



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

August 16, 2021

Mr. James Demos
Vesta Property Services, Inc.
751 Park of Commerce Drive, Suite 118
Boca Raton, FL 33487

Dear Mr. Demos:

Earlier this year, the Town of Highland Beach was advised by the Palm Beach County Property Appraiser that the following parcel control numbers (PCNs) located within the Boca Cove development do not have a designated zoning district:

PCN	PARCEL ADDRESS	PROPERTY OWNER
24434704010001131	1123 Boca Cove Lane	Bonnie H and Michael K Mazor
24434704000060250	NA	Boca Cove HOA
24434704010001128	NA	Boca Cove HOA

According to the Town's Zoning Map, all the parcels located within the Boca Cove development (with the exception of the parcels noted above) are zoned RML - Residential Multiple Family Low Density (Attachment No. 1). Upon review of Town Ordinance No. 594, which adopted the Zoning Map in 1990, it is clear that these three (3) parcels were located within the RML Zoning District (Attachment No. 2); however, in error, the current Zoning Map (which is in a different mapping format than the Zoning Map adopted under Ordinance No. 594) does not provide any zoning designation for these parcels. In order to remedy this Zoning Map scrivener's error, Town staff will draft an Ordinance that will correctly designate RML as the applicable zoning district for the above referenced PCNs. The Ordinance will be reviewed and considered in a public hearing format (to be determined) by both the Planning Board and the Town Commission.

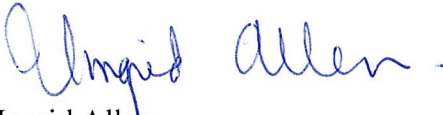
In addition, PCN 24434704010001128 does not have a corresponding Future Land Use designation as provided in the Town's Comprehensive Plan (Attachment No. 3). The remaining two (2) parcels, as noted above, as well as the entire Boca Cove community has a Future Land Use designation of Multi Family Low Density. Therefore, an amendment to the Future Land Use Map of the Town Comprehensive Plan will be required to correct this additional scrivener's error pertaining only to PCN 24434704010001128.

According to Section 30-46 of the Town Code of Ordinances, amendments to the Zoning and Future Land Use Maps requires that written notice of the scheduled public hearings be provided to each property owner located within 500 feet of the parcels in question. In anticipation of the latter, I am reaching out to you as a courtesy and in advance of such public notice requirements

so that you may advise the community of the map errors that the Town will be correcting. I will be glad to meet with the HOA to address any questions regarding the anticipated correction of these scrivener's errors. Note, there will be no cost to the HOA or individual property owners to correct the Zoning and Future Land Use maps.

Please feel free to contact me at 561-278-4540 (press option 3) if you or any residents should have any questions regarding this matter.

