

MINUTES
TOWN OF HILLSBORO BEACH
REGULAR COMMISSION MEETING
JULY 14, 2026

TUESDAY

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 Vinnie Andreano
Commissioner Jane Reiser

Vice Mayor David A. Ravanese
Commissioner Heather Berman

Town Staff:

Town Manager William "Mac" Serda, ICMA-CM
Donald J. Doody, Town Attorney, Esq.
Sherry D. Henderson, Town Clerk, CMC
Rob O'Neil, Police Chief

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA

Motion made by Vice Mayor Ravanese, seconded by Commissioner Berman, to approve. In a roll call vote, the **motion** passed unanimously (5-0).

I. APPROVAL OF MINUTES

A. June 2, 2026 Commission Meeting Minutes

Motion made by Vice Mayor Ravanese, seconded by Commissioner Berman, to approve. In a roll call vote, the **motion** passed unanimously (5-0).

II. QUASI JUDICIAL PUBLIC HEARINGS

Town Attorney D.J. Doody swore in any individuals wishing to speak on quasi-judicial items.

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)

Consultant Planner Graham Long, CG&A, stated that this request proposes multiple changes to the front yard of a lot on the east side of A1A, including:

- Repaving of the existing driveway within its current footprint
- New columns
- New gates on the two driveway entrances
- Landscaping, lighting, and irrigation changes

Mr. Long emphasized that the proposed changes do not extend beyond the property's front yard area. This means it does not reach the 50% threshold for the value of the lot or size of the structure which would require the Applicant to upgrade their seawall on the west side of A1A. There is, however, a separate pending application to upgrade the seawall.

Mr. Long continued that the current driveway configuration includes noncompliant elements which were constructed before the addition of an 8 ft. side yard landscape buffer to Town Code. The Applicant will ensure the driveway improvements remain within the driveway's existing footprint.

Dino D'Agostino, representing the Applicant, affirmed Mr. Long's review of the Application.

Motion made by Vice Mayor Ravanese, seconded by Commissioner Reiser, to approve. In a roll call vote, the **motion** passed unanimously (5-0).

B. SITE PLAN REVIEW

Address: 1091 Hillsboro Mile, Hillsboro Beach, FL 33062

Property Owner: Ahmet Kocabiyik

Authorized Agent: Benjamin Schreier

Town Attorney Doody swore in any individuals wishing to speak on the Item.

Mr. Long explained that this Application requests a new single-family home on a parcel which currently contains an existing single-family home. The Applicant proposes to

demolish this structure and construct a new home on the site. The lot is 1.4 acre in size, and the new design is built to the maximum capacity for lot coverage based on setbacks.

No variances were requested and Staff found the Site Plan to be compliant with zoning requirements. Mr. Long noted that Staff's only specific recommendation was that before obtaining a Certificate of Occupancy (CO), the Applicant file an application for a seawall upgrade permit, as there will be new construction on the site which exceeds the 50% threshold, triggering the upgrade requirement. He asked that this be a condition of approval.

Commissioner Reiser requested clarification of the length of time in which the seawall permit will be in effect. It was clarified that this City permit will be good for one year and may be extended upon request.

Mr. Long confirmed that the Application meets all setback requirements. The generator will be placed inside the home rather than in the setback. Staff have reviewed all proposed retaining walls and fences, and a Site Plan notation indicates that any future permits will comply with the required 6 ft. maximum wall height plus an additional 1 ft. for decorative features.

Mr. Long added that the Applicant submitted several renderings, including the required view from A1A. There is existing landscaping along the roadway which the Applicant proposes to keep.

Benjamin Schreier, representing the Applicant, advised that the subject lot is roughly 126 ft. wide and over 400 ft. deep.

The Commissioners indicated agreement to the proposed condition by consensus.

Clerk's Note: The condition for approval is as follows:

- An application for a dock/seawall permits that meets the requirements of the Town code section 12-268 (seawall regulations), shall be approved by the Town Building Department prior to a Certificate of Occupancy being issued for the single-family residence.

