



TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

MEETING TYPE: Town Commission Meeting
MEETING DATE October 20, 2026
SUBMITTED BY: Town Manager's Office
SUBJECT: Maximum Building Height – Ordinance Modification

Background and Issue

It has recently come to my attention through staff review, and has been confirmed through discussions with the Town Attorney, that language within Chapter 30 of the Town Code governing the measurement of maximum building height may unintentionally prohibit or significantly restrict construction practices that have historically been permitted within the Town.

The issue primarily affects properties located east of State Road A1A, although it may also affect properties west of A1A, particularly multifamily development as the current language hasn't limited construction of single family homes.

The concern centers on Note (2) to Table 30-2 (Exhibit A), which states:

"Maximum building height does not include permitted area for non-usable space permitted below finished floor elevation."

The difficulty with this provision is that the Zoning Code does not define "non-usable space." Instead, the Code defines "Usable Space" as:

"an enclosed or unenclosed area, whether or not air conditioned, for such accessory, non-sleeping residential uses as private garage, personal storage, clothes washing/drying, etc., including a bathroom with a sink, toilet, and shower."

When these two provisions are read together, the current language creates an unintended result. Because private garages, storage areas, laundry areas and similar non-sleeping areas are expressly defined as usable space, they do not appear to qualify for the building-height exclusion applicable to "non-usable space."

Impact East of A1A

This issue is most pronounced for properties east of A1A. Under a strict reading of the current language, private garages and other non-sleeping residential areas located below the required finished floor elevation would potentially have to be included in calculating maximum building height.

That interpretation is inconsistent with the manner in which the Town has historically administered its building-height requirements. For approximately the past two decades, these lower-level areas have not been treated as part of the maximum building height in this manner. Application of the current language therefore has the potential to materially restrict construction practices that have historically been accepted within the Town.

Historical Zoning Code

A review of the Zoning Code adopted on July 25, 2000 provides important context and suggests that the present language may not fully reflect how these provisions were originally intended to work.

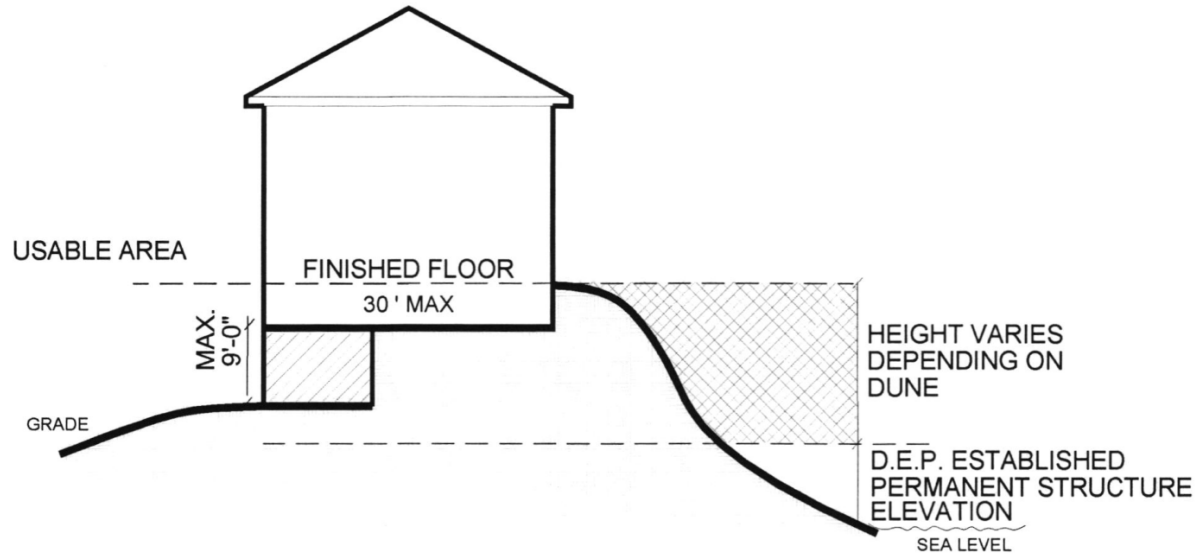
The 2000 Code, which is still in effect (although modified in part since adoption), contained a specific section entitled “Finish Floor Elevation, Building Height, and Exceptions to Building Height.” For properties west of A1A, it established the minimum usable finished floor elevation based upon the higher of the applicable FEMA flood elevation or 18 inches above the average elevation of the centerline of the roadway, subject to any higher DEP or FEMA requirement.

