TOWN OF HIGHLAND BEACH
PLANNING BOARD REGULAR MEETING
MINUTES

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

Date: June 11, 2026
Time: 9:30 AM

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1. CALL TO ORDER

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

2. ROLL CALL

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

ADDITIONAL STAFF PRESENT
Town Planner Ingrid Allen

ABSENT
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/Mendelson – Moved to approve the agenda as presented with 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 14, 2026

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

7. NEW BUSINESS

A. Development Order Application No. PZ-26-6-SPEX

Application by Ileen Gonzalez, Breezy Permits LLC, requesting a special exception to install a 24,000 pound capacity boat lift for the property located at 4304 Intracoastal Drive.

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

Town Planner Allen presented Development Order Application No. PZ-26-6-SPEX.

The applicants were present, but no questions were asked of them.

Rosa McCarroll provided public comment.

The public hearing was closed followed by a motion.

MOTION: David/Mendelson - Moved to approve Development Application No. PZ-26-6-SPEX. Based upon roll call: Vice Chairperson David (Yes); Member Mendelson (Yes); Member Brown (Yes); Member Babij (Yes); Member Powell (Yes); and Chairperson Rosen (Yes). The motion passed on a 6 to 0 vote**.**

B. Development Order Application No. PZ-26-5-SPSS

Application by Toly Pappas, Randall Stofft Architects, requesting site plan approval for a new two-story, 5,636 square foot single family residence with pool and spa for the property located at 4301 Tranquility Drive.

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

Town Planner Allen presented Development Order Application No. PZ-26-5-SPSS.

The applicants were present, but no questions were asked of them.

Rosa McCarroll provided public comment.

The public hearing was closed followed by a motion.

MOTION: David/Powell - Moved to approve Development Application No. PZ-26-5-SPSS. Based upon roll call: Vice Chairperson David (Yes); Member Powell (Yes); Member Brown (Yes); Member Babij (Yes); Member Mendelson (Yes); and Chairperson Rosen (Yes). The motion passed on a 6 to 0 vote**.**

C. Proposed Ordinance Coastal Dune Protection; Amendments to Section 6-127, Chapter 6, and Section 30-83, Chapter 30, Code of Ordinances; Request for Planning Board (Recommendation to the Town Commission)

Chairperson Rosen read the title of the item and Building Official Jeffrey Remas presented the item.

The Board discussed the proposed ordinance.

Joe Dmaro provided public comments.

Member Brown Left the Dais/meeting at 10:50 AM.

Motion: Babij/Mendelson – Moved to approve the ordinance as drafted with exception of the reference to the design flood elevation where we would just default to the state flood plane regulations and the state building code, the statewide standard. Based upon a roll call; Member Babij (Yes), Member Mendelson (Yes), Member Powell (Yes), Vice Chairperson David (NO), and Chairperson Rosen (Yes). The motion passed on a 4-1.

Town Attorney Rubin stated that they will present their recommendations to the Town Commission.

8. UNFINISHED BUSINESS

A. Proposed Ordinance regarding the encroachment of a hard surface beyond the property line in order to provide access to a seawall, dock or abutting Intracoastal Waterway beach area (Recommendation to Town Commission)

MOTION: **Babij/ David –** Moved to continue the item on July 09, 2026, which passed 5 to 0.

9. ANNOUNCEMENTS

June 16, 2026	1:30 PM	Town Commission Special Meeting

July 09, 2026	9:30 AM	Planning Board Regular Meeting

10. ADJOURNMENT

The meeting adjourned at 10:58 AM.

APPROVED on July 09, 2026, Planning Board Regular Meeting.

Signed Minutes on file in
the Town Clerk's Office

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Eve Rosen , Chairperson

ATTEST:

_________________________________ 07/09/2026
Jaclyn DeHart Date
Deputy Town Clerk

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/.