

DRAFT



TOWN OF HIGHLAND BEACH TOWN COMMISSION MINUTES

TOWN HALL COMMISSION CHAMBERS
3614 S. OCEAN BLVD., HIGHLAND BEACH, FL

Date: October 07, 2025
Time: 1:30 PM

1. CALL TO ORDER

Mayor Moore called the meeting to order at 1:30 P.M.

2. ROLL CALL

Commissioner Jason Chudnofsky
Commissioner Judith Goldberg
Commissioner Donald Peters
Vice Mayor David Stern
Mayor Natasha Moore
Town Manager Marshall Labadie
Town Attorney Lenonard Rubin
Town Clerk Lanelda Gaskins

3. PLEDGE OF ALLEGIANCE

The Town Commission led the Pledge of Allegiance to the United States of America.

4. INVOCATION

None.

5. APPROVAL OF THE AGENDA

MOTION: Goldberg/Peters – A motion was made seconded to approve the agenda as presented. The motion passed unanimously 5 - 0.

6. PRESENTATIONS / PROCLAMATIONS

A. Resolution No. 2025-026

A Resolution of the Town Commission of the Town of Highland Beach, Florida, ratifying the selection, appointments, and term of office of members of the Board of Adjustments and Appeals; and providing for an effective date.

Mayor Moore read the title of Resolution No. 2025-026. followed by Town Commission expressing their support for Mr. Donaldson's appointment. They noted his impressive professional background, previous service to the town in various capacities including as a commissioner, and his contributions to the town including the design of the town sign.

Barry Donaldson spoke about his professional background and previous experience serving on various town boards.

MOTION: Goldberg/Stern - A motion was made and seconded to adopt Resolution No. 2025-026. Upon roll call: Commissioner Goldberg (Yes); Vice Mayor Stern (Yes); Commissioner Chudnofsky (Yes); Commissioner Peters (Yes); and Mayor Moore (Yes). The motion passed unanimously 5 to 0

B. State of Education Report by School Board Member Erica Whitfield, District 4 School District of Palm Beach County

School Board Member Erica Whitfield delivered a comprehensive update on the Palm Beach County School District.

Town Commission discussed enrollment, technology, and autism services. Mayor Moore commended the district's advanced academic and trade-focused programs at Boca High, highlighting its AP and ACE offerings.

Mayor Moore allowed comments from the public.

Mr. Jack Halpern provided comments.

C. Domestic Violence Awareness Month Proclamation

Mayor Moore read the proclamation declaring October 2025 as Domestic Violence Awareness Month. She presented the proclamation to Ms. Pam O'Brien, President and CEO from Aid to Victims of Domestic Abuse, Inc. (AVDA)

Ms. Pam O'Brien thanked the Town Commission for their support. She highlighted that the organization reaches approximately 11,000 people annually through their violence prevention programming. She also expressed gratitude to Police Chief Hartmann.

7. PUBLIC COMMENTS (Public Comments will be limited to five (5) minutes per speaker.)

Joanne Ryan, Highland Beach Permit Holder and President of the Highland Beach Sea Turtle Team, Inc., thanked the Town Commission for their continued support of sea turtle conversation efforts. She commented on the diverse group of volunteers and their impact on young people.

Mr. Jack Halpern expressed concerns about recycling practices in his condominium building. He questioned whether Highland Beach was properly tracking recycling and whether the town was receiving any financial benefit from recyclable materials.

Town Manager Labadie responded that the town recycled approximately 400 tons last year, but the volume does not generate revenue for the town.

8. ORDINANCES (Public Comments will be limited to three (3) minutes per speaker per item after Commission initial discussion.)

A. Proposed Ordinance (First Reading/First Public Hearing)

An Ordinance of the Town Commission of the Town of Highland Beach, Florida amending the Town's Comprehensive Plan to implement the Town's evaluation and appraisal review; adding data and analysis section; modifying the goals, objectives and policies of the Future Land Use Element, the Transportation and Mobility Element, the Housing Element, the Infrastructure Elements, the Coastal Management/Conservation Element, the Recreation and Open Space Element, the Intergovernmental Coordination Element, Capital Improvements Element, and the Property Rights Element; modifying the map series in accordance with statutory requirements; providing for transmittal; providing for severability; providing for conflicts; and providing an effective date.

Mayor Moore read the title of the Proposed Ordinance.

Town Planner Ingrid Allen introduced this item. She explained that Florida statute requires local governments to evaluate their comprehensive plans at least once every seven years. The town submitted notification to the state in December 2024 that amendments would be made to the plan.

The plan involves nine elements with over 200 goals, objectives, and policies. The amendments included a new proposed data and analysis section along with corresponding maps and changes to existing goals, objectives, and policies. The Planning Board reviewed the amendments on July 10th and August 14th and made recommendations.

Chris Dougherty and Emily Guerrevre from Inspire Placemaking Collective, the town's planning consultant, presented the amendments. They explained that the updates extend the plan to the 2045 planning horizon and incorporate several statutory requirements and preemptions.

