



**MINUTES
TOWN OF HILLSBORO BEACH
REGULAR COMMISSION MEETING
JUNE 2, 2026 9:00 A.M.**

CALL TO ORDER AND ROLL CALL

Mayor Dawn Miller called the meeting to order at 9:00 A.M. Roll was called with the Commission members and staff present as listed below.

Town Commission:

Mayor Dawn Miller

Commissioner Heather Berman

Commissioner Vinnie Andreano

Commissioner Jane Reiser

Vice Mayor David A. Ravanese was absent.

Town Staff:

Town Manager William "Mac" Serda, ICMA-CM

Donald J. Doody, Town Attorney, Esq.

Sherry D. Henderson, Town Clerk, CMC

Police Chief Rob O'Neill

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA

Motion made by Commissioner Berman, seconded by Commissioner Andreano, to approve. In a roll call vote, the **motion** passed unanimously (4-0).

I. APPROVAL OF MINUTES

A. May 5, 2026 Commission Meeting

Motion made by Commissioner Berman, seconded by Commissioner Reiser, to approve. In a roll call vote, the **motion** passed unanimously (4-0).

II. PRESENTATIONS

A. The Safe Roads Summit 2026 People's Choice Award for Broward County "A1A Mobility Improvement Project"

Presented by City of Deerfield Beach Commissioner Michael Hudak and Deputy City Manager Eric M. Power

Deerfield Beach City Commissioner Michael Hudak and Deputy City Manager Eric Power presented the Hillsboro Beach Town Commission with the Safe Roads Summit 2026 People's Choice Award for the A1A Mobility Improvement Project, which was a joint project between Deerfield Beach and Hillsboro Beach. The elected officials of both municipalities emphasized the importance of partnership on this joint project.

III. QUASI JUDICIAL HEARINGS

A. SITE PLAN REVIEW

Address: 971 Hillsboro Mile, Hillsboro Beach, FL 33062

Property Owner: Hillsboro Beach House LLC

Authorized Agent: Annie Carruthers (In-Site Design Group LLC)

All individuals wishing to speak on this Item were sworn in at this time.

Consultant Planner Graham Long, CG&A, explained that the request is for Site Plan approval of a two-story single-family residence. The site is currently a vacant lot. The owner proposes to construct the home on the east side of the lot. The subject area of the Town features lots with narrow strips of land between A1A and the Intracoastal Waterway.

Mr. Long advised that recent improvements have been made to the west side of the property, including a seawall that will be inspected at a later date to ensure adherence to Code. In light of proposed Ordinance 2026-02, which would change parking and landscaping requirements for the west side, Staff proposes the following two conditions for approval:

- Before issuance of a Certificate of Occupancy (CO), a permit must be applied for and approved which conforms to Code as resulting from Ordinance 2026-02, assuming that Ordinance's approval.
- The property must comply with current seawall regulations.

Annie Carruthers, architect representing the Applicant, stated that the proposed project consists of a new two-story residence with understory parking and building access, a pool and outdoor seating, driveway, new access gate, landscape improvements, and related site improvements. The residence has been designed in the Tropical Modern architectural style.

The proposed home is approximately 16,235 sq. ft. in size, including terraces and all covered areas. It has been designed to comply with applicable Town zoning requirements. Its proposed height is 28 ft. 6 in. as measured from average dune height. It provides required front and side setbacks, including an 85 ft. front setback from the center line of A1A. The side setbacks are 15 ft. Required side yard landscape buffers are also planned.

Parking is provided in an underground garage with nine enclosed parking spaces, which exceeds minimum parking requirements. The driveway and parking areas were designed with appropriate setbacks, screening, landscaping, and drainage. The project provides one driveway access point from A1A, which minimizes curb cuts and maintains orderly access to the property. A 10 ft. landscape buffer will be provided to screen parking access areas.

