

ORDINANCE NO.

AN ORDINANCE OF THE TOWN COMMISSION OF THE HIGHLAND BEACH, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN TO IMPLEMENT THE TOWN'S EVALUATION AND APPRAISAL REVIEW; ADDING A DATA AND ANALYSIS SECTION; MODIFYING THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT, THE TRANSPORTATION AND MOBILITY ELEMENT, THE HOUSING ELEMENT, THE INFRASTRUCTURE ELEMENTS, THE COASTAL MANAGEMENT/CONSERVATION ELEMENT, THE RECREATION AND OPEN SPACE ELEMENT, THE INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, AND THE PROPERTY RIGHTS ELEMENT; MODIFYING THE MAP SERIES IN ACCORDANCE WITH STATUTORY REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3191, Florida Statutes, requires that each local government evaluate its Comprehensive Plan at least once every seven (7) years to determine if plan amendments are necessary to reflect changes in state requirements and/or local conditions since the last update of the comprehensive plan, and notify the state planning agency as to its determination; and

WHEREAS, on December 19, 2024, the Town provided a notification letter to the state land planning agency expressing its intent to update the Comprehensive Plan to reflect changes to State law since the last major update of the comprehensive plan in 2018; and

WHEREAS, on December 19, 2024, the state land planning agency provided the Town with a letter acknowledging receipt of the Town's notification letter; and

WHEREAS, the Planning Board, sitting as the Local Planning Agency, conducted a public hearing to review the proposed amendments to the Town's Comprehensive Plan and provide a recommendation to the Town Commission; and

WHEREAS, having conducted all of the duly advertised public hearings required by Chapter 163, Florida Statutes, the Town Commission wishes to amend its Comprehensive Plan and determines that the adoption of this Ordinance is in the interests of the health, safety and welfare of the residents of the Town of Highland Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA that:

SECTION 1. The foregoing facts and recitations contained in the preamble to this Ordinance are hereby adopted and incorporated.

SECTION 2. The Town Commission hereby amends the Comprehensive Plan as set forth in Exhibit “A” attached hereto and incorporated herein (additional language is underlined and deleted language is ~~stricken through~~).

SECTION 3. In accordance with Section 163.3184(4), Florida Statutes, Town staff is hereby directed to transmit the Comprehensive Plan amendment documents to the state land planning agency and other review agencies within ten (10) working days after the first public hearing.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence, or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

SECTION 6. This Ordinance shall become effective pursuant to the state land planning agency’s notice of intent. If timely challenged, this Ordinance shall become effective when the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

The forgoing Ordinance, on first reading, was moved by Commissioner _____, seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Mayor Natasha Moore	_____
Vice Mayor David Stern	_____
Commissioner Judith Goldberg	_____
Commissioner Don Peters	_____
Commissioner Jason Chudnofsky	_____

_____ on first reading at the Regular Commission meeting held on the ____ day of _____, 2025.

The forgoing Ordinance, on second reading, was moved by Commissioner _____, seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Mayor Natasha Moore _____
Vice Mayor David Stern _____
Commissioner Judith Goldberg _____
Commissioner Don Peters _____
Commissioner Jason Chudnofsky _____

_____ on second and final reading at the Regular Commission meeting held on the ____ day
of _____, 2025.

ATTEST:

Natasha Moore, Mayor

REVIEWED FOR LEGAL SUFFICIENCY

Lanelda Gaskins, MMC
Town Clerk

Leonard G. Rubin, Town Attorney
Town of Highland Beach