



## TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: October 12, 2023  
Time: 9:30 AM

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### 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  
Board Member Roger Brown  
Board Member Harry Adwar  
Vice Chairperson Ilyne Mendelson  
Chairperson Eric Goldenberg  
Town Attorney Leonard Rubin  
Deputy Town Clerk Jaclyn DeHart

#### **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 6 to 0.

### 5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

### 6. PUBLIC COMMENT

There were no public comments.

## 7. APPROVAL OF MINUTES

A. September 21, 2023

**Motion:** Adwar/Powell - Moved to approve the minutes as presented which passed 6 to 0.

## 8. NEW BUSINESS

### A. Development Application No. 23-0008 / Nissan & Jamie Hamuy

**Application by David Nutter, B & M Marine Construction, Inc., for a special exception request to install a 73 linear foot seawall and seawall cap, and seven (7) bumper piles for the property located at 1017 Grand Court.**

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

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

Town Planner Allen presented a Power Point Presentation on Development Order No. 23-0008.

David Nutter, agent for the property, spoke about the Army Corps Report and height of the dock.

**Motion:** Mendelson/Powell moved to approve Development Application No. 23-0008 as presented. Based upon a roll call; Vice Chairperson Mendelson (Yes), Member Powell (Yes), Member Adwar (Yes), Member Brown (Yes), Member Chudnofsky (Yes), and Chairperson Goldenberg. The motion passed 6 to 0.

## 9. UNFINISHED BUSINESS

### A. Ongoing discussion of proposed change (“amendment concept”) to the Accessory Marine Facility (AMF) regulations, specifically a maximum height for AMFs.

Chairperson Goldenberg read the title of the item and referred the item to Town Planner Allen.

Town Planner Allen briefly mentioned that at the last meeting the Board made recommendations on the proposed amendment concepts but unintentionally a recommendation on the proposed concept of a maximum height for AMF’s was not provided.

The Board discussed the maximum height for accessory marine facilities. Discussion ensued about boat lifts in regard to king tides, obstructing views, sea wall heights, base flood elevation (BFE) and the current code.

Building Official, Jeffery Remus spoke about the heights of boats in regard to the sea wall height.

David Nutter made comments about the proposed concepts.

The proposed change for the AMF regulations is as follows: Maximum Height for AMF = BFE + 8 feet.

**Motion:** Goldenberg/Brown – Moved to recommend the proposed change to the AMF regulations: Based upon a roll call; Member Brown (Yes), Member Adwar (Yes), Member Powell (No), Member Chudnofsky (Yes), Vice Chairperson Mendelson (No), and Chairperson Goldenberg (Yes). The motion passed 4 – 2.

**10. ANNOUNCEMENTS**

Chairperson Goldenberg read the announcements as follows.

October 17, 2023	1:30 PM	Town Commission Meeting
November 01, 2023	11:00 AM	Natural Resources Preservation Advisory Board Meeting
November 09, 2023	9:30 AM	Planning Board Regular Meeting

**11. ADJOURNMENT**

The meeting adjourned at 10: 35 A.M.

**APPROVED** on November 14 12, 2023, Planning Board Regular Meeting.

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Eric Goldenberg, Chairperson

**ATTEST:**

Transcribed by: Jaclyn DeHart

11/14/2023

\_\_\_\_\_  
Jaclyn DeHart  
Deputy Town Clerk

\_\_\_\_\_  
Date

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