



TOWN OF HIGHLAND BEACH TOWN PLANNING BOARD REGULAR MEETING MINUTES

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

**Date: March 10, 2022
Time: 9:30 AM**

1. CALL TO ORDER

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

2. ROLL CALL

Member Roger Brown
Member Brian DeMoss (virtually)
Member David Powell
Member Harry Adwar
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.

4. APPROVAL OF THE AGENDA

MOTION: Adwar/Powell - Moved to approve the agenda as presented, which passed unanimously 6 to 0.

5. SWEARING IN OF THE PUBLIC

Ms. Thompson swore in those giving testimony.

6. PUBLIC COMMENT

None.

7. APPROVAL OF MINUTES

A. January 13, 2022 Minutes

MOTION: Adwar/Powell- Moved to approve January 13, 2022 Minutes, which passed unanimously 6 to 0.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS

A. Development Application No. 21-0013 / Richard D. Colton

Application by William R. Thomas, Unlimited Permit Services, Inc., for a special exception to install a 16,000-pound capacity boat lift on dock no. 9 for the property located at 2727 South Ocean Boulevard, Unit 701.

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 16,000-pound capacity boat lift on dock no. 9. The applicant has obtained Florida Department of Protection and United States Army Corps of Engineers authorizations. She mentions that the applicant has indicated to staff that the superstructure components have not been finalized so they have not been superimposed in dimension on the plan sheet which is typically seen. Staff is requesting that the applicant place in the detail, the actual definition of Boat Lift for compliance purposes as provided in Section 30-131 of the Towns Code of Ordinances. She further explains that the code does not require the applicant to superimpose their lift. Staff believes this is a good way for an applicant to show compliance.

Ms. Allen advised that if the request receives the Planning Board's approval, the applicant will be required to obtain a building permit prior to initiation of construction from the Town of Highland Beach Building Department. According to Section 30-21(g) of the Town Code, the commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board. Staff recommends approval of the proposed special exception request.

After the presentation, there was a brief dialogue about what exactly is being approved and if there should be an inclusion of the superimposed components

on the plan. Town Planner Allen explained that because it was not a requirement of the Town, it was not necessary.

Chairperson Goldenberg asked the Board members if they had any questions. Hearing no further comments, Chairperson Goldenberg closed the public hearing and asked for a motion.

MOTION: Mendelson/Powell - Moved to approve Development Application No. 21-0013 as presented which passed on a 6 to 0 vote based upon roll call.

B. Development Application No. 21-0016 / Coronado at Highland Beach Condominium Association, Inc.

Application by B&M Marine Construction, Inc. for special exception approval to install nine (9) finger piers/docks totaling 1, 379 square feet and 19 mooring pilings for the property located at 3400 South Ocean Boulevard.

Chairperson Goldenberg read the title of Item 9.B. 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 nine (9) finger piers/docks totaling 1, 379 square feet and 19 mooring pilings. The applicant has obtained Florida Department of Protection and United States Army Corps of Engineers authorizations. She further explains that both agencies also included authorizations for nine boat lifts, one dual jet-ski lift, and two kayak lifts however, the development order application that the applicant submitted to the Town of Highland Beach which is development order 21-0016 does not include any of the previously mentioned lifts. The request is specifically for the nine (9) finger piers/docks and the 19 mooring pilings. Any future request will include a special exception approval by the Planning Board pursuant to Chapter 30 of the Town Code.

Ms. Allen advised that if the request receives the Planning Board's approval, the applicant will be required to obtain a building permit prior to initiation of construction from the Town of Highland Beach Building Department. According to Section 30-21(g) of the Town Code, the commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board. Staff recommends approval of the proposed special exception request.

After the presentation, there was a brief dialogue about the nature of the special exception. Town Planner Allen explained that this special exception specifically relates to Sections 30-36 in the zoning code.

Jon Cunningham (marine engineer) provided comments about the current height of the seawall.

Robert Gans Vice president of the Coronado Condominium Board and Board Liaison of the dock replacement project provided comments about the replacement of the docks.

Felix Martinez Seagate Condominium General Manager clarified that from his understanding, no boat lifts were being installed at this time. He also provided comments about the protection of the seawall at Seagate with the construction that will take place at Coronado Condominium.

Chairperson Goldenberg asked the Board members if they had any questions. Hearing no further comments, Chairperson Goldenberg closed the public hearing and asked for a motion.

MOTION: Mendelson/Powell - Moved to approve Development Application No. 21-0016 as presented which passed on a 6 to 0 vote based upon roll call.

C. Development Application No. 22-0002 / Anthony Delprete

Application by William R. Thomas, Unlimited Permit Services Inc., for a special exception approval to install a 296 square foot dock, a 25,000-pound capacity boat lift, and a 7,000-pound capacity dual jet-ski for the property located at 4326 Intracoastal Drive.

Chairperson Goldenberg read the title of Item 9.B. 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 296 square foot dock, a 4 post-25,000-pound capacity boat lift, and a 7,000-pound capacity dual jet-ski lift. The applicant has obtained Florida Department of Protection and United States Army Corps of Engineers authorizations. She mentions that the applicant has indicated to staff that the superstructure components have not been finalized so they have not been superimposed in dimension on the plan sheet which is typically seen. Staff is requesting that the applicant place in the detail, the actual definition of Boat Lift for compliance purposes as provided in Section 30-131 of the Towns Code of Ordinances. She further explains that the code does not require the applicant to superimpose their lift. Staff believes this is a good way for an applicant to show compliance.

Ms. Allen advised that if the request receives the Planning Board's approval, the applicant will be required to obtain a building permit prior to initiation of construction from the Town of Highland Beach Building Department. According to Section 30-21(g) of the Town Code, the commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board. Staff recommends approval of the proposed special exception request.

After the presentation, there was a dialogue about the clearance of marine traffic.

Chairperson Goldenberg asked the Board members if they had any questions. Hearing no further comments, Chairperson Goldenberg closed the public hearing and asked for a motion.

MOTION: Powell/Mendelson - Moved to approve Development Application No. 22-0002 as presented which passed on a 6 to 0 vote based upon roll call.

10. ANNOUNCEMENTS

Chairperson Goldenberg read the announcements into the record and commented on Member Harry Adwar's Birthday.

March 15, 2022 - 1:30 P.M. Town Commission Meeting

April 14, 2022 - 9:30 A.M. Planning Board Regular Meeting

11. ADJOURNMENT

Chairperson Goldenberg called for a motion to adjourn the meeting at 10:07 A.M.

MOTION: Goldenberg/Demoss - Moved to adjourn the meeting.

APPROVED at the May 12, 2022, Planning Board Regular Meeting

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by: Ganelle Thompson

Ganelle Thompson
Administrative Support Specialist

Date