

DRAFT



TOWN OF HIGHLAND BEACH TOWN COMMISSION MEETING MINUTES

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

Date: March 04, 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 Judith Goldberg
Commissioner Evalyn David
Vice Mayor David Stern
Mayor Natasha Moore
Town Manager Marshall Labadie
Town Attorney Leonard Rubin
Town Clerk Lanelda Gaskins

ABSENT
Commissioner Donald Peters

3. PLEDGE OF ALLEGIANCE

4. INVOCATION

Reverend D. Brian Horgan, of Saint Lucy Catholic Church delivered the invocation.

5. APPROVAL OF THE AGENDA

MOTION: David/Stern - A motion was made and seconded to approve the agenda, which passed unanimously, 4 to 0.

6. PRESENTATIONS / PROCLAMATIONS

A. Resolution No. 2025-005

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. 2025-005 and called for Applicant Rajeev Arora to come to the podium. Mr. Arora was not at the meeting.

MOTION: Moore/Goldberg - A motion was made and seconded to postpone Resolution No. 2025-005 to the next meeting, which passed unanimously 4 - 0.

B. Resolution No. 2025-007

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 Planning Board; and providing for an effective date.

Mayor Moore read the title of Resolution No. 2025-007, noting Commissioner David will complete her six years on the Town Commission which ends March 25, 2025. The Mayor and Commissioners support appointing Commissioner David to the Planning Board.

MOTION Moore/Goldberg - A motion was made and seconded to accept Resolution No. 2025-007 approving the appointment of Evalyn David to the Planning Board, which passed unanimously 4 to 0.

7. UPDATE ON MILANI PARK

Mayor Moore provided an update on Milani Park, advising that Palm Beach County (County) has shared a conceptual 3D design model of the park. She noted the model would be available for public viewing in the Town Clerk's Office. Additionally, she announced that Palm Beach County will host a public meeting scheduled for April 2, 2025, at 5:00 PM at the South County Civic Center in Delray Beach to discuss the conceptual 3D design for the park. Mayor Moore also provided a high-level overview of the conceptual 3D model, highlighting proposed features designed to enhance the functionality and aesthetics of the park. She noted that the County will present the proposed features at the upcoming public meeting and encouraged residents to attend and share their feedback.

Mayor Moore opened public comments and explained that comments were limited to three minutes.

The following individuals provided comments voicing support or opposition to certain aspects of the proposed park:

Ms. Maggie Chappellear
Ms. Barbara Nestle
Mr. John Shoemaker of Clarendon Condominium
Mr. Paul Castro of Braemar Isles
Mr. Peter Kosofsky
|Ms. Laura Thurston of Boca Highland
Ms. Christine Viegas
Mr. Richard Greenwald

Mr. Jason Chudnofsky
Mr. Suzie Isles
Ms. Karen Jones
Mr. Bob Cremer
Mr. Tim Ruotolo of Boca Raton
Ms. Maggie Chapplelear
Mr. Cami Milani

Following public comments, the Mayor and Town Commissioners addressed Palm Beach County's (referred to as County) intent to develop the park, the nonmodifiable settlement agreement, the notice to resume development issued by the County in April 2024, which triggered specific timelines and commitments outlined in the settlement agreement. Mayor Moore also explained the steps the Town took to pass a resolution in February 2024, hired a lobbyist, and organized meetings with the County Commissioners and the lobbyist. Despite these efforts—including a large public turnout on May 7, 2024 at the County Commission meeting, there was no impact on the County's decision. Shortly after, the County finalized a contract with the architectural firm Brooks + Scarpa, and progress has already been made on soil testing and archaeological assessments.

The County Commissioners' legal counsel has advised them to move forward. If they do not comply with all the triggers that are in place according to the settlement agreement, it will be a fatal failure, and they will not be able to develop the project.

Mayor Moore further explained that the Town was subject to the settlement agreement. We are law-abiding citizens. We will go according to the settlement agreement. It is in our best interest to proceed and to cooperate as best as we can with Palm Beach County, develop the relationship with Palm Beach County, and try to get the best park for our town.

