



TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

MEETING TYPE: Planning Board (“Board”) Meeting

MEETING DATE October 12, 2023

SUBMITTED BY: Ingrid Allen, Town Planner, Building Department

SUBJECT: Ongoing discussion of proposed change (“amendment concept”) to the Accessory Marine Facility (AMF) regulations, specifically a maximum height for AMFs.

SUMMARY:

At the September 21, 2023 Planning Board meeting, the Board made recommendations on the proposed amendment concepts (see attached list); however, unintentionally, a recommendation on the proposed concept of a maximum height for AMFs was not provided. Previous Board discussions on this specific amendment concept include the following:

April 13, 2023

AMENDMENT CONCEPT	BOARD DISCUSSION (staff response in italics)
Maximum height for AMF = BFE plus 7 feet.	<i>There should be limit, look to Board member Brown for input.</i>

March 9, 2023

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.

For reference purposes, as part of the Public Input Meetings held on the proposed amendment concepts in December 2022, staff presented some analysis on this concept including examples of boat lift details as well as a table of approved boat lifts and their corresponding heights (see attached). In addition, in 2020, at the request of the previous Board Chairperson, staff provided research on piling heights in other municipal codes (see attached).

ATTACHMENTS:

- Proposed amendment concepts list.
- Maximum height for AMF amendment concept analysis as provided at the December 2022 Public Input Meetings.
- Planning Board memorandum on piling height limits (9-10-2020).

- Draft report from previous Vice-Mayor Greg Babij (presented to the Town Commission on March 15, 2022).

- ATM report (dated 2-11-2022).

RECOMMENDATION:

At the discretion of the Board.