Motion made by Vice Mayor Ravanese, seconded by Commissioner Reiser, to approve with the condition that the final Certificate of Occupancy is not issued until such time as the seawall permit has been issued. In a roll call vote, the **motion** passed unanimously (5-0).

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.

Mayor Miller recalled that the Applicant for this Item was first heard at the June 2, 2026 Town Commission meeting. That Site Plan was denied due to an issue with a cantilevered deck. A new Site Plan has been prepared.

Town Attorney Doody swore in any individuals wishing to speak on the Item.

Mayor Miller requested confirmation that all components of the Site Plan aside from the deck remain the same as seen at the June 2026 meeting. Nectaria Chakas, representing the Applicant, confirmed this.

Mr. Long stated that he had re-reviewed the plans for the site. The Applicant has changed the configuration of the deck, which does not extend beyond the property's easterly building line. The new proposal for the deck consists of pavers placed on sand with a railing on the east side.

Mayor Miller observed that the rendering showing the new patio with pavers extends beyond the easterly building line, but to a lesser extent than the previous application. Mr. Long confirmed that the new extension is less than 15 ft. beyond the building line, which places it within the allowable area. He estimated the extension at 6.5 ft.

Mayor Miller also addressed the railing, asking if it is considered a structure. Mr. Long explained that a railing carries its own definition and is not considered part of the structure, nor is it considered a fence. Code includes a reference to a maximum height of 4 ft. for railings, and Florida Building Code includes additional standards for railings designed for safety purposes. While the proposed railing includes glass, this does not change its classification.

Mayor Miller requested additional clarification on why a glass feature that encloses the patio would not be considered a structure. Mr. Long explained that the area is not actually covered.

Ms. Chakas provided a presentation on changes to the Application since the previous month which apply to the proposed deck. The Site Plan was previously denied because the cantilevered deck included a footing not allowed by Code. There were no other issues with the deck or the Site Plan.

The property owners have chosen to follow the Commission's recommendation to place pavers on sand. They have also pulled back the patio space from 15 ft. beyond the easterly building line to 6 ft. 3 in. from that line. The pavers will match those used for the pool deck. She noted the updated renderings included in the Commissioners' backup materials.

Mr. Long advised that Staff recommend the same conditions for this Site Plan as proposed at the June Commission Meeting: that a dock and seawall permit be issued prior to issuance of a CO, and that a landscaping permit be secured for the property on the west side of A1A. He recalled that the Commission recently approved a Code change which would require a landscaping permit to demonstrate compliance. This permit must also be secured prior to issuance of a CO.

Ms. Chakas confirmed that the Applicant agreed to these two conditions.

Clerk's Note: The conditions for approval are as follows:

- An application for a dock/seawall permit that meets the requirements of the Town's Code section 12-268 (seawall regulations).
- An application for a landscaping permit for property west of A1A that meets the requirements of section 12-123 (parking regulations).
- Both applications shall be approved by the Town Building Department prior to a Certificate of Occupancy being issued for the single-family residence.

Motion made by Commissioner Andreano, seconded by Vice Mayor Ravanese, to approve the Application with the condition that the landscaping approval for the west side of A1A be obtained and the seawall permit be obtained prior to the issuance of a Certificate of Occupancy. In a roll call vote, the **motion** passed unanimously.

Commissioner Berman advised that the Commission received a letter from a resident regarding turtle nesting season-compliant lighting and requested clarification of whether Site Plans are required to address this need. Mr. Long explained that turtle lighting plans are required by both Town Code and Florida law. Some Site Plans show these lighting plans, while other applications await Site Plan approval before submitting an electrical and lighting permit application through the Building Department. Staff review the plans during the permitting stage to ensure they are compliant, and Code Compliance will check the lights during turtle nesting season once the lighting has been installed.

Commissioner Reiser requested that Mr. Long respond to the letter from a resident, as it had included technical points best addressed by Staff.