The proposed pool area with walls, gates, and side improvements are compliant with applicable Town Code requirements. The rear open patio extends 14 ft. 2 in. beyond the easterly building line, which is permitted by Code. All exterior lighting will be designed and installed in compliance with applicable sea turtle nesting season lighting standards for coastal properties.

The project has been submitted to the Florida Department of Environmental Protection (FDEP) and has received permits which are now pending approval by the City. Roof drainage was designed with internal drains to help control and direct stormwater to a drainage system that will discharge into storm drains.

The property will comply fully with Florida Building Code, Federal Emergency Management Agency (FEMA) flood plain requirements, and all applicable permitting requirements at the time of building permit review, with no exceptions. The Staff Report recommends approval of the Site Plan with one condition of approval regarding the dock and seawall. The owner has advised that a dock project on the property was completed by the previous owner; the dock and seawall are newly constructed and were permitted and closed out in 2024. The dock height is 7 ft. North American Vertical Datum (NAVD). The Applicant will update their survey to include these elevation markers.

Ms. Carruthers continued that the Applicant also agrees with Mr. Long's assessment that the dock should be re-permitted in order to provide additional safety precautions, such as a railing, possible buffering, and landscaping. These specifications will be included in the permit documents.

Town Attorney D.J. Doody noted that Mr. Long had recommended two conditions for approval rather than only one, and requested clarification that the Applicant also agrees

with the second condition, which requires that the Applicant apply for a building permit for landscaping, parking, and paving improvements related to Ordinance 2026-02. Ms. Carruthers confirmed that the Applicant agrees with this condition as well.

Commissioner Reiser requested more information on FDEP permitting. It was clarified that FDEP requires the Applicant to secure Town approval. Once the property has obtained Town approval, the permit will be sent to FDEP for final review with comments.

Mayor Miller addressed the proposed deck, which includes a rear open patio extending 14 ft. 2 in. beyond the easterly building line. She requested clarification of this area, which is described in the Site Plan as being cantilevered. Ms. Carruthers showed a rendering of this feature, noting that a deck extension of 15 ft. beyond the building line is allowed with support. Plans are intended to ensure lines of privacy. The deck will not disturb any of the space below it. The Applicant plans to provide required infill.

Mayor Miller asked how the cantilevered area will be supported. Ms. Carruthers replied that the deck will be self-supported concrete that extends from the house. Mayor Miller also noted that while the patio is described as open, its appearance suggests it is enclosed. Ms. Carruthers explained that there is no roof above the patio.

Commissioner Reiser requested the total depth at the widest point of the site's outdoor seating, either covered or uncovered. Ms. Carruthers replied that this is 14 ft. 2 in., all of which is uncovered. It was confirmed that additional visuals would be submitted as part of the Application's record.

Mayor Miller requested more information on the hardscape plan. Ms. Carruthers explained that this plan shows upper decking, including the building's second floor. She also reviewed the easterly building line in which the upper-level hardscape plan is included. The roof line also cuts off at the easterly building line.

Mayor Miller asked if any aspects of the Application clearly show the proposed cantilevered deck. Ms. Carruthers replied that this is noted on several sheets of the Site Plan as well as the floor plan.

Mayor Miller requested a picture of the proposed cantilevering, noting that Code Section 12-264.d applies directly to patios, including flat and open patios. Flat and open patios with no footings may extend 15 ft. east of the easterly building line. A minor error relating to the Code Section was identified for correction by the Applicant.

Mayor Miller explained that her concern was the patio did not resemble a flat and open area of the type contemplated by Code. She explained that the purpose of identifying an easterly building line was to ensure that dunes are protected from accelerated erosion

or similar issues. It was clarified that the patio is considered open on three sides because it has neither sides nor support.

