

# AGENDA

## PLANNING BOARD REGULAR MEETING



**Thursday, November 09, 2023 AT 9:30 AM**

**TOWN OF HIGHLAND BEACH, FLORIDA**

3618 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: [www.highlandbeach.us](http://www.highlandbeach.us)

**Library Community Room**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **SWEARING IN OF THE PUBLIC**
6. **PUBLIC COMMENT** *(limited to five (5) minutes per speaker)*
7. **APPROVAL OF MINUTES**
  - A. October 12, 2023
8. **UNFINISHED BUSINESS**
9. **NEW BUSINESS**

A. AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AMENDING SECTION 30-7 "OFFICIAL ZONING MAP" OF THE TOWN CODE OF ORDINANCES TO UPDATE INFORMATION PERTAINING TO THE DATE OF THE MOST RECENT AMENDMENT TO TOWN'S OFFICIAL ZONING MAP AS SET FORTH IN ORDINANCE NO. 2022-002; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

**10. ANNOUNCEMENTS**

November 10, 2023		Town Hall Closed in Observance of Veterans Day
November 12, 2023	1:00 P.M.	Code Enforcement Board Regular Meeting
November 21, 2023	1:30 P.M.	Town Commission Meeting
December 05, 2023	1:30 P.M.	Town Commission Meeting
December 14, 2023	9:30 A.M.	Planning Board Regular Meeting

**11. ADJOURNMENT**

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*Any person that decides to appeal any decision made by the Board of Adjustment & Appeals with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record including testimony and evidence upon which the appeal is based. (State Law requires the above Notice. Any person desiring a verbatim transcript shall have the responsibility, at his/her own cost, to arrange for the transcript.) The Town neither provides nor prepares such record. There may be one or more Town Commissioners attending the meeting.*

*In accordance with the Americans with Disabilities Act (ADA), persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (561) 278-4548 within a reasonable time prior to this meeting in order to request such assistance.*

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**File Attachments for Item:**

A. October 12, 2023



## TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

Library Community Room  
3618 South Ocean Boulevard  
Highland Beach, Florida 33487

Date: October 12, 2023  
Time: 9:30 AM

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### 1. CALL TO ORDER

Chairperson Goldenberg called the meeting to order at 9:30 A.M.

### 2. ROLL CALL

Board Member Jason Chudnofsky  
Board Member David Powell  
Board Member Roger Brown  
Board Member Harry Adwar  
Vice Chairperson Ilyne Mendelson  
Chairperson Eric Goldenberg  
Town Attorney Leonard Rubin  
Deputy Town Clerk Jaclyn DeHart

#### **ADDITIONAL STAFF PRESENT**

Town Planner Ingrid Allen

### 3. PLEDGE OF ALLEGIANCE

The Board Members led the Pledge of Allegiance to the United States of America.

### 4. APPROVAL OF THE AGENDA

**Motion:** Adwar/Mendelson - Moved to approve the agenda as presented which passed 6 to 0.

### 5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

### 6. PUBLIC COMMENT

There were no public comments.

## 7. APPROVAL OF MINUTES

A. September 21, 2023

**Motion:** Adwar/Powell - Moved to approve the minutes as presented which passed 6 to 0.

## 8. NEW BUSINESS

### A. Development Application No. 23-0008 / Nissan & Jamie Hamuy

**Application by David Nutter, B & M Marine Construction, Inc., for a special exception request to install a 73 linear foot seawall and seawall cap, and seven (7) bumper piles for the property located at 1017 Grand Court.**

Chairperson Goldenberg read the title of the item and asked the Board Members if they had any ex parte communications to disclose. The Members had no ex parte communications.

Chairperson Goldenberg opened the public hearing and called Town Planner Allen to present the application.

Town Planner Allen presented a Power Point Presentation on Development Order No. 23-0008.

David Nutter, agent for the property, spoke about the Army Corps Report and height of the dock.

**Motion:** Mendelson/Powell moved to approve Development Application No. 23-0008 as presented. Based upon a roll call; Vice Chairperson Mendelson (Yes), Member Powell (Yes), Member Adwar (Yes), Member Brown (Yes), Member Chudnofsky (Yes), and Chairperson Goldenberg. The motion passed 6 to 0.

## 9. UNFINISHED BUSINESS

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

Chairperson Goldenberg read the title of the item and referred the item to Town Planner Allen.

Town Planner Allen briefly mentioned that at the last meeting the Board made recommendations on the proposed amendment concepts but unintentionally a recommendation on the proposed concept of a maximum height for AMF’s was not provided.

The Board discussed the maximum height for accessory marine facilities. Discussion ensued about boat lifts in regard to king tides, obstructing views, sea wall heights, base flood elevation (BFE) and the current code.

Building Official, Jeffery Remus spoke about the heights of boats in regard to the sea wall height.

David Nutter made comments about the proposed concepts.

