

AGENDA

PLANNING BOARD REGULAR MEETING



Thursday, July 10, 2025 AT 9:30 AM

TOWN OF HIGHLAND BEACH, FLORIDA

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: www.highlandbeach.us

Town Hall Commission Chambers

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **SWEARING IN OF THE PUBLIC**
6. **APPROVAL OF MINUTES**

A. June 12, 2025

7. **UNFINISHED BUSINESS**

A. None

8. **NEW BUSINESS**

A. Proposed amendments to the Town Code of Ordinances regarding the Town's Comprehensive Plan based on the evaluation and appraisal review.

9. **ANNOUNCEMENTS**

July 15, 2025	1:30 P.M.	Town Commission Meeting
August 12, 2025	1:00 P.M.	Special Magistrate Hearing
August 14, 2025	9:30 A.M.	Planning Board Regular Meeting

10. ADJOURNMENT

NOTICE: *If a person decides to appeal any decision made by the Town Commission with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript). There may be one or more Town Commissioners attending the meeting.*

Pursuant to the provision of the Americans with Disabilities Act, any person requesting special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Town at 561-278-4548 at least five calendar days prior to the Hearing.

File Attachments for Item:

A. June 12, 2025



TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

Town Hall Commission Chambers
3614 South Ocean Boulevard
Highland Beach, Florida 33487

Date: June 12, 2025
Time: 9:30 AM

1. CALL TO ORDER

Chairperson Mendelson called the meeting to order.

2. ROLL CALL

Board Member David Axelrod
Board Member Roger Brown
Board Member David Powell
Board Member Evalyn David
Vice Chairperson Eve Rosen
Chairperson Ilyne Mendelson
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: Axelrod/Rosen - 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. APPROVAL OF MINUTES

A. May 08, 2025

Motion: David/Rosen - Moved to approve the minutes as presented which passed 6 to 0.

7. UNFINISHED BUSINESS

A. None

8. NEW BUSINESS

A. Development Order Application No. PZ-25-22 / Highland House Home Owners Association, INC.

Application by Ileen Gonzalez, Breezy Permits LLC., requesting a special exception to install a 1,000 square foot dock for the properties located at 1107, 1109, and 1111 Russell Drive.

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

Town Planner Allen presented Development Order Application No. PZ-25-22 and briefly reviewed the history of the project.

The applicant's agent, Ileen Gonzalez, was present, but no questions were asked of her.

Hearing no public comments, Chairperson Mendelson closed the hearing followed by a motion.

MOTION: Axelrod/Powell – Moved to approve Development Order Application No. PZ-25-22. Based upon a roll call: Member Axelrod (Yes), Member Powell (Yes), Member Brown (Yes), Member David (Yes), Vice Chairperson Rosen (Yes), and Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

B. Development Order Application No. PZ- 25-24 / Daniel Edwards

Application by Ileen Gonzalez, Breezy Permits LLC., requesting a special exception to install a 100 linear foot seawall and associated seawall cap, and a 450 square foot dock for the property located at 4306 South Ocean Boulevard.

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

Town Planner Allen presented Development Order Application No. PZ-25-24 and briefly mentioned that the Board made a recommendation in November of 2024 to approve Development Order Application No. PZ-24-04 for a new three-story two-unit townhome development on this property. Additionally this was approved by the Town Commission in December of 2024 along with a Town right of way permit.

Arthur Tiedeman, APH Marine Construction, was present and answered questions about the application.

Jeffery Remas, Town of Highland Beach Building Official, was present and provided comments on the application.

The public hearing was closed followed by a motion.

MOTION: David/Rosen – Moved to approve Development Order Application No. PZ-25-24. Based upon a roll call: Member David (Yes), Vice Chairperson Rosen (Yes), Member Brown (Yes), Member Powell (Yes), Member Axelrod (Yes), and Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

C. Development Order Application No. PZ- 25-27 / Gail Palestirini

Application by Ileen Gonzalez, Breezy Permits LLC., requesting a special exception to install a 100 linear foot seawall and associated seawall cap, and a 200 square foot dock for the property located at 4301 Tranquility Drive.

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

Town Planner Allen presented Development Order Application No. PZ-25-27.

Jeffery Remas, Town of Highland Beach Building Official, was present and provided comments on the application.

The hearing was closed followed by a motion.

MOTION: David/Axelrod – Moved to approve Development Application Order No. PZ-25-27. Based upon a roll call: Member David (Yes), Member Axelrod (Yes), Member Brown (Yes), Member Powell (Yes), Vice Chairperson Rosen (Yes), and Chairperson Mendelson (Yes). The motion passed 6 to 0.

9. ANNOUNCEMENTS

June 17, 2025	1:30 PM	Town Commission Meeting
June 24, 2025	11:00 AM	Financial Advisory Board Meeting
July 08, 2025	1:00 PM	Special Magistrate Hearing
July 10, 2025	9:30 AM	Planning Board Meeting

10. ADJOURNMENT

The meeting was adjourned at 10: 23 AM .

APPROVED on July 12, 2025, Planning Board Regular Meeting.

Ilene Mendelson, Chairperson

ATTEST:

Transcribed by:
Jaclyn DeHart, Deputy Town Clerk

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. Proposed amendments to the Town Code of Ordinances regarding the Town's Comprehensive Plan based on the evaluation and appraisal review.



TOWN OF HIGHLAND BEACH

AGENDA MEMORANDUM

MEETING TYPE: Planning Board

MEETING DATE July 10, 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:

The proposed amendments are being processed as part of the evaluation and appraisal review of the Town's Comprehensive Plan. Pursuant to Section 163.3191, Florida Statutes (F.S.), at least once every 7 years, each local government in the state shall evaluate its Comprehensive Plan to determine if plan amendments are necessary to reflect changes in state requirements. Local governments shall also evaluate and, as necessary, update the Comprehensive Plan to reflect changes in local conditions. Updating of the Comprehensive Plan based on the evaluation and appraisal review requires compliance with the State Coordinated Review Process as provided in Section 163.3184(4), F.S.

On December 19, 2024, staff notified the State Land Planning Agency (FloridaCommerce) that amendments to the Town Comprehensive Plan were necessary since the Town's last update of the Comprehensive Plan in 2018. The Town is required to transmit such Comprehensive Plan amendments to FloridaCommerce and corresponding state reviewing agencies within one (1) year of this notification date.

The Town's Comprehensive Plan currently contains the following nine (9) Elements, over 200 Goals, Objectives and Policies (GOPs), and a map series:

- Future Land Use Element
- Transportation Element
- Housing Element
- Infrastructure Element
- Coastal Management/Conservation Element
- Recreation and Open Space Element
- Intergovernmental Coordination Element
- Capital Improvements Element
- Property Rights Element

The Town's Planning consultant, Inspire Placemaking Collective ("Inspire"), has conducted an evaluation and appraisal review of the Town Comprehensive Plan in compliance with the requirements of Sections 163.3191 and 163.3177, F.S. The proposed amendments to the

Comprehensive Plan include a new Data and Analysis section, and changes to both the map series and GOPs. Note that the proposed changes to the GOPs are denoted by an underline for additional language and a ~~strike through~~ for deleted language.

In compliance with the Town's Ordinance Process Flowchart (see attached), on the June 17, 2025, the Town Commission considered an introduction/conceptual review of the amendments to the Town's Comprehensive Plan. The Commission made a motion to move the amendments to the Town's Comprehensive Plan to the Planning Board for review (motion carried 5-0). The Planning Board which serves as the Local Planning Agency is required to make a recommendation on the amendments to the Town Commission. Following a recommendation from the Board, the amendments will go back before the Commission for a transmittal hearing, and if approved, the amendments will be transmitted to the FloridaCommerce and other state reviewing agencies. FloridaCommerce will provide the Town with an Objections, Recommendations, and Comments (ORC) report regarding the proposed Comprehensive plan amendments within 60 days after receipt. Inspire along with Town staff will address any ORC accordingly and then the Town Commission will hold its second public hearing to determine whether to adopt the amendments to the Comprehensive Plan.

ATTACHMENTS:

Ordinance.

Town Ordinance Process Flowchart.

FloridaCommerce Notification Acknowledgement Letter (December 19, 2024).

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

Business Impact Estimate (BIE).

RECOMMENDATION:

At the discretion of the Planning Board.

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



Exhibit "A"

2045 Comprehensive Plan EAR Amendments *Data & Analysis Memorandum*

Introduction

This Evaluation and Appraisal Review (EAR) Memorandum supplies the necessary Data and Analysis for amendments to the Town of Highland Beach's Comprehensive Plan to be consistent with recent changes to the Florida Statutes. The most significant change proposed within this amendment package is the update to the plan's horizon year to 2045 – establishing 10 and 20 year planning periods.

The purpose of this report is to demonstrate that the Town of Highland Beach has successfully taken into consideration its future, including its projected 2045 population, the capacities of its utilities, and other considerations. The topics described below include the Town's future land use and carrying capacity, transportation, housing, infrastructure, coastal management and conservation, recreation and open space, intergovernmental coordination, and capital improvements - the elements of the comprehensive plan.

1. Population

Florida Statutes §163.3177(1)(f)3 states that comprehensive plans shall be based upon the jurisdiction's projected permanent and seasonal populations within the identified planning horizon. For the Town of Highland Beach, the planning horizon year is 2045.

Population growth trends can reliably be based on historic trends or more algorithmic projections and their future planning falls into ranges of low, medium and high growth. Florida Statute §163.3177(1)(f)3 typically requires a minimum projection of medium population growth "absent physical limitations on population growth." The Town of Highland Beach is one such community with physical limitations on its population growth. As a barrier island which has very limited vacant land, the Town cannot accommodate medium growth under its current development regulations. Therefore, the population growth projection for this EAR is based on the maximum growth the land area allows under the Town's current future land use policies.

Current Population

The University of Florida's Bureau of Economic and Business Research (BEBR) provides population projections for the state and counties and annual estimates for each jurisdiction in the state. In 2024¹, BEBR estimated that the Town of Highland Beach had 4,287 permanent residents. The Town also had a seasonal population of approximately 3,564 (45.5%) meaning the Town's total

¹ BEBR April 1, 2024



population was 7,851. Because there has been no known development since that time, this study uses the April 1, 2024 population estimate as its base.

Projected Population

Typically, populations are projected using metrics related to a share of the overall population of a county. Under this methodology, the Town of Highland Beach's population growth would be tied either to historical population share estimated over a period of the past 50 years at .299% of Palm Beach County's population or by current trends, estimated at a .277% share of the Palm Beach County's population. However, because there is such limited vacant land in the Town of Highland Beach, these standard projection methods were determined not to apply.

Though it is anticipated by the Town that over time a greater percentage of the seasonal population may become permanent, it is impossible with the available vacant land area for the Town to accommodate more than a few additional dwelling units under any planning horizon. **Table 1.1** shows that under current regulations and with the current developable land available, it is anticipated that an additional 23 people will move into the Town over the next 20 years. Please see the *carrying capacity analysis* in the next section for further explanation.

Table 1.1: Population Projections with available developable land

Year	Permanent	Seasonal	Projected Population
April 1, 2024	4,287	3,564	7,851
2035	4,293	3,570	7,863
2045	4,299	3,574	7,873

Source: BEBR base population modified by Town of Highland Beach vacant land restrictions

Future Considerations

Many of the Town's buildings were constructed with development regulations which allowed greater density than what is currently allowed by the adopted future land use map. Many of these large, coastal, residential buildings were built several decades ago, and some will need to be heavily renovated or rebuilt, conceivably within the 2045 planning horizon. If existing buildings are to be rebuilt under lower density allowances, the Town is facing the possibility of population decline and may need to consider impacts of the regulations; these may include difficulties attracting developers or the costs associated with providing the same services to fewer people.

2. Impacts on Land Use

Carrying Capacity Analysis

One common planning tool utilized to understand a community's ability to successfully accommodate anticipated growth is a *carrying capacity analysis*, which requires a close examination of the spatial relationships between existing land uses, environmentally significant



features, and Future Land Use Map designations. This analysis was conducted using the following four-step process:

1. Using the Department of Revenue (DOR) use codes included within the latest Palm Beach County Property Appraiser's parcel data, each property within the Town was assigned a generalized existing land use designation (e.g., low density residential, commercial, vacant, etc.). The result of this effort is shown in **Map 2. Existing Land Use** and **Table 2.1** below.

Table 2:1 Existing Land Use

Existing Land Use	Acres (2009)	Percent (2009)	Acres (2025)	Percent (2025)
Multi-Family Residential	154.3	40.3%	154.9	37.0%
Single Family Residential	91.3	23.8%	96	23.0%
Water	74	19.3%	83.5	20.0%
Transportation ROW	N/A	N/A	31.4	7.5%
Conservation	N/A	N/A	19.8	4.7%
Recreation and Open Space	N/A	N/A	12.1	2.9%
Vacant	36.3	9.5%	9.8 ¹	2.3%
Governmental	19.1	5.0%	4.7	1.1%
Institutional	5	1.3%	3.2	0.8%
Commercial	2.9	0.8%	2.9	0.7%
Total	382.9	100.0%	418.3	100.0%
¹ Includes Milani Park and Milani development parcels				

Source: Highland Beach EAR, 2009 and Palm Beach County Property Appraiser

2. All lands not possessing a 'vacant' generalized existing land use designation were removed as they are less likely to be developed for future residential activity compared to currently vacant land.
3. Any portions of 'vacant' lands which contained a wetlands feature (as determined by the latest National Wetlands Inventory (NWI) shapefile) were removed, as these lands are not considered suitable for future development activity.
4. Finally, the carrying capacity of the leftover vacant land was determined by assuming each remaining property will develop to the maximum density permitted by its underlying future land use designation (see **Map 3**).
5. N.B.- Existing Land Use acreages vary somewhat from the 2009 EAR analysis for several reasons, including the data sets used and the fewer land use categories used, DOR code updates, etc. Table 2.1 aims to neutralize discrepancies to the maximum extent possible to show the land use changes over time.



Table 2.2: Carrying Capacity for the Town of Highland Beach

Future Land Use Category	Acres	Vacant Acres	Vacant Wetlands Acres	Max Density DU/Acre	Carrying Capacity DU
Single Family	62.3	1.5	0.2	4	5
Multiple Family (Low)	163.3	8.1	7.2	6	5
Multiple Family (Medium)	34.6	0.2	0.0	12	3
Multiple Family (High)	36.6	0.0	0.0	16	0
Government	4.7	0.0	0.0	N/A	0
Recreational Open Space	14.8	0.0	0.0	N/A	0
Conservation	0.8	0.0	0.0	N/A	0
Non-Future Land Use Categories					
Water	69.8	N/A	N/A	N/A	N/A
Transportation ROW	31.4	N/A	N/A	N/A	N/A
Total	418.3	9.8	7.4	N/A	13
Total Residents ¹					23
¹ Calculated by multiplying the total dwelling units by the person per household of Highland Beach (1.84) ² The carrying capacity run on vacant acres includes the Milani park site and Milani development parcels, which total 6.5 of the 9.8 acres. Currently, it is not expected that there would be any dwelling units in the park and six dwelling units were submitted for development review on January 23, 2025. Therefore, the number of dwelling units may be lower.					

Sources: Palm Beach County Property Appraiser, 2024; Town of Highland Beach, 2024

Future Considerations

As shown above, the Town of Highland Beach only has approximately 9.8 acres of land that is vacant and not within a wetland. This analysis shows extremely minimal population growth which could be offset into negative population growth should any existing buildings be rebuilt at lower densities. The Town should consider whether it is comfortable with little, no, or negative population growth. Implications could include limits to services and increases to taxes if current services are supported by fewer residents.

3. Impacts on Housing

The Town of Highland Beach is a small primarily residential barrier island community. As noted above, there is limited land available for new development and few opportunities to expand housing options within its boundaries. The data does not indicate a need for more housing; however, the age of the existing housing stock combined with a limited ability to rebuild at current densities under the current regulations deserves consideration. The information provided in this chapter is primarily derived from the 2018-2022 American Community Survey 5-year Estimates and data from the Florida Housing Data Clearinghouse.



Table 3.1: Projected Housing Demand

Year	Permanent Population		Seasonal Population		Total Population	
	Projected Residents	Housing Units Needed ¹	Projected Residents	Housing Units Needed ¹	Projected Residents	Housing Units Needed ¹
2035	4,293	2,333	3,570	1,940	7,863	4,273
2045	4,299	2,336	3,574	1,943	7,873	4,279
¹ Assuming an average of 1.84 persons per household. For more information on how this number was derived, see Attachment A).						

Source: Florida Housing Data Clearinghouse, 2025.

Housing Supply

In 2022, the Town of Highland Beach had a total of approximately 4,519 housing units, where nearly 85 percent is composed of multi-family housing units (2 or more units) (ACS, 2022; FDCH, 2024). This includes duplexes, condos, and apartments. The remaining units consist of single-family detached homes, townhomes, and oceanfront estates (ACS, 2022; FDCH, 2024).

Of the total housing inventory, approximately 2,325 units were occupied, while 2,194 units were vacant (ACS, 2022; FHDC, 2024). The high vacancy rate can be attributed to the significant seasonal population, as 1,931 units (42%) remained vacant for seasonal, recreational, or occupational purposes (ACS, 2022). The average household size was 1.84 persons per unit (Inspire, 2024). Of the occupied units, 94.7% were owner-occupied, while 5.3% were rental properties (ACS, 2022; FHDC, 2024).

Housing Affordability

“Housing cost burden” refers to the percentage of a household’s income spent on housing expenses. It is commonly used to assess the affordability of housing. To be considered affordable, total housing costs should not surpass 30 percent of a household’s income. “Area Median Income (AMI)” reflects the median income distribution within a given area.

In 2022, Palm Beach County had a median income of \$76,066, while the Town of Highland Beach had a significantly higher median income of \$140,045 (ACS, 2022). This data indicates that residents in Highland Beach likely have greater financial means, which could make housing more affordable for them relative to the rest of the County. In 2023, the median value of an owner-occupied unit in the Town was \$825,200, with a median monthly owner cost of \$3,849 (ACS, 2023). Meanwhile, the median gross rent was \$3,500 (ACS, 2023).

The Florida Housing Data Clearinghouse provides information on households that are cost burdened by municipality. The data shows that about 62.5% of households earn above 100% of the AMI and are not cost-burdened, allocating less than 30% of their income toward housing. Whereas, 2.5% of households earn 30% or less of the AMI and are considered severely cost-burdened, spending more than 50% of their income on housing. While the data indicates that a small but significant portion of low-income households face a much higher housing cost burden, the majority



of households in the area experience a manageable housing cost burden. This highlights that there are affordability challenges faced by the lowest-income residents. **Table 3.2** outlines cost-burdened households by income estimates in 2022 for the Town of Highland Beach.

Table 3.2: All Households, Cost Burden by Income, 2022 (Estimate)

Household Income (% of Area Median Income (AMI))	Housing Cost Burden (% of income spent on housing)		
	Non-Cost Burdened (30% or less)	Cost Burdened (30.1 – 50%)	Severely Cost Burdened (More than 50%)
30% AMI or less			2.5%
30.01% – 50% AMI	1.3%	3.1%	3.2%
50.01% – 80%	1.8%	5.4%	6.2%
80.01% – 100%	1.1%	0.7%	1.0%
Greater than 100% AMI	62.5%	5.7%	5.3%

Source: “All Households, Cost Burden by Income, 2022 Estimates” from FDCH, 2024

Highland Beach’s Comp plan provides for adequate and affordable housing in its Housing Element Policies 1.5.1 –Policy 1.5.4. More specifically, Policy 1.5.3 requires the Town to “coordinate with the private sector to encourage new housing developments to provide for a range of housing types that are affordable to all income groups in a proportion that is reflective of demand.” And Policy 1.5.4 states “the Town will coordinate as appropriate with other agencies to ensure that its income qualified residents are made aware of affordable housing and housing assistance programs and will support regional affordable housing efforts through such mechanisms as letters of support, lobbying, and the dissemination of information.”

Future Considerations for Housing

The median age in the town is 70.1, with approximately 63.3% of the population above the age of 65 years old (ACS, 2023). Around 17.3% of the population is between the ages of 80 and 84 (ACS, 2023). In addition to an elderly population, over 75 percent of the housing stock was built prior to 1989, nearly 40 years ago (ACS, 2023). Together, this raises questions about the maintenance of these older buildings, as well as type of future housing development in the area.

The rebuilding of housing is complicated as many of the properties are non-conforming and generally, with the exception of a catastrophic event, cannot be rebuilt with the same number of dwelling units that they contain today. Specifically, the Town’s code Sec. 30-105 a(2) states that should a “nonconforming structure or nonconforming portion of a structure be destroyed or damaged by any means to an extent of more than fifty (50) percent of the assessed value of the structure at the time of destruction, or damage, it shall not be reconstructed except in conformity with the provisions of this article.” While some buildings could be rebuilt with fewer units at higher price points, decreasing the number of units allowed during reconstruction or substantial renovation could also *disincentivize* investment in the redevelopment of others.



4. Recreation and Open Space

The Town meets its adopted level of service standards for public recreation facilities and open space, which are: “one library and community room for every 10,000 permanent and seasonal residents, and one mile of bicycling trail for every 5,000 people.”

The Highland Beach Library serves as a key venue for Town residents and includes a community room that hosts events focused on education, social interaction, and group recreational and other activities. It also features a reading rotunda, screen porches overlooking the Intracoastal waterway, and public computers accessible to the public. Additionally, a 2.8 mile bicycle trail runs along A1A and a sidewalk runs along the west side of A1A. There is a current project on A1A, widening the road to include 5 feet bike lanes in each direction (not protected, but striped). The bike lanes will stretch from Grand Court to Linton Blvd, and the project is expected to be completed in Summer of 2025.

In addition to these public options, many residents have access to private recreational facilities within their residential complexes, which often include amenities such as pools, fitness centers, sports courts, and also have private beachfront access. Additionally, Milani Park, located within the Town but now owned by Palm Beach County, is planned for future design and construction, offering potential for expanded recreational opportunities.

Future Considerations

The Town is currently meeting its Level of Service standards. It could consider enhancing the pedestrian path and biking trail, including working to maintain a consistently-shaded path and including benches, water facilities, and improved signage, and clearly demarcated separation and increased width. These would contribute to a safer experience, particularly for seniors, while promoting health and wellness and sustainability. The Town could also consider how Milani Park might benefit its residents and be involved with County decision-making.

5. Coastal Management and Conservation

The Coastal Management/Conservation Element addresses the Town of Highland Beach's natural environment, including coastal resources, and related issues such as hurricane evacuation and emergency management. The Town has designated 23.45 acres (6.4%) of its land area as "Conservation" on the Future Land Use Map, thereby preserving their use and function for conservation purposes. Additionally, within the Town limits of Highland Beach, there are additionally 41.5 acres of Estuarine and Marine wetlands.

The Town protects its natural and coastal environment through the administration and enforcement of the Resource Protection Standards in its Code of Ordinances (Chapter 20, Article IV.) as well as coordination with other agencies having jurisdiction and regulatory authority over the natural environment, including: the U.S. Army Corps of Engineers, the South Florida Water



Management District, the Florida Department of Environmental Protection, and Palm Beach County.

Southeast Palm Beach County Coastal Resilience Partnership (CRP)

In 2019, the Town entered an Interlocal agreement with the City of Boca Raton, the City of Boynton Beach, the City of Delray Beach, the City of Lake Worth Beach, the Town of Lantana, and the Town of Ocean Ridge, formally creating the Southeast Palm Beach County Coastal Resilience Partnership (CRP). The goal of the CRP is to advance resiliency efforts within its geographical area. The CRP was awarded a \$72,000 Resilience Planning Grant to develop a regional framework to assess climate vulnerability and prioritize adaptation strategies. In 2021, the Coastal Resilience Partnership Multi-Jurisdictional Climate Change Vulnerability Assessment Report was completed. Included in the report is a suggested list of recommendations specific to the Town of Highland Beach to increase resiliency and sustainability in the face of increased storm frequency and strength.

Beach Restoration

To further promote conservation and responsible land stewardship, the Town provides guidelines for beach and dune management and maintenance, a list of recommended dune plants, and informational resources for dune restoration on its website².

In 2023, the Town of Highland Beach conducted a Beach Restoration Feasibility Study to evaluate options for protecting and restoring the beach within the Town. The feasibility study yielded two main recommendations for the Town: the first is a dune toe repair project and/or dry beach nourishment to restore the storm protective capacity of the beach and dune system; the second recommendation is a larger scale beach nourishment project to be pursued long term. The large-scale beach nourishment project involves dredging sand from offshore and placing it along the southern 2 miles of the Town's beach.

The cost of construction is estimated at \$14 million (in 2024 dollars). A local funding plan is needed to execute the project. Because access to the dunes and beach is largely private, County, State or Federal funding is likely unavailable. Other options for funding suggested in the study include an Ad Valorem Tax, Erosion Prevention District, or Municipal Service Benefit Unit.

Coastal/Natural Hazards

The Coastal Management/Conservation Element also addresses the Town's hurricane evacuation and emergency management strategies and plans, and coastal area planning requirements.

Flooding and storm surge from severe weather events are two potential hazards for the Town of Highland Beach. According to FIRM maps from 2024, 300 acres or 82% of the Town's land falls within a Special Flood Hazard Area. The Special Flood Hazard Area (SFHA), also known as the 100-

² <https://highlandbeach.us/263/Dune-Restoration-Preservation>



year floodplain, has a 1% chance of flooding in any given year and is shown as Zone A or Zone V on FEMA maps. An additional 5.7 acres (1.5%) of the Town falls within the 500-year floodplain, an area of minimal flood hazard. While the 500-year floodplain has only a 0.2% annual chance of flooding, the risk of flooding is lower, but still present.

Highland Beach also contains 40.8 acres of land designated as Coastal High Hazard Areas. Coastal High Hazard Areas are defined by Section 163.3178(2)(h)9 of the Florida Statutes as “the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.” To discourage further population concentrations in Coastal High Hazard Areas, Florida's growth management requirements discourage density, and intensity increases in these locations. Comprehensive Plan Amendments that increase density in these areas must be reviewed for impacts on evacuation level of service. Additionally, reductions in land use densities should not impair the rights of current residents.

In 2024, the Town passed a FEMA approved Flood Plain Ordinance (Ordinance No. 2024-002). This ordinance expands the applicability of stricter building codes to ensure development in flood-prone areas meets higher standards for better flood resilience.

