



## TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

**LIBRARY COMMUNITY ROOM  
3618 South Ocean Boulevard  
Highland Beach, Florida 33487**

**Date: March 14, 2024  
Time: 9:30 AM**

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### **1. CALL TO ORDER**

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

### **2. ROLL CALL**

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

#### **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:** Rosen/Chudnofsky - Moved to approve the agenda as presented which passed 7 to 0.

### **5. SWEARING IN OF THE PUBLIC**

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

### **6. APPROVAL OF MINUTES**

**A. February 08, 2024**

**Motion:** Rosen/Mendelson - Moved to approve the minutes as presented which passed 7 to 0.

**7. UNFINISHED BUSINESS**

**A. None.**

**8. NEW BUSINESS**

**A. Development Order Application No. 23-0014 / Khi Thai**

Application by Joseph Gilio, sea-tech construction, INC., for a special exception request to install a 100 linear foot seawall cap, a 375 square foot concrete dock and a 100 linear foot stem wall for the property located at 4215 Tranquility Dr.

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. 23-0014.

Jeff Remus, Building Official, provided comments on the application.

Norman Weinstein was sworn in by Deputy Town Clerk Jaclyn Dehart.

Norman Weinstein, 4207 Tranquility Dr, made comments on the application stating that he was the neighbor.

The Board discussed the application followed by a motion.

**MOTION:** Chudnofsky/Axelrod - Moved to approve Development Order No. 23-00014. Based upon roll call: Member Chudnofsky (Yes), Member Axelrod (Yes), Member Rosen (Yes), Member Brown (Yes), Member Powell (Yes), Vice Chairperson Mendelson (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 7 to 0 vote.

**B. Development Application No. 23-0018**

Application by David Willens for an amendment to a previously approved major modification request to an existing building (Development Order No. 23-0002) as provided in section 30-39 of the Town Code of Ordinances including but not limited to changes to the exterior façade, building footprint, and roof line for the property located at 2362 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. 23-0018.

The Board discussed the application followed by a motion.

**MOTION:** Rosen/Chudnofsky - Moved to approve Development Order No. 23-0018. Based upon roll call: Member Rosen, Member Chudnofsky (Yes), Member Brown (Yes), Member Powell (Yes), Member Axelrod (Yes), Vice Chairperson Mendelson (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 7 to 0 vote.

### **C. Nomination of Chairperson and Vice Chairperson**

Chairperson Goldenberg read the title and opened nominations for Chairperson. Member Axelrod nominated Eric Goldenberg for Chairperson which was seconded by Vice Chairperson Mendelson. There were no other nominations.

Chairperson Goldenberg opened up the nominations for Vice Chairperson. Member Axelrod nominated Ilyne Mendelson for Vice Chairperson which was seconded by Member Chudnofsky. There were no other nominations.

## **9. ANNOUNCEMENTS**

Chairperson Goldenberg read the announcements as follows.

March 19, 2024	10:00 AM	2024 Presidential Preference Primary (PPP) & Uniform Municipal Elections (Town Hall Closed)
March 21, 2024	10:00AM	Financial Advisory Board Meeting

10. ADJOURNMENT

The meeting adjourned at 10:02 AM.

APPROVED on April 11, 2024, Planning Board Regular Meeting.

ATTEST



Goldenberg, Chairperson

Transcribed by: Jaclyn DeHart

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Jaclyn DeHart  
Deputy Town Clerk

04/11/2024

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