The proposed change for the AMF regulations is as follows: Maximum Height for AMF = BFE + 8 feet.

**Motion:** Goldenberg/Brown – Moved to recommend the proposed change to the AMF regulations: Based upon a roll call; Member Brown (Yes), Member Adwar (Yes), Member Powell (No), Member Chudnofsky (Yes), Vice Chairperson Mendelson (No), and Chairperson Goldenberg (Yes). The motion passed 4 – 2.

## 10. ANNOUNCEMENTS

Chairperson Goldenberg read the announcements as follows.

October 17, 2023	1:30 PM	Town Commission Meeting
November 01, 2023	11:00 AM	Natural Resources Preservation Advisory Board Meeting
November 09, 2023	9:30 AM	Planning Board Regular Meeting

**11. ADJOURNMENT**

The meeting adjourned at 10: 35 A.M.

**APPROVED** on November 14 12, 2023, Planning Board Regular Meeting.

\_\_\_\_\_  
Eric Goldenberg, Chairperson

**ATTEST:**

Transcribed by: Jaclyn DeHart

11/14/2023

\_\_\_\_\_  
Jaclyn DeHart  
Deputy Town Clerk

\_\_\_\_\_  
Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the event of this meeting. Verbatim audio/video recordings are permanent records and are available on the Town's Media Archives & Minutes webpage: <https://highlandbeach-fl.municodemeetings.com/>.

**File Attachments for Item:**

A. AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AMENDING SECTION 30-7 "OFFICIAL ZONING MAP" OF THE TOWN CODE OF ORDINANCES TO UPDATE INFORMATION PERTAINING TO THE DATE OF THE MOST RECENT AMENDMENT TO TOWN'S OFFICIAL ZONING MAP AS SET FORTH IN ORDINANCE NO. 2022-002; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.





# TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

**MEETING TYPE:** Planning Board Meeting

**MEETING DATE** November 9, 2023

**SUBMITTED BY:** Ingrid Allen, Town Planner, Building Department

**SUBJECT:** AN ORDINANCE OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AMENDING SECTION 30-7 “OFFICIAL ZONING MAP” OF THE TOWN CODE OF ORDINANCES TO UPDATE INFORMATION PERTAINING TO THE DATE OF THE MOST RECENT AMENDMENT TO TOWN’S OFFICIAL ZONING MAP AS SET FORTH IN ORDINANCE NO. 2022-002; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

**SUMMARY:**

In January 2021, the Palm Beach County Property Appraiser advised Town staff that the following three (3) parcels located within the Boca Cove development did not have a zoning district designation:

<b>Parcel Control No. (PCN)</b>	<b>PARCEL ADDRESS</b>	<b>PROPERTY OWNER</b>
24434704010001131	1123 Boca Cove Lane	Bonnie H and Michael K Mazor
24434704000060250	NA	Boca Cove HOA
24434704010001128	NA	Boca Cove HOA

According to the Town’s Zoning Map, all of the parcels located within the Boca Cove development (with the exception of the three (3) parcels noted above) are zoned Residential Multiple Family Low Density (RML). Upon review of Town Ordinance No. 594, which adopted the Zoning Map in 1990, these three (3) parcels were located within the RML Zoning District; however, in error, the Zoning Map (which was in a different mapping format than the Zoning Map adopted under Ordinance No. 594) did not provide any zoning district designation for these parcels. To correct this scrivener’s error, on January 18, 2022, the Town Commission approved the rezoning of these three parcels from no zoning district designation to the RML zoning district (Ordinance No. 2022-002). *Note that one of the three (3) parcels (Parcel control number 24-43-47-04-01-000-1128) did not have a corresponding Future Land Use Designation and therefore to correct this additional scrivener’s error, on September 6, 2022 the Town Commission adopted Ordinance No. 2022-007. Such Ordinance amended the Future Land Use designation of this one (1) parcel from no future land use designation to Multi*

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*Family Low Density which is the corresponding future land use designation for all of the other parcels in the Boca Cove development.*

Staff has been working with the Town’s GIS consultant to revise the Official Zoning Map in accordance with the above-referenced adopted rezoning (Attachment No. 1). It is worth noting that the revised Official Zoning Map includes the latest version of the Town logo. Given Section 30-7 of the Town Code provides for the date and corresponding Ordinance Number of the most recent amendment to the Official Zoning Map, an amendment to this section of the Town Code is required in order to update this information as set forth in Ordinance No. 2022-002. The following amendment to the Town Code of Ordinances is proposed (additions are denoted by an underline, and deletions are denoted by a ~~strike through~~):

*Sec. 30-7. Official zoning map.*

*(a) Official zoning map. The official zoning map shall be adopted, and amended as necessary, by the town commission. The map shall be signed by the mayor, whose signature shall be attested by the town clerk. The map shall bear the official seal of the Town of Highland Beach. The official zoning map of the Town of Highland Beach, last adopted or amended by Ordinance No. 2022-002 594 on ~~dated~~ January 18, 2022 ~~August 22, 1990~~, is hereby adopted by reference and without change, and is made a part of this chapter.*