Sincerely,



Ingrid Allen
Town Planner

cc: Marshall Labadie, Town Manager

Attachment No. 1 – Town Zoning Map

Attachment No. 2 – Town Ordinance No. 594

Attachment No. 3 - Town Future Land Use Map



TOWN OF HIGHLAND BEACH OFFICIAL ZONING MAP

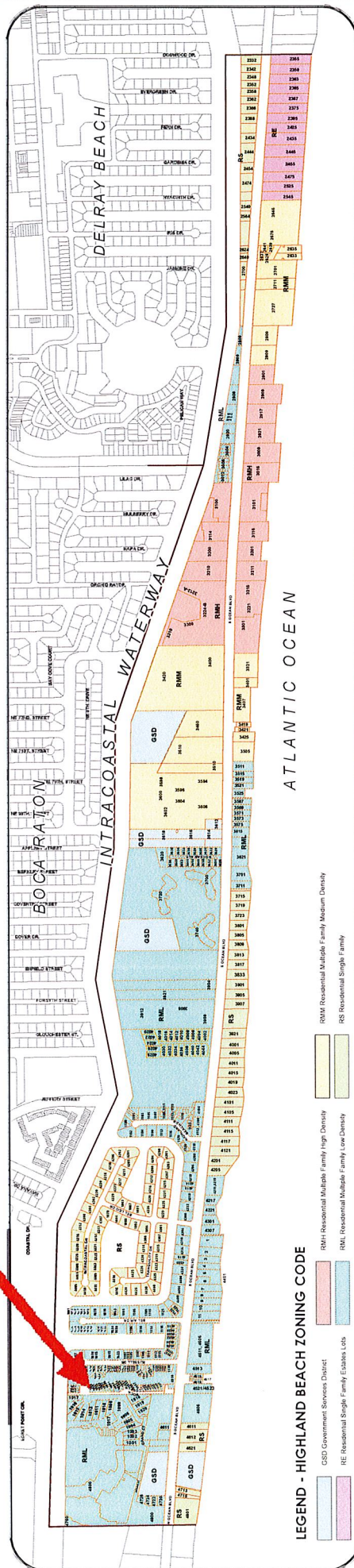


SCALE



1 inch = 500 feet

Boca Cove Development



LEGEND - HIGHLAND BEACH ZONING CODE



TOWN COMMISSION

BERNARD FEATHERMAN, Mayor
WILLIAM WEITZ, PhD, Vice Mayor
LOUIS P. STERN, Comm.
CARL FELDMAN, Comm.
RHODA ZELNIKER, Comm.

PLANNING BOARD

CAROL STERN, Chair
ILYNE MENDELSON, Vice Chair
RONALD CLARK
STEPHEN GOLDING
HARVEY MART
CHARLES SHANE
WILLIAM SVENSTRUP

ATTESTATION

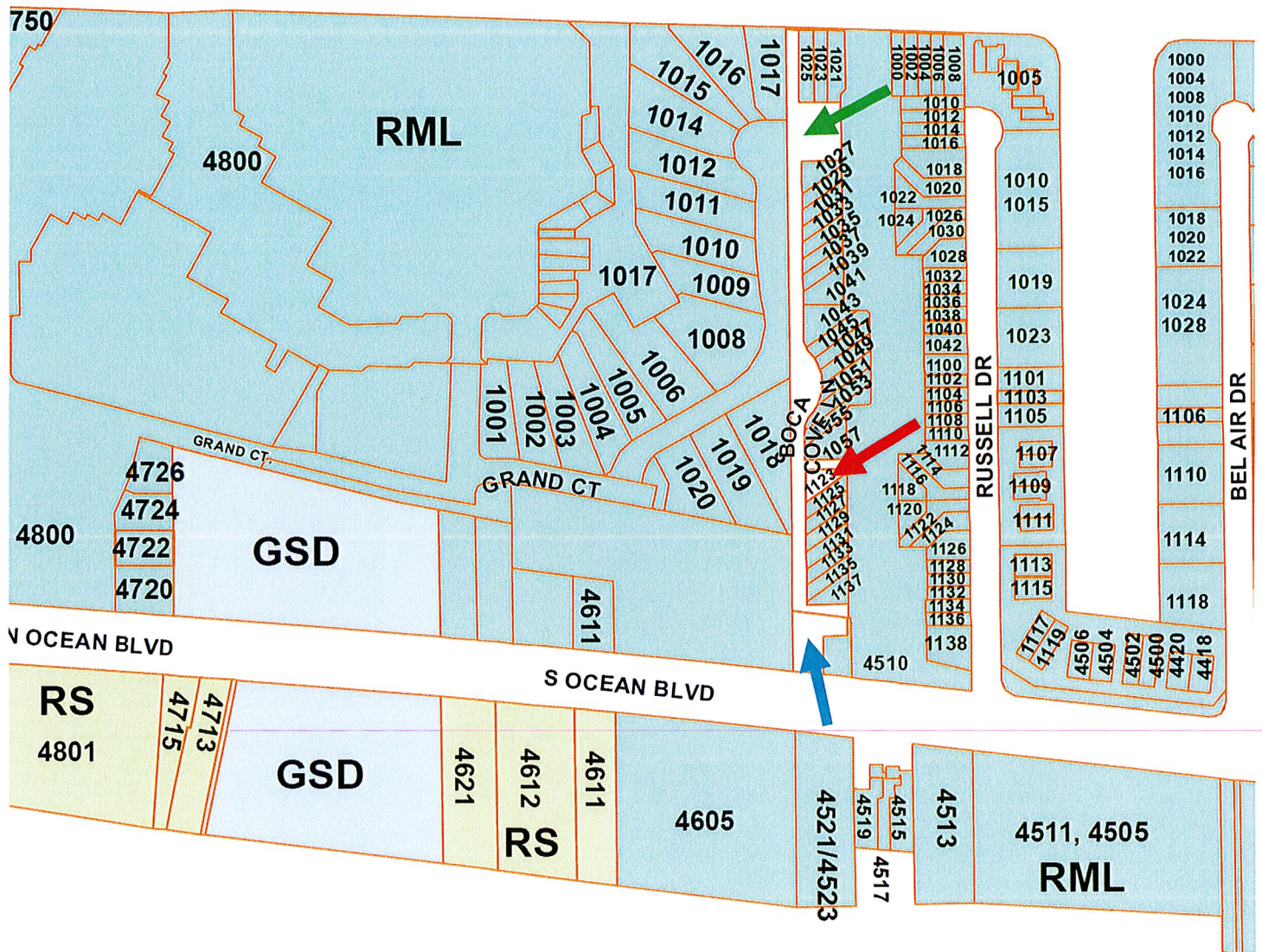
VALERIE OAKES, Town Clerk
ADOPTED
ORDINANCE NO.