Mayor Moore clarified that the proposed park was more costly than a typical barebones park, and if we want Palm Beach County to make this level of investment in our community, then we need to demonstrate cooperation and collaboration with the County. She acknowledged that the County has considered our concerns. She proposed that we demonstrate cooperation, attend the upcoming public meeting, share our input, and move forward constructively rather than resist a legally binding settlement.

Mr. Cam Milena provided comments indicating he was here to stand with the Town, and their willingness to sit down with the Town.

Mayor Moore provided closing remarks. She emphasized that anything that happens or discussions with the Milani family need to be during public town commission meetings with the public being allowed to provide comments. Regarding Mr. Milani's referenced discussions that occurred in January of last year, Mayor Moore elaborated on the actions that the Town had taken prior to the notice to resume development, the Town's attempt to reach out to the Milani family as another approach to try to

convince the County Commissioners and wanted to see if the Milani family would address opposing the park in a public meeting.

She spoke about the letters that the Town received in April of 2024 and on January 17, 2025 from Attorney Tom Carney, representative of the Milani family, addressed to County Commissioner Weiss in support of the park. She also spoke about the February 4, 2025, Palm Beach County Commission Meeting where they discussed Milani Park. She attended that meeting along with Ron Reame and Town Manager Labadie. At that meeting, the County Commissioners discussed the number of parking spaces and access for disabled people, which was the spirit of the County Commissioners at this point. They are pushing for more and that was because during the public meetings, it has been communicated to the public about proceeding with the full or bigger park. She recommended that the residents view the May 7, 2024 public meeting to hear Cam Milani comments about his father's wish for the park and the Milani family want the park.

There is a settlement agreement in place and Palm Beach County is moving forward with the park. There is no other influence with the County.

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

Ms. Christine Viegas provided comments.

Mr. John Shoemaker provided comments as well.

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

A. None.

10. 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

December 17, 2024 Town Commission Meeting Minutes

January 21, 2025 Town Commission Meeting Minutes

February 04, 2025 Town Commission Meeting Minutes

MOTION: David/Goldberg - A motion was made and seconded to approve the Consent Agenda as presented, which passed unanimously 4 - 0.

11. 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

Katerina Jaddaoui, Administrative Assistant/Permit Technician, provided an update on the Building Department Milestone Recertification program.

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

Town Manager Labadie provided an update on the Florida Department of Transportation RRR project regarding the road construction along A1A.

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

A. Discussion on temporary signage regulations.

Town Planner Ingrid Allen presented the regulations for temporary signage as outlined in Chapter 23 of the Town Code of Ordinances. She explained the definition of temporary signs, the specific period for displaying them, and noted that a permit is not required. She also discussed the parameters for temporary signs.

John and Maggie Chappelle discussed the multi-family properties along Bel Air Drive and the real estate signs displayed on those properties. John expressed his desire for the Town to adopt an ordinance like those in the Towns of Manalapan, Palm Beach, Jupiter, and the City of Coral Gables, which have smaller and more closely restricted signs. Maggie presented research on different real estate signs. She also suggested looking at similar municipalities that have smaller signs, specifically five-by-five.

Mayor Moore opened public comments. The following individual provided comments:

Mr. Timothy Ruotolo

The Town Commission discussed signage size, displaying signs and period of displaying signs. Town Attorney Rubin explained the current ordinance was adopted years ago because there was a Supreme Court case indicating you cannot differentiate regulations for temporary signs based on content and must be content neutral. There are some flexibilities regarding commercial speech with realtor signs than political signs. There are legal ramifications, and he wanted the Town Commission to be aware. Town Commission discussion continued. Town Attorney Rubin explained that temporary signs are signs that do not require a permit such as construction signs, real estate signs, political signs. The Town must be careful about how to regulate the type of signs. Town Manager Labadie

also addressed the prohibition of temporary signs displayed in the public right-of-way.

Mr. John Chappelear provided comments.

Ms. Laura Thurston also provided comments.