Effective October 1, 2023, Section 166.041(4), Florida Statutes requires that before the enactment of a proposed ordinance, the governing body of a municipality shall prepare or cause to be prepared a Business Impact Estimate (BIE). Such BIE is not required for ordinances enacted to implement Part II of Chapter 163, F.S. which includes amendments to the Zoning Code (Chapter 30). Moreover, given the proposed Town Code amendment merely updates information pertaining to the date of the most recent amendment to the Official Zoning Map as set forth in Ordinance 2022-002, there is no direct economic impact on private, for-profit businesses in the Town.

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**FISCAL IMPACT:**

None.

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**ATTACHMENTS:**

New Town Official Zoning Map (Attachment No. 1).

Proposed Ordinance.

Previous Official Zoning Map.

Town Ordinance 2022-002.

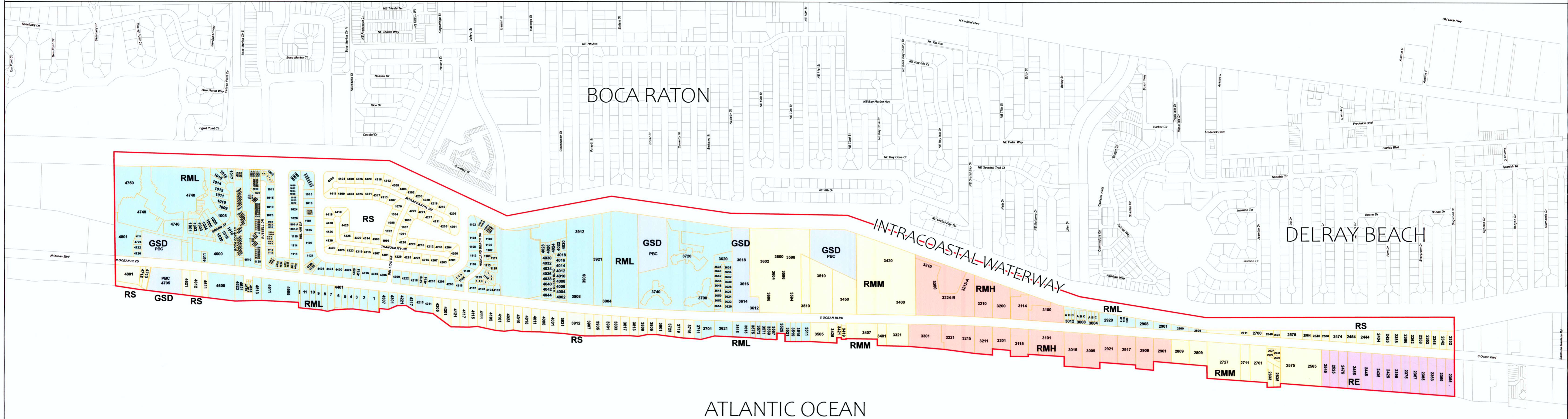
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**RECOMMENDATION:**

At the discretion of the Town Commission.



# TOWN OF HIGHLAND BEACH OFFICIAL ZONING MAP



### LEGEND - HIGHLAND BEACH ZONING CODE

- GSD Government Services District
- RMH Residential Multiple Family High Density
- RMM Residential Multiple Family Medium Density
- RE Residential Single Family Estates Lots
- RML Residential Multiple Family Low Density
- RS Residential Single Family

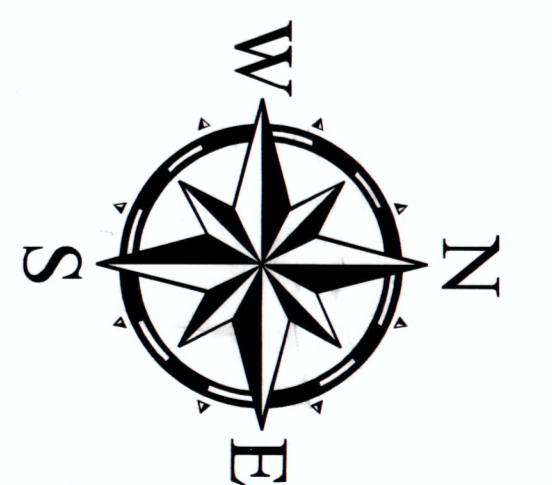
THIS IS TO CERTIFY THAT THIS OFFICIAL ZONING MAP SUPERSEDES AND REPLACES THE PREVIOUS OFFICIAL ZONING MAP THAT HAD BEEN ADOPTED BY ORDINANCE NO. 594. THIS LATEST OFFICIAL ZONING MAP WAS ADOPTED ON JANUARY 18, 2022, BY ORDINANCE NO. 2022-002, AS AUTHORIZED BY SECTION 30-7 OF THE TOWN CODE OF ORDINANCES.

