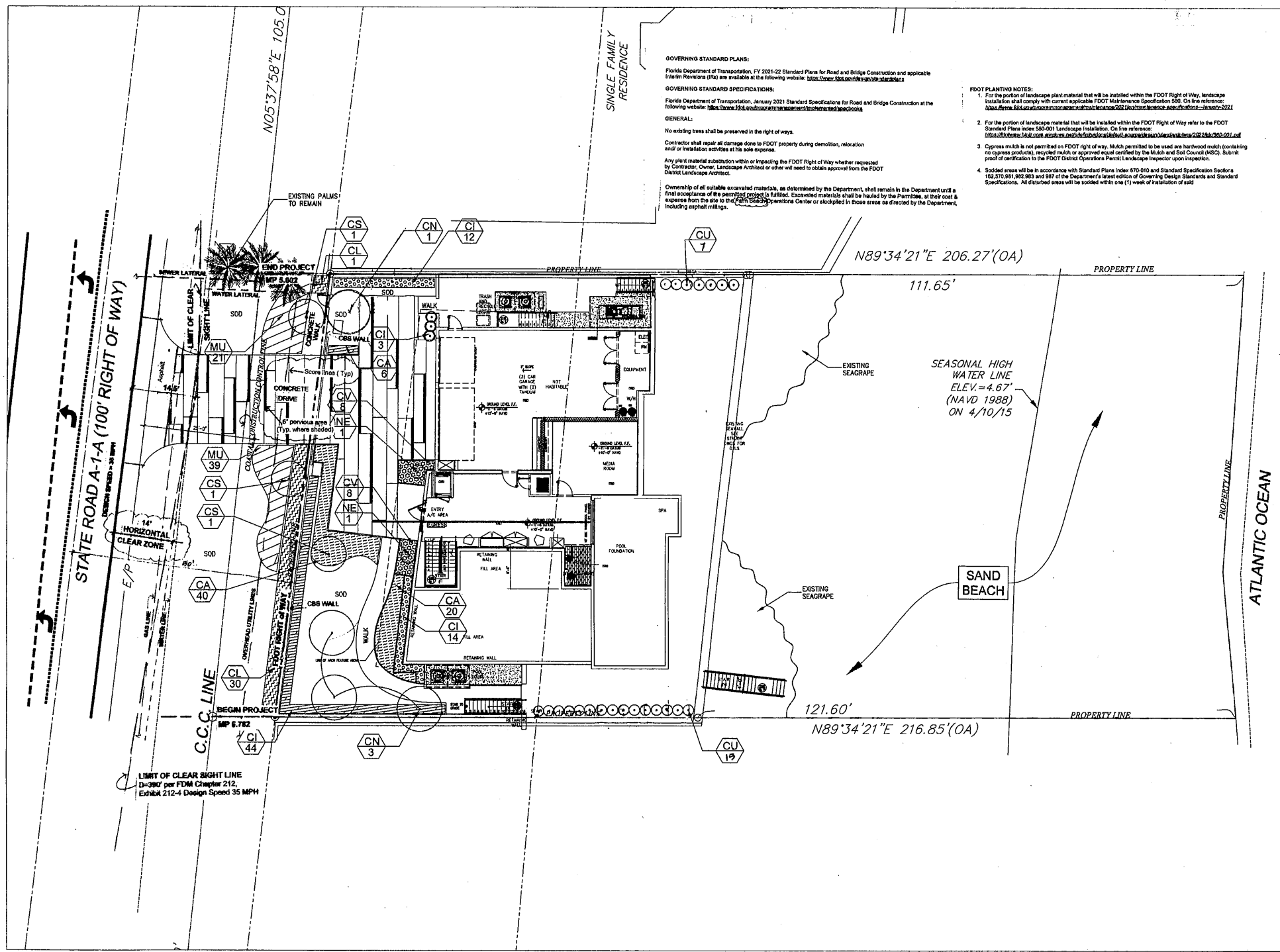
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-  Highland Beach Boundary
-  Highland Beach Parcels
- Highland Beach Address Points
-  Streets Centerline



