



**MINUTES
TOWN OF HILLSBORO BEACH
REGULAR COMMISSION MEETING
MAY 2, 2023**

9:00 A.M.

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

Mayor Irene Kirdahy 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 Irene Kirdahy	Commissioner Vinnie Andreano
Vice Mayor Barbara B. Baldassarre	Commissioner David A. Ravanese
Commissioner Jane Reiser	

Town Staff:

Town Manager William "Mac" Serda, ICMA-CM
Donald J. Doody, Town Attorney, Esq.
Town Clerk Sherry D. Henderson, CMC
Police Chief Jay Szesnat

APPROVAL OF AGENDA

Motion made by Commissioner Ravanese, seconded by Vice Mayor Baldassarre, to approve the agenda as presented. In a roll call vote, the **motion** passed unanimously. (5-0)

I. APPROVAL OF MINUTES

A. April 4, 2023 Regular Commission Meeting

Motion made by Commissioner Reiser, seconded by Commissioner Andreano, to approve the minutes from the April 4, 2023, Regular Meeting as presented. In a roll call vote, the **motion** passed unanimously. (5-0)

II. PRESENTATIONS

III. ORDINANCES

IV. DISCUSSION & POSSIBLE ACTION

V. RESOLUTIONS & CONTRACTS

A. Resolution No. 2023-03

CONSIDERATION TO APPROVE AND AUTHORIZE THE USE OF \$55,000 FEDERAL FORFEITURE FUNDS FOR THE SOLE SOURCE PURCHASE OF AN ALERT SYSTEM EMERGENCY RESPONSE APPLICATION, 3-YEAR CONTRACT WITH SAFERWATCH TO INCLUDE INCIDENTALS AND ACCESSORIES.

Mr. Doody read the Resolution by title only.

Mr. Serda explained the item had been previously presented to the Commission (1/10/2023 Meeting) and tabled. He stated the SaferWatch program was intended as a tool for communication with residents, and Police Chief Jay Szesnat had conducted extensive outreach into the community's level of interest.

Police Chief Szesnat shared that better communication with residents had been identified as a goal of the Police Department, and explained how he felt the SaferWatch helped achieve that goal. He provided an overview of the system and its uses in other communities.

Mr. Serda provided additional details regarding the cost of SaferWatch versus Nixle and the limitations of the Nixle system. He stated the plan was to use both systems for the first six (6) months to a year as a transition period. He discussed projected uses of the system.

Mayor Kirdahy asked for clarification on how residents would contact the Police Department with the system. Police Chief Szesnat explained it was a phone app. He briefly outlined the phased process which would be utilized to roll out the system.

Police Chief Szesnat reiterated that this system was not to be used in emergency situations, and that residents should still dial 911 as needed.

Town Manager Serda asked that Police Chief Szesnat explained Federal Forfeiture Funds for those not familiar. Police Chief Szesnat reviewed the Federal Forfeiture Fund system, and explained it is not budget funds or taxpayer dollars.

Commissioner Reiser inquired regarding the process of transitioning contacts from Nixle to SaferWatch. Police Chief Szesnat responded that they would be starting from scratch, because the Nixle software does not allow staff to obtain that information from their system.

Commissioner Andreano asked how the SaferWatch app would impact dispatching and communication between the dispatcher and Police Officers. Police Chief Szesnat discussed dispatcher training and triaging non-emergency issues. He stated there would be a learning curve, but he did not foresee a massive impact.

Commissioner Andreano asked how the program would be funded following the three (3) year initial agreement. Mr. Serda stated it would be reassessed at that time to determine if it should become a General Fund budget line item.

Motion made by Commissioner Andreano, seconded by Commissioner Ravenesi, to adopt Resolution 2023-03 as presented. In a roll call vote, the **motion** passed unanimously. (5-0)

B. Resolution No. 2023-22

CONSIDERATION TO APPROVE AND AUTHORIZE THE USE OF \$28,000 FEDERAL FORFEITURE FUNDS FOR TRAINING AND NETWORK INSTALLATION OF EVENTIDE SOFTWARE SOLUTION FOR PHONE/RADIO RECORDING TO INCLUDE INCIDENTALS AND ACCESSORIES, PIGGYBACKING THE TERMS OF THE GSA CONTRACT PRICING NO. GS-35F-0415V.

