



TOWN OF HIGHLAND BEACH TOWN PLANNING BOARD REGULAR MEETING MINUTES

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

**Date: March 10, 2022
Time: 9:30 AM**

1. CALL TO ORDER

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

2. ROLL CALL

Member Roger Brown
Member Brian DeMoss (virtually)
Member David Powell
Member Harry Adwar
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.

4. APPROVAL OF THE AGENDA

MOTION: Adwar/Powell - Moved to approve the agenda as presented, which passed unanimously 6 to 0.

5. SWEARING IN OF THE PUBLIC

Ms. Thompson swore in those giving testimony.

6. PUBLIC COMMENT

None.

on the plan. Town Planner Allen explained that because it was not a requirement of the Town, it was not necessary.

Chairperson Goldenberg asked the Board members if they had any questions. Hearing no further comments, Chairperson Goldenberg closed the public hearing and asked for a motion.

MOTION: Mendelson/Powell - Moved to approve Development Application No. 21-0013 as presented which passed on a 6 to 0 vote based upon roll call.

B. Development Application No. 21-0016 / Coronado at Highland Beach Condominium Association, Inc.

Application by B&M Marine Construction, Inc. for special exception approval to install nine (9) finger piers/docks totaling 1, 379 square feet and 19 mooring pilings for the property located at 3400 South Ocean Boulevard.

Chairperson Goldenberg read the title of Item 9.B. 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 nine (9) finger piers/docks totaling 1, 379 square feet and 19 mooring pilings. The applicant has obtained Florida Department of Protection and United States Army Corps of Engineers authorizations. She further explains that both agencies also included authorizations for nine boat lifts, one dual jet-ski lift, and two kayak lifts however, the development order application that the applicant submitted to the Town of Highland Beach which is development order 21-0016 does not include any of the previously mentioned lifts. The request is specifically for the nine (9) finger piers/docks and the 19 mooring pilings. Any future request will include a special exception approval by the Planning Board pursuant to Chapter 30 of the Town Code.

Ms. Allen advised that if the request receives the Planning Board's approval, the applicant will be required to obtain a building permit prior to initiation of construction from the Town of Highland Beach Building Department. According to Section 30-21(g) of the Town Code, the commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board. Staff recommends approval of the proposed special exception request.

After the presentation, there was a brief dialogue about the nature of the special exception. Town Planner Allen explained that this special exception specifically relates to Sections 30-36 in the zoning code.

Ms. Allen advised that if the request receives the Planning Board's approval, the applicant will be required to obtain a building permit prior to initiation of construction from the Town of Highland Beach Building Department. According to Section 30-21(g) of the Town Code, the commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board. Staff recommends approval of the proposed special exception request.

After the presentation, there was a dialogue about the clearance of marine traffic.

Chairperson Goldenberg asked the Board members if they had any questions. Hearing no further comments, Chairperson Goldenberg closed the public hearing and asked for a motion.

MOTION: Powell/Mendelson - Moved to approve Development Application No. 22-0002 as presented which passed on a 6 to 0 vote based upon roll call.

10. ANNOUNCEMENTS

Chairperson Goldenberg read the announcements into the record and commented on Member Harry Adwar's Birthday.

March 15, 2022 - 1:30 P.M. Town Commission Meeting

April 14, 2022 - 9:30 A.M. Planning Board Regular Meeting

11. ADJOURNMENT

Chairperson Goldenberg called for a motion to adjourn the meeting at 10:07 A.M.

MOTION: Goldenberg/Demoss - Moved to adjourn the meeting.

APPROVED at the May 12, 2022, Planning Board Regular Meeting

ATTEST:



Ganelle Thompson
Ganelle Thompson
Administrative Support Specialist

Eric Goldenberg
Eric Goldenberg, Chairperson

Transcribed by: Ganelle Thompson

5/12/2022