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP OF THE TOWN OF HIGHLAND BEACH AS ADOPTED BY ORDINANCE NO. 584, AND IS AN AMENDMENT OF THE OFFICIAL ZONING MAP REFERRED IN SECTION ONE OF ORDINANCE NO. 503 OF THE TOWN OF HIGHLAND BEACH, FLORIDA.



Boca Cove: Zoning Map

scrivener's errors to be corrected



LEGEND - HIGHLAND BEACH ZONING CODE

	GSD Government Services District		RMH Residential Multiple Family High Density		RMI Residential Multiple Family Medium Density
	RE Residential Single Family Estates Lots		RML Residential Multiple Family Low Density		RS Residential Single Family

Green arrow = PCN #24434704010001128 (0.8315 acres)

Red arrow = PCN #24434704010001131 (1123 Boca Cove Lane) (0.05 acres)

Blue arrow = PCN #24434704000060250 (0.15 acres)

Source: Palm Beach County Property Appraiser

ORDINANCE NO. 594

AN ORDINANCE OF THE TOWN OF HIGHLAND BEACH, FLORIDA RELATING TO REZONING, PROVIDING FOR THE AMENDMENT OF THE "OFFICIAL ZONING MAP" OF THE TOWN OF HIGHLAND BEACH AS INCORPORATED BY REFERENCE IN ORDINANCE NO. 503; PROVIDING FOR THE APPROPRIATE REVISION OF THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning Board, after notice and public hearing has reviewed the Town's current Comprehensive Plan to determine what changes should be made to "Official Zoning Map" of the Town of Highland Beach as incorporated by reference in Ordinance No. 503, in order that the zoning of properties in the Town will be consistent with the Comprehensive Plan as mandated by Florida Statute § 163.3194(b); and

WHEREAS, the Planning Board has found, after receiving recommendations from the Town's land planners, that the zoning depicted on the map attached hereto as Exhibit "A" is consistent with the Comprehensive Plan, and has recommended that the Town Commission approve such zoning for the land located within the corporate limits of the Town of Highland Beach; and

WHEREAS, the Town Commission has taken the recommendation of the Planning Board into consideration, and has also considered the appropriateness of the zoning for the properties located within the Town; and

WHEREAS, the Town Commission deems it necessary to amend the "Official Zoning Map" as incorporated by reference in Ordinance No. 503, to reflect the zoning depicted on the map attached hereto as Exhibit "A" in order that the zoning of all properties within the Town will be consistent with the Comprehensive Plan;

WHEREAS, all applicable requirements of Chapters 163 and 166 Florida Statutes and Chapter 30 of the Town's Code of Ordinances has been met:

NOW THEREFORE, BE IT ORDAINED by the Town Commission of the Town of Highland Beach that:

1. The "Official Zoning Map" incorporated by reference in Ordinance No. 503 is hereby amended to reflect the zoning

depicted on the map attached to this ordinance as Exhibit "A".

2. The Town Manager is hereby directed to cause the "Official Zoning Map" of the Town of Highland Beach as incorporated by reference in Ordinance No. 503 to be amended in accordance with this ordinance.

3. This ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Town Commission of the Town of Highland Beach this 22nd day of August, 1990.

