

DRAFT



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: August 14, 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 Greg Babij
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 Roger Brown

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/David - 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. July 10, 2025

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

7. UNFINISHED BUSINESS

A. Proposed amendments to the Town Code of Ordinances regarding the Town's Comprehensive Plan based on the evaluation and appraisal review.

Chairperson Mendelson introduced the item and mentioned this was continued from the last Planning Board meeting.

Town Planner Allen gave a brief overview of the previous meeting and mentioned that the language changes requested have been brought back for review. In addition to those language changes there were some non-substantive changes to the plan as noted in the packet.

Emilee Aguerrebe of Inspire Placemaking Collective was present and gave a presentation of the changes to the Board. Chris Dougherty of Inspire Placemaking Collective was present via zoom.

The Board discussed the revisions and suggested two additional language changes. In Section 1.1.4 change the words "bus stop" to "transit service stops". In section 1.5.5 change the word "framework" to "regulations".

There were no public comments.

The public hearing was closed followed by a motion.

Motion to accept all the changes that Inspire provided with the further change in 1.1.4 where we change bus stop to transit service stops and 1.1.5 where we change the word framework to regulations.

Motion: Mendelson/David – Motion to accept all the changes that Inspire provided with the further change in 1.1.4 where we change bus stop to transit service stops and 1.5.5 where we change the word framework to regulations. Based upon a roll call: Chairperson Mendelson (Yes), Member David (Yes), Member Babij (Yes), Member Powell (Yes), Maner Axelrod (Yes), and Vice Chairperson Rosen (Yes). The motion passed on a 6 to 0 vote.

8. NEW BUSINESS

A. Development Order Application No. PZ-25-28 / Elena & Mikhail Vesselov

Application by William Thomas, Unlimited Permit Services, INC., Requesting a special exception to install a 105 linear foot seawall and seawall cap, a 275 square foot dock, and a 33,000 pound capacity boat lift for the property located at 2564 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 the Development Order Application No. PZ-25-28. She mentioned that this application has two approval conditions; Sod or artificial turf shall be placed from the property line to the seawall cap and contingent upon Town Commission approval of a land fill permit pursuant to Chapter 14 of the Town Code of Ordinances.

David Nutter of B & M Marine Construction was sworn in and answered questions regarding the application.

The Board discussed the application and asked questions. There was discussion on hardscapes and walkways in regard to property lines and docks.

Jeff Hedden, United Construction Partners, Inc., was present and gave comments.

MOTION: David/Powell – Moved to approve Development Order No. PZ-25-28 with the following conditions: Sod or artificial turf shall be placed from the property line to the seawall cap and contingent upon Town Commission approval of a land fill permit pursuant to Chapter 14 of the Town Code of Ordinances. Based upon a roll call: Member David (Yes), Member Powell (Yes), Member Babij (Yes), Member Axelrod (Yes), Vice Chairperson Rosen (Yes), and Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

Motion: Babij/ David - Moved to propose to the Town Commission an amendment to the Town Code of Ordinances, Section 30-66 C.1.A, to allow for hardscape even past the property line from a home to a dock and put forth Greg Babij as the sponsor of the amendment. Based upon a roll call: Member Babij (Yes), Member David (Yes), Member Powell (Yes), Member Axelrod (Yes), Vice Chairperson Rose (Yes), and Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

9. ANNOUNCEMENTS

August 21, 2025	1:30 P.M.	Town Commission Meeting
September 09, 2025	1:00 P.M.	Special Magistrate Hearing

September 11, 2025 9:30 A.M. Planning Board Regular Meeting

10. ADJOURNMENT

The meeting adjourned at 10:29 AM.

APPROVED on October 09, 2025, Planning Board Regular Meeting.

Ilyne Mendelson, Chairperson

ATTEST:

Transcribed by:
Jaclyn DeHart, Deputy Town Clerk

Jaclyn DeHart
Deputy Town Clerk

10/09/2025
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/>.