Mayor Miller requested Mr. Long's input on this interpretation of Section 12-264.d, stating that the subject space appeared to be a substantial concrete structure that did not resemble a flat or open patio in her estimation. Mr. Long explained that he interpreted the space as compliant because it is unenclosed. He felt the space was less disruptive to the land east of the easterly building line than it would have been if it were a flat and open patio located on the ground. Mayor Miller advised that only a flat and open patio is allowed under Town Code; a cantilevered portion of a structure is considered to be part of that structure itself.

Commissioner Reiser asked how the area would be repaired if erosion occurred, noting that without support, the cantilevered portion could harm the integrity of the building. Commissioner Andreano observed that he did not consider the cantilevered area to be part of the house, and that erosion would not harm the structure above the ground. Mayor Miller expressed concern with one of the renderings which suggests a piling could be placed beneath the structure on the sand.

Mr. Long noted that Code states that 15 ft. of a flat and open patio is permitted but does not address the structural elements of how this patio is built. He suggested that a condition of approval could be applied in relation to how the patio is constructed; however, he reiterated that he had seen the structure as compliant from a Planning and Zoning perspective, as there is no enclosure.

Mayor Miller stated that her concern was for the integrity of the dune, which could be obstructed and/or destroyed by the proposed structure and could ultimately impact the value of the home if erosion occurs.

Ms. Carruthers advised that if the space consisted of other construction, such as pavers on sand, that would be more detrimental to the site, as it would have to be raised flat and would alter the natural landscape. She added that the proposed deck will be submitted to FDEP for approval.

Commissioner Andreano requested clarification of when the Application would go back to FDEP. Ms. Carruthers replied that the Applicant would re-submit the Application this week with comments. FDEP will have 30 to 90 days to respond. The Site Plan was previously reviewed by FDEP but did not receive any comments related to the dune. Town approval is necessary in order to receive FDEP approval.

Mayor Miller explained that her concern is that it is not in any party's interest to build beyond the easterly building line. The footing of the cantilevered area is set up in a way

that provides support from the west side of that building line. The structure would need to include a flat and open patio with no footing.

Town Attorney Doody stated that he would like to hear additional discussion of the issue of structure, asking if the patio is considered part of the house structure. Ms. Carruthers confirmed that this is the case, reiterating that the alternative would be to convert the patio to pavers on sand, which she felt would be less beneficial.

Mayor Miller stated that if the patio is part of the structure, the Commission is not allowed to give permission to place part of that structure past the easterly building line. A patio that is part of the structure is not considered to be flat and open.

Motion made by Commissioner Reiser, seconded by Commissioner Berman, that the Application is not approved because the cantilever is supported by the structure of the house and is not a separate entity; for that reason, it does not follow Code.

Commissioner Andreano asked if it would be legally permitted to construct a deck that is connected to the house at its base by cement, with pavers, and extended out by 14 ft. Ms. Carruthers replied that while this would be legal, the structure would eventually crack. Mr. Long also confirmed that this would be legal.

It was further clarified that if the Applicant received Town approval for a Site Plan with a flat and open patio but was denied a permit from FDEP due to coastal erosion regulations, the Town could not issue a building permit due to FDEP's denial. Mayor Miller emphasized that the Application must comply with Town Statutes as well as state regulations, and FDEP cannot approve it unless it is compliant with Town requirements first.

In a roll call vote, the **motion to deny** passed unanimously (4-0).

Mayor Miller encouraged the Applicant to make changes to the Site Plan and bring it back for consideration.

IV. ORDINANCES - PUBLIC HEARINGS

- A. Ordinance No. 2026-02 Text Amendment Parking & Landscaping West of A1A**
AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED "LAND DEVELOPMENT CODE", BY SPECIFICALLY AMENDING SECTION 12-123 ENTITLED "PARKING REGULATIONS"; AMENDING SECTION 12-143 ENTITLED "PARKING REGULATIONS"; AMENDING SECTION 12-163 ENTITLED "PARKING REGULATIONS"; AMENDING SECTION 183

ENTITLED "PARKING REGULATIONS"; AMENDING SECTION 12-213 ENTITLED "PARKING REGULATIONS"; PROVIDING FOR REGULATIONS IN AREAS OF THE TOWN IN WHICH THERE IS LESS THAN TWENTY FIVE (25) FEET DISTANCE BETWEEN THE WESTERLY PAVED EDGE OF STATE HIGHWAY A1A AND ADJOINING BICYCLE LANE AND THE EASTERLY EDGE OF A SEAWALL ALONG THE INTRACOASTAL WATERWAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Doody read the Ordinance by title only.

