

**C. Development Application No. 21-0010 / Bel Lido 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.**

**MOTION:** Axelrod/DeMoss – Moved to approve the agenda with the deletion of Item 9C.

**The motion passed on a 6 to 0 vote.**

**D. Development Application No. 21-0011 / Highlands Place Condominium Association, Inc.**

**Application by B&M Marine Construction, Inc. for a special exception approval to install a 721 square foot dock and a 126 linear foot seawall and cap for the property located at 2901 South Ocean Boulevard.**

Chairperson Goldenberg read the title of Item 9D 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 site plans, the property, and the proposed wood dock and seawall cap. She advised that the new proposed dock will replace an existing dock and that the applicant has obtained approval from the Florida Department of Environmental Protection (FDEP). The request is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable and consistent with the Town Comprehensive Plan and Code of Ordinances.

Staff recommends approval of the proposed special exception request to install a 721 square foot dock and a 126 linear foot seawall and cap based on the plans date stamped received by the Building Department on November 17, 2021. Ms. Allen advised that if the Planning Board approves the request, the applicant will be required to obtain a building permit from the Town of Highland Beach Building Department following such approval and prior to initiation of construction. According 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.

Chairperson Goldenberg asked the Board members if they had any questions.

Afterward, there was a dialogue between the Board members and Town Attorney Rubin regarding an email included in the agenda packet related to the height of the seawall. Additionally, there was a dialogue between the Board members, Town Planner Allen, and

Mr. David Nutter (authorized agent for the applicant) about the location of the new seawall, the gap between the property and the neighbor's seawall, the reason the property owner was replacing the current seawall, and the height of the current seawall.

Hearing no further comments, Chairperson Goldenberg closed the public hearing and asked for a motion.

The Board members discussed delaying this item until the Board hears from the applicant.

**MOTION:** DeMoss/Axelrod - Moved to continue Development Application No. 21-0011 until January 13, 2021, Planning Board Regular Meeting.

**Based upon the roll call, the motion passed on a 5 to 1 vote with Vice Chairperson Mendelson dissenting.**

**E. Proposed Ordinance Pertaining to Rezoning Three (3) Parcels of Real Property to Correct Scrivener's Error**

**An Ordinance of the Town of Highland Beach, Florida, rezoning three (3) parcels of real property totaling approximately 1.03 acres located in the Boca Cove Development along South Ocean Boulevard approximately 300 feet south of Russell Drive, as more particularly described herein, from No Zoning Designation to the Residential Multiple-Family Low Density (RML) Zoning District to correct a scrivener's error; providing for severability; providing for conflicts; and providing an effective date.**

Town Planner Allen presented a PowerPoint presentation.

**MOTION:** DeMoss/Axelrod - To approve the Proposed Ordinance pertaining to rezoning three (3) parcels of real property to correct scrivener's errors.

**Based upon the roll call, the Proposed Ordinance passed on a 6 to 0 vote.**

**F. Proposed Ordinance Pertaining to Future Land Use Map Amendment**

**An Ordinance of the Town of Highland Beach, Florida, adopting a small-scale amendment to the Town Comprehensive Plan to amend the Future Land Use Designation of a 0.8315 acre parcel of land located in the Boca Cove Development along South Ocean Boulevard approximately 300 feet south of Russell Drive, as more particularly described herein, from No Future Land Use Classification to Multi Family Low Density to correct a scrivener's error; providing for severability; providing for conflicts; and providing an effective date.**

Town Planner Allen presented a PowerPoint presentation.

**MOTION:** Axelrod/DeMoss - To approve the Proposed Ordinance pertaining to Future Land Use Map Amendment.