Mr. Doody read the Resolution by title only.

Mr. Serda stated this item utilized forfeiture funds to replace and upgrade the call recording system in the Police Department. He noted certain types of calls are required to be recorded and the current system is no longer supported by the vendor.

Mayor Kirdahy asked staff to share how much the Town receives in forfeiture funds compared to the amount of the expenditure. Police Chief Szesnat stated it is a continuous funding source, and the Town currently holds approximately \$500,000 in available funds. He noted the amount seized had been close to \$4 million in the last four (4) years. Discussion continued regarding the Police Department's accreditation and recording requirements.

Motion made by Vice Mayor Baldassarre, seconded by Commissioner Reiser, to adopt Resolution 2023-22 as presented. In a roll call vote, the **motion** passed unanimously. (5-0)

C. Resolution No. 2023-23

CONSIDERATION TO AUTHORIZE THE PROPER TOWN OFFICIALS TO EXECUTE THE INTERLOCAL AGREEMENT FOR SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY BY BROWARD COUNTY GOVERNMENT AND MUNICIPALITIES LOCATED WITHIN BROWARD COUNTY.

Mr. Doody read the Resolution by title only.

Mr. Serda provided a brief overview of the interlocal agreement and goals for managing solid waste and recycling in Broward County. He discussed the efforts of the Solid Waste Working

Group toward establishing a governance system and associated agreements. He stated under this agreement, an authority will be created, an Executive Director hired, and consultants brought on to develop the framework. Mr. Serda noted half of the cost is paid by the County, and the remaining cost is prorated by population, and is currently expected to be approximately \$2,700 per year. He explained this did not change the actual collection by the hauler but would impact where the hauler was bringing the trash and recycling. He recommended approval of the agreement.

Mr. Doody provided additional detail on potential revisions from the County Attorney's office, and explained if those changes were material in nature, the matter would be brought back to the Commission for review.

Motion made by Commissioner Andreano, seconded by Commissioner Ravanese, to adopt Resolution 2023-23 as presented, with the condition that the item would come back before the Commission if there were substantive changes made. In a roll call vote, the **motion** passed unanimously. (5-0)

VI. CONSENT AGENDA

A. Invoices for Approval

1.	LSF	Invoice #23-0228-26	Feb 2023	\$4,361.90	
2.	LSF	Invoice #23-0331-26	March 2023	\$6,445.86	
3.	Inframark	Invoice #90467	Feb 2023	\$8,445.84	
4.	Inframark	Invoice #91866	March 2023	\$8,496.17	
5.	CG&A	Invoice #114752	March 2023	\$34,648.55	
6.	GCDE	Invoice #47126	April 2023	\$2,675.20	General Matters
7.	GCDE	Invoice #47127	April 2023	\$75.00	Garnishment
8.	GCDE	Invoice #47128	April 2023	\$1,075.00	Adv. Richard Crusco, Charles Doherty, et. al.
9.	GCDE	Invoice #47129	April 2023	\$400.00	Development

Mayor Kirdahy asked for an update on ridership on the LSF shuttle. Mr. Serda stated the ridership was not reported on these invoices, and he would report back. He discussed service interruptions and explained they had been labor related.

Motion made by Commissioner Ravanese, seconded by Commissioner Reiser, to approve the Consent Agenda as presented. In a roll call vote, the **motion** passed unanimously. (5-0)

VIII. BEACH REPORT

A. Update on Hillsboro Beach/Deerfield Beach Joint Nourishment Project

Mr. Serda provided a brief presentation regarding the recent beach nourishment project. He stated it was a historic event, and by most measures was a success. He shared photos of various points throughout the project and discussed efforts to maximize funding. He stated final invoices and surveys remained pending and discussed next steps briefly.

Mayor Kirdahy discussed the historic nature of the cooperation and stated how proud she was of what was accomplished.

