



TOWN OF HILLSBORO BEACH
BOARD OF ZONING & APPEALS MEETING
JANUARY 10, 2023

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 Jane Reiser

Commissioner Barbara Baldassarre
Commissioner Vicky Feaman

Town Staff:

Town Manager Mac Serda
DJ Doody, Town Attorney
Town Clerk Sherry D. Henderson, CMC
Police Chief Jay Szesnat

Town Attorney DJ Doody explained the Quasi-Judicial procedures to be followed throughout the meeting. He explained the types of evidence to be presented and the role of each party.

I. QUASI-JUDICIAL PUBLIC HEARINGS

- A.** Sign Variance Request submitted by GM SIGNS, authorized agent for Hillsboro Windsor Condominiums, property located at 1169 Hillsboro Mile, Hillsboro Beach, FL 33062

Mr. Doody swore in all those giving testimony at the hearing.

Town Manager Serda noted there did not appear to be anyone present to speak on behalf of the applicant. Mayor Tarrant stated the meeting would proceed with the staff presentation of the request.

Daniel Mantel, Town Planner with CG&A, presented the item. He provided a brief background on Hillsboro Windsor Condominiums and stated the request was for a variance from the allowable height of an illuminated sign. He explained the newly proposed sign would replace the existing sign in the same location. Based on a review of

the application and the criteria, staff recommended approval of the application.

Mr. Doody inquired as to whether the staff recommendation of approval contained any conditions. Mr. Mantel stated it did not.

Mayor Tarrant stated she believed the limitations within the Code were intended to ensure signs were done in an appropriate scale. She noted as illustrated, if only two (2) letters and a single character were to be used, strict adherence to the Code would result in ridiculously small letters, and approval was common sense.

Commissioner Reiser stated in 27 years as a resident, she had never noticed the sign, as it was seven (7) stories up. She asked why they didn't just lower their sign, pointing out that it was the only illuminated sign of its type on Hillsboro Mile. She asserted she did not see a hardship and saw potential for other applicants to request to have a sign of the same type, which would impact the character of the Town.

Vice Mayor Kirdahy stated she did not see an issue with the sign, as it was far enough from the road that it would not create a problem. She noted she had intended to ask the applicant about the lighting but did not have concerns with the size. Mr. Mantel explained the applicant was proposing internal back lighting for the sign.

Mayor Tarrant noted there are several lit signs in the community, including Opal Towers. She stated it is difficult to see where to go if the signs are not lit.

Commissioner Baldassarre stated every building has its own personality, and because the residents were involved in selecting the sign, she did not have any issues with it.

Mayor Tarrant stated her only issue was that the Code did not allow for this type of sign, and asserted that should be addressed separately. She stated her understanding of the hardship was that the building could not be seen at night if the sign were smaller.

Mr. Mantel explained the Code does not limit the total size of the sign, only the letter height, so if they had written it out, the sign could have been much larger.

Nicole Sullivan with GM Signs was reached by cell phone and sworn in to testify on behalf of the applicant. She stated she did not have anything to add to the presentation.

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

Motion made by Vice Mayor Kirdahy, seconded by Commissioner Feaman, to approve the sign variance, considering the hardship that the building is difficult to find, especially at night. In a roll call vote, the **motion** passed unanimously. (5-0)

III. PUBLIC COMMENTS

None.

II. ADJOURNMENT

Motion made by Commissioner Feaman, seconded by Commissioner Baldassarre, to adjourn the meeting. In a roll call vote, the **motion** passed unanimously. (5-0)

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



ADOPTED THIS 7TH DAY OF FEBRUARY, 2023

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

ATTEST:

Sherry D. Henderson

Sherry D. Henderson, CMC
Town Clerk