Commissioner Berman suggested that in the future, Site Plans include a notation for the Commission confirming that turtle lighting plans have been addressed or will be provided at a later date.

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.

Florida Representative Chip LaMarca provided remarks on the designation of a portion of A1A in honor of Rick Case, who resided in the Hillsboro community for many years.

Town Attorney Doody read the Resolution by title only.

Motion made by Vice Mayor Ravanese, seconded by Commissioner Berman, to approve. In a roll call vote, the **motion** passed unanimously (5-0).

Representative LaMarca recognized both Hillsboro Beach Town Staff and the Town Commission for their advocacy and professionalism on behalf of the community and presented a check for \$225,000 for a new water tank at the Town's water treatment plant.

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.

Mayor Miller recalled that Florida House Bill (HB) 803 imposed a number of obligations on municipalities when a private provider performs plan review and/or building inspection services for commercial construction projects, including multi-family projects. Local agencies are required to reduce permit fees when a property owner or contractor retains a private provider for these services. This includes a required minimum fee reduction for plan review services, a 25% reduction for building inspection services, and a 50% reduction when both services are performed. Resolution 2026-20 brings the Town into compliance with this new state law.

Town Attorney Doody read the Resolution by title only.

Motion made by Vice Mayor Ravanese, seconded by Commissioner Berman, to approve. In a roll call vote, the **motion** passed unanimously (5-0).

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.

Mayor Miller noted that this is a companion Item to Resolution 2026-20, also addressing HB 803. This Resolution exempts single-family homeowners and their contractors from obtaining a building permit for qualifying work if the work is \$7,500 or less. Documentation and costs of the plans are required.

Town Attorney Doody read the Resolution by title only.

Mayor Miller continued that exemptions to this Resolution apply if the project is located within a flood zone, which applies to most of Hillsboro Beach. It was also clarified that town homes and condominiums do not qualify for the single-family home exemption.

Motion made by Commissioner Berman, seconded by Commissioner Reiser, to approve. In a roll call vote, the **motion** passed unanimously (5-0).

D. Resolution No 2026-22

A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida, 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.

Town Attorney Doody read the Resolution by title only.

Mayor Miller recalled that the Commission had previously voted in support of the second amendment to the interlocal agreement (ILA). Today's vote approves the revised second amendment, which allows the Town to remain aligned with the regional solid waste planning process while preserving future options as provided for in the amendment.

Motion made by Vice Mayor Ravanese, seconded by Commissioner Andreano, to approve. In a roll call vote, the **motion** passed unanimously (5-0).

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 with 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.

Town Attorney Doody read the Resolution by title only.

Mayor Miller advised that this Resolution enacts the 2026 Non-Discrimination Program Plan for the Town's community shuttle service.

Motion made by Vice Mayor Ravanese, seconded by Commissioner Reiser, to approve. In a roll call vote, the **motion** passed unanimously (5-0).

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.

Mayor Miller recalled that this issue was briefly discussed at the June 2026 Commission meeting, and the City Attorney's Office has prepared a draft Ordinance which would address the Commission's concerns regarding tree preservation and/or tree removal. The intent behind the proposed Ordinance is to preserve the Town's character, particularly the tree canopy along the Hillsboro Mile. It also addresses prohibitions of non-native trees.

Town Attorney Doody stated that the proposed Ordinance is modeled on similar legislation in another small coastal municipality on A1A. It applies for a basis from which the Town may govern its own landscaping plans rather than being subject to Broward County's tree and/or landscaping Ordinance(s).

Town Attorney Doody recommended that, should the Commission proceed with the proposed Ordinance, they approve it upon first reading and then submit it to Broward County for certification.

Commissioner Reiser addressed the specific nature of what residents can or cannot plant in their landscaping, expressing concern that these regulations could be too far-reaching. Mayor Miller commented that while some plant regulations are quite specific, the intent is to ensure that plants of certain sizes are replaced with like sizes and are planted appropriately. She agreed that the Town must remain sensitive to residents' property rights.

