



TOWN OF LANTANA

**Town Hall
500 Greynolds Circle
Lantana, FL 33462**

**Workshop Meeting
June 8, 2026 - 5:30 p.m.**

For information regarding the procedures for public participation during a Town Council meeting, please refer to the end of this agenda.

***THIS TOWN COUNCIL MEETING CAN BE ACCESSED ONLINE FOR LISTENING PURPOSES ONLY. PLEASE SEE THE LAST PAGE FOR DETAILS.**

1. ROLL CALL, SILENT PRAYER, AND PLEDGE OF ALLEGIANCE.

Karen Lythgoe, Mayor ____
Christopher Castle, Vice Mayor ____
Jesse Rivero, Vice Mayor Pro Tem ____
Kem Mason, Councilmember ____
Mark Zeitler, Councilmember ____

LANTANA STAFF: Brian K. Raducci, ICMA-CM, Town Manager; R. Max Lohman, Town Attorney; Kathleen Dominguez, CMC, Town Clerk; and Maria Rios, Deputy Town Clerk

2. APPROVAL OF AGENDA.

3. MISCELLANEOUS:

- a.** Staff presentation of the draft fiscal year 2026/27 budget.

4. COUNCIL COMMENTS.

5. PUBLIC COMMENTS.

6. ADJOURNMENT.

Listen to the Town Council Meeting: Visit <https://www.lantana.org/266/Town-Agendas> and click "View Event" next to the meeting date for the live broadcast. The link will be available when the meeting starts. The recording will be available on-demand after the meeting in the Past Events section.

PROCEDURES FOR PUBLIC PARTICIPATION

Any citizen is entitled to be heard on an official agenda item when the Town Council calls for public comment **OR** any matter not on the agenda under the “Public Comments” section. Citizens desiring to address the Town Council shall step up to the microphone at the podium, state their name and address in an audible voice for the record, and, unless the Chair grants additional time, shall limit their address to three (3) minutes. Citizens who wish to address the Council **MUST** complete a blue public comment card and present it to the Town Clerk before the item is discussed and wait for the Mayor to announce when it is their turn to speak. Likewise, if the public wishes to speak on a matter on the consent agenda, they must complete a blue card and present it to the Town Clerk before the start of the meeting.

Americans with Disabilities Act: In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format (large print) upon request. Special accommodations can be provided upon request with three (3) working days' advance notice of any meeting, by contacting the Town Clerk at Lantana Town Hall, 500 Greynolds Circle, Lantana, Florida, (561) 540-5000.



TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 3a

PREPARED BY: Stephen Kaplan, Finance Director

REVIEWED BY: Brian K. Raducci, ICMA-CM, Town Manager

MEETING DATE: June 8, 2026

AGENDA ITEM: Staff presentation of the draft fiscal year 2026/27 budget.

ISSUE/BACKGROUND:

ATTACHMENT(S):

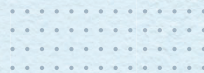
1. Budget Workshop #1 FY 2026/27 Presentation.pdf

Town of Lantana



FY 2026/27 Budget Workshop #1

Town Hall Council Chambers
06/08/2026 – 5:30 p.m.



Where Are We In The Budget Process?

- Budget Preparation ✓
- 04/10/2026 - Town Council Visioning Session ✓
- 06/08/2026 - Budget Workshop #1
- 07/13/2026
 - Budget Workshop #2
 - Set Proposed Millage Rate
- 08/10/2026 - Set Solid Waste NAV Special Assessment
- 09/08/2026 - 1st Public Budget Hearing
- 09/17/2026 - 2nd Public Budget Hearing
 - Adoption of Budget



Significant Factors Affecting Budget Preparation & Economic Uncertainty

World Unrest

Operation Epic Fury -
“Do We or Don’t We Have a Deal?”

Russian/Ukrainian War,
Israel/Palestine Conflict, etc.



A Challenging Labor Market

Town continues to
experience challenges in
finding qualified individuals.



Inflation Rate = 3.3% Federal Reserve’s Target = 2%

Relates to rising energy
prices linked to geopolitical
conflicts, people do not
appear optimistic after 4
years of very high prices
(e.g., gas, groceries).