For properties east of A1A, the Code established the finished floor elevation based upon the storm-related elevation determined by DEP and specifically provided: *“The area below the finished floor elevation shall not be used for sleeping purposes.”*

Importantly, the Code then expressly addressed garages located below the finished floor elevation. It established a maximum distance from the garage floor to the garage ceiling and a maximum separation between that ceiling and the finished floor elevation of the habitable or similar usable area above. It also expressly contemplated that the garage finished floor would be constructed below the applicable flood/finished-floor elevation.

Figure 30-5, further illustrated this arrangement. The figure depicts the finished floor and usable area above the lower portion of the structure and demonstrates how building height was intended to be measured in relation to the established finished floor elevation.

FIGURE 30-5
Finished Floor Elevation & Building Height



Thus, the historical Code appears to have expressly contemplated construction below the finished floor elevation, including garage space, while measuring the permitted building height from the established finished floor elevation.

Subsequent Code Changes

This historical language was subsequently removed from the Zoning Code in 2021 (Exhibit B.) Some of the provisions were outdated, particularly those establishing specific dimensional limitations associated with garages. However, removal of the entire section also eliminated language and illustrations that provided important context regarding the relationship between finished floor elevation, lower-level garage/non-sleeping areas, and maximum building height.

The resulting language now creates an apparent internal inconsistency: Table 30-2 excludes only “non-usable space” below finished floor elevation from maximum building height, while the Code's definition of “usable space” expressly includes garages, storage, laundry and similar non-sleeping residential areas.

2000 Adoption History

The legislative history surrounding adoption of the 2000 Zoning Code also provides useful context. The July 25, 2000 Town Commission minutes (Exhibit C) indicate that allowable building height for single-family units had previously been the subject of discussion by both the Planning Board and Town Commission.

Of additional significance, immediately before adoption, the Town Attorney recommended that the approval motion expressly authorize staff to “correct obvious errors in the text, i.e., typing mistakes, etc.” The Commission incorporated that authorization into its motion and unanimously adopted the amended Chapter 30.

While the historical record does not establish that the current inconsistency was itself an error, the combination of the detailed finished-floor provisions, Figure 30-5, the definition of usable space, and the discussion surrounding building height raises a reasonable question as to whether the reference to “non-usable space” in Note (2) was intended to operate as it does under a strict reading today.

Properties West of A1A

The potential impact west of A1A requires additional analysis because the effect may differ between single-family and multifamily development. The 2000 Code separately established minimum usable finished floor elevations for properties west of A1A, demonstrating that the relationship between flood elevation, finished floor elevation and building height was contemplated for development on both sides of A1A. A concern is that a simple universal language correction to address both sides could result in taller homes in the single-family zoning district (e.g. Bel Lido.) One such solution would be to change the definition of “usable space” to “non-usable” with the same language; which while simple, could result in taller structures within the single-family district without careful review.

Accordingly, any amendment should not be limited solely to properties east of A1A without first evaluating whether similar clarification is necessary for single-family and multifamily properties west of A1A.

ATTACHMENTS:

Exhibit A – Table 30-2 including Note (2)

Exhibit B – Finished Floor Provisions and Building Height Language for Properties East and West of A1A (Removed in 2021)

Exhibit C – Town Commission Meeting minutes July 25, 2000

Exhibit D – Email Communications

RECOMMENDATION:

The current language creates a legitimate concern regarding the administration of the Town's maximum building-height regulations and appears capable of producing results inconsistent with longstanding construction practices and the historical structure of the Zoning Code.

