

DRAFT



TOWN OF HIGHLAND BEACH TOWN BOARD OF ADJUSTMENT & APPEALS REGULAR MEETING MINUTES

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

Date: October 07, 2021
Time: 9:30 AM

1. CALL TO ORDER

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

2. PRESENT UPON ROLL CALL

Member William Spruce
Secretary Eve Rosen
Vice Chairperson Fred Rosen
Chairperson Bonnie Pikkell
Member Barbara Penn
Member Joel Leinson (virtually)
Member Richard Bailyn
Town Attorney Leonard Rubin
Town Clerk Lanelda Gaskins

ADDITIONAL STAFF PRESENT

Town Planner Ingrid Allen

3. PLEDGE OF ALLEGIANCE

The Board led the Pledge of Allegiance to the United States of America.

4. APPROVAL OF THE AGENDA

MOTION: F. Rosen/E. Rosen - Moved to approve the agenda as presented, which passed unanimously 7 to 0.

5. SWEARING IN OF THE PUBLIC

Town Clerk Gaskins swore in witnesses giving testimonies on Variance Application No. 21-0007.

6. PUBLIC COMMENT *(limited to three (3) minutes per speaker)*

There were no public comments.

7. APPROVAL OF MINUTES

A. June 09, 2020

MOTION: E. Rosen - Moved to approve the June 09, 2020, Minutes, which passed unanimously 7 to 0.

8. UNFINISHED BUSINESS

A. None.

9. NEW BUSINESS

A. Welcome New Members Joel Leinson and William Spruce

Chairperson Pikkell welcomed Members Joel Leinson and William Spruce to the Board of Adjustment and Appeals.

B. Nomination of Chairperson

Chairperson Pikkell called for a motion to nominate a Chairperson.

MOTION: F. Rosen/Spruce - Moved to nominate Bonnie Pikkell as the Chairperson for a one-year term, ending October 7, 2022. The motion passed unanimously 7 to 0.

C. Nomination of Vice Chairperson

Chairperson Pikkell called for a motion to nominate a Vice Chairperson.

MOTION: Baily - Moved to nominate Fred Rosen as the Vice Chairperson for a one-year term, ending October 07, 2022, which passed unanimously 7 to 0.

D. Nomination of Secretary

Chairperson Pikkell called for a motion to Nominate a Secretary.

MOTION: F. Rosen/Spruce - Moved to nominate Eve Rosen as the Secretary for a one-year term, ending October 07, 2022, which passed unanimously 7 to 0.

E. Variance Application 21-0007 (Brian and Jennifer Kessler)

An application by Smith Architectural Group and Kochman & Ziska PLC for a variance approval to allow a reduction in the width of vehicular access to a public right-of-way from 25 feet to 16 feet for a property located at 2475 South Ocean Boulevard.

Chairperson Pikkell read the title of Variance Application No. 21-007. She asked the Members to disclose any ex parte communications, and there were none. Chairperson Pikkell opened the item for public hearing.

Town Planner Allen presented this item along with a PowerPoint presentation. She indicated if the Board decides to approve the Applicants variance request, the Applicants will be required to obtain a building permit prior to initiation of construction, from the Town of Highland Beach's Building Department.

Following the presentation, discussion ensued by the Board Members and Town Staff regarding the Variance application.

Attorney Amy D. Bahl with Kochman & Ziska PLC, the representative for the applicants spoke about the Variance Application No. 21-007 including the Town's code of ordinance and granting of the variance as it relates to the 16-foot driveway. Also present, was Sophia Bacon with Smith Architectural Group, another representative for the applicants.

There being no further comments or questions, Chairperson Pikkell closed the public hearing. She called for a motion to approve; a motion to approve with conditions; or a motion to deny the request.

MOTION: F. Rosen/ E. Rosen - Moved to approve Variance Application No. 21-0007. Upon roll call: Vice Chairperson F. Rosen (Yes); Members E. Rosen (Yes), Spruce (Yes), Leinson (Yes), Penn (Yes), Chairperson Pikkell (Yes), and Member Bailyn (Yes). The motion passed on a 7 to 0 vote.

10. ANNOUNCEMENTS

Chairperson Pikkell read the announcements as follows:

October 11, 2021 - Town Hall Closed in Observance of Columbus Day

October 12, 2021 - 2:00 P.M. Code Enforcement Board Meeting

October 14, 2021 - 9:30 A.M. Planning Board Regular Meeting

October 19, 2021 - 1:30 P.M. Town Commission Meeting

11. ADJOURNMENT

The meeting adjourned at 10:09 A.M.

APPROVED: January 31, 2024, Board of Adjustment & Appeals Regular Meeting

ATTEST:

Bonnie Pikkell, Chairperson

Transcribed by: Lanelda Gaskins

Lanelda Gaskins, MMC
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 the meeting. Verbatim audio/video of this meeting can be found on the town's Media Archives & Minutes webpage: <https://highlandbeach-fl.municodemeetings.com/>.