IX. STAFF UPDATES

A. Police Department

Police Chief Szesnat presented the monthly report. He stated activity and contacts remained on track and noted 6,482 security checks had been conducted. He expressed his pride in the hard work of the Town's Police Officers.

Vice Mayor Baldasarre asked about an event the previous weekend near the lighthouse. Sergeant Robert Gianino provided details regarding a boat that hit the jetty. He noted Florida Fish and Wildlife Commission (FWC) was lead agency on the event and everyone involved was okay.

Item IX.B. was addressed following item IX.D.

B. Finance Department

Stephen Bloom, Finance Director, Inframark, presented the second quarter financial report. He noted property taxes are the largest source of revenue in the General Fund, so it is normal for the fund to be ahead in the first two (2) quarters of the year. He explained the General Fund has a surplus of approximately \$2.5 million through March, and property taxes were 91.9 percent collected. He reviewed other sources of General Fund revenue briefly. He explained General Fund spending was on track, with total expenditures at 49.4 percent of the annual budget at the end of the second quarter.

Mr. Bloom reviewed the Special Revenue Funds, the Capital Projects Fund, and the Water Fund briefly. He noted water usage billings were up 17.2 percent over the same time the previous year. He reviewed the fuel cost analysis, as well as the workers' compensation insurance claims and premiums.

C. Building Department

Steve Mitchell, Building Official, CG&A, presented his monthly report. He stated a tremendous number of structural permits were currently being reviewed, and noted the average review period was approximately six (6) days.

Mr. Serda stated Mr. Mitchell was in the process of transitioning to a more remote, part-time role, and K-Maron Perdue, Chief Structural Inspector and Assistant Building Official, would be filling the remainder of the role. Mr. Mitchell added additional details.

Vice Mayor Baldasarre asked if there would be someone specifically assigned to handle follow-up regarding condominium upkeep. Mr. Mitchell confirmed that the details were not yet worked out, but someone would be responsible for that role. He noted the process of gathering the old reports was nearing completion.

Commissioner Reiser asked whether any of the buildings in Town had policies that do not allow renovation during the high season. Mr. Mitchell stated he did not know of any official policies, but believed there was one (1) building. It was noted each condominium building would make and enforce their own policy concerning this matter, if needed.

D. Code Compliance

Bernard Pita, Code Enforcement, CG&A, presented his report. He stated he had received a number of calls for work without permit where it was difficult to gain access. He noted the Code Compliance Summary Report showed nine (9) inspections and nine (9) reinspections and explained three (3) cases were going to the Special Magistrate in June.

Mr. Serda provided additional details related to the work without permit reports, and the need to find some type of evidence outside. Mr. Pita explained his process briefly.

IX. TOWN MANAGER REPORT

A. State A1A Improvement Project Update

Mr. Serda stated he had met with the Florida Department of Transportation (FDOT) construction engineer overseeing the project for an update. He stated a substantial number of driveways have been harmonized, and the project remains on schedule for a completion date in August or early September. He explained the sidewalk had been completed, and discussed next steps, including elevating utility covers, milling the center of the road, and the final layer of asphalt. Mr. Serda explained the end of the project would cause some frustrations as half-mile lane closures are necessary for approximately one (1) month. He noted final harmonization of driveways, façade, and landscaping would be the final step.

B. Earth Day Community Event

Town Clerk Henderson provided an overview of the Earth Day community event held Saturday, April 22, 2023. She thanked the residents who had participated. She noted in addition to the shredding, electronics recycling and household hazardous waste discarded, the Police Department had collected 14 pounds of unused and expired prescription drugs to be safely and responsibly disposed of.

C. Discussion on Commission Chamber and Conference Room

Mr. Serda stated he had contracted with an architect to look at updating the Commission Chambers and better utilizing the planning room. He explained the architect would bring forward three (3) options, then create drawings for the preferred choice for the Commission to review.

Mr. Serda highlighted the recently updated Town information guide. He noted copies are available in the lobby at Town Hall and will be mailed out later this month.