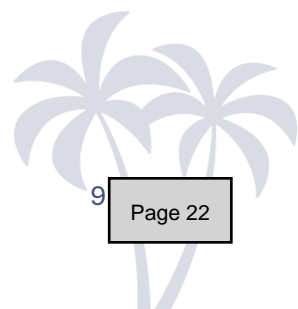
Runoff and Stormwater Management

Considering the Town of Highland Beach is surrounded by the Intracoastal Waterway and the Atlantic Ocean, stormwater runoff from the Town into these waterways can impact their quality and safety. Impervious surfaces, such as roads, driveways, and roofs, contribute to increased runoff, which may pick up pollutants like metals and oil, sediment, fertilizers, and pesticides and carry these substances into local waterways. Observations in the surrounding region indicate that harmful algal blooms (HABs) and water impairments are already occurring and are likely to increase as oceanic temperatures rise and hydrology changes.³

Various measures can be implemented to minimize the impact of stormwater runoff, such as the installation of permeable surfaces, rain gardens, and improved stormwater management systems. Additionally, promoting the use of native landscaping and reducing the application of chemical fertilizers and pesticides can help minimize pollutant runoff. Regular maintenance and upgrading of stormwater infrastructure are also crucial to ensure effective water flow and pollutant filtration. Enhanced monitoring capabilities and water quality models can inform more targeted mitigation strategies. By implementing these measures, the Town can reduce the risk of water quality degradation and protect local ecosystems and waterways.

The Town of Highland Beach is the only jurisdiction within the Coastal Resilience Partnership that does not have guidance to use “Florida Friendly” landscape principles in its fertilizer regulation ordinance. The Town may consider updating this ordinance.

³ Coastal Resilience Partnership Multi-Jurisdictional Climate Change Vulnerability Assessment





Palm Beach County's Environmental Resources Management Department monitors the presence of pollutants in surface waters within the County and the Town of Highland Beach has an interlocal agreement with the County to maintain compliance with the Palm Beach County Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) permit.

Emergency Management

Storm Events

Emergency management in the Town of Highland Beach is coordinated on a regional scale. The transportation network must provide for safe and timely evacuation of residents in the case of a severe storm event. The Town coordinates with other governmental and non-governmental agencies to provide many essential services to residents before, during, and after major storm events (i.e. emergency shelter, emergency services, emergency operation center, post disaster recovery).

The Town provides its residents with a Hurricane Preparation Manual that provides essential information to residents about hurricane planning and disaster preparedness.⁴ Additionally, the Town provides information regarding evacuation orders, regulates access into and out of the Town, ensures continuity of operations, and spearheads post-disaster recovery efforts within its boundaries, including curfew enforcement and the provision of post-disaster security.⁵

Future Considerations

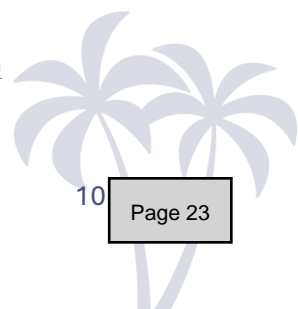
Evacuation or rescue during storm events is currently reliant entirely on A1A remaining passable and bridges to the mainland remaining open. Identifying facilities within the Town that could serve in times of emergency as shelters or distribution points, potentially the future Milani Park in the south and the government buildings in the middle, could help. Additionally identifying docks on the intracoastal side of the Town with connections to the mainland could provide an additional temporary means of connection should bridges or A1A be impassable.

Following the recent studies, there are several updates that should be incorporated into The Coastal Management and Conservation Element to:

- Integrate the strategies outlined in the Climate Change Vulnerability Assessment Report
- Include the goals identified by the Beach Restoration Feasibility Study
- Update dates and references
- Reflect the current implementation status of policies.
- Encourage green infrastructure, such as permeable pavements and rain gardens, and promoting sustainable landscaping practices to reduce runoff, protect natural resources, and maintain the health of local waterways and ecosystems.

⁴ <https://highlandbeach.us/DocumentCenter/View/612/2024-Hurricane-Preparation-Manual?bidId=>

⁵ Town of Highland Beach Evaluation and Appraisal Report (2009)





- Incorporate Florida-friendly fertilizer landscape principles

6. Infrastructure Capacity

Wastewater Service

As mentioned in the Infrastructure Element, the Town of Highland Beach maintains a sanitary sewer collection system that delivers wastewater to the South Central County Wastewater Treatment Plant located in Delray Beach. The Town has no septic and does not need to plan for septic to sewer conversion. The Town of Highland Beach has an adopted LOS for wastewater of 68 gallons per capita per day. Highland Beach's wastewater capacity is 1.95 mgd. **Table 6.1** summarizes the Town's wastewater needs into the 2045 planning horizon.

Table 6.1: Projected Wastewater Demand

Year	Projected Population	Demand in gpd	Demand based on LOS (MGD)	% capacity used
2025	7,851	533,868	0.533868	27.4%
2035	7,863	534,684	0.534684	27.4%
2045	7,873	535,364	0.535364	27.5%

Source: Town of Highland Beach, 2024

As shown in **Table 6.1**, the projected level of service for wastewater in 2045 (0.535 mgd) is within the Town's wastewater capacity (1.95 mgd).

Solid Waste

The Town of Highland Beach provides solid waste collection and disposal services through a contract with the Palm Beach County Solid Waste Authority (SWA). The Town maintains an adopted level of service of 5 lbs per day per capita, which is compatible with disposal facility capacities and operational policies of the SWA. The Town seeks to continue reducing solid waste requiring disposal through participation in the SWA's recycling program.

Table 6.2 summarizes the solid waste collection necessary to maintain the Town's adopted level of service standard into the 2045 planning horizon, based on population projections.

Table 6.2: Projected Solid Waste Demand

Year	Projected Population	Demand based on LOS (lbs.)
2025	7,851	39,255
2035	7,863	39,315
2045	7,873	39,365

Source: Town of Highland Beach, 2024



Stormwater Management

State Road A1A has a 100-foot right-of-way and relies on swales to manage stormwater run-off, retention, and groundwater infiltration. Otherwise, most drainage facilities in the Town are on-site private systems that discharge stormwater to the Atlantic Ocean or Intracoastal Waterway. The Town requires that all new construction projects provide effective stormwater management which prevents flooding and avoids estuarine pollution, consistent with County and State water quality standards. The Town also maintains and enforces provisions within its land development regulations requiring all future development to meet stormwater quality standards as set forth by the South Florida Water Management District.

The Town of Highland Beaches Drainage LOS for stormwater drainage is a three-year design storm: 10-minute concentration with one foot freeboard below gutter elevation. The Town has been able to meet its Level of Service Standard for drainage in previous years and anticipates continuing to meet those standards through the planning horizon.

Potable Water Service

The Town of Highland Beach provides potable water services through their Reverse Osmosis Water Treatment Plant. The Town of Highland Beach's adopted Level of Service (LOS) for potable water is 100 gallons per day (gpd) per capita⁶. The Town's maximum potable water capacity is 3.0 million gallons a day (mgd). Based on the adopted 100 gpd LOS, **Table 6.3** summarizes the potable water needs of Highland Beach into the 2045 planning horizon.

Table 6.3: Projected Potable Water Demand

Year	Projected Population	Demand in gpd	Demand based on LOS (mgd)	% capacity used
2025	7,851	785,100	0.7851	26.17%
2035	7,863	786,300	0.7863	26.21%
2045	7,873	787,300	0.7873	26.24%

Source: Town of Highland Beach, 2024

As shown in **Table 6.3**, the projected Level of Service for potable water in 2045 (0.7873 mgd) is within the Town's potable water capacity (3.0 mgd) and the Town is expected to continue meeting LOS standards for potable water through the 2045 planning horizon. Therefore, the only potable water improvements listed in the Capital Improvements Plan relate to maintenance of the water treatment plant, but do not include improvements that will increase capacity.

The Town has an existing bulk water agreement in place with Delray Beach and Boca Raton. Water is not regularly provided to the Town through either of these interconnections; however, they are available and are regularly maintained for use in the event of an emergency or scheduled maintenance.

⁶ Town of Highland Beach Public Works Department



The costs of operating, maintaining, and upgrading the water system are offset through utility fees, water sales, and ad valorem taxes. The water system operates as an enterprise fund, independent of the Town's other funds, and is managed by the Public Works Department.

Future Considerations

The Town of Highland Beach is projected to meet all LOS requirements. Challenges could arise if the Town's population declines and measures are not taken to ensure the revenues which fund the Town's services do not also decline. Additionally, the Town is reliant on neighboring municipalities, such as the City of Delray Beach for wastewater and Palm Beach County for solid waste disposal. Should either of these municipalities lose sufficient capacity, the Town would have to secure other means.

7. Capital Improvements Element

The Capital Improvements Element (CIE) aims to compile and prepare the capital improvement needs identified in the other elements for the County's budgeting and project financing. State statutes mandate addressing only projects that impact the adopted Level of Service (LOS) standards; however, the CIE may also include additional projects that enhance public facilities without affecting LOS. **Table 7.1** summarizes planned improvements for the Town.

Table 7.1 Planned Improvements Summary Table

Utility	Planned Improvements
Transportation	None/maintenance only
Potable Water	None/maintenance only
Wastewater	Updating aging infrastructure, pipe rehabilitation and lift station improvements.
Solid Waste	None, handled by SWA of Palm Beach County
Drainage and Stormwater	None, maintenance
Recreation and Open Space	None, maintenance

Transportation

There are no planned transportation improvement projects included in the Town of Highland Beach's current Capital Improvements Plan besides maintenance of existing roads and bridges.

Potable Water

The Town is expected to continue meeting LOS standards for potable water through the 2045 planning horizon. Therefore, the only potable water improvements listed in the Capital Improvements Plan relate to maintenance of the water treatment plant, but do not include improvements that will increase capacity.



Wastewater

The Town of Highland Beach has enough wastewater capacity to meet projected demand for 2045. Therefore, the planned improvements for wastewater services pertain to maintenance aging infrastructure of the existing system and will not increase capacity. This includes piping rehabilitation and lift station improvements.

Solid Waste

The Town of Highland Beach provides solid waste collection and disposal services through a contract with the Palm Beach County Solid Waste Authority (SWA). The SWA is considering multiple options to increase their capacity in order to handle greater expected demand as the County continues to grow. This does not prompt capital expenditures within the Town of Highland Beach itself.

Drainage and Stormwater

The Town anticipates continuing to meet its LOS standards through the planning horizon. Thus, no major projects, besides maintenance of existing systems, is listed in the Capital Improvements Plan.

Recreation and Open Space

The Town is currently meeting its level of service standards for parks and recreational facilities, which currently include the Town Library and a bicycle path.

Public School Facilities

Public school services for the Town of Highland Beach are provided externally by other government and private agencies. The Town is exempt from public school planning and concurrency requirements as limited new residential buildings permits are issued, there have been no annexations, and there are no school facilities within the Town's boundaries. Thus, no level of service standards are defined for public schools, and no capital improvements regarding schools are planned.

8. Impacts on Transportation

Transportation Facilities

The Town of Highland Beach has a limited transportation network, consisting of one collector road, State Road A1A, multiple local roads, and a sidewalk running along the west side of State Road A1A.

State Road A1A is the only roadway in Highland Beach with an adopted level of service and is projected to maintain this level of service through the 2045 planning horizon.

Transportation plays a critical role in shaping how residents of Highland Beach live, work, and enjoy their community. The Town's transportation system is essential for supporting economic growth,



facilitating the movement of people, goods, and services efficiently. This section offers insights into the current state of the Town’s transportation network—covering roadways, public transportation, pedestrian and bicycle facilities, and transportation improvement projects.

Functional Classifications

The Florida Department of Transportation (FDOT) uses the Federal Functional Classification System, which is common to all states. Each functional classification is based on the type of service the road provides to the motoring public. Design standards are tied to the functional classification assigned to the facility. Each classification has a range of allowable lane widths, shoulder widths, curve radii, etc. The functional classifications are listed below in **Table 8.1**. A1A is classified as Urban Collector and the smaller roads as local roads. These are displayed on **Map 15**.

Table 8.1: Functional Classification Descriptions

Functional Classification	Description	Typical Speed Limits
Interstates (Limited Access Highways)	The highest classification of roadways in the United States. These arterial roads provide the highest level of mobility and the highest speeds over the longest uninterrupted distance.	55-75 mph
Other Arterials	These include freeways, multilane highways, and other important roadways that supplement the Interstate System. They connect, as directly as practicable, the Nation’s principal urbanized areas, cities, and industrial centers. Land access is limited.	50-70 mph
Collectors	Major and minor roads that connect local roads and streets with arterials. Collectors provide less mobility than arterials at lower speeds and for shorter distances. They balance mobility with land access.	35-55 mph
Local roads	Local roads provide limited mobility and are the primary access to residential areas, businesses, farms, and other local areas.	20-45 mph

Source: Federal Highway Administration, 2020

Context Classifications

Florida Department of Transportation’s (FDOT) context classification system describes the general characteristics of the land use, development patterns, and roadway connectivity along a roadway, providing cues as to the types of uses and user groups that will likely utilize the roadway. Context classification is a system based on the complete streets initiative of identifying roads according to their context in the built or natural environment and is a step in the planning and design processes for establishing more comprehensive design criteria and standards for multiple modes of transportation. The eight different context classifications used by the FDOT are described below in **Table 8.2**. A1A is classified as C4-Urban General. These are displayed on **Map 16**.



Table 8.2: Context Classification Descriptions

Context Classification	Descriptions
C1-Natural	Lands preserved in a natural or wilderness condition, including lands unsuitable for settlement due to natural conditions.
C2-Rural	Sparsely settled lands; may include agricultural land, grassland, woodland, and wetlands.
C2T-Rural Town	Small concentrations of developed areas immediately surrounded by rural and natural areas; includes many historic towns.
C3R-Suburban Residential	Mostly residential uses within large blocks and a disconnected or sparse roadway network
C3C-Suburban Commercial	Mostly non-residential uses with large building footprints and large parking lots within large blocks and a disconnected or sparse roadway network.
C4-Urban General	Mix of uses set within small blocks with a well-connected roadway network. May extend long distances. The roadway network usually connects to residential neighborhoods immediately along the corridor or behind the uses fronting the roadway.
C5-Urban Center	Mix of uses set within small blocks with a well-connected roadway network. Typically concentrated around a few blocks and identified as part of a civic or economic center of a community, town, or city.
C6-Urban Core	Areas with the highest densities and building heights, and within FDOT classified Large Urbanized Areas (population greater than one million). Many are regional centers and destinations. Buildings have mixed uses, are built up to the roadway, and are within a well-connected roadway network.

Source: Florida Department of Transportation, 2022

Adopted Level of Service

Roadway performance within the Town of Highland Beach is measured using adopted Level of Service (LOS) standards, which identifies the minimum acceptable operating conditions of a roadway. LOS conditions are generally classified into six categories which are outlined in **Table 8.3**. State Road A1A is the only roadway in Highland Beach that has an adopted Level of Service. The adopted Level of Service for State Road A1A is D.

Table 8.3: Level of Service Descriptions

Level of Service	Descriptions
LOS A	Users are practically unaffected by the presence of other vehicles on a road section. The choice of speed and the maneuverability are free. The level of comfort is excellent, as drivers need minimal attention.
LOS B	The presence of other vehicles begins to affect the behavior of individual drivers. The choice of the speed is free, but the maneuverability has somewhat decreased. The comfort is excellent, as drivers simply need to keep an eye on nearby vehicles.
LOS C	The presence of other vehicles affects drivers. The choice of speed is affected and maneuvering requires vigilance. The level of comfort decreases quickly at this level, because drivers have a growing impression of being caught between other vehicles.



Level of Service	Descriptions
LOS D	The speed and the maneuverability are severely reduced. Low level of comfort for drivers, as collisions with other vehicles, must constantly be avoided. A slight increase in the traffic risks causing some operational problems and saturating the network.
LOS E	Low but uniform speed. Maneuverability is possible only under constraint for another vehicle. Users are in a state of frustration.
LOS F	Unstable speed with the formation of waiting lines at several points. Cycles of stop and departure with no apparent pattern because created by the behavior of other drivers. A high level of vigilance is required for the user with practically no comfort.

Source: Transportation Research Board, 2023

Current and Projected Transportation Level of Service

Level of service was determined using FDOT's Multimodal Quality/Level of Service Handbook which uses roadway characteristics (e.g. functional classification, context classification, number of lanes, etc.) and traffic counts to determine a roadways level of service. Current Annual Average Daily Traffic (AADT) counts from Florida's Department of Transportation (FDOT) were used to calculate current Level of Service for State Road A1A. Historic AADT counts provided by FDOT were utilized to calculate the average annual growth rate (AAGR) for traffic. These were used to project future level of services for 2035 and 2045. The adopted, current, and projected (2035 & 2045) level of service can be seen in **Table 8.4** and on **Maps 12 & 13**.

Table 8.4: Current and Projected LOS for A1A

Name	From/To	Functional Class	Context Class	Lanes	Adopted LOS	AAGR	Current		2035		2045	
							AADT	LOS	AADT	LOS	AADT	LOS
A1A	NE Spanish Boulevard to N/A	Urban Collector	Urban General	2	D	1.56%	12,479	D	14,563	D	16,994	D
A1A	N/A to Linton Boulevard	Urban Collector	Urban General	2	D	0.93%	11,918	D	13,074	D	14,341	D

Source: Florida Department of Transportation, 2024

As **Table 8.4** shows above the two sections of State Road A1A that have AADT counts from FDOT are expected to maintain their adopted level of service through the 2045 planning horizon.

Public Transit

The only form of public transportation available in the Town of Highland Beach is paratransit services provided by the Palm Tran Connection (PTC). PTC is a ride share, door-to-door paratransit service that provides transportation to eligible residents and visitors in Palm Beach County. The service is available to individuals who cannot transport themselves and are dependent on others to access health care, employment, education, shopping, social activities, or other life-sustaining



activities. PTC travels everywhere within Palm Beach County. The paratransit service operates under three different programs that differ in eligibility, operating times, and service areas. **Table 8.5** provides a summary of these three programs and their eligibility requirements, standard operating times, and service areas.

Table 8.5: Paratransit Programs

Paratransit Program	Eligibility Requirements	Standard Operating Times	Service Area
Americans with Disabilities Act Program	Individuals must have a disability which prevents them from riding the fixed-route bus.	Mon.-Fri. 4:45am to 11:00pm Sat. 6:00am to 10:35 pm Sun. 7:45am. to 8:15pm	3/4 of a mile of a Palm Tran bus route
Transportation Disadvantaged	Persons who because of physical or mental disability, income status, or age are unable to transport themselves or to purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities, or children who are handicapped or high-risk or at risk.	Mon.-Fri. 4:45am to 11:00pm Sat. 6:00am to 10:35 pm Sun. 7:45am. to 8:15pm	Anywhere in Palm Beach County
Division of Senior Services	Individuals who are age 60 or older.	Mon.-Fri. 8:00am to 5:00pm Sat. & Sun. No Service	Transportation provided to approved nutrition/meal sites.

Source: PalmTran, 2024

Pedestrian Facilities

The only sidewalks and bicycle lanes in the Town of Highland Beach are on State Road A1A. A sidewalk runs parallel to the west of the State Road and two bike lanes run parallel to the State Road, one on the east and one on the west. These facilities can be seen on **Map 4**.

Transportation Improvements

There are currently no funded transportation improvement projects in the Town of Highland Beach. However, there is one illustrative project along State Road A1A in the Palm Beach County Transportation Planning Agency's (TPA) Long Range Transportation Plan. Illustrative Projects are projects that align with TPA goals and objectives but may not have cost estimates, may not have available funding for implementation, and may not have funding for ongoing operations and



maintenance. The illustrative project is the completion of the SUN Trail and East Coast Greenway, a complete street project generally along US1 or A1A corridor, from Broward County to Martin County.

9. Intergovernmental Coordination

The Intergovernmental Coordination Element (ICE) serves two main purposes: (1) to assess and analyze the existing interlocal agreements established between the Town and its local, regional, state, and federal partners, and (2) to explore potential opportunities for agreements between the Town, and its partners, that could help advance the community's health, safety, and welfare. The ICE functions as a way to facilitate the implementation of programs, grants, and assistance at the local level.

Existing Intergovernmental Coordination Mechanisms

At present, the Town of Highland Beach maintains open communication by sharing its Comprehensive Plan with adjacent local governments and regulatory agencies. Specifically-identified coordination is listed in **Table 9.1** below.

Table 9.1 Planning Coordination

Policy	Entity to Coordinate with	Type of Coordination
1.1.8	Palm Beach County Water Utilities Department, Palm Beach County Department of Environmental Resources Management, South Florida Water Management District, and through the Lower East Coast Water Supply Plan Update, as necessary.	Planning of potable water and sanitary sewer facilities, water supply sources, demands, and other services and LOS standards
1.4.1	Coastal Resilience Partnership	Coastal Natural Resources, Vulnerability
1.1.9	FDOT	When SR A1A may be impacted by development or redevelopment activities in Town
1.1.10	FDOT	When state may be planning, designing, or constructing transportation facilities within the Town boundaries
1.1.11	Schools	Should a school exist, follow Section 240.155, F.S.
1.1.12	Treasure Coast RPC	Utilize the professional resources and services it offers
1.1.13	Dept Community Affairs	Utilize professional services and resources. Comprehensive Plan shall maintain consistency with the goals and policies of the State Comprehensive Plan and more specifically with the goals pertaining to coastal, marine and



		natural resources, land use, urban revitalization, public facilities, transportation and plan implementation.
1.1.14	DEP	Coordinate planning and permitting activities
1.1.15	FL Dept of State	As Needed, Division of Historical Resources
1.1.19	South County Area	Joint Planning for equitable potable water needs

Sources: <https://www.pbco-npdes.org/InterlocalAgreements/HighlandBeach,Townof-InterlocalAgreement.pdf>, Town of Highland Beach 2022 Comprehensive Plan, <https://discover.pbc.gov/resilience/Documents/191217%20EXECUTED%20ILA.pdf>

As shown in **Table 9.2**, the Town will formally request certain entities to share any amendments to their level of service standards, as shown in the Table below

Table 9.2 Town to request Formal Amendments to Comprehensive Plans from the following

Jurisdiction	Type of Coordination
City of Boca Raton	Potable Water, Traffic (S.R. A1A only), Recreation and Open Space
City of Delray Beach	Sanitary Sewer (Wastewater Transportation), Traffic (S.R. A1A only), Recreation and Open Space, Potable Water
Palm Beach County	Sanitary Sewer, (Wastewater Treatment), Solid Waste

Sources: Town of Highland Beach Comprehensive Plan

Future Considerations

To support clarity, accountability, and maintain effective intergovernmental coordination, the Town should consider maintaining a detailed matrix of coordination efforts. This matrix should include: the entities the Town maintains coordination and/or agreements with, the frequency by which coordination shall be maintained, and the departments that shall be responsible for the coordination efforts.

Proposed Amendments

Perhaps the most pressing takeaway from this Evaluations and Appraisals Report is that the Town of Highland Beach is now effectively built out: it cannot accommodate new growth on vacant land, it can only redevelop; however, most of its older buildings were built at densities higher than those allowed by current development regulations. The Town is therefore likely to face population plateau and perhaps decline, the repercussions of which the Town should consider with priority.

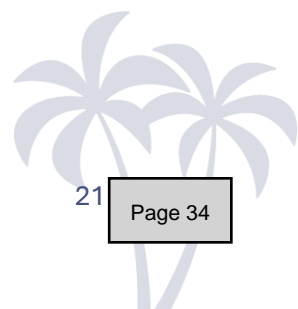
The other significant change since the last EAR report has been to Coastal Management and Conservation where several actions will be reflected in the updated the Goals Objectives and Policies (GOPs).

The updated 2025 Comprehensive Plan update will reflect the results of this analysis as well as changes to the Florida Statutes, including updating references to agencies and outdated statutory references. These updates, based on the best data available at the time, will make the Comprehensive Plan compliant with current Florida Statutes and Florida's Administrative Code.



Comprehensive Plan Maps

The Maps on the following pages reflect the best data available, including from GIS and from the Town of Highland Beach directly.



