

DRAFT



TOWN OF HIGHLAND BEACH TOWN COMMISSION MEETING MINUTES

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

Date: June 17, 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 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 Manager Labadie requested that Item 11.A., Resolution No. 2025-016 be moved to Item 6.B; Item 6.B., Resolution No. 2025-015 be moved to Item 6.C.; and Item 6.C., Preliminary Fiscal Year 2026 Operating Budget Presentation be moved to Item 6.D.

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

6. PRESENTATIONS / PROCLAMATIONS

A. Fire Safety Recognition Award or Fire Prevention Safety Award

Assistant Fire Chief Matthew Welhaf presented the Fire Safety Building Certificate to Dalton Place Condominium, the first building to complete all requirements from the fire inspection program. Ms. Jane Benjamin, property manager, and Mike, a board member, accepted the award. Assistant Fire Chief Welhaf explained this was the first of several buildings that would receive certificates upon compliance with the fire safety program.

Mayor Moore congratulated the recipients and recognized the effort put forth, noting the increased attention in fire safety measures and how it enhances resident safety. She also noted it was fitting that the building was former Mayor Hillman's residence.

B. Resolution No. 2025-016 (Formally Item 11.A.)

A Resolution of the Town Commission of the Town of Highland Beach, Florida, authorizing the Mayor to execute Amendment Number Ten to the State of Florida Department of Transportation District Four Landscape inclusive memorandum of agreement on behalf of the Town; providing for conflicts; and providing for an effective date.

Mayor Moore read the title of Resolution No. 2025-016 followed by Town Planner Ingrid Allen presentation.

Town Planner Allen presented Resolution No. 2025-016, authorizing the Mayor to execute amendment number ten to the State of Florida Department of Transportation District Four Landscape inclusive memorandum of agreement on behalf of the Town.

Ms. Allen explained that this specific agreement regards landscape improvements on State Road A1A. She noted that Section 28-10A of the Town code requires property owners to maintain all landscaping, even that adjacent to the public right-of-way, and that the applicant would be provided with a hold harmless agreement if the amendment were approved.

She explained that on March 13, 2025, the Planning Board granted an amendment to a previously approved major modification for a residence that added a 21-square-foot balcony and landscaping plan. The Florida Department of Transportation (FDOT) approval for landscaping in the right-of-way was pending at that time, and conditions were placed on the approval requiring the applicant to obtain FDOT approval and to come before the Commission for approval of this maintenance agreement amendment.

On May 23, 2025, FDOT provided Amendment Number 10, and Ms. Allen confirmed that the landscaping in the FDOT application matches what the Planning Board approved.

MOTION: Goldberg/Stern – A motion was made and seconded to approve Resolution No. 2025-016. The motion passed unanimously, 5 to 0.

C. Resolution No. 2025-015 (Formally Item 6.B.)

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. 2025-015.

The Town Commission interviewed three applicants: Mr. Greg Babij, Mr. Barry Donaldson, and Mr. Lasorsa. Mr. Babij and Mr. Donaldson shared their professional backgrounds and prior experience serving on town board, while Mr. Lasorsa briefly expressed his satisfaction with the Town's direction and the work of the Town Commission.

MOTION: Goldberg/Peters - A motion was made and seconded to approve Resolution No. 2025-015 appointing Greg Babij to the Planning Board. Based upon roll: 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.

D. Preliminary Fiscal Year 2026 Operating Budget Presentation (Formally Item 6.C.)

Town Manager Labadie and Finance Director David DiLena presented the preliminary fiscal year 2026 operating budget. Mr. Labadie emphasized that the Town's financial health remains strong, laying the foundation for a bright future. He noted that the budget aligns with the Town's strategic priorities plan, addressing organizational excellence, public infrastructure and resiliency, community safety, community enrichment, and sustainability.

Finance Director DiLena reported that the property appraiser's initial valuation showed a 6.7% increase in property values, higher than the anticipated 5%. He emphasized the Town's goal of maintaining the current millage rate of 3.5875 for the third consecutive year and highlighted key budget points. He also explained the fund balance structure, including disaster relief, budget stabilization, fire rescue sinking funds, and unassigned funds. He noted that the Town would be drawn from reserves to fund capital projects rather than taking on debt.

The Town Commission expressed support for the conservative approach to budgeting and the strong financial position of the Town.

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

Greg Babij provided comments.

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 the Commission's initial discussion.

