TOWN OF HIGHLAND BEACH
TOWN COMMISSION MEETING MINUTES

TOWN HALL COMMISSION CHAMBERS **Date: June 16, 2026**
3614 S. OCEAN BLVD., HIGHLAND BEACH, FL **Time: 1:30 PM**

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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

There were no changes to the agenda.

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. Gertrude Kosovsky Day Proclamation

Mayor Moore presented a proclamation honoring Gertrude Kosovsky on the occasion of her 103rd birthday, celebrated on May 16, 2026. The Town Commission formally proclaimed May 16,2026 as Gertrude Kosovsky Day and extended heartfelt wishes for her continued health and happiness. Ms. Kosovsky and her son Peter Kovosky accepted the proclamation.

B. Cam Milani's Requests for Amendments to Settlement Agreement

Mr. Cam Milani appeared before the Town Commission to present three separate requests related to a long-standing settlement agreement between the Milani family and the Town, originally entered into in 1995.

Request 1 - Height Variance (West Side / Villa Development): He requested that the Commission grant an exception to the current settlement agreement to allow the westside townhouse development along A1A to match current Highland Beach building height standards.

Request 2 – Extension of Time (West Side / Property Boundary Dispute): He requested a five-year extension to the settlement agreement on the west side to allow time to resolve a recently discovered property boundary dispute with neighboring Boca Highlands over approximately 20 feet of land.

Request 3 – Extension of Time (East Side / Residential Property): Lastly, he requested a 10-year extension to the settlement agreement with respect to the east side oceanfront residential property currently occupied by his mother, Ms. Milani.

Town Commission discussions ensued regarding this matter.

Town Manager Labadie reminded the Commission that any modification to the settlement agreement must preserve the public interest, consistent with the process under Florida Statute Chapter 163.3225, and cautioned that modifications without demonstrable public benefit would be open to legal challenge.

Mayor Moore opened public comments.

Five members of the public spoke in opposition to the requests.

Being no further comments, public comments were closed.

By consensus, the Town Commission declined all three requests and determined that the settlement agreement would remain in effect without modification.

Town Clerk Gaskins noted that the Town had received 29 emails of which 26 were opposed to this matter.

C. 2026 Hurricane Preparedness Presentation by Fire Chief Glenn Joseph

Fire Chief Glenn Joseph presented an overview of hurricane preparedness for the 2026 season, which runs from June 1 through November 30. The National Weather Service projected a lighter-than-normal season; however, Chief Joseph emphasized that three major storms were still anticipated and that residents should prepare for the worst. He noted that recent years have seen a shift in fatalities from wind events to water-related events, including storm surge, freshwater flooding, and rip currents.

Chief Joseph reminded residents that Highland Beach is located in an evacuation zone requiring mandatory evacuation for Category 2 storms and above, at which point police, fire, and utility services would be suspended. He strongly encouraged residents to make advance plans for evacuation accommodation, especially for those with special needs or pets, as the Town's ability to transport residents at the last minute would be limited. He advised residents to register in advance through the Community Connect and Code Red systems and to utilize the updated 2026 Hurricane Guide available at the Town Clerk's office and on the Town's website.

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

David Newman provided comments.

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

A. Proposed Ordinance

An Ordinance of the Town Commission of the Town of Highland Beach, Florida, amending Chapter 23, “Signs and Advertising,” of the Town Code of Ordinances by amending Section 23-5, “Permitted Signs,” to increase the maximum square footage of a permanent sign from 10 square feet to 32 square feet, to increase the maximum square footage of an ingress and/or egress sign from three (3) square feet to 32 square feet and by amending Section 23-8, “Appeals,” to provide an appeal process for granting an increase in the maximum square footage of a permanent sign; providing for the repeal of all ordinances in conflict; providing for severability and codification; and providing for an effective date.

Town Planner Allen presented this item noting the proposed ordinance had been reviewed by the Planning Board twice and the Town Commission twice prior to this reading.

