



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

**Date: January 11, 2024
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 Eve Rosen
Board Member Roger Brown
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

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 7 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. December 14, 2023

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

8. UNFINISHED BUSINESS

A. Development Order Application No. 23-0007 / Seth H. Hochbaum & Laura A. Coburn

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 Drive, Unit A.

Chairperson Goldenberg read the title of the item and mentioned that the item was continued from the last Board meeting. 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 there is still not an agreement in place for property in question.

Deputy Town Clerk Jaclyn DeHart read comments that were emailed in by XXX, who was unable to attend the meeting today.

Motion: Mendelson/Axelrod – Moved to continue the item to the February 08, 2024, meeting, which motion passed on a 7 to 0 vote.

9. NEW BUSINESS

A. Development Order Application No. 23-0010 / David Nutter / Boca Highland Center, Inc.

Application by B&M Marine Construction, Inc. For an amendment to a previously approved special exception request (Development Order No. 21-0008) to install a 465 square foot marginal dock, and a 257 linear foot seawall and cap, for the property located at 4801 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 No. 23-0010 and mentioned that this application is contingent upon Town Commission approval of a land fill permit pursuant to Chapter 14 of the Town Code of Ordinances.

David Nutter was sworn in and provided comments on the application.

The Board discussed the application followed by a motion.

MOTION: Axelrod/Rosen - Moved to approve Development Order No. 22-0010 with conditions (Contingent upon Town Commission approval of a land fill permit pursuant to Chapter 14 of the Town Code of Ordinances); 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.

B. Development Application No. 23-0012 / Michael J. Beyer

Application by Anthony Routhier, Cavadium, Inc., 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 changes to the exterior façade, balconies, exterior walls, number of square feet, roof line, and elevation for the property located at 2365 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 No. 23-0012.

The applicants were present but provided no comments.

The Board discussed the application followed by a motion.

MOTION: Axelrod/Mendelson - Moved to approve Development Order No. 22-0012. Based upon roll call: Member Axelrod (Yes), Vice Chairperson Mendelson (Yes), Member Rosen (Yes), Member Brown (Yes), Member Powell (Yes), Member Chudnofsky (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 7 to 0 vote.

10. ANNOUNCEMENTS

Chairperson Goldenberg read the announcements as follows.

January 15, 2024		Town Hall Closed in Observance of Martin Luther King Jr. Day
February 06, 2024	1:30 PM	Town Commission Meeting
February 07, 2024	11:00 AM	Natural Resources Preservation Advisory Board Meeting
February 08, 2024	9:30 AM	Planning Board Meeting

11. ADJOURNMENT

The meeting adjourned at 9:56 A.M.

APPROVED on February 08, 2024, Planning Board Regular Meeting.

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by: Jaclyn DeHart

12/14/2024

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/>.