



TOWN OF HILLSBORO BEACH Meeting Agenda

July 14, 2026
9:00 AM



MAYOR

Honorable Dawn Miller

VICE MAYOR

Honorable David A. Ravanesi

COMMISSIONERS

Honorable Vinnie Andreano

Honorable Jane Reiser

Honorable Heather Berman

TOWN MANAGER

Mac Serda, ICMA-CM

TOWN ATTORNEY

Donald J. Doody

TOWN CLERK

Sherry D. Henderson, CMC

HILLSBORO BEACH TOWN HALL

1210 Hillsboro Mile

Hillsboro Beach, FL 33062

954-427-4011

www.TownofHillsboroBeach.com



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile, Hillsboro Beach, Florida 33062

July 14, 2026 | 9:00 AM

REGULAR TOWN COMMISSION MEETING AGENDA

MAYOR DAWN MILLER
VICE MAYOR DAVID A. RAVANESI
COMMISSIONER VINNIE ANDREANO
COMMISSIONER JANE REISER
COMMISSIONER HEATHER BERMAN

TOWN MANAGER MAC SERDA, ICMA-CM
TOWN ATTORNEY DONALD J. DOODY, ESQ
TOWN CLERK SHERRY D. HENDERSON, CMC

Refer to the End of the Agenda for the Commission Meeting **RULES OF DECORUM** (Resolution No. 2023-36), adopted 9/12/2023
Commission Meetings are streamed live and recorded on the Town's Website.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

I. APPROVAL OF MINUTES

- A. June 2, 2026 Commission Meeting Minutes

II. QUASI JUDICIAL PUBLIC HEARINGS

A. SITE PLAN REVIEW

Address: 973 Hillsboro Mile, Hillsboro Beach FL, 33062

Property Owner: Real Estate 1925 Land TR Velez, Martina TRSTEE

Authorized Agent: Dino D'Agostino (Range Consulting)

B. SITE PLAN REVIEW

Address: 1091 Hillsboro Mile, Hillsboro Beach FL, 33062

Property Owner: Ahmet Kocabiyik

Authorized Agent: Benjamin Schreier

C. SITE PLAN REVIEW

Address: 971 Hillsboro Mile, Hillsboro Beach, FL 33062

Property Owner: Hillsboro Beach House LLC

Authorized Agent: Nectaria Chakas, Esq. | Lochrie & Chakas, P.A.

III. RESOLUTIONS & CONTRACTS

A. Resolution No. 2026-19

A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida supporting the designation of that portion of S.R. A1A between the north end of the (38 Mile) Hillsboro Inlet and the next mile marker north of 991 Hillsboro Mile (39 Mile) in Broward County as "Rick Case Memorial Highway", Pursuant to Florida Senate Bill 628.

B. Resolution No. 2026-20

A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida, Amending the Town's Building Permit Fee Schedule to Provide Required Permit Fee Reductions for Commercial Construction projects Utilizing Private-Provider Plan Review and Inspection Services; Recognizing the Building Official's Discretionary Authority Regarding Private-Provider Plan Review and Inspection Services; Authorizing the Appropriate Town officials to Implement the Revised Fees and Requirements.

C. Resolution No. 2026-21

A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida, Establishing Procedures for Implementing the Building Permit Exemption for certain work Performed on Property Containing a Single-Family Dwelling Pursuant to Section 553.79, Florida Statutes, as Amended by Chapter 2026-63, Laws of Florida; Providing for Required Documentation; Providing for Statutory Exceptions; Authorizing the Appropriate Town Officials to Implement the Exemption.

D. Resolution No. 2026-22

A Resolution of the Town Commission of the Town of Hillsboro Beach Approving the Second Amendment to the Interlocal Agreement (ILA) for Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Florida and Authorizing the Appropriate Town Officials to Execute.

