

DRAFT



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: June 12, 2025
Time: 9:30 AM

1. CALL TO ORDER

Chairperson Mendelson called the meeting to order.

2. ROLL CALL

Board Member David Axelrod
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

3. PLEDGE OF ALLEGIANCE

The Board Members led the Pledge of Allegiance to the United States of America.

4. APPROVAL OF THE AGENDA

Motion: Axelrod/Rosen - 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. May 08, 2025

Motion: David/Rosen - 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-25-22 / Highland House Home Owners Association, INC.

Application by Ileen Gonzalez, Breezy Permits LLC., requesting a special exception to install a 1,000 square foot dock for the properties located at 1107, 1109, and 1111 Russell Drive.

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-25-22 and briefly reviewed the history of the project.

The applicant's agent, Ileen Gonzalez, was present, but no questions were asked of her.

Hearing no public comments, Chairperson Mendelson closed the hearing followed by a motion.

MOTION: Axelrod/Powell – Moved to approve Development Order Application No. PZ-25-22. Based upon a roll call: Member Axelrod (Yes), Member Powell (Yes), Member Brown (Yes), Member David (Yes), Vice Chairperson Rosen (Yes), and Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

B. Development Order Application No. PZ- 25-24 / Daniel Edwards

Application by Ileen Gonzalez, Breezy Permits LLC., requesting a special exception to install a 100 linear foot seawall and associated seawall cap, and a 450 square foot dock for the property located at 4306 South Ocean Boulevard.

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-25-24 and briefly mentioned that the Board made a recommendation in November of 2024 to approve Development Order Application No. PZ-24-04 for a new three-story two-unit townhome development on this property. Additionally this was approved by the Town Commission in December of 2024 along with a Town right of way permit.

Arthur Tiedeman, APH Marine Construction, was present and answered questions about the application.

Jeffery Remas, Town of Highland Beach Building Official, was present and provided comments on the application.

The public hearing was closed followed by a motion.

MOTION: David/Rosen – Moved to approve Development Order Application No. PZ-25-24. Based upon a roll call: Member David (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. Development Order Application No. PZ- 25-27 / Gail Palestirini

Application by Ileen Gonzalez, Breezy Permits LLC., requesting a special exception to install a 100 linear foot seawall and associated seawall cap, and a 200 square foot dock for the property located at 4301 Tranquility Drive.

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-25-27.

Jeffery Remas, Town of Highland Beach Building Official, was present and provided comments on the application.

The hearing was closed followed by a motion.

MOTION: David/Axelrod – Moved to approve Development Application Order No. PZ-25-27. Based upon a roll call: Member David (Yes), Member Axelrod (Yes), Member Brown (Yes), Member Powell (Yes), Vice Chairperson Rosen (Yes), and Chairperson Mendelson (Yes). The motion passed 6 to 0.

9. ANNOUNCEMENTS

June 17, 2025	1:30 PM	Town Commission Meeting
June 24, 2025	11:00 AM	Financial Advisory Board Meeting
July 08, 2025	1:00 PM	Special Magistrate Hearing
July 10, 2025	9:30 AM	Planning Board Meeting

10. ADJOURNMENT

The meeting was adjourned at 10: 23 AM .

APPROVED on July 12, 2025, Planning Board Regular Meeting.

Ilene Mendelson, Chairperson

ATTEST:

Transcribed by:
Jaclyn DeHart, Deputy Town Clerk

Jaclyn DeHart
Deputy Town Clerk

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/>.