XI. TOWN ATTORNEY REPORT

Mr. Doody provided a brief update on the Court Order regarding the lawsuit brought by residents against the Town of Hillsboro Beach regarding the Related Group variance for property located at 1174-1185 Hillsboro Mile. He noted the court had quashed the granting of a variance. He stated the court had not yet commented on the site plan issue. Mr. Doody explained he would be asking the court to reconsider its decision and outlined the applicable law. He stated with the enactment of Ordinance 2022-12, which amended the zoning code, the project was compliant and would be allowed to proceed.

XIII. TOWN COMMISSION COMMENTS/REPORTS

A. Vice Mayor Barbara Baldassarre

Vice Mayor Baldassarre stated the League of Cities meeting was scheduled for the following Thursday. She added that the Condo Forum was meeting on May 11 and would have a speaker related to condominium insurance.

Mr. Serda encouraged anyone serving on a board or as property manager for a condo that is not currently attending the forum to reach out to him for details on how to attend the meeting. He discussed the topics to be addressed.

B. Commissioner Jane Reiser

Commissioner Reiser commented on watching the beach renourishment at the line between Deerfield Beach and Hillsboro Beach. She stated it was fascinating and thanked former Mayor Deb Tarrant for her perseverance in helping to move the project forward.

C. Commissioner David A. Ravanese

Commissioner Ravanese had no report.

D. Commissioner Vinnie Andreano

Commissioner Andreano had no report.

E. Mayor Irene Kirdahy

Mayor Kirdahy stated the Metropolitan Planning Organization (MPO) had no meeting scheduled for April but would meet again in May.

XIV. PUBLIC PARTICIPATION

Deb Tarrant, 1083 Hillsboro Mile, read comments regarding the Related Group project. She stated the property had been left vacant and had to be sold at auction because of the hardship of the conservation area on the land and asserted if residents supported the lawsuit against the development, that would have been shown in the results of the recent municipal election. Continuing, Ms. Tarrant asserted that Hillsboro Beach needs the tax revenue from the project to establish a beach reserve fund and to stay a private beach. She stated if the project was held to three (3) stories, it was likely to be a rental apartment complex, and urged the Commission to stay the course and process whatever legislation is necessary to bring the Related Group project to fruition.

Jonathan Azoulai, 1169 Hillsboro Mile, stated he understood Ms. Tarrant's comments regarding the value of the project, and no doubt there were several good uses for the money, but he did not believe the developer should be given any special treatment. He asserted the project would completely change the character of the community, including traffic issues and other problems. He stated he would be against any kind of variance and the property should be developed under the existing Code.

Charles Doherty, 1194 Hillsboro Mile, argued the property the Related Group wanted to develop was some of the most valuable in Florida right now. He stated the argument that the project would keep property taxes down was essentially the owners of large houses

saving money on the backs of other residents. He stated the Code was in place to protect and benefit the people and should be followed.

Mayor Kirdahy commented that former Mayor Tarrant had not made the decision alone, but it was the decision of the entire Town Commission at the time.

Manny Penata, 1170 Hillsboro Mile, thanked the Commission, City Manager, and Police Chief for doing thankless jobs and helping to make Hillsboro Beach a special place to live. He referenced comments regarding the assertion that a rental apartment complex could be built on the Related Group property if this project does not go through, and stated either former Mayor Tarrant had inside knowledge the rest of the community does not have, or she is just winging it. He stated replacing the additional revenue from the project with an assessment would be less than \$500 per year for the average resident, with a higher impact on the billionaires.

Nancy Robins, 1160 Hillsboro Mile, stated she sees so much love for the sea turtles, and none for the residents. She asserted the residents are upset about the Related Group project and asked that the Commission reconsider allowing it to move forward.

Richard Crusco, 1194 Hillsboro Mile, stated he was part of the group that opposed the Commission's decision related to the Related Group project and took action on behalf of the community. He asserted the decision was an abuse of the variance process, and the residents stood up for the community and its quality of life. He stated he attributes the Town's quality of life to three (3) former mayors who collectively spent over 30 years representing the people of Hillsboro Beach and putting the interests of the community ahead of the interests of developers. Continuing, Mr. Crusco stated the Commission had been invited to sit down with those organized against the project but had not done so. He added that the group supports progress and improvement but want it to be consistent with the zoning laws of the Town. He asked the Commission to revise its position.