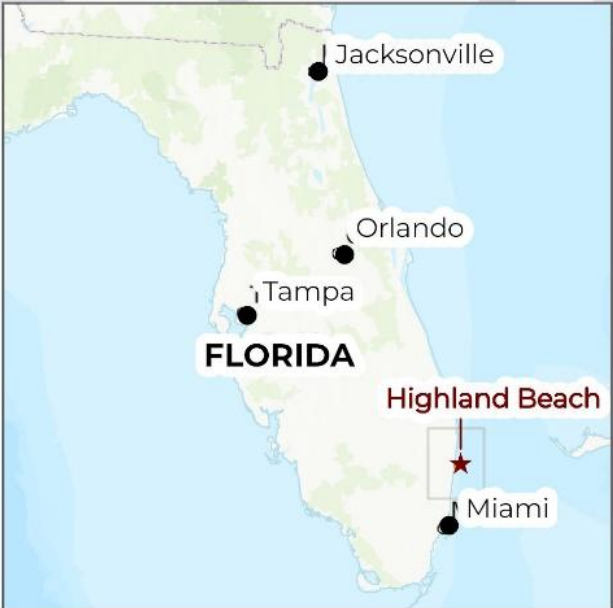
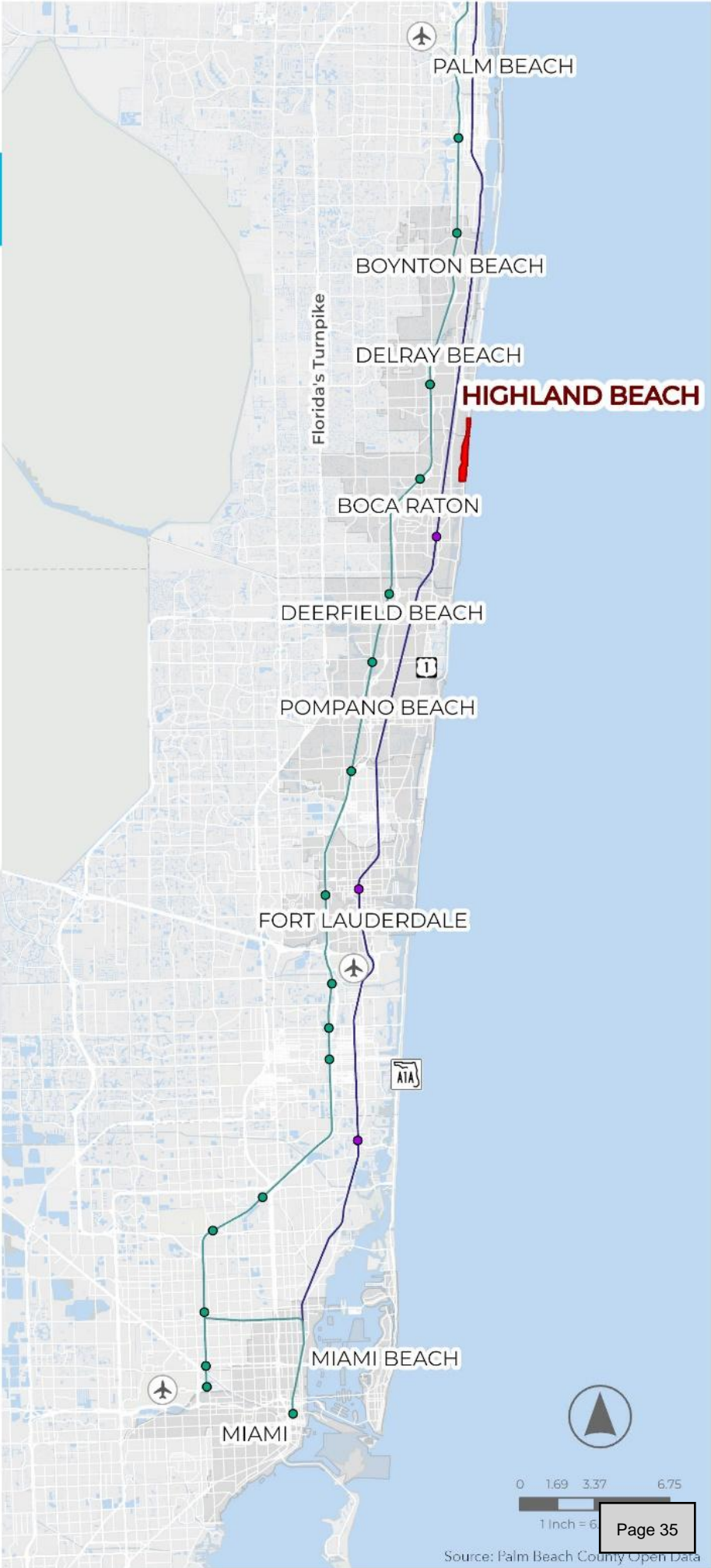
REGIONAL CONTEXT

2045 Comprehensive Plan
Map 1



Legend

- Highland Beach
- Municipality
- Major Road
- International Airport
- Brightline Route
- Brightline Station
- TriRail Route
- TriRail Station



EXISTING LAND USE

2045 Comprehensive Plan
Map 2

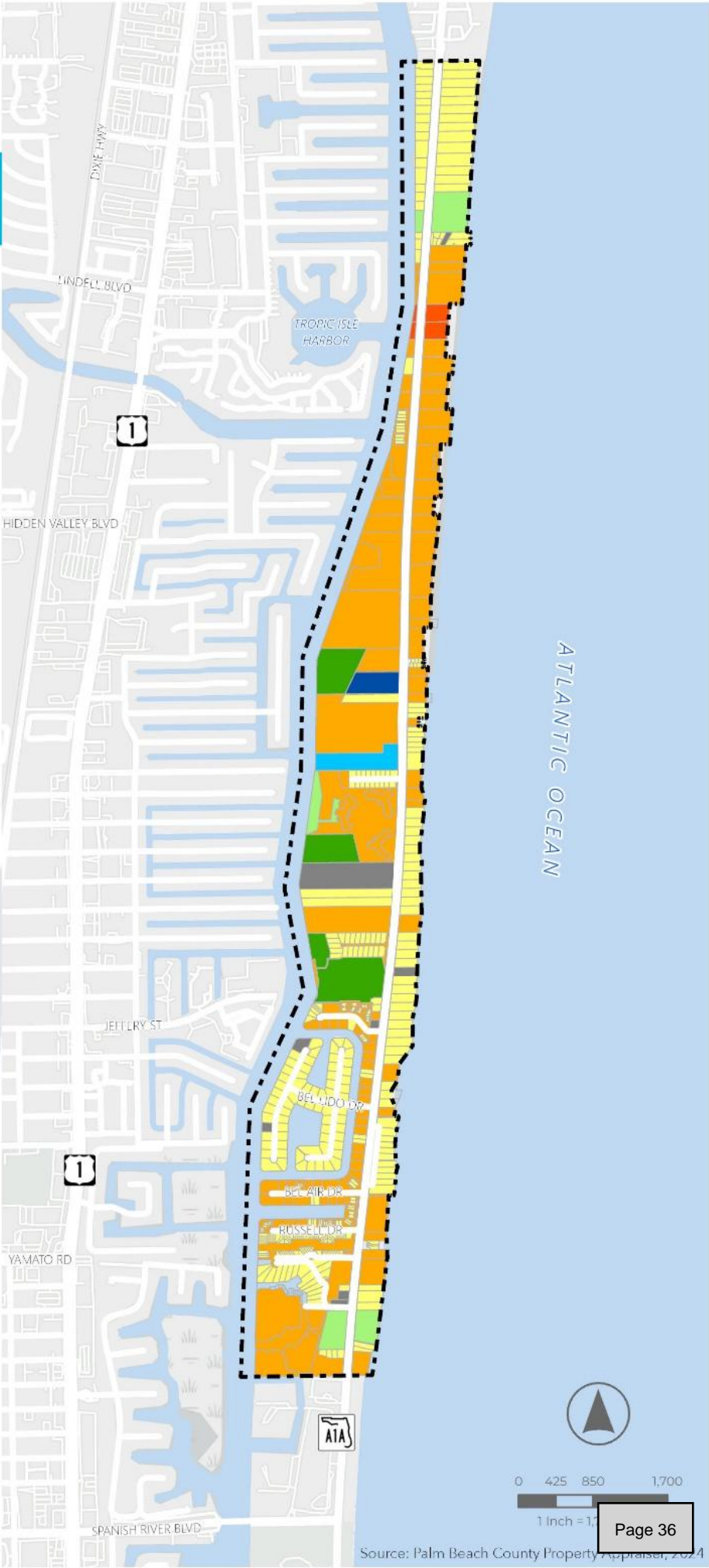


Legend

- Town Limit
- Parcel
- Major Road

Existing Land Use

- Single Family Residential
- Muti-Family Residential
- Commercial
- Recreation and Open Space
- Governmental
- Institutional
- Conservation
- Vacant
- Water



FUTURE LAND USE

2045 Comprehensive Plan
Map 3

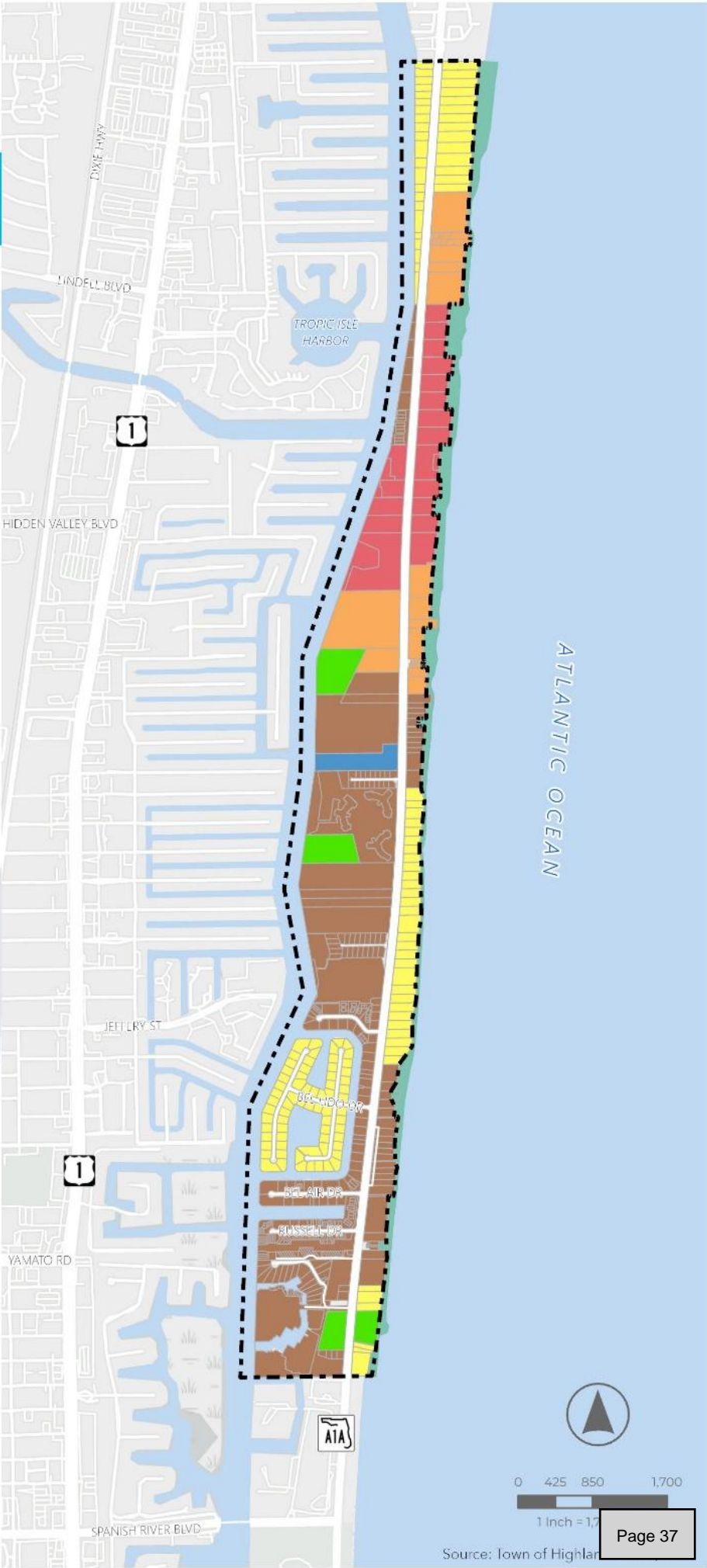


Legend

- Town Limit
- Parcel
- Major Road

Future Land Use

- Single Family
- Multi Family Low Density
- Multi Family Medium Density
- Multi Family High Density
- Government
- Recreational Open Space
- Conservation



0 425 850 1,700
1 Inch = 1,700 Feet



Source: Town of Highland Beach

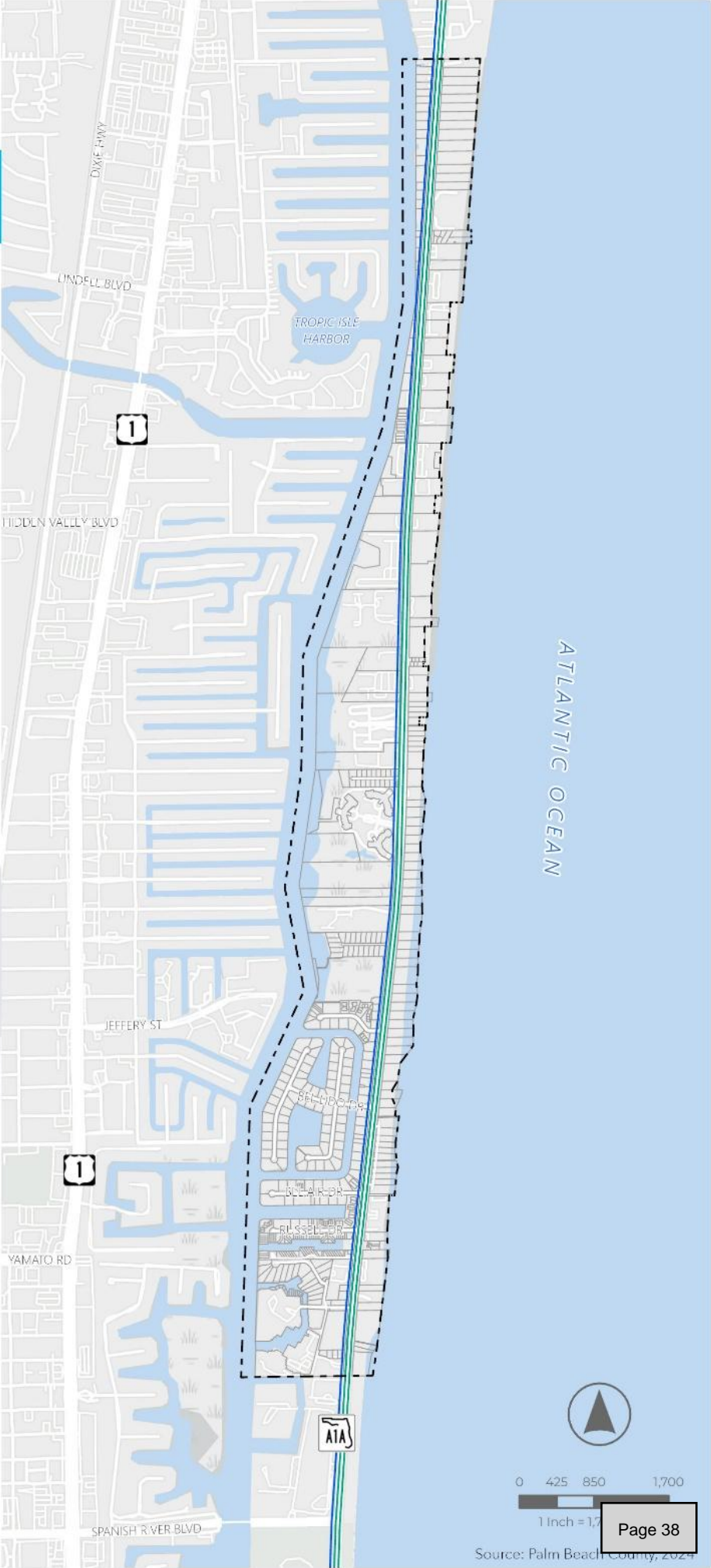
SIDEWALKS AND BIKE LANES

2045 Comprehensive Plan
Map 4



Legend

- Town Limit
- Parcel
- Sidewalk
- Road with two way bike lanes
- Major Road



ATLANTIC OCEAN



0 425 850 1,700

1 Inch = 1,700 Feet

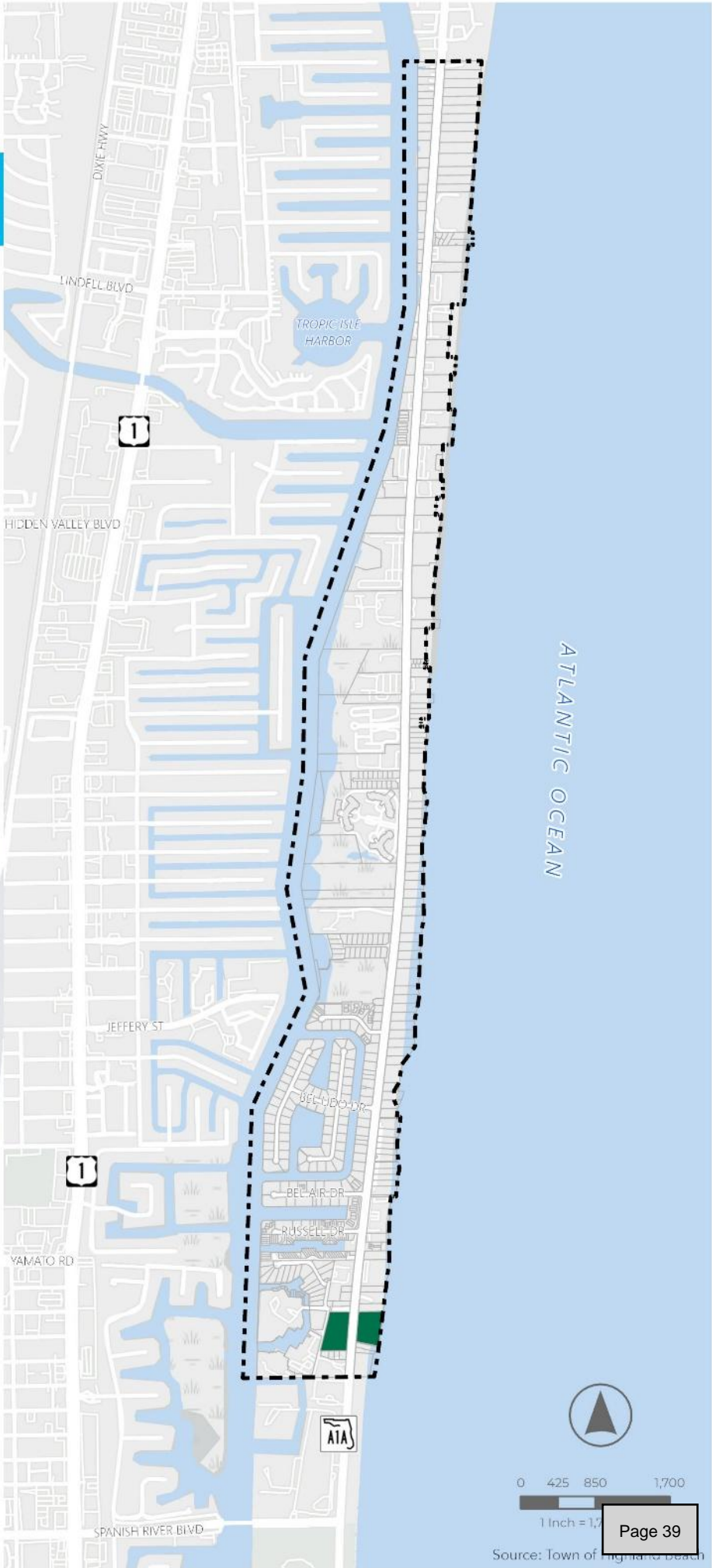
PARK FACILITIES

2045 Comprehensive Plan
Map 5



Legend

- Town Limit
- Parcel
- Major Road
- Milani Park



SOIL PERMEABILITY

2045 Comprehensive Plan

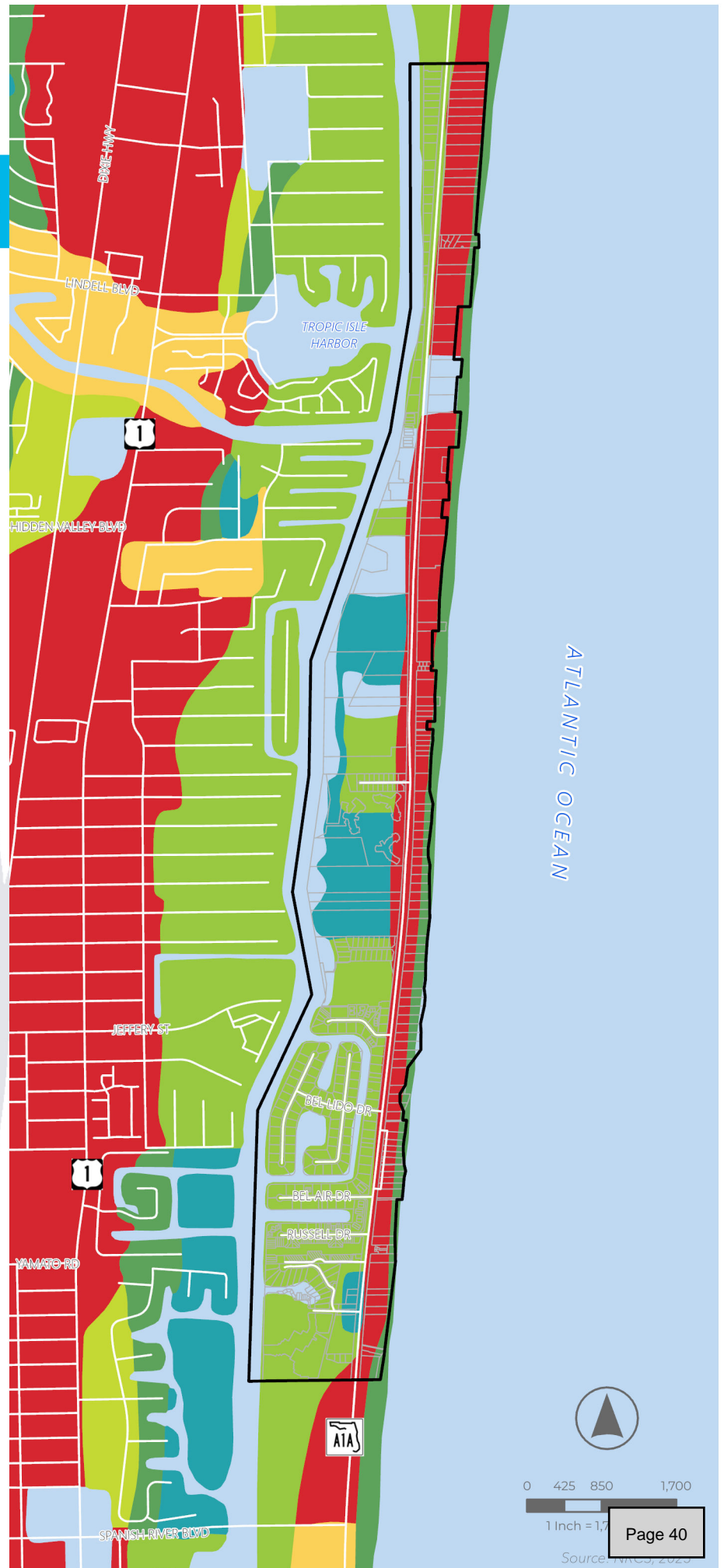


Legend

- City Limit
- Parcel
- Major Road

Soil Permeability

- Excessively Drained
- Somewhat Excessively Drained
- Well Drained
- Moderately Well Drained
- Somewhat Poorly Drained
- Poorly Drained
- Very Poorly Drained
- Water



ATLANTIC OCEAN



0 425 850 1,700

1 Inch = 1,700 Feet

Source: NRC, 2020

FLOODPLAINS

2045 Comprehensive Plan
Map 6



Legend

Town Limit

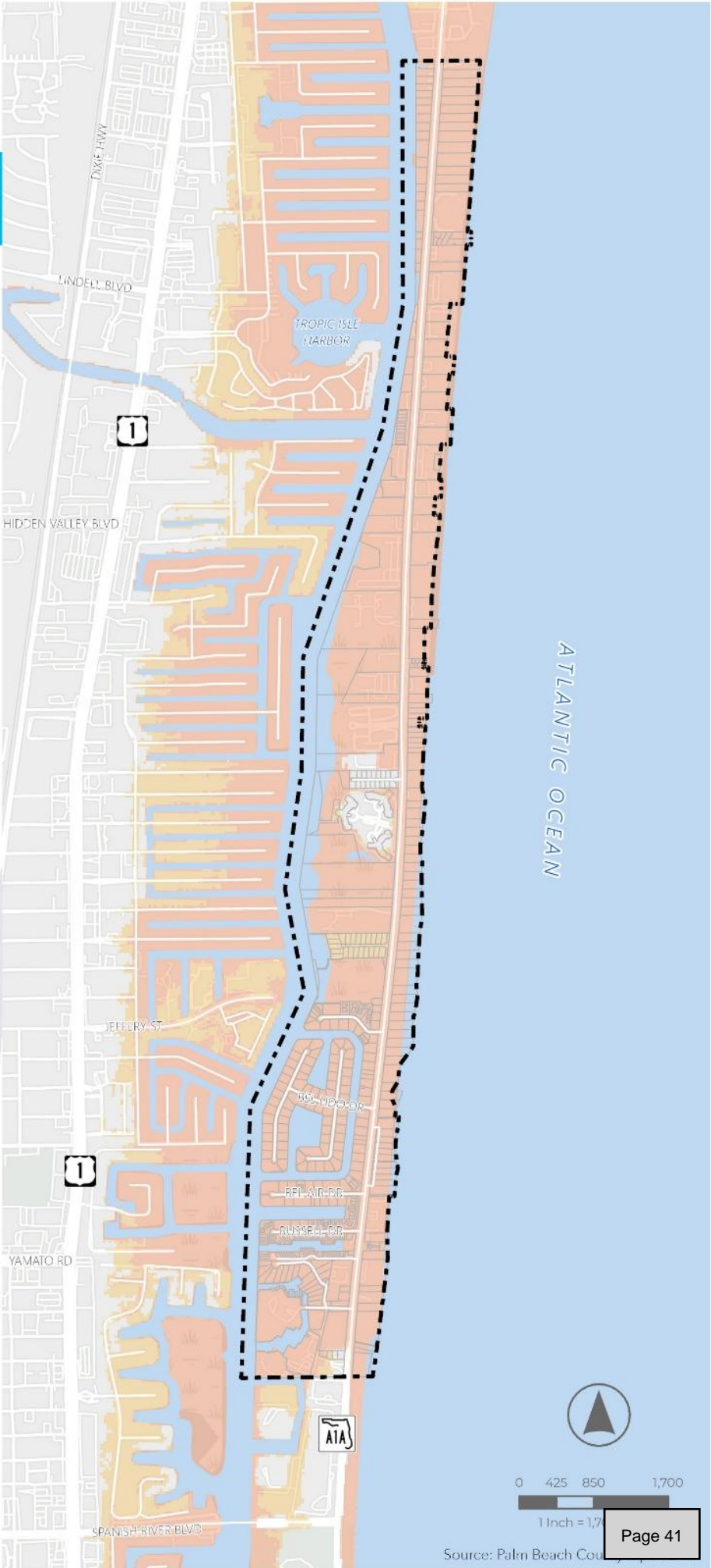
Parcel

Major Road

Floodplain

Special Flood Hazard Area (100-year floodplain)

Area of Minimal Flood Hazard (500-year floodplain)



