



## TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

Town Hall Commission Chambers  
3618 South Ocean Boulevard  
Highland Beach, Florida 33487

Date: November 14, 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 Jason Chudnofsky  
Board Member David Axelrod  
Board Member David Powell  
Board Member Eve Rosen  
Board Member Roger Brown  
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:** Rosen/Mendelson - Moved to approve the agenda as presented which passed 7 to 0.

### 5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

### 6. APPROVAL OF MINUTES

A. September 12, 2024

**Motion:** Rosen/Mendelson - Moved to approve the minutes as presented which passed 7 to 0.

**7. UNFINISHED BUSINESS**

A. None

**8. NEW BUSINESS**

**A. Development Order Application No. PZ-24-8 / Robert Hammond**

**Application by Darrin Dunlea, Seadar Builders, requesting site plan approval for a new two-story, 6,012 square foot single family residence with pool and jacuzzi for the property located at 4203 Tranquility Drive.**

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 development order application No. PZ-24-8.

Darrin Dunlea, agent for the property, was present but provided no comments.

The Board discussed the application, and the public hearing was closed by a motion.

**Motion:** Mendelson/Chudnofsky - Moved to approve (Development Order No. PZ-24-8). Based upon roll call: Vice Chairperson Mendelson (Yes), Member Chudnofsky (Yes), Member Rosen (Yes), Member Brown (Yes), Member Powell (Yes), Member Axelrod (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 7 to 0 vote.

**B. Development Order Application No. PZ-24- 4 / Daniel Edwards**

**Application by Toly Pappas, Randall Stofft Architects, requesting site plan approval for a new three story, two-unit (5,217 square foot per unit) townhome development with pool and spa for the property located at 4306 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 development order application No. PZ-24-4.

Toly Pappas of Randall Stofft Architects provided comments.

Rich Ulrich of 4310 S. Ocean provided comments.

Daniel Edwards, property owner, provided comments.

The Board discussed the application, and the public hearing was closed by a motion.

**MOTION:** Axelrod/Rosen - Moved to recommend approval of Development Order No. PZ-24-4 to the Town Commission. Based upon roll call: Member Axelrod (Yes), Member Rosen (Yes), Member Brown (Yes), Member Powell (Yes), Member Chudnofsky (Yes), Vice Chairperson Mendelson (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 7 to 0 vote.

**C. Proposed amendment to the Town Code of Ordinances regarding Accessory Marine Facilities (AMF) and seawall regulations.**

Chairperson Goldenberg introduced the item and referred the item to Town Planner Allen.

Town Planner Allen provided a brief history of the ordinance. She mentioned that the Town Commission discussed a draft Ordinance in September of 2024 and made a motion to send the Ordinance (as amended) to the Planning Board that encompasses approved concepts one (1) through four (4) and asked that the Board discuss and provide more detailed information regarding ladders to include timing, placement, and whether they should be mandatory or voluntary. The Planning Board shall now provide a recommendation to the Town Commission on the amendment.

Discussion ensued about ladders and Chairperson Goldenberg opened the item for public comments.

Eugene Garrett, 1070 Bel Lido Dr., provided public comments.

**Motion:** Mendelson/Powell – Moved to recommend approval of the proposed amendment to the Town Code of Ordinances regarding accessory Marine Facilities (AMF) and seawall regulation to the Town Commission. Based upon a roll call: Vice Chairperson Mendelson (Yes), Member Powell (Yes), Member Rosen (Yes), Member Brown (Yes), Member Chudnofsky (Yes), Member Axelrod (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 7 to 0 vote.

**D. Proposed amendment to the Town’s Zoning Code (Chapter 30) relating to home-based businesses**

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

Town Planner Allen presented the item and reviewed the background of the proposed amendment and mentioned that a business impact estimate was not required.

There was discussion about home-based businesses in regard to the proposed amendment.

**Motion:** Mendelson/Chudnofsky – Moved to recommend approval of the proposed amendment to the Town’s Zoning Code (Chapter 30) relating to home-based businesses to the Town Commission. Based upon a roll call: Vice Chairperson Mendelson (Yes), Member Chudnofsky (Yes), Member Rosen (Yes), Member Brown (Yes), Member Powell (Yes), Member Axelrod (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 7 to 0 vote.

**9. ANNOUNCEMENTS**

November 19, 2024	1:30 PM	Town Commission Meeting
December 03, 2024	1:30 PM	Town Commission Meeting
December 12, 2024	9:30 AM	Planning Board Regular Meeting

**10. ADJOURNMENT**

The meeting was adjourned at 10:30 AM.

**APPROVED** on December 12, 2024 Planning Board Regular Meeting.

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Eric Goldenberg, Chairperson

**ATTEST:**

Transcribed by:  
Jaclyn DeHart

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Jaclyn DeHart  
Deputy Town Clerk

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12/12/2024  
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/>.