



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: July 13, 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 (joined via Zoom)
Board Member Roger Brown (joined via Zoom)
Board Member Brian DeMoss
Board Member Harry Adwar
Vice Chairperson Ilyne Mendelson
Chairperson Eric Goldenberg
Town Attorney Leonard Rubin
Deputy 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: DeMoss/Mendelson - Moved to approve the agenda as presented which passed unanimously 7 to 0.

5. SWEARING IN OF THE PUBLIC

Deputy Clerk Jaclyn DeHart swore in those giving testimony.

6. PUBLIC COMMENT

There were no public comments.

7. APPROVAL OF MINUTES

A. June 08, 2023

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

8. NEW BUSINESS

A. Development Application No. 22-0012 / John Zessin

Application by Gregory Bonner, B1 Architect LLC, requesting site plan approval for a new three-story, 9,397 square foot single family residence with pool/spa and a dune walkover located at 3805 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, the proposed site plans, and renderings of new-three story, 9,397 square foot single family residence with the pool, spa and a dune walkover. She mentioned that the driveway configuration and landscaping plans were approved by FDOT. The property owner will be required to maintain the landscaping in the right of way and have to get Town Commission approval.

She advised that if the request receives the Planning Board approval, the applicant will be required to obtain a building permit, prior to initiation of construction, from the Town of Highland Beach Building Department. Pursuant to Section 30-21(g) of the Town Code, commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board.

Vice Chairperson Mendelson inquired about the driveway in reference to flooding. Member DeMoss asked about recourse for the Town if the drainage plan does not work. Town Planner Allen mentioned that the drainage and pavement plan was reviewed and approved by a licensed drainage engineer.

Chairperson Goldenberg asked about lightning in regard to sea turtles.

Gregory Bonner, B1 Architect LLC, provided comments about the project in regard to sea turtle lightning and drainage.

Chairperson Goldenberg opened the hearing for public comments.

Arora Segal, 3809 S. Ocean Blvd, was sworn in by Deputy DeHart and inquired about how long the project would take to be completed and if there was a provision made for sea oats or dune vegetation.

Josh Corey, Blue Ocean Building, was sworn in by Deputy DeHart and provided comments in regard to the timeline.

Town Planner Allen explained that the applicant would be maintaining the existing dune vegetation and that she had advised the applicant about the Town's initiative on dune restoration.

The public hearing was closed and followed by a motion.

Motion: Mendelson/Chudnofsky - Moved to approve Development Application No. 22-0012 as presented. Based upon a roll call, Vice Chairperson Mendelson (Yes); Member Chudnofsky (Yes); Member Powell (Yes); Member DeMoss (Yes); Member Adwar (Yes); Member Brown (Yes); and Chairperson Goldenberg (Yes). The motion passed on 7 to 0.

B. Development Application No. 22-0017 / 3519 South Ocean Boulevard LLC.

Application by Mark Hunley, Charette International Architecture, requesting site plan approval for a new three story, 3,997 square foot single family residence located at 3521 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, the proposed site plans, and renderings of new-three story, 3,997 square foot single family residence. She displayed the new configuration of the driveway and mentioned that it was approved by FDOT, and the property owner will be required to maintain the landscaping in the right of way and have to get Town Commission approval.

She advised that if the request receives the Planning Board approval, the applicant will be required to obtain a building permit, prior to initiation of construction, from the Town of Highland Beach Building Department. Pursuant to Section 30-21(g) of the Town Code, commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board.

Mark Hunley, Charette International Architecture, was present and provided comments on the property in regard to it being a narrow lot.

Chairperson Goldenberg opened the hearing for public comments.

The public hearing was closed and followed by a motion.

Motion: DeMoss/Mendelson - Moved to approve Development Order No. 22-0017 as presented. Based upon a roll call Member DeMoss (Yes); Vice Chairperson Mendelson (Yes); Member Adwar (Yes); Member Brown (Yes); Member Powell (Yes); Member Chudnofsky (Yes); and Chairperson Goldenberg (Yes). The motion passed 7 to 0.

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 referred to the last meetings discussion and then introduced Marine Expert with ATM (Applied Technology & Management) Michael Jenkins.

Michael Jenkins engaged in extensive discussion with the Board about seawall heights in regard to risks, costs, base flood elevation, flanking, grading, and maximum seawall height. He recommended raising the sea walls to protect properties.

Jeffery Remus, Building Official, provided comments on height elevations in regard to our current ordinance.

The Board discussed maximum sea wall height in regard to base flood elevation and agreed on a draft recommendation that Town Planner Allen will compile with previous recommendations to be reviewed at a later date.

Chairperson Goldberg closed the seawall discussion and opened a discussion about ladders. Michael Jenkins provided comments about dock and seawall ladders in regard to safety.

The Board also discussed ladders in regard to the distance between ladders, location, costs, and the depth of ladders. Town Planner Allen displayed information showing the proposed amendment concept, requiring a ladder for every 50 feet of dock, versus other municipalities codes. The discussion was tabled for a future meeting.

The Board discussed side setbacks for docks in regard to the current town code regulations. Town Planner Allen clarified the difference between building setbacks and accessory marine setbacks. The discussion will be continued at the next meeting. Chairperson Goldberg requested Town Planner Allen to create a list using bullet points on what was already discussed.

10. ANNOUNCEMENTS

Chairperson Goldenberg read the announcements as follows.

July 27, 2023	11:30 A.M.	Financial Advisory Board Meeting
August 01, 2023	1:30 P.M.	Town Commission Meeting
August 08, 2023	1:00 P.M.	Code Enforcement Board Meeting
August 10, 2023	9:30 A.M.	Planning Board Meeting

11. ADJOURNMENT

The meeting adjourned at 11:21 A.M.

APPROVED on August 08, 2023, Planning Board Regular Meeting.

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by: Jaclyn DeHart

08/08/2023

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/>.