ATTEST:

Anne M. Kovale
TOWN CLERK

Joseph A. Boulay
JOSEPH A. BOULAY, MAYOR

August 7, 1990
FIRST READING

William E. Paul
WILLIAM E. PAUL, COMMISSIONER
VICE MAYOR

August 7, 1990
POSTED AFTER FIRST READING

Marvin Waldman
MARVIN WALDMAN, COMMISSIONER

August 8, 1990
PUBLISHED

(Absent)
Betty Jean Stewart COMMISSIONER

August 22, 1990
FINAL READING

Harold C. Chambers
HAROLD C. CHAMBERS, COMMISSIONER

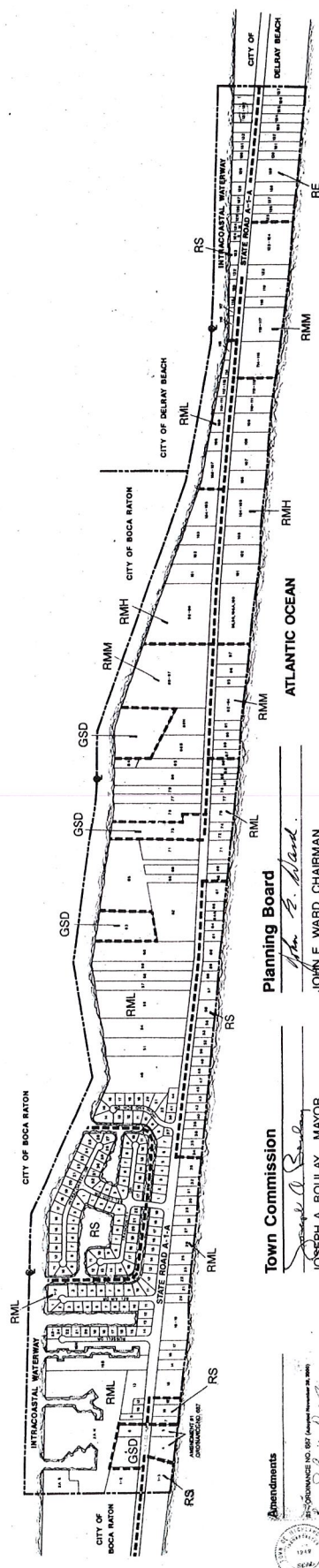
August 22, 1990
POSTED AFTER FINAL READING

August 7 and August 22, 1990
PUBLIC HEARING HELD

TOWN OF HIGHLAND BEACH, FLORIDA

OFFICIAL ZONING MAP

- LEGEND**
- RE RESIDENTIAL SINGLE FAMILY ESTATE LOTS
 - RS RESIDENTIAL SINGLE FAMILY
 - RML RESIDENTIAL MULTIPLE FAMILY LOW DENSITY
 - RMM RESIDENTIAL MULTIPLE FAMILY MEDIUM DENSITY
 - RMH RESIDENTIAL MULTIPLE FAMILY HIGH DENSITY
 - GSD GOVERNMENT SERVICE DISTRICT



Town Commission

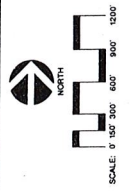
JOSEPH A. BOULAY, MAYOR
WILLIAM E. PAGE, VICE MAYOR
HAROLD C. CHAMBERS, COMMISSIONER
BETTY JEAN STEWART, COMMISSIONER
MARVIN A. WALDMAN, COMMISSIONER

Planning Board

JOHN E. WARD, CHAIRMAN
AMELIE LENG
ARTHUR R. KELLER
HAROLD R. HAGELMANN

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP OF THE TOWN OF HIGHLAND BEACH AS ADOPTED BY ORDINANCE NO. 594 AND AS AMENDED BY ORDINANCE NO. 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ATTESTATION: *[Signature]* TOWN CLERK
ADOPTED: *[Signature]* 23, 1992
ORDINANCE NO. 594



GEE & JENSON
Engineers-Architects-Planners, Inc.

Future Land Use Map

Year 2030

Legend

- Government
- Multi Family High Density
- Multi Family Low Density
- Multi Family Medium Density
- Recreational Open Space
- Single Family
- Conservation

Boca Cove Development

Proposed Multi Family Low Density designation for PCN #24434704010001128