E. Resolution No. 2026-23

A Resolution of the Town Commission of the Town of Hillsboro Beach, Adopting and Authorizing the Appropriate Town Officials to Execute the 2026 Community Shuttle Title VI Non-Discrimination Program Plan, in Accordance to Title VI of the Civil Rights Act of 1964 Prohibiting Discrimination on the Basis of Race, Color, and National Origin in Programs and Activities Receiving Federal Financial Assistance.

IV. DISCUSSION

A. Discussion on Tree Preservation and Removal Regulations

PROPOSED DRAFT ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S LAND DEVELOPMENT CODE BY SPECIFICALLY AMENDING SECTION 12-391 AND CREATING SECTIONS 12-406-412 TO PROVIDE FOR REGULATIONS GOVERNING TREE PRESERVATION AND TREE REMOVAL; PROVIDING FOR TYPES OF TREES AND LANDSCAPING REQUIRED AND PROHIBITED; PROVIDING FOR TREE REMOVAL PROCEDURES; PROVIDING FOR MINIMUM TREE COVERAGE ON LOTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

V. CONSENT

A. INVOICES FOR APPROVAL

1. Calvin, Giordano & Associates, Inc. Invoice #4108943 (May 2026) \$122,237.93
2. Goren, Cherof, Doody & Ezol PA. Invoice #79406 (May/June 2026) \$8,460.55
3. Goren, Cherof, Doody & Ezol PA. Invoice #79407 (June 2026) \$90.00

B. Proclamation Recognizing Diaper Need Awareness Week Sept 14-20, 2026

VI. STAFF UPDATES

A. POLICE DEPARTMENT

Chief Rob O'Neill

B. FINANCE DEPARTMENT

Stephen Bloom, Finance, Inframark

1. Fiscal Year 2026 2nd Quarter Report

2. Fiscal Year 2027 Budget Calendar

Budget Workshop - Wed 7/29/2026 10:00 AM

First Budget/Millage Rate Public Hearing - Thu 9/3/2026 5:01 PM

Second Budget/Millage Rate Public Hearing - Wed 9/16/2026 5:01 PM

C. BUILDING DEPT

George Folles, Building Official, CG&A

May 2026 & June 2026 Reports

D. CODE COMPLIANCE

Bernard Pita, Code Compliance Supervisor, CG&A

VII. TOWN MANAGER REPORT

A. Underground Utility Lines

B. Hillsboro Beach Back to School Supply Drive

C. Music on the Green - Oct. 20, 2026 at 7:00pm

D. Holiday Program - Dec. 3, 2026 at 5:30pm

VIII. TOWN ATTORNEY REPORT

IX. TOWN COMMISSION COMMENTS/REPORTS

X. PUBLIC COMMENTS

XI. ADJOURNMENT

RULES OF DECORUM

- The goal of Commission Meetings and Public Hearings is to accomplish the public's business in an environment that encourages fair discussion and exchange of ideas.
- Everyone will have three (3) minutes when recognized for public comment, participants should step forward to the podium and state their name & address for the record.
- All comments shall be directed to the commission or board as a body, through its presiding officer. Comments shall not be addressed to a single member of the commission or board, or to Town staff including the attorney, the manager, or the clerk, unless a majority of the members present on the commission or board shall so agree.
- The public comment period is for receipt of public comments, not debate. It is not intended as a time for problem solving but rather for hearing the citizens for their input.
- Anger, rudeness, ridicule, personal attacks, profane language, and lack of respect for others is unacceptable behavior. Demonstrations to support or oppose a speaker or idea, such as clapping, cheering, booing, hissing, or the use of intimidating body language are not permitted.
- If a person refuses to abide by these rules of civility and decorum, a commissioner may request a motion to temporarily recess.

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decision made by the Town Commission, Special Master or any other Boards or Commissions of the Town with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings and for such purpose 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 meeting/hearing may be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting. IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. Please contact Sherry D. Henderson, IIMC-CMC, Town Clerk (954) 427-4011 Town Hall - 1210 Hillsboro Mile, Hillsboro Beach, Florida 33062.