At this stage, the Town Manager's Office is not recommending a specific amendment or predetermined solution. Rather, if the Town Commission concurs that the issue warrants further review, I recommend that the Commission direct staff to forward the matter to the Planning Board for review and recommendation as a potential amendment to Chapter 30.

The Planning Board's review should focus on clarifying the relationship between maximum building height, finished floor elevation, garages and other non-sleeping areas below the finished floor elevation, while preserving the Town Commission's established maximum building-height limitations.

Exhibit A

**Table 30-2 including Note (2)
Zoning Code**

Sec. 4. Property Development Regulations

Dimensional requirements for all zoning districts, including standards for lots, setbacks, building height, building width, building length, and maximum lot coverage are established in Table 30 - 2.

(a) Compliance.

All buildings and structures shall comply with the requirements of Table 30 - 2.

TABLE 30 - 2.
Property Development Regulations

ZONING DISTRICT	Residential Estate (RE)	Residential Single Family (RS)	Multiple Family - Low Density (RML)	Multiple Family - Medium Density (RMM)	Multiple Family - High Density (RMH)	Government Service District (GSD)
MAX. DENSITY	1.45 units/acre	4.35 units/acre	6.0 units/acre	12 units/acre	16 units/acre	N/A
MIN. LOT AREA						TBD
■SFD	30,000 Sq. Ft. per unit	10,000 Sq. Ft. per unit	8,000 Sq. Ft. per unit	8,000 Sq. Ft. per unit	8,000 Sq. Ft. per unit	N/A
■2FD	N/A	N/A	6,000 Sq. Ft. per unit	6,000 Sq. Ft. per unit	6,000 Sq. Ft. per unit	N/A
■MFD	N/A	N/A	7,260 Sq. Ft. per unit	3,630 Sq. Ft. per unit	2,722 Sq. Ft. per unit	N/A
MIN. LOT WIDTH						TBD
■SFD	80 feet	80 feet	80 feet	80 feet	80 feet	N/A
■2FD	N/A	N/A	80 feet	80 feet	80 feet	N/A
■MFD	N/A	N/A	100 feet	100 feet	100 feet	N/A
MIN. FRONT SETBACK						TBD
■1 Story	25 feet	25 feet	25 feet	25 feet	25 feet	TBD
■2 Story	25 feet	25 feet	25 feet	25 feet	25 feet	TBD
■>2 Story	25 feet	25 feet	25 feet	See Highrise Setback	See Highrise Setback	TBD
■A-1-A	25 feet	25 feet	40 feet	40 feet	40 feet	TBD

ZONING DISTRICT	Residential Estate (RE)	Residential Single Family (RS)	Multiple Family - Low Density (RML)	Multiple Family - Medium Density (RMM)	Multiple Family - High Density (RMH)	Government Service District (GSD)
MIN. SIDE SETBACK						TBD
■ 1 Story	12 feet	12 feet	12 feet	12 feet	12 feet	TBD
■ 2 Story	12 feet	12 feet	12 feet	20 feet	20 feet	TBD
■ > 2 Story	12 feet	12 feet	12 feet	See Highrise Setback	See Highrise Setback	TBD
MIN. REAR SETBACK						TBD
■ 1 Story	> 20 feet or ocean setback	> 20 feet or ocean setback	> 20 feet or ocean setback	20 feet	20 feet	Ocean setback
■ 2 Story	> 20 feet or ocean setback	> 20 feet or ocean setback	> 20 feet or ocean setback	25 feet	25 feet	TBD
■ > 2 Story	> 20 feet or ocean setback	> 20 feet or ocean setback	> 20 feet or ocean setback	> 25 feet or Highrise Setback	> 25 feet or Highrise Setback	TBD
OCEAN SETBACK	(1)	(1)	(1)	(1)	(1)	(1)
HIGH-RISE SETBACK	N/A	N/A	N/A	See Sec. 5	See Sec. 5	TBD
MAX. LOT COVERAGE	None (6)	None	30%	40%	40%	None
MAX. BLDG. HEIGHT	35 feet (2)	35 feet (2)	35 feet (2)	40 feet (2)	50 feet (2)	35 feet (3)
MAX. BLDG. WIDTH	None	None	100 feet	See Sec. 6	See Sec. 6	None
MAX. BLDG. LENGTH	None	None	None	See Sec. 6	See Sec. 6	None