The proposed ordinance as drafted would increase the maximum square footage of permanent signs from 10 square feet to 32 square feet, increase ingress and egress signs from 3 square feet to 32 square feet, and establish an appeal process through the Board of Adjustment and Appeals, with final authority resting with the Town Commission, for signs seeking approval beyond the standard maximum up to 72 square feet.

Town Commission discussions ensued regarding the maximum square footage of a permanent sign from 10 square feet to 32 square feet, to increase the maximum square footage of an ingress and/or egress sign from three (3) square feet to 32 square feet. During discussion, Commissioner Peters raised concern that setting ingress and egress signs at the same 32-square-foot maximum as permanent identification signs was disproportionate, as such large directional signs could obstruct sight lines at driveways. Town Manager Labadie noted that the Florida Department of Transportation (FDOT) controls signage within the A1A right-of-way and that as a practical matter, sight triangle requirements would constrain the actual size of ingress/egress signs regardless of the maximum code.

The Town Commission reached consensus that the ingress and egress sign maximum should be reduced to 12 square feet followed by a motion.

MOTION: Goldberg/Peters – A motion was made and seconded to approve the Proposed Ordinance subject to reducing the egress/ingress signs from 32 square feet to 12 square feet. 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.

None.

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

None.

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

A. Approve and authorize staff to purchase and install a new Carrier chiller for the 3616 Building HVAC system from Carrier in the amount of $110,034.25 utilzing the OMNIA Partners Cooperative Purchasing Contract No. 159051. (This item aligns with the FY 2026 Strategic Priorities Plan/Capital Improvement Plan #26-003).

Skender Coma, Senior Management Analyst, was present to answer questions; however, the Town Commission had none.

MOTION: Goldberg/Stern - A motion was made and seconded to approve and authorize staff to purchase and install a new Carrier chiller. Upon Roll Call: 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.

B. Approve the award of the bid and authorize the Mayor to execute a contract with LaPorta Contracting, LLC, Inc. for replacement of windows in the amount of $78,365.24, in accordance with Invitation to Bid No. 26-002: Water Treatment Plant/Building Department with an option to replace Town Hall windows. (This item aligns with the FY 2026 Strategic Priorities Plan/Capital Improvement Plan #26-011 and 27-006.).

Skender Coma, Senior Management Analyst, presented the results of Invitation to Bid No. 26-002 for replacement of windows at the Water Treatment Plant/Building Department, with an option to replace Town Hall windows.

MOTION: Goldberg/Stern - A motion was made and seconded to approve the award of the bid and authorize the Mayor to execute a contract with LaPorta Contracting, LLC, Inc. Upon Roll Call: 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.

C. Resolution No. 2026-008

A Resolution of the Town Commission of the Town of Highland Beach, Florida, amending Resolution No. 2025-024 to revise Exhibit "B" of the Fiscal Year 2025-2026 Schedule of Fees establishing fees and charges for town services; providing for conflicts; providing for severability; and providing for an effective date.

Building Official Jeff Remas presented Resolution No. 2026-008, amending Resolution No. 2025-024 to revise Exhibit "B" of the FY 2025-2026 Schedule of Fees. The revisions were necessitated by House Bill 803, which requires that inspection fees do not exceed the municipality's actual cost and that private providers receive a minimum discount commensurate with the services they perform.

MOTION: Goldberg/Stern – A motion was made and seconded to approve Resolution No. 2026-008. The motion passed unanimously, 5 to 0.

D. Introduction of potential a Proposed Ordinance regarding regulation of e-bikes within the Town, specifically along the State Road A1A shared use path.

Town Attorney Rubin introduced a draft ordinance that would prohibit the operation of motorized devices, including e-bikes, on sidewalks and the A1A shared use path within the Town, with standard exemptions for people with disabilities and public safety personnel. He noted that the primary regulatory challenge lies within the Florida Department of Transportation (FDOT) right-of-way, where the Town would need FDOT's concurrence to post signage and effectively enforce any ban.

