



## TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: December 14, 2023  
Time: 9:30 AM

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### 1. CALL TO ORDER

Chairperson Goldenberg called the meeting to order at 9:29 A.M.

### 2. ROLL CALL

Board Member Eve Rosen  
Board Member Jason Chudnofsky  
Board Member David Axelrod  
Board Member David Powell  
Vice Chairperson Ilyne Mendelson  
Chairperson Eric Goldenberg  
Town Attorney Leonard Rubin  
Deputy Town Clerk Jaclyn DeHart

#### **ADDITIONAL STAFF PRESENT**

Town Planner Ingrid Allen

#### **ABSENT**

Board Member Roger Brown

### 3. PLEDGE OF ALLEGIANCE

The Board Members led the Pledge of Allegiance to the United States of America followed by Chairperson Goldenberg welcoming Member Axelrod to the Planning Board.

### 4. APPROVAL OF THE AGENDA

**Motion:** Axelrod/Mendelson– Moved to approve the agenda as amended 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. November 09, 2023

**Motion:** Powell/Axelrod – Moved to approve the minutes as presented which passed 6 to 0.

## 8. UNFINISHED BUSINESS

A. None.

## 9. NEW BUSINESS

### A. Welcome New Board Member Eve Rosen

Chairperson Goldenberg introduced Member Eve Rosen and announced that Member Harry Adwar had left the board.

### B. Development Order Application No. 23-0007 / Seth H. Hochbaum & Laura A. Coburn

**Application by Mitchell Scavone, Ray Qualmann Marine Construction, Inc., for a Special Exception Request to install a 100 linear foot seawall/seawall cap, and two 10-foot returns for the property located at 1101 Highland Beach Drive, Unit A.**

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 Development Order No. 23-0007.

Seth Hochbaum, property owner, made comments about the property in question in regard to ownership of the parcel north of the property.

Kyle Martinez spoke about the return walls after being sworn in by deputy Town Clerk Jaclyn Dehart.

Deputy Town Clerk DeHart swore in Jill Cammisa, owner of 1101 Highland Beach Dr. Apt B, who then voiced concerns over the development order.

The Board discussed the application followed by a motion.

**Motion:** Mendelson/ Powell – Moved to continue this item to the January 11, 2024, meeting. Based upon a roll call: Vice Chairperson Mendelson (Yes), Member Powell (Yes), Member Rosen (Yes), Member Chudnofsky (Yes), Member Axelrod (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 6 to 0 vote.

**C. Development Order Application No. 23-0016 / Le Sanctuaire Condominium Association**

**An amendment to a previously approved major modification to an existing building (Development Order No. 23-0003) to modify the landscape plan to reflect landscaping in the FDOT's right-of-way (S.R. A1A) adjacent to the property located at 3425 South Ocean Boulevard.**

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 Development Order No. 23-0016.

**Motion:** Axelrod/Mendelson - Moved to approve (Development Order No. 22-0016, amendment to development order No. 23-0003). Based upon roll call: Member Axelrod (Yes), Vice Chairperson Mendelson (Yes), Member Rosen (Yes), Member Powell (Yes), Member Chudnofsky (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 6 to 0 vote.

**D. Consideration of the 2024 Proposed Planning Board Meeting Dates.**

**Motion:** Chudnofsky/Powell – Moved to accept the 2024 Planning Board Meeting schedule as presented, which passed unanimously 6 to 0.

**10. ANNOUNCEMENTS**

Chairperson Goldenberg read the announcements as follows:

- |                   |           |  |
|-------------------|-----------|--|
| December 19, 2023 | 1:30 P.M. | Town Commission Meeting                          |
| December 25, 2023 |           | Town Hall Closed in observance of Christmas      |
| January 1, 2024   |           | Town Hall Closed in observance of New Year's Day |
| January 11, 2024  | 9:30 A.M. | Planning Board Regular Meeting                   |

**11. ADJOURNMENT**

The meeting was adjourned at 10:20 A.M.

**APPROVED** on January 11, 2024, Planning Board Regular Meeting.

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Eric Goldenberg, Chairperson

**ATTEST:**

Transcribed by: Jaclyn DeHart

01/11/2024

\_\_\_\_\_  
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/>.