

DRAFT



TOWN OF HIGHLAND BEACH TOWN COMMISSION MEETING MINUTES

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

Date: January 06, 2026
Time: 1:30 PM

1. CALL TO ORDER

Mayor Moore called the meeting to order.

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 Leonard 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

Town Clerk Gaskins requested a modification to the agenda to add a Presentation by State Representative Peggy Gossett-Seidman, District 91 to the agenda under Presentation and Proclamations.

MOTION: Goldberg/Stern - A motion was made and seconded to modify the agenda to include the presentation. The motion passed unanimously, 5 to 0.

6. PRESENTATIONS / PROCLAMATIONS

Presentation by State Representative Peggy Gossett-Seidman, District 91.

State Representative Gossett-Seidman, District 91 presented a congratulatory letter from Governor Ron DeSantis commemorating the 75th anniversary of the founding of the Town of Highland Beach.

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

There were no public comments.

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

A. Ordinance No. 2026-001

An Ordinance of the Town Commission of the Town of Highland Beach, Florida, amending Article VII, "Administration and Enforcement," of Chapter 30, "Zoning Code," of the Town Code of Ordinances by adopting a new Section 30-124, "Reasonable Accommodation Procedure for Certified Recovery Residences;" providing for codification; providing for severability; and providing for an effective date. (First Reading)

Mayor Moore read the title of Ordinance No. 2026-001 (First Reading).

Town Attorney Rubin presented this item, noting that it had previously been introduced to the Town Commission several months earlier and was subsequently reviewed by the Planning Board, which recommended approval as drafted. He explained that the Florida Legislature recently amended the statutes to require municipalities to establish procedures for the approval of certified recovery residences. He further explained that the state certification program requires both recovery residences and their administrators to be certified. Accordingly, the proposed ordinance would require any recovery residence established within the town to be certified by the State of Florida and managed by a certified recovery residence administrator.

Attorney Rubin further explained that local governments have to provide a procedure for individuals seeking reasonable accommodations from regulations that might prevent establishing such homes within their jurisdiction.

This ordinance requires proof that any recovery residence be certified and managed by a certified recovery residence administrator. Applicants must show what services they would provide and demonstrate why they need the accommodation. A magistrate would consider applications to remove politics from the decision-making process. The magistrate could approve, deny, or approve with conditions. Approvals could be revoked if conditions are violated or certifications lapse.

Town Attorney Rubin clarified that the ordinance does not override condominium or homeowners association documents but applies only to Town regulations. He also noted that such facilities were unlikely in Highland Beach due to the lack of commercial office space for treatment components, but the town needed to comply with state requirements.

There was a question whether the ordinance should include language clarifying that it does not apply to actual treatment facilities. Mr. Rubin agreed to add language in the ordinance for the second reading.

Mayor Moore opened the item for public comments. There were no public comments for the ordinance.

MOTION: Goldberg/Peters - A motion was made and seconded to approve Ordinance No. 2026-001 providing reasonable accommodation procedure for certified recovery residences with staff recommendations as discussed. The motion passed unanimously, 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

December 02, 2025 Town Commission Meeting Minutes

- B. Approve and authorize the Mayor to execute a contract with Paralee Company, Inc. for instrumentation service and repair on as needed basis, in an amount not to exceed \$100,000.00, pursuant to an Invitation to Bid No. 22020 issued by the City of Deltona.**

MOTION: Goldberg/Stern - A motion was made and seconded to approve the Consent Agenda as presented. The motion 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. Florida Department of Transportation (FDOT) RRR Project Update

Mayor Moore read the title of Item 10.A.

Town Manager Labadie reported that the FDOT RRR project was winding down, with barrels removed and bike lane conflicts with turn lanes now marked. Substantial completion is scheduled for the end of next week. Remaining work consists of small projects, touch-ups, and punch list items.

He noted that the timing issues at the Linton Boulevard intersection were still being addressed as it relates to the loop that activates signal sequences. He expected this issue to be resolved in the coming weeks as part of the substantial completion process.

He added that State Representative Gossett-Seidman had picked up the town's appropriation request for improving crosswalks with pedestrian-activated signal systems and repaving the remaining portions of the pathway. If the appropriation does not go through, the town will proceed with installing the crosswalk lighting as budgeted.

The Town Commission emphasized that traffic congestion at the Linton Boulevard intersection was the biggest complaint being received from residents, with traffic backups extending past The Sands.

B. Building Department Recertification Program Update

Mayor Moore read the title of Item 10.B. followed by Jeff Remas, Building Official providing an update on the Building Recertification Program. As of January 6, 2026, two more buildings had been recertified, which brings the total to 30 out of 54 buildings recertified. Currently, 19 buildings are under Concrete Restoration Permit, one building has submitted its Phase 1 report which is under review, and one building is overdue on submitting Phase 1 reports and will receive a 30-day late notice. Overall, the program is in good shape with the number of recertified buildings continuing to increase each month.

A question was raised by the Town Commission regarding when recertifications would next be required for buildings that had already been certified. Building Official Remas clarified that recertification is required every seven years from the date of certification, not from the date of the first report.

C. Continued discussion on the introduction of a Proposed Resolution adopting procedures for the initiation and adoption of Town ordinances.