A. Approval of Meeting Minutes

June 03, 2025 Town Commission Meeting Minutes

MOTION: Goldberg/Stern - A motion was made and seconded to approve the Consent Agenda as presented, 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. Update on Milani Park

Town Manager Labadie provided an update on Milani Park. He reported that on June 3, the County Commission had a thorough discussion about Milani Park, driven by the Milani family's public statement expressing a desire to revise or not proceed with the park. This led to compelling arguments from several County Commissioners that the project should be revisited.

He cautioned against getting too excited, noting that previous attempts to engage with the County had been unsuccessful. He explained that the County is still discussing the matter and appears to have concluded with a plan to bring it back to the County Commission, but there has been no direct communication with the Town yet. He also mentioned that a newspaper article on the subject had been published the previous day.

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

A. Resolution No. 2025-016 (Moved to Item 6.B)

B. Introduction of amendments to the Town's Comprehensive Plan based on the evaluation and appraisal review.

Town Planner Ingrid Allen presented proposed amendments to the Town's comprehensive plan based on an evaluation and appraisal review conducted by the planning consultant, Inspire Placemaking Collective.

She provided background information, explaining that Florida statute requires municipalities to evaluate their comprehensive plans at least once every seven

years to ensure compliance with state statutes and to address changes in local conditions. She noted that the amendments were the result of a collaborative effort among various town departments. The amendments include a new data analysis section (previously lacking in the Town's plan), changes to the map series (some maps dated from 1988), and amendments to over 200 goals, objectives, and policies.

Ms. Allen outlined the process, noting that the next step would be for the amendments to go to the Planning Board, followed by a transmittal hearing before the Town Commission. If approved, the amendments would be sent to the State Land Planning Agency and other reviewing agencies, which would provide an objections, recommendations, and comments report within 60 days. After addressing any objections, the amendments will be returned to the Town Commission for an adoption hearing.

During discussion, several Commissioners expressed concerns about the length and structure of the document. Commissioner Chudnofsky found value in the information presented, particularly regarding transportation impacts. Mayor Moore felt the structure seemed more suited to a larger municipality and suggested creating an executive summary or condensing the document while meeting statutory requirements.

Ms. Allen and Town Manager Labadie explained that much of the document's structure and content is dictated by state statute, limiting the Town's ability to significantly condense it. They noted that the comprehensive plan serves as a blueprint for the Town and is referenced by planners to justify projects and ensure consistency with the Town's vision.

MOTION: Goldberg/Peters - A motion was made and seconded to move this matter, the amendments to the Town's Comprehensive Plan to the Planning Board for review. The motion passed unanimously, 5 to 0.

12. TOWN COMMISSION COMMENTS

Commissioner Jason Chudnofsky had no comments.

Commissioner Judith M. Goldberg commented on the robust budget presentation and stated it was a great meeting.

Commissioner Donald Peters thanked Finance Director DiLena for his presentation and reminded everyone that it is turtle season, with 15 nests already in front of his condominium. He urged residents to lower their lights.

Vice Mayor David Stern had no comments.

Mayor Natasha Moore had no comments.

13. TOWN ATTORNEY'S REPORT

Town Attorney Rubin had no comments.

14. TOWN MANAGER'S REPORT

Town Manager Labadie reported the following:

The state legislative session has ended, and the budget will now go to the Governor's desk. The Town's appropriation for the marine dock facility was included, thanks to efforts by Representative Peggy Gossett-Seidman, District 91.

The Palm Beach County Commission has selected Joe Abruzzo, the Clerk Comptroller, as the new County Administrator.

The County has selected a consultant for transportation master planning.

He congratulated Madison Noonan for reaching her one-year anniversary with the Town.

15. ANNOUNCEMENTS

Mayor Moore read the announcements as follows:

Board Vacancies

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

Natural Resources Preservation Advisory Board One (1) vacancy for a three-year term

Meetings and Events

June 19, 2025 **Town Hall Closed in observance of Juneteenth**

June 24, 2025 11:00 A.M. Financial Advisory Board Regular Meeting

July 04, 2025 **Town Hall Closed in observance of Independence Day**

July 08, 2025 1:00 P.M. Special Magistrate Hearing

July 10, 2025 9:30 A.M. Planning Board Regular Meeting

July 15, 2025 1:30 P.M. Town Commission Meeting

Board Action Report

None.

16. ADJOURNMENT

The meeting adjourned at 3:35 P.M.

APPROVED: August 05, 2025, Town Commission Meeting.

Signed Minutes on file in the
Town Clerk's Office

ATTEST:

Natasha Moore, Mayor

Transcribed by
Lanelda Gaskins

08/05/2025

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/>.