**TOWN COMMISSION**  
 \_\_\_\_\_  
 DOUGLAS HILLMAN, Mayor  
 \_\_\_\_\_  
 Natasha Moore  
 NATASHA MOORE, Vice Mayor  
 \_\_\_\_\_  
 Peggy Gossett-Seidman  
 PEGGY GOSSETT-SEIDMAN, Comm.  
 \_\_\_\_\_  
 Evalyn David  
 EVALYN DAVID, Comm.  
 \_\_\_\_\_  
 John Shoemaker  
 JOHN SHOEMAKER, Comm.

**TOWN MANAGER**  
 \_\_\_\_\_  
 MARSHALL LABADIE

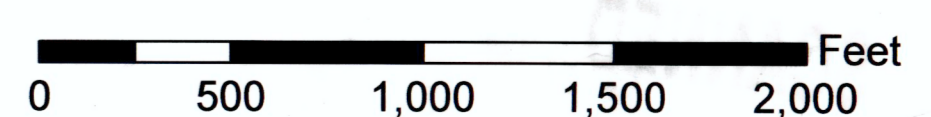
**ATTESTATION**  
 \_\_\_\_\_  
 LANELDA GASKINS, Town Clerk

ADOPTED 1-18-2022  
 ORDINANCE NO. 2022-002



**SCALE**

When Printed on 24" x 36"  
 1 inch = 500 feet



**ORDINANCE NO. 2023-**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AMENDING SECTION 30-7 “OFFICIAL ZONING MAP” OF THE TOWN CODE OF ORDINANCES TO UPDATE INFORMATION PERTAINING TO THE DATE OF THE MOST RECENT AMENDMENT TO TOWN’S OFFICIAL ZONING MAP AS SET FORTH IN ORDINANCE NO. 2022-002; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Official Zoning Map of the Town of Highland Beach was adopted in 1990 (Ordinance No. 594); and

**WHEREAS**, in January 2021, the Palm Beach County Property Appraiser advised Town staff that three (3) parcels (Parcel control numbers 24-43-47-04-01-000-1131, 24-43-47-04-00-006-0250, and 24-43-47-04-01-000-1128) located within the Boca Cove development had no zoning district designation; and

**WHEREAS**, according to the Town Zoning Map, all of the parcels located within the Boca Cove development, with the exception of the three (3) parcels noted above, are zoned Residential Multiple Family Low Density (RML); and

**WHEREAS**, upon review of the Town Zoning Map adopted by Ordinance No. 594, the three (3) parcels, noted above, were in fact located within the Residential Multiple Family Low Density (RML) zoning district; however, this zoning district designation was not reflected on the current Town Zoning Map; and

**WHEREAS**, the Town Zoning Map was in a different mapping format than the Town Zoning Map adopted in 1990 (Ordinance No. 594) and the change in format may have contributed to the unintentional scrivener’s error; and

**WHEREAS**, as a result of this unintentional scrivener’s error, the Town Commission approved the rezoning of the three (3) parcels referenced above on January 18, 2022 (Ordinance No. 2022-002) from no zoning designation to the RML zoning district; and

**WHEREAS**, Section 30-7 of the Town of Ordinances provides for the adoption or amendment date and other relevant information regarding the Town’s Official Zoning Map that needs to be updated as set forth Ordinance No. 2022-002; and

**WHEREAS**, the Town Commission wishes to update the amendment date and other relevant information regarding the Town’s Official Zoning Map; and

**WHEREAS**, the Town Commission of the Town of Highland Beach has determined that the amendment to the Code of Ordinances is in the best interest 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 by reference as if fully set forth herein.

**SECTION 2.** The Town of Highland Beach Code of Ordinances, is hereby amended by amending Chapter 30 "Zoning Code," Article I “General Provisions,” Section 30-7 “Official zoning map” to read as follows (additional language underlined and deleted language ~~stricken through~~):

**Sec. 30-7. Official zoning map.**

(a) *Official zoning map.* The official zoning map shall be adopted, and amended as necessary, by the town commission. The map shall be signed by the mayor, whose signature shall be attested by the town clerk. The map shall bear the official seal of the Town of Highland Beach. The official zoning map of the Town of Highland Beach, last adopted or amended by Ordinance No. 2022-002 594 on ~~dated~~ January 18, 2022 ~~August 22, 1990~~, is hereby adopted by reference and without change, and is made a part of this chapter.

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**SECTION 3. Severability.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

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

**SECTION 5. Codification.** Section 2 of the Ordinance shall be made a part of the Town Code of Ordinances and may be re-numbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section,” “division,” or any other appropriate word.

**SECTION 6. Effective Date.** This Ordinance shall be effective immediately upon adoption at second reading and shall only apply prospectively.

