



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

Library Community Room
3618 South Ocean Boulevard
Highland Beach, Florida 33487

Date: August 10, 2023
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 Jason Chudnofsky
Board Member David Powell
Board Member Roger Brown
Board Member Brian DeMoss
Board Member Harry Adwar
Vice Chairperson Ilyne Mendelson (joined via zoom at 9:32 AM)
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: Adwar/DeMoss - 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. PUBLIC COMMENT

There were no public comments.

7. APPROVAL OF MINUTES

A. July 13, 2023

Motion: Adwar/DeMoss - Moved to approve the minutes as presented which passed 6 to 0.

8. NEW BUSINESS

A. Development Application No. 23-0003 / Le Sanctuaire Condominium Association

Application by Mark Rothenberg, Ellemar Enterprises LLC, 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 and balconies for the property located at 3425 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 a PowerPoint Presentation of the Development Order depicting aerial photographs, proposed site plans and renderings of the major modifications. She mentioned that the Board is only making a recommendation and this application will be presented to the Town Commission on September 5, 2023, for approval.

Mark Rothenberg, owner, and contractor provided comments on the project and showed larger photos of the proposed aesthetic modifications.

The public hearing was closed and followed by a motion.

Motion: DeMoss/ Chudnofsky – Moved to recommend approval of Development Application No. 23-0003. Based upon a roll call, Member DeMoss (Yes), Member Chudnofsky (Yes), Member Adwar (Yes), Member Brown (Yes), Member Powell (Yes) and Chairperson Goldenberg (Yes). The motion passed 6 to 0.

Vice Chairperson Mendelson was inaudible for the vote.

9. UNFINISHED BUSINESS

A. Ongoing discussion of proposed changes (“amendment concepts”) to the Accessory Marine Facility (AMF) and seawall regulations of the Town Code

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

Town Planner Allen briefly spoke about the last meeting’s discussion topics.

The Board discussed separating docks from accessory marine facilities.

Vice Chairperson Mendelson left Zoom at 9:53 AM and rejoined at 9:55 AM.

Discussion ensued about requiring ladders every 100 feet or one per property, adjustable ladders, length of ladders, and grandfathering in ladders.

Vice Chairperson Mendelson left Zoom at 9: 58 AM and rejoined at 9:59 AM.

The Board discussed docks running the full length of the property in regard to property lines that extend into the water. There was extensive discussion about setbacks for single family homes and multifamily homes.

Town Planner Ingrid will continue to compile the list of recommendations into a draft to be voted on at a later date.

10. ANNOUNCEMENTS

Chairperson Goldenberg canvased the Board to change the date for the next Planning Board Meeting.

Motion: Goldenberg/Adwar – Moved to change the next Planning Board Meeting date from September 14, 2023 to September 21, 2023, at 9:30 AM which passed 7 to 0.

Chairperson Goldenberg read the announcements as follows.

August 30, 2023	11:00 AM	Natural Resources Preservation Advisory Board Meeting
September 05, 2023	1:30 PM	Town Commission Meeting
September 12, 2023	1:00 PM	Code Enforcement Board Meeting
September 21, 2023	9:30 AM	Planning Board Regular Meeting

11. ADJOURNMENT

The meeting adjourned at 10:25 AM.

APPROVED on September 21, 2023, Planning Board Regular Meeting.

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by: Jaclyn DeHart

09/21/2023

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/>.