



## TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: May 12, 2022  
Time: 9:30 AM

---

### 1. CALL TO ORDER

Chairperson Goldenberg called the meeting to order at 9:30 AM.

### 2. ROLL CALL

Member David Powell  
Member Roger Brown  
Member Brian DeMoss  
Member Harry Adwar  
Member Jason Chudnofsky  
Vice Chairperson Mendelson  
Chairperson Eric Goldenberg  
Town Attorney Leonard Rubin  
Administrative Support Specialist Ganelle Thompson

### 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/Mendelson - Moved to approve the agenda as presented, which passed unanimously 7 to 0.

### 5. SWEARING IN OF THE PUBLIC

Ms. Thompson swore in those giving testimony.

### 6. PUBLIC COMMENT

There were no public comments.

## 7. APPROVAL OF MINUTES

A. March 10, 2022

**MOTION:** DeMoss/Adwar - Moved to approve March 10, 2022 Minutes, which passed unanimously 7 to 0.

## 8. UNFINISHED BUSINESS

A. None.

## 9. NEW BUSINESS

### A. Development Application No. 20-0015 / Mark and Kim Kabbes

Application by Mark and Kim Kabbes for a special exception approval to install a 4,000-pound capacity boat lift for the property located at 4304 Intracoastal Drive.

Chairperson Goldenberg read the title of Item 9.A. 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, the survey, and the proposed 4,000-pound capacity boat lift located at 4304 Intracoastal.

After the presentation, there was a brief dialogue about what exactly is being approved.

Applicant Mark Kabbes was present and provided information related to the size of the Boat.

Chairperson Goldenberg asked the Board members if they had any questions. Hearing no further comments, Chairperson Goldenberg closed the public hearing and asked if there was a motion to approve, a motion with conditions, or a motion to deny the request.

**MOTION:** Powell/DeMoss - Moved for approval. Upon roll call the vote was as follows: Members Powell (Yes) Demoss (yes) Chudnofsky (Yes) Brown (Yes) Adwar (Yes) Vice Chairperson Mendelson (Yes) Chairperson Goldenberg (Yes). The motion passed on a 7 to 0 vote.

**B. Proposed Ordinance / New Property Right Element**

An Ordinance of the Town Commission of the Town of Highland Beach, Florida amending the Town's Comprehensive Plan by adding a New Property Right Element; providing for severability; providing for conflicts; and providing for an effective date.

Chairperson Goldenberg read the title of Item 9. B.

Town Planner Allen was present and provided information about the proposed Ordinance and new property rights amendment.

Chairperson Goldenberg closed the public hearing and called for a motion.

**MOTION:** Mendelson/DeMoss – Moved to add a New Property Right Element. Upon roll call the vote was as follows: Vice Chairperson Mendelson (Yes) Demoss (yes) Adwar (Yes) Brown (Yes) Members Powell (Yes) Chudnofsky (Yes) Chairperson Goldenberg (Yes). The motion passed on a 7 to 0 vote.

**C. Town Commission direction on the Planning Board review process for proposed amendments to the Accessory Marine Facility regulations of the Town Code.**

Chairperson Goldenberg read the title of Item 9. B.

Town Planner provided information about the Town Commission's direction on the Planning Board review process for proposed amendments to the Accessory Marine Facility regulations of the Town Code.

Town Planner Allen mentioned that she will coordinate with the Board Member who does not have access to a boat to go out on the Police Marine Patrol unit to view the accessory marine facilities.

Mr. Karl Johnson provided comments on behalf of single-family homeowners in opposition to the Town wanting to change the 25-foot setback to 10 feet.

## 10. ANNOUNCEMENTS

Chairperson Goldenberg read the announcements into the record.

May 17, 2022 - 1:30 P.M. Town Commission Meeting

May 24, 2022 - 1:30 P.M. Town Commission Special Meeting

May 30, 2022 - Town Hall Closed in Observance of Memorial Day

June 09, 2022 - Planning Board Regular Meeting

## 11. ADJOURNMENT

Chairperson Goldenberg called for a motion to adjourn the meeting at 10:12 A.M.

**MOTION:** DeMoss/Adwar - Moved to adjourn the meeting.

**APPROVED** at the August 11, 2022, Planning Board Regular Meeting

---

Eric Goldenberg, Chairperson

**ATTEST:**

Transcribed by: Ganelle Thompson

---

Ganelle Thompson  
Administrative Support Specialist

---

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/>.