4005 South Ocean Blvd.





GOVERNING STANDARD PLANS:
Florida Department of Transportation, FY 2021-22 Standard Plans for Road and Bridge Construction and applicable
Interim Revisions (IRs) are available at the following website: <https://www.floridadot.com/interim-revisions>

GOVERNING STANDARD SPECIFICATIONS:
Florida Department of Transportation, January 2021 Standard Specifications for Road and Bridge Construction at the
following website: <https://www.floridadot.com/standard-specifications>

GENERAL:
No existing trees shall be preserved in the right of way.
Contractor shall repair all damage done to FDOT property during demolition, relocation
and/or installation activities at his sole expense.
Any plant material substitution within or impacting the FDOT Right of Way whether requested
by Contractor, Owner, Landscape Architect or other will need to obtain approval from the FDOT
District Landscape Architect.
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 District Operations Center or stockpiled in those areas as directed by the Department,
including asphalt millings.

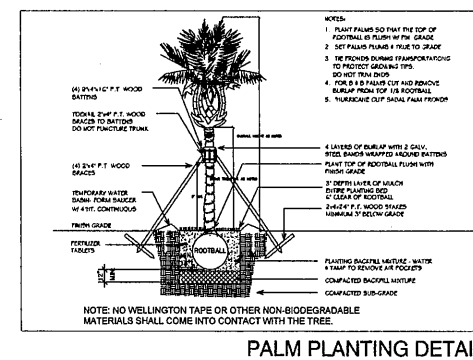
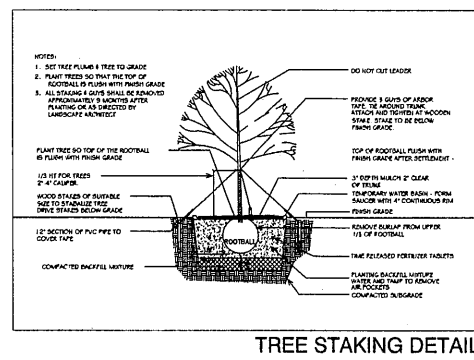
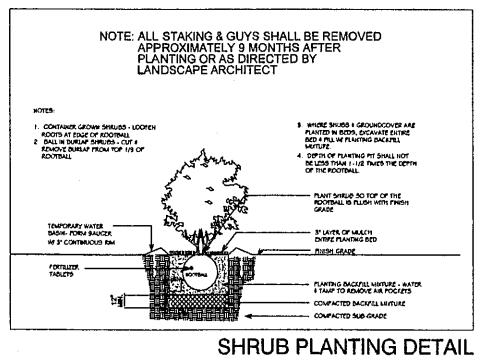
FOOT PLANTING NOTES:
1. For the portion of landscape plant material that will be installed within the FDOT Right of Way, landscape
installation shall comply with current applicable FDOT Maintenance Specifications (MS). On line reference:
<https://www.floridadot.com/interim-revisions>

2. For the portion of landscape material that will be installed within the FDOT Right of Way refer to the FDOT
Standard Plans Index 500-001 Landscape Installation. On line reference:
<https://www.floridadot.com/standard-specifications>

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 670-010 and Standard Specifications Sections
102.270, 581, 582, 583 and 587 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

- ### LANDSCAPE NOTES
- 1- All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
 - 2- All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
 - 3- All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
 - 4- All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
 - 5- Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
 - 6- Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
 - 7- Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
 - 8- All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
 - 9- All sodded areas to have a minimum of 2" of planting soil as described in note #8.
 - 10- All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
 - 11- All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
 - 12- All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
 - 13- All trees and palms shall be planted with the top of their rootballs 1"-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area.
 - 14- In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
 - 15- All planting shall be installed with fertilizer at time of planting.
 - 16- All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
 - 17- All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
 - 18- All landscape and irrigation shall be installed in compliance with all local codes.
 - 19- The plan shall take precedence over the plant list, should there be any discrepancy between the two.



