



# TOWN OF HIGHLAND BEACH PLANNING BOARD SPECIAL MEETING MINUTES

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

Date: April 06, 2026  
Time: 9:30 AM

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## 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 Powell  
Board Member Roger Brown  
Board Member David Axelrod  
Vice Chairperson Eve Rosen  
Chairperson Ilyne Mendelson  
Town Attorney Leonard Rubin  
Town Clerk Lanelda Gaskins

### 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:** David/Axelrod - Moved to approve the agenda as presented which passed, 7 to 0.

## 5. SWEARING IN OF THE PUBLIC

Town Clerk Gaskins swore in those giving testimony.

## 6. UNFINISHED BUSINESS

A. None

## 7. NEW BUSINESS

### A. Development Order Application No PZ-26-1 / Seagate of Highland Beach Condominiums

**Application by Jason R. Borden, P.E., O&A Associates Inc., for a major modification request to allow for the construction of a new 472 square foot fire pump structure for the property located at 3224 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-26-1.

The Board discussed the application.

Assistant Fire Chief Matthew Welhaf provided comments on the application.

Jason Borden, agent, provided comments on the application in regard to the issue with parking.

There were no public comments. The public hearing was closed followed by a motion.

**MOTION:** David/Axelrod - Moved to approve the Development Order Application. Upon roll call: Board Member David (Yes); Member Axelrod (Yes); Member Babij (Yes); Member Zarrilli (Yes); Member Powell (Yes); Member Brown (Yes); Vice Chairperson Rosen (Yes); and Chairperson Mendelson. The motion passed 7 to 0.

## 8. ANNOUNCEMENTS

April 09, 2026

9:30 AM

Planning Board Regular Meeting

**9. ADJOURNMENT**

The meeting adjourned at 9:59 AM.

**APPROVED** on May 14, 2026, Planning Board Regular Meeting.

Signed Minutes on file in  
the Town Clerk's Office

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Ilyne Mendelson, Chairperson

**ATTEST:**

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Jaclyn DeHart  
Deputy Town Clerk

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05/14//2026  
Date

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