

From: [Barry Donaldson](#)
To: [Ingrid Allen](#)
Cc: [Marshall Labadie](#)
Subject: Re: Policy FLU-1.1.3
Date: Thursday, July 3, 2025 3:54:20 PM
Attachments: [image001.png](#)

Ingrid, sorry I missed your call.
Your explanation below answers my question.
Appreciate your quick response.
Enjoy your Holiday!
Barry

Barry Donaldson, AIA
(561) 445-6446

From: Ingrid Allen <iallen@highlandbeach.us>
Sent: Thursday, July 3, 2025 3:36 PM
To: Barry Donaldson <bdonaldson@donaldsongroup.com>
Cc: Marshall Labadie <mlabadie@highlandbeach.us>
Subject: RE: Policy FLU-1.1.3

Mr. Donaldson:

Thank you for your email. Just to clarify, Policy FLU-1.1.3. is an existing policy and there are no proposed changes to the text. Allow me to address your last comment first. A converse policy to reclassify to a higher density is problematic given when you increase density you potentially increase impacts to utilities, traffic/transportation, schools, environment, etc. Therefore, reclassifying to a higher density should not be taken lightly and impacts need to be considered and analyzed accordingly. Regarding how such a circumstance could arise, I will call you to discuss an example. Keep in mind that the permitted uses table found in Section 30-67(b) of the Town Code of Ordinances allows single family residences in the RMM and RMH zoning districts which are medium and high multi family densities.

Feel free to contact me with any further questions.



Sincerely,
Ingrid Allen
Town Planner

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From: Barry Donaldson <bdonaldson@donaldsongroup.com>
Sent: Thursday, July 3, 2025 1:38 PM
To: Ingrid Allen <iallen@highlandbeach.us>
Cc: Marshall Labadie <mlabadie@highlandbeach.us>
Subject: Policy FLU-1.1.3

Ingrid, I am reading through the proposed Comprehensive Plan changes and am confused about the meaning or intent of Policy FLU-1.1.3. In practical terms, what does it mean, and how might such a circumstance arise?

Has any consideration been given to what I think would be the converse policy, which would be to reclassify to a higher density if half is developed at the higher density?

Thank you.
Barry

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