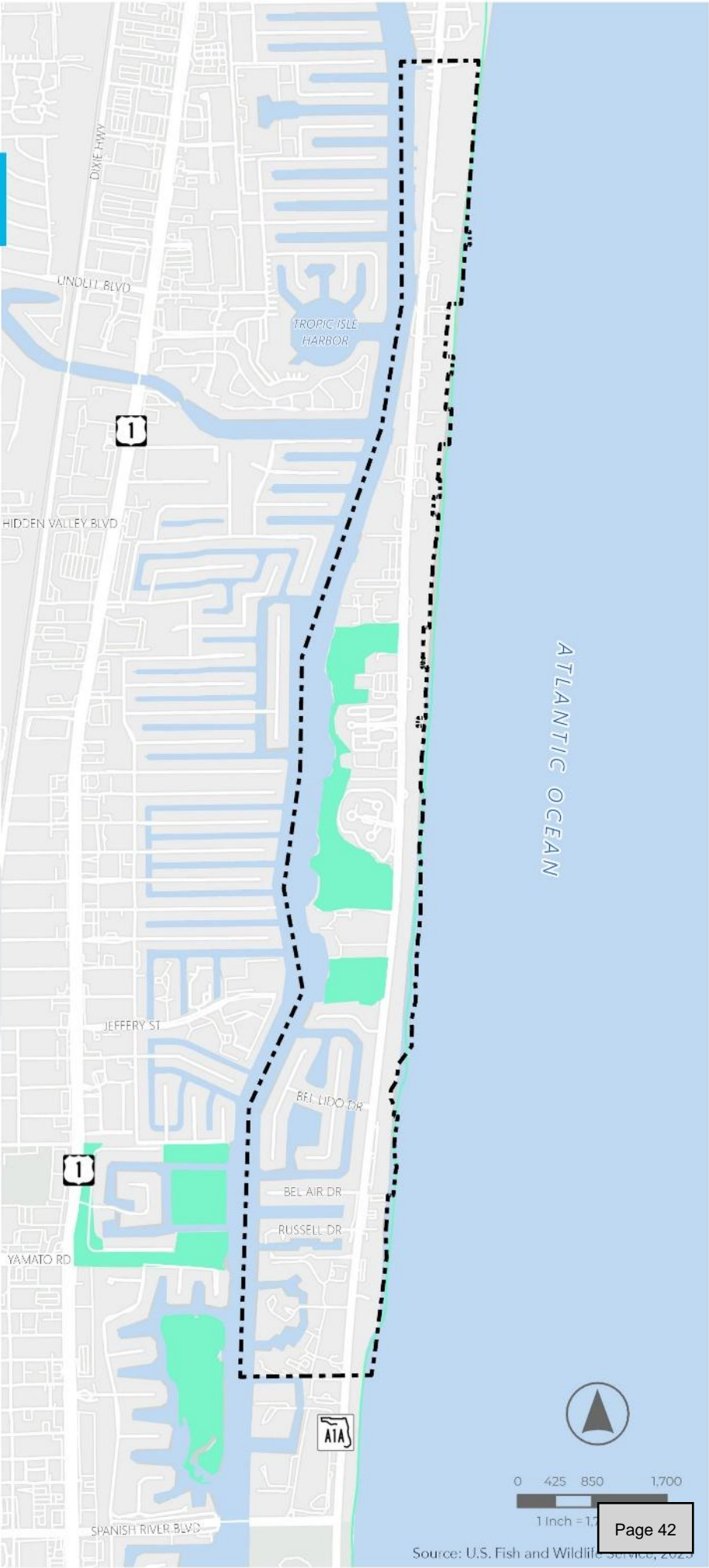
WETLANDS

2045 Comprehensive Plan
Map 7



Legend

- Town Limit
- Major Road
- Estuarine and Marine Wetland



Source: U.S. Fish and Wildlife Service, 2020

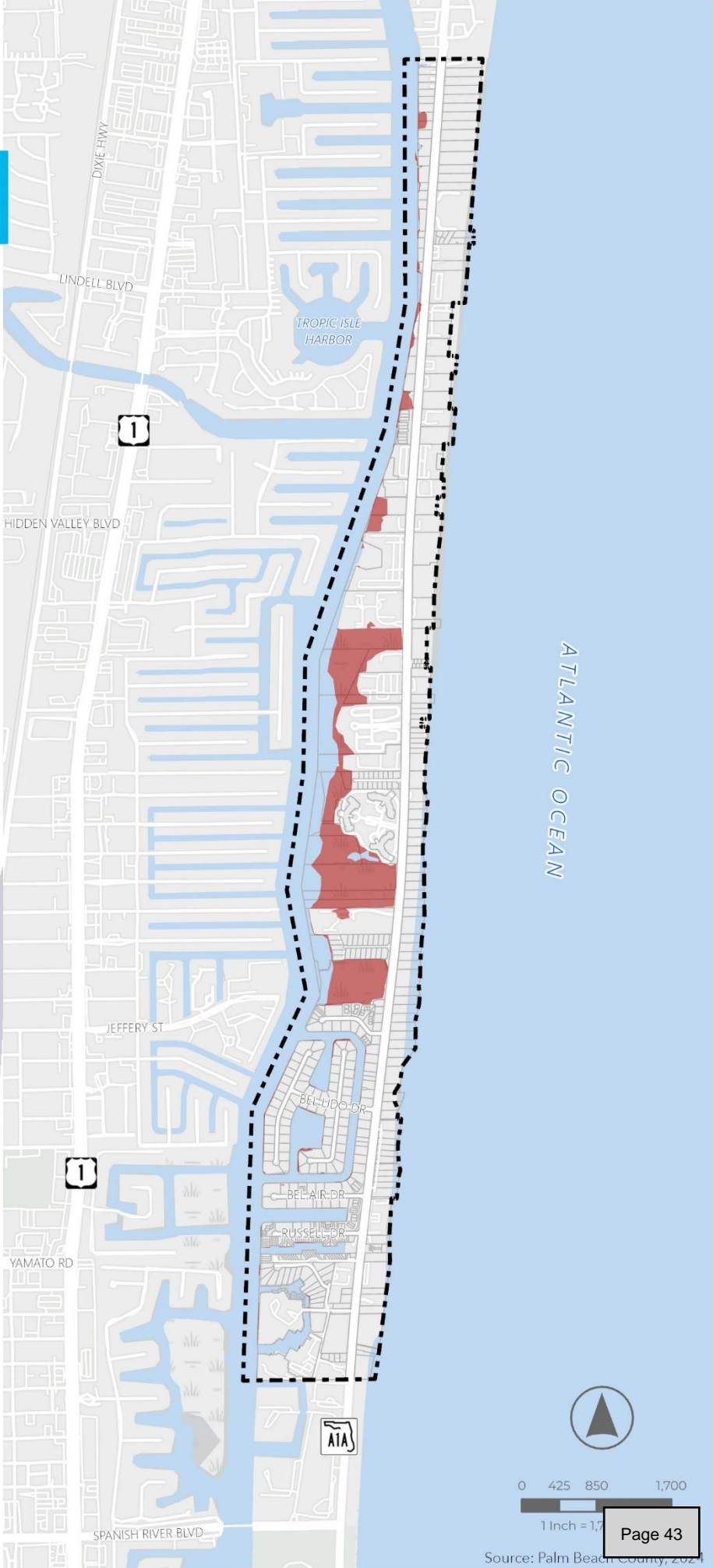
COASTAL HIGH HAZARD AREA

2045 Comprehensive Plan
Map 8



Legend

- Town Limit
- Parcel
- Major Road
- Coastal High Hazard Area (CHHA)



SEA, LAKE, AND OVERLAND SURGES FROM HURRICANES (SLOSH)

2045 Comprehensive Plan
Map 9

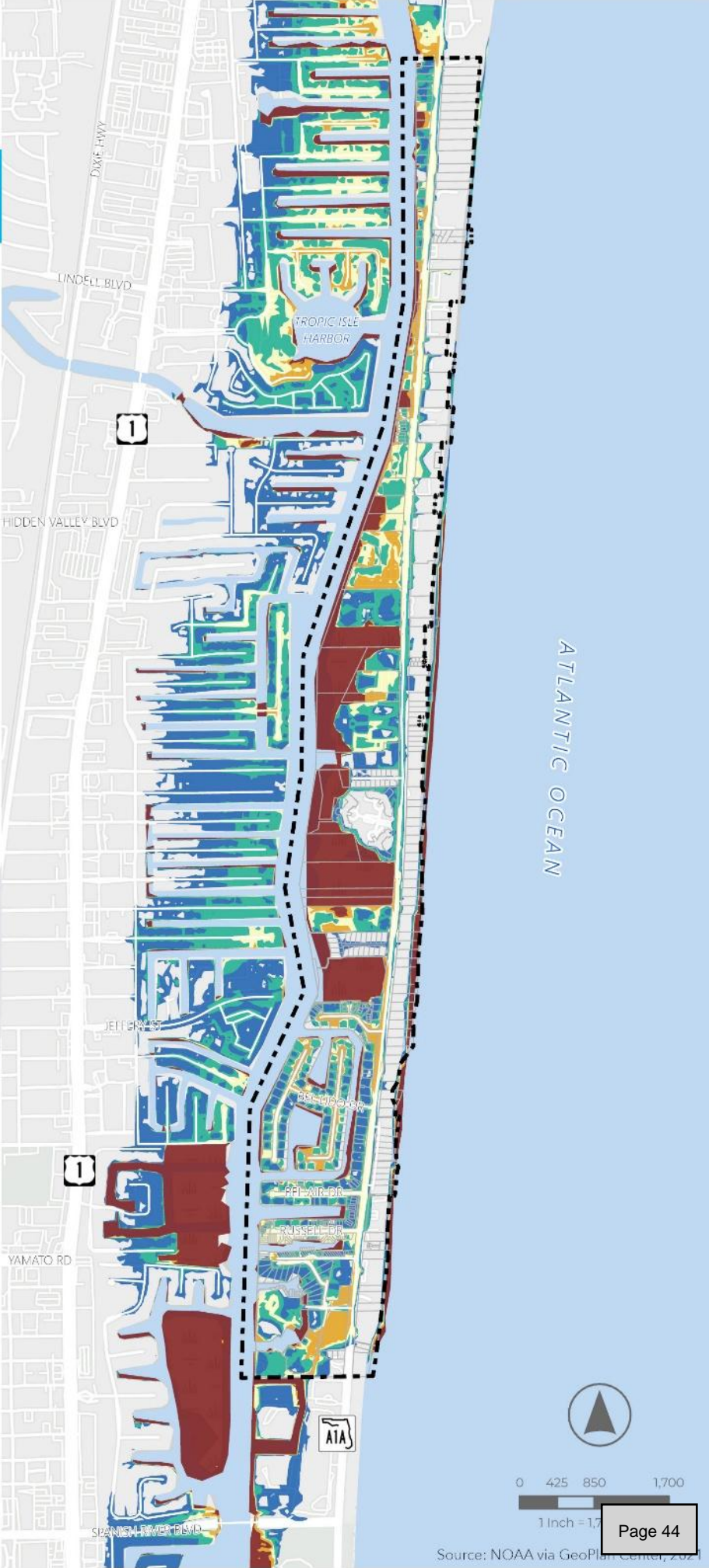


Legend

- Town Limit
- Parcel
- Major Road

Hurricane Category

- Category 1
- Category 2
- Category 3
- Category 4
- Category 5



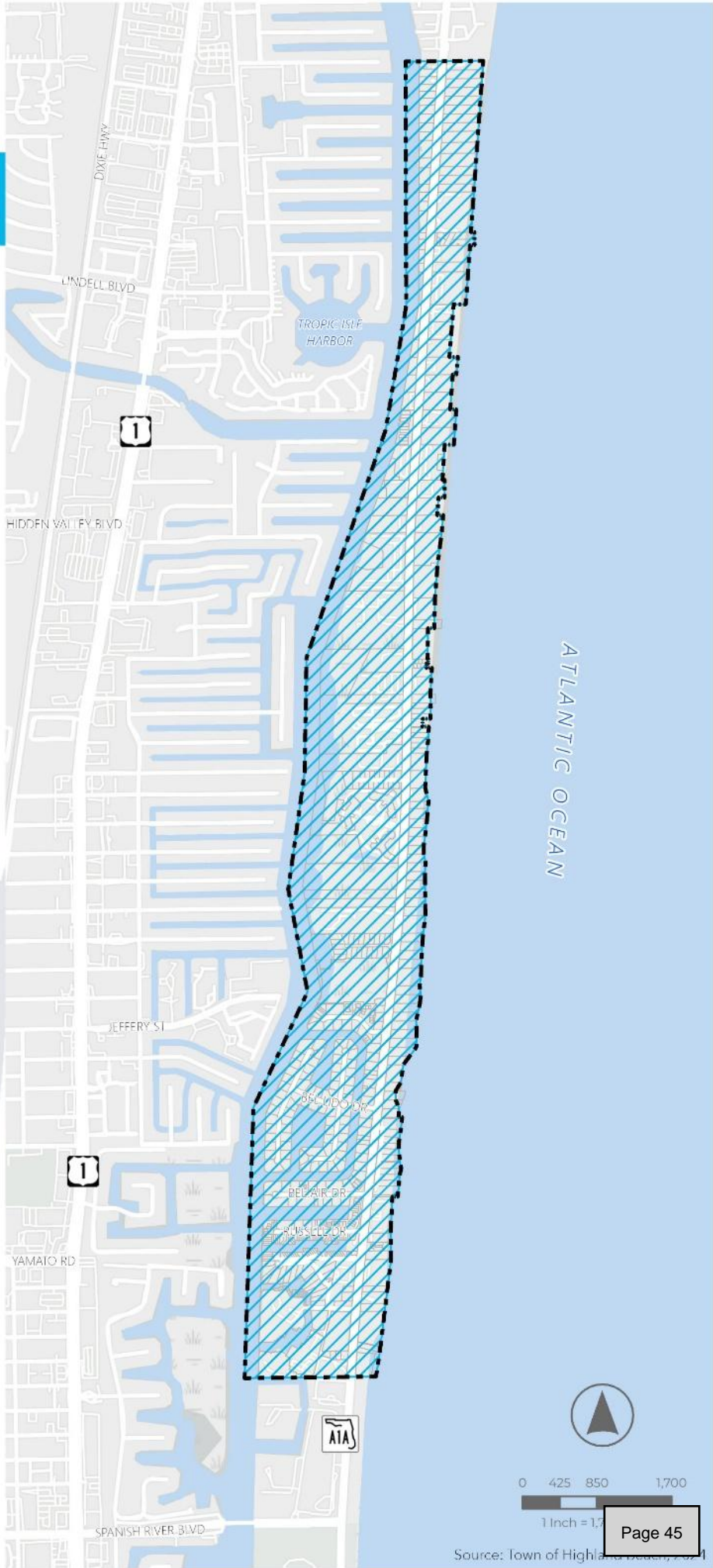
UTILITY SERVICE AREA

2045 Comprehensive Plan
Map 10



Legend

- Town Limit
- Parcel
- Utility Service Area
- Major Road



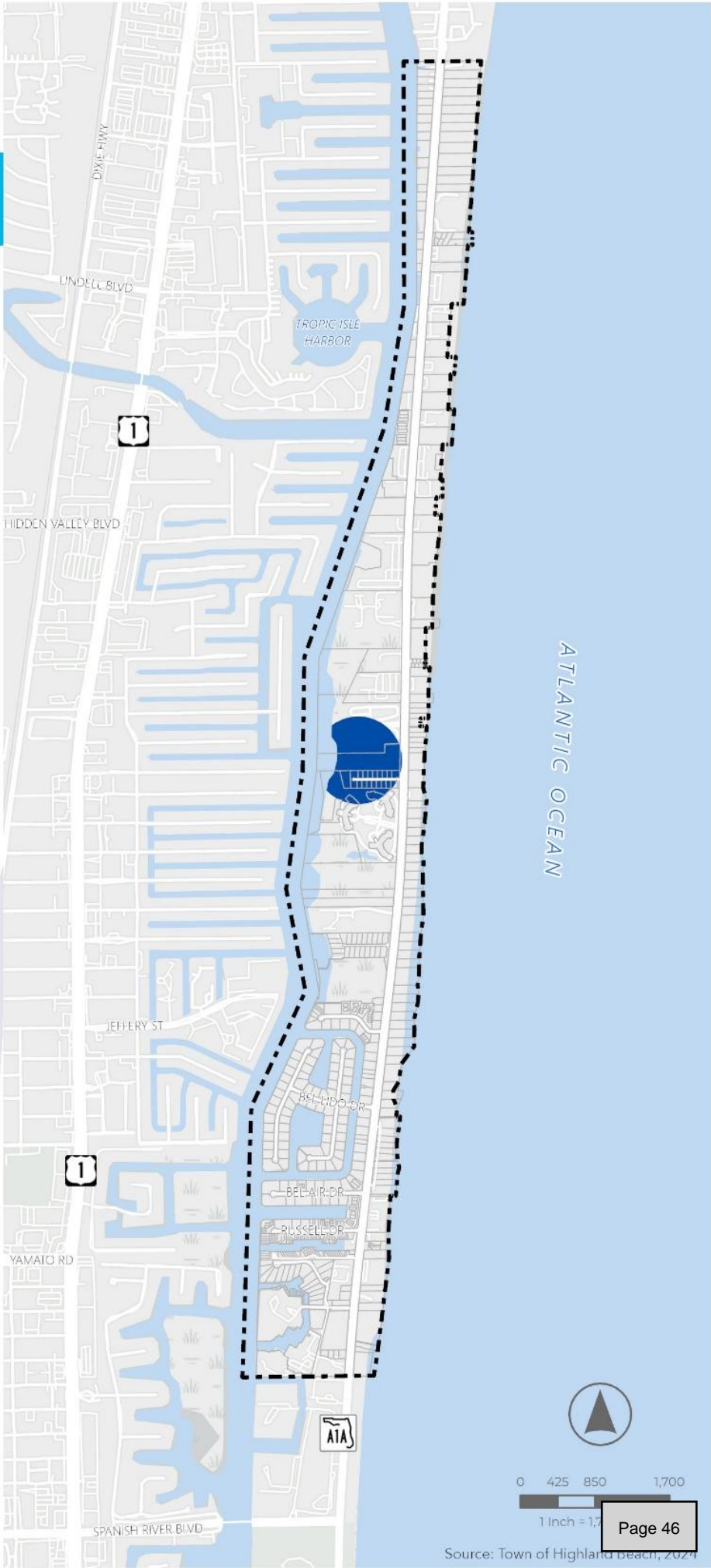
WELLFIELD PROTECTION AREA

2045 Comprehensive Plan
Map 11



Legend

- Town Limit
- Parcel
- Wellfield Protection Area
- Major Road



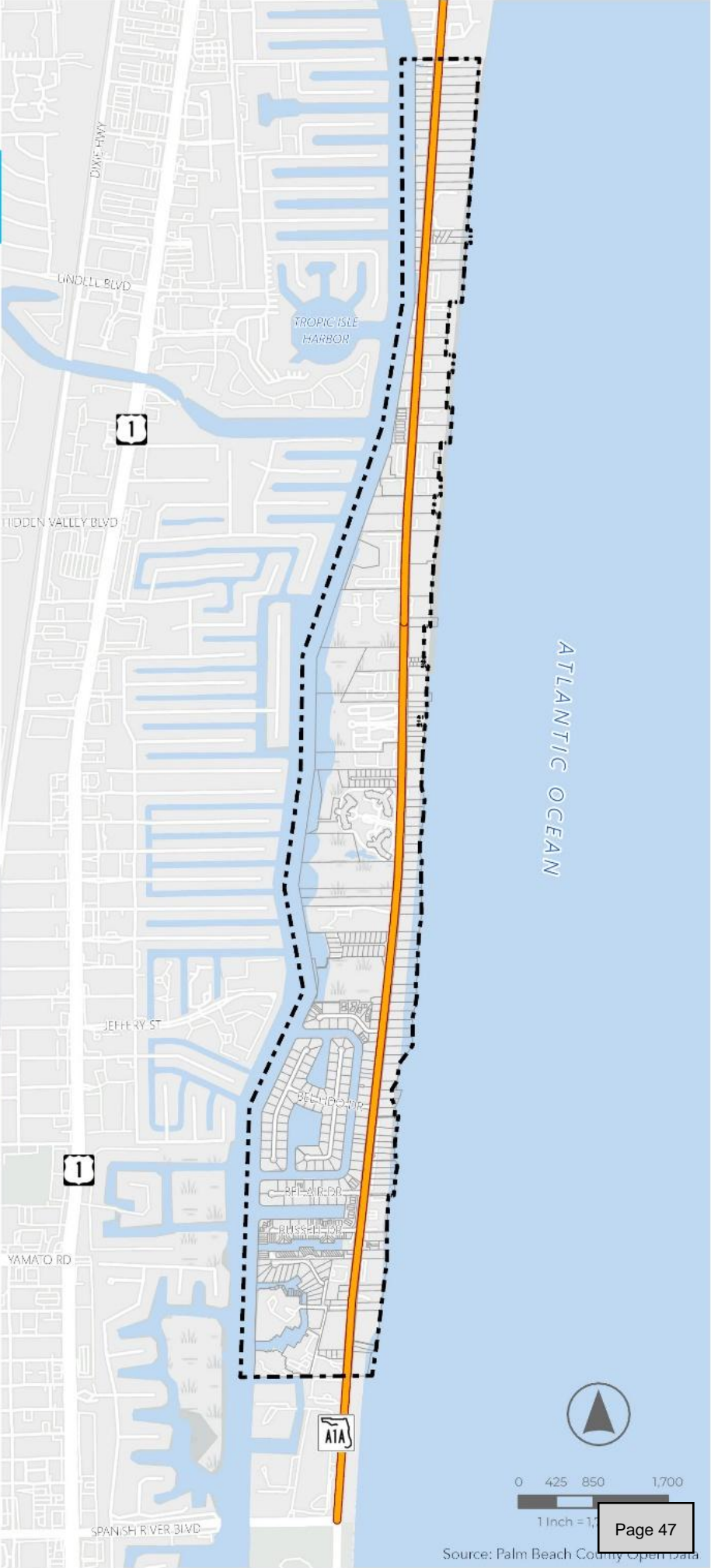
ADOPTED LEVEL OF SERVICE

2045 Comprehensive Plan
Map 12



Legend

- Town Limit
- Parcel
- Level of Service D



0 425 850 1,700
1 Inch = 1,700 Feet

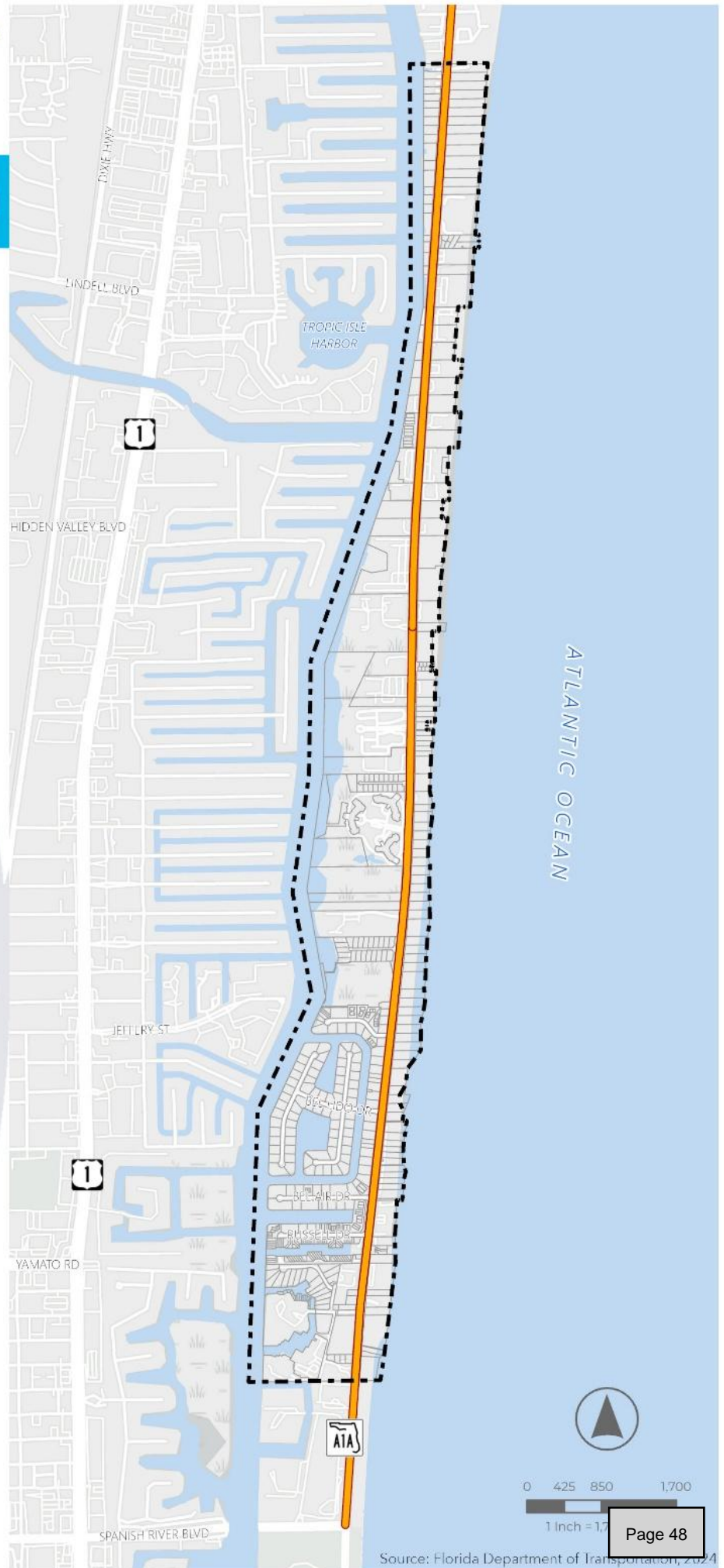
CURRENT & PROJECTED LEVEL OF SERVICE (2035 & 2045)