Town Attorney Doody added that the proposed Ordinance can be strengthened to provide for Town review of landscape plans and suggested that the Town may also wish to retain an arborist for consultation.

The Commissioners agreed by consensus to proceed to first reading with the proposed Ordinance. Mayor Miller requested that any Commissioners with individual input share their comments with Town Attorney Doody before the item is brought back for first reading.

V. CONSENT

A. INVOICES FOR APPROVAL

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

Motion made by Vice Mayor Ravanese, seconded by Commissioner Berman, to approve. In a roll call vote, the **motion** passed unanimously (5-0).

VI. STAFF UPDATES

A. POLICE DEPARTMENT

Chief Rob O'Neill

Police Chief Rob O'Neill acknowledged Broward Sheriff's Office (BSO) Fire Rescue for their prompt response to a multi-family structure fire. He advised that when residents have work done on their properties which involve torches or other heat-generating materials, they may contact the Town's Building Department with questions. He also recommended keeping fire protection measures such as fire blankets available when this equipment is being used.

Chief O'Neill also recognized Sergeant Andrew Kirchoff, who recently graduated from the Southeastern Police Institute's Command Officer Development School. He added that Rabbi Tzvi Dechter has joined the Police Department's Chaplain Corps.

The Police Department has received most of the materials for its ongoing radio project and is working toward installation of this equipment.

Commissioner Reiser asked if there has been any consideration of drone use by the Police Department. Chief O'Neill replied that this is currently being researched. Drone use has not been previously implemented due to proximity to the Pompano Beach Airport; however, drone technology has significantly improved and is being reconsidered.

Mayor Miller observed that the Marine Unit's contacts increased in the last month. There has also been a significant increase in contacts with cyclists. Chief O'Neill emphasized the importance of education through these contacts. The Commission also discussed outreach and education regarding micromobility devices and scooters. Chief O'Neill advised that his Department participates in an agency task force created by the Florida Department of Transportation (FDOT) to address micromobility challenges.

Mayor Miller also recognized the Police Department's intervention in assisting a vulnerable adult.

B. FINANCE DEPARTMENT

Stephen Bloom, Finance, Inframark

1. Fiscal Year 2026 2nd Quarter Report

Finance Director Stephen Bloom presented the fiscal year (FY) 2026 2nd Quarter Report, noting that the 3rd quarter report will be provided at the next Commission meeting. The General Fund includes a surplus of approximately \$2.9 million, which was expected after the collection of most property taxes in the 1st quarter. As of March 2026, 90% of the Town's property taxes were collected.

Most of the other revenue remains at 50% as well. The Town has earned roughly \$166,000 in interest at the halfway point of the fiscal year.

Regarding expenditure, the Town has spent approximately 38% by the midpoint of the year, with many expenditures at or below budget except for charitable donations.

Special revenue funds were as follows:

- Community bus service: surplus of \$14,000 due to the receipt of grant funds supporting this service as well as local option gas tax dollars
- Enhanced Marine Law Enforcement Grant (EMLEG): approximately 70% of this matching grant has been spent
- Building/permitting: surplus of roughly \$18,000 with spending from this fund at approximately 52% for the year
- Code Compliance: spending is at 54% of the annual budget

- Federal forfeiture funds: this fund currently includes approximately \$1.56 million; these funds are not budgeted

Debt service applies to the Town's beach loan. The 2023 loan was paid in October 2025; the 2025 loan will be paid using grant reimbursement funds.

Through March 2026, roughly \$135,000 has been spent on capital projects, including beach activities, a vulnerability assessment, and smaller items.

The Water Fund remains favorable at \$47,000. The Town must ensure there is sufficient revenue to support loans as well as future activities. Operations cost roughly \$63,000. A certain surplus must be maintained for debt covenants. There is a debt service deficit of approximately \$16,000, which was expected. The City did not have to increase surcharges when the final project and loan was established, which means a small portion of this collection is used each year.

