



TOWN OF HIGHLAND BEACH TOWN COMMISSION MEETING MINUTES

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

Date: May 12, 2026
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 Leonard Rubin
Town Clerk Lanelda Gaskins

3. PLEDGE OF ALLEGIANCE

Town Commission led the Pledge of Allegiance to the United State of America.

4. INVOCATION

None.

5. APPROVAL OF THE AGENDA

The agenda was approved as presented.

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

6. PRESENTATIONS / PROCLAMATIONS

A. Palm Beach County Commission on Ethics Presentation by Rhonda Giger, General Counsel

General Counsel Geiger, representing the Palm Beach County Commission on Ethics, reminded the Town Commission and staff that the Commission on Ethics is available to answer questions, conduct live training, and issue advisory opinions. She

emphasized that the Commission on Ethics goal is preventative rather than punitive, noting that they would rather answer questions in advance than conduct investigations after the fact. She encouraged officials to reach out proactively and offered to schedule live training sessions. The Town Commission raised no questions.

B. National Safe Boating Week Proclamation

Mayor Moore presented the proclamation recognizing March 16 through March 22, 2026 as National Safe Boating Week. Flotilla Staff Officer for Marine Safety Gregory Boan and Flotilla Commander Kirsten Stanley of the U.S. Coast Guard Auxiliary accepted the proclamation.

C. Resolution No. 2026-006

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 Financial Advisory Board; and providing for an effective date.

Applicant: Mase Tamse

Mayor Moore read the title of Resolution No. 2026-006 followed by Town Commission interview of Applicant Mase Tamse. Mr. Tamse spoke about his professional background and interest in serving on the Financial Advisory Board.

MOTION: Goldberg/Stern - A motion was made and seconded to approve Resolution No. 2026-006. The motion passed unanimously, 5 to 0.

D. Building Safety Month Proclamation

Mayor Moore presented the proclamation recognizing the month of May as Building Safety Month. Officer Manager Carol Holland accepted the proclamation on behalf of the Building Department.

E. National Emergency Medical Services Week Proclamation

Mayor Moore presented the proclamation recognizing May 17 through May 23, 2026 as National Emergency Medical Services Week. Assistant Fire Chief Michael Benoit accepted the proclamation on behalf of the Fire Rescue Department.

F. National Police Week Proclamation

Mayor Moore presented the proclamation recognizing the week of May 11 through May 17, 2026 as National Police Week. Chief of Police Craig Hartmann accepted the proclamation on behalf of the Police Department.

G. Memorial Day Proclamation

Mayor Moore presented the proclamation recognizing May 25, 2026, as Memorial Day.

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

There were no comments from the public.

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

None.

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

March 03, 2026 Town Commission Meeting Minutes

April 07, 2026 Town Commission Meeting Minutes

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. Building Department Recertification Program Update

Katerina Jaddaoui, Administrative Assistant/Permit Technician, reported that there have been no significant changes since last month's report. The program continues to maintain a steady and positive trajectory.

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

A. Discussion of Chapter 6, Article IV: Seawall and Oceanfront Development and Coastal Construction Control Line (CCCL) Standards.

Town Manager Labadie and Building Official Remas introduced this item, explaining that while reviewing a development application, staff identified problematic provisions buried within the seawall section of Chapter 6 of the Town Code (Section 6-127-D, "Protection of the Ocean Ridge") that contained an absolute prohibition against any structure being constructed east of the Coastal Construction Control Line (CCCL), with no variance mechanism. In addition, the section established a 120-foot ridge protection zone prohibiting disturbance within 120 feet of the vegetation line that lowered the ocean ridge below 18 feet in elevation.

Building Official Remas explained that the CCCL was first established in Florida in 1979 and was updated for Palm Beach County in 1997, at which point the state moved the line westward. This movement rendered a significant number of oceanfront

properties—including single-family homes, condominiums, and beach club facilities—partially or entirely east of the CCCL, making them technically unbuildable under the current Chapter 6 language. The conflict is compounded by the fact that Chapter 6 contains a supersession clause stating that, where conflicts arise with other code sections, Chapter 6 controls. As a result, the more permissive language already presented in the zoning code's Chapter 30—which defers to Florida Department of Environmental Protection (FDEP) approval—cannot be utilized.

Building Official Remas further noted that the FDEP regularly approves construction on these properties, placing property owners in a bind: FDEP grants permits, but the Town is obligated by its own ordinance to deny building permits. It was also noted that FDEP's armoring rules do not currently allow the installation of new seawalls unless an existing structure is in imminent danger of collapse, further complicating attempts to bring properties into compliance.