2045 Comprehensive Plan
Map 13



Legend

- Town Limit
- Parcel
- Level of Service D



ROADWAY MAINTENANCE RESPONSIBILITY

2045 Comprehensive Plan
Map 14



Legend

Town Limit

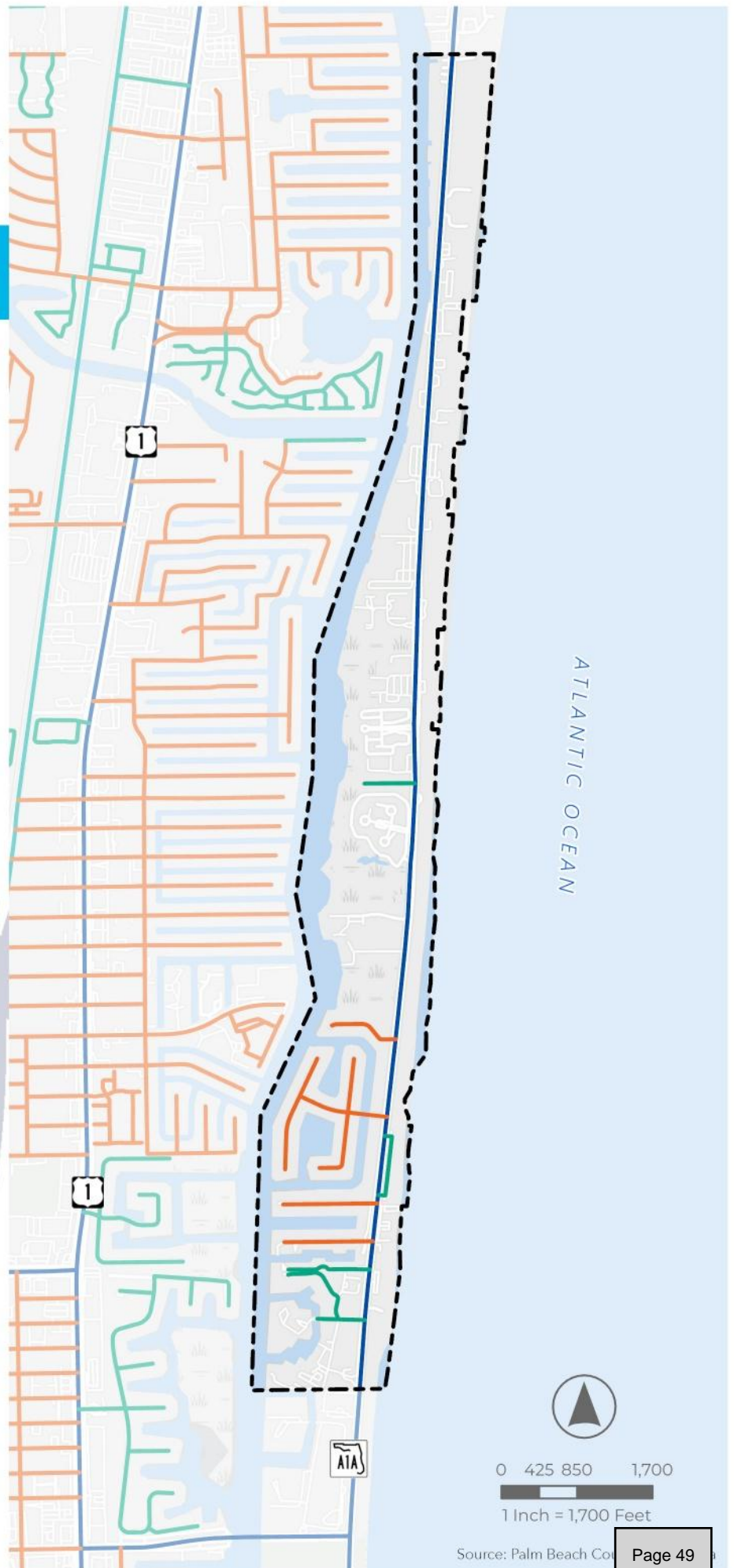
Roadway Maintenance Responsibility

FDOT

Palm Beach County

Municipality

Private



Source: Palm Beach County

FUNCTIONAL CLASSIFICATIONS

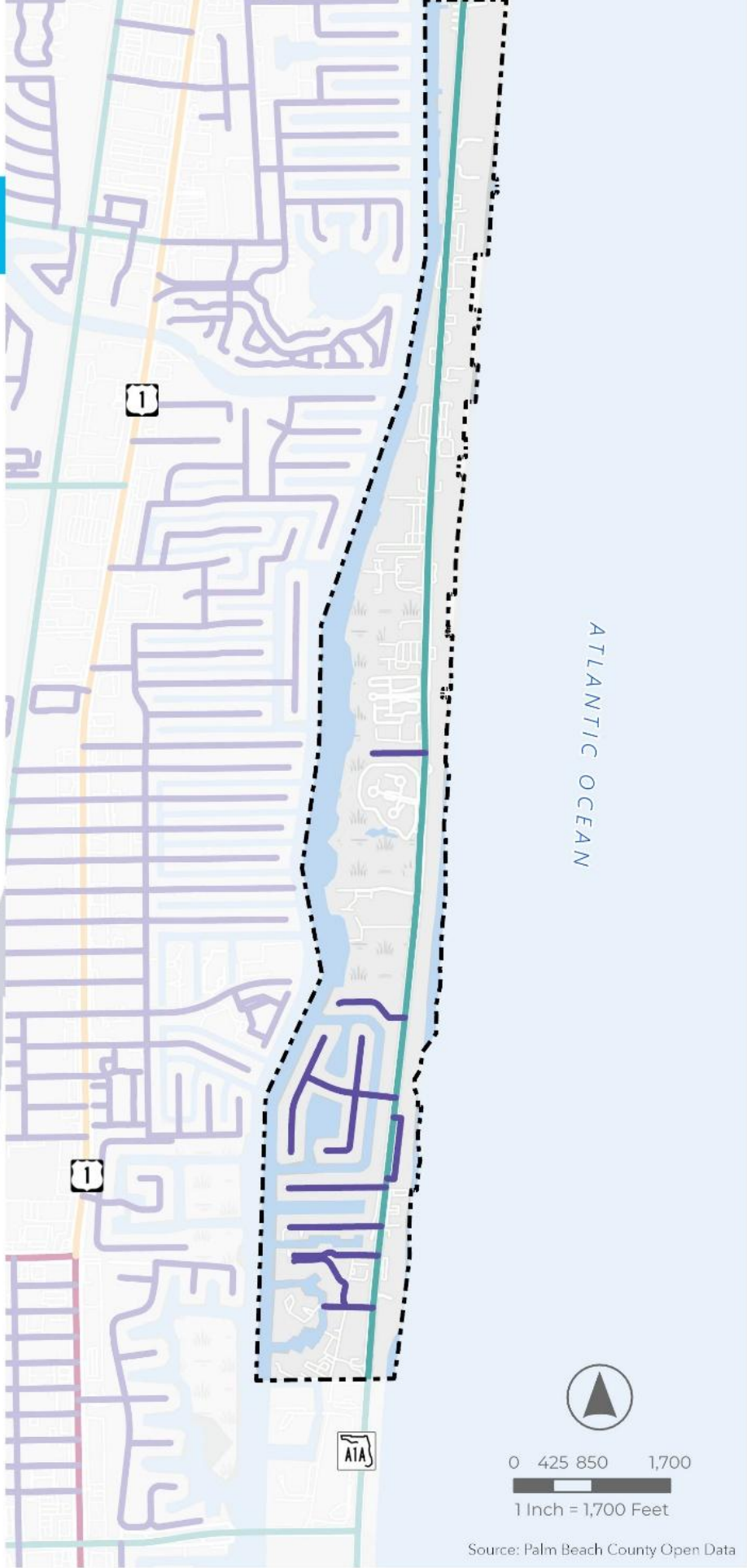
Legend

 Town Limit

Functional Classification

-  Urban Principal Arterial
-  Rural Principal Arterial
-  Urban Major Arterial
-  Rural Major Arterial
-  Rural Minor Arterial
-  Urban Collector
-  Local Road*

** Please note that the functional classification does not reflect ownership (public or private) or roadway maintenance responsibilities. “Local Road” thoroughfares may therefore include private roads such as Ocean Place, Boca Cove Lane, and Grand Court.*



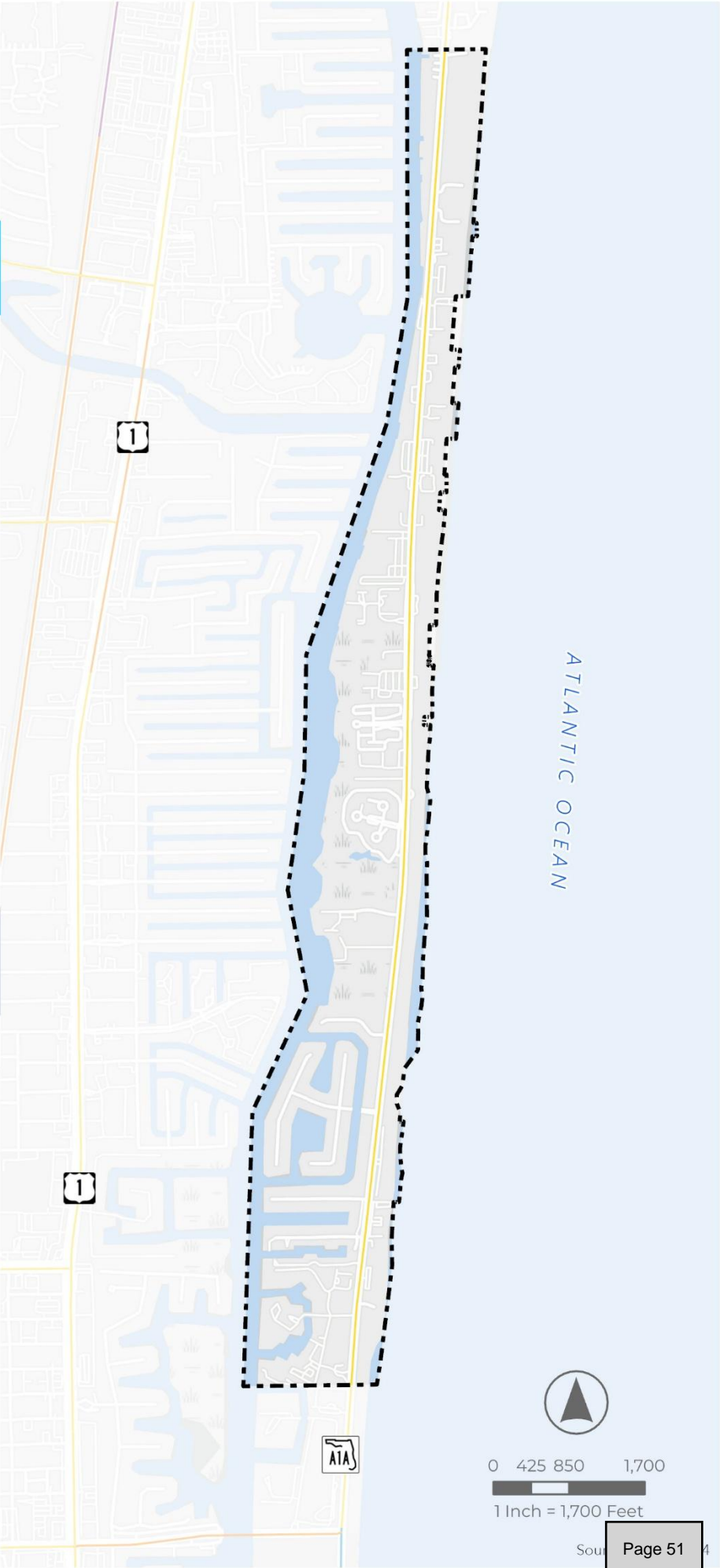
ROADWAY CONTEXT CLASSIFICATIONS

2045 Comprehensive Plan
Map 16



Legend

- Town Limit
- Context Classification**
- C2-Rural
- C3C-Suburban Commercial
- C3R-Suburban Residential
- C4-Urban General



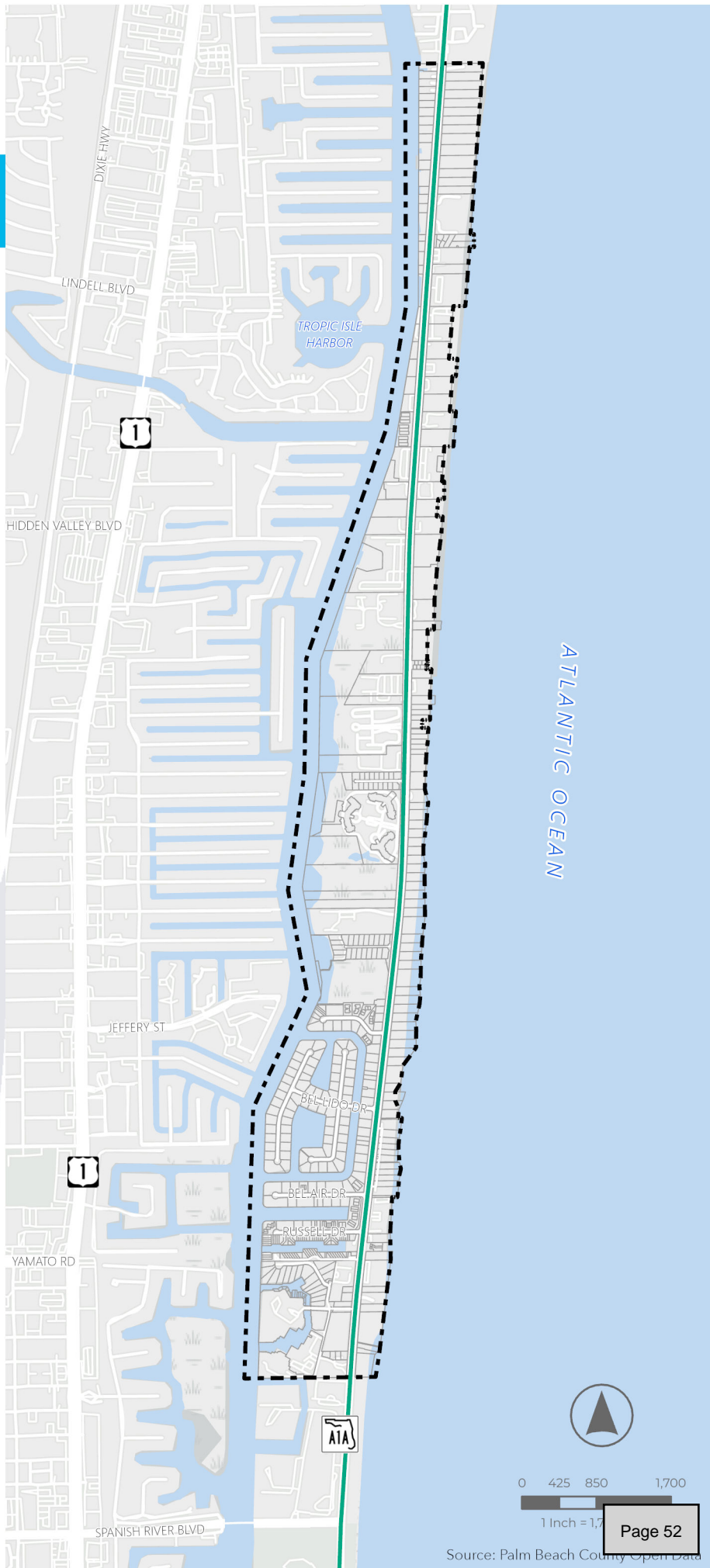
TRANSPORTATION IMPROVEMENT PROJECTS

2045 Comprehensive Plan



Legend

- Town Limit
- Parcel
- Major Road
- Complete Street



Horizon Year 2045

Future Land Use Element.....	0
Transportation and Mobility Element	7
Housing Element	10
Infrastructure Elements	14
Coastal Management/Conservation Element	21
Recreation and Open Space Element	38
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DRAFT

Future Land Use Element

Goal FLU-1

The Town of Highland Beach shall ~~foster~~ adopt a pattern of land uses and residential densities that fosters a wholesome, safe and attractive physical environment, ~~It shall~~ avoid blighting influences, shall protect natural resources, ~~and shall~~ has the potential to be served ~~provide~~ with public facilities and services in a timely and cost-effective manner.

Objective FLU-1.1 Implement Appropriate Land Development Regulations

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.
7. ~~Reduction in~~ the total future demand upon the potable water supply to be provided by the Town.
8. ~~Retention of~~ ain endangered and threatened plant and animal species.
9. ~~Avoidance of~~ a decline in the level of traffic service on S.R. A1A with resulting increases in vehicular accidents, noise levels and air pollution which together cause a general decline in the quality of the Town's living environment.

Policy FLU-1.1.1

The Town ~~will~~ shall ~~take the following steps to~~ establish reasonable and appropriate residential density standards and otherwise enable the Town to protect environmental features, achieve harmonious development patterns, provide for compatibility between adjacent land uses and maintain safe and healthful living conditions.

Horizon Year 2045**Policy [FLU-1.1.25](#)**

The Town's ~~adopts~~-[adopted](#) residential density standards for each residential land use classification designated on the Future Land Use Map are as follows:

Residential Land Use Classification**Density Standard**

Single Family

_up to 4 Dwelling Units Per Acre

Multiple Family (Low)

_up to 6 Dwelling Units Per Acre

Multiple Family (Medium)

_6.1-12 Dwelling Units Per Acre

Multiple Family (High)

12.1-16 ~~D12.1-16~~ Dwelling Units Per
Acre**Policy [FLU-1.1.31-1.1](#)**

A mapped land use zone having at least half of the land area within the zone developed at a dwelling unit density which meets the density requirements of a lower density classification, shall be considered for reclassification to such lower density.

[Policy FLU-1.1.4](#)

[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-1.1.56](#)

The Town's non-residential intensity standards for each non-residential land use classification designated on the Future Land Use Map are as follows:

Non-Residential Land Use Classification**Intensity Standard**

Government

Floor Area Ratio (FAR) of 2.0

Recreational Open Space

FAR of .10

Conservation

FAR of .10

Policy [FLU-1.1.68](#)

Public schools shall be permitted in all future land use districts except Conservation.

[Policy FLU-1.1.7](#)

[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](#)

Policy FLU-1.1.8

The Town shall adopt, amend, and enforce land development regulations consistent with the Comprehensive Plan within one year after the Plan's submission or any amendments, in accordance with **Section 163.3202(1), Florida Statutes (F.S).**

Policy FLU-1.1.9

The Town shall evaluate and appraise the Comprehensive Plan at least once every 7 years, modifying any necessary provisions, in accordance with **Section 163.3191(1)-(14), F.S.**

Policy FLU-1.1.10

The Town shall recognize and take appropriate actions to protect resiliency facilities as defined by **Section 163.3210, F.S.** as a permitted use in the Government land use classification.

Policy FLU-1.1.11

The Town shall allow floating solar facilities on stormwater treatment ponds or other water storage reservoirs in specified future land use categories, such as Government, Recreation and Open Space, and Multi Family High Density, and shall develop land development regulations to promote the expanded use of these facilities.

Objective FLU-1.2 Protect and Preserve Environmentally Sensitive Areas

The Town shall implement policies and regulations to protect and preserve environmentally sensitive areas.

Policy ~~FLU-1.2.1.17~~

The Town will maintain and administer effectively local codes and ordinances so as to prevent beach and dune erosion and property damage resulting from flooding.

Policy FLU-1.2.2~~1.1.1~~

The Town shall ~~support~~ ~~s and will cooperate in achieving compliance through the local permitting process all regulations and requirements of state and county agencies directed toward~~ mangrove protection and protection of other threatened and endangered plant species as well as environmentally sensitive lands in conjunction with any land clearing or other development activities as follows:

1. The Town shall cooperate in achieving compliance through the local permitting process and all regulations and requirements of state and county agencies.
- ~~1-2.~~ 2. The Town ~~will~~ shall enforce its tree ordinance and nuisance ordinance as a means of protecting mangroves.

Policy ~~FLU-1.2.3~~ 1.1.3

The Town shall continue to require as a condition of development that all new construction projects provide effective stormwater management which prevents flooding and avoids estuarine pollution conditions consistent with County and State water quality standards; ~~and provide safe on-site vehicular circulation and off-street parking.~~

Policy ~~FLU-1.2.3~~ 1.2.4

In all applications seeking Future Land Use Map amendments and/or rezoning requests, the petitioner shall provide the Town with a drainage plan that addresses the impact of sea level rise and on-site stormwater retention on the subject site. The drainage statement shall incorporate the latest sea level rise information from the Army Corps of Engineers, NOAA or other respected agencyies. The provision of this drainage and stormwater retention statement shall be in addition to the other application requirements.

Objective FLU-1.3 Maintain Public Services

The Town shall maintain a system to ensure that public facilities meet the adopted LOS when development occurs, in accordance with all requirements and exemptions provided in the Town's Code of Ordinances.

Policy ~~FLU-1.3.1~~ 1.1.2

The Town shall continue to implement ~~the following~~a Concurrency Management System ~~to~~ which ensures that ~~the its~~ facilities and services meet the established levels of services adopted in this Comprehensive Plan and that they ~~will be~~are available concurrently with the impacts of development. The Concurrency Management System is located in the Capital Improvements Element of this Comprehensive Plan.

~~CONCURRENCY MANAGEMENT SYSTEM~~

~~Sanitary Sewer, Solid Waste, Drainage and Potable Water~~

~~Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements: the necessary facilities are in place, or; the necessary facilities will be in place when the impacts of the development occurs, or; the necessary facilities are guaranteed in an enforceable development agreement which includes the provisions of Rules 9J-5.0055(2)(a)1-3, Florida Administrative Code. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S.~~

~~Recreation and Open Space~~

~~Prior to the issuance of any development order for new development or redevelopment impacting recreational and open space facilities, recreation and open space public facilities needed to support the development at adopted level of service standards must meet one of the following timing requirements: the necessary facilities and services are in place, or; the necessary facilities and services will be in place when the impacts of the development occurs, or; the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of actual construction of the required facilities or the provision of services within one year, or; the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or provision of services within one year. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S.~~

~~Transportation~~

~~Prior to the issuance of any development order for new development or redevelopment (excepting development and redevelopment determined to have a de minimus impact of transportation facilities in accordance with State requirements), transportation facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements: the necessary facilities are in place, or; the necessary facilities will be in place when the impacts of the development occurs, or; the necessary facilities are under construction, or; the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or provision of services within three years of the date of the development order. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S. In addition, transportation concurrency is demonstrated if improvements necessary to achieve the Level of Service Standard are included in the Five Year Capital Improvements Schedule, and are scheduled to commence within three years of the date of the development order.~~

~~In addition, a development permit or development order may be issued subject to the satisfaction of transportation currency requirements through the payment or contribution of the calculated proportionate fair share for transportation, pursuant~~

~~to all rules and requirements of Chapter 163.3180, F.S.~~

Policy FLU-1.3.2~~1.1.1~~

The Town shall review all residential development permit applications in relation to the latest available data indicating remaining capacity of public facilities in accordance with adopted level of service standards and promptly enact appropriate permitting rules and regulations to avoid exceeding level of service standards. These applications shall be in accordance with all requirements and exemptions provided in the Town's Code of Ordinances.

~~Policy 1.1.3~~

~~The Town shall continue to require as a condition of development that all new construction projects provide effective stormwater management which prevents flooding and avoids estuarine pollution conditions consistent with County and State water quality standards; and provide safe on-site vehicular circulation and off-street parking.~~

Policy FLU-1.3.3~~1.1.4~~

The Town of Highland Beach, through its Land Development Regulations, shall~~will~~ coordinate current land uses and any future land use changes with the availability of water supplies and water supply facilities.

Objective FLU-1.4~~1.2~~ Coordinate During Hazards

The Town shall~~will~~ cooperate with adjacent communities and the Palm Beach County Emergency Preparedness Office to assure inter-community coordination of population growth and development patterns so as to avoid adverse effects on hurricane evacuation times or increases in potential hazards during storm conditions.

Policy FLU-1.4.1~~1.2.1~~

The Town shall support~~s~~ all efforts to reduce the potential threat to human life and property which may occur as a result of storms, flooding and other emergencies.

Objective FLU-1.5~~1.3~~ Protect Historic Resources

The Town ~~will~~shall protect historic resources which may be identified through future surveys, construction activities, or other means.

Policy FLU-1.5.1~~1.3.1~~

Properties of historic interest which may be so determined by recognized authorities following careful study and reasonable verification shall be preserved or otherwise protected in accordance with the adopted Land Development Regulations.

Objective ~~FLU-1.6.1.4~~ Rebuild Post Disaster to Reduce Dependence on Automobiles, Conserve Natural Resources, Prevent Property Damage and Threats to Human Safety

The Town ~~will~~shall encourage innovative land development approaches and concepts in the event of post-disaster redevelopment which will have the effect of reducing dependence on automobile travel, conserving valuable natural resources, and preventing property damage as well as threats to human safety and security.

Policy FLU-1.6.1~~1.4.1~~

The Town shall continue to pursue opportunities for encouraging the use of innovative land development regulations.

Objective FLU-1.7 Accommodate Other Systems, as Needed

The Town shall accommodate and support the development of necessary systems and infrastructure to meet evolving community needs and comply with applicable state and federal requirements.

Policy FLU-1.7.1~~1.1.9~~

Although there are no existing substations or power generation systems the Town shall implement land development regulations to accommodate, regulate, and protect existing and future ~~energy efficient~~-electric power generation and transmission systems. This includes protecting designated~~, including~~ rights-of-way for future energy infrastructure and updating land development regulations to~~protection,~~ allowing substations and transmission lines in appropriate Future Land Use and zoning districts.

Policy FLU-1.7.2~~1.1.10~~

Although there are no military installations within or proximate to the Town at present, the Town ~~will~~shall adhere to State statutory requirements to ensure compatibility of new development and redevelopment with military operations if a military installation is located within or within one-half mile of its boundaries in the future.

Transportation and Mobility Element

Goal TME-1

To provide for the safe and efficient movement of people and goods, at minimum cost and minimum detriment to the environment.

Objective TME-1.1 Achieve and Maintain Transportation Level of Service

The Town shall cooperate with the State of Florida, Palm Beach County, the Palm Beach County Transportation Planning Agency and adjacent communities to achieve coordinated planning of land uses, transportation programs and traffic circulation so as to achieve and maintain service levels adopted by each local unit of government and to protect the necessary rights of way through development permitting.

Policy TME-1.1.1

The Town shall assist the County in undertaking transportation and mobility improvements and services which are consistent with this Comprehensive Plan, the Treasure Coast Regional Policy Plan and State and County transportation plans.

Policy TME-1.1.2

The Town shall protect the present ~~100~~80-foot right of way for S.R. A1A and 50-foot local rights of ways through its development permitting processes but the Town opposes the widening of S.R. A1A as a means of accommodating substantial increases in average daily traffic. The Town favors minor improvements which may be proposed by Florida Department of Transportation (FDOT) to improve safety and efficiency.

Policy TME-1.1.3

The Town ~~will~~shall review any development request that will increase residential density or non-residential intensity to determine impacts on the transportation and mobility Level of Service, and ensure that such impacts are addressed through the Concurrency Management System and associated proportionate fair share contribution requirements.

