



## **TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES**

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

**Date: March 13, 2025  
Time: 9:30 AM**

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

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

### **2. ROLL CALL**

Board Member Jason Chudnofsky  
Board Member David Axelrod  
Board Member Eve Rosen  
Board Member Roger Brown  
Member David Powell  
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/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. APPROVAL OF MINUTES**

#### **A. January 16, 2025**

**Motion:** Rosen/Axelrod - 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-25-18 / Bel Air at Highland Beach Homeowners Association, Inc.**

**Application by B&M Marine Construction, Inc. Requesting a special exception to install a 430 square foot dock for the property located at 1023 Bel Air 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-25-18.

The Board discussed the application.

David Nutter of B & M Marine Construction was present and answered questions about the application.

The public hearing was closed followed by a motion.

**MOTION:** Rosen/Mendelson - Moved to approve (Development Order No. PZ-2025-18). Based upon roll call: Member Rosen (Yes), Vice Chairperson Mendelson (Yes), Member Brown (Yes), Member Powell (Yes), Member Chudnofsky (Yes), and Member Axelrod (Yes). The motion passed on a 6 to 0 vote.

### **B. Development Order Application No. PZ-24-14 / Patti & Alan Masarek**

**Application by Lawrence Frankel, Frankel Homes, requesting an amendment to a previously approved major modification to an existing building (DO# 24-0002) in order to add a 21 square foot balcony to the west side of the residence, and a landscaping plan for the property located at 3515 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-24-14 and briefly reviewed the history of the property in regard to the previously approved major modification plans. She mentioned that the FDOT approval is pending, and this application has two approval conditions. FDOT approval of proposed landscaping in right of way, and Town Commission approval of an amendment to FDOT's Landscape Inclusive Memorandum of Agreement.

Aaron Mastin of PLA Design Studios was present and answered questions about the application.

The public hearing was closed followed by a motion.

**MOTION:** Chudnofsky/Axelrod - Moved to approve (Development Order No. PZ-24-14) with the following conditions': FDOT approval of proposed landscaping in right of way and Town Commission approval of an amendment to FDOT's Landscape Inclusive Memorandum of Agreement. Based upon roll call: Member Chudnofsky (Yes), Member Axelrod (Yes), Member Rosen (Yes), Member Brown (Yes), Member Powell(Yes), and Vice Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

## **9. ANNOUNCEMENTS**

April 08, 2025	1:00 PM	Special Magistrate Hearing
April 10, 2025	9:30 AM	Planning Board Meeting

## 10. ADJOURNMENT

The meeting adjourned at 9:55 AM.

**APPROVED** on April 15, 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

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04/15/2025  
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/>.