Town Manager Labadie reminded the Town Commission about the current ordinance development process. He also mentioned that the Town Commission could designate a sponsor to collaborate with town staff on making changes to the temporary signage regulations.

Mayor Moore suggested that the Town Commission continues the discussion on temporary signage, and town staff gather more information from other municipalities regarding temporary signage and size. Additionally, the Town Commission could assign a sponsor during a future commission meeting. The Commissioners agreed with Mayor Moore's suggestion.

Mr. Chappelear provided additional comments.

Commissioner-Elect Jason Chudnofsky provided comments.

B. Resolution No. 2025-006

A Resolution of the Town Commission of the Town of Highland Beach, Florida, in support of House Bill 517 and Senate Bill 840, urging the Florida State Legislature to enact legislation to provide a public records exemption for municipal clerks and employees who perform municipal elections work or have any part in code enforcement functions of a municipality, providing for distribution; providing for severability; and providing for an effective date.

Mayor Moore read the title of Resolution No. 2025-006, followed by the Town Commission discussions concerning safety.

MOTION: David/Goldberg - A motion was made and seconded to approve Resolution No. 2025-006, which passed unanimously 4 to 0.

13. TOWN COMMISSION COMMENTS

Commissioner Judith M. Goldberg commented on Commissioner David's last meeting, welcomed the public participating in the meeting today, and looked forward to Commissioner-Elect Jason Chudnofsky joining the Town Commission. She also announced the upcoming Town Commission Spring Fling event and encouraged the residents to vote on March 11, 2025.

Commissioner Evalyn David noted that it has been a pleasure to watch the Town change over the last six years, and the town has accomplished a lot. Look forward

to having Jason Chudnofsky as a commissioner. She thanked everyone that she has worked over the years.

Vice Mayor David Stern thanked Commissioner David for her service to the town and provided an update on the charging stations and rates at his condominium.

Mayor Natasha Moore noted it has been a pleasure collaborating with Commissioner David and thanked her for her contributions to the community.

14. TOWN ATTORNEY'S REPORT

Town Attorney Rubin had nothing to report.

15. TOWN MANAGER'S REPORT

Town Manager Labadie also thanked Commissioner David for her guidance and leadership. He reported that the Financial Advisory Board had a meeting on February 24, 2025 and was pleased with the first quarter revenues and expenditures. He hopes to present the preliminary budget to the Financial Advisory Board in May. He emphasized that the Town's financial position is spectacular, and the model is to hold the millage flat.

He announced that the Legislative Sessions began today in Tallahassee and there are several bills to monitor. He briefly spoke about the sovereign immunity bill and its impact.

Commissioner-Elect Chudnofsky asked if the County's conceptual 3D design model of the Milani park be blown up and shared with the appropriate people before Palm Beach County's April 2 meeting. Mayor Moore indicated that the conceptual model will be available in the Town Clerk's Office and there was an article in the Coastal Star Newspaper regarding the upcoming meeting and the conceptual model. Town Manager Labadie will place an article in the Manager's Minutes and will contact the architect to request a digital model.

16. ANNOUNCEMENTS

Mayor Moore read the following announcements.

Board Vacancies

Code Enforcement Board

One (1) for a three-year term
and One (1) vacancy for an unexpired
ending May 30, 2025

Meetings and Events

March 11, 2025 **Town Closed due to Election Day**

March 13, 2025 9:30 A.M. Planning Board Regular Meeting

March 18, 2025	1:00 P.M.	Special Magistrate Hearing
March 25, 2025	1:30 P.M.	Town Commission Special Meeting/Swearing-in Ceremony
March 27, 2025	5:00 - 8:00 P.M.	Commissioner's Spring Fling Event

Board Action Report

None.

17. ADJOURNMENT

The meeting adjourned at 3:39 P.M.

APPROVED: June 03, 2025, Town Commission Meeting.

Signed Minutes on file in the
Town Clerk's Office

ATTEST:

Natasha Moore, Mayor

Transcribed by
Lanelda Gaskins

06/03/2025

Lanelda Gaskins, MMC
Town Clerk

Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the events 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/>.