Plant List		Botanical Name	Common Name	Size	Native	Drought Tolerance
Sum	Qty					
Trees/Palms						
CS	2	Cordia sebestena	Orange Geiger Tree	14' Ht x 5' Spr, 3" cal	Yes	High
CN	4	Cocos nucifera 'Green Malayan'	Coconut Palm	14' OA Ht, 8" cal	No	High
NE	2	Nerium oleander	White Oleander	14' Ht x 5' Spr, 2" cal	Yes	High
Shrubs/Groundcovers						
CL	74	Chrysobalanus icaco	Cocoplum	24" x 24", 24" O.C.	Yes	Medium
CL	31	Clusia flava	Small Leaf Clusia	24" x 24", 24" O.C.	No	High
CV	16	Codiaeum variegatum 'Franklin Roosevelt'	Croton	24" x 24", 24" O.C.	Yes	High
MU	60	Muhlenbergia capillaris	Muhly Grass	24" x 24", 24" O.C.	Yes	High
CA	66	Carlisa macrocarpa 'Emerald Blanket'	Dwarf Carissa	12" x 16", 18" O.C.	No	High
CU	22	Coccoloba uvifera	Sea Grape	20" x 20", 36" O.C.	Yes	High
Sod			St. Augustine			
Mulch			Shredded Melaleuca or Eucalyptus			

IN-SITE DESIGN GROUP LLC
1546 JACKSON STREET
HOLLYWOOD, FLORIDA 33020
WWW.IN-SITEDESIGNGROUP.COM
AA26001758
954 921 5333

Kimberly Moyer
Digitally signed by Kimberly Moyer
Date: 2022.07.11 09:20:51 -0400

