



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

Library Community Room
3614 South Ocean Boulevard
Highland Beach, Florida 33487

Date: January 31, 2024
Time: 9:30 AM

1. CALL TO ORDER

Vice Chairperson Fred Rosen called the meeting to order at 9:30 A.M.

2. ROLL CALL

Board Member Harris Rosen
Board Member Michael Thorson
Board Member Todd Weiss
Board Member Joel Leinson
Vice Chairperson Fred Rosen
Attorney Leonard Rubin
Town Planner Ingrid Allen
Town Clerk Lanelda Gaskins

ABSENT

Chairperson Bonnie Pikkell

ADDITIONAL STAFF:

Ingrid Allen, Town Planner

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

MOTION: Leinson/H. Rosen – Moved to approve the agenda, which passed unanimously 5 to 0.

5. SWEARING IN OF THE PUBLIC

Town Clerk Gaskins swore in those witnesses giving testimony.

6. APPROVAL OF MINUTES

A. October 07, 2021

7. UNFINISHED BUSINESS

None.

8. NEW BUSINESS

A. Welcome New Members

Joel Leinson
Todd Weiss
Michael R. Thorson
Harris Rosen

Vice Chairperson Rosen welcomed the new members to the board.

B. Nomination of Chairperson, Vice Chairperson and Secretary

The Board Members discussed the nominations of a Chairperson, Vice Chairperson, and Secretary followed by several motions.

MOTION: H. Rosen/Weiss - Moved to nominate Fred Rosen as the Chairperson for a one-year term ending January 31, 2025. The motion passed unanimously 5 to 0.

C. Nomination of Vice Chairperson

MOTION: F. Rosen/Weiss - Moved to nominate Michael Thorson as the Vice Chairperson for a one-year term ending January 31, 2025. The motion passed unanimously 5 to 0.

D. Nomination of Secretary

MOTION: F. Rosen/Weiss - Moved to nominate Harris Rosen as Secretary for a one-year term ending January 31, 2025. The motion passed unanimously 5 to 0.

E. Application No. 23-2790 / Frank and Laura Troiano

Consideration of Application No. 23-2790 by Frank and Laura Troiano for a variance from Section 30-103(D) and Section 30-64 of the Town Code of Ordinances to create a lot with a minimum lot width of 68.06 feet in lieu of the required 80-foot minimum lot width for a single-family dwelling in the Residential Multiple Family Low Density (RML) Zoning District for the property located at 4611 South Ocean Boulevard (west side of State Road A1A).

Chairperson Rosen read the title of Application No. 23-2790 / Frank and Laura Troiano. He asked the Members to disclose any ex parte communications, and there were none. Chairperson Rosen opened the item for the public hearing.

Town Planner Allen provided an overview of Application No. 23-2790.

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

Laura Troiano, the property owner, provided comments about her property and the variance request.

There being no further comments or questions, Chairperson Rosen closed the public hearing. He called for a motion.

MOTION: H. Rosen/F. Rosen - Moved to grant the variance (Variance Application No. 23-2790). Upon roll call: Member H. Rosen (Yes), Chairperson F. Rosen (Yes); Members Weiss (Yes), Leinson (Yes), and Thorson (Yes). The motion passed on a 5 to 0 vote.

F. Government in the Sunshine Law Orientation

Town Attorney Rubin provided an overview of the Government in the Sunshine Law

9. ANNOUNCEMENTS

February 01, 2024 6:00 P.M. Palm Beach County Community Meeting
hosted by County Commissioner Marci Woodward, District 4

February 06, 2024 1:30 P.M. Town Commission Meeting

February 07, 2024 9:30 P.M. Natural Resources Preservation Advisory
Board Regular Meeting

February 13, 2024 1:00 P.M. Code Enforcement Board Regular Meeting

February 20, 2024 1:30 P.M. Town Commission Meeting

10. ADJOURNMENT

The meeting adjourned at 10:04 A.M.

APPROVED: July 09, 2024, Board of Adjustment & Appeals Regular Meeting

ATTEST:

Fred Rosen, 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 events 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/>.