The forgoing Ordinance was moved by \_\_\_\_\_, seconded by \_\_\_\_\_ and upon being put to the vote, the vote was as follows:

<b>VOTES:</b>	<b>YES</b>	<b>NO</b>
Mayor Natasha Moore	_____	_____
Vice Mayor David Stern	_____	_____
Commissioner Evalyn David	_____	_____
Commissioner Donald Peters	_____	_____
Commissioner Judith M. Goldberg	_____	_____

PASSED on first reading at the Regular Commission meeting held on this \_\_\_\_ day of \_\_\_\_\_, 2023.

The forgoing Ordinance was moved by \_\_\_\_\_, seconded by \_\_\_\_\_ and upon being put to the vote, the vote was as follows:

<b>VOTES:</b>	<b>YES</b>	<b>NO</b>
Mayor Natasha Moore	_____	_____
Vice Mayor David Stern	_____	_____
Commissioner Evalyn David	_____	_____
Commissioner Donald Peters	_____	_____
Commissioner Judith M. Goldberg	_____	_____

PASSED AND ADOPTED on second and final reading at the Regular Commission meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Natasha Moore, Mayor

ATTEST:

**REVIEWED FOR LEGAL SUFFICIENCY**

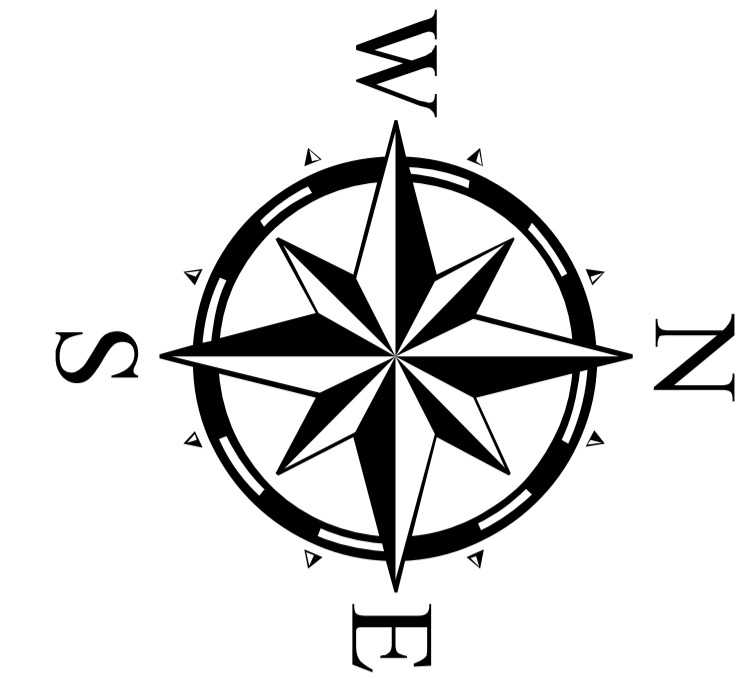
\_\_\_\_\_  
Lanelda Gaskins, MMC  
Town Clerk