Water billing revenue is at 49.5%, while actual billing usage is up by roughly 3.2% through March 2026 in comparison to the previous year. 23% of the Water Fund budget has been spent; this expenditure is consistent with what is expected. Some of these dollars will be used for other activities throughout the remainder of the year. Loan payments have been made for debt service.

Fuel costs are also as expected and outperform the previous year by approximately \$5,000. Some workers' compensation claims remain open. Spending has been high in this category for the last two years, which will likely lead to longer-term repercussions. Premiums are consistent with the amount budgeted.

Mayor Miller addressed fuel cost analysis, asking if the average price per gallon of \$3.13 is expected to change considering current events. Mr. Bloom replied that this cost often fluctuates and is typically expected to increase. Mr. Serda pointed out that the Town purchases fuel three to four times per year, depending upon usage, and uses a buyer consortium that does not carry the same taxes as retail fuel purchase. He acknowledged that the Town expects to experience some inflationary pressures in fuel costs.

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

Mr. Serda reviewed the budget calendar dates, stating that at the July 29, 2026 meeting, Staff will present the budget in draft format with priorities and projections. The millage rate will be discussed at the September 3 meeting, followed by finalization of the budget and formal adoption of the budget and millage rate on September 16.

Mr. Serda added that on January 1, 2027, the Town will be required to post its budget calendar for the next fiscal year. Budget hearings may not conflict with Broward County Board of County Commissioners or School Board meeting dates.

C. BUILDING DEPT

George Folles, Building Official, CG&A
May 2026 & June 2026 Reports

Building Official George Folles addressed Resolutions 2026-20 and 2026-21, stating that these provide the Building Official with discretion to require both plan review and inspections from private providers. Regarding the permit exception for single-family home projects less than \$7,500, he pointed out that most projects within the Town will not be eligible for exceptions due to the flood zones in which most Town properties are located.

Commissioner Berman asked how information from private review is provided to the Town, as well as how recommendations might be made to the Commission for Site Plan approval based on the plans provided. Mr. Serda clarified that the private provider provision does not apply to Site Plans, which are addressed by the Planning and Zoning Department.

The developer or owner will need to indicate their intent to use a private provider during the building permit application process. The Town cannot be held liable for any activity from the private provider.

Mr. Folles addressed the two fires discussed earlier, noting that one was on a rooftop while the other was indoors. He is reviewing any steps the Town may be able to take to prevent similar issues in the future. He advised that he plans to discuss this issue further at the upcoming Condo Forum, suggesting that condominiums could include requirements that contractors making HVAC repairs provide protective measures such as fire blankets.

Mr. Folles addressed the Rosewood project, stating that the Town is awaiting information from the Fire Department regarding gas barbecues. These items have not yet been approved for rooftop installation. Additional concerns include installation of liquefied petroleum (LP) tanks beneath an access road. The Building Department has not yet received sufficient information to get approval.

The Town has recently granted the Rosewood project approval to perform limited work on Saturdays and Sundays. Restrictions include a limit of 100 workers and interior work only, with vibration and noise monitors on-site. Readings from these meters have not reached a high decibel level. Inspections remain on schedule.

Mr. Serda advised that Section 4.18 of Town Code, which addresses construction work on weekends, limits weekend work to “minor remodeling or repair work conducted inside.” He asked if the Commission wished to consider a Code amendment which would remove the term “minor” from this language.

Mayor Miller emphasized the need to ensure residents may continue the quiet enjoyment of their homes. Mr. Serda noted that the language currently states this work may not be close to inhabited domiciles, apartments, or hotels, and the noise from minor remodeling or repair may not be detrimental to neighbors. He explained that the references to “minor” work may not apply to the magnitude of work being done on a project such as Rosewood.

Mr. Folles further clarified that the Rosewood project has requested the ability to work every Saturday and Sunday through the month of November 2026. The work has only been approved for a trial period of one Saturday thus far.