Economic Uncertainty

Uncertainty of how long we
will be at war & what are the
long-term impacts.

FY 2026/27

Budget Priorities/Goals & Action Plans

- Maintain Infrastructure.
- Continue Beautification Projects.
- Responsible Development.
- How to Attract/Retain Valuable Employees.
- Continue to Attract Businesses (*i.e., along Ocean Ave*).
- Promote Community Engagement.
- Continue to Support the Library.
- Resume Dune Restoration Project (*TBD*).
- Install ADA Accessible Ramp.
- Enhance Public Safety with state-of-the-art Technology.



FY 2026/27 Town Council Consideration & Consensus

Lantana Beach Master Plan Project

- During the 04/10/2026 Visioning Session, CPZ Architects presented conceptual renderings & phased cost estimates for the Lantana Beach Master Plan based on community feedback received during the 03/14/2026 Workshop.
- The Council supported a “less is more” approach & discussed incorporating a Bahamian/Key West aesthetic.
- Discussions included permitting strategies, funding options, lease structure concepts, tenant stability, & construction staging.



CONSENSUS

- Proceed with the design of Phase 1A (estimated at \$9.5M) of the Beach Master Plan.
 - Phase 1A includes:
 - Boardwalk replacement.
 - New two-story restaurant/event space.
 - New northern restroom facility.
 - Demolition of the existing restaurant & pavilion.
- Defer Phase 1B improvements to a future date.

FY 2026/27 Town Council Consideration & Consensus

(continued)

Town Charter Amendments

- During the 04/10/2026 Visioning Session, staff presented potential Charter amendments related to the sale & long-term lease of Town-owned property for Town Council consideration.
- The Town Council discussion focused on transparency, resident safeguards, ballot costs, & public education efforts.



CONSENSUS

- Move forward with public education (including safeguards) & the necessary steps to place referendum questions before voters regarding:
 - Sale of specific Town-owned properties.
 - Future property sale authority.
 - Town leasing authority.



Taxable Values

(As of June 1, 2026)



Certified taxable value for FY 2025/26 budget

\$2.07B



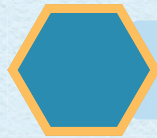
Estimated taxable value for FY 2026/27 budget
(includes \$13.8M in new construction)