\_\_\_\_\_  
Glen Torcivia, Town Attorney  
Town of Highland Beach

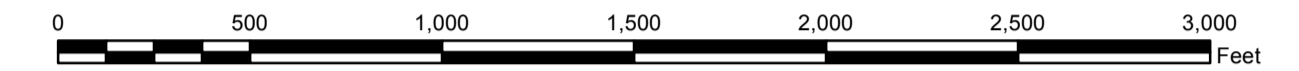


# TOWN OF HIGHLAND BEACH OFFICIAL ZONING MAP

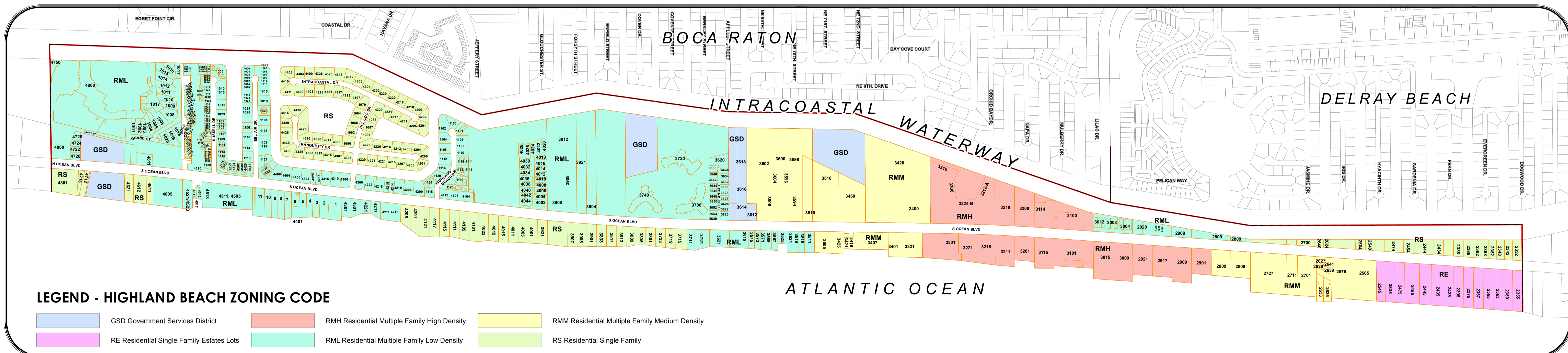
PREVIOUS ZONING MAP




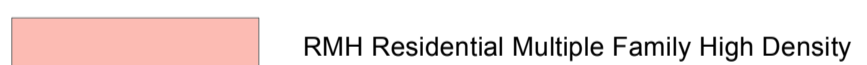
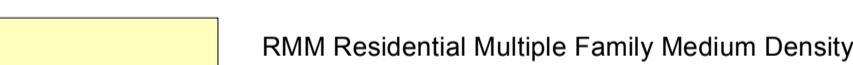

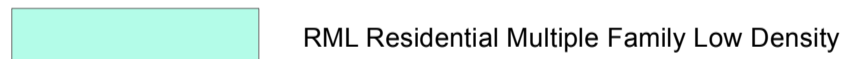

SCALE



1 inch = 500 feet



**LEGEND - HIGHLAND BEACH ZONING CODE**

	GSD Government Services District		RMH Residential Multiple Family High Density		RMM Residential Multiple Family Medium Density
	RE Residential Single Family Estates Lots		RML Residential Multiple Family Low Density		RS Residential Single Family

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP OF THE TOWN OF HIGHLAND BEACH AS ADOPTED BY ORDINANCE NO. 594, AND IS AN AMENDMENT OF THE OFFICIAL ZONING MAP REFERRED IN SECTION ONE OF ORDINANCE NO. 503 OF THE TOWN OF HIGHLAND BEACH, FLORIDA.

**TOWN COMMISSION**

-----  
 BERNARD FEATHERMAN, Mayor  
 -----  
 WILLIAM WEITZ, PhD, Vice Mayor  
 -----  
 LOUIS P. STERN, Comm.  
 -----  
 CARL FELDMAN, Comm.  
 -----  
 RHODA ZELNIKER, Comm.

**PLANNING BOARD**

-----  
 CAROL STERN, Chair  
 -----  
 ILYNE MENDELSON, Vice Chair  
 -----  
 RONALD CLARK  
 -----  
 STEPHEN GOLDING  
 -----  
 HARVEY MART  
 -----  
 CHARLES SHANE  
 -----  
 WILLIAM SVENSTRUP

**ATTESTATION**

-----  
 VALERIE OAKES, Town Clerk  
 -----  
 ADOPTED -----  
 ORDINANCE NO.-----



## ORDINANCE NO. 2022-002

**AN ORDINANCE OF THE TOWN OF HIGHLAND BEACH, FLORIDA, REZONING THREE (3) PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 1.03 ACRES LOCATED IN THE BOCA COVE DEVELOPMENT ALONG SOUTH OCEAN BOULEVARD APPROXIMATELY 300 FEET SOUTH OF RUSSELL DRIVE, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM NO ZONING DESIGNATION TO THE RESIDENTIAL MULTIPLE-FAMILY LOW DENSITY (RML) ZONING DISTRICT TO CORRECT A SCRIVENER'S ERROR; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the official Zoning Map of the Town of Highland Beach was adopted in 1990 (Ordinance No. 594); and

**WHEREAS**, in January 2021, the Palm Beach County Property Appraiser advised Town staff that three (3) parcels (Parcel control numbers 24-43-47-04-01-000-1131, 24-43-47-04-00-006-0250, and 24-43-47-04-01-000-1128) located within the Boca Cove development have no zoning district designation; and

**WHEREAS**, according to the Town Zoning Map, all the parcels located within the Boca Cove development with the exception of the three (3) parcels noted above are zoned Residential Multiple Family Low Density (RML); and

**WHEREAS**, upon review of the Town Zoning Map adopted by Ordinance 594, the three (3) parcels, noted above, were in fact located within the Residential Multiple Family Low Density (RML) zoning district; however, this zoning district designation is not reflected on the current Town Zoning Map; and

**WHEREAS**, the current Town Zoning Map is in a different mapping format than the Town Zoning Map adopted in 1990 (Ordinance No. 594) and therefore this may have contributed to the unintentional scrivener's error; and

**WHEREAS**, the proposed correction of a scrivener's error to the Town Zoning Map is consistent with the Town Comprehensive Plan; and



**WHEREAS**, the Town Planning Board, as the designated Local Planning Agency, conducted a public hearing on the proposed rezoning and provided its recommendation to the Town Commission; and

**WHEREAS**, the Town Commission of the Town of Highland Beach desires to correct this scrivener's error to the Town Zoning Map and determines that the adoption of this Ordinance is in the best interests of the residents and citizens 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 by reference as if fully set forth herein.