George Zkratov, 1194 Hillsboro Mile, stated that if companies are allowed to pay their way into the Town, it is a slippery road, and anyone can come in and do the same. He stated it was not a good idea, and the Town should not continue that path, or it will have 50 story buildings 10 years from now.

Joe Tolento, 1167 Hillsboro Mile, stated he lives in a seven (7) story building and there are other buildings which are 10-15 stories on Hillsboro Beach. He stated he understood the concerns of those close to the building, but his concern with traffic if the project was built as zoned, noting there was potential for 187 families instead of the 90 proposed. He discussed the difference between snowbirds buying high-end condominiums and rentals in a three (3) story building and addressed concerns with the overall tax base and individual views.

Dawn Miller, 1107 Hillsboro Mile, stated she understood this was an emotional issue and everyone had an interest in keeping the Town special and beautiful. She asserted the Town plainly needs money to run, and that does not mean any particular developer gets special favors, but that the open property should be developed in a way that benefits the Town. She discussed the difficult decision made by the Commission, making sure every voice was heard, and the importance of mitigating the impacts on residents.

Mark Raphael, 1173 Hillsboro Mile, spoke regarding the Related Group development. He stated he is very much against the Town participating in supporting the development. He stated a 10-story building would not fit in with its surroundings.

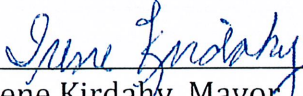
Michael Weinberger, 1169 Hillsboro Mile, stated the decision of the panel of judges should not be taken lightly. He asserted the judges had determined the Related Group could make money with a lower building, and asked the Commission to pay attention to what the people want and not appeal the court's decision.

XIV. ADJOURNMENT

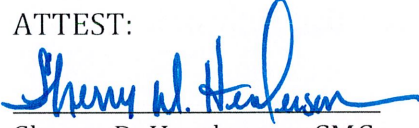
Motion made by Commissioner Ravanese, seconded by Vice Mayor Baldassarre, to adjourn the meeting at 10:55 a.m. In a roll call vote, the **motion** passed unanimously. (5-0)

ADOPTED THIS 6 DAY OF JUNE, 2023

TOWN OF HILLSBORO BEACH, FLORIDA


Irene Kirdahy, Mayor

ATTEST:


Sherry D. Henderson, CMC
Town Clerk 6/6/2023



*Hand-outs Provided or Presented at Meeting Entered into the Record.
Written Public Comments read aloud at Meeting, Entered into the Record.*

MAY 2, 2023

Regular Town Commission Meeting

Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
TownofHillsboroBeach.com
954-427-4011

Sherry D. Henderson

From: Richard Crusco <rcrusco28@gmail.com> on behalf of Richard Crusco
Sent: Thursday, April 27, 2023 9:28 PM
To: Richard Crusco
Subject: Judge's Decision on Variance
Attachments: Dezer_Related Group_Judge's decision.pdf; SunSentinel_Judges Decision.pdf

Hi all,

Hope all of you are doing well. As many of you know, my neighbors and I filed a lawsuit last year in order to block the variance that was approved by our Town Commissioners last year. This week the judge ruled the city's approval of the height variance to be **unlawful**, and therefore the variance is now **Quashed**. The basis for that judgement is the property presents no hardship to the developer as the property has plenty of area in which to build a beautiful development. In addition, the developer was aware of the protected area within the lot. Even the town's engineer acknowledged that there was sufficient area to build.

The lawsuit we filed started over a year ago when the residents to the tune of approximately 200 opposed the project at the Quasi-Judicial hearings. Two attorneys with profound experience on the matter (one being a city commissioner in Broward) presented the legal case against the variance. In spite of this, the Commissioners under the leadership of Ex-Mayor Deb Tarrant (none of which reside in the zoning area) unanimously approved the illegal variance. The case resulted in a lawsuit against the town Commissioners and developers. It is possible that Dezer Development & Related Group may pressure the current Commission to rezone the property. We must let our voices be heard in opposition of such a move. The reality is this is far from over. However, we are prepared to stand our ground. Unfortunately, our elected officials decided to ignore our voices and used taxpayer dollars to fight for a variance that the courts deemed unlawful. What a waste. And to think, we were willing to sit down with them early on and try to work things out without the courts. More to come...