\$2.2B



\$ increase in taxable value

\$135M



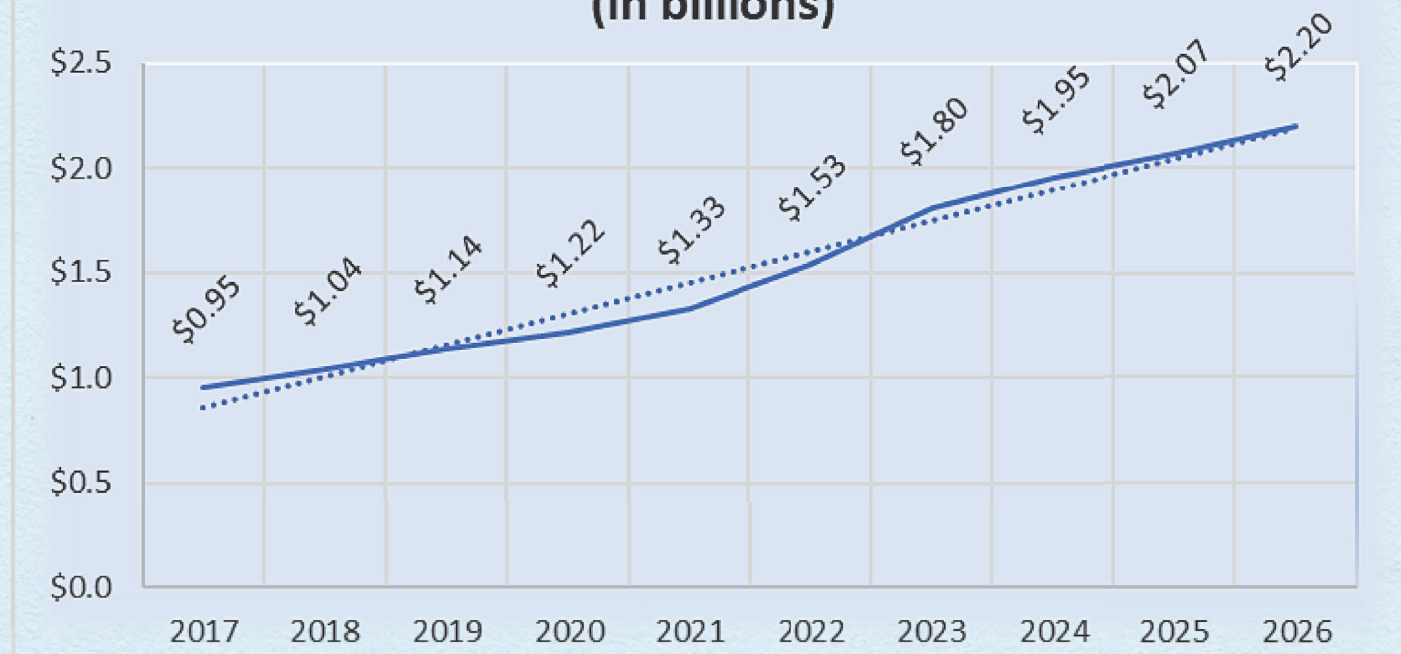
% increase in taxable value

6.5%





Taxable Assessed Value (in billions)



Property Tax Revenue

(Assumes a Millage Rate of 3.7500)



No Increase in Millage Rate
(millage rate remains
consistent for the 5th year in
a row at 3.7500).



Property Tax revenue
**(assuming a millage
rate of 3.7500 & a
95% collection rate)** is
approximately \$7.85M.



Property tax revenue
projected to
increase **\$477k** or **6.5%**
when using
the same millage rate
as the prior year.



Rolled-back millage
rate approximates
3.5424.



General Fund Revenues

Total revenue projections are \$19.15M, a decrease of \$746k as compared to the FY 2026/27 adopted budget:

- \$477k **increase** in property taxes.
- \$47k **increase** in franchise taxes & fees.
- \$79k **increase** in metered parking (recommending \$1/hr. fee increase)
- \$1.7M **decrease** from a one-time grant budget in FY 2026.



Non ad-valorem special assessment

- Solid waste collection
 - \$361.44 annual curbside (**4% increase to the property owner**). Rate was \$373.20 in FY 2021/22.
 - \$191.76 annual containerized (**3% increase to the property owner**). Rate was \$236.16 in FY 2021/22.



General Fund Expenditures

- Cost of Living Adjustment (**COLA**) budgeted at March's CPI of 3.3%.
- The Merit Plan is budgeted with a:
 - 0-4% (reduced from 5% max) range for General Employees based on their annual evaluation, &
 - a 0-5% range for Sworn Officers pursuant to their career development program.
- Retirement costs for General Employees are projected at 7% of base wages with a matching program of up to 2%, for a total cost of **\$625k (for all funds)**.
- Pension costs for Sworn Officers are projected at 50% of wages, for a total cost of **\$1.4M** with the State anticipated to provide **\$227k**.
- Health & dental insurance premiums are projected to increase 15% for a total cost of **\$2.3M (for all funds)**.
- Continuation of the Tuition Reimbursement & Certification/License Incentive Programs with a budget of **\$14k**.



General Fund Expenditures

(continued)

- Departmental Changes

- **Police Department:** Transferring one (1) Investigator from Uniform Division to Detectives' Bureau (no increased cost).
- **Public Services:** Reclassify one (1) Marine Safety Officer to Chief of Ocean Rescue & one (1) Senior Ocean Lifeguard to Lieutenant of Ocean Rescue (no increased cost); adding one (+1 FTE) Custodian at a cost of **\$88.5k** including benefits.
- **Development Services:** Removed one (1) Business Development Specialist (unfilled/no change in cost) as we continue to partner with the Greater Lantana Chamber of Commerce. Additionally, \$40k is included towards Economic Development.