NOTES.

- > Means greater than.
 N/A Means Not Applicable.
 TBD Means To Be Determined by Town Commission.

- (1) Ocean setback to be determined by DEP pursuant to coastal construction control line requirements.
- (2) Maximum building height does not include permitted area for non-usable space permitted below finished floor elevation.
- (3) Water towers and related structures shall not exceed 150 feet.

(b) Variance from Requirements.

Any variance from the requirements of Table 30 - 2 may occur only upon approval of the Board of Adjustment and Appeals.

Sec. 5. Other Minimum Development Standards.

Other minimum development standards, including minimum floor space per dwelling unit, and minimum ceiling height are established in Table 30 - 3. All dwelling units shall comply with the requirements of this Section unless reduction in size is granted by the Board of Adjustment and Appeals pursuant to Article 3, Section 10.

**Table 30 - 3.
Other Minimum Dwelling Unit Standards**

Standard	RE	RS	RML	RMM	RMH	GSD
Minimum Dwelling Size	2,500 square feet	1,600 square feet	N/A	N/A	N/A	N/A
1 Bedroom Unit	N/A	N/A	1,400 square feet	1,400 square feet	1,400 square feet	N/A
2 Bedroom Unit	N/A	N/A	1,600 square feet	1,600 square feet	1,600 square feet	N/A
3 Bedroom Unit	N/A	N/A	1,800 square feet	1,800 square feet	1,800 square feet	N/A
Minimum Ceiling Height	8 feet (1)	8 feet (1)	8 feet (1)	8 feet (1)	8 feet (1)	8 feet (1)

Note.

- (1) Ceiling height may be reduced by drop ceilings or other installations necessary for utilities.

Sec. 6. Other Requirements.

(a) High-Rise Setbacks.

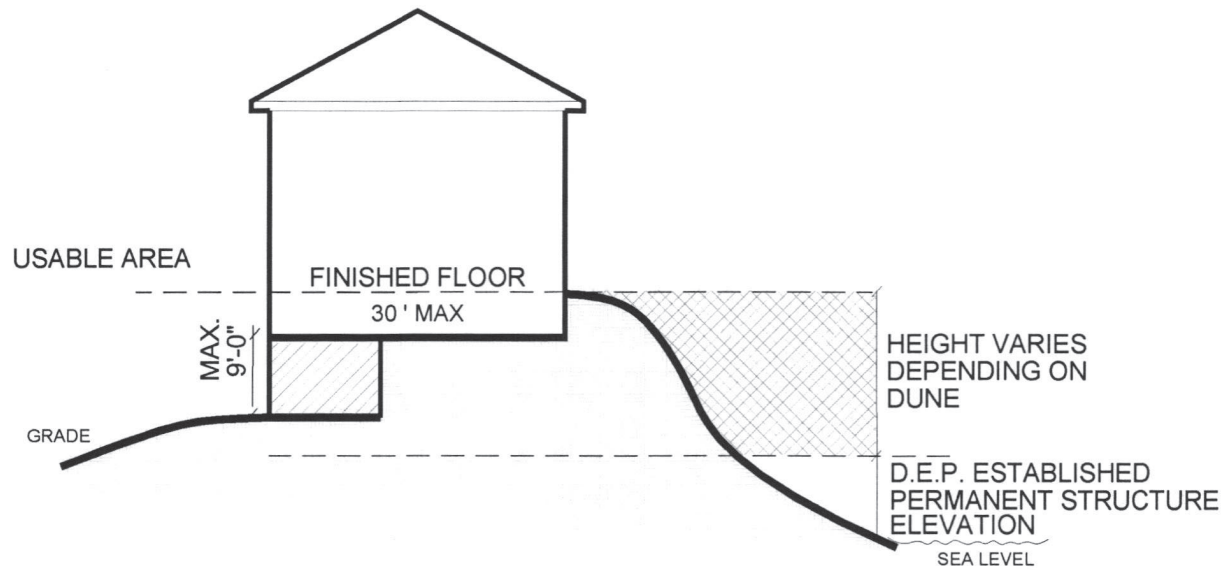
- (1) High-rise setbacks in the RMM and RMH zoning districts are established below and illustrated in Figure 30 - 1.