Policy TME-1.1.4

The Town supports expansion of present area transit service to include service along S.R. A1A and ~~will promote~~would encourage transit its usage to Town residents by disseminating ~~on of~~ schedule information, route maps, and bus stop locations ~~and by other means as may be appropriate.~~

Policy [TME-1.1.5](#)

The Town shall coordinate with the City of Boca Raton, City of Delray Beach, Palm Beach County, the Palm Beach County Transportation Planning Agency, the Florida Department of Transportation and other agencies in order to ensure the use of consistent Level of Service standards and common methodologies for evaluating transportation and mobility impacts.

Policy [TME-1.1.6](#)

The Town shall limit greenhouse gas emissions through the implementation of strategies to reduce the number of vehicle miles travelled. These strategies include promoting the use of alternate transportation modes including ~~mass~~-transit, bicycles, and pedestrian facilities ~~, and requiring Transportation Demand Management Programs~~ as a condition for development approvals.

Objective [TME-1.2 Use Level of Service to Analyze Development Impacts](#)

The Town's adopted peak season/peak hour level of service standard for S.R. A1A is "D". This standard shall serve as the basis for analyzing traffic impacts prior to the Town issuing a development order.

Policy [TME-1.2.1](#)

The Town shall not permit developments which will result in traffic impacts which will cause the established level of service to be exceeded in accordance with the Concurrency Management System described in Policy [CI-1.4.1 1.2](#) of the ~~Future Land Use Element~~ [Capital Improvements Element](#).

Objective [TME-1.3 Maintain and Administer Construction Standards](#)

The Town ~~will~~[shall](#) maintain and administer design and construction standards for driveways and on-site traffic flow, local streets, driveways, ~~paved~~[marked](#) shoulders and sidewalks to assure safe and efficient traffic movements.

Policy [TME-1.3.1](#)

The Town ~~will~~[shall](#) maintain and enforce its regulations regarding driveway/street intersections, sight distance requirements and other relevant regulations to assure that accepted design standards are met for onsite traffic flow and parking, access drives to public thoroughfares, and pedestrian circulation facilities prior to authorizing specific development projects.

Objective [TME-1.4 Ensure Safe Conditions for Bicyclists and Pedestrians](#)

The Town ~~will~~[shall](#) assist FDOT in achieving improved safety conditions for bicyclists and pedestrians who travel on the [marked](#) ~~paved~~ shoulder located within the S.R. A1A right of way and who desire to cross the roadway. [The Town recognizes that S.R. A1A is under the jurisdiction of the Florida Department of Transportation \(FDOT\).](#)

Horizon Year 2045

Policy [TME-1.4.1](#)

The Town ~~will~~[shall](#) coordinate with FDOT and other appropriate agencies in order to maintain and improve the existing ~~paved~~[marked](#) shoulder.

Policy [TME-1.4.2](#)

Improvements to the existing ~~paved~~[marked](#) shoulder, and the provision of additional public bicycle facilities, shall be included in the Capital Improvements Element Five Year Capital Improvements schedule

Housing Element

Goal H-1

To provide a community where the build-out level of residential development results in a safe and desirable living environment and where housing is maintained and conserved to ensure wholesome and healthful neighborhoods.

Objective H-1.1 Require Compatible Development

The Town ~~will~~shall require that future housing development be compatible with adjacent existing developments.

Policy H-1.1.1

The ~~town~~Town ~~will review periodically~~shall periodically review ordinances, codes, regulations, and the permitting process to ~~ensure~~determine the requirements ~~for insuring~~result in ~~compatibility of~~compatible developments.

Policy H-1.1.2

Where compatibility requirements are lacking in the codes, the Town shall~~will~~ institute more specific requirements.

Objective H-1.2 Require Safe On-Site Circulation

The ~~town~~Town ~~will~~shall require that future housing development provide safe and efficient means for handling on-site pedestrian and vehicular circulation.

Policy H-1.2.1

The Town ~~will~~shall periodically review ordinances, codes, regulations, and the permitting process to determine appropriate provisions for resolving pedestrian and vehicular conflicts and the means for connecting ~~the two~~on-site circulation with the public circulation system.

Policy H-1.2.2

Where sufficient means for resolving pedestrian and vehicular conflicts do not exist and where providing appropriate access to the public circulation system are lacking, the Town ~~will~~shall institute more specific requirements.

Objective H-1.3 Eliminate Sub-Standard Housing and Blight

The Town ~~will~~shall seek to rehabilitate or eliminate all sub-standard housing through effective code enforcement and other programs to conserve housing.

Policy H-1.3.1~~1-3.2~~

The Town shall maintain standards for the quality of housing and the stabilization of neighborhoods as required to prevent blight and structural deterioration.

Policy H-1.3.2~~1-3.1~~

The Town ~~will~~shall identify substandard housing and enforce the appropriate codes and regulations to correct all deficiencies.

Policy H-1.3.3

The Town shall manage its housing resources so as to conserve stable housing, require adequate maintenance and upgrading of housing when rehabilitation is economically feasible, and require demolition of housing when it is determined to be uneconomical for continued use or when its removal will remove a blighting influence, safety hazard or an incompatible and inappropriate land use.

Objective H-1.4 Ensure Sufficient Low & Moderate Income Housing

The Town ~~will~~shall enable use of a sufficient supply of housing sites to meet demonstrated needs for low and moderate income housing and for development of community residential facilities ~~group homes and foster homes~~ as well as mobile homes with standards and criteria which assure compatible land development problems.

Policy H-1.4.1

The Town shall make necessary provisions in its land development regulations to permit ~~group~~ community residential homes ~~and foster care facilities~~ which foster non-discrimination as well as mobile homes in areas of comparable density and intensity so as to assure meeting the needs of all populations and such housing shall be provided with appropriate supporting infrastructure.

Policy H-1.4.2

The Town ~~will~~shall implement strategies to remove regulatory barriers to achieving affordable housing and otherwise ensure efficient housing production.

Objective H-1.5 Ensure Adequate Affordable and Special Needs Housing

The Town ~~will~~shall ensure that adequate and affordable housing is provided to meet the needs of its existing population and future population, as well as households with special housing needs ~~as may be identified~~.

Policy H-1.5.1

The Town ~~will~~shall consider utilizing federal, state, and local subsidy programs to meet demonstrated needs for such assistance.

Policy H-1.5.2

The Town shall continue to support~~s~~ non-discrimination in housing~~in~~ through the provision of both conventional housing and housing for special population groups and to endorse the Federal and State regulations to advance fair housing and elimination of discrimination in housing.

Policy H-1.5.3

The Town shall coordinate with the private sector to encourage new housing developments to provide for a range of housing types that are affordable to all income groups in a proportion that is reflective of demand.

Policy H-1.5.4

The Town ~~will~~shall coordinate as appropriate with other agencies to ensure that its income-qualified residents~~s~~ are made aware of affordable housing and housing assistance programs, and ~~will~~shall support regional affordable housing efforts through such mechanisms as letters of support, lobbying, and the dissemination of information.

Policy H-1.5.5

The Town shall coordinate with the US Department of Housing and Development, Florida State Housing Initiatives Partnership Program (SHIP), and other agencies regarding the development of affordable and workforce housing when necessary.

Policy H-1.5.6

The Town shall implement specific criteria regarding application and processing procedures for affordable housing development as identified in the land development regulations.

Policy H-1.5.7

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

Objective H-1.6 New Housing Shall be Sustainably Developed

The Town shall promote sustainable residential development that reduces energy consumption, enhances resilience, and contributes to a healthier, more sustainable community.

Policy H-1.6.1~~1.5.5~~

The Town shall require new residential development and redevelopment to incorporate energy saving design and construction features, such as adequate insulation, solar power, less heat-absorbent roofing materials, and increased tree canopies, into design, construction and site development plans.

Policy H-1.6.2~~1.5.6~~

The Town shall require the use of renewable building materials in the construction of new or redevelopment of existing housing.

Policy H-1.6.3~~1.5.7~~

The Town shall consider developing and implementing a green building certification program, with associated regulations, incentives and standards, in order to implement policies 1.5.5 and 1.5.6 above.

Objective H-1.7~~1.6~~ Protect Historic, Archaeological and Cultural Resources

The Town shall strive to identify, designate and protect historic, archaeological and cultural resources that may be located within its boundaries by conducting surveys to identify such resources.

Policy H-1.7.1~~1.6.1~~

The Town ~~will~~shall be alert to events, personalities, and circumstances which provide a worthy basis for declaring any housing structures to be of historical significance.

Infrastructure Elements

Solid Waste Subelement

Goal ISW-1

To provide a reliable ~~sewage~~ solid waste collection and transport system to meet the present and future needs of the Town of Highland Beach.

Objective ISW-1.1 Establish Level of Service

The Town ~~will~~ shall utilize a ~~level~~ Level of ~~service~~ Service (LOS) standard for solid waste generation which is compatible with disposal facility capacities and operational policies of The Palm Beach County Solid Waste Authority (SWA).

Policy ISW-1.1.1

The Town of Highland Beach's adopted ~~level of service~~ LOS standard for solid waste ~~shall be as shown in the Capital Improvements Element LOS Policy CI 1.3.1 is 5 lbs per person per day~~. The Town shall continue to seek the reduction of solid waste requiring disposal through support of and participation in the recycling program of the Solid Waste Authority of Palm Beach County.

Policy ISW-1.1.2

The Town shall cooperate with the SWA in any resource separation programs (e.g., newspaper, glass, and aluminum) and shall assist the SWA in implementing its recycling program.

Objective ISW-1.2 Maintain Accurate Data

The Town ~~will~~ shall continue to maintain accurate data relating to the amount of solid waste generated.

Policy ISW 1.2.1

The Town ~~will~~ shall continue to require its solid waste collection contractor to provide waste tonnage records.

Sanitary Sewer Subelement

Goal ISS-1

To provide a reliable sewage collection and transport system to meet the present and future needs of the Town of Highland Beach.

Objective ISS-1.1 Ensure Adequate Sanitary Sewer Capacity

The Town ~~will~~ shall take necessary steps to ~~assure~~ ensure that both existing deficiencies and future demands will be met in a cost-effective manner while maintaining adequate reserve capacity.

Policy ISS-1.1.1

The Town ~~will~~ shall maintain a systematic inspection and rehabilitation/ replacement program for sewer lines and manholes to reduce the amount of increased sewage flow due to groundwater infiltration and stormwater inflow.

Policy ISS-1.1.2

The Town ~~will~~ shall maintain its practice of using PVC, SDR 35 pipe and precast manholes for all new wastewater collection systems.

Policy ISS-1.1.3

The Town's adopted ~~the following level~~ Level of ~~service~~ Service standards for sanitary sewer are as shown in Policy CI-1.3.1 follows:

~~a. Average wastewater contribution — 68 GPCD.~~

~~b~~ a. Gravity sewers, force mains and pump stations ~~will~~ shall be sized for peak flows determined by using the following peaking factors.

Avg. Daily Flow (MGD)	Peaking Factor
0.01 to 0.05	3.5
0.05 to 0.25	3.0
0.25 to 2.00	2.5

Objective ISS-1.2 Ensure All Future Development Connects To Sanitary Sewer

The Town shall ensure the proper management and provision of sanitary sewer services, maintaining consistency with Florida Statutes and ensuring that both existing and new developments within the Town limits are connected to the sanitary sewer system.

Policy ISS-1.2.1

The Town shall continue to require that any new development or redevelopment projects will connect to the sanitary sewer system at the owner/developer's expense.

Policy ISS-1.2.2

Existing development within the Town limits shall be required to remain connected to sanitary sewer.

Potable Water Subelement

Goal IPW-1

To operate and maintain A reliable and adequate source of potable water for present and future needs of the Town of Highland Beach.

Objective IPW-1.1 Potable Water Supply

Policy ~~1.1.4~~

The Town ~~will~~shall maintain a water supply sufficient as required to maintain or exceed the level of service standards set forth in this Element. This will be achieved through; the operation and maintenance of the Reverse Osmosis Water Treatment Plan, the use of finished water storage facilities; ~~and the~~ water distribution system, and if necessary, through agreements with other providers ~~as may be deemed necessary~~.

Policy IPW-1.1.1 ~~Objective 1.1~~

The Town ~~will~~shall maintain access to raw water supply systems to meet the Town's future potable water needs and maintain adequate reserve capacity to meet all Federal and State drinking water regulations.

Policy IPW-1.1.2 ~~1.1.1~~

The Town shall continue to maintain and operate its Reverse Osmosis Water Treatment Plant at the capacity shown in Policy CI-1.3.1.

Policy IPW-1.1.3 ~~1.1.2~~

The Town shall continue to maintain and operate its finished water storage facilities and the water distribution system in accordance with its adopted Level of Service standard.

Policy IPW-1.1.4 The Town's adopted LOS standard shall be as shown in Policy CI-1.4.1.

Policy IPW-1.1.5 ~~1.1.3~~

The Town shall maintain the following technical standards:

- a. Water mains ~~must~~shall be a minimum of 8-inches in diameter.
- b. All water service shall be looped. ~~The Town's LOS standards shall be as shown in below the following adopted level of service standards.~~

~~a. Water mains must be a minimum of 8-inches in diameter.~~

~~b. All water service shall be looped.~~

~~c. Minimum flow:~~

~~Single Family 500 GPD~~

~~Multi Family 750 GPD~~

~~Non-Residential 2,000 GPD~~

~~d. Average daily per capita~~

~~(year-round and seasonal) 372 GPD~~

~~consumption~~

Policy IPW-1.1.6~~1.1.3~~

Before issuance of a development order or permit, the Town ~~will~~shall determine that service can be supplied to the proposed development without reducing the ~~level~~Level of ~~service~~Service for potable water.

Objective IPW-1.2 Maintain Facility Conditions

The Town ~~will~~shall ensure that existing facilities are kept in good operating condition.

Policy IPW-1.2.1

The Town ~~will~~shall maintain and operate the Reverse Osmosis Water Treatment Plant, finished water storage facilities, water distribution system, valves and fire hydrants.

Policy IPW-1.2.2

The Town shall maintain existing bulk water agreements with Delray Beach and Boca Raton for use in the event of an emergency or scheduled maintenance.

Objective IPW-1.3 Maintain or reduce water consumption

The Town ~~will~~shall continue to maintain and reduce its current rate of water consumption to the maximum extent feasible.

Policy IPW-1.3.1

The Town ~~will~~shall continue to maintain and enforce its *Florida-Friendly Landscaping* ordinance.

Policy IPW-1.3.2

The Town ~~will~~shall continue to require all new development to include water-saving plumbing fixtures and prohibit installation of non-recirculating water-cooled air conditioning systems.

Policy IPW-1.3.3

The Town ~~will~~shall continue to maintain its ~~three tiered~~tiered rate structure in accordance with Ordinance 09-004-0 in order to ~~maintain its current rate of water consumption of 372 gallons per capita per day, and~~ achieve water conservation goals.

Policy IPW-1.3.4

The Town ~~will~~shall continue its community awareness program regarding water conservation, the necessity of *Florida-Friendly Landscaping* concepts and temporary water use restrictions when imposed by the Town through coordination with condominium association managers, the Town newsletter and website ~~(bi-monthly)~~, and public service messages ~~on the public information access channel of cable television.~~

Objective IPW-1.4 10-Year Water Supply Work Plan

The Town of Highland Beach shall comply with its adopted 10-year Water Supply Work Plan. The Town of Highland Beach's Water Supply Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the Town's water demands for a 10-year period.

Policy IPW-1.4.1

The Town shall incorporate the 10-Year Water Supply Work Plan, dated July 31, 2020, by reference into ~~the Town of Highland Beach's~~ its Comprehensive Plan, ~~the 10-Year Water Supply Work Plan, dated July 31, 2020.~~

Policy IPW-1.4.2

The Town shall c~~o~~ordinate appropriate aspects of the Town of Highland Beach Comprehensive Plan with the 2023-2024 ~~South Florida Water Management District's Lower East Coast Water Supply Plan Update adopted November 8, 2018~~ and with the *Palm Beach County 10-Year Water Supply Work Plan adopted March 26, 2020*. The Town shall amend its Comprehensive Plan and *Water Supply Plan* as required to provide consistency with the District and County plans.

Policy IPW-1.4.3 - Monitoring Measure for Objective IPW- 1.4

The Work Plan shall remain consistent with the Palm Beach County 10-Year Water Supply Work Plan, which is compatible with the Palm Beach County Water Use Permit renewals and with the projects listed in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan.

The Town of Highland Beach shall update the Work Plan as required by ~~section~~ Section 163.3177(6)(c), F.S. at least every 5 years within 18 months after the governing board of the water management district approves an updated Regional Water Supply Plan. The last Lower East Coast Water Supply Plan Update was approved on September 23, 2024 ~~November 8, 2018~~. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Plan update to ensure consistency between the Work Plan and the Capital Improvements Element.

Drainage Subelement

Goal ID-1

To provide ~~A~~adequate stormwater drainage ~~will be provided~~ for protection against flooding and to prevent the degradation of the quality of the receiving waters.

Objective ID-1.1 Drainage System

The Town ~~will~~shall maximize the use of the existing system, and make necessary improvements to meet future needs.

Policy ID-1.1.1

The Town, on an ongoing basis, ~~will~~shall monitor existing drainage conditions and the stormwater management system under the jurisdiction of the Town to determine needed improvements to the system and its operating condition in accordance with the adopted level of service standard.

Policy ID-1.1.2

The Town's adopted level of service standards for the stormwater system capacity is as follows: Design Storm: 3 year frequency, 10 minute concentration with 1 foot freeboard below gutter elevation.

Policy ID-1.1.3

The Town ~~will~~shall provide routine maintenance to drainage facilities under its jurisdiction so as to maintain optimum capacity and prolong their service life.

Policy ID-1.1.4

The Town ~~will~~shall establish priorities for correcting existing problems and deficiencies and implement programs to ensure the identified problems are resolved.

Policy ID-1.1.5

The Town shall continue to ensure that stormwater management and drainage systems comply with existing State and Federal stormwater management ordinances and regulations. The Town shall be responsible solely for the maintenance and operation of public catch basins and drainage systems under its jurisdiction.

Objective ID-1.2 Preserve Environmentally-Sensitive Lands

The Town ~~will~~shall achieve maximum feasible preservation of marshes and environmentally sensitive lands through stormwater management practices.

Policy ID-1.2.1

The Town ~~will~~shall require, prior to permitting, that any future development within the Town comply with all requirements of the *Department of Natural Resources, Department of Environmental Protection, South Florida Water Management District, and Palm Beach County Department of Environmental Resources Management.*

Policy [ID-1.2.2](#)

The Town ~~will~~[shall](#) coordinate with State and County regulatory agencies and the *South Florida Water Management District* to ensure that all existing and future developments within the Town provide and maintain stormwater management facilities in accordance with regulations and requirements of such agencies and that existing conditions which are in conflict with such regulations and requirements be mitigated in accordance therewith.

Policy [ID-1.2.3](#)

The Town ~~will~~[shall](#) maintain and enforce necessary regulations within its land development regulations including requirements that on-site retention achieve a level of treatment equivalent to retaining the first one inch of runoff or runoff from a one hour, three year storm event, whichever is greater.

[Policy ID-1.2.4](#)

[The Town shall consider working with the County to develop methods for improving data collection and monitoring stormwater runoff quality.](#)

[Objective ID-1.3 Prevent Erosion](#)

The Town ~~will~~[shall](#) maintain and enforce necessary regulations to protect the functions of the dune as the natural drainage feature by preventing erosion.

Policy ID-1.3.1

The Town ~~will~~[shall](#) enforce vigorously **Chapter 20** and [Chapter 26](#) of its Code of Ordinances and require thorough site plan review [to ensure](#) that all improvements ~~of~~[to](#) private properties be designed and located so as to protect the natural drainage features.

Coastal Management/Conservation Element

The Town of Highland Beach was incorporated in 1949. Located in the southern portion of eastern Palm Beach County, the barrier island town encompasses 1.1 square miles (0.5 square miles of land plus 0.6 square miles of water) and is bounded on the north and northwest by the City of Delray Beach and on the south and southwest by the City of Boca Raton. The Atlantic Ocean lies adjacent to the Town on the east and the Intracoastal Waterway lies to the west. The overall length of the town is approximately 2.8 miles.

The governing body of the Town consists of a five-member Town Commission, each elected for three-year, overlapping terms. Terms to elected office are limited to two. Day to day operations of the Town are under the leadership of the Town Manager who is appointed by the Town Commission. The Town provides general municipal services such as police protection and a library, as well as water and wastewater utility service. The Town also provides, through contract, fire protection and emergency services, solid waste, and postal services.

The town has a current year round population of approximately 4,150 which increases by about 40 percent to approximately 8,500 during the winter months. Residents are composed of approximately 80% retirees and 20% persons employed or engaged in business enterprises in Palm Beach and Broward Counties.

The Town's "main street" is State Road A1A, which has a 100-foot wide right of way and relies on swales to manage storm water run-off, retention and ground water infiltration.

Highland Beach is a residential community with one remaining non-conforming oceanfront hotel known as the Highland Beach Delray Sands. At this time there are no public beaches, although Palm Beach County has purchased a small site near the south end of the town for future development as Milani Park.

In 2007, an evaluation of existing gross acreage by land uses revealed that 263.85 acres or 67% of the total gross acreage of 396.7 acres in the Town is dedicated to residential use. The remaining gross acreage is allocated to non-residential such as governmental, institutional, recreation and right-of-way. This ratio has not changed in recent years. The residential and non-residential growth rate is anticipated to be minimal for the next 10 to 20 years.

The Town is substantially built-out (98%), with minimal future new development potential and population growth limited by the scarcity of vacant and developable land. Potential for redevelopment is limited to single family lots and by the land use densities established within the Comprehensive Plan; therefore, the majority of redevelopment activity in the future will likely result from "tear-down" of older residential structures and replacement with new at densities permitted by current ordinances.

~~The potential expansion of the Town's current boundaries through annexations is not practical due to its location.~~

Goal CMC-1

To ensure a beach and dune system and other natural environmental features which are preserved and enhanced to: minimize erosion under normal conditions; provide protection against storm impacts; stormwater run-off, sea level rise, and chronic flooding; and to protect/conserv environmental features and wildlife habitats either through protection or mitigation programs.

Objective CMC-1.1 Protect Dune System

The Town ~~will~~shall prevent damage and destruction to the dune system, resulting from construction activities, pedestrian crossings and other disturbances.

Policy CMC-1.1.1 ~~Objective 1.1~~

The Town shall annually review waterfront construction permit activities and assess the resulting impacts on the beach and dune system. ~~as the measure of this objective.~~

Policy CMC-1.1.2 ~~1~~

The Town ~~will~~shall enforce ~~rigorously~~ Chapters 6 (Buildings and Structures), 20 (Planning and Development) and 28~~30~~ (Xeriscape—Landscape Requirements, Installation and Maintenance Trees, Shrubs, and Vegetation), 30 (Zoning Code), and all applicable regulations of its Code of Ordinances.

Policy CMC-1.1.3 ~~2~~

The Town shall encourage~~s~~ removal of invasive exotic species.

Policy CMC-1.1.4 ~~3~~

The Town ~~will~~shall support beach and dune restoration programs and activities as necessary in order to maintain and improve its coastal resources and shoreline.

~~Policy 1.2.5~~

~~The Town will not permit shoreline uses which will be incompatible with the established residential character, will not provide public marina sites, and will not permit activities or land uses which could cause estuarine pollution or endanger living marine resources.~~

Policy CMC-1.1.5 ~~1.2.6~~

The Town ~~will~~shall continue to prohibit the removal of sand from the Town as a result of construction activities and to requires~~s~~ that sand shall be retained and deposited on beachfront property.

Policy ~~CMC-1.1.6~~1.4.3

The Town ~~will~~ shall continue to encourage boat users to reduce speeds by enforcing the speed limit in the Town's waterways to protect manatees and reduce erosion and related impacts to canal banks and seawalls from excessive wake.

~~Policy 1.2.7~~

~~The Town will enforce rigorously Chapter 20 (Trees, Shrubs, and Vegetation) of its Code of Ordinances as a means of protecting mangroves.~~

Objective ~~CMC-1.2.1~~1.4 *Protect and Conserve Coastal Natural Resources*

The Town ~~will~~ shall actively support protection and conservation of coastal natural resources including manatees, sea turtles, seagrass beds, and mangrove stands.

Policy ~~CMC-1.2.1~~Objective 1.4

The Town ~~will have met this objective through the~~ shall provide ~~side on of~~ educational materials regarding the protection of the coastal natural resources within the community.

Policy ~~CMC-1.2.2~~

The Town shall continue to work with the Natural Resource Preservation Advisory Board (NRPAB) to educate the public on the importance of dune restoration and management.

Policy ~~CMC-1.2.3~~1.1.4

The Town ~~will~~ shall coordinate with Palm Beach County and Florida Department of Environmental Protection to ensure beach maintenance activities comply with all local and state regulations.

Policy ~~CMC-1.2.3~~1.1.5

The Town ~~will~~ shall coordinate with local and state agencies in the event that beach restoration and renourishment activities occur within the Town.

Policy ~~CMC-1.2.4~~1.1.6

The Town ~~will~~ shall coordinate and support Palm Beach County in its study of the possible impacts of shore protection structures, such as groins, revetments or seawalls on the Town's beaches, beach renourishment, or other means.

Policy ~~CMC-1.2.6~~1.4.1

The Town ~~will~~ shall coordinate with the appropriate agencies in order to ensure the protection of its coastal natural resources, including manatees, sea turtles, seagrass beds, and mangrove stands.

Policy CMC-1.2.7~~1.4.2~~

The Town shall maintain and enforce provisions to protect its coastal natural resources, including manatees, sea turtles, seagrass beds, and mangrove stands, in its Code of Ordinances.

Objective CMC-1.3~~1.6~~ *Conserve and Protect Shorelines for Recreation and Conservation*

The Town's ~~standard for~~shall ~~prioritizing~~prioritize shoreline land uses ~~gives priority to~~that are water-dependent ~~in order to~~uses so that beaches will be conserved and protect ~~e~~beaches for public recreation and resource conversation purposes;

Policy CMC-1.3.1~~1.2.5~~

The Town ~~will~~shall not permit public marinas or other shoreline uses which will be incompatible with the established residential character, ~~will not provide public marina sites,~~ and will not permit activities or land uses which could cause estuarine pollution or endanger living marine resources.