Kimberly Moyer, RLA
Landscape Architecture
(954) 492-9609
Lic. No. RA0000962

PROJECT:
HIGHLAND BEACH RESIDENCE

OWNER:
4005 S. OCEAN BLVD LLC
ADDRESS:
4005 S. OCEAN BOULEVARD
HIGHLAND BEACH, FLORIDA 33487

DISTRIBUTION

REVISIONS

08-10-2021	1/1/2021
12/19/2021	1/19/2022
2/2/2022	7/8/2022

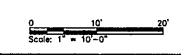
JUL 22 2022

HIGHLAND BEACH BUILDING DEPARTMENT

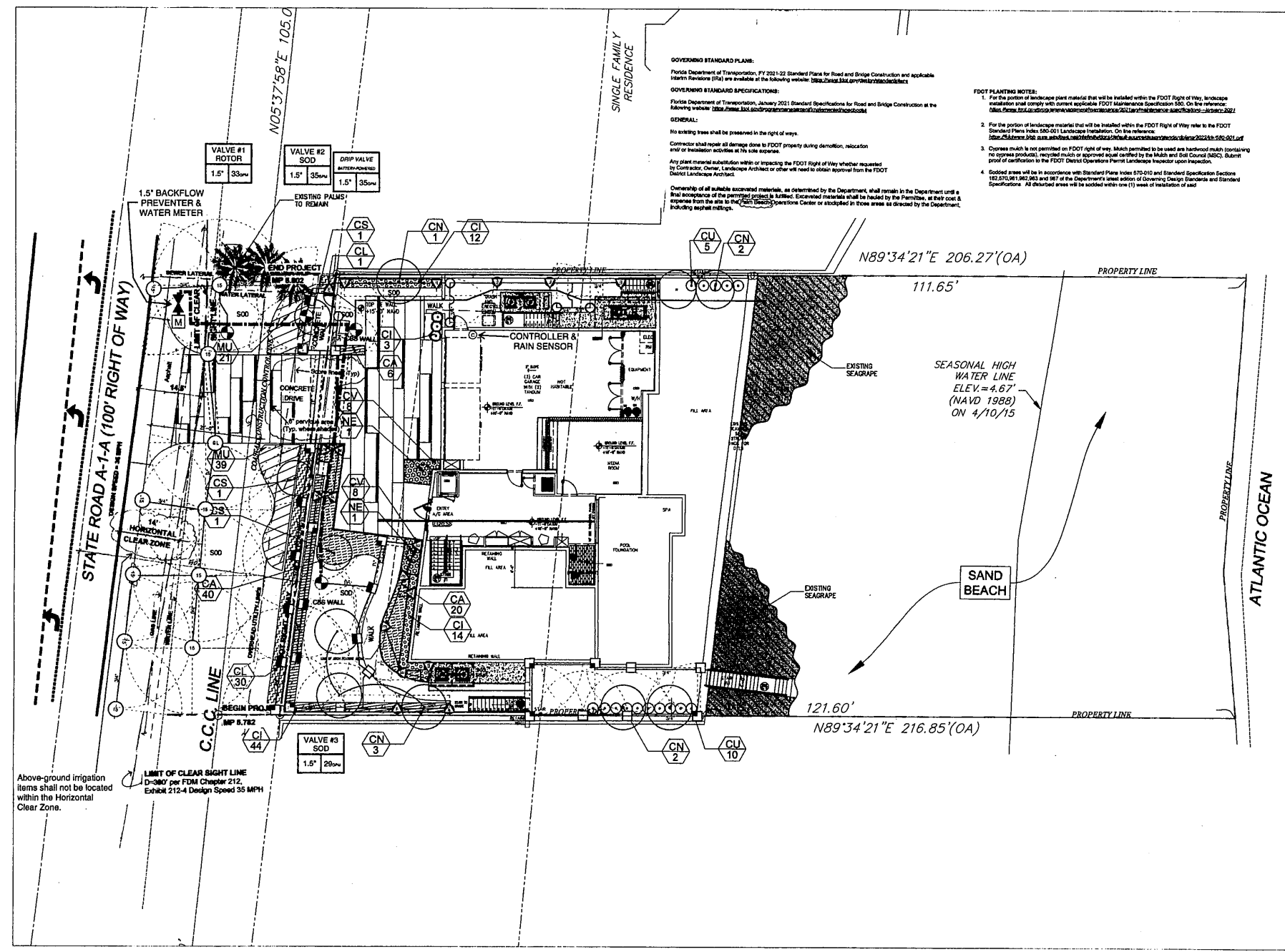
Date of Issue
MAY-23-2017

LANDSCAPE PLAN

1 LANDSCAPE PLAN
SCALE: 1" = 10'-0"



FDOT LANDSCAPE PERMIT NUMBER
2021-L-496-00006

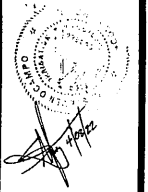


Legend	
Description	
⊙	6" POP-UP - 10' - 90-DEGREE SPRAY
⊖	6" POP-UP - 10' - 180-DEGREE SPRAY
⊕	6" POP-UP - 10' - 270-DEGREE SPRAY
○	6" POP-UP - 10' - 360-DEGREE SPRAY
⊙	6" POP-UP - 12' - 90-DEGREE SPRAY
⊖	6" POP-UP - 12' - 180-DEGREE SPRAY
⊕	6" POP-UP - 12' - 270-DEGREE SPRAY
●	6" POP-UP - 12' - 360-DEGREE SPRAY
△	6" POP-UP - END STRIP
▴	6" POP-UP - FULL STRIP
⊞	12" POP-UP - 10' - 90-DEGREE SPRAY
⊟	12" POP-UP - 10' - 180-DEGREE SPRAY
⊠	12" POP-UP - 10' - 270-DEGREE SPRAY
⊡	12" POP-UP - 10' - 360-DEGREE SPRAY
⊞	12" POP-UP - 12' - 90-DEGREE SPRAY
⊟	12" POP-UP - 12' - 180-DEGREE SPRAY
⊠	12" POP-UP - 12' - 270-DEGREE SPRAY
⊡	12" POP-UP - 12' - 360-DEGREE SPRAY
△	12" POP-UP - END STRIP
▴	12" POP-UP - FULL STRIP
⊙	15" ROTOR
⊖	20" ROTOR
⊕	30" ROTOR
△	BUBBLER
⊙	CONTROLLER WITH RAIN SENSOR
—	DRIP LINE
—	MAIN LINE - 2" SCH 40
—	SLEEVES
⊙	VALVE