General Fund Expenditures

(continued)

% of Budget by Category:

- Personnel 71%
- Operating 26%
- Capital 3% (**\$627k**)
- Debt 0% (**Town has no debt**)

Current Budget Status:

- The use of \$300k worth of Building Permit Fund Balance Reserves.
- Working to reduce **\$259k** deficit.



Holiday Closings

(at noon)

- Wednesday before Thanksgiving (11/25/2026)
- Employee Holiday Party (TBD)
- Christmas Eve (Thursday, 12/24/2026)
- New Year's Eve (Thursday, 12/31/2026)
- Good Friday (03/26/2027)
- July 2nd (Thursday, 07/02/2027)



General Fund Capital Expenditures

Police

AXON Body Worn Cameras & Tasers continuation	\$	150,000
Three (3) vehicles & accessories for the Uniform Division		228,440
Flock Safety Camera system/license plate reader		50,500
Subtotal		428,940

Public Services

Emergency use of an inflatable boat w/motor for ocean rescue.		5,000
Emergency use scuba gear for lifeguards		1,000
Improvements townwide (not limited to fences, signs, etc.)		30,000
Improvements townwide (not limited to benches, trash cans, landscaping etc.)		30,000
Replace the ineffective lights on the south tennis courts.		10,000
Town wide A/C replacement plan		20,000
Subtotal		96,000

Library

Upgrade audiovisual system		12,000
Library Books		17,000
Subtotal		29,000

Non Departmental

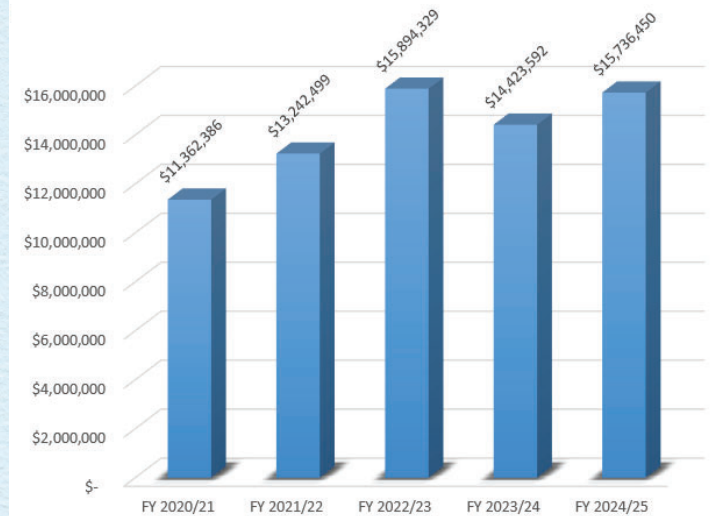
Master Plan projects		73,365
Subtotal		73,365
Total by Fund	\$	627,305



General Fund Fund Balances at September 30, 2025 (Audited)

Fund balances:		
Non-spendable for prepaid costs and inventories	\$	2,190
Restricted for:		
Building permitting activities		1,902,148
Committed for:		
Council directed projects		3,300,000
Assigned for:		
Contracts		646,794
Carryforward expenditures		4,958,910
Subsequent year's expenditures		549,000
Unassigned		15,736,450
Total fund balances	\$	27,095,492

**General Fund Unassigned Fund Balance
(as of September 30)**



Water & Sewer Fund Revenues

- Operating revenues projected to **increase** \$158k.
- Rate adjustment = May CPI estimate of 3% (**per Ordinance**).
- Total revenues **decreasing** **\$2.8M** primarily due to non-recurring grant revenues.

Water & Sewer Fund Expenditures



- Same benefits provided to General Employees as in the General Fund.
- Includes new capital requests of **\$3.5M**.
- % of Budget by Category: Personnel 30%, Operating 37%, Capital 33% & Debt 0%.
- Current Budget Status: Working to reduce **\$1.1M** deficit.



