



**MINUTES
TOWN OF HILLSBORO BEACH
BOARD OF ZONING & APPEALS MEETING
DECEMBER 1, 2020**

TUESDAY

9:00 A.M.

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

Mayor Deborah L. Tarrant 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 Deborah L. Tarrant

Vice Mayor Irene Kirdahy

Commissioner Vicky Feaman (via Zoom)

Commissioner Barbara Baldassarre

Town Staff:

Town Manager Mac Serda

DJ Doody, Town Attorney

Town Clerk Sherry D. Henderson, CMC (via Zoom)

Absent:

Commissioner Andrew R. Brown

Town Manager Mac Serda explained this live meeting was being held with a quorum present in Town Hall following the expiration of the Governor's order allowing for online meeting and outlined the procedure to be followed for online participation by the public. He explained the notice given and provided instruction on the Zoom system being utilized to host the meeting online. He further noted public comment was being accepted by email, as well as on the Zoom system.

I. APPROVAL OF AGENDA

Motion made by Commissioner Baldassarre, seconded by Vice Mayor Kirdahy, to approve the agenda as presented. In a roll call vote, the **motion** passed unanimously. (4-0)

II. QUASI-JUDICIAL PUBLIC HEARINGS

- A.** Artificial/Synthetic Turf Permit Application Submitted by Tom Laubenthal with Landscape Architect Consultants, Inc., Authorized Agent for property located at 931 Hillsboro Mile, Hillsboro Beach, FL 33062

Town Attorney DJ Doody swore in all those giving testimony at the hearing.

Town Planner Joe Arenal presented the request, which was for the use of artificial synthetic grass over underground water retention storage tanks located on both sides of the entry driveway. The total area of the proposed artificial synthetic turf is approximately 2,550 square feet. He stated owner Robert Cucinotta and representative Tom Laubenthal were present. Mr. Arenal added that the Town had received a letter from the Civil Engineer endorsing the synthetic turf as having no impact on drainage.

Mr. Arenal stated staff recommended approval subject to the following comments:

- FDOT approval as required
- Owner to agree the designated areas are not intended for parking

Robert Cucinotta explained he was new to Hillsboro Beach and would appreciate support of the application to complete his project.

Tom Laubenthal with Landscape Architect Consultants provided a background on the project. He noted the objective was to provide an appropriate aesthetic in a place not conducive to growing. He noted the applicant had no issue with the comments from staff. He stated it was his belief the synthetic turf had stayed clear of the FDOT area, restricting usage to the area covering the underground storage tanks

Mr. Arenal and Mr. Laubenthal discussed the location of the proposed turf in relation to the FDOT right-of-way and the property lines. Mr. Laubenthal stated the applicant was amenable to seeking FDOT approval if required.

Vice Mayor Kirdahy asked for clarification on the location of the turf and noted it might be impacted by the upcoming Florida Department of Transportation (FDOT) project to raise the road.

Mr. Cucinotta stated he understood the FDOT project was pending and had no issues with changes as necessary to accommodate.

Town Attorney DJ Doody asked the criteria in Town Code Sec. 12-396 be added if the Board chose to approve the request.

Mayor Tarrant asked for clarification regarding the underground water storage tanks.

Mr. Laubenthal explained the method was being used for drainage, including structural tanks for more efficient management of water. He provided additional details on the method.

Mayor Tarrant stated it sounded as though FDOT should be looking at the tank option when raising the road. She asked how the agreement that the space would not be used as parking would be enforced.

Mr. Arenal stated that would be a Code Enforcement issue.

Mayor Tarrant noted it was important for the owner to understand this would be an ongoing restriction Code Enforcement was aware of.

Mayor Tarrant opened a public hearing on the application, however, there being none to speak, closed the public hearing.

Motion made by Vice Mayor Kirdahy, seconded by Commissioner Baldasarre, to approve the application subject to Town Code 12-396 and subject to conditions recommended by staff. In a roll call vote, the **motion** passed unanimously. (4-0)

III. ADJOURNMENT

Motion made by Commissioner Baldasarre, seconded by Vice Mayor Kirdahy, to adjourn the meeting. In a roll call vote, the **motion** passed unanimously. (4-0)

There being no further business to come before the Board of Zoning and Appeals, the meeting was adjourned at 9:21 a.m.

ADOPTED THIS 5th DAY OF JANUARY, 2021

By: Deborah L. Tarrant
Deborah L. Tarrant, Mayor

ATTEST:

Sherry D. Henderson
Sherry D. Henderson, CMC Town Clerk