- 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 water source.
 3. Contractor shall provide FDOT District Operations Manager with a set of "As-Built" irrigation plans.

PROJECT:
HIGHLAND BEACH
RESIDENCE

OWNER:
4005 S. OCEAN BLVD LLC
ADDRESS:
4005 S OCEAN BOULEVARD
HIGHLAND BEACH, FLORIDA
33487



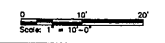
APRIL 08, 2022

IRRIGATION PLAN

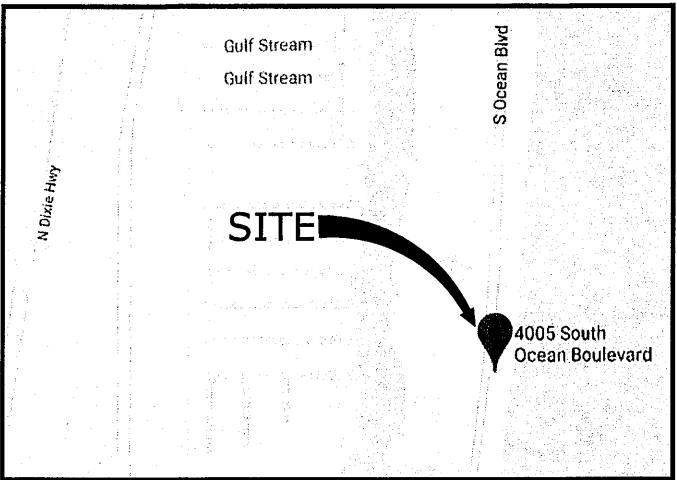
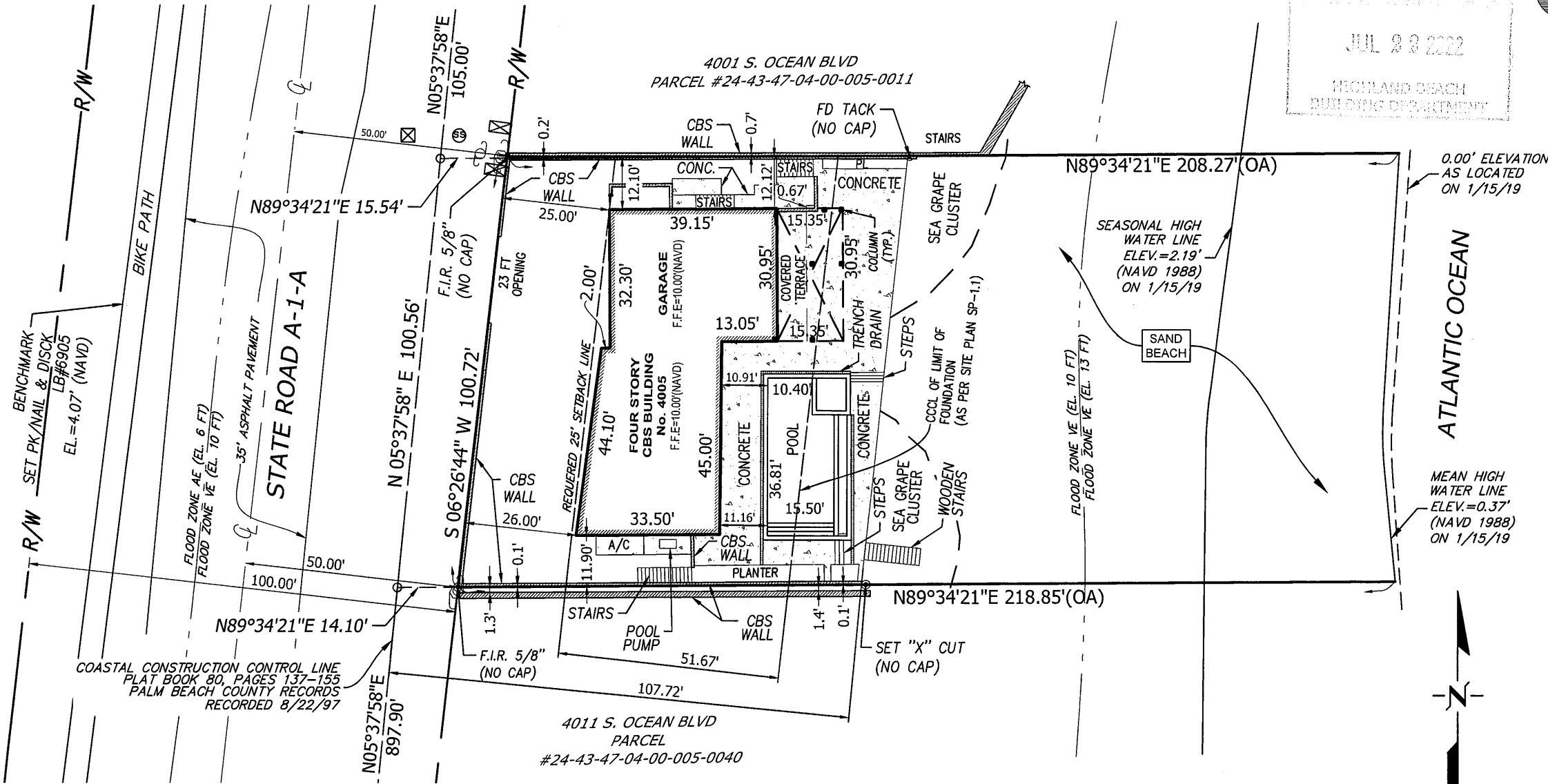
IR1