Exhibit B

**Finished Floor Provisions and Building Height Language for
Properties East and West of A1A (Removed in 2021)**

- a. The annual budget and capital improvement program of the Town shall provide for appropriation of funds as may be necessary to carry out the program for the acquisition of land for municipal recreational facilities and open space areas.
 - b. The funds necessary to acquire lands to meet the existing needs for municipal residential facilities and open space must be provided from a source of revenue other than from amounts deposited in the open space land and recreational land fund.
 - c. Amounts deposited in the fund shall be expended within a reasonable period of time for the purpose of acquiring and developing land necessary to meet the need for municipal recreational facilities and open space areas created by new development in order to ensure that such recreational facilities or open space areas will be available to and substantially benefit residents of new developments.
- (t) **Parking or Storage of Major Recreational Equipment and Vehicles.**
Major recreational equipment shall not be used for temporary or permanent residential purposes. Parking or storage of major recreational equipment within the Town is prohibited, unless the equipment is parked entirely within an enclosed garage.
- (u) **Finish Floor Elevation, Building Height, and Exceptions to Building Height.**
- (1) **Determination of finished floor elevation.** Finished floor elevation shall be determined as provided herein.
 - (2) **West of SR A1A.** For all parcels west of SR A1A, minimum usable finished floor elevation shall be the higher of the following:
 - a. the flood elevation as determined by the United States Federal Emergency Management Agency (FEMA), or successor agency; or
 - b. eighteen (18) inches above the average elevation of the centerline of the nearest public or private road providing access to the site, as measured from lot line to lot line of the affected site.
 - c. If a higher minimum elevation is established by the Florida Department of Environmental Protection (DEP) or FEMA, the higher elevation shall be used by the Town.
 - (3) **East of SR A1A.** For all parcels east of SR A1A, finished floor elevation shall be at least the "design breaking wave crest or wave approach as superimposed on the storm surge with dynamic wave setup of a one-hundred year storm" elevation as determined by DEP, as indicated in Figure 30 - 5. The finished floor elevation shall not exceed the average height of the dune on which the structure is to be located. Use of this finished floor elevation shall be consistent with the standards listed below.
 - a. A building permit shall not be issued by the Town until approval for the finished floor elevation is granted by the Department of Environmental Protection.
 - b. The area below the finished floor elevation shall not be used for sleeping purposes.

