



TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

MEETING TYPE: Planning Board

MEETING DATE August 14, 2025

SUBMITTED BY: Ingrid Allen, Town Planner, Building Department

SUBJECT: Proposed amendments to the Town's Comprehensive Plan based on the evaluation and appraisal review.

SUMMARY:

At the July 10, 2025 Planning Board meeting, the Board considered proposed amendments to the Town's Comprehensive Plan based on the evaluation and appraisal review prepared by Inspire Placemaking Collective ("Inspire"). The Planning Board moved to continue the public hearing until August 14th, 2025, and have staff bring the changed language back to the Planning Board for consideration (motion carried 7-0). Discussion by the Board included flexibility in the process of doing affordable housing, not encouraging assisted living or small market uses, and not encouraging buses on SRA1A. Proposed revisions to the Goals, Objectives, and Policies of the Comprehensive Plan based on the Board's latter discussion are provided as follows (*new proposed additions are denoted by a bolded double underline and new proposed deletions are denoted by a bolded double ~~strike~~*):

Future Land Use Element:

Objective FLU-1.1 Implement Appropriate Land Development Regulations

[LANGUAGE REVISED TO CLARIFY INTENT OF THE ORIGINAL TEXT AS REQUESTED BY BOARD CHAIR]

The Town shall implement residential density regulations, non-residential intensity standards, and land development regulations to achieve the following purposes:

1. ~~Adherence to a policy of encouraging development which enhances~~ Enhance the Town's living environment through prohibition of types of intensity of land development which lead to obstruction of views, overcrowding of land, and reduction in light and air.
2. Ensure energy-efficient land use patterns that are consistent with existing and future energy electric power generation and transmission systems.
3. Assure development which is compatible with topography and soil conditions.
4. Discourage and reduce urban sprawl.
5. Address greenhouse gas reduction strategies.
6. ~~Reduction in~~ Reduce the potential ~~for loss of life~~, beach and dune erosion, and ~~loss of life~~ and property damage associated with landfall of tropical storms.

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7. Reduction in the total future demand upon the potable water supply to be provided by the Town.
 8. Retention of an endangered and threatened plant and animal species.
 9. **Promote ~~Avoidance of a decline in~~ the maintenance of a safe and efficient level of traffic service on S.R. A1A to help reduce congestion-related impacts, such as with ~~resulting increases in vehicular accidents,~~ noise levels and air pollution and to preserve the overall ~~which together cause a general decline in the~~ quality of life in the Town's ~~living environment.~~**

Policy FLU-1.1.4

[THIS POLICY IS PART OF A GREATER CONVERSATION FOR THE TOWN. IT WAS DISCUSSED, BUT NO DIRECTION WAS PROVIDED.]

The Town may work towards allowing existing buildings to redevelop or substantially renovate at their original densities in order to: 1) maintain a stable population and tax base; and 2) to encourage its older building stock to rebuild or substantially renovate to meet current building code and safety standards. Additional standards such as maintaining existing heights or footprints may be considered in the land development code.

Policy FLU-1.1.7

[BOARD CHAIR REQUESTED THIS POLICY TO BE REMOVED]

~~The Town shall consider allowing additional Land Use Classifications which support the needs of its aging population demographic. Such uses may include: continuing care or assisted living, or a small market. These would help limit the necessity of seniors to drive out of Town frequently and are consistent with FLU Objectives 1.1.4, 1.1.5 and 1.1.9, and Housing Policy H-1.4.1.~~

Transportation and Mobility Element:

Policy TME-1.1.4

[REMOVES "ENCOURAGES" AND "SUPPORTS" AS REQUESTED BY BOARD]

The Town may consider ~~supports~~ expansion of present area transit service to include service along S.R. A1A where consistent with community preferences and in coordination with the Florida Department of Transportation and regional transit providers. ~~and would encourage transit usage~~ The Town may disseminate information of schedule information, route maps, and bus stop locations to residents if such service is implemented and by other means as may be appropriate.

Housing Element:

Policy H-1.5.5

[REVISED LANGUAGE TO INCLUDE "AS APPLICABLE"]

The Town shall coordinate, as applicable, with the US Department of Housing and Development, Florida State Housing Initiatives Partnership Program (SHIP), and other relevant agencies regarding the ~~facilitation development~~ of affordable and workforce housing within the context of the Town's land use framework when necessary.

Policy H-1.5.6

[BOARD REQUESTED MORE FLEXIBILITY IN THIS POLICY]

The Town ~~may establish~~ ~~shall implement specific criteria regarding~~ application and processing procedures for affordable housing development as ~~appropriate through its identified in the~~ land development regulations.

Policy H-1.5.7

[BOARD REQUESTED MORE FLEXIBILITY IN THIS POLICY]

The Town recognizes the benefits of affordable workforce housing and ~~may support the implementation of relevant~~ ~~shall continue to implement its current~~ housing programs, including the Live Local Act, as applicable.

Additional non-substantive revisions have been made, including minor formatting changes as well as the following:

- A cover sheet and map outline were added to the Future Land Use Map Series.
- On the Existing Land Use Map, the existing land use designation for the Townhouses of Highland Beach Condominium was changed from 'recreation and open space' to 'multi-family residential.' The recreation and open space designation was provided in error given the principal use is multi-family residential.

ATTACHMENTS:

July 10, 2025 Planning Board Agenda Memorandum.

Ordinance.

Town Ordinance Process Flowchart.

FloridaCommerce Notification Acknowledgement Letter (December 19, 2024).

Town Notification letter to FloridaCommerce (December 19, 2024).

Business Impact Estimate (BIE).

Additional public comment received after July 10, 2025 Planning Board meeting.

Public comment received prior to July 10, 2025 Planning Board meeting.

RECOMMENDATION:

At the discretion of the Planning Board.