Policy CMC-1.3.2~~Objective 1.6~~

~~and that i~~n the event ~~that~~post disaster (or other cause) redevelopment is necessitated (post disaster or other cause), ~~or the Town shall~~conditions occur to enable demolition and reconstruction of oceanfront structures in a way that prioritizes water dependent uses.

Policy CMC-1.3.3~~Objective 1.6~~

The Town shall annually review any oceanfront land use changes and/or oceanfront redevelopment activities to ensure compliance with this objective.

Objective CMC-1.4 Implement Recommendations of Beach Restoration Study

The Town shall evaluate methods and explore engagement opportunities to implement the recommendations provided by the Beach Restoration Feasibility Study.

Policy CMC-1.4.1

The Town shall consider a dune toe repair project and/or dry beach nourishment to restore the storm protective capacity of the beach and dune system.

Policy CMC-1.4.2

The Town shall update the Beach Restoration Feasibility Study every 10 years.

Goal CMC-2

To ensure the provision of maximum feasible protection of life, ~~and~~ property, infrastructure, and cultural, historical, archeological and natural resources from the effects of storms, ~~and~~ natural disasters, high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

Objective ~~CMC-1.2.1~~ Hazard Mitigation

The Town ~~will~~ shall prohibit construction activities and location of buildings and site improvements which might cause or increase harmful effects of hurricanes and other natural disasters, including property damage, degradation of natural resources, wetlands and estuaries, inappropriate or conflicting land uses and exposure of human life.

Policy CMC-2.1.1 ~~Objective 3.1~~

The Town shall annually review all construction activities and assess the resulting impacts ~~as the measure of this objective.~~

Policy CMC-2.1.1 ~~1.2.4~~

The Town shall define its coastal high hazard area as the area below the elevation of the Category 1 storm surge line as established by the National Oceanic and Atmospheric Administration's Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The Coastal High Hazard Area shall be shown on the Future Land Use Map series.

Policy CMC-2.1.3 ~~1.2.1~~

The Town shall ~~supports environmental conservation programs and directs the Town Manager to~~ monitor enforcement of applicable Federal, State and local regulations ~~of State and Federal and local governmental agencies~~ regarding construction within the coastal high hazard area. Petitioners for land development within the coastal high hazard area shall provide the Town with copies of all applicable state and federal permits prior to issuance of building permits.

Policy CMC-2.1.4

The Town ~~will~~ shall not expend public funds to subsidize development within the coastal high hazard area other than expenditures necessary to achieve the objectives and policies of the Comprehensive Plan.

Policy CMC-2.1.5~~1.2.2~~

The Town shall continue to support~~s~~ and ~~will~~ assist effective local government review and comment processes for projects and actions proposed seaward of the Coastal Construction Control Line.

Policy CMC-2.1.6~~1.2.3~~

The Town supports the periodic re-evaluation of the Coastal Construction Control Line in accordance with current accepted methodology.

Policy CMC-2.1.7~~2.3.1~~

The Town ~~will~~ shall coordinate with, and ~~will~~ shall rely on, the Florida Department of Environmental Protection to enforce building limitations seaward of the Coastal Construction Control Line and ensure conformance with Chapter 161 of Florida Statutes.

Policy CMC-2.1.8~~2.1.5~~

The Town ~~will~~ shall only permit development in areas subject to potential storm hazards in accordance with Chapter 6 of the Town's Code of Ordinances (Coastal Construction Code) and shall maintain that Code to conform with the Comprehensive Plan, as well as State and Federal requirements. ~~The Town shall annually review construction permits to ensure compliance with this objective.~~

Policy CMC-2.1.9~~Objective 2.2~~

The Town ~~will~~ shall not permit rebuilding of non-conforming structures experiencing damage due to storm-related conditions or erosion when such damage exceeds fifty percent (50%) of the value of the structure unless reconstruction is in compliance with the Town's Code of Ordinances, applicable to new construction.

Policy CMC-2.1.10~~Objective 1.3~~

The Town ~~will~~ shall establish guidelines and enforcement procedures, requiring removal, repair or replacement of any structure or site improvements within or adjacent to the beach when such structure or improvements have experienced damage due to erosion or storm effects, thereby constituting a potential safety hazard for the public. Compliance shall be in accordance with Policy FLU-1.1.4 and the Town's land property development regulations and floodplain management regulations ~~of the Town Code of Ordinances. In the event of structural damage in excess of 50% of the value of the structure, the structure should be rebuilt to current codes. The~~

~~objective will be met with the creation of the guidelines and enforcement procedures for damaged structures.~~

Policy CMC-2.1.11 ~~1.3.1~~

The Town shall maintain and enforce applicable ordinances and administrative procedures to assure that unsafe conditions due to damaged structures or hazardous conditions shall not be permitted to remain indefinitely on the beach and foredune areas.

Policy CMC-2.1.12 ~~2.3.1~~

The Town ~~will~~ shall continue to enforce its building code and drainage requirements, which shall be consistent with, or more stringent than, the Florida Building Code and all applicable flood plain management regulations.

Objective CMC-2.2 Stormwater Management

The Town shall reduce flood risks and enhance resilience through effective stormwater management practices.

Policy CMC-2.2.1 ~~Objective 1.5~~

The Town ~~will~~ shall coordinate with the South Florida Water Management District to ensure that ~~all future developments~~ the Town's land development regulations meet the stormwater retention criteria and requirements of that agency.

Policy CMC-2.2.2 ~~1.5.2~~

The Town shall continue to revise its land development regulations ~~to~~ enhance flood mitigation measures ~~in vulnerable areas and to~~ reduce ~~future~~ risks associated with high tide events, storm surge, flash floods, chronic flooding, stormwater runoff, and the related impacts of sea level rise.

Policy CMC 2.2.3 ~~1.5.4~~

The Town shall continue to apply the best ~~planning and engineering~~ management practices ~~in development~~ to attenuate and mitigate future flood events and modify ~~the~~ its Land Development Regulations and other relevant regulatory documents as needed.

~~Goal 4~~ Policy CMC-2.2.4

~~To ensure t~~ The Town shall continue to require land development applicants to utilize best practices and initiate mitigation strategies to stop chronic flooding and reduce property losses in

coastal areas that may result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

Policy CMC-2.2.5Objective 1.5

The Town shall annually review construction permits to assess ~~on~~ whether ~~the District's~~ stormwater retention requirements have been addressed.

Policy CMC 2.2.61.5.1

The Town ~~will~~ shall take affirmative action to improve the stormwater drainage systems within the Town, including. ~~Such review will~~ identifying areas of improvement where the system can be more efficient, ~~identify and exploring~~ possible enhancements such as on-site water retention, capital improvements, and development code modifications.

Policy 1.5.3

~~Rise in sea level projected by the federal government (Army Corps of Engineers) shall be taken into consideration in all future decisions regarding the design, location, and development of infrastructure and public facilities in the Town.~~

Policy CMC-2.2.73.1.4

In all applications seeking Future Land Use Map amendments and/or rezonings requests, the petitioner shall provide the Town with a drainage plan that addresses the impact of sea level rise and on-site stormwater retention on the subject site. The drainage statement shall incorporate the latest sea level rise information from the Army Corps of Engineers. The provision of this drainage and stormwater retention statement shall be in addition to the other application requirements.

Objective CMC-2.3 Emergency Evacuation

The Town shall maintain and implement a coordinated emergency management system.

Policy CMC-2.3.1Objective 2.1

The Town ~~will~~ shall coordinate its planning and permitting activities with the Palm Beach Emergency Operations Center (EOC) ~~so as~~ to maintain an evacuation time of not more than six (6) hours during daytime conditions and eight (8) hours during nighttime conditions. ~~Any future land use change which would increase the allowable density will require compliance with this objective.~~

Policy CMC-2.3.2~~2.1.1~~

The Town's Future Land Use Map shall reflect residential density ranges and allocation of land area to those density ranges ~~so as to~~to enable the Town to maintain the evacuation times set forth in ~~Objective 2.1~~Policy CMC-2.3.1.

Policy CMC-2.3.3

The Town shall review any future land use change, increasing the allowable density for compliance with evacuation times set forth in Policy CMC-2.3.1.

Policy CMC-2.3.4~~2.1.2~~

The Town shall review its Emergency Management Plan annually to determine ~~needed~~the necessary activities or procedures to facilitate maximum safety conditions and minimum evacuation times following ~~issuance~~the issuance of an evacuation order.

Policy CMC-2.3.5~~2.1.3~~

Through active participation in the Palm Beach County emergency planning program, the Town shall~~will~~ assure its activities and procedures are coordinated with those of adjacent communities and Palm Beach County.

Policy CMC-2.3.6~~2.1.6~~

The Town's land development regulations shall continue to include provisions to ensure that required infrastructure is available to serve development or redevelopment in accordance with adopted level of service standards, sound practices of coastal resource protection, and safe evacuation.

Objective CMC-2.4 Climate Change Vulnerability Assessment

The Town shall implement the appropriate strategies identified by the Coastal Resilience Partnership (CRP) of Southeast Palm Beach County Climate Change Vulnerability Assessment to mitigate damage from storms, sea level rise and natural disasters.

Policy CMC-2.4.1

The Town shall address the infrastructure recommendations from the CRP Vulnerability Assessment, to include:

- Raising lift stations.
- Installing in-line check valves.
- Lining sanitary sewer systems.
- Working with FDOT to address stormwater issues on and adjacent to SR-A1A.

Policy CMC-2.4.2

The Town shall consider amending its land development regulations based on recommendations from the CRP Vulnerability Assessment, as follows:

- Preserving open space in flood prone areas.
- Evaluating existing land development regulations to encourage use of grid independent renewable waste-to-energy systems.

Policy CMC-2.4.3

The Town shall consider planning, policy and management recommendations from the CRP Vulnerability Assessment, as follows:

- Considering modifications to roadway design specifications to provide a higher level of service for evacuation routes and priority roadways.
- Creating and investing in pre-disaster plans for post-disaster recovery.

Policy CMC-2.4.4

The Town shall consider capacity-building recommendations from the CRP Vulnerability Assessment, as follows:

- Encouraging homeowners to create shoreline protection measures on their properties.
- Educating homeowners about shoreline protection measures using the Vulnerability Assessment's *Adaptation Guide* and other resources.
- Encouraging homeowners to use natural measures, such as Florida friendly vegetation and healthy mangrove forests, to protect their properties in addition to maintaining and raising seawalls.
- Encouraging sustainable landscaping practices.
- Educating homeowners on right-of-way issues related to climate change adaptation.
- Encouraging residents to report climate related issues or questions to the Town.

Policy CMC-2.4.5

The Town shall consider public outreach recommendations from the CRP Vulnerability Assessment, as follows:

- Promoting amenities like the Library and Town Hall as hubs for climate education.
- Partnering with local artists and community groups to collaborate on climate education components as part of infrastructure projects (community events).
- Evaluating access to critical services for vulnerable portions of the Town population.

Policy 1.3.2

~~By the year 2020, the Town shall initiate a study or participate in a regional study to evaluate the Town's vulnerabilities to the effects of sea level rise, regional water releases, and chronic flooding. Sea level rise refers to the long term average sea level rise relative to the local land level. Chronic flooding refers to localized flooding that occurs annually and exceeds 100-year storm events. The study shall examine the following:~~

- ~~a. Areas of the Town which experience periodic flooding;~~
- ~~b. Identification of natural areas impacted by sea level change and chronic flooding;~~
- ~~c. Identification of infrastructure impacted by sea level change and chronic flooding, including drainage systems within the Town.~~
- ~~d. Evaluate the option to establish Adaptation Action Area(s), which are defined in Florida Statutes Section 163.3164 (1), as a designation within the Coastal Management element which identifies areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to the related impacts of rising sea levels;~~
- ~~e. Identify policies and land development regulations to be modified to address sea level change and chronic flooding, including seawall heights;~~
- ~~f. Identify funding sources for staff and infrastructure to address the impacts of sea level change and chronic flooding.; and,~~
- ~~g. Include development and redevelopment principles, strategies, engineering solutions, regulations, and best practices that reduce flood risk within the Town~~

Objective CMC-2.5.4.1 Community Wide Resilience

The Town ~~will~~ shall continue to examine and carry out/implement community-wide strategies to increase ~~the resiliency~~ resilience ~~of the Town to address~~ future effects of coastal storms and climate change on the community.

Policy CMC-2.5.1 Objective 2.3

~~Compliance with this objective shall be determined through a~~ The Town shall conduct a ~~biennial~~ review every seven (7) years of the Town's ~~resiliency~~ resilience to sea level rise, chronic flooding and related impacts.

Policy CMC-2.5.2 Objective 2.3

The Town shall coordinate with Palm Beach County on policies that increase community resiliency and protect property, infrastructure, and cultural and natural resources from the

impacts of climate change, including sea level rise, stormwater run-off and collection, impact of king tides, changes in rainfall patterns, and extreme weather events. ~~Compliance with this objective shall be determined through a biennial review of the Town's resiliency to sea level rise, chronic flooding and related impacts.~~

Policy CMC-2.5.3~~4.1.1~~

The Town shall support Palm Beach County's efforts to increase regional resilience by sharing technical expertise, ~~assessing local vulnerabilities,~~ and advancing agreed upon mitigation and adaptation strategies.

Policy CMC-2.5.4

The Town shall continue to support and participate in the Local Mitigation Strategy planning and implementation process.

Policy CMC-2.5.5~~4.1.2~~

The Town ~~will~~shall evaluate the benefits of participating in the National Flood Insurance Program Community Rating System (CRS) and will strive to obtain a positive CRS rating.

Goal CMC-3

To ensure the protection of air, water, and soil standards as well as wildlife and natural systems during land development activities.

Objective CMC-3.1 Hazardous Land Uses

The Town ~~will~~shall evaluate ~~prohibit~~ the construction of any land uses which ~~may~~could have a negative impact on air and water quality, natural resources, stormwater management, and those that would generate hazardous waste.

Policy CMC-3.1.1~~Objective 3.1~~

~~The Town shall annually review all construction activities and assess the resulting~~
environmental impacts ~~as the measure of this objective.~~

Policy CMC-3.1.2~~3.1.1~~

The Future Land Use Plan shall not reflect any commercial or industrial land use designations.

Policy CMC-3.1.3~~3.1.2~~

The Town shall continue to identify and protect environmentally sensitive lands, and maintain and enforce requirements and standards related to the disturbance of those areas due to development activities.

-Policy CMC-3.1.4~~3.1.3~~

The Town shall coordinate with Palm Beach County and State regulatory agencies all activities related to hazardous waste management which may occur in the Town ~~so as to~~to protect human life and natural resources.

Policy CMC-3.1.5

The Town shall require all persons seeking to develop or redevelop property ~~petitioners of land development and redevelopment efforts~~ in the Town to consider the environmental, recreational and economic resources while enhancing resilience to sea level rise and chronic flooding impacts.

Objective CMC-3.2 Preservation of Natural Systems

The Town ~~will~~shall ~~coordinate permitting with State and County agencies so as to ensure the preservation of~~preserve existing native tropical vegetation including mangroves and seagrasses ~~in accordance with State and County permitting standards so as to~~ protect the functions of natural systems.

Policy CMC-3.2.1~~Objective 3.2~~

The Town shall annually review all environmental permitting activities within the Town and assess the resulting impacts ~~as the measure of this objective~~and determine compliance with local, County and State permitting standards.

Policy CMC-3.2.2~~3.2.1~~

The Town ~~will~~shall enforce Chapter 6, 20 and 30 (Trees, Shrubs, and Vegetation) of its Code of Ordinances requiring that vegetation assessments be submitted to the Town prior to land clearing and development. ~~and t~~The Town mustshall determine ~~that~~whether the proposed activity will offer maximum achievable protection of vegetation, including mangroves and seagrasses.

Policy CMC-3.2.3~~3.2.2~~

The Town ~~will~~shall continue to coordinate with the City of Delray Beach, Palm Beach County, the City of Boca Raton and other coastal communities in the development, maintenance and enforcement of regulations affecting waterfront development and to ensure the Intracoastal Waterway's protection from environmental degradation, including control of surface runoff, protection of marine resources, the provision of~~ensuring~~ public access to the Waterway, and reduction of exposure to natural hazards.

Policy ~~CMC-3.2.4~~3.2.3

The Town ~~will~~shall continue to maintain within its development permitting process procedures that ensure compliance with all resource management plans applicable within the Town and copies of such plans will be kept on file for reference.

Objective CMC-3.3 Endangered or Threatened Wildlife

The Town ~~will~~shall take steps to protect endangered or threatened wildlife species.

Policy CMC-3.3.1~~Objective 3.3~~

The Town shall periodically review its code of ordinances to ensure that ~~this objective is addressed~~endangered or threatened wildlife species are adequately protected by land development regulations.

Policy CMC-3.3.2~~3.3.1~~

The Town shall ~~abide by its standing policy~~supporting wildlife conservation including all listed endangered and threatened wildlife species and shall not permit development that will result in a net loss of such species.

Policy CMC-3.3.3~~3.3.2~~

The Town ~~will~~shall maintain within its land development regulations appropriate provisions requiring that sea turtle nesting habitat assessments be made for all new development ~~prior to~~during permitting, and will make a determination if the proposed activity will offer maximum protection for habitats identified in the assessment.

Policy CMC-3.3.4~~3.3.3~~

The Town ~~will~~shall continue to include within its land development regulations Sections 4 through 8 provisions to require limitations on outside lighting so as to not attract sea turtle hatchlings away from the water during hatching season.

Objective CMC-3.4 Conserve and Protect Water Quality

The Town shall take steps to conserve, appropriately use, and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters.

Policy CMC-3.4.1~~Objective 3.6~~

The Town shall periodically review its code of ordinances to ensure that ~~this Objective is addressed~~there are adequate water protections.

Policy CMC-3.4.2~~3.4.1~~

The Town shall maintain and enforce provisions within its land development regulations requiring all future development to meet stormwater quality standards as set forth by the South Florida Water Management District.

Policy CMC-3.4.3~~3.4.2~~

The Town ~~will~~shall maintain and enforce provisions within its land development regulations requiring that when existing developments are altered ~~to increase their density or intensity by 30% or more;~~ or, when redevelopment is required due to damage resulting in a 50% or more loss in the structure's value, that stormwater management regulations applicable to new development shall be imposed as a condition of permitting for such repair or reconstruction.

Policy CMC-3.4.4~~3.4.3~~

The Town shall enforce emergency conservation requirements in accordance with the plans of the South Florida Water Management District.

Policy CMC-3.4.5~~3.4.4~~

Implementation of the 10-year Water Supply Work Plan shall ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth the Town may experience.

~~Policy 3.4.5~~

~~The Town shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level of service standards with the Palm Beach County Water Utilities Department, Palm Beach County Department of Environmental Resources Management, South Florida Water Management District, and through the Lower East Coast Water Supply Plan Update, as necessary.~~

Policy CMC-3.4.6

As a result of the potable water network's ability to interconnect to the County-wide system through the City of Boca Raton or the City of Delray Beach, the Town's Public Works Department ~~will~~shall cooperate with Palm Beach County Water Utilities Department and the City of Boca Raton and the City of Delray Beach to jointly develop methodologies and procedures for biannually updating estimates of system demand and capacity, and ensure that sufficient capacity to serve development exists.

Policy CMC-3.4.7

If in the future there are issues associated with water supply, conservation or reuse, the Town ~~will~~shall immediately contact the Palm Beach County Water Utilities Department, the City of

Boca Raton, and the City of Delray Beach to address the corresponding issue(s). In addition, the Town ~~will~~ shall follow adopted communication protocols with the Water Utilities Department to communicate and/or prepare an appropriate action plan to address any relevant issue associated with water supply, conservation or reuse.

Policy CMC-3.4.8

The Town ~~will~~ shall encourage the use of high-efficiency toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and WaterSense certified in all new and retrofitted residential projects.

Policy CMC-3.4.9

The Town ~~will~~ shall encourage the use of Florida Friendly Landscape guidelines and principals; gutter downspouts, roof runoff, and rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; rain gauges; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc.) on walkways, driveways and patios.

Policy CMC-3.4.10

The Town ~~will~~ shall participate, when warranted, in the SFWMD's Water Savings Incentive Program (WaterSIP) for large-scale retrofits as recommended by the Lower East Coast Water Supply Plan.

Policy CMC-3.4.11

The Town shall consider an ordinance or code revision regarding fertilizer regulation in compliance with Rule 5E-1.003(2), F.A.C, which outlines requirements for the application rate and frequency maximums of fertilizers.

Objective CMC-3.5 Meet Air Quality Standards

The Town ~~will~~ shall cooperate with Palm Beach County and other local governments in meeting established air quality standards.

Policy CMC-3.5.1 ~~Objective 3.5~~

The Town shall periodically review its code of ordinances to ensure that ~~this objective is addressed.~~ air quality standards are in line with County and neighborhood local government standards as required by Florida Statutes and the Land Development Code.

Objective CMC-3.6 Reduce Emissions and Conserve Energy

The Town shall seek to reduce greenhouse gas emissions and conserve energy resources.

Policy CMC-3.6.1~~Objective 3.6~~

The Town shall periodically review its code of ordinances to ensure that ~~this objective is addressed~~ reductions in greenhouse gas emissions are incentivized and conservation of energy resources is promoted.

Policy CMC-3.6.2~~3.6.1~~

The Town shall continue to implement low impact development techniques ~~and energy-efficient building standards found in the Florida Building Code and shall consider implementing Green Stormwater Infrastructure~~ that reduces the negative environmental impacts of development and redevelopment ~~found in the Florida Building Code.~~

Goal CMC-4

To ensure the Town shall continue to require land development applicants to utilize best practices and initiate mitigation strategies to stop chronic flooding and reduce property losses in coastal areas that may result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

Objective CMC-4.1 Increase Resiliency to Sea Level Rise, Chronic Flooding, Related Impacts

The Town ~~will~~ shall continue to examine community-wide strategies to increase the resiliency of the Town to address future effects of coastal storms and climate change on the community. ~~Compliance with this objective shall be determined through a biennial review of the Town's resiliency to sea level rise, chronic flooding and related impacts.~~

Policy CMC-4.1.1~~Objective 4.1~~

The Town shall conduct ~~Compliance with this objective shall be determined through a biennial review~~ every seven (7) years of the Town's resiliency to sea level rise, chronic flooding and related impacts to ensure compliance with this Objective.

Policy CMC-4.1.2

The Town shall support Palm Beach County's efforts to increase regional resilience by sharing technical expertise, assessing local vulnerabilities, and advancing agreed upon mitigation and adaptation strategies.

Policy CMC-4.1.3

The Town ~~will~~ shall evaluate the benefits of participating in the National Flood Insurance Program Community Rating System (CRS) and will strive to obtain a positive CRS rating.

Recreation and Open Space Element

Goal REC- 1

To provide sufficient recreation and open space opportunities to satisfy the health, safety, and welfare concerns of residents and visitors.

Objective REC-1.1 Public Recreation Facility Access

The Town ~~will~~shall ensure adequate and safe access to the public recreational facilities ~~as it~~ may be developed ~~by the Town~~.

Policy REC-1.1.1

The Town's adopted Level of Service standards for public recreation facilities and open space is as shown in the ~~CIP~~ Capital Improvements Element.

Policy REC-1.1.12

The Town ~~will~~shall continue to operate and maintain its library and community room, and shall provide parking facilities to serve persons using these facilities, to the greatest extent practicable.

Policy REC-1.1.31-2.2

The Town ~~will~~shall maintain and enforce its ~~ordinance~~ land development regulations requiring all new development to participate in provision of recreation and open space lands and facilities.

Objective REC-1.2 Recreational Facility Coordination

The Town ~~will~~shall coordinate recreational facility development and usage of its recreational facilities with the facilities of Palm Beach County, adjacent local governments, and private interests.

~~Policy 1.2.1~~

~~The Town will maintain and enforce requirements addressing "open space" in its land development regulations, and ensure these requirements will be met by all future residential developments.~~

~~Policy 1.2.2~~

~~The Town will enforce its ordinance requiring all new development to participate in provision of recreation and open space lands and facilities~~**Policy 1.2.3**

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~~The Town's adopted level of service standards for public recreation facilities and open space is as follows: one library and community room for 10,000 permanent and seasonal residents and one mile of bicycling trail for 5,000 persons.~~

Policy ~~REC-1.2.1~~ 1.2.4

The Town ~~will~~ shall cooperate with Palm Beach County and the Florida Inland Navigation District (FIND) to assure preservation of the two F.I.N.D. sites in their present undeveloped state.

Policy Rec-1.2.2

Coordinate with Palm Beach County regarding the development of Milani Park.

Intergovernmental Coordination Element

Goal IG-1

To provide for effective coordination processes ~~undertaken by~~ between the Town of Highland Beach ~~including and other regulatory entities adjacent local governments, county, regional and special district agencies as well as State of Florida regulatory entities so as to~~ achieve and maintain the adopted level of service standards, ~~provide an attractive, livable community, and enable efficient use of community resources.~~ These entities shall include: adjacent local governments, county and regional agencies; and special districts ~~agencies; and as well as State of Florida regulatory entities.~~

Objective IG-1.1 *Participate in effective Coordination with Others*

The Town ~~will~~ shall participate in effective coordination of this Comprehensive Plan with the plans of State, regional, adjacent communities and Palm Beach County Boards and agencies having responsibility for planning and operating facilities serving the Town ~~so as to~~ achieve efficient and orderly service delivery.

Policy IG-1.1.1

The Town ~~will~~ shall communicate with affected local governments and public agencies to request plans, amendments, policies and related information and provide, reciprocally, such information as may be requested by them.

Policy IG-1.1.23

The Town ~~will~~ shall participate in the “Intergovernmental Planning and Review Committee” (IPARC) process and advise adjacent communities, and interested agencies of proposed Comprehensive Plan amendments in a timely manner and provide opportunity for comment prior to formal action.

Policy IG-1.1.34

The Town ~~will~~ shall participate in the “Intergovernmental Planning and Review Committee” (IPARC) process and request adjacent communities and Palm Beach County agencies to advise it of proposed amendments to official plans and policies when such amendments might be reasonably expected to affect those governments.

Policy IG-1.1.42

The Town Manager shall provide overall direction for the Town’s intergovernmental coordination program and designate persons to have lead responsibility for each identified coordination issue.

