



TOWN OF HIGHLAND BEACH TOWN COMMISSION MEETING MINUTES

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

Date: April 07, 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

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

4. INVOCATION

None.

5. APPROVAL OF THE AGENDA

Staff requested to move Item 11.B., Development Order No. PZ-26-1 / Seagate of Highland Beach Condominiums to Item 6.B. under Presentations/Proclamations.

MOTION: Goldberg/Stern – A motion was made and seconded to approve the agenda as amended which passed unanimously, 5 to 0.

6. PRESENTATIONS / PROCLAMATIONS

A. State Legislative Updates by Senator Lori Berman, District 26 and State Representative Peggy Gossett-Seidman, District 91

State Senator Lori Berman and State Representative Peggy Gossett-Seidman jointly presented an update on the recently concluded legislative session.

Senator Berman advised that the legislature did not complete a budget during the regular session and will be returning for a special session the following week to address congressional redistricting. The budget was not constitutionally due until July 1, providing flexibility on timing.

Senator Berman outlined several significant preemption measures passed this session that will affect local governments: Sovereign Immunity (liability caps increase); Leaf Blower Fuel; DEI Funding; Fiscal Transparency (HB 1329); Greenhouse Gas Emissions; and Building Codes. She credited the Florida League of Cities for working diligently to moderate the most adverse aspects of these bills.

State Representative Peggy Gossett-Seidman highlighted several bills passed by both chambers – the Haven Act, District 91. Senator Berman also noted a bill (Senate Bill 556) that allows students with disabilities to satisfy their physical education requirement through participation in Special Olympics.

Highland Beach Appropriation: Senator Berman reported that a pedestrian safety and traffic improvement project requested at \$375,000 received a \$187,500 appropriation in the House, with the final budget amount still to be determined. She credited town lobbyist Jared Rosenstein for his work on the projects.

The Town Commission thanked both Senator Berman and State Representative Gossett-Seidman for their service and advocacy on behalf of Highland Beach. Lastly, Representative Gossett-Seidman recognized Town Manager Labadie for his collaboration on A1A improvement efforts and the Marine dock project.

B. Development Order Application No PZ-26-1 / Seagate of Highland Beach Condominiums (FORMALLY ITEM 9.B.)

Application by Jason R. Borden, P.E., O&A Associates Inc., for a major modification request to allow for the construction of a new 472 square foot fire pump structure for the property located at 3224 South Ocean Boulevard. (Public Hearing: Quasi-Judicial Proceeding)

Mayor Moore read the title of the item and asked those providing testimony to stand and be sworn in by the Town Clerk.

Town Clerk Lanelda Gaskins swore in those providing testimony.

Mayor Moore asked the Town Commissioners if they had any ex parte communications to disclose. The Commissioners had no ex parte communications. Commissioner Goldberg disclosed that she resides at Seagate of Highland Beach; Town Attorney Rubin confirmed she was eligible to vote, as her unit represents less than one percent of the 316-unit community.

Mayor Moore opened the public hearing.

Town Planner Ingrid Allen presented Development Order Application No PZ-26-1., noting that because Seagate is a multifamily development, the Town Commission serves as the final decision-making authority on major modifications, with the Planning Board providing a recommendation. The Planning Board held a special meeting on April 6, 2026, following a failed quorum at its March 14 meeting, and unanimously recommended approval 7-0. Staff found the project is consistent with the zoning code and the Town Comprehensive Plan.

The Town Commission discussed the application.

Assistant Fire Chief Matthew Welhaf provided comments on the application as it relates to the fire pumps.

Mr. Anthony Santella, President of Seagate of Highland Beach, provided comments on the project.

Mr. Jason Borden, P.E., of O&A Associates, Inc., was also present as the applicant's agent and provided comments on the application, noting that the parking issue relates to deeded parking spaces.

Mr. Santella commented that pending permit approval, construction could begin as early as late May or early June 2026, with project completion anticipated by June 2027. Town Commission discussion proceeded regarding the fire pump.

No members of the public offered comment. The public hearing was closed.

