



# TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

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**MEETING TYPE:** Town Commission Meeting

**MEETING DATE** 1/18/2022

**SUBMITTED BY:** Ingrid Allen, Town Planner, Building Department

**SUBJECT:** AN ORDINANCE OF THE TOWN OF HIGHLAND BEACH, FLORIDA, ADOPTING A SMALL-SCALE AMENDMENT TO THE TOWN COMPREHENSIVE PLAN TO AMEND THE FUTURE LAND USE DESIGNATION OF A 0.8315 ACRE PARCEL OF LAND LOCATED IN THE BOCA COVE DEVELOPMENT ALONG SOUTH OCEAN BOULEVARD APPROXIMATELY 300 FEET SOUTH OF RUSSELL DRIVE, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM NO FUTURE LAND USE CLASSIFICATION TO MULTI FAMILY LOW DENSITY TO CORRECT A SCRIVENER'S ERROR; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

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## **SUMMARY:**

In January 2021, the Palm Beach County Property Appraiser advised Town staff that three (3) parcels including parcel control number 24-43-47-04-01-000-1128 located within the Boca Cove development had no zoning district designation. Upon further research by staff, it was determined that of the three (3) parcels with no zoning district designation, only parcel control number (24-43-47-04-01-000-1128) did not have a corresponding Future Land Use designation. According to the Future Land Use Map of the Town Comprehensive Plan, all parcels located within the Boca Cove development, with the exception of parcel control number 24-43-47-04-01-000-1128, have a Future Land Use designation of Multi Family Low Density. Parcel control number 24-43-47-04-01-000-1128 is a 0.8315 acre parcel that is owned by the Boca Cove Property HOA and includes a private roadway as well as common areas.

Upon review of the Future Land Use Map adopted by Ordinance No. 581 (Attachment No. 1), as well as subsequent amendments to the Future Land Use Map, parcel control number 24-43-47-04-01-000-1128 was located within the Future Land Use designation of Multi Family Low Density; however, in error, this Future Land use designation is not reflected on the current Future Land Use Map of the Town Comprehensive Plan (which is in a different mapping format than the Future Land Use Map adopted under Ordinance No. 581). In order to correct this scrivener's error to the Future Land Use Map, a small-scale amendment to the Town's Comprehensive Plan is required. *Note a separate Ordinance is provided concurrently with this*

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*amendment that corrects a scrivener's error pertaining to the zoning district designation for three (3) parcels located within the Boca Cove development).*

As a courtesy, Town staff reached out (via telephone and certified letter) to the Boca Cove property management company (Vesta Property Services, Inc.) prior to the scheduling of public hearings to advise them of the scrivener's error as it pertains to both the Zoning and Future Land Use Maps (Attachment No. 2). Town staff did not receive any comments from Boca Cove residents or the property management company as it pertained to the courtesy letter.

Pursuant to Section 163.3187(2) Florida Statutes, small-scale amendments to the Comprehensive Plan require only one (1) public hearing which shall be an adoption hearing.

**PLANNING BOARD ACTION:**

At the December 9, 2021 Planning Board ("Board") meeting, the Board recommended approval of the small-scale amendment to the Town Comprehensive Plan which corrects a scrivener's error to the Future Land Use designation of parcel control number 24-43-47-04-01-000-1128 from no designation to Multi Family Low Density (motion carried 6-0).

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**FISCAL IMPACT:**

None.

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**ATTACHMENTS:**

Attachment No. 1 – Future Land Use Map (adopted via Ord. No. 581 on 9-19-1989).  
Attachment No. 2 – Letter to Boca Cove property management company.  
Ordinance (includes proposed Future Land Use Map changes – Exhibit A).

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**RECOMMENDATION:**

Approval of Ordinance.