1 IRRIGATION PLAN
SCALE : 1" = 10'-0"

FDOT LANDSCAPE PERMIT NUMBER
2021-L-498-00008



MAP OF BOUNDARY SURVEY



- LOCATION MAP
NOT TO SCALE
- FOLIO: 24-43-47-04-00-005-0010
PROPERTY ADDRESS: 4005 S OCEAN BLVD, HIGHLAND BEACH, FL 33487
- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
 - THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
 - EASEMENTS AS SHOWN ARE PER PLAT BOOKS, UNLESS OTHERWISE NOTED.
 - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 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.
 - CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN-DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
 - VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON. HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
 - THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
 - OWNERSHIP SUBJECTS TO OPINION OF TITLE.
 - IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SET PLAT IN DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.
 - THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT
 - NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN. THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE VE (EL 10), AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL NUMBER 125111 TOWN OF HIGHLAND BEACH, PALM BEACH COUNTY, FL MAP NO. 0989, SUFFIX F, EFFECTIVE DATE: OCTOBER 5, 2017.
 - THE ELEVATIONS SHOWN HEREON ARE REFERRED TO NAVD 1988 VERTICAL DATUM. USED BM: ROCK 3 RM 4 ELEV= 2.43' (NAVD 1988)
 - THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY:
 - 2EE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ISAOA/ATIMA
 - PINNACLE TITLE GROUP, LLC
 - FIRST AMERICAN TITLE INSURANCE COMPANY
 - 4005 OCEAN BLVD LLC, A FLORIDA LIMITED LIABILITY COMPANY

ABBREVIATIONS.