The Commission discussed the Rosewood request and the proposed Code amendment further, with Vice Mayor Ravanese pointing out that allowing work on weekends could expedite the project's time frame. He also emphasized the importance of meeting noise restrictions.

Commissioner Berman observed that condominiums and town homes currently allow minor construction on weekends and monitors the noise generated. She expressed concern with traffic on Hillsboro Mile if Saturday and Sunday construction is permitted. Mr. Serda advised that the Town would be able to mitigate the effects of noise and odors, including traffic, and suggested that deliveries would be limited in order to avoid backup of commercial vehicles.

Mr. Serda continued that he believed, with assistance from the Town Attorney's Office, the Town would be able to remove the word “minor” from the allowance of construction while still restricting noise, odors, traffic, deliveries, and other aspects of concern. Mayor Miller emphasized the importance of protecting residents from any negative impacts while allowing projects to move forward and join the Town's tax rolls.

Commissioner Reiser recommended posting monitors at the Rosewood site if weekend work is permitted and recalled that many residents objected to this exception. She added that when seasonal residents return to the barrier island in autumn, traffic conditions will be significantly heavier, with more bicycles and micromobility devices as well as vehicles. She concluded that she was not sure the project would be completed any sooner if weekend work is permitted, and that if an exception is made for Rosewood, it will likely be made for other projects in the future. She emphasized the importance of limiting work to minor construction.

Commissioner Reiser asked if allowing weekend construction would add any monitoring costs for the Town. Mr. Serda replied that there would be no direct costs. The Commissioners discussed the project's plans for transporting workers to the site via shuttle to prevent additional impacts on parking. It was noted that the Town allows project management staff to work after hours on the site if necessary.

Commissioner Berman requested greater clarification of policies that permit condominiums and town homes to allow minor work on weekends. Mr. Serda clarified that the difference is one of scale. It was suggested that the Town consider defining what exact types of work might be allowed if weekend work is permitted.

Town Attorney Doody advised that when current Code was drafted, the Rosewood project was not a consideration. The term "minor" applied to residents making limited repairs, not to major construction projects.

Town Attorney Doody continued that whatever revision the Commission considers to Code, it would apply to single-family homes in the future when the Rosewood project has been completed. Commissioner Reiser pointed out that under the Coastal Conservancy Ordinance, Rosewood may not be the last such project that comes forward.

Town Attorney Doody recommended providing the Town Manager with authority to identify violations and revoking permission for weekend construction when necessary. Mr. Serda added that his recommendation would be to continue to preclude weekend construction with an exception for specific approvals. He again expressed concern with the clarification of the word "minor," stating that he was not confident Saturday work could continue without greater clarity of this term. He did not feel the Rosewood project could accurately be described as minor. There was Commission consensus not to permit construction on Sundays.

Mayor Miller recommended requiring the contractor to provide their own monitoring, noting that if they prove to be reliable over time, the Town could require less monitoring from its own Staff and rely only on the Police Department. Commissioner Berman commented that the Commission's provisional direction, based upon previous Saturday work, could include whether there are any active complaints or citations from the Building Department, which would affect whether or not work would be permitted on additional weekends. Mayor Miller agreed, emphasizing the week-to-week nature of the permission.

The Commissioners and Staff determined the following requirements for the project if Saturday construction is permitted again:

- No deliveries from trucks
- Up to 100 workers only
- Interior work only
- Regular construction hours of 8 a.m. to 5 p.m.
- No road closures

Commissioner Berman noted that there are negative traffic impacts from road closures related to construction. Mr. Folles noted that most workers leave the site at the same time, which could lead to the contractor seeking to stop traffic. He recommended that this be prohibited. The Commissioners agreed with this by consensus.

It was determined that Mr. Serda would provide the Commission with feedback on this issue at the September 2026 Commission meeting.

D. CODE COMPLIANCE

Bernard Pita, Code Compliance Supervisor, CG&A

Code Compliance Supervisor Bernard Pita advised that his summary report includes observations and accomplishments from the past month. He noted that sea turtle nesting season appears to include turtles laying eggs slightly higher on the beach than in the past.