MOTION: Goldberg/Peters - Moved to recommend approval of Development Order Application No. PZ-26-1. Upon Roll Call: 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.

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.)

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

March 24, 2026 Town Commission Special Meeting/Swearing In Ceremony Minutes

B. Resolution No. 2026-005

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 Financial Advisory Board; and providing for an effective date.

Applicant: Mark Zarrilli (Reappointment)

- D. Approve and authorize the Mayor to execute the EMS Grant Funds Agreement between the Town of Highland Beach and Palm Beach County, allowing the Town to participate in the County's Emergency Medical Services (EMS) Grant Program.**

MOTION: Goldberg/Stern – A motion was made and seconded to approve the Consent Agenda as presented and it 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

Town Manager Labadie reported that FDOT will be closing out the RRR project by the end of the week. The sanitary sewer lining project on A1A is scheduled to commence the following Monday. He also noted that the timing of the delay was favorable, as the reduced seasonal population will result in lower water usage, making bypass pumping less disruptive to larger condominium complexes.

B. Building Department Recertification Program Update

Katerina Jaddaoui, Administrative Assistant/Permit Technician, provided an update on the program noting the program continues to remain on track with positive progress.

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

Town Manager Labadie advised that revisions requested by the Town Commission at a prior meeting have been incorporated into the proposed resolution, reflected in the highlighted portions on pages 42 and 43 of the agenda documents. Town Attorney Rubin noted that the resolution includes language clarifying that inadvertent procedural deviations would not invalidate an ordinance, while preserving the Commission's intent to fully vet matters with the

public. The resolution continues to move through the Town's boards and committees for review and comment. No action was required at this meeting.

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

A. Consideration of the designation of the Town's Voting Delegate and Alternate(s) to the Palm Beach County League of Cities for the 2026–2027.

Mayor Moore read the title of this item followed by a motion.

MOTION: Stern/Peters – A motion was made and seconded to designate Commissioner Judith M. Goldberg as Voting Delegate and Commissioner Don Peters as Alternate to the Palm Beach County League of Cities for 2026–2027, and it passed unanimously 5 to 0.

Commissioner Goldberg noted she looks forward to the full Commission attending the upcoming League of Cities meeting in August.

B. (Heard as Item 6.A under Proclamations/Presentations. See above.)

C. Presentation of the Strategic Priorities Dashboard

Mayor Moore read the title of this item followed by Town Manager Labadie's introduction, noting the dashboard will be updated quarterly and will be accessible on the Town Manager's webpage.

Madison Noon of the Town Manager's Office presented a brief overview of the newly developed Strategic Priorities Dashboard. She explained that its purpose is to provide residents and the public with a quick overview of the status of the Town's strategic priorities and capital improvement projects. She also noted that the dashboard will be updated quarterly, with the next update expected to reflect significant third-quarter activity.

Town Commission discussion ensued and yielded several observations and directions:

- Recommend aggressive outbound marketing to ensure residents are aware of its availability and also suggest increasing font size given the town's demographics.
- Highlighted that Strategic Priority 7 (e-bikes, scooters, and motorcycles) should be advanced in priority, noting a fellow commissioner had recently nearly been struck by an e-bike on the pedestrian pathway.
- Suggested removing Strategic Priority 23 (gas-powered leaf blowers) from the dashboard given the state preemption enacted this session.

- Requested that a discussion on AED (automated external defibrillator) requirements—similar to a recently adopted ordinance in Delray Beach—be placed on a future agenda, noting the potential life-safety benefit and financial implications for high-rise buildings and individual dwellings.

Town Manager Labadie confirmed the AED topic would be queued for a future Town Commission meeting. No action was required at this meeting.

12. TOWN COMMISSION COMMENTS

Commissioner Chudnofsky reflected on the close of the season, commending Mayor Moore, Town Manager Labadie, Fire Department personnel, and Town staff for a successful year of progress in safety compliance and quality of life in Highland Beach. He expressed particular pride in the building recertification and fire compliance efforts completed throughout the season.

