



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

**Date: October 09, 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 arrived at 9:31 A.M.
Board Member Evalyn David
Board Member David Powell
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

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: Rosen/David - Moved to approve the agenda as presented which passed unanimously, 6 to 0.

5. SWEARING IN OF THE PUBLIC

Town Clerk Gaskins Lanelda Gaskins swore in those giving testimony.

6. APPROVAL OF MINUTES

A. August 14, 2025

MOTION: David/Axelrod - Moved to approve the minutes which passed unanimously, 6 to 0.

7. UNFINISHED BUSINESS

A. None

8. NEW BUSINESS

A. Development Order Application No. PZ-25-34 / Seagate of Highland Condominium, Inc.

Application by Seagate of Highland Condominiums, Inc., Anthony Aantella, requesting a special exception to install four (4) wood piles under existing finger piers 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-25-34.

The Applicant's Agent, Anthony Santella, provided comments regarding the property.

Trevor Petrykowski, JKT Inc., was present and provided comments on the application.

There were no public comments.

The public hearing was closed followed by a motion.

MOTION: Rosen/Mendelson - Moved to approve Development Application No. PZ-25-34. Based upon roll call: Vice Chairperson Rosen (Yes); Chairperson Mendelson (Yes); Member Babij (Yes); Member David (Yes); Member Axelrod (Yes); and Member Powell (Yes). The motion passed on a 6 to 0 vote.

B. Development Order Application No. PZ-25-30 / 2455 South Ocean Boulevard LLC

Application by Donald Durante, Randall Stofft Architects, for a major modification request to allow for the construction of a new detached garage

and pickleball court for the property located at 2455 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. Member Babij disclosed that he had a conversation with both of the property owners to the north and south of the property. The other 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-25-30 and mentioned that the current noise regulations were provided to the Board Members at the request of Member Babij.

The Applicant's Agent, Don Durante, was present and provided comments on the application.

There was discussion on the noise created by pickleball. Town Attorney Len Rubin provided comments on the approval conditions of using no noise balls and paddles.

There were no public comments.

The public hearing was closed followed by a motion.

MOTION: Babij/David - Moved to approve Development Application No. PZ-25-30 with the condition of use of no noise balls and paddles. Based upon roll call: Member Babij (Yes); Member David (Yes); Member Axelrod (Yes); Member Powell (Yes); Vice Chairperson Rosen (Yes); and Chairperson Mendelson (Yes); The motion passed on a 6 to 0 vote.

C. Development Order Application No. PZ-25-32 / Robert Hammond

Application by William Thomas, Unlimited Permit services, Inc., for an amendment to a previously approved special exception request (#PZ-24-15) to increase the height of the seawall from 6.5 feet NAVD to 6.83 feet NAVD, increase the seawall cap width from 36 inches to 45 inches, change the configuration of the dock including an increase in the number of dock piles from nine (9) to 13, increase the dock from 297.5 square feet to 362 square feet, and modify the waterward extension of an approved 16,000 pound capacity elevator boat lift from 21 feet to 22 feet 6 inches measured from the wetface of the seawall for the property located at 4203 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-25-32.

The Applicant's Agent, William Thomas, was present and provided comments on the application.

Chairperson Mendelson opened the hearing for public comments.

Michael Thorson, resident, provided comments about the project and referenced previously submitted public comments.

There was discussion regarding the pilings, cap, and size of the dock.

Darrin Dunela, Seadar Builders, also provided comments.

The public hearing was closed followed by a motion.

MOTION: David/Axelrod - Moved to approve Development Application No. PZ-25-32. Based upon roll call: Member David (Yes); Member Axelrod (Yes); Member Babij (Yes); Member Powell (Yes); Vice Chairperson Rosen (Yes); and Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

9. ANNOUNCEMENTS

October 14, 2025	1:00 PM	Special Magistrate Hearing
November 04, 2025	1:30 PM	Town Commission Meeting
November 13, 2025	9:30 AM	Planning Board Meeting

10. ADJOURNMENT

The meeting adjourned at 10:17 AM.

APPROVED on November 13, 2025, Planning Board Regular Meeting.

Signed Minutes on file in the Town
Clerk's Office

Ilyne Mendelson, Chairperson

ATTEST:

Transcribed by:
Lanelda Gaskins and Jaclyn DeHart

Jaclyn DeHart
Deputy Town Clerk

11/13/2025
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/>.