



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: September 21, 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 (Virtual)
Board Member David Powell
Board Member Roger Brown
Board Member Brian DeMoss
Board Member Harry Adwar
Chairperson Eric Goldenberg
Town Attorney Leonard Rubin
Deputy Town Clerk Jaclyn DeHart

ABSENT

Vice Chairperson Ilyne Mendelson

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: Adwar/Powell - Moved to approve the agenda as presented which passed 6 to 0.

5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

6. PUBLIC COMMENT

There were no public comments.

7. APPROVAL OF MINUTES

A. August 10, 2023

Motion: Adwar/DeMoss - Moved to approve the minutes as presented which passed 6 to 0.

8. NEW BUSINESS

A. Development Application No. 22-0015 / Michael Duggan

Application by John Dykinga, Ocean One Marine, Inc, for a special exception request to install a 100 square foot dock, and a 24,000-pound capacity boat lift for the property located at 4229 Tranquility 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 the application.

Town Planner Allen presented a Power Point Presentation on Development Order No. 22-0015.

The applicant was present but made no comments.

The public hearing was closed and followed by a motion.

Motion: Adwar/ DeMoss – Moved for approval of Development Application No. 22-0015. Based upon a roll call, Member Adwar (Yes), Member DeMoss (Yes), Member Brown (Yes), Member Powell (Yes), Member Chudnofsky (Yes) and Chairperson Goldenberg (Yes). The motion passed 6 to 0.

B. Development Application No. 23-0005 / JVK Investments LLC.

Application by William Thomas, Unlimited Permit Services, Inc, for a special exception request to install approximately 95 linear feet of seawall and seawall cap, approximately 101 feet of retaining wall, a 223 square foot dock, and a 40,000-pound capacity no profile boat lift for the property located at 4321 Intracoastal 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 the application.

Town Planner Allen presented a PowerPoint Presentation on Development Order No. 23-0005. Town Planner Allen mentioned if the Planning Board should grant approval of the special exception request, staff recommends the following conditions of approval which are based on the Applicant's plan set, date stamped received by the Building Department on August 18, 2023:

1. The no profile boat lift shall only be utilized to a store vessel and not for any other purpose including, but not limited to, walking, gathering, and sitting.
2. No mooring of any boat or vessel is permitted along any side of the no profile boat lift.

William Thomas, Unlimited Permit Services was present and made comments on the application paperwork.

The public hearing was closed and followed by a motion.

Motion: DeMoss/Powell – Moved for approval of Development Application with as presented. Based upon a roll call, Member DeMoss (Yes), Member Powell (Yes), Member Adwar (Yes), Member Brown (Yes), Member Chudnofsky (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 6 to 0 vote.

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 reviewed the last meetings discussion.

The Board discussed ladders, piles, dolphin poles, and moorings. The next step will be for Town Planner Allen to bring the recommendations to the Town Manager and then he will let her know how to proceed and she will relay that information to the Board.

Motion: Powell/DeMoss – Moved to recommend the proposed changes to the Accessory Marine Facility and seawall regulations. Based upon a roll call: Member Powell (Yes), Member DeMoss (Yes), Member Adwar (Yes), Member Brown (Yes), Member Chudnofsky (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 6 to 0 vote.

10. ANNOUNCEMENTS

Chairperson Goldenberg mentioned that it would be Member DeMoss's last meeting and he thanked him for his service to the Town.

Member DeMoss made comments on his moving to Texas and leaving the Planning Board. He recognized Town Planner Allen for all of her hard work.

Chairperson Goldenberg read the announcements as follows.

September 21, 2023	5:01 PM	Town Commission Second Public Hearing Budget Meeting
October 03, 2023	1:30 PM	Town Commission Meeting
October 10, 2023	1:00 PM	Code Enforcement Board Regular Meeting
October 12, 2023	9:30 AM	Planning Board Regular Meeting

11. ADJOURNMENT

The meeting adjourned at 10:09 AM.

APPROVED on October 12, 2023, Planning Board Regular Meeting.

Eric Goldenberg, Chairperson

ATTEST:

Transcribed by: Jaclyn DeHart

10/12/2023

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/>.