



## TOWN OF HIGHLAND BEACH TOWN PLANNING BOARD REGULAR MEETING MINUTES

Library Community Room  
3618 South Ocean Boulevard  
Highland Beach, Florida 33487

Date: June 08, 2023  
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 Powell (joined via Zoom)  
Board Member Roger Brown (joined via Zoom)  
Board Member Brian DeMoss  
Board Member Harry Adwar  
Vice Chairperson Ilyne Mendelson  
Chairperson Eric Goldenberg  
Town Attorney Leonard Rubin  
Town Clerk Lanelda Gaskins

### ADDITIONAL STAFF PRESENT

Town Planner Allen

### 3. PLEDGE OF ALLEGIANCE

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

### 4. SWEARING IN OF THE PUBLIC

Town Clerk Lanelda Gaskins swore in those giving testimony.

### 5. APPROVAL OF THE AGENDA

Chairperson Goldenberg mentioned that Item 9.A., Development Order Application No. 23-0002 was moved to Item 8.A. and Item 8.A., Ongoing discussion of proposed changes ("amendment concepts") to the Accessory Marine Facility (AMF) and seawall regulations of the Town Code was moved to Item 9.A.

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

**6. PUBLIC COMMENT**

There were no public comments.

**7. APPROVAL OF MINUTES**

**A. May 11, 2023**

**MOTION:** DeMoss/Mendelson - Moved to approve the minutes as presented, which passed unanimously 7 to 0.

**8. UNFINISHED BUSINESS**

**A. Ongoing discussion of proposed changes (“amendment concepts”) to the Accessory Marine Facility (AMF) and seawall regulations of the Town Code**

Chairperson Goldenberg read the title of the item and referred the item to Town Planner Allen. Town Planner Allen presented this item and mentioned that Town’s Marine Expert, ATM Dr. Michael Jenkins, was confirmed to be at this meeting but had a medical emergency but will attend a future meeting.

She provided a brief summary of the discussion thus far. She referenced a draft report from March 15, 2022, from the previous Vice Mayor Babij. She explained that if a resident were to replace their existing dock in the residential multifamily low density zoning district, they could lose footage if the amendment concept gets approved as proposed. The Town Manager has agreed to have the Board go out onto the waterway and Town Planner Ingrid will coordinate this with the Police.

At the June 06, 2023 Town Commission meeting they talked about the residential multifamily zoning density issue and setbacks. Additionally, she referred to a PowerPoint presentation depicting Map 2 - Canal widths on North Grand Court. There was extensive discussion among the board members and Town Planner Allen about the amendment concept.

Member Adwar left the dais at 10:15 A.M.

Chairperson Goldberg suggested that at the next meeting, he would like to focus on setbacks, mooring setbacks, and finish with the ladders (on docks or seawalls). The discussion will be continued at the meeting when the Town’s Marine Expert should be in attendance.

David Willens provided public comments as it relates to Byrd Beach, the struggle with the Town finding a solution regarding the code of ordinance, and the setback matter.

Member Brown left Zoom at 10:25 A.M.

## **9. NEW BUSINESS**

### **A. Development Application No. 23-0002 / David Willens**

**Application by Christopher Gullace, West General Corporation, 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 the addition of two new garages, a new covered entertainment area and changes to the exterior façade, and roof line for the property located at 2362 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 a PowerPoint Presentation of the Development Order depicting aerial photographs of the property, site plans, and the major modifications to the existing building located at 2362 South Ocean Boulevard. Town Planner Allen mentioned that the Town Code provides a description of a major modification in Section 30-39. The applicant is proposing a change to the landscaping in the FDOT's right of way and it has been conditional approved by FDOT. This type of amendment has to go before the Town Commission for the amended maintenance agreement. 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, the commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board. The applicant is proposing to remove three royal palms from the property, and this will require Town Commission approval. In addition, the applicant will be required to get a tree removal permit and a right of way permit for the driveway.

Applicant David Willens was present and provided comments on the purpose of the property being a single-family home. There were discussions about the existing seawall, and seawall elevation.

Cynthia Martinez and Raul Reyes, the applicant's architects, were present.

The Public Hearing was closed followed by a motion.

**MOTION:** DeMoss/Adwar - Moved to approve Development Application No. 23-0002 as presented. Based upon roll, Member DeMoss (Yes); Member Adwar (Yes); Member Powell (Yes); Member Brown (Yes); Member Chudnofsky (Yes); Vice Chairperson Mendelson (Yes); and Chairperson Goldenberg (Yes). The motion passed 7 to 0.

## 10. ANNOUNCEMENTS

Chairperson Goldenberg read the announcements as follows.

June 13, 2023	1:00 P.M.	Code Enforcement Regular Meeting
June 20, 2023	1:30 P.M.	Town Commission Meeting

## 11. ADJOURNMENT

The meeting adjourned at 10:30 A.M.

**APPROVED** on July 13, 2023, Planning Board Regular Meeting.

---

Eric Goldenberg, Chairperson

**ATTEST:**

Transcribed by: Lanelda Gaskins and  
Jaclyn DeHart

07/13/2023

---

Lanelda Gaskins, MMC  
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/>.