



TOWN OF HIGHLAND BEACH TOWN COMMISSION MEETING MINUTES

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

Date: January 21, 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 Judith Goldberg
Commissioner Donald Peters
Commissioner Evalyn David
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

Mayor Moore moved Item 11.D., Regulation of Floating Vessel Platform and Floating Boat Lifts Legal Opinion by Attorney Rubin before Item 6., Presentations / Proclamations.

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

Regulation of Floating Vessel Platform and Floating Boat Lifts Legal Opinion by Attorney Rubin (formally Item 11.D.).

Town Attorney Rubin explaining the legal opinion related to the regulation of floating vessel platforms and floating boat lifts pursuant to Florida Statutes 408.813(1)(s).

The Town Commission discussed regulation of floating vessel platforms and floating boat lifts, setbacks, and the state law regarding this matter.

Mayor Moore opened public comments.

The following individuals were opposed to regulating floating vessels platform and floating boat lift platform:

Mr. Greg Babij
Mr. Marthin De Beer
Mr. Garrett
Ms. Maureen Garrett
Mr. Ron Reame
Mr. Mark Kabbes of 1001 Bel Air Drive.
Mr. Lee Adams of 1001 Bel Air Drive.
Ms. Barbara Zameri of 4320 So. Ocean Blvd.
Mr. Robert Saphr of 4225 Tranquility Drive.

Mr. James Maxim of 1023 Bel Air Drive was in support of regulating floating vessel platforms and floating boat lifts.

Mr. Richard Greenwald provided comments about reasonable standards for floating vessel platforms and floating boat lifts.

There being no further comments, Mayor Moore closed public comments.

Mayor Mooe explained that there was no clear consensus among the neighborhood on regulating floating vessel platforms and boat lifts, with some residents in favor and many opposed. The legal opinion on the matter remained ambiguous, raising uncertainty about the Town's authority to regulate these structures. Preferring to maintain the status quo, Mayor Moore suggested leaving the issue to the State of Florida. Commissioners David, Goldberg, Peters, and Vice Mayor Stern agreed with her position on the matter.

6. PRESENTATIONS / PROCLAMATIONS

None.

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

The following individuals provided comments:

Mr. Lee Adams

Mr. James Maxim

Mr. Ron Reame

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

A. Ordinance No. 2025-001 / Amending the Town Zoning Code (Chapter 30) relating to Home-based Businesses (Second Reading/Public Hearing)

An Ordinance of the Town Commission of the Town of Highland Beach, Florida, amending Section 30-67, "Uses Permitted, Special Exception, and Prohibited Uses," and Section 30-131, "Definitions of Terms," of Chapter 30, "Zoning Code," of the town code of ordinances to rename the existing home occupation use to "Home-Based Businesses" and modify the regulations to ensure consistency with state law, providing for the repeal of all ordinances in conflict; providing for severability and codification; and providing for an effective date (First Reading was December 17, 2024).

Mayor Moore read the title of Ordinance No. 2025-001. Town Planner Allen presented this item. There was a discussion concerning home-based businesses and state regulations regarding home-based businesses.

Mayor Moore opened the public hearing. Hearing no public comments, she closed the public hearing.

MOTION: David/Goldberg - A motion was made and seconded to adopt Ordinance No. 2025-001. Based upon roll call: Commissioner David (Yes); Commissioner Goldberg (Yes); Commissioner Peters (Yes); Vice Mayor Stern (Yes); and Mayor Moore (Yes). The motion passed unanimously on a 5 to 0 vote.

B. Ordinance No. 2025-002 / Amendment to the Accessory Marine Facilities (AMF) and seawall regulations (Second Reading/Public Hearing)

An Ordinance of the Town Commission of the Town of Highland Beach, Florida, amending Chapter 6, "Buildings and Structures," of the town code of ordinances by amending Section 6-128, "approval required for bulkheads, seawalls, retaining walls; required notification of abutting property owners," to provide a maximum seawall cap and docket width; amending Chapter 30, "Zoning," by amending Section 30-68,

"Supplemental District Regulations," to provide a maximum height for boat lifts, a maximum extension for accessory marine facilities into canals and lakes, a maximum seawall cap and dock width, and ladder regulations and amending Section 30-131, "Definition of Terms," to provide definitions that pertain to accessory marine facilities; providing for the repeal of all ordinances in conflict; providing for severability and codification; and providing for an effective (First Reading was December 17, 2024).

Mayor Moore read the title of Ordinance No. 2025-002. There was discussion regarding ladder regulations.

Mayor Moore opened the public hearing and there were no public comments. The public hearing was closed.

MOTION: David/Stern- A motion was made and seconded to adopt Ordinance No. 2025-002. Based upon roll call: Commissioner David (Yes); Vice Mayor Stern (Yes); Commissioner Goldberg (Yes); Commissioner Peters (Yes); and Mayor Moore (Yes). The motion passed unanimously on a 5 to 0 vote.

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 and authorization for the purchase and installation of VTScada Software by Control System Design, Inc. in an amount not to exceed \$87,695.00 for the Water Treatment Plant – Fiscal Year 2025 Planned and Approved Project.

