

Cam D. Milani Park Project History – As of January, 2024

- 1987 - The Board of County Commissioners (BCC) authorized staff to prepare documents and appropriate budget to purchase two parcels on either side of State Road A1A, totaling 5.39 acres from the Milani family for \$3.9 million for future development of a beachfront park.
- The Town of Highland Beach filed a lawsuit to block the acquisition citing traffic and safety concerns, but the County prevailed and moved forward with the purchase. The \$4.2M asking price was reduced to \$3.9M following appraisal. The BCC agreed to name the park property after Cam D. Milani.
- Upon property acquisition, the County land-banked the property for future park development to meet the Comprehensive Plan Recreation and Open Space Element Level of Service for beach park acreage. It is also an archeologically significant property including rock formations at the shoreline with connection to the Yamato colony.
- 2000 - A property survey revealed an 8 to 12 foot encroachment on the western boundary of the parcel, which contained an asphalt driveway, utility boxes and a fence. The County moved to formalize encroachments with a non-exclusive permanent easement in exchange for the Condominium granting the County a temporary construction easement and permanent drainage easement granting positive outfall (needed for future park development).
- 2002 - Milani Holdings filed suit against the County, claiming the County violated the purchase agreement by granting the Condominium an easement. 2006 – The court ruled in the County’s favor. The ruling was appealed and the Court of Appeals upheld the ruling in January 2008.
- 2007 - The County re-activated a prior development application and submitted it to the Town. On March 4, 2008, the Town’s Building Official confirmed that the County’s application met the 19 code requirements for issuance of the special exception application.
- 2009 - The application was referred to the Town’s Planning Board, which heard the matter at three separate workshops in February, March and April of 2009. The Planning Board recommended approval of the special exception application to the Town Commission along with 43 conditions of approval. At the April 27, 2009 Public Hearing, the Highland Beach Town Commission voted to approve the County’s special exception application with the 43 conditions of approval that had been recommended.

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- 2010 - On May 18, 2010, the Board of County Commissioners (BCC) approved a stipulated settlement agreement (R2010-1374) with the Town of Highland Beach regarding the Town's approval, with conditions, of the County's special exception use application for the development of the Cam D. Milani park property. In the settlement agreement, the County agreed not to proceed with development of the park, other than certain compliance conditions, for a period of 10 years from the date of adoption for the amended development order.
- On September 14, 2010, the BCC approved an addendum to the stipulated settlement agreement to correct scrivener's errors, which both parties wished to be clarified through the execution of an addendum.
- The settlement agreement also provided the County the right to extend the postponement at its sole option for two periods of five years each for a maximum postponement of 20 years.
- On October 22, 2019 (BCC Regular Agenda 5F-1), the BCC provided direction to exercise the first of the five-year extensions, authorized the Mayor to execute a letter to the Town of Highland Beach, and directed the County's Parks and Recreation department (P&R) to request design phase funding for the park in the FY2021 budget process. The County was granted the first of the five-year time extensions from June 1, 2020 until May 31, 2025.
- July 27, 2023 - Palm Beach County notified the Town that they are initiating the design and permitting process for this project.
- P&R initiated a Request for Project Assignment with the County's Facilities Development & Operations department (FDO) to design and permit Phase 1 including parking (42 spots), a dune crossover and educational signage. Phase 1 is a lower impact, beach access park to meet level of service.