



## TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile, Hillsboro Beach, Florida 33062

December 7, 2021 | 9:00 AM

### BOARD OF ZONING & APPEALS AGENDA

MAYOR DEBORAH L. TARRANT  
VICE MAYOR IRENE KIRDAHY  
COMMISSIONER VICKY FEAMAN  
COMMISSIONER BARBARA BALDASARRE  
COMMISSIONER JANE REISER

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

**YOU ARE HEREBY NOTIFIED** that the Town of Hillsboro Beach, Florida will hold a Quasi-Judicial Public Hearing Tuesday, December 7, 2021. 9:00 A.M. A quorum of the Board of Zoning Appeals will be physically present at the meeting. The public can attend in person. However, for health and public safety during the Covid-19 Pandemic, the meeting will also utilize communications media technology to allow the public to participate via Zoom video conference. LIVE ZOOM Meeting number: 878 4736 1566 Passcode: 951699

#### CALL TO ORDER AND ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### I. QUASI-JUDICIAL PUBLIC HEARINGS

- A. **QUASI-JUDICIAL PUBLIC HEARING** - Mark Rothenberg, with Ellermar Luxury Home Builders, authorized agent for property owner is Seeking Variance to the height limitations governing the proposed structure located at 925 Hillsboro Mile, Hillsboro Beach, FL 33062, property east of A1A in RS-2 zoning district; parcel number 484320000400.

Code of Ordinance for the Town of Hillsboro Beach Sec. 12-122. - Height regulations governing RS-2 Single-Family Residential District states, "For property east of SR A1A, no building shall exceed 35 feet in height above the dune elevation." In the absence of written code clarifying the exception or adherence to height limitations for mechanical equipment, appurtenances, or elevator equipment atop the roof the applicant/authorized agent request a variance for height.

**Staff:** Presented by Joe Arenal, Development Planner (RMA)

**Address:** 925 Hillsboro Mile, Hillsboro Beach, FL 33062

**Request:** The Applicant/Owner is requesting variance to exceed the maximum allowable building height of 35 feet by 4 feet 1 inch for the proposed elevator's mechanical equipment/penthouse, for an overall height of 39 feet 1 inch. The additional height is only required at the location 33 feet from the North property boundary, 57 feet 8 inches from the South property line, 314 feet 11 inches from the Front (West) property line and 226 feet 7 inches from the Rear (East) property line.

All Interested Parties are Sworn in by the 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 - Eric Fordin, with the Related Group, authorized agent for Development Project located at 1174-1185 Hillsboro Mile, Hillsboro Beach, FL 33062 requests a variance pursuant to Section 12-283 of the Town's Code to exceed the height limitations in Section 12-142 of the Code.**

**Staff:** Presented by Jim Hickey, Development Planner (CG&A)

**Address:** 1174-1185 Hillsboro Mile, Hillsboro Beach, FL 33062

**Request:** As to Section 142(a), the Applicant/Owner is seeking a Variance to Permit a 15 Story/175 Feet Building where 3 Story/35 Feet is Permitted.

All Interested Parties are Sworn in by the Town Attorney

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

**C. QUASI-JUDICIAL PUBLIC HEARING - Eric Fordin, with the Related Group, authorized agent for Development Project located at 1174-1185 Hillsboro Mile, Hillsboro Beach, FL 33062 requests a variance pursuant to Section 12-283 of the Town's Code to exceed the height limitations in Section 12-142 of the Code.**

**Staff:** Presented by Jim Hickey, Development Planner (CG&A)

**Address:** 1174-1185 Hillsboro Mile, Hillsboro Beach, FL 33062

**Request:** As to Section 142(b), a variance to permit rooftop decorative features on 29% of the roof and 20 feet where 20% and 15 feet is permitted.

All Interested Parties are Sworn in by the Town Attorney

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

## II. ADJOURNMENT

**PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decision made by the Town Commission, Special Master or any other Boards or Commissions of the Town with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony**

**and evidence upon which the appeal is to be based. The meeting/hearing may be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting. IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. Please contact Sherry D. Henderson, CMC, Town Clerk (954) 427-4011 Town Hall - 1210 Hillsboro Mile, Hillsboro Beach, Florida 33062 (email) [shenderson@townofhillsborobeach.com](mailto:shenderson@townofhillsborobeach.com)**