FIGURE 30-5
Finished Floor Elevation & Building Height



- c. The maximum distance from the finished floor elevation of the garage floor to the garage ceiling shall be nine (9) feet and the maximum distance between the ceiling and finished floor elevation of the habitable or similar usable area is thirty (30) inches, as provided in Figure 30 - 5.
 - d. Finished floor elevation for a garage shall be constructed below the greater of the following:
 - 1. the flood elevation as determined by FEMA; or
 - 2. eighteen (18) inches above the average elevation of the centerline of the nearest public or private road providing access to the site, as measured from side lot to side lot line of the affected site.
- (4) **Exceptions to Building Height.** The following exceptions to building height limits for single family dwellings shall be permitted.
- a. **Exceptions.** Exceptions to building heights shall include such functional and nonfunctional architectural features as chimneys, cupolas, towers, dormers, parapet walls, domes, and spires. Mechanical features considered exceptions to height limitations include heating, ventilating, and air conditioning equipment, and flag poles and radio or television antennae.
 - b. **Measurement.** Height exceptions shall be measured from that point of a flat or pitched roof utilized to determine building height.
 - c. **Limitations.** Height exceptions shall comply with the limitations listed below.
 - 1. Not more than two height exceptions, including elevator housings, shall be allowed on any defined roof line.
 - 2. The size of each architectural height exception, unless otherwise provided herein, shall be limited to a total of four feet by four feet by four feet (4' x 4' x 4') and a maximum volume of 64 cubic feet.
 - 3. The size of height exceptions or architectural features shall not exceed four feet above that point of a flat or pitched roof utilized to determine building height, except as may be required to comply with building codes for functional chimneys or similar features.
 - 4. Parapet walls shall not exceed four (4) feet in height.
 - 5. For single family dwellings, heating, ventilating, air conditioning, and exhaust equipment, and radio or television antenna shall not exceed the height of a parapet wall. In the absence of a parapet wall, such equipment shall be screened in a manner consistent with the architectural style, colors, and materials of the principal structure.

Exhibit C

Town Commission Meeting minutes July 25, 2000

TOWN OF HIGHLAND BEACH
MINUTES OF TOWN COMMISSION MEETING
PUBLIC HEARING/SPECIAL MEETING

Tuesday, July 25, 2000

2:30 P.M.

Mayor Thomas J. Reid called the second advertised Public Hearing/Special Meeting to order in Commission Chambers at 2:30 P.M. advising its purpose was to receive public input on the final draft of amended zoning code (Chapter 30) and consider adoption of same:

AN ORDINANCE OF THE TOWN OF HIGHLAND BEACH, FLORIDA, ADOPTING
A ZONING CODE, AFFIRMING THE OFFICIAL ZONING MAP OF THE TOWN,
WHICH WAS PREVIOUSLY ADOPTED, AND PROVIDING FOR CODIFICATION.

Town Clerk Doris Trinley called the roll. The Mayor, Vice Mayor Michael W. Hill, and Commissioners John J. Sorrelli, Paul R. Kane and Robert L. Lowe were present.

Town Attorney Thomas E. Sliney, Planning Consultant Marty Hodgkins, and Building Official Bob Dawson were also present, as were members of the general public; Town Manager Ben Saag was absent.

Attorney Sliney requested the Clerk to give final reading to the ordinance, which was done. It was also noted for the record that the first reading was July 5 and it was published on July 14.

There were no public comments.

The Mayor and Commissioners Sorrelli, Kane and Lowe had no comments.

Vice Mayor Hill suggested a revision of text to Section 8/Supplemental District Regulations/"P" ('Roof Overhangs'); (1) 'Permitted overhangs' as follows:

".....In addition, overhangs for bay windows, canopies, awnings, chimneys, and similar features may extend not more than four feet ~~into~~ over setbacks or yards."

After some discussion, and on advice of Attorney Sliney that this did not represent a substantive change, it was the consensus that the text be amended to include the Vice Mayor's request.

When asked by the Mayor for his comments, Planning Board Chairman Al Bresnahan replied that except for allowable building height for single family units, which was previously addressed by the Planning Board and the Commission, the Planning Board recommended adoption of the code as presented in the final draft.

It was noted that all references to the Community Appearance Board were eliminated in this proposed ordinance amending Chapter 30 (Zoning); however, Attorney Sliney advised that because it is identified in Chapter 2 of the Town Code (Administration, Article IV, Section 2-76), and the likelihood that references to it may be found in other chapters as well, an amendment to Town Code would be necessary to dissolve the Community Appearance Board.