Town Attorney Rubin also summarized a proposed Palm Beach County ordinance—not yet adopted—that would impose countywide e-bike regulations including safety and age requirements, with an opt-out provision for municipalities.

Commissioner Chudnofsky noted increased concern about golf carts on A1A with children as passengers and no helmets. Commissioner Peters inquired whether state law required directional travel in a specific lane. Commissioner Stern referenced newly enacted state legislation effective July 1 that would prohibit Class 3 e-bikes on shared use paths and establish warning requirements when passing pedestrians, which could be enforced by local police even within the FDOT right-of-way as a law of typical application.

The Town Commission reached consensus to direct staff and the Town Attorney Rubin to initiate communication with FDOT regarding jurisdictional authority and signage requirements as a prerequisite to formal adoption of any ordinance, while continuing to develop the draft.

E. Preliminary Fiscal Year 2027 Operating Budget Presentation

Town Manager Labadie and David DiLena, Financial Consultant presented the preliminary fiscal year 2027 Operating Budget, noting the presentation represented approximately 75 percent completion, with outstanding items including pension rates, health insurance renewals, and property insurance renewals anticipated in July and August. The presentation reviewed all major funds including the General Fund, Building Fund, Water Fund, and Sewer Fund. The General Fund was noted as financially sound. Town Manager Labadie indicated he intended to bring forward a formal policy framework for commission-level "commitments" of unassigned funds to provide greater clarity and protect against characterization of excessive reserves.

A portion of the discussion addressed the proposed Florida constitutional amendment on the November 2026 ballot that would increase the homestead exemption from $50,000 to $150,000 in the first year and to $250,000 in the second year. Town Manager Labadie estimated this would result in a revenue reduction of approximately $1 million in FY 2028 and $1.7 million in FY 2029. He expressed greater concern about companion general law provisions in the proposed amendment that would transfer authority over municipal spending priorities and millage rate governance from the local level to the state legislature. He noted that under already-enacted legislation (SB 4), maintaining the current millage rate of 3.5875, which exceeds 110 percent of the rollback rate of 3.1889—would require a unanimous vote of all five commissioners beginning with the current budget cycle.

The Town's strong financial position and conservative long-term planning placed it in a better position than most municipalities to manage the projected revenue impacts but cautioned that the general law provisions of the proposed amendment could create unpredictable future constraints on local spending authority beyond the Commission's control.

Town Attorney Rubin clarified that while the Town may not expend public funds to advocate for or against the ballot measure, it may host informational forums and publish factual information on the Town's website.

12. TOWN COMMISSION COMMENTS

Commissioner Jason Chudnofsky remarked that the meeting was productive and expressed appreciation for the strong community engagement, particularly the near-unanimous public response to the Milani settlement agreement.

Commissioner Judith M. Goldberg noted that while the preliminary budget figures were more optimistic than anticipated, the potential full impact of the proposed constitutional amendment and associated general law provisions remained a serious long-term concern.

Commissioner Donald Peters made no comments.

Vice Mayor David Stern had no comments.

Mayor Natasha Moore had no comments.

13. TOWN ATTORNEY'S REPORT

Town Attorney Rubin had no report.

14. TOWN MANAGER'S REPORT

Town Manager Labadie provided brief updates on two matters: the traffic signal at Linton Boulevard and A1A, which is under FDOT and City of Delray Beach jurisdiction managed by the county; and the seasonal sargassum seaweed accumulation on the beach, which he noted is tracked by Florida universities and is an environmental condition that must be managed through regular raking with no means of interception at sea.

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

June 19, 2026	**Closed in observance of Juneteenth Day**	
July 03, 2026	**Closed in observance of Independence Day**	
July 09, 2026	9:30 A.M.	Planning Board Regular Meeting
July 14, 2026	1:30 P.M.	Town Commission Meeting

Board Action Report

None.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 5:05 P.M.

APPROVED: July 14, 2026, Town Commission Meeting.

Signed Minutes on file in the Town Clerk's Office

ATTEST:

Natasha Moore, Mayor

07/14/2026

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/.