Commissioner Goldberg echoed Commissioner Chudnofsky's sentiments and shared a personal anecdote about witnessing a sea turtle rescue on a highway in Port St. Lucie, consistent with the spirit of environmental stewardship.

Commissioner Peters praised the police and fire departments, noting that Highland Beach's standing as one of the safest towns in Florida is now bolstered by the fire safety compliance work underway. He also wished seasonal residents safe travels and reminded residents to dim lights for sea turtles during nesting season.

Vice Mayor David Stern had no additional comments.

Mayor Natasha Moore had no additional comments.

13. TOWN ATTORNEY'S REPORT

Town Attorney Rubin had nothing to report.

14. TOWN MANAGER'S REPORT

A. State-Mandated Emergency Management Training for Elected Officials

Town Manager Labadie provided several updates:

Legislative Budget Compliance: The Town's existing Power BI budget platform, built on the BS&A module, is expected to satisfy new state transparency requirements under House Bill 1329 without requiring a new software system. The required 10 percent budget reduction exercise will be conducted as part of the upcoming budget process, though the Manager noted that the property tax landscape in Tallahassee appears to be trending toward a more moderate outcome than initially feared.

E-Bikes and Pathway Policy: He and Town Attorney Rubin have begun discussions on reclassifying the Town's pedestrian pathways as "non-motorized joint use pathways," which by definition would prohibit all motorized devices—including e-

bikes, e-scooters, and electric unicycles—from the pathway and redirect them to the road. This approach would provide an enforceable mechanism without requiring speed monitoring. Coordination with FDOT will be necessary, and outreach to neighboring municipalities including Boca Raton and Delray Beach is contemplated to ensure consistency at shared crossing points. Commissioner Peters asked whether speed-reducing infrastructure such as painted bumps had been considered; the Manager noted that such measures can create ADA compliance and trip hazard concerns, particularly as surfaces age, and that the increased sovereign immunity caps also counsel caution. An education campaign on battery charging safety will also be developed in coordination with the fire department.

Milani Park: The Palm Beach County project is moving forward, with permit applications expected within approximately one week and a target groundbreaking of late May to early June 2026. Town Manager Labadie noted discussions are underway with the Police and Fire Chiefs regarding safety and emergency response protocols at the park, particularly given the absence of a formal mutual aid agreement with the County.

Marine Dock / Town Dock Permitting: The permitting process for the Marine dock has returned to a positive trajectory. The Town submitted its application and addressed agency concerns regarding signage and in-water channel markers. A permit is targeted by June 1 to meet the Florida Inland Navigation District (FIND) grant application deadline, with an award anticipated in September or October. Bidding and construction could commence in late fall or winter of 2026.

Ocean Safety — Resident Fatality: He informed the Commission that the Town lost a resident over the prior weekend due to a swimming incident involving rough ocean conditions and riptides. In response, the Town will implement an ocean conditions flag system at the north and south entrances to town and at the fire station, mirroring the color-coded flag system used at lifeguarded beaches. Conditions will also be communicated through the Town's website and app. Commissioner Goldberg asked whether the County would implement similar measures at Milani Park; the Town Manager confirmed that coordination with County lifeguard staff would occur.

State-Mandated Emergency Management Training: Town Manager Labadie reminded all Commissioners that House Bill 180 requires all elected officials to complete a self-paced emergency management training course by July 1, 2026, with renewal every two years thereafter. He noted that Vice Mayor Stern had already completed the training, which takes approximately two hours. Staff in the Town Clerk's office are available to assist Commissioners who need support completing the course.

15. ANNOUNCEMENTS

Mayor Moore read the announcements.

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 ending April 2027

Meetings and Events

April 09, 2026 9:30 A.M. Planning Board Regular Meeting

May 05, 2026 1:30 P.M. Town Commission Meeting

Board Action Report

None.

16. ADJOURNMENT

The meeting adjourned at 2:42 P.M.

APPROVED: May 12, 2026, Town Commission Meeting.

Signed Minutes on file in the
Town Clerk's Office

ATTEST:

Natasha Moore, Mayor

05/12/2026

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/>.