



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

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

**Date: November 13, 2025  
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 Babji  
Board Member Evalyn David  
Board Member David Axelrod  
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  
Board Member David Powell

### **3. PLEDGE OF ALLEGIANCE**

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

### **4. APPROVAL OF THE AGENDA**

**MOTION:** David/Axelrod - Moved to approve the agenda as presented which passed unanimously, 5 to 0.

### **5. SWEARING IN OF THE PUBLIC**

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

### **6. APPROVAL OF MINUTES**

**A. October 09, 2025**

**Motion:** David/Axelrod - Moved to approve the minutes as presented which passed 5 to 0.

**7. UNFINISHED BUSINESS**

A. None

**8. NEW BUSINESS**

**A. Development Order Application No. PZ-25-33 / Highland 1114 Bel Air, LLC**

**Application by Akbar Mondal, Boat Lifts & Docks of South Florida, for a special exception to install a 416 square foot dock for the property located at 1114 Bel Air 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. She mentioned that the

Town Planner Allen presented Development Order Application No. PZ-25-33. She noted that the 500 feet mailed notices contained a minor discrepancy regarding the size of the proposed dock (listing it at 400 square feet instead of 416 square feet) and that the advertised notice listed the correct size. Town Attorney, Len Rubin, advised that this 16 square foot discrepancy is a minor error that does not mislead the public and therefore does not void the mailed notice.

The Applicant's Agent, Akbar Mondal, was sworn in but had no further comments.

Scott, of 1110 BeAir Drive, was sworn in and provided public comments.

There was discussion about setbacks.

The public hearing was closed followed by a motion.

**MOTION:** David/Rosen - Moved to approve Development Application No. PZ-25-33. Based upon roll call: Member David (Yes); Vice Chairperson Rosen (Yes); Member Babij (Yes); Member Axelrod (Yes); and Chairperson Mendelson (Yes). The motion passed on a 5 to 0 vote.

**9. ANNOUNCEMENTS**

December 02, 2025

1:30 PM

Town Commission Meeting

December 09, 2025	1:00 PM	Special Magistrate Hearing
December 11, 2025	9:30 AM	Planning Board Meeting

**10. ADJOURNMENT**

The meeting adjourned at 9:45 AM.

**APPROVED** on December 11, 2025, Planning Board Regular Meeting.

Signed Minutes on file in the Town  
Clerk's Office

---

Ilyne Mendelson, Chairperson

**ATTEST:**

Transcribed by:  
Jaclyn DeHart, Deputy Town Clerk

---

Jaclyn DeHart  
Deputy Town Clerk

---

12/11/2025  
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.municodem meetings.com/>.