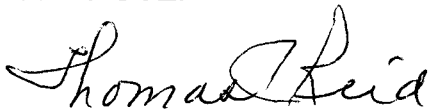
Before the vote was taken, Attorney Sliney advised it would be prudent to include in the Motion that Staff be given the authority to correct obvious errors in the text, i.e., typing mistakes, etc.

MOTION was then made by **COMMISSIONER SORRELLI/VICE MAYOR HILL**, to include Attorney Sliney's suggestion regarding obvious errors, that the proposed ordinance amending Chapter 30 be approved. Motion was followed by unanimous favorable roll call vote.

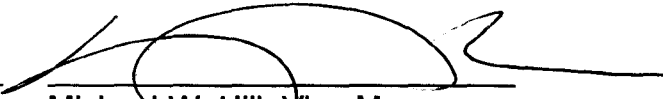
There being no further business to come before the Commission at this time, Mayor Reid adjourned the advertised Public Hearing/Special Meeting at 2:50 P.M. upon **MOTION** by **COMMISSIONER SORRELLI/COMMISSIONER KANE**.

dmt

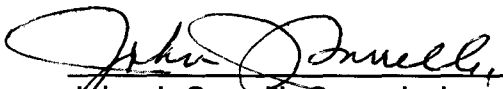
APPROVE:



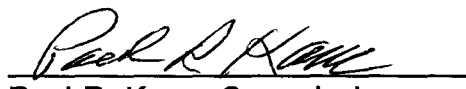
Thomas J. Reid, Mayor



Michael W. Hill, Vice Mayor



John J. Sorrelli, Commissioner

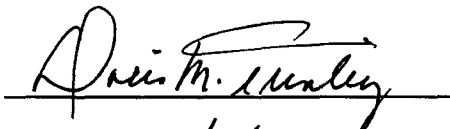


Paul R. Kane, Commissioner

ABSENT

Robert L. Lowe, Commissioner

ATTEST:



DATE: 9/6/00

EXHIBIT D

Email Communications

From: [Jeffrey](#)
To: [Marshall Labadie](#)
Subject: "Usable Space" and "Nonusable Space" in Chapter 30
Date: Saturday, October 3, 2026 11:35:54 AM

Re: "Usable Space" and "Nonusable Space" in Chapter 30

Dear Marshall:

Thank you for bringing the "usable space" provision in Chapter 30 to my attention. After comparing that definition with Table 30-2, I believe the Code contains a **self-evident drafting inconsistency**.

Table 30-2 states:

"Maximum building height does not include permitted area for nonusable space permitted below finished floor elevation."

Yet Chapter 30 does not appear to define **"nonusable space."**

Instead, §30-131 defines **"usable space"** as an enclosed or unenclosed area used for accessory, nonsleeping residential purposes such as a private garage, personal storage, clothes washing and drying, and a bathroom.

When read together, these two provisions suggest that the prefix "non-" was inadvertently omitted from the definition of "usable space." My understanding is that Florida law calls for related provisions to be read together and, where possible, interpreted in a way that gives meaning to both.

The Code therefore uses **"nonusable space"** where the term matters, but provides no definition. At the same time, it defines **"usable space"** in a manner that appears to describe exactly the type of accessory, nonsleeping space contemplated by Table 30-2.

The straightforward explanation appears to be that the prefix **"non"** was inadvertently omitted from the definition and that it was intended to read:

"Nonusable space means..."

With that prefix restored, the provisions fit together. Table 30-2 uses the defined term **"nonusable space,"** and §30-131 explains what that space consists of: garages, storage, laundry, and similar accessory, nonsleeping areas.

For many years, the Town has applied these provisions by excluding qualifying accessory, nonsleeping space below the finished floor elevation from maximum building height. That longstanding practice is consistent with the reading I am suggesting.

The length of time this wording has been in the Code does not resolve the apparent drafting inconsistency. Whether the prefix "non-" was omitted recently or many years ago, the same inconsistency remains.