Mayor Miller recalled that at the May 5, 2026, Town Commission meeting, when Ordinance 2026-02 was presented for first reading, some issues arose which required amendment and/or clarification to certain sections of the Ordinance. Mr. Long confirmed that the following changes have been made to the Ordinance's text:

- Clarification that parking spaces will not be delineated or allow for wheel stops, as they are intended to function as a loading zone rather than as official parking spaces under Code.
- Trigger language was added under Section C which matches the language found in seawall requirements; if an owner is improving more than 50% of the lot or structure, they would have to bring the subject strips of land along the highway up to Code requirements.

Commissioner Berman asked if the Commission was comfortable with the 50% threshold in which improvements to the lot would trigger redevelopment of the west side. Town Attorney Doody replied that this threshold was left to the Commission's discretion and could be lowered or raised if that was their wish. He concluded that the 50% threshold is legally defensible.

At this time Mayor Miller opened the public hearing, which she closed upon receiving no input.

Town Attorney Doody advised that the Commission should entertain a motion to amend the Ordinance to incorporate the revisions; if that amendment is accepted, they may then approve the Ordinance as amended.

Motion made by Commissioner Reiser, seconded by Commissioner Berman, to amend the Ordinance to incorporate the changes that appear on pages 120 through 126. In a roll call vote, the **motion** passed unanimously (4-0).

Motion made by Commissioner Reiser, seconded by Commissioner Berman, to approve Ordinance 2026-02. In a roll call vote, the **motion** passed unanimously (4-0).

V. RESOLUTIONS & CONTRACTS

A. Resolution No 2026-17

A Resolution of the Town Commission of the Town of Hillsboro Beach Consideration to Approve & Authorize the Use of Federal Forfeiture Funds in the Amount of \$65,000.00 for the Purchase and Installation of the Motorola MotoTRBO SLR8000 Repeater Replacement System through the Sourcewell Cooperative Purchasing Agreement.

Town Attorney Doody read the Resolution by title only.

Mayor Miller explained that this Resolution would allow the Town to purchase new communication devices for a system which uses channels supported by repeater equipment throughout the Town. She strongly emphasized the critical need for this equipment for dispatch operations, emergency response coordination, and interoperability with other law enforcement agencies. A consultant performed a comprehensive assessment of this need and identified reliable and interoperable communications as an immediate priority.

Lighthouse Point Police Chief Rob O'Neill recalled that the consultant assessment reviewed interoperability and identified this equipment as an immediate need. The existing equipment is dated and beyond its service life.

Town Manager Mac Serda clarified that the Resolution will approve the use of federal forfeiture funds to purchase the equipment and approve "piggybacking" onto the Sourcewell cooperative agreement for that purchase. There will be no cost to taxpayers.

Commissioner Reiser asked if there is an expiration date by which forfeiture funds must be used. Mr. Serda estimated that these funds can expire within a five-year period unless the Town shows a pending use for them.

Motion made by Commissioner Andreano, seconded by Commissioner Berman, to approve. In a roll call vote, the **motion** passed unanimously (4-0).

B. Resolution No 2026-18

A Resolution of the Town Commission of the Town of Hillsboro Beach Consideration to Approve & Authorize the Use of Federal Forfeiture Funds in the Amount of \$275,000.00 for the Purchase of Twenty-One (21) Motorola APX NEXT Portable Radios and Five (5) APX8500 Mobile Radios Through the Sourcewell Cooperative Purchasing Agreement

Town Attorney Doody read the Resolution by title only.