Commissioner Reiser requested clarification of homeowners' responsibilities in keeping their beaches clean. Mr. Pita advised that there is an Ordinance that requires the cleaning of seaweed or other sargassum from beach sand on a regular basis.

VII. TOWN MANAGER REPORT

A. Underground Utility Lines

Mr. Serda reported that he has reached out to the Town's consultants to advise them that Florida Power and Light (FPL) has not yet completed the design for which the Town has paid. If there has been no progress by the end of July, this will be brought to the attention of the Public Services Commission. The Town is also waiting for AT&T and additional smaller providers to provide their design before procurement can proceed.

Mr. Serda continued that the Town is also waiting for Broward County to review its permit for drainage and tree removal related to the parking lot project. He advised that

this project remains on track and permit approvals are expected soon. Procurement has been completed and the contract has been awarded.

B. Hillsboro Beach Back to School Supply Drive

Mr. Serda stated that school supplies will continue to be collected for the Back to School Supply Drive through August 31, 2026. Boxes are available for donations at Town Hall and the Police Department.

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

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

Mr. Serda advised that he would be happy to discuss aspects of the upcoming Florida Constitutional amendment which will appear on the November 2026 ballot for referendum, including hypothetical scenarios. There was additional discussion of informational presentations by public officials at condominium association meetings.

VIII. TOWN ATTORNEY REPORT

None.

IX. TOWN COMMISSION COMMENTS/REPORTS

Vice Mayor Ravanese reported that he will meet with representatives with the Broward County Solid Waste & Recycling Governing Authority at an upcoming meeting regarding proposed amendments to the Interlocal Agreement. He will provide an update at the next Commission meeting.

X. PUBLIC COMMENTS

At this time Mayor Miller asked if there were any public comments.

Bob Mayer, representing Bomar Builders, addressed the Commission's earlier discussion of tree preservation and/or removal, cautioning that his clients on the south and north ends of the Hillsboro Mile have different opinions based on the typical size of their lots, which are narrower to the south and wider to the north. Residents to the south typically want to see the Intracoastal Waterway and most properties have been cleared, while residents to the north tend to prefer more landscaping.

Mr. Mayer continued that there are positives and negatives to both mindsets, emphasizing the importance of preserving views of the Intracoastal Waterway. He

noted that tree removal or lack of removal on adjacent properties could affect property values, and advised that an Ordinance addressing this issue should be carefully crafted.

With no other individuals wishing to speak at this time, Mayor Miller closed the public hearing.

Mr. Serda noted that excavation will likely be necessary along the western side of A1A beside the seawall at 1003 Hillsboro Mile, as there may be a small water main leak at that location. He estimated that this emergency repair could be more expensive than originally expected due to the involvement of utilities. The excavation will need to identify where the leak is located, repair it, and then restore the area. Permits have been secured from FDOT. Residents will be notified. He anticipated that four to five homes to the south of the subject property may be affected by loss of water and a boil water notice.

XI. ADJOURNMENT

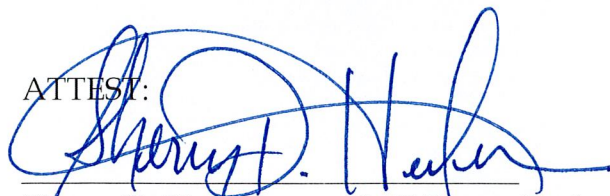
With no further business to come before the Town Commission, a **Motion** was made by Vice Mayor Ravanese, seconded by Commissioner Andreano, to adjourn. In a roll call vote, the **motion** passed unanimously (5-0).

The meeting was adjourned at 11:37 a.m.



ADOPTED THIS 18 DAY OF September, 2026.

By: 
Dawn Miller, Mayor

ATTEST:

Sherry D. Henderson, CMC Town Clerk

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

9/1/2026