- | | | | |
|--------|-------------------------------------|----------|------------------------------------|
| x0.00 | = ELEVATION | ID. | = IDENTIFICATION |
| A/C | = AIR CONDITIONING PAD | INV. | = INVERTS |
| A | = ARC LENGTH | L.F.E. | = LOWEST FLOOR ELEVATION |
| ASPH. | = ASPHALT | L.P. | = LIGHT POLE |
| BLDG. | = BUILDING | (M) | = MEASURED |
| B.M. | = BENCHMARK | M/L | = MONUMENT LINE |
| B/C | = BLOCK CORNER | N.G.V.D. | = NATIONAL GEODETIC VERTICAL DATUM |
| CCCL | = COASTAL CONSTRUCTION CONTROL LINE | N.A.V.D. | = NATIONAL AMERICAN VERTICAL DATUM |
| CONC. | = CONCRETE | P.R.M. | = PERMANENT REFERENCE MONUMENT |
| C.B. | = CATCH BASIN | P.B. | = PLAT BOOK |
| C.B.S. | = CONC. BLOCK STRUCTURE | PL | = PLANTER |
| C.L.F. | = CHAIN LINK FENCE | P/L | = PROPERTY LINE |
| (C) | = CALCULATED | P.G. | = PAGE |
| C/L | = CENTER LINE | (R) | = RECORDED |
| C.G. | = CURB & GUTTER | R | = RADIUS |
| DRWY. | = DRIVEWAY | R/W | = RIGHT OF WAY |
| E.O.W. | = EDGE OF WATER | S.I.P. | = SET IRON PIPE |
| ENC. | = ENCROACHMENT | S.I.R. | = SET IRON ROD |
| E.T.P. | = ELECTRIC TRANSFORMER PAD | SWK | = SIDEWALK |
| EL. | = ELEVATION | SEC. | = SECTION |
| FD | = FOUND | (TYP.) | = TYPICAL |
| F.H. | = FIRE HYDRANT | OUL | = OVERHEAD UTILITY LINE |
| F.I.P. | = FOUND IRON PIPE | U.P. | = UTILITY POLE |
| F.R. | = FOUND REBAR | U.E. | = UTILITY EASEMENT |
| F.I.R. | = FOUND IRON ROD | W.F. | = WOODEN FENCE |
| F.N.D. | = FOUND NAIL & DISK | | |
| F.N. | = FOUND NAIL | | |
| F.F.E. | = FINISHED FLOOR ELEVATION | | |

LEGEND & ABBREVIATIONS:
(symbols not scaleable for size)

- ☉ = WOOD UTILITY POLE
☒ = TELEPHONE SERVICE
☒ = WATER METER
☉ = SANITARY SERVICE
☉ = CONCRETE POWER POLE

SURVEYOR'S NOTES:

- FIELD WORK COMPLETED ON: 04-13-2022
- TYPE OF SURVEY: BOUNDARY SURVEY.
 - LEGAL DESCRIPTION:
THE SOUTH 100 FEET OF THE NORTH 2150 FEET (BOTH MEASURED AT RIGHT ANGLES) OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 43 EAST, LYING EAST OF THE CENTER LINE OF STATE ROAD A1A, THE RIGHT OF WAY OF WHICH ROAD WAS CONVEYED TO STATE OF FLORIDA BY DEED RECORDED IN DEED BOOK 578, PAGE 129, PALM BEACH COUNTY RECORDS, WHICH PROPERTY SITUATED IN PALM BEACH COUNTY, FLORIDA.
CONTAINING: 21,356.00 SQUARE FEET, MORE OR LESS, BY CALCULATIONS.
 - THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.

MAP OF BOUNDARY SURVEY

4005 OCEAN BLVD, HIGHLAND BEACH, FL 33487
4005 OCEAN BLVD LLC



PEGASUS LAND SURVEYORS INC.

9551 NW 26th Place
Sunrise, Florida 33322
Ph. 305-409-9291
Certificate of Authorization LB# 8025

JOB No.:	220413
FIELD BOOK:	M.G.
DRAWN BY:	A.M.
CHECKED BY:	A.D.
SHEET:	1/1