To those of you who donated to our cause, thank you. United we stand.

There's a meeting at town hall on Tuesday, May 2nd at 9:00. We urge all of you, if possible, to come to town hall and let your voices be heard. You can also join via Zoom. **WHETHER YOU ATTEND OR NOT, IT WILL BE VERY IMPORTANT FOR YOU TO VOICE YOUR OPINION TO BE IN THE RECORD VIA AN EMAIL TO THE CITY COUNCIL MEMBERS AND CLERK. HERE ARE THEIR EMAILS.**

vandreano@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com;
bbaldasarre@townofhillsborobeach.com;
kreiser@townofhillsborobeach.com;
ikirdahy@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com;

THERE IS RUMOR THAT ONLY A SMALL NUMBER OF RESIDENTS OPPOSED THE VARIANCE AND YOU CAN HELP CHANGE THAT RUMOR.

Very important for you as a resident of Hillsboro Beach to be a part of helping to Save Hillsboro Beach.

Here's a link to Hillsboro Beach website for info on Zoom and agenda for upcoming meeting

<https://www.townofhillsborobeach.com/CivicAlerts.aspx?AID=351>

Here's the article from the NewPelican. Also attached are the judge's decision as well as the SunSentinel article.

<https://www.newpelican.com/articles/luxury-10-story-condo-development-in-question-after-judges-quash-height-variance/>

Thanks,
Richard

If you do not want to receive further emails, please let me know.

Sherry D. Henderson

From: james lambert <jamesrodneylambert@gmail.com> on behalf of james lambert
Sent: Thursday, April 27, 2023 10:33 PM
To: shenderson@townofhillsborobeach.com

To start congratulations to the new commissioners.

I just received the email that was sent to everybody from Richard Crusoe. His letter to all the residents summed it up quite clearly he had 200 supporters against the project but there's well over 2000 residence so only a small percentage of people oppose the project that the commission previously approved again . I would like urge the commission to make their decision based on what is good for the entire town not just a small group of people that will always oppose anything that has to be built on that property. I have been a resident of this town for more than 30 years. Many years ago when one of the now opposing residents Mr. Mr. Kinley, wanted to develop the property as a boutique hotel with very few units. The neighboring people all complained that we could not handle the traffic . truth of the matter was they just did not want anything on the property next to their own property. Now that he no longer owns the property and has a unit next-door, he has been a loudmouth opponent of the project. But when he wanted to develop it, it was OK. if this project gets stopped The town will probably be in a huge lawsuit with the developer. If the majority of the town is against it, so be it, but if it's only a small percentage of residents that are against it the town should proceed with the project. The majority of the opponents do not even know about our town finances and the added revenue would hugely benefit the entire town. Our town has needs for finances and tax dollars to ensure our beach renourishments in the future without creating an unfair taxation to certain property owners and I'm sure the same people that are complaining about the project will be the first ones to say Pay for the litigation and damages with property tax dollars which affects certain residents a lot more than others. So I urge the commission again to look at the whole picture and base their decision on what is best for the entire town.

We already have some large condos in town, such as opal towers, and other tall buildings. Our current large buildings do not cause any traffic issues in our town. Our traffic issues are from people driving through town not the residents coming or going. That's a problem we are always gonna have a that's .Our traffic issues are from people driving through town not the residents coming or going. That's a problem we are always gonna have and that's a decision that we all except because we want to live here. I also feel it's absolutely ridiculous. That people claim they would never moved here if they There was going to be development on that property is insane . When people in south Florida decide that the areas becoming too overbuilt that's when they decide to leave. You cannot stop development anywhere that the property is in high demand. Residents need to accept that or make future plans where they would rather live. And if they decide to leave, they sure won't complain about higher property values when they go to sell.