Water & Sewer Fund Capital Expenditures

Public Services

Replace sewer line on 4th St from W Lantana Rd to Gator	\$	1,800,000
Install /update instruments and controls for WTP		1,200,000
Rehab the potable water clear well		525,000
Subtotal	\$	3,525,000



Grants/Appropriations Update

- The Town's Contract & Grants Administrator aggressively pursues grant opportunities to improve & enhance services, in collaboration with:
 - External Grant Writer Ryan Ruskay of RMPK Funding - secured \$5.9M (inclusive of Town matches) in such funding.
 - Lobbyist Mat Forrest of Ballard Partners - secured \$3M in State Appropriations.
 - Congresswoman Lois Frankel's Office - secured \$2.2M in Federal Appropriations
 - On 02/11/2026, the Town was notified by her Office that \$1M was secured in the FY 2026 Federal Budget for upgrades to the **WTP Control Panels & Instrumentation Equipment**.
 - All American Rescue Plan Act (ARPA) Funds were obligated by 12/31/2024 & will be expended by 12/31/2026.



Grants/Appropriations Update

(cotinued)

Responsible Business Partner	Grant Amount	Town Match	Total Grant
Florida Inland Navigation District (FIND)	\$ 900,000	\$ 900,000	\$ 1,800,000
Florida Department of Environmental Protection - Resilient Florida Grant Program	1,610,600	1,610,600	3,221,200
Florida Recreational Development Assistance Program (FRDAP)	112,500	37,500	150,000
U.S. Department of Transportation	120,000	24,000	144,000
Total Active Grants/Appropriations that have been applied for	\$ 2,743,100	\$ 2,572,100	\$ 5,315,200
State Appropriations - Mat Forrest (State Representative, Gossett-Seidman and State Senator Mack Bernard)	\$ 1,800,000	-	\$ 1,800,000
American Rescue Plan Act (ARPA) Funding	6,300,000	-	6,300,000
Community Development Block Grants (CDBG)	149,486	-	149,486
Federal Appropriations - Congresswoman Lois Frankel	3,159,757	631,951	3,791,708
Total	\$ 14,152,343	\$ 3,204,051	\$ 17,356,394

Pending Appropriation Requests	Request	House Sponsor	Senate Sponsor
State - Police Department Emergency Operations Renovation	\$ 210,000	Gosset-Seidman	Bernard
Federal - Hillbrath Dr Gravity Sewer Main Replacement project	\$ 1,200,000	Rep. Lois Frankel	-



Infrastructure Surtax Fund

- Annual Revenue source of \$1M+ has sunset & is no longer receiving proceeds.
- The Surtax Fund will continue until its planned exhaustion of funds.
- \$20k towards the establishment of an archival area at the Bicentennial Building.
- Current Budget Status: Fund is using \$13k of Fund Balance.



Stormwater Utility Fund Revenues

- Assessment Rate:
 - Based on Equivalent Residential Units (ERU) at \$6.00/ERU/month.
- Current revenue projected at \$507k.

Stormwater Utility Fund Expenditures

- Annual Maintenance Costs = \$507k.
- Budget Status: **In Balance.**



What's Next?



- **07/01/2026** – receive certified taxable values from the Property Appraiser.
- Incorporate any additional Town Council direction into the budget.
- Prepare for the **07/13/2026** Budget Workshop #2.
- **07/13/2026** Town Council Meeting – Set proposed millage rate & date/time of the 1st Public Budget Hearing.
- **08/10/2026** - Set Solid Waste NAV Special Assessment.
- **09/08/2026** - 1st Public Budget Hearing.
- **09/17/2026** - 2nd Public Budget Hearing Adoption of Budget.



What's happening with Property Taxes?