A secondary concern was identified regarding breakaway walls. Many oceanfront structures are built with garages below base flood elevation, which FEMA rules require to be enclosed with breakaway walls designed to fail during storm surge. While this protects structural integrity, it also means that storm surge can erode the dune and pass directly through to State Road A1A, compromising the dune system's protective function. Town Manager Labadie flagged this as a longer-term issue warranting separate attention, while the more immediate priority was to address the buildability conflict.

Commissioner Chudnofsky inquired how neighboring municipalities had handled this issue. Staff indicated that most municipalities simply defer to FDEP approval.

Town Attorney Rubin noted the legal exposure associated with the current ordinance: denying all use of a property constitutes a taking under Florida law, going beyond the Bert J. Harris, Jr., Private Property Rights Protection Act.

The Town Commission discussed the appropriate path forward. Mayor Moore summarized the consensus view: the quickest resolution is to align Chapter 6 with Chapter 30 so that FDEP approval serves as the controlling standard, while the breakaway wall/dune protection issue should be addressed as a longer-term project given its complexity and potential conflict with Senate Bill 180, which prohibits more restrictive local regulations until August 2027.

There was a consensus to direct staff to refer the Chapter 6 and Chapter 30 alignment to the Planning Board for review and recommendation, with all due diligence and a focus on aligning the two chapters followed by a motion.

MOTION: Goldberg/Stern - A motion was made and seconded to direct staff to move this item to the Planning Board with a focus on Chapter 6 and 30. Roll call vote: Commissioner Goldberg (Yes); Vice Mayor Stern (Yes); Commissioner Chudnofsky (Yes); Commissioner Peters (Yes); and Mayor Moore (Yes). The motion passed on a 5 to 0 vote.

Town Commission subsequently asked whether the referral would affect any currently pending stipulation agreement; Town Manager Labadie confirmed it would not, as such matters revert to the ordinances in effect at the time the agreement was initiated.

B. Discussion of potential Automated External Defibrillator (AED) regulations within multiple family developments.

Town Manager Labadie explained history behind presenting this item to the Town Commission today.

Commissioner Chudnofsky presented this item, advocating for expanded AED availability in high-rise residential buildings, similar to an ordinance recently adopted by the City of Delray Beach requiring AEDs on every other floor in buildings of five or more stories, and is very supportive of this approach. He highlighted the success of the Town-supported CPR and AED training program, which had drawn several hundred participants, including residents ranging from their mid-fifties to 90 years of age.

Town Commission raised the following concerns: the importance of not applying a broad-brush approach, noting that buildings vary significantly in size, occupancy levels, and seasonal residency; and personal liability for individuals who use an AED in an emergency. Town Attorney Rubin indicated that Florida's Good Samaritan statute generally provides immunity from liability when acting without gross negligence, though he offered to research the matter further.

Town Commission further noted that the unit configurations of certain buildings—such as properties with only two units per floor and private elevator access—may not lend themselves to a floor-by-floor AED placement requirement and suggested that any ordinance be carefully drafted to account for building categories and sizes.

Fire Chief Joseph addressed the Town Commission, strongly recommending broad AED availability and CPR training throughout the community. He noted that 90 percent of the department's calls are medical in nature, and that statistically, an AED is most likely to be needed for a family member or cohabitant rather than a neighbor. He further indicated he would be willing to pursue grant funding for AED acquisition and that annual maintenance requirements are minimal. While personally an advocate for community-wide AED deployment, Fire Chief Joseph expressed reluctance to support mandates, favoring strong recommendation and education instead.

The Town Commission reached consensus to continue the discussion at a future meeting with public input and directed the Town Attorney to further research the liability question as it pertains to both individual Good Samaritans and condominium association boards.

Attorney Rubin explained that Florida does have a good Samaritan act.

- C. Approve the award of the bid and authorize the Mayor to execute a contract with CMM Roofing, Inc. for roof replacement in the amount of \$626,000.00, in accordance with Invitation to Bid No. 26-001: Library Roof Replacement. (This item aligns with the FY 2026 Strategic Priorities Plan/Capital Improvement Plan #27-002.).

1. Resolution No. 2026-007

A Resolution of the Town Commission of the Town of Highland Beach, Florida, amending Resolution No. 2025-023, which appropriate funds for the 2025-2026 fiscal year budget; providing for an amendment of the General Fund (Fund 001) to complete the Library Roof Replacement Project as identified in the approved Capital Improvement Plan; providing for findings; and providing for an effective date.

Skender Coma, Senior Management Analyst, presented this item followed by Town Commission discussion regarding the roof replacement, cost, contingency provisions, and the selection process.

MOTION: Goldberg/Peter - A motion was made and seconded to award the bid and authorize the Mayor to execute a contract with CMM Roofing, Inc. Roll call vote: Commissioner Goldberg (Yes); Commissioner Peters (Yes); Commissioner Chudnofsky (Yes); Vice Mayor Stern (Yes); and Mayor Moore (Yes). The motion passed on a 5 to 0 vote.

