



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: May 11, 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 Harry Adwar
Board Member Brian DeMoss
Board Member Roger Brown
Board Member David Powell
Board Member Jason Chudnofsky
Chairperson Eric Goldenberg
Town Attorney Leonard Rubin
Deputy Town Clerk Jaclyn DeHart

ABSENT

Vice Chairperson Ilyne Mendelson

ADDITIONAL STAFF PRESENT

Town Planner 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/Chudnofsky - Moved to approve the agenda as presented, which passed unanimously 6 to 0.

5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

6. PUBLIC COMMENT

Karl Johanson, 5823 South Ocean Boulevard, spoke about the proposed amendment concepts as it relates to changing the 25-foot setback along the intracoastal.

7. APPROVAL OF MINUTES

A. March 09, 2023

April 11, 2023

Motion: DeMoss/Chudnofsky - Moved to approve the minutes as amended which passed unanimously 6 to 0.

8. UNFINISHED BUSINESS

A. A. Development Application No. 21-0010 / Bel Lido Villas Property Owners Association, Inc.

Application by Richard N. Mendelson for a special exception approval to install a 400 square foot dock for the property located at 1124 Highland Beach Drive.

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 her recommendations regarding the application.

Town Planner Allen gave a brief overview of the history of the project and that there was a previous code violation for installing the dock without a permit. She provided a PowerPoint Presentation of the Development Order depicting aerial photographs of the property with the existing new dock and previous dock from 2016 because this is an after the fact permit. She mentioned that CAP Government went out and did measurements and they indicated that the dock installation does appear to match the plans that are submitted before the Board today. 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.

Richard Mendelson, applicant, talked about the project as it relates to doing the work without a permit.

There were conversations between the Board Members, Town Planner Allen, and Applicant Richard Mendelson about the dock.

The Public Hearing was closed followed by a motion.

MOTION: Chudnofsky/DeMoss – Moved to approved Development Order No. 21-0010, which passed unanimously 6 to 0.

B. 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 presented a PowerPoint Presentation that depicted multifamily zoning district maps and corresponding lot widths. She referenced continuous docks as it relates to the ten-foot set back. She mentioned that she went out on the Police Marine Patrol Vessel and noticed there are existing docks that go to the property lines. If those owners want to put in new docks in the future the proposed amendment concepts will cause them to lose part of their dock.

Town Attorney Rubin spoke about floating vessel platforms and a new statue that may be signed by the Governor. He mentioned that if they are attached to a bulkhead or seawall that they can require a onetime permit.

There was extensive discussion about setbacks along the Intracoastal and mooring of boats as it relates to boats being over the property line. Town Planner Allen spoke about the mooring of boats as it relates to the current code (Code Section 30-68G4).

The Board requested to do another tour on the Police Boat to further understand the zoning issue as it relates to setbacks. The Board will continue to discuss setbacks for zoning districts.

Town Planner Allen mentioned that at the Jun 08,2023 Planning Board Meeting she will have an expert to talk about maximum seawall heights as it pertains to the proposed amendment concepts. Additionally, she will bring back a report from former Vice Mayor Babij to the next Planning Board Meeting for the Board to review.

Karl Johanson spoke about the number of properties in his HOA as it relates to the ten-foot setback.

9. NEW BUSINESS

A. None.

10. ANNOUNCEMENTS

Chairperson Goldenberg read the announcements as follows.

May 16, 2023	1:30 P.M.	Town Commission Meeting
May 23, 2023	1:30 P.M.	Town Commission Special Meeting
June 06, 2023	1:30 P.M.	Town Commission Meeting
June 08, 2023	9:30 A.M.	Planning Board Regular Meeting
June 13, 2023	1:00 P.M.	Code Enforcement Regular Meeting

11. ADJOURNMENT

The meeting adjourned at 10:14 A.M.

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

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by: Jaclyn DeHart

06/08/2023

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/>.