



**MINUTES
TOWN OF HILLSBORO BEACH
BOARD OF ZONING & APPEALS MEETING
JUNE 1, 2021**

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 Present

Mayor Deborah L. Tarrant
Vice Mayor Irene Kirdahy

Commissioner Barbara Baldassarre
Commissioner Vicky Feaman

Town Staff Present

Mac Serda, Town Manager
DJ Doody, Town Attorney
Sherry D. Henderson, CMC, Town Clerk

Also Present

Joe Arenal, Town Planner (RMA)

I. APPROVAL OF AGENDA

Not addressed.

II. QUASI-JUDICIAL PUBLIC HEARINGS

- A.** Site Plan Approval Request Submitted by Justice Bentz with W.A. Bentz Construction, Authorized Agent for Property Located at 985 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 for site plan approval, which was submitted on March 2, 2021. He explained the application was for a new two (2) story single-family residence on the east side of A1A, with improvements on the west side limited to raising the seawall to meet requirements.

Mr. Arenal reviewed the application briefly and noted staff recommended approval conditional on comments being addressed, as follows:

1. Provide Florida Department of Environmental Protection approval for construction beyond Coastal Construction Line. Approval will be required as part of the Zoning approval for Building Permit Application.
2. Compliance with section 3-9 Requirements for Marine Turtle Protection
3. Broward County Tree removal permit (if necessary).
4. Broward County Environmental approval for beach walkover and work in dune.
5. Construction Site Management Plan per 12-50
6. Wiring along A1A will be buried per section 4-7
7. Provide FDOT approval for driveway connection and right of way dedication.
8. Compliance with FEMA flood elevation requirements.

Mr. Arenal noted comment eight (8) was addressed prior to the meeting.

Justice Bentz thanked the Commissioners for their time and stated the owners were excited to get started.

Mayor Tarrant stated she liked the plan. She noted that she liked that the structure did not dominate the lot, seawall improvements were included, powerlines would be buried, and no variance was requested.

Mr. Bentz noted that they would submit for building approval following site plan approval and stated that they hoped to get started within the next three (3) months.

Discussion ensued regarding parking issues and enforcement.

Mayor Tarrant asked about parking issues and enforcement, requested verification that the walkway jutting into the side setback was for pedestrians only, and made note that changes to the dune line were subject to Broward County approval. She asked for clarification on the roof line shown in the site plan.

Mr. Arenal reviewed the plans and noted the elevation is based on average dune height. He stated the chimney was exempt from the height requirement.

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 Feaman, to approve the site plan for 985 Hillsboro Mile with the requirement that the applicant comply with all eight (8) staff comments. In a roll call vote, the **motion** passed unanimously. (4-0)

III. ADJOURNMENT

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

There being no further business before the Board of Zoning and Appeals, the meeting was adjourned at 9:17 a.m.

ADOPTED THIS 6th DAY OF JULY, 2021.

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

ATTEST:

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