MOTION: Goldberg/Peters - A motion was made and seconded to approve Resolution No. 2026-007. Roll call vote: Commissioner Goldberg (Yes); Commissioner Peters (Yes); Commissioner Chudnofsky (Yes); Vice Mayor Stern (Yes); and Mayor Moore (Yes). The motion passed unanimously on a 5 to 0 vote.

D. Updated Five Year Financial Forecast

David DiLena, Financial Consultant and Town Manager Labadie presented the Town's updated Five Year Financial Forecast covering all four funds: the General Fund, Building Fund, Water Fund, and Sewer Fund. The presentation incorporated historical data from the prior three fiscal years, estimated fiscal year 2026 year-end figures, and projections through fiscal year 2031. Compounded annual growth rates were used to smooth year-over-year fluctuations and provide a long-range planning perspective.

Additionally, in anticipation of potential state legislation requiring municipalities to model a 10 percent budget reduction, Mr. DiLena and Mr. Labadie presented an analysis of what such a reduction would entail. The analysis concluded that the only viable path to achieving a 10 percent reduction without eliminating all non-public-safety staff would be to increase the millage rate by approximately 2 mills, from the current 3.5875 to approximately 5.5 mills.

Regarding elimination of homestead property tax, they also presented the impact of proposed state legislation that would eliminate ad valorem taxation on homestead property. It demonstrates a projected shortfall of approximately \$5 million annually. After eliminating all non-public-safety general fund expenditures, the Town would still be \$3 million short and would have no viable path to fiscal sustainability without a significant millage increase. It was noted that as more property owners homestead their properties in response to the exemption, the taxable base would erode further over time, exacerbating the structural imbalance.

E. Consideration to approve and authorize the Town Manager to purchase two 2026 Ford Explorers in an amount not to exceed \$86,319.50 for the Fire-Rescue Department.

Town Manager Labadie presented this item followed by a motion.

MOTION: Goldberg/Peters - A motion was made and seconded to authorize the purchase of the two vehicles for the Fire-Rescue Department. The motion passed unanimously, 5 to 0.

12. TOWN COMMISSION COMMENTS

Commissioner Jason Chudnofsky commended David DiLena for the five year financial forecast presentation and thanked Assistant Finance Director Suzie Matthews for her contribution.

Commissioner Judith M. Goldberg reflected on the proclamations presented at the meeting. She announced that she would be joining the Board of Directors of the Palm Beach League of Cities, with her oath to be administered at the installation banquet on May 27, 2026.

Commissioner Donald Peters reminded the public of the upcoming Memorial Day observance on May 25 and urged residents to remember those who gave their lives in service to the nation. He also reminded the community that turtle nesting season is underway and asked residents to keep lights low near the beach.

Vice Mayor David Stern requested that Town Manager Labadie prioritize the electric bicycle and micro-mobility ordinance discussion, noting that the issue continues to grow in prominence in the news. Town Manager Labadie confirmed that the item is scheduled for the June meeting and that staff have preliminary work ready to present.

Mayor Natasha Moore had no comments.

13. TOWN ATTORNEY'S REPORT

Town Attorney had nothing to report.

14. TOWN MANAGER'S REPORT

Town Manager Labadie reported that the Town is transitioning to a new payroll system, which will result in cost savings and provide a more robust platform. He also reported that the internal work group is preparing to begin formal negotiations with Local 5504 over the summer, with a target completion date of October. Town Manager Labadie indicated he would be participating in the June 2 meeting remotely via Zoom.

15. ANNOUNCEMENTS

Mayor Moore read the announcements.

Board Vacancies

Code Enforcement Board One (1) vacancy for a three-year term

Financial Advisory Board One (1) vacancy for a three-year term ending April 2027

Natural Resources Preservation Advisory Board One (1) Vacancy for an unexpired term ending April 2027

Meetings and Events

May 12, 2026 1:00 P.M. Special Magistrate Hearing **(Canceled)**

May 14, 2026 9:30 A.M. Planning Board Regular Meeting

June 06, 2026 1:30 P.M. Town Commission Meeting

The Commission voted to cancel the previously scheduled June 2, 2026 Town Commission Meeting, as there were insufficient agenda items to warrant the meeting and key members were unavailable.

MOTION: Goldberg/Peters – A motion was made and seconded to cancel the June 2, 2026 Town Commission Meeting. The motion Passed unanimously.

Board Action Report

None.

16. ADJOURNMENT

There being no further business the meeting adjourned at 4:12 P.M.

APPROVED: July 16, 2026, Town Commission Meeting.

Signed Minutes on file in the
Town Clerk's Office

ATTEST:

Natasha Moore, Mayor

Lanelda Gaskins, MMC
Town Clerk

07/14/2026

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/>.