**SECTION 2.** In order to correct the scrivener's error, the Town Commission hereby amends the Official Zoning Map of the Town of Highland Beach, Florida, to reflect a zoning classification of Residential Multiple Family Low Density (RML) for the three parcels described in Exhibit "A" attached hereto and incorporated herein by reference.

**SECTION 3.** The Town of Highland Beach Official Zoning Map shall, upon the effective date of this ordinance, be amended to conform to the provisions of Section 2 hereof.

**SECTION 4.** 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 5.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 6.** This Ordinance shall become effective immediately upon adoption.

The foregoing Ordinance was moved by Commissioner David, seconded by Vice Mayor Moore and upon being put to the vote, the vote was as follows:

<b>VOTES:</b>	<b>YES</b>	<b>NO</b>
Mayor Douglas Hillman	X	
Vice Mayor Natasha Moore	X	
Commissioner Peggy Gossett-Seidman	X	
Commissioner Evalyn David	X	
Commissioner John Shoemaker	X	

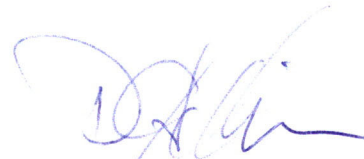
PASSED on first reading at the Regular Commission meeting held on this 4<sup>th</sup> day of January, 2022.

The foregoing Ordinance was moved by Vice Mayor Moore, seconded by Commissioner Shoemaker and upon being put to the vote, the vote was as follows:

<b>VOTES:</b>	<b>YES</b>	<b>NO</b>
Mayor Douglas Hillman	X	
Vice Mayor Natasha Moore	X	
Commissioner Peggy Gossett-Seidman	X	
Commissioner Evalyn David	X	
Commissioner John Shoemaker	X	

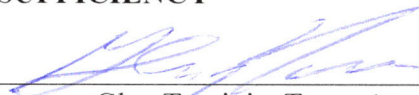
PASSED AND ADOPTED on final reading at the Regular Commission meeting held on this 18<sup>th</sup> day of January, 2022.