Policy [IG-1.1.56](#)

The Town Manager shall, under the general direction of the Town Commission, monitor intergovernmental coordination needs, provide relevant information to the Commission and outside agencies as well as the citizens of the Town regarding all services provided by the Town or secured from outside the Town by applicable agreements so as to assure informed and timely communication and participation in interjurisdictional service- related decisions and implementation of those decisions.

Policy [IG-1.1.67](#)

The Town shall coordinate the adopted Comprehensive Plan with the plans of school boards, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plans of adjacent municipalities, ~~with the state comprehensive plan~~ and with the *South Florida Water Management District's* regional water supply plan.

Policy [IG-1.1.78](#)

The Town shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the *Palm Beach County Water Utilities Department, Palm Beach County Department of Environmental Resources Management, South Florida Water Management District*, and through the *Lower East Coast Water Supply Plan Update*, as necessary.

Policy [IG-1.1.89](#)

The Town shall coordinate planning activities with the Florida Department of Transportation (FDOT) when SR A1A may be impacted by development or redevelopment activities.

Policy [IG-1.1.910](#)

The Town shall request to be consulted by FDOT when planning, designing, or constructing transportation facilities within the Town boundaries, so as to have local input in the decision-making process.

~~Policy 1.1.11~~

~~Although there are no schools that are part of the State University system located or planned to be located in the Town at present, in the event that such a school is located in the Town in the future, the Town shall coordinate with the school regarding the development of campus master plans or amendments thereto, to be done in accordance with Section 240.155, F.S.~~

Policy IG-1.1.10

The Town shall establish and implement coordination procedures with neighboring jurisdictions, state agencies, and regional entities to address potential impacts of new medium to high density multi-family residential development or redevelopment, excluding single-family residential development, duplexes, triplexes, and quadruplexes, within the Town on local, state, or regional facilities and services. This coordination will ensure that adjacent communities and relevant agencies are notified of proposed developments with associated impacts in a timely manner and have the opportunity to provide input, ensuring that any necessary infrastructure, facility, or service improvements are planned and addressed prior to approval of such development.

Policy IG-1.1.11~~2~~

The Town shall coordinate planning activities, as needed, with the *Treasure Coast Regional Planning Council* and utilize the professional resources and services it offers.

Policy IG-1.1.12~~3~~

The Town shall coordinate planning activities, as needed, with the ~~Department of Community Affairs~~Florida Department of Commerce and utilize the professional resources and services it offers. ~~To further this Objective the Comprehensive Plan shall maintain consistency with the goals and policies of the State Comprehensive Plan and more specifically with the goals pertaining to coastal, marine and natural resources, land use, urban revitalization, public facilities, transportation and plan implementation.~~

Policy IG-1.1.13~~4~~

The Town shall coordinate planning and permitting activities, as needed, with the *Department of Environmental Protection* which has jurisdictional authority over environmental issues and natural resource protection.

Policy IG-1.1.14~~5~~

The Town shall coordinate with the *Department of State*, as needed. The *Department's Division of Historical Resources* will address planning issues surrounding historic and archeological sites of significance.

Policy IG-1.1.15~~6~~

The Town ~~will~~shall coordinate with other utility or service providers or with any special independent district staff that have no regulatory authority over land use.

Policy [IG-1.1.16](#)~~7~~

The Town shall coordinate its proposed level of service standards with the level of service standards of other governmental entities (local, regional or State) having responsibility for operating or maintaining facilities serving the citizens of the Town.

Policy [IG-1.1.17](#)~~8~~

The Town ~~will~~ [shall](#) formally request that the following entities provide the Town with amendments to the following noted level of service standards within their respective Comprehensive Plans:

City of Boca Raton	Potable Water
	Traffic (S.R. A1A only)
	Recreation and Open Space
City of Delray Beach	Sanitary Sewer (Wastewater Transportation)
	Traffic (S.R. A1A only)
	Recreation and Open Space
Palm Beach County	Potable Water
	Sanitary Sewer (Wastewater Treatment)
	Solid Waste

Policy [IG-1.1.18](#)~~9~~

The Town of Highland Beach [shall continue to](#) support~~s~~ joint planning by all incorporated communities in the South County area for a potable water supply to meet projected needs of the area in an efficient and equitable manner.

[Policy IG-1.1.19](#)

[Town shall continue to review comprehensive plan amendments and other plans prepared by Palm Beach County to determine potential adverse impacts on the Town and its residents.](#)

[Policy IG-1.1.20](#)

[The Town shall periodically evaluate and strengthen existing agreements.](#)

[Policy IG-1.1.21](#)

[The Town shall maintain high standards in the execution of interlocal agreements with other jurisdictions.](#)

[Objective IG-1.2 Dispute Resolution](#)

[The Town shall establish and follow a formal dispute resolution process, consistent with **Section 186.509, F.S.** to address intergovernmental disputes on planning and growth management issues and achieve timely solutions through mediation and collaboration](#)

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Policy [IG-1.2.1](#)~~1.1.5~~

In the event of conflict with other units of local government, the Town shall work through the Treasure Coast Regional Planning Council to achieve [timely](#) solutions through informal mediation [and collaboration](#).

Capital Improvements Element

Goal CI-1

To ~~Provision of~~provide public facilities which are ~~the~~ responsibility of the Town, so as to enable the Town to: (1) accommodate the needs of present and future populations in a timely and cost-effective manner; (2) maximize use of existing facilities; and (3) maintain or enhance the ~~town~~Town's services, physical environment, and fiscal integrity.

Objective CI-1.1 Maintain current Capital Improvements Schedule

The Town shall maintain a Capital Improvements Schedule administered according to the following policies: ~~will utilize orderly capital improvements planning, funding, and implementation practices in providing public improvements for which it has responsibility and as necessary to meet existing deficiencies and replace obsolete facilities.~~

Policy CI-1.1.1

The Town ~~will~~ shall maintain and annually update a *Five Year Capital Improvements Schedule* in accordance with State requirements.

Policy CI-1.1.2 ~~1.4.5~~

The Town Capital Improvement Element Schedule ~~shall be maintained and updated annually and~~ shall demonstrate that level of service standards will be maintained during the next five-year planning period.

Policy CI-1.1.3 ~~1.4.5~~

The Town shall incorporate capital improvements affecting Town levels of service by referencing the *Capital Improvements Schedules of Palm Beach County*, state agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land into its 5-Year ~~Schedule of~~ *Capital Improvements* Schedule.

Policy CI-1.1.4 ~~1.1.3~~

The Town Manager ~~shall~~ will have responsibility for preparing, for consideration by the Town Commission, the *Five Year Capital Improvements Schedule* and annual updates.

~~Policy 1.4.3~~

~~The Town shall review the Capital Improvements Element not less than one annually.~~

Policy ~~CI-1.1.5~~1.1.2

All capital improvements having a cost of \$50,000 or more shall be included in the Town's *Five Year Capital Improvements Schedule* along with an identified funding source ~~in accordance with State requirements.~~

Objective ~~CI-1.21.4~~Maintain equitably and fiscally responsible budget

The Town ~~will~~shall manage its fiscal resources to ensure equitable facility cost allocation and the implementation of concurrency requirements in a manner which ensures the Town's capability to meet future capital improvements needs associated with continued development and redevelopment.

Policy ~~CI-1.2.1~~1.4.1

The Town's annual budgeting process ~~will~~shall reflect both immediate ~~as well as~~and long-term implications of capital project expenditures in terms of trends and projections in the Town's fiscal condition, expressed public preferences~~attitudes~~, comprehensive plan provisions, and consistency with plans of regional service agencies, water management districts, and other entities with whom coordination of facility planning is appropriate.

Policy 1.4.2

~~The Town's total annual debt service cost in relation to annual revenues shall not exceed ten percent (10%). Any annual debt service shall be approved by voter referendum before it is incurred.~~

Objective ~~CI-1.13~~Capital Improvements Funding Criteria

The Town ~~will~~shall utilize orderly capital improvements planning, funding, and implementation practices in providing public improvements for which it has responsibility and as necessary to meet existing deficiencies and replace obsolete facilities.

Policy ~~CI-1.3.1~~1.1.2

Capital improvements determined to be necessary to implement the goals, objectives, and policies of this comprehensive plan shall be given priority by the Town.

Policy ~~CI-1.3.2~~1.1.4

The Town ~~will~~shall be guided by the following criteria in identifying and prioritizing capital improvements:

- a. ~~Protection~~Protects ~~of~~ public health and safety;
- b. Increaseds utilization of existing Town facilities, multiple use of facilities or improved efficiency of facility operation;

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- c. ~~.Overcome~~ Overcomes deficiencies found in existing ~~level~~ Levels of ~~service~~ Service deficiencies;
- d. Meets requirements of future development; and
- e. Contributes ~~p~~ Positively ~~contribution~~ to the Town's physical character, economic stability, or environmental quality.

Policy CI-1.3.3 ~~1.1.5~~

The Town shall support ~~s~~ coordination of capital improvement planning by all levels of government as a means of providing services in all orderly, economical, and efficient manner.

Policy CI-1.3.4 ~~Objective 1.3~~

The Town shall not make public expenditures that subsidize land development in high hazard areas other than improvements required to implement the objectives and policies identified in the Coastal Management Element.

Policy CI-1.3.5 ~~Objective 1.3~~

The Town ~~will~~ shall make improvements as appropriate and necessary to protect and renourish dunes and beach areas, maintain or replace public facilities, and provide improved recreational opportunities.

Policy CI-1.3.6 ~~1.5.3~~

Projected sea level rise ~~Rise in sea level projected by the federal government (Army Corps of Engineers)~~ shall be taken into consideration in all future decisions regarding the design, location, and development of infrastructure and public facilities in the Town.

Policy CI-1.3.7 ~~1.5.4~~

The Town shall continue to apply the best planning and engineering practices in development to attenuate and mitigate future flood events and modify the Land Development Regulations and other relevant regulatory documents as needed.

Objective ~~1.2~~ CI-1.4 *Limit issuance of Development Orders and permits to within LOS*

The Town ~~will~~ shall issue development orders and permits only to the extent that ~~the~~ Level of ~~service~~ Service (LOS) standards set forth in this element are fully met and services are provided concurrent with the impacts of development. ~~Phasing of development or phasing of facility improvements concurrent with the impacts of development shall be considered.~~

Policy CI-1.4.1 ~~1.2.1~~

The ~~level~~ Level of ~~service~~ Service standards set forth herein are adopted as the basis for the Town's issuance of development orders and permits for new construction:

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Recreation and Open Space:	One library and community room for 10,000 permanent and seasonal residents and one mile of bicycling trail for 5,000 persons.						
Sanitary Sewer:	68 gallons per capita per day						
Solid Waste:	5 pounds per capita per day.						
Drainage:	Three-year <u>Three-year</u> design storm: 10 minute concentration with one foot freeboard below gutter elevation.						
Potable Water:	<u>RO Plant to produce a potable water flow of up to 3.0 million gallons per day (MGD).</u> 372 <u>100</u> gallons per capita per day consumption; 35 <u>45</u> psi pressure at hydrants. <u>Minimum flow shall be as follows:</u> <table> <tr> <td><u>Single Family</u></td><td><u>500 GPD</u></td></tr> <tr> <td><u>Multi Family</u></td><td><u>750 GPD</u></td></tr> <tr> <td><u>Non-Residential</u></td><td><u>2,000 GPD</u></td></tr> </table>	<u>Single Family</u>	<u>500 GPD</u>	<u>Multi Family</u>	<u>750 GPD</u>	<u>Non-Residential</u>	<u>2,000 GPD</u>
<u>Single Family</u>	<u>500 GPD</u>						
<u>Multi Family</u>	<u>750 GPD</u>						
<u>Non-Residential</u>	<u>2,000 GPD</u>						
Transportation:	S.R. A1A – LOS “D” peak season/peak hour						

Objective CI-1.5 Proposed Development & Public Facilities

Policy 1.2.2

The Town ~~will~~ shall maintain and enforce provisions within its land development regulations requiring ~~that~~ improvements ~~will~~ to be made to public facilities ~~to that assure~~ ensure that ~~level~~ Level of ~~service~~ Service standards ~~will~~ shall be maintained, and that development orders and permits will be issued only if public services and facilities needed to support the proposed development area ~~a~~ available concurrent with impacts.

Policy CI-1.5.1 ~~1.2.3~~

The Town shall implement the following *Concurrency Management System* to ensure that facilities and services meet the established Levels of Services ~~s~~ adopted in this Comprehensive Plan and that they will be available concurrent with the impacts of development.

CONCURRENCY MANAGEMENT SYSTEM
Sanitary Sewer, Solid Waste, Drainage and Potable Water
<p>Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:</p> <ul style="list-style-type: none"> the necessary facilities are in place, or; the necessary facilities will be in place when the impacts of the development occurs, or; the necessary facilities are guaranteed in an enforceable development agreement which includes the provisions <u>consistent with Chapter 163, Florida Statutes (F.S.), and Chapter 380, F.S. of Rules 9J-5.0055(2)(a)1-3, Florida Administrative Code.</u> The enforceable development agreement may include, but is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S.

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Pursuant to **Section 163.3167, F.S.**, landowners with a development agreement approved prior to the incorporation of the Town may abandon the development order and develop the order's vested density and intensity as long as the vested uses, density, and intensity are consistent with the municipality's comprehensive plan and all existing concurrency obligations in the development order remain in effect.

Recreation and Open Space

Prior to the issuance of any development order for new development or redevelopment impacting recreational and open space facilities, recreation and open space public facilities needed to support the development at adopted level of service standards must meet one of the following timing requirements:

- the necessary facilities and services are in place, or;
- the necessary facilities and services will be in place when the impacts of the development occurs, or;
- the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of actual construction of the required facilities or the provision of services within one year, or;
- the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or provision of services within one year. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to **Section 163.3220, Florida Statutes (F.S.)**, or an agreement or development order issued pursuant to Chapter 380, F.S.

Pursuant to **Section 163.3167, F.S.**, landowners with a development agreement approved prior to the incorporation of the Town may abandon the development order and develop the order's vested density and intensity as long as the vested uses, density, and intensity are consistent with the municipality's comprehensive plan and all existing concurrency obligations in the development order remain in effect.

Transportation

Prior to the issuance of any development order for new development or redevelopment (excepting development and redevelopment determined to have a de minimus impact of transportation facilities in accordance with State requirements), transportation facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

- the necessary facilities are in place, or;
- the necessary facilities will be in place when the impacts of the development occurs, or;
- the necessary facilities are under construction, or;
- the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or provision of services within three years of the date of the development order. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to **Section 163.3220, Florida Statutes (F.S.)**, or an agreement or development order issued pursuant to Chapter 380, F.S.

~~In addition, t~~Iransportation concurrency is demonstrated if improvements necessary to achieve the Level of Service Standard are included in the *Five Year Capital Improvements Schedule*, and are scheduled to commence within three years of the date of the development order.

~~In addition, a~~A development permit or development order may be issued subject to the satisfaction of transportation currency requirements through the payment or contribution of the calculated proportionate fair share for transportation, pursuant to all rules and requirements of *Chapter 163.3180, F.S.*

Policy ~~CI-1.5.2~~1.4.4

Appropriate mechanisms shall be developed and adopted with the *South Florida Water Management District* and *Palm Beach County* to ensure that adequate water supplies are available to all water users. ~~Prior to approval of a building permit or its functional equivalent, the Town's building permitting agencies shall consult with the Town's Public Works Water Division to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.~~ Furthermore, the Town shall be responsible for monitoring the availability of water supplies for all water users and for implementing a system that links water supplies to the permitting of new development.

Objective CI-1.6 Updates to Capital Improvements SchedulePolicy 1.1.6

The ~~following~~ Town of Highland Beach's Five Year Capital Improvements Schedule, ~~as it is~~ shall continue to be annually updated annually in accordance with State ~~growth management~~ requirements, ~~and shall~~ includes all projects scheduled to meet or improve the adopted Level of Service Standards during the five-year planning period and other projects that ~~further implementation of~~ influence this its Comprehensive Plan ~~and its goals, objectives and policies.~~

Policy CI-1.6.1

The Town of Highland Beach has LOS standards for State Road A1A, potable water, solid waste, sewer, and stormwater systems. Statutes require this Element to reflect changes to LOS. There are no LOS changes; this list reflects maintenance to the required standards. The complete Five Year Capital Improvements Schedule may be found at <https://highlandbeach.us/190/Town-Managers-Office>.

Town of Highland Beach, Florida, Comprehensive Plan

Horizon Year 2045

~~TOWN OF HIGHLAND BEACH LOS-RELATED CAPITAL IMPROVEMENTS SCHEDULE 2025-2029~~

Project #	Project Name	24/25	25/26	26/27	27/28	28/29	Total
Solid Waste							
	Purchase equipment for beach clean-up and meter reading	\$10,000	0	0	0	0	\$10,000
	Pipe Well Coating	\$26,500	0	0	0	0	\$26,500
	Air Handler Replacement	\$40,000	0	0	0	0	\$40,000
	Repave Parking Lot	0	\$71,000	0	0	0	\$71,000
	Walkpath Design	0	\$85,000	0	0	0	\$85,000
	Walkpath Construction	0	0	\$775,000	0	0	\$775,000
	Signage	0	0	\$50,000	0	0	\$50,000
	Replace Boom Truck	0	0	0	\$75,000	0	\$75,000
	Total	\$76,500	\$156,000	\$825,000	\$75,000	0	\$1,132,500
Town Clerk							
	Furniture	\$3,000	0	0	0	0	\$3,000
	Total	\$3,000	0	0	0	0	\$3,000
Police Department							
	Computer Equipment	\$29,800	0	0	0	0	\$29,800
	Total	\$29,800	0	0	0	0	\$29,800
Protective Inspection							
	Software Upgrade	\$7,500	0	0	0	0	\$7,500
	Total	\$7,500	0	0	0	0	\$7,500
Library / Recreation Space							
	1U Rackmount Servers	\$2,512	0	0	0	0	\$2,512
	Total	\$96,512	\$5,950	0	0	0	\$102,462
Water Supply							
24-001	Muffler Replacement for Generator	\$17,000	0	0	0	0	\$17,000
	OPC for Cal Flow	\$20,000	0	0	0	0	\$20,000
	OPC for Side Street Mains	\$20,000	0	0	0	0	\$20,000
	Smart Metering	\$55,000	0	0	0	0	\$55,000
	Total	\$297,000	\$4,240,448	\$500,000	\$30,000	\$75,000	\$5,142,446
Sewer							
	Space Pump	\$20,000	0	0	0	0	\$20,000
	Total	\$90,000	0	0	0	0	\$90,000

~~TOWN OF HIGHLAND BEACH PROJECTED REVENUES~~

Funding Source	24/25	25/26	26/27	27/28	28/29
Ad Valorem Taxes					
Local Option Gas Tax					

Town of Highland Beach, Florida, Comprehensive Plan

Horizon Year 2045

Franchise Fees					
Occupational Licenses					
Building Permits					
Intergovernmental Revenue					
Garbage/Solid Waste					
Service Charges					
Interest					
Fines & Forfeitures					
Miscellaneous					
Reserve					
Library Donation Fund					
Cultural Board Fund					
Law Enforcement Trust					
Utility Fund—Water					
Utility Fund—Sewer					
Total					

Property Rights Element

Goal PR-1

The Town ~~will~~shall make local decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property.

Objective PR-1.1 Respect Private Property Rights

The Town ~~will~~shall respect judicially acknowledged and constitutionally protected private property rights.

Policy PR-1.1.1.

The Town ~~will~~shall consider the following rights in its decision making~~ing~~:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

ORDINANCE INITIATION

The initiation of a new ordinance may originate from several different sources:

- Commissioner/Staff initiative
- Citizen concerns expressed through public comments
- Response to state and federal actions
- Advisory Board Initiative

INTRODUCTION TOWN COMMISSION

A proposal for a new ordinance is presented to the commission for consideration. If approved in concept, the commission directs Town Manager and Town Attorney to research the subject matter and create a draft ordinance. Draft ordinance forwarded to the appropriate Advisory Board for recommendation.

Staff/Legal Team
Research & Draft
Ordinance

ADVISORY BOARD(S)

The appropriate advisory board reviews and proposes any edits to draft ordinance. This process may involve multiple meetings for review and to solicit public comments. Once a draft is settled upon, the advisory board provides a recommendation with the final draft to the commission for consideration for a First reading.

TOWN COMMISSION -- 1st READING

Commission discusses the public merits of the ordinance along with the recommendations of the assigned advisory board(s). Public input provided. Commission may move forward to 2nd Reading/Public Hearing or may send back to advisory board and/or staff for modifications or additional research.

TOWN COMMISSION -- 2nd READING/PUBLIC HEARING

After public hearing and final discussion, the commission votes to approve and enact ordinance. The Commission may request additional modifications.

TOWN STAFF -- ADOPTION & IMPLEMENTATION

December 19, 2024

RESPONSE VIA E-MAIL ONLY

Mr. Marshall Labadie
Town Manager
Town of Highland Beach
3614 South Ocean Boulevard
Highland Beach, Florida 33487

Subject: Town of Highland Beach Evaluation and Appraisal
Notification Acknowledgement Letter

Dear Mr. Labadie:

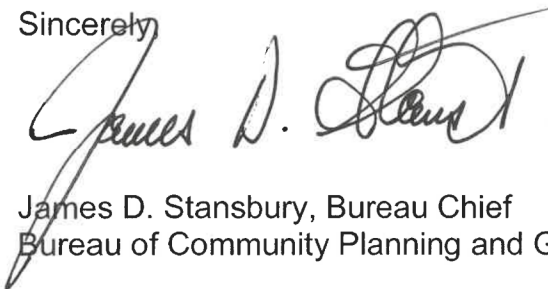
This is to acknowledge receipt of your Evaluation and Appraisal Notification Letter, which was due on January 1, 2025 and received by FloridaCommerce on December 19, 2024.

Please note that your proposed comprehensive plan amendments based on your Evaluation and Appraisal should be transmitted to FloridaCommerce by December 19, 2025, within one year of your notification, pursuant to Section 163.3191(2), Florida Statutes (F.S.). The amendments are subject to the State Coordinated Review Process as outlined in Section 163.3184(4), F.S. Please also be aware that Section 163.3191, F.S., was amended to read in part "updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle."

I am available to assist and provide technical guidance to your questions concerning the contents of the Evaluation and Appraisal based comprehensive plan amendments and may be reached at (850)717-8512.

If you have any questions concerning the processing of the Evaluation and Appraisal based amendment, please contact Donna Harris, Plan Processor, at (850)717-8491 or by email at Donna.Harris@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Bureau Chief
Bureau of Community Planning and Growth

JDS/dh



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

December 19, 2024

Ms. Donna Harris
Senior Plan Processor
Bureau of Community Planning and Growth
FloridaCommerce
The Caldwell Building
107 East Madison Street
Tallahassee, Florida 32399

RE: Evaluation and Appraisal of the Comprehensive Plan – Notification Letter

Dear Ms. Harris:

In accordance with Section 163.31391, Florida Statutes (F.S.) and the FloridaCommerce's Evaluation and Notification Schedule, the Town of Highland Beach is required to evaluate its Comprehensive Plan to determine if amendments are necessary to reflect changes in state requirements, and to notify FloridaCommerce as to its determination by January 1, 2025.

The Town has preliminarily evaluated its Comprehensive Plan and has determined that amendments are necessary to reflect changes in state requirements since the Town's last update of the Comprehensive Plan in 2018. As required by Section 163.3191(2), F.S., the Town understands that the necessary amendments to the Comprehensive Plan shall be prepared and transmitted to FloridaCommerce within one (1) year.

If you should have any questions regarding this letter, please feel free to contact Ingrid Allen, Town Planner, at 561-637-2012 or iallen@highlandbeach.us

Sincerely,

Marshall Labadie
Town Manager

Cc: Ingrid Allen, Town Planner

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title: 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.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town is of the view that a business impact estimate is not required by state law¹ for the proposed Ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed Ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
 - c. Sections 190.005 and 190.046;

¹ See Section 166.041(4)(c), Florida Statutes.

- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town hereby publishes the following information:

1. Summary of the proposed ordinance including a statement of the public purpose to be served, such as serving the public health, safety, morals and welfare of the municipality. 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. The proposed ordinance will amend the Town's comprehensive plan to implement the Town's evaluation and appraisal review which includes 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; and modifying the map series in accordance with statutory requirements.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur if the Ordinance is enacted; No direct compliance costs are anticipated.

(b) Identification of any new charge or fee on businesses, or for which businesses will be financially responsible; and

(c) An estimate of the Town's regulatory costs, including estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

No new charges or fees on businesses will apply. The Ordinance will have no direct economic impact on the one (1) existing private, for-profit business in the Town, the Delray Sands Resort.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The Town has one (1) existing private business (Delray Sands Resort); however, no impact is anticipated from the proposed ordinance.

4. Additional information the governing body deems useful (if any):



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, July 10, 2025 at 9:30 AM*** in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following:

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.

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.

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



Affidavit of Legal Notice submission and publication


Highland Beach Legal Notice

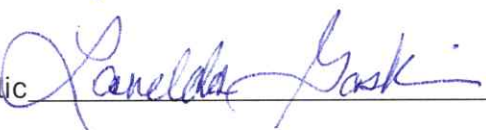
Submission Time: **07/01/2025 12:46 PM (EDT)**

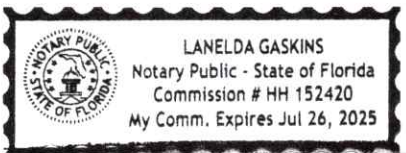
Please find a PDF of your submission details attached to this email.

The attachments included in your submission are listed below. This Legal Notice along with the attachments is now published on the web portal.

- AD_PB_07.10.2025 Proposed Ordinance .pdf
- signature.png

Signature of Affiant 

Signature of Notary Public 

Notary Stamp 

Highland Beach Legal Notice Submission

Legal Notice

Please choose a category	Planning Board Public Hearing Notices - Highland Beach
Title	Planning Board Meeting July 12, 2025 Proposed Ordinance
Publish Date	07/01/2025
Publish Time	12:41 PM (EDT)
Description	TOWN OF HIGHLAND BEACH NOTICE OF PUBLIC HEARING

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

TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT

Attach Files (Optional)

 AD_PB_07.10.2025 Proposed Ordinance .pdf

Submitted by (Email Address) jdehart@highlandbeach.us

Notifications No

Signature