During discussion, Mayor Moore expressed concern that some language in the future considerations section of the evaluation and appraisal review didn't align with Highland Beach's unique situation. She noted that Highland Beach differs from many Florida municipalities in that it is already built out, with traffic and environmental concerns being more pressing than population growth. She

suggested removing language that presented population stability or decline as problematic.

Other Commissioners offered their perspectives:

Commissioner Chudnofsky supported the plan, noting that when growth stops, decay begins, and saw the plan as an opportunity for upgrading existing properties.

Commissioner Goldberg appreciated the Planning Board's work and felt the document was realistic about the town's situation

Commissioner Peters noted that while some language about transportation might seem alarming (like the potential for bus service), the Planning Board had effectively modified it to be more permissive

Vice Mayor Stern agreed with most of the Planning Board's recommendations

Mayor Moore opened public comments:

Ms. Evelyn David from the Planning Board clarified that their focus was on housing units rather than population, emphasizing the importance of allowing buildings to be rebuilt at their original density after catastrophes

Mr. Rick Greenwald thanked everyone for their work on the document and emphasized the importance of maintaining flexibility for future improvements

After discussion, Town Manager Labadie suggested that some language could be softened while keeping the process moving forward, with more substantial changes to be made after state review.

MOTION: Moore/Stern – Moved to approve the Proposed Ordinance and authorized the transmittal incorporating all changes, including those recommended by the Planning Board, except for Policy FLU 1.1.4. The motion further directed staff to incorporate all Town Commission comments regarding future considerations and to refine or remove them as appropriate. Upon roll call: Mayor Moore (Yes); Vice Mayor Stern (Yes); Commissioner Chudnofsky (Yes); Commissioner Goldberg (Yes); and Commissioner Peters. The motion passed unanimously on a 5 to 0.

9. **CONSENT AGENDA** (These are items that the Commission typically does not need to discuss individually, and which are voted on as a group.) Public Comments will be limited to three (3) minutes per speaker per item after Commission initial discussion.

A. Approval of Meeting Minutes

September 02, 2025 Town Commission Meeting Minutes

September 04, 2025 Town Commission First Public Hearing Budget Meeting Minutes

September 18, 2025 Town Commission Second Public Hearing Budget Meeting Minutes

MOTION: Goldberg/Peters – A moved to approve the Consent Agenda, which passed unanimously 5 to 0.

10. UNFINISHED BUSINESS (Public Comments will be limited to three (3) minutes per speaker per item after Town Commission initial discussion.)

A. Building Department Recertification Program Update

Building Official Jeff Remus provided an update on the building recertification program. He noted that the community was making good progress, though some older buildings present challenges due to their configuration and limited space for updates to systems like fire pumps.

B. Florida Department of Transportation (FDOT) RRR Project Update

Town Manager Labadie reported that the FDOT project was proceeding but had been slowed by recent rain. He noted the current work includes grading right-of-ways and finishing driveways. The project is still targeting mid to late November for completion. He noted that the town's sanitary sewer lining project is tied to these completion dates.

11. NEW BUSINESS (Public Comments will be limited to three (3) minutes per speaker per item after Town Commission initial discussion.)

None.

12. TOWN COMMISSION COMMENTS

There were no additional comments from the Commissioners.

13. TOWN ATTORNEY'S REPORT

Town Attorney Rubin had nothing to report.

14. TOWN MANAGER'S REPORT

Town Manager Labadie briefly mentioned upcoming roof replacement projects for town buildings. He noted that staff is considering changing from the current S-tiles to metal roofing with a bronze finish, which would have a 50–60-year lifespan compared to the current 15-20 years. He mentioned that the Library and Public Works buildings would be done in the next two years, and that he would share photos with the Commission for their consideration.

15. ANNOUNCEMENTS

Mayor Moore read the announcement as follows:

Board Vacancies

Code Enforcement Board	One (1) vacancy for a three-year term
Natural Resources Preservation Advisory Board	One (1) vacancy for an unexpired term end April 30, 2027

Meetings and Events

October 09, 2025	9:30 A.M.	Planning Board Regular Meeting
October 13, 2025		Town Hall closed in observance of Columbus Day
October 14, 2025	1:00 P.M.	Special Magistrate Hearing
October 23, 2025	10:00 A.M.	Board of Adjustment and Appeals Board Meeting
	5:00 - 8:00 P.M.	Homecoming Food Truck Event
November 04, 2025	1:30 P.M.	Town Commission Meeting

Board Action Report

None.

16. ADJOURNMENT

The meeting adjourned at 3:33 P.M.

APPROVED: November 04, 2025 Town Commission Meeting.

Signed Minutes on file in the
Town Clerk's Office

ATTEST:

Natasha Moore, Mayor

Transcribed by
Lanelda Gaskins

Lanelda Gaskins, MMC
Town Clerk

Date

