



## TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: October 13, 2022  
Time: 9:30 AM

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### 1. CALL TO ORDER

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

### 2. ROLL CALL

Member Jason Chudnofsky  
Member Roger Brown  
Member David Powell  
Member Brian DeMoss  
Member Harry Adwar  
Vice Chairperson Ilyne Mendelson  
Town Attorney Lenard Rubin  
Town Clerk Lanelda Gaskins  
Administrative Support Specialist Jaclyn DeHart

#### ABSENT

Chairperson Eric Goldenberg

#### ADDITIONAL STAFF PRESENT

Town Planner Ingrid Allen

### 3. PLEDGE OF ALLEGIANCE

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

### 4. APPROVAL OF THE AGENDA

**MOTION:** DeMoss/Chudnofsky - Moved to approve the agenda as presented, which passed unanimously 6 to 0.

### 5. SWEARING IN OF THE PUBLIC

Town Clerk Gaskins swore those in giving testimony.

**6. PUBLIC COMMENT**

There were no public comments.

**7. APPROVAL OF MINUTES**

**A. August 11, 2022**

**MOTION:** Adwar/Chudnofsky - Moved to approve the minutes as presented, which passed unanimously 6 - 0.

**8. UNFINISHED BUSINESS**

None.

**9. NEW BUSINESS**

**A. Development Application No. 21-0015 / William R. Thomas**

**Application No 21-0015 by William R. Thomas, Unlimited Permit Services Inc., for a special exception approval to install a 500-square-foot dock for the property located at 1005 Russell Drive.**

Vice Chairperson Mendelson 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. Vice Chairperson Mendelson 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 property with the existing dock, the survey, and the dock details. She discussed the applicant's request. According to the applicant's property survey, the proposed dock will replace an existing 430.5 square foot dock. She advised that the applicant received authorization from the Florida Department of Environmental Protection (FDEP) and the US Army Corps of Engineers (ACOE) for the proposed dock; that staff is recommending approval of the installation of a 500-square-foot dock at the property located at 1005 Russell Drive; that prior to initiation of construction, the applicant will be required to obtain a building permit from the Town of Highland Beach Building Department. Pursuant to Section 30-21(g) of the Town Code, commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board.

There were conversations between, the Board Members, Town Planner Allen, and Applicant William R. Thomas, Unlimited Permit Services Inc. about the dock.

Town Clerk Gaskins swore in those giving testimony.

Jerry Wolff, President of Villa Del Alto Property Owners, provided comments about this project as it relates to raising the seawall. Town Planner Allen explained the base flood elevation related to seawalls.

The public hearing was closed followed by a motion.

**MOTION:** Mendelson/Powell - Moved to approve Development Order No. 21-0015. Based upon roll call: Vice Chairperson Mendelson (Yes), Member Powell (Yes), Member Adwar (Yes), Member Chudnofsky (Yes), Member DeMoss (Yes), and Member Brown. The motion passed on a 6 to 0 vote.

**B. Development Application No. 22-0006 / David C. Joseph, Jr.**

**Application No 22-0006 by David C. Joseph, Jr. for a special exception approval to install a 10,000-pound capacity boat lift for a property located at 1100 Highland Beach Drive Apt. A.**

Vice Chairperson Mendelson 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. Vice Chairperson Mendelson 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 property, the survey, and the proposed boat lift details. She discussed the applicant's request. She advised that the applicant received authorization from the Florida Department of Environmental Protection (FDEP) and the US Army Corps of Engineers (ACOE) for the proposed boat lift; that staff is recommending approval of the installation of a proposed 10,000 pound capacity boat lift at the property located at 1100 Highland Beach Drive, Apartment A; that prior to initiation of construction, the applicant will be required to obtain a building permit from the Town of Highland Beach Building Department. Pursuant to Section 30-21(g) of the Town Code, commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board.

David Joseph, the property owner provided comments about the boat lift.

The public hearing was closed followed by a motion.

**MOTION:** DeMoss/Chudnofsky - Moved to approve Development Order No. 22-0006. Based upon roll call: Member DeMoss (Yes), Member Chudnofsky (Yes), Member Adwar (Yes), Member Brown (Yes), Member Powell (Yes), and Vice Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

## 10. ANNOUNCEMENTS

Vice Chairperson Mendelson read the announcements as follows:

October 18, 2022 - 1:30 P.M. Town Commission Meeting

October 27, 2022 - 11:30 A.M. Financial Advisory Board Regular Meeting

November 10, 2022 - 9:30 A.M. Planning Board Regular Meeting

## 11. ADJOURNMENT

The meeting adjourned at 9:57 A.M.

**APPROVED** at the November 10, 2022, Planning Board Regular Meeting

**ATTEST:**

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Ilyne Mendelson, Vice Chairperson

Transcribed by: Lanelda Gaskins

October 13, 2022

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Lanelda Gaskins, MMC  
Town Clerk

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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/>.