



## TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

**LIBRARY COMMUNITY ROOM  
3618 South Ocean Boulevard  
Highland Beach, Florida 33487**

**Date: February 08, 2024  
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 Eve Rosen  
Board Member Jason Chudnofsky  
Board Member David Axelrod  
Board Member David Powell  
Vice Chairperson Ilyne Mendelson  
Chairperson Eric Goldenberg  
Town Attorney Leonard Rubin  
Deputy Town Clerk Jaclyn DeHart

#### **ADDITIONAL STAFF PRESENT**

Town Planner Ingrid Allen

#### **ABSENT**

Board Member Roger Brown

### 3. PLEDGE OF ALLEGIANCE

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

### 4. APPROVAL OF THE AGENDA

**Motion:** Rosen/ Chudnofsky - 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. APPROVAL OF MINUTES

**A. January 11, 2024**

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

## 7. UNFINISHED BUSINESS

### A. Application by Mitchell Scavone, Ray Qualmann Marine Construction, Inc., for a special exception request to install a 100 linear foot seawall/seawall cap, and two 10-foot returns for the property located at 1101 Highland Beach Dr. Unit A. (DO# 23-0007)

Chairperson Goldenberg read the title of the item and mentioned that the item was continued from previous Board meetings. He 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 speak.

Town Planner Allen gave an update on the above-mentioned item and mentioned that they had received a contract for the applicant to purchase the vacant land in question that was provided to the Board members.

There was discussion between the Board and Town Attorney Rubin about the provided contract.

Seth Hochbaum, owner, provided comments on the application and contract.

Tim Ruotolo gave public comments.

The Hearing was closed followed by a motion.

**MOTION:** Member Axelrod /Powell - Moved to approve Development Order No. 23-0007 contingent upon closure of the vacant land contract. Based upon a roll call: Member Axelrod (Yes), Member Powell (Yes), Member Rosen (Yes), Member Chudnofsky (Yes), Vice Chairperson Mendelson (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 6 to 0 vote.

**Subject to the vacant land contract closing (PCN: 24-43-47-04-00-004-0020) on or before March 10, 2024 and if not closed the Development Order will be brought back before the Planning Board.**

**AMENDED MOTION:** Mendelson/Chudnofsky - Moved to amend the motion to approve (Development Order No. 23-0007) with conditions noted above. Based upon roll call: Vice Chairperson Mendelson (Yes), Member Chudnofsky (Yes), Member Rosen (Yes), Member Powell (Yes), Member Axelrod

(Yes), and Chairperson Goldenberg (Yes). The motion passed on a 6 to 0 vote.

**8. NEW BUSINESS**

A. None.

**9. ANNOUNCEMENTS**

Chairperson Goldenberg read the announcements as follows.

February 20, 2024	1:30 PM	Town Commission Meeting
March 05, 2024	1:30 PM	Town Commission Meeting
March 12, 2024	1:00 PM	Code Enforcement Meeting
March 14, 2024	9:30 AM	Planning Board Meeting

**10. ADJOURNMENT**

The meeting adjourned at 9:49 A.M.

**APPROVED** on March 14, 2024, Planning Board Regular Meeting.

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Eric Goldenberg, Chairperson

**ATTEST:**

Transcribed by: Jaclyn DeHart

03/14/2024

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Jaclyn DeHart  
Deputy 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/>.