B. Town staff is seeking authorization of a budget amendment in the amount of \$155,871.78 for emergency generator repairs by Pantropic Power.

MOTION: David/Goldberg - 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. Florida Department of Transportation (FDOT) RRR Project Update

Town Manager Labadie provided an update on the Florida Department of Transportation RRR project. The project is expected to be completed in May 2025. Town Manager Labadie will have staff contact FDOT regarding silk fencing.

B. Sanitary Sewer Lining Rehabilitation Project Update

Town Manager Labadie provided an update on the Sanitary Sewer Lining Rehabilitation project, noting that the internal group has been actively meeting regarding the state revolving loan. A proposal was received from Woodman, and the internal group is scheduled to meet again tomorrow as they continue to make progress on the project.

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

A. Resolution No. 2025-001

A Resolution of the Town Commission of the Town of Highland Beach, Florida, approving and adopting the 2024 Revised Palm Beach County Local Mitigation Strategy Plan; and providing for an effective date.

Mayor Moore the title of Resolution No. 2025-001. Fire Chief Glenn Joseph presented the item.

Mayor Moore opened the public comment. Hearing none, she closed public comments.

MOTION: David/Goldberg – A motion was made and seconded to approve Resolution No. 2025-001. The motion passed unanimously, 5 to 0.

B. Resolution No. 2025-002

A Resolution of the Town Commission of the Town of Highland Beach, Florida, providing for the permanent retention of all public records relating to Building Permits and Land Development Applications and Approvals; providing for conflicts; providing for severability; and providing for an effective date.

Mayor Moore the title of Resolution No. 2025-002. Town Manager Labadie presented this item.

Mayor Moore opened public comments. Hearing none, she closed public comments.

MOTION: David/Stern - A motion was made and seconded to approve Resolution No. 2025-002. The motion passed unanimously, 5 to 0.

C. Resolution No. 2025-003

A Resolution of the Town Commission of the Town of Highland Beach, Florida, designing the Palm Beach County Canvassing Board as the Town's Canvassing Board for the March 2025 General Municipal Election; providing for conflicts; and providing for an effective date.

Mayor Moore the title of Resolution No. 2025-003. The Town Commission discussed.

Mayor Moore opened public comments. Hearing none, she closed public comments.

MOTION: David/Peters - A motion was made and seconded to approve Resolution No. 2025-003. The motion passed unanimously, 5 to 0.

- D. Regulation of Floating Vessel Platform and Floating Boat Lifts Legal Opinion by Attorney Rubin **(This item was moved after Section 5, Approval of the Agenda.)**

12. TOWN COMMISSION COMMENTS

Commissioner Judith M. Goldberg congratulated and complemented the Highland Beach Police Marina Unit. Additionally, she thanked and complimented the community for coming to the meeting today to provide feedback.

Commissioner Donald Peters also thanked the community for coming to the meeting today.

Commissioner Evalyn David extended her heartfelt thoughts to those affected by the fires in California. She congratulated Commissioner Goldberg on her engagement.

Vice Mayor David provided an update on the electric vehicle charging stations, sharing that he attended a presentation this morning and noted that the charging station installation at Highland Place is expected to be completed by the end of this week.

Mayor Natasha Moore had nothing to report.

13. TOWN ATTORNEY'S REPORT

Town Attorney Rubin had nothing to report.

14. TOWN MANAGER'S REPORT

Town Manager Labadie reported that the Manager's Monthly Newsletter will be mailed this week. He is preparing a resolution on the local fuel tax for inclusion on the February 4 Town Commission agenda. Additionally, he announced that Deputy Town Clerk DeHart has sent an email regarding the advisory board luncheon, scheduled for February 13 at the Delray Sands.

He also noted that Commissioners interested in attending the Turtle Party should contact Joanne Ryan, Highland Beach Turtle Permit Holder, by January 27.

Lastly, he and Executive Assistant Madison Noonan are working on an event to commemorate the Fire-Rescue Department in honor of the late Mayor Doug Hillman.

There was a discussion about the town entry signs.

15. ANNOUNCEMENTS

Mayor Moore read the announcements as follows:

Board Vacancies

Board of Adjustment and Appeals Board	One (1) vacancy for a three-year term
Code Enforcement Board	One (1) for a three-year term and One (1) vacancy for an unexpired ending May 30, 2025

Meetings and Events

January 29, 2025	11:00 A.M.	Natural Resources Preservation Advisory Board Regular Meeting
February 04, 2025	1:30 P.M.	Town Commission Meeting
February 05, 2025	11:00 A.M.	Natural Resources Preservation Advisory Board Regular Meeting

Board Action Report

None.

16. ADJOURNMENT

The meeting adjourned at 3:12 P.M.

APPROVED: March 04, 2025, Town Commission Meeting.

Signed Minutes on file in the
Town Clerk's Office

ATTEST:

Natasha Moore, Mayor

Transcribed by
Lanelda Gaskins

03/04/2025

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/>.