**ATTEST:**




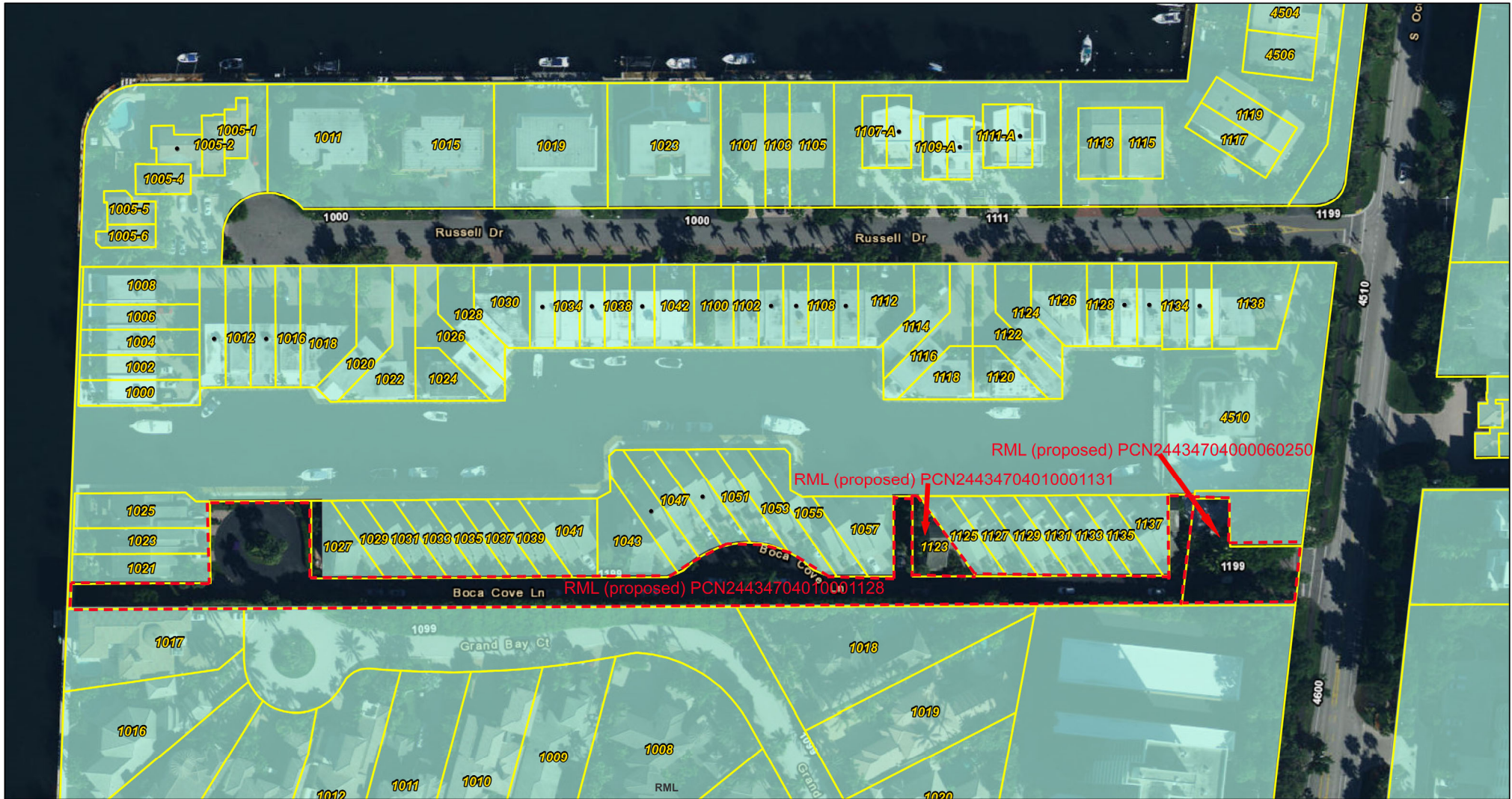
\_\_\_\_\_  
Douglas Hillman, Mayor

**REVIEWED FOR LEGAL SUFFICIENCY**



\_\_\_\_\_  
Glen Torcivia, Town Attorney  
Town of Highland Beach

  
\_\_\_\_\_  
Lanelda Gaskins, MMC  
Town Clerk



9/16/2021, 11:55:02 AM

World Transportation

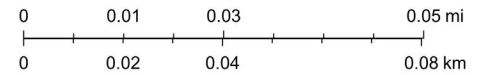
• Highland Beach Address Points

▭ Highland Beach Parcels

Zoning

▭ RML Residential Multiple Family Low Density

1:1,128



Esri, HERE, iPC, Esri, HERE, Garmin, iPC, State of Florida, Maxar, Microsoft

Town of Highland Beach - Planning Department  
State of Florida, Maxar, Microsoft | Esri, HERE, iPC | Esri, HERE, Garmin, iPC |

**Sold To:**

Town of Highland Beach - CU00398185  
3614 So. Ocean Blvd.  
Highland Beach,FL 33487

**Bill To:**

Town of Highland Beach - CU00398185  
3614 So. Ocean Blvd.  
Highland Beach,FL 33487

**Published Daily**

**Fort Lauderdale, Broward County, Florida**  
**Boca Raton, Palm Beach County, Florida**  
**Miami, Miami-Dade County, Florida**

**State Of Florida**  
**County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,  
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the  
attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting ,  
Was published in said newspaper by print in the issues of, or by publication on the  
newspaper’s website, if authorized on Oct 30, 2023

Affiant further says that the newspaper complies with all legal requirements for  
publication in Chapter 50, Florida Statutes.

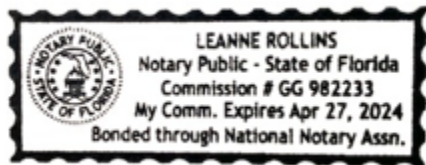


Signature of Affiant

Sworn to and subscribed before me this: October 30, 2023.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped  
Personally Known (X) or Produced Identification ( )

**Affidavit Delivery Method:** E-Mail  
**Affidavit Email Address:** jdehart@highlandbeach.us  
7516734

**TOWN OF HIGHLAND BEACH  
NOTICE OF PUBLIC HEARING**

YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on Thursday, November 9, 2023 at 9:30 AM in the Community Room of the Town Library located at 3618 South Ocean Boulevard, Highland Beach, Florida to consider the following:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AMENDING SECTION 30-7 "OFFICIAL ZONING MAP" OF THE TOWN CODE OF ORDINANCES TO UPDATE INFORMATION PERTAINING TO THE DATE OF THE MOST RECENT AMENDMENT TO TOWN'S OFFICIAL ZONING MAP AS SET FORTH IN ORDINANCE NO. 2022-002; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

The proposed Ordinance is available for inspection in the Town Clerk's Office at Town Hall, Monday through Friday during normal business hours of 8:30 A.M. to 4:30 P.M and on the Town's webpage at <https://highlandbeach-fl.municodemeetings.com/> no later than Friday, November 3, 2023.

Any person that decides to appeal any decision made by the Planning Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is based. The Town of Highland Beach does not provide such a record.

In accordance with the Americans with Disabilities Act, persons who need special accommodation to attend or participate in this meeting should contact the Town Clerk's Office at (561) 278-4548 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771.

For additional information, please contact the Town Planner at (561) 278-4540.

TOWN OF HIGHLAND BEACH, BUILDING  
DEPARTMENT  
10/30/2023 7516734

