



# TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

Town Hall Commission Chambers  
3618 South Ocean Boulevard  
Highland Beach, Florida 33487

Date: December 12, 2024  
Time: 9:30 AM

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## 1. CALL TO ORDER

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

## 2. ROLL CALL

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

### ADDITIONAL STAFF PRESENT

Town Planner Ingrid Allen

### ABSENT

Chairperson Eric Goldenberg

## 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/ Axelrod - 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. APPROVAL OF MINUTES

A. November 14, 2024

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

**7. UNFINISHED BUSINESS**

A. None

**8. NEW BUSINESS**

**A. Development Order Application No. PZ-24-7 / 3519 S. Ocean Blvd. LLC**

**Application No. PZ-24-7 by Mark Hunley, Charette International Architecture, requesting an amendment to a previously approved site plan for a new three-story single family residence (Development Order No. 22-0017) in order to alter the location of the residence approximately nine feet westward, to increase the square footage under AC from 3,997 to 4,052, and to reduce the rear covered patio and rear balcony by 1.5 feet for the property located at 3521 South Ocean Boulevard.**

Vice Chairperson Mendelson 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.

Vice Chairperson Mendelson opened the public hearing and called Town Planner Allen to present the application.

Town Planner Allen presented Development Order Application No. PZ-24-7 and provided a brief overview of the history of the application.

Mark Hunley, Charette International Architecture, provided comments on the application.

Vice Chairperson Mendelson closed the public hearing.

**Motion:** Powell/Chudnofsky - Moved to approve Development Order Application No. PZ-24-7. Based upon a roll call: Member Powell (Yes), Member Chudnofsky (Yes), Member Rosen (Yes), Member Brown (Yes), Member Axelrod (Yes), and Vice Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

**B. Development Order Application No. PZ-24-9 / NJC Highland LLC**

**Application No. PZ-24-9 by the Benedict Bullock Group, PA requesting site plan approval for a new three level, 8,154 square foot single family residence with pool for the property located at 3723 South Ocean Boulevard.**

Vice Chairperson Mendelson 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.

Vice Chairperson Mendelson opened the public hearing and called Town Planner Allen to present the application.

Town Planner Allen presented Development Order Application No. PZ-24-9.

Thomas Benedict, Benedict Bullock Group, provided comments on the application.

Vice Chairperson Mendelson closed the public hearing.

**MOTION:** Mendelson/Powell - Moved to approve Development Order No. PZ-24-8 9 with the following condition of approval: Provide Florida Department of Environmental Protection (FDEP) approval for project prior to issuance of Town building permit. Based upon roll call: Vice Chairperson Mendelson (Yes), Member Powell (Yes), Member Rosen (Yes), Member Brown (Yes), Member Chudnofsky (Yes), and Member Axelrod (Yes). The motion passed on a 6 to 0 vote.

**C. Development Order Application No. PZ-24-15 / Robert Hammond**

**Application No. PZ-24-15 by William Thomas, Unlimited Permit Services, Inc., requesting a special exception to install a 136'6" seawall along with associated seawall cap, a 297.5 square foot dock, and a 16,000 pound capacity elevator boat lift for the property located at 4203 Tranquility Drive.**

Vice Chairperson Mendelson 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.

Vice Chairperson Mendelson opened the public hearing and called Town Planner Allen to present the application.

Town Planner Allen presented Development Order Application No. PZ-24-15.

William Thomas, Unlimited Permit Services, provided comments on the application.

The Board discussed the application and asked questions of the applicant.

Norman Weinstein, 4207 Tranquility Dr., provided comments on the application.

Darrin Dunlea, Seadar builders, provided comments on the application.

The Board discussed the application and Vice Chairperson Mendelson closed the public hearing.

**MOTION:** Mendelson/Chudnofsky - Moved to approve Development Order No. PZ-24-15. Based upon roll call: Vice Chairperson Mendelson (Yes), Member Chudnofsky (Yes), Member Rosen (Yes), Member Brown (Yes), Member Powell (Yes), and Member Axelrod (Yes). The motion passed on a 6 to 0 vote.

**D. Consideration of the 2025 Proposed Planning Board Meeting Dates.**

**MOTION:** Axelrod/Rosen – Moved to approve the first three dates of the Proposed Planning Board Meeting Schedule (January 16, 2025, February 13, 2025, and March 13, 2025), and discuss the rest of the dates at the January 2025 meeting, which passed 6 to 0.

**9. ANNOUNCEMENTS**

December 17, 2024                      1:30 PM                      Town Commission Meeting

**10. ADJOURNMENT**

The meeting adjourned at 10:34 AM.

**APPROVED** on January 16, 2025 Planning Board Regular Meeting.

Signed Minutes on file in the Town Clerk's Office.

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Eric Goldenberg, Chairperson

**ATTEST:**

Transcribed by:  
Jaclyn DeHart

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Jaclyn DeHart  
Deputy Town Clerk

\_\_\_\_\_  
01/16/2024  
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/>.