

DRAFT



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: January 08, 2026
Time: 9:30 AM

1. CALL TO ORDER

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

2. ROLL CALL

Board Member Greg Babij
Board Member Roger Brown
Board Member David Powell
Board Member Evalyn David
Vice Chairperson Eve Rosen
Chairperson Ilyne Mendelson
Town Attorney Leonard Rubin
Deputy Town Clerk Jaclyn DeHart

ADDITIONAL STAFF PRESENT

Town Planner Ingrid Allen

ABSENT

Board Member Evalyn David

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. December 11, 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. P-25-35 / Andrew Megibow

Application by Ileen Gonzalez, Breezy Permits, LLC, requesting a special exception to install a 30,000 pound capacity boat lift in slip #10 for the property located at 2727 South Ocean Boulevard #902.

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.

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

Town Planner Allen presented Development Order Application No. PZ-25-35.

The applicant's agent, Ileen Gonzalez, was present and provided comments about the application.

There were no public comments.

The public hearing was closed followed by a motion.

MOTION: Babij/Rosen - Moved to approve Development Application No. PZ-25-35. Based upon roll call: Member Babij (Yes); Vice Chairperson Rosen (Yes); Member Brown (Yes); Member Powell (Yes); Member Axelrod(Yes); and Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

B. Development Order Application No. P-25-36 / David Drettmann

Application by Ileen Gonzalez, Breezy Permits, LLC, requesting a special exception to install a 30,000 pound capacity boat lift in slip #9 for the property located at 2727 South Ocean Boulevard #503.

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.

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

Town Planner Allen presented Development Order Application No. PZ-25-36.

The applicant's agent, Ileen Gonzalez, was present.

There were no public comments.

The public hearing was closed followed by a motion.

MOTION: Babij/Rosen - Moved to approve Development Application No. PZ-25-35. Based upon roll call: Member Babij (Yes); Vice Chairperson Rosen (Yes); Member Brown (Yes); Member Powell (Yes); Member Axelrod(Yes); and Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

C. Discussion on increasing the maximum square footage requirements for permanent signs.

Chairperson Mendelson introduced the item and Town Planner Allen presented the discussion topic.

The Board discussed the topic.

MOTION: Rosen/Babij -Moved to recommend the following amendments to the Town's Sign Regulations to the Town Commission; increasing the sign size using Boca's sign code as reference, allowing for a variance procedure for dimensional requirements, and adding in universal rules across all condos subject to the criteria that the sign should fit in with the overall property and the building and use similar materials. Based upon a role call: Vice Chairperson Rosen (Yes); Member Babij (Yes); Member Axelrod (Yes); Member Powell (Yes); Member Brown (Yes); and Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

9. ANNOUNCEMENTS

February 03, 2026	1:30 PM	Town Commission Meeting
February 12, 2026	9:30 AM	Planning Board Meeting

10. ADJOURNMENT

The meeting adjourned at 10:22 AM.

APPROVED on March 12, 2026, Planning Board Regular Meeting.

Ilyne Mendelson, Chairperson

ATTEST:

Jaclyn DeHart
Deputy Town Clerk

03/12/2026
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/>.