Without that reading, some very basic questions arise. What is the **"nonusable space"**

expressly referred to in Table 30-2? What spaces qualify for the height exclusion? And why would the Code define “**usable space**” as accessory, nonsleeping space such as garages and storage while leaving “**nonusable space**” undefined?

You also mentioned to me that, because of this inconsistency, **nothing could presently be built**. My understanding is just the opposite.

The fact that a zoning provision contains an ambiguity or an apparent drafting error does not, as I understand Florida law, create a prohibition that is not actually stated in the Code. My understanding is that when zoning language is unclear, and there is no definition or clear contrary intent, it is generally interpreted in favor of the property owner rather than used to impose a more restrictive limitation.

In other words, the absence of a definition for “**nonusable space**” should not transform Table 30-2 into a prohibition against construction. Table 30-2 itself expressly contemplates **permitted nonusable space below the finished floor elevation** and expressly excludes that space from maximum building height. **The uncertainty concerns the definition of that space, not whether the Code permits such space to exist at all.**

Of course, a proposed building would still have to comply with every other applicable Town, state, and federal requirement. But I do not see how this particular wording inconsistency, standing alone, could reasonably mean that otherwise permissible construction must stop until the Town decides what the missing definition means.

To me, the more straightforward reading is that **the prefix “non-” was simply omitted from the definition of “usable space.”** That interpretation gives meaning to both provisions, defines the term actually used in Table 30-2, and avoids turning an apparent drafting inconsistency into a new restriction on property owners.

I would appreciate your thoughts after you have had an opportunity to review the two provisions together again.

Thank you again for bringing this to my attention.

Sincerely,

Jeffrey

From: [Joe DiMauro](#)
To: [Marshall Labadie](#)
Cc: [JSD BUILDERS, INC.](#)
Subject: Residential building height oceanfront properties
Date: Thursday, October 1, 2026 10:15:29 AM

Marshall,

On behalf of the owners located at 4023 South Ocean Blvd Giles family could you please bring up at the next commission meeting the issue with maximum building height as it is written today in your codes. More specifically which pertains to the Giles Residence property and all properties east of AIA , ocean front residential properties.

Thank you,

Joseph DiMauro
President
JSD Builders, Inc.

From: darrin_seadarbuilders.com
To: [Marshall Labadie](#); [JSD BUILDERS, INC.](#)
Subject: Building Height
Date: Wednesday, September 30, 2026 4:08:29 PM

Marshall,

Thank you for taking the time to meet with us today.

On behalf of the owners of 4023 S. Ocean Blvd., we would appreciate it if you could bring the issue of maximum building height before the Town Commission and Planning Board so that we can obtain clarity and, potentially, revise the language in the building code regarding how maximum building height is measured.

I also reviewed how other municipalities measure maximum building height. Jeff's comment that most cities measure from the Base Flood Elevation (which he referred to as the Design Flood Elevation, or DFE) is only partially correct. For example, both Delray Beach and Hillsboro Beach measure maximum building height from the crest or average dune elevation, which we believe is the more appropriate method. Hillsboro Beach also provides a useful example of how regulations can distinguish between properties located east and west of A1A.

I hope this information is helpful as the Town considers this issue. Please let us know if there is anything further we can provide to assist in the discussion.

Thank you for your consideration.

Delray Beach Code below

Property IN a FEMA Flood Hazard Area (AE, VE, etc.)

The base building elevation is the higher of:

1. The FEMA/Flood Code required flood elevation (plus up to 12 inches of freeboard),
or
2. The average crest of the dune on the property (for applicable coastal properties).

In **Hillsboro Beach**, the point from which maximum building height is measured depends on which side of **State Road A1A** the property is located:

- **East of A1A (ocean side):** Building height is measured from the **average dune elevation** to the highest point of the roof.
- **West of A1A (Intracoastal side):** Building height is measured from the **average**

roadway crown elevation of A1A adjacent to the property to the highest point of the roof.

For single-family residential properties, the typical maximum height is **35 feet** above that measurement point.

**Thanks,
Darrin Dunlea**



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