Mayor Moore read the title of Item 10.C. followed by Town Attorney Rubin presenting this item. He explained the changes made to the proposed resolution following the previous commission discussion. The resolution now clarifies that when an ordinance is introduced to the town commission, the commission may assign one of its members as sponsor and may forward it to appropriate advisory boards. The resolution acknowledges that anything amending the zoning code must go to the Planning Board as required by state statute and town code.

Also, a waiver provision had been added, allowing the town commission to waive requirements when warranted, and clarifying that failure to follow the resolution's requirements would not invalidate an ordinance if statutory requirements were met.

Mayor Moore raised concern from a resident about the potential for ordinances to move through the process too quickly without adequate public input. She suggested adding language stating that the intention is not for ordinances to be approved in a single meeting and that the town intends to ensure the public has adequate time to consider and provide recommendations and comments. Town Manager Labadie explained that sometimes ordinances appear to be further along in the process because staff quickly prepare professional drafts when requested, which can give the impression that more work has been done behind the scenes than actually occurred.

The Town Commission discussed the procedures for the initiation and adoption of Town ordinances. It was the consensus of the Town Commission for Town Attorney Rubin to include additional language concerning the intent is to ensure that the public has adequate time to provide input on the ordinances. Town Attorney Rubin will prepare the changes and be brought back to the Town Commission at a future meeting.

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

A. Discussion of Fiscal Year (FY) 2025-2026 Strategic Priorities Plan.

Town Manager Labadie presented the draft 2025-2026 Strategic Priorities Plan, noting that it did not yet include the Capital Improvement Plan (CIP), which would be added as a supplement. He explained that the document serves as a foundation for the budget process, allowing the town to prioritize projects and track progress.

Town Commission discussed several new projects to be added to the plan and ranked the priorities including: reasonable accommodation for certified recovery residences (nearly complete after first reading), e-bike, scooter, and motorcycle regulations to address safety concerns on the walking and bike paths (high priority), GIS inventory of built assets to map and maintain town infrastructure (medium priority), waterfront seawall/dock clarification to address gaps between property line extensions and structures (low priority), and permanent signage size regulations (high priority).

The Commission also discussed priorities for existing projects, including moving A1A right-of-way beautification higher on the list now that the FDOT project is nearly complete, continuing to prioritize the police marine docking project despite some delays with engineering and maintaining the fire station annex as a high priority.

Town Manager Labadie noted that several projects would naturally rise in priority as higher-ranked items are completed, and that the next version would include the CIP projects and their progress.

Mayor Moore opened the item for public comments, and the following individuals provided public comments:

Mr. Rick Greenwald.

Mr. Carlos Martinez of Boca Highland

Town Manager Labadie will update the 2025-2026 Strategic Priorities Plan and will bring the plan back to the Town Commission at the next meeting.

12. TOWN COMMISSION COMMENTS

Commissioner Jason Chudnofsky thanked staff for their work in 2025 and expressed optimism for 2026. He also thanked the Town Attorney for clearly explaining legal matters in layman's terms.

Commissioner Judith M. Goldberg concurred with Commissioner Chudnofsky and voiced pride in being part of the Town and the State of Florida.

Commissioner Donald Peters noted that A1A looks nice and was pleased to see bicycles using the bike path instead of the sidewalks. He thanked the Town Attorney for the thorough explanation of the sober homes ordinance and wished everyone a happy, healthy new year.

Vice Mayor David Stern concurred with the previous remarks and wished everyone a healthy, happy, and prosperous year.

Mayor Natasha Moore agreed with the comments. She had no additional remarks.

13. TOWN ATTORNEY'S REPORT

Town Attorney Rubin mentioned that another state-mandated ordinance regarding plating would be coming before the Town Commission in the next couple of months. The new requirement is that plats must be approved administratively and cannot go before any board. He wished everyone a Happy New Year.

14. TOWN MANAGER'S REPORT

Town Manager Labadie provided updates on several matters:

The Golden City project (south of Toscana) has permits from the state to clear the site, and the town is preempted by the state from stopping this work. However, any development would still require town approvals through the planning board and commission.

The town's Comprehensive Plan update has been deemed null and void by the Department of Commerce, which identified provisions considered "more burdensome or restrictive" under House Bill 180. Town staff are working to address these issues, though some seem contradictory, such as considering environmental protection and sewer connection requirements to be "restrictive." Town Attorney Rubin explained that there were several other municipalities and jurisdictions who received a similar letter from the Department of Commerce.

The state requested that the town assign a number to the findings in the audit report, and the town complied with the request.

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

January 07, 2026 11:00 A.M. Natural Resources Preservation Advisory Board
Regular Meeting

January 08, 2026 9:30 A.M. Planning Board Regular Meeting

January 13, 2026 1:00 P.M. Special Magistrate Hearing
January 19, 2026 Town Hall closed in observance of Martin Luther King, Jr. Day
February 03, 2026 1:30 P.M. Town Commission Meeting

Board Action Report

None.

Town Clerk Gaskins noted that the January 13th Special Magistrate hearing has been canceled.

16. ADJOURNMENT

The meeting adjourned at 3:16 P.M.

APPROVED: February 03, 2026, Town Commission Meeting.

Signed Minutes on file in the Town
Clerk's Office

ATTEST:

Natasha Moore, Mayor

Transcribed by
Lanelda Gaskins

02/03/2026

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/>.

