



TOWN OF HIGHLAND BEACH

AGENDA MEMORANDUM

MEETING TYPE: Planning Board Meeting

MEETING DATE April 13, 2023

SUBMITTED BY: Ingrid Allen, Town Planner, Building Department

SUBJECT: Ongoing discussion of proposed changes (“amendment concepts”) to the Accessory Marine Facility (AMF) and seawall regulations of the Town Code

SUMMARY:

At the March 9, 2023 Planning Board meeting, the Board discussed several of the proposed amendment concepts which are provided in the table below. As mentioned to the Board at the March 9, 2023 meeting, the proposed amendment concepts pertaining to AMF and seawall regulations will be an ongoing item of discussion on the Board’s meeting agendas during an approximate 8-12 month timeframe. This timeframe will give the Board sufficient time to discuss, analyze and craft a consensus on the proposed amendment concepts. Subsequently, the Board will provide its recommendations on each proposed amendment concept to the Town Commission.

AMENDMENT CONCEPT	BOARD DISCUSSION
Maximum height for AMF = BFE plus 7 feet	Maybe the proposed “7 feet” is not high enough but there should be a limit.
Require a ladder for every 50 feet of dock	Require ladders on seawall and docks and consider adjustable ladders whereby the length of the ladder needs to be in the water at low mean tide.
10-foot side setback for all zoning districts. For lots < 100 feet in width, setback is 10% of width; however, setback cannot be less than 5 ft.	10-foot setback for Multi-Family Zoning Districts needs more discussion. Consider setback for mooring of boats.

ATTACHMENTS:

- Planning Board agenda memorandum, March 9, 2023 (without attachments)
- Town Commission memorandum regarding introduction to proposed changes to AMF regulations, March 15, 2022 (without attachments).

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- Public Input Meeting comment sheets.
 - Additional public comment.
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RECOMMENDATION:

At the discretion of the Board.