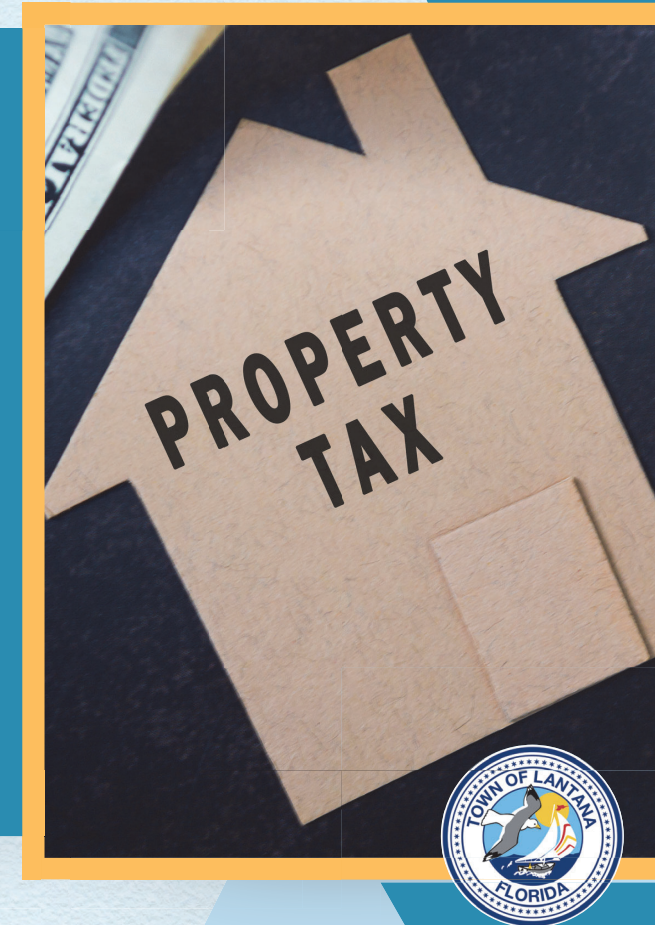
"The Elephant in the Room."



Property Tax Amendment Passes Legislature

(information provided by the Florida League of Cities & Ballard Partners)

- On Tuesday, 06/02/2026, the Florida Legislature passed [CS/HJR 1-E](#), a proposed constitutional amendment that would significantly increase the homestead property tax exemption.
- The amendment will appear on the [11/2026 General Election](#) ballot, & will require [60%](#) voter approval to take effect.
- The joint resolution passed both chambers with the required 3/5^{ths} supermajority:
 - House: 75–26
 - Senate: 30–9



What Does the Amendment Do?

(assuming voter approval)

- If passed, increases the homestead exemption & impact to our Property Taxes:
 - 01/01/2027 - from \$50k to \$150k (**reduction of \$1M in Property Taxes**).
 - 01/01/2028 - from \$150k to \$250k (**reduction grows to \$1.34M or 25% in Property Taxes**).
- Allows the Legislature to establish a schedule for the full elimination of homestead property taxes in the future.
- Excludes school district levies from the increased exemption.
- Reduces the cap on annual assessment increases for non-homestead properties from 10% to 5%.



What Does the Amendment Do?

(continued)

- Requires new Florida residents (after 01/01/2027) to wait 5 years before qualifying for the full increased exemption. During the waiting period, they would initially qualify for:
 - Up to \$25k for school district levies.
 - Up to \$50k for all other levies.



Potential Impacts to our FY 2027/28 Budget & Beyond

- Essential Services (e.g., Police, Public Services, Development Services & Library Services will all be impacted).
- Non-essential services are likely to be significantly reduced if not eliminated:
 - Parks (including the beach) will be maintained less frequently.
 - Events: Drive-In Movie Nights, Egg Hunt, Touch-A-Truck, July 4th Celebration, Haunted Nature Preserve & Winterfest.
- Vacant positions have been temporarily frozen & may need to be eliminated (first through attrition).
 - Capital needs (i.e., Lantana Beach Master Plan Project) may need to be reevaluated. May need to resort to a simple maintain & replace model only after the useful life of an asset has been completely exhausted.



What Does this all Mean?

- With this amendment now heading to the ballot, it is more important than ever that we **educate** our residents about what property taxes fund & what is at stake.
- Florida law prohibits the use of public funds to advocate for or against ballot questions, however we can communicate information about how property taxes support local services (**we want informed voters**)!
- The Legislature also passed separate property tax administration legislation (**SB 4F**), which may affect future local government millage rate calculations & procedures.



What Does this all Mean?

(continued)

- We have many challenges to work through.
- We will have many difficult decisions to make.
 - This will not be an easy process.
 - Some decisions may be unpopular but unfortunately, necessary.

What can you do?

- Be informed!



Town of Lantana



Thank you for your
continued support!

