



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

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

1. CALL TO ORDER

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

2. ROLL CALL

Member Brian DeMoss
Member David Powell
Member Jason Chudnofsky
Member Roger Brown
Vice Chairperson Mendelson
Chairperson Eric Goldenberg
Town Attorney Leonard Rubin
Administrative Support Specialist Ganelle Thompson

ABSENT

Member Harry Adwar

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: Powell/Chudnofsky - Moved to approve the agenda as presented, which passed unanimously 5 to 0.

5. SWEARING IN OF THE PUBLIC

Ms. Thompson swore in those giving testimony.

6. PUBLIC COMMENT

There were no public comments.

7. APPROVAL OF MINUTES

A. November 17, 2022

MOTION: Powell/DeMoss - Moved to approve the November 17, 2022 Minutes, which passed unanimously 5 to 0.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS

A. Development Application No. 22-0013 / 4320 Intracoastal, LLC

Application By William R. Thomas, Unlimited Permit Services Inc., for a special exception approval to install a 107 linear foot seawall, a 180 square foot dock, and a 27,000-pound capacity boat lift for the property located at 4320 Intracoastal Drive.

Chairperson Goldenberg 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. Chairperson Goldenberg 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 seawall and dock, the survey, and the dock details. 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. Staff is recommending approval to install a 107 linear-foot seawall, a 180 square-foot dock, and a 27,000-pound capacity boat lift for the property located at 4320 Intracoastal Drive. 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, the commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board.

William R. Thomas of Unlimited Permit Services Inc. provided information on the contractor and the reason for using concrete versus wood as a building material for the construction of the dock.

The public hearing was closed followed by a motion.

MOTION: Mendelson/Demoss - Moved to approve (Development Order No. 22-0013). Based upon roll call: Vice Chairperson Mendelson (Yes), Member DeMoss (Yes), Member Brown (Yes), Member Powell (Yes), Member Chudnofsky (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 6 to 0 vote.

B. 2023 PROPOSED PLANNING BOARD MEETING DATES

MOTION: Chudnofsky/Demoss - Moved to approve 2023 Proposed Planning Board meeting dates as presented, which passed unanimously 6 to 0.

10. ANNOUNCEMENTS

Chairperson Goldenberg read the announcements as followed:

January 16, 2023		Town Hall closed in observance of Martin Luther King, Jr. Day
January 17, 2023	9:30 A.M.	Town Commission Meeting
January 24, 2023	9:00 A.M.	Coffee with the Mayor
January 26, 2023	11:30 A.M.	Financial Advisory Board Regular Meeting
February 09, 2023	9:30 A.M.	Tentative Planning Board Regular Meeting

Town Planner Allen mentioned that she will be providing a summary to the Board of all the public input meetings and attaching all the public comments along with a memorandum that will go to the Town Commission.

11. ADJOURNMENT

The meeting adjourned at 9:48 A.M.

MOTION: Powell/ Mendelson - Moved to adjourn the meeting, which passed unanimously 6 to 0.

APPROVED on February 09, 2023, Planning Board Regular Meeting.

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by: Ganelle Thompson

Ganelle Thompson,
Administrative Support Specialist

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/>.