Thank you for your time. And good luck dealing with this.

Jim Lambert
954-328-8521

Sherry D. Henderson

From: kwoody0322@aol.com
Sent: Monday, May 1, 2023 7:37 AM
To: ikirdahy@townofhillsborobeach.com; bbaldasarre@townofhillsborobeach.com;
jreiser@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com;
vandreano@townofhillsborobeach.com; shenderson@townofhillsborobeach.com
Subject: 1185 Property

Dear Commissioners:

The recent ruling by a panel of circuit court judges to overturn a height variance given to Related Group by the commission for 1185 property, was the right thing to do for the reasons given, but for many residents, it was much, much more.

As we all know, Related Group and its partner Dezer Development knew what the land situation is, and the current zoning code when they purchased the property.

Requesting a variance is one thing, but changing the zoning code would forever change the charm, and character of the north end of Hillsboro Beach. Looking at things for financial gain, modernization, or whatever reason it may be to vote in support, is not always in the best interest of the area, or its people.

As a resident who has owned my condo for over thirty-three years and grew up in this area, I have obviously seen many changes in town, the hotel being one of them. As much as I dislike the hotel, the thought that Hillsboro Beach could become a Pompano Beach, a Sunny Isles, or even a Highland Beach, is something I could never perceive happening here. I have always thought those who served on the commission and represented the people, would do everything in their power to *preserve* this little bit of heaven we are all so fortunate to enjoy. Changing the zoning code to permit this type of development and future developments like it, is not *preserving the charm of Hillsboro Beach*.

I am aware that there are 100 to 200 residents who were *not* in favor of the variance given and are now *not* in favor of a possible code change. Not everyone will attend the meeting, or even send an email, but they show their support against these requests in other ways. So please, do not think there is only a small group of residents against this possible change the developer could request, that is quite the contrary.

I ask that you *do not* vote in favor of changing the zoning code if that is what Related Group or any future developers request. Related Group will still make money, and Hillsboro Beach will still benefit from not only the 1174-1185 high-end *three-story* developments, but possible future *three story* developments without changing the code that would forever alter the quaintness of this section of our very small town.

Thank you,

Karen Olsen
1160 Hillsboro Mile

Sherry D. Henderson

From: Mac Serda <mserda@townofhillsborobeach.com> on behalf of Mac Serda
Sent: Monday, May 1, 2023 6:59 AM
To: Roberta
Cc: shenderson@townofhillsborobeach.com; Irene Kidahy; bbaldasarre@townofhillsborobeach.com; Jane Reiser; David Ravanese; Vinnie Adreano
Subject: Re: Rosewood Condo-Hotel Planned

Good morning Roberta,

The development proposed by the Related Group is a condo, not a hotel.

In fact, the Town does not allow any hotels other than the club and HBR, which currently exist and are grandfathered within our code.

Rosewood, much like Four Seasons and other elevated brands, provide contract services to manage and operate properties on behalf of the developers for the residents of the property. When a person decides to purchase in a development, one of the selling points is the operator of the building. The possible owner wants to know what level of service the developer has contracted with to provide valet, concierge and other services elevens. In the case of the Related's project in our Town, the service operator is Rosewood.

I'm happy to discuss this in person or over the phone if you like.

Finally, please confirm you'd like to have your email as part of the record, but the project is not a hotel or rental lodge such as Cheeca Lodge in Islamorada.

Thank you,

Mac

Sent from my iPhone

> On Apr 30, 2023, at 3:28 PM, Roberta <beachbeauty@comcast.net> wrote:

>

> I want what I'm writing to be read and added to the comments at the May 2, 2023 Commission Meeting when public comments are made about the Rosewood Development.

>

> "I am outraged at the way the Related Group presented their project to our Commission and Hillsboro Beach residents to receive their project approval.

> Their project is now planned as a Condo-Hotel, the same way Chica Lodge the Florida Keys is run and operated.

> It is run by a commercial hotel chain and the Rosewood will become a commercial property.

> This is not the way this project was presented