



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile, Hillsboro Beach, Florida 33062

January 5, 2021 | 9:00 AM

BOARD OF ZONING & APPEALS AGENDA

MAYOR DEBORAH L. TARRANT
VICE MAYOR IRENE KIRDAHY
COMMISSIONER VICKY FEAMAN
COMMISSIONER BARBARA BALDASARRE
COMMISSIONER ANDREW R. BROWN

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

YOU ARE HEREBY NOTIFIED that a **Quasi-Judicial Public Hearing** will be held **Tuesday, January 5, 2021, at 9:00 AM**. A quorum of the **Board of Zoning & Appeals** will be physically present at the meeting. However, to ensure compliance with CDC recommendations for health and public safety, the meeting will utilize communications media technology with most Town staff participating via video conferencing. **LIVE ZOOM Meeting number: 878 4736 1566**
Passcode: 951699

A. PROVIDING PUBLIC COMMENT

Persons desiring to provide public comment may do so by one of the methods listed below. Please be sure to include your name and address for the record. Your comments will be limited to three minutes per person.

- **VIA EMAIL** – Public comments and documents may be submitted via email to TownClerk@TownofHillsboroBeach.com. Comments will be read aloud to the Commission and public and incorporated into the record. Emails will be accepted up until the end of the Public Comment portion of the Meeting.

LIVE ZOOM PARTICIPATION – If attending via Zoom online, at the appropriate public comment period, click “raise hand” on the bottom of the “participants” tab, and your audio will be unmuted when you are recognized.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

I. QUASI-JUDICIAL PUBLIC HEARINGS

A. QUASI-JUDICIAL PUBLIC HEARING - Variance submitted by Sabino Tollis, Authorized Agent and Condo Association President, from Hillsboro Island House Apartments Inc. for property located at 1160 Hillsboro Mile, Hillsboro Beach, FL 33062

Property Owner: Hillsboro Island House Apts, Inc.

Address: 1160 Hillsboro Mile, Hillsboro Beach, FL 33062

Request: The Applicant is requesting two (2) variances from the Town's Land Development Code in order to construct an accessory shades structure adjacent to the pool setback 5'-6" from the rear property line where 10'-0" is required and 340 square feet where 200 square feet are permitted per section 12-161 (B) (1) of the Town of Hillsboro Beach Code of Ordinance.

* Variance #1 - The Shade Structure is located +/- 12" from the west property line where a 10 foot setback is required.

* Variance #2 - The Shade Structure is 340 gross square feet where a maximum of 200 gross square feet is permitted by Code.

All interested parties are sworn in by Town Attorney

- Staff Presentation
- Commission Discussion
- Public Hearing Opened
- Public Comments
- Public Hearing Closed
- Commission Discussion
- Commission Motion & Second
- Commission Vote

B. QUASI-JUDICIAL PUBLIC HEARING - Variance submitted by Darleen Socha, Authorized Agent and Condo Association President, for Le Baron Condominium Association, for property located at 1051 Hillsboro Mile, Hillsboro Beach, FL 33062

Property Owner: Le Baron Condominium Association

Address: 1051 Hillsboro Mile, Hillsboro Beach, FL 33062

Request: The Applicant is requesting one (1) variance from the Town's Land Development Code in order to construct a picket fence at the rear (seaward) side of their property.

The property is located on the east side of A1A and is zoned RM-30. The applicant is proposing to install a white picket fence around an existing paved area. The proposed picket fence is 4 feet high, extends approximately 168 ft and includes three (3) gates. Two (2) of the gates are 4ft wide and the third is a double gate 10ft wide. Approximately 90% of the proposed picket fence is to be located east of the Easterly Building Line.

All interested parties are sworn in by Town Attorney

- Staff Presentation
- Commission Discussion
- Public Hearing Opened
- Public Comments
- Public Hearing Closed
- Commission Discussion
- Commission Motion & Second
- Commission Vote

II. ADJOURNMENT