Mayor Miller advised that the Town currently uses legacy portable radios which have reached the end of their service life and are now obsolete. In order to maintain interoperability with the Broward Sheriff's Office (BSO), the radio communication system requires an upgrade. The existing radios are not compatible with replacement parts. The Town would receive trade-in credit for 21 existing radios toward the purchase of the new equipment cited in the Resolution.

Chief O'Neill advised that this Resolution dovetails with a similar request for Fire services, resulting in a new and upgraded communications system. Interoperability will include marine capability which will allow the Marine Unit to hail other boats and interact with any emergencies on the water.

Motion made by Commissioner Berman, seconded by Commissioner Andreano, to approve. In a roll call vote, the **motion** passed unanimously (4-0).

VI. DISCUSSION & POSSIBLE ACTION

A. Discussion on Proposed Amendment to Landscape Code

Mayor Miller recalled that at the May 5, 2026, meeting, the Commission had discussed the Town's changing landscape due to redevelopment, including the need to ensure that the Town's trees and vegetation remain in their existing condition. This would particularly apply to the tree canopy, which cannot be replaced and is an essential part of the Town's character.

Mayor Miller continued that the Town Attorney prepared a memorandum for the Commission on this topic which listed current Town landscaping Ordinances as well as language for a potential Ordinance which would protect tree and landscaping cover. She requested Commission feedback on the Item, noting that such an Ordinance would provide direction to property owners and require landscape plan approval as well as Site Plan approval from the Commission.

Commissioner Berman agreed, adding that the Commission is planning for the future of what A1A will look like in Hillsboro Beach. She characterized the proposed language as a "step-up" model which would not be implemented all at once, emphasizing the importance of the canopy trees as a distinguishing feature of the Hillsboro Mile. The proposed language is consistent with that of other municipalities as well.

Commissioner Andreano asserted that protection of the tree canopy will be one of the Commission's most important actions in 2026. Commissioner Reiser agreed with the proposal as well.

Town Attorney Doody advised that Staff would bring back an Ordinance to enhance the Town's regulation of landscaping and require landscape plans to come before the Town Commission for approval in a similar manner to Site Plans.

There was consensus to bring the proposed Ordinance forward at the July 2026 Commission meeting.

VII. CONSENT

A. INVOICES FOR APPROVAL

1. CG&A	Invoice #3926619	(Apr 2026)	\$115,862.98
2. GCDE	Invoice #78772	(May 2026)	\$4,322.25

Motion made by Commissioner Berman, seconded by Commissioner Reiser, to approve the Consent Agenda. In a roll call vote, the **motion** passed unanimously (4-0).

VIII. STAFF UPDATES

A. Police Department

Chief Rob O'Neill

Hurricane Presentation for Building Officials

Chief O'Neill reported that hurricane season opened on June 1, 2026. This has been a topic of discussion during in-service training as well as community outreach such as Coffee with a Cop.

Chief O'Neill continued that the presentation was prepared in conjunction with Building Official George Folles. He reviewed basic information on hurricanes, which are defined as tropical storms with winds of over 73 miles per hour (MPH). Effects can include tornadoes, catastrophic winds, torrential rain, flooding, and storm surge. Categories range from 1 to 5, and hurricane season runs from June 1 through November 30.

The Town is part of Evacuation Plan A, which means any hurricane impacting the area will result in mandatory evacuation. This means everyone is told to leave, which, depending upon the severity of the storm, may include Town Staff at Town Hall. While residents in higher elevations may feel safe, the ground floor of their building may be flooded and utilities may be inaccessible, which may go on for several weeks.

Chief O'Neill reviewed Police activity related to evacuation orders, as well as pre-storm monitoring phases including watches and warnings. He encouraged residents to review Broward County's list of evacuation sites for individuals who do not have alternative plans in an emergency. Hillsboro Beach functions through a web Emergency Operations Center (EOC) which connects them to Broward County's EOC.

Pre-storm preparations include the following:

- Identification of a personal plan at the beginning of the season
- Safeguarding homes and pools, including pruning trees
- Emergency checklist
- Review of hurricane shelters

The Police Department will help facilitate planning in every way they can.

Chief O'Neill continued that a vulnerable population registry is available through the Town's and Police Department's websites. Individuals with special needs are encouraged to register for specialized shelters that can accommodate these needs.

Building Official George Folles advised that the Police Department and Town Staff will closely monitor weather alerts throughout the storm season. Florida Building Code establishes the responsibilities of Building Departments, contractors, and homeowners. Staff will visit all construction sites and keep them apprised of storm monitoring status.

Mr. Folles reviewed Florida Building Code requirements for County and local officials regarding inspection of construction sites, noting that once a hurricane watch has been issued, all parties performing construction are mandated to secure and/or remove items from the site and prepare for the storm.

Chief O'Neill continued that the Mayor would make any declarations for the Town in her capacity as chief policymaker. He reviewed the connection of the Town's EOC to Broward County and other nearby jurisdictions. Chief O'Neill is the Public Information Officer (PIO) for the Police Department, and Mr. Serda serves as PIO for the Town. The chain of authority consists of the Mayor, the Town Manager, and the Police and Fire Chiefs, followed by the chain of command within the Police Department.

Once a storm is underway, the Police Department monitors wind and other weather conditions to determine if it is safe for personnel to continue operations in the field. If this is not possible, they may have to retreat to a safe haven. During the storm, they will evaluate activity in conjunction with local EOCs and determine what plans can be implemented for redeployment. In case of relocation, all employees are directed to a safe site, and key equipment will be relocated as well.

Immediately following a storm, the Police Department and Fire personnel will undertake life safety efforts, including searching for injuries or loss of life, displaced individuals in need of rescue, obvious structural damage, and Town properties. Post-storm strike teams are implemented by EOC planning sections and consist of representatives of Town management, Police and Water Departments, Building Officials, BSO Fire Rescue, and EOC representatives.

Commissioner Berman asked if individuals who may be immobile are considered as having special needs. Mr. Serda confirmed this, noting that updates are provided multiple times throughout hurricane season via the Condo Forum. Commissioner Reiser advised that condominium associations are provided with forms that are provided to the Police Department to inform them of vulnerable individuals who may need assistance. A link to these forms is online through the Police Department, and most associations update the forms annually. Chief O'Neill again strongly encouraged use of the vulnerable population registry.

Chief O'Neill and the Commissioners strongly emphasized the importance of evacuating if the order is given, as the barrier island is not a safe location in hurricane conditions.

Mr. Serda added that additional aspects of storm recovery include FEMA reimbursement and oversight, which affects the Town's beach. Surveys are conducted following storms to estimate the amount of sand lost. These efforts include tracking of manpower and vehicular hours for reimbursement purposes.

B. Building Department

George Folles, Building Official

Mr. Folles advised that Community Corps training was available to the public via Zoom and was recorded for individuals who were unable to attend. A link is available through the Town's website on the Building Department page. Issues covered by the training included applying for permits or plan review online.

The Rosewood project remains on schedule and inspections continue.

C. Code Compliance

Bernard Pita, Code Compliance Supervisor, CG&A

Code Compliance Supervisor Bernard Pita reported that he has used the Community Corps system since April 2026 and has noted some room for improvement in this program. He provided a summary report for the Commission, noting that he continues to monitor construction sites to ensure their proper management.

The Town is currently addressing 39 violations of sea turtle nesting season-compliant lighting. Mr. Pita advised that the Town's regulations often go over and above state regulations by requiring that lights be hooded.

Mr. Serda added that some waterway properties have not yet complied with address requirements, and the Town has sent emails and photos to these properties to encourage voluntary compliance. If noncompliance continues, these addresses will be handed over to Code Compliance for more formal notifications and enforcement.

IX. TOWN MANAGER REPORT

A. FY2027 Proposed Budget Calendar

Budget Workshop – Wed July 9, 2026 at 10:00 AM

1st Millage Rate & Tentative Hearing – Thu Sept 3, 2026 at 5:01 PM

2nd Millage Rate & Final Budget Hearing – Wed Sept 16, 2026 at 5:01 PM

Mr. Serda reviewed the Town's budget meeting calendar, which included a budget workshop followed by two millage rate and budget hearings. The Commission will establish priorities, review accomplishments, and consider the proposed millage rate for fiscal year (FY) 2026-2027. These dates will be reported to the Broward County Property Appraiser's Office.

B. Broward County Property Appraiser Mobile Exemption Education Team July 9, 2026 (1pm-3pm)

The Property Appraiser's Office will send its Mobile Exemption Education Team to the Town on July 9, 2026.

C. Update – FPL Utility Underground Project

The Town is still waiting to finalize the design from Florida Power and Light (FPL) for the Town's utility underground project. FPL had prepared a final design which had gone over budget. Quotes have not been received from all utilities that would have to be buried.

Mr. Serda advised that the goal is for a budget using between \$1.7 million and \$2 million from FPL, plus other utilities' costs and restoration costs. He expected a final design by the end of June 2026, after which time work can begin on easements and condominium notification. He noted that the Town may wish to use more of its own funds than originally intended, including some funds from the Rosewood project. Once all quotes are received and easements secured, the Town will begin the procurement process.

D. Update – Town Hall Parking Lot Redesign

Mr. Serda advised that he hopes this project can be completed by the end of the year. It was necessary to change landscape architects due to turnover, and a contract has now been signed with a three-week deadline. The contract, and the tree removal permit from the County, have held up this process. He has requested that the landscape architect extend the design from the northern landscape island to A1A in order to provide continuity.

E. Update – New Drinking Fountains

Mr. Serda stated that new drinking fountains are being installed by the bocce court, which he estimated will take an additional two weeks. A garden hose will be provided to keep the bocce courts wet.

X. TOWN ATTORNEY REPORT

Town Attorney Doody stated that the courts have not yet issued a ruling on Rosewood.

XI. TOWN COMMISSION COMMENTS / REPORTS

Commissioner Reiser reported that the Condo Forum will meet on June 17, 2026 and will address hurricane season and Florida property tax reform among other topics.

Mr. Serda advised that he has worked with Finance Director Stephen Bloom to consider the potential impacts of Florida property tax reform on Hillsboro Beach. With the addition of the Police budget and Fire contract to the current year's budget, assuming no ad valorem property taxes from homesteaded properties, the Town would be \$600,000 over budget in those two Departments alone.

Commissioner Berman asked if there has been any discussion by the Florida Legislature of plans to make municipalities whole if property tax reform passes. It was noted that there had been discussion of a fund to which rural cities or impoverished counties could apply; however, there was no formal discussion of a plan to materially fund a program of this nature.

Mayor Miller noted that there have been navigability issues in the Hillsboro Inlet District, and it is hoped that the Town can receive assistance in procuring sand for its next beach nourishment project.

XII. PUBLIC COMMENTS

At this time Mayor Miller opened the public hearing, which she closed upon receiving no input.

XIII. ADJOURNMENT

Motion made by Commissioner Berman, seconded by Commissioner Reiser, to adjourn. In a roll call vote, the **motion** passed unanimously (4-0).

The meeting was adjourned at 11:22 a.m.



ADOPTED THIS 14th DAY OF July, 2026.

By: _____

Dawn Miller, Mayor

ATTEST: _____

Sherry D. Henderson, CMC
Town Clerk

7/14/2026

**TOWN OF HILLSBORO BEACH
1210 HILLSBORO MILE
HILLSBORO BEACH, FL 33062**