



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: November 17, 2022
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 Harry Adwar
Member Jason Chudnofsky
Chairperson Eric Goldenberg
Town Attorney Leonard Rubin
Administrative Support Specialist Ganelle Thompson

ABSENT

Member Roger Brown
Vice Chairperson Mendelson

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: Adwar/DeMoss - 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

Timothy Ruotolo provided comments about Member Chudnofsky. Chairperson Goldenberg thanked Harry Adwar for his service to the Town and his assistance with the Marine Patrol Unit.

7. APPROVAL OF MINUTES

A. October 13, 2022

MOTION: Goldenberg/Adwar - Moved to approve October 13, 2022 Minutes, which passed unanimously 5 to 0.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS

A. Development Application No. 22-0007 / Darrin Dunlea

Application By Darrin Dunlea, Seadar Builders, for a site plan approval pursuant to Section 30-82 of the Town Code to install a dune walkover for a property located at 2635 South Ocean Boulevard.

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, the survey, and the proposed dune walkover. She discussed the applicant's request and advised that the applicant received authorization from the Florida Department of Environmental Protection (FDEP) for the approval of the dune walkover as any structure East of the coastal control line would need in order to commence. Staff is recommending approval of the installation of the proposed walkover at the property located at 2635 South Ocean Boulevard. The applicant will be required to obtain a building permit (after the fact) 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.

Darrin Dunlea provided comments about the dune walkover and the code enforcement case in relation to this property.

The public hearing was closed followed by a motion.

MOTION: Adwar/DeMoss - Moved to approve Development Order No. 22-0007. Based upon roll call: Member Adwar (Yes), Member DeMoss (Yes), Member Powell (Yes), Member Chudnofsky (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 5 to 0 vote.

10. ANNOUNCEMENTS

Chairperson Goldenberg thanked the staff for all the help they have given the Planning Board. He went on to thank Town Planner Allen and the Planning Board members.

Town Planner Allen provided the dates for the upcoming Accessory Marine Facility Meetings.

December 05, 2022 - 6:00 P.M. Public Meeting Accessory Marine Facility

Regulations

December 07, 2022 - 6:00 P.M. Public Meeting Accessory Marine Facility

Regulations

December 13, 2022 - 6:00 P.M. Public Meeting Accessory Marine Facility

Regulations

Chairperson Goldenberg proceeded with the announcements as followed:

December 06, 2022 -1:30 P.M. Town Commission Meeting

December 08, 2022 - 9:30 A.M. Planning Board Regular Meeting

December 13, 2022 - 1:00 P.M. Code Enforcement Board Meeting

11. ADJOURNMENT

The meeting adjourned at 9:44 A.M.

MOTION: Adwar/ Powell - Moved to adjourn the meeting, which passed unanimously 5 to 0.

APPROVED on January 12, 2023, Planning Board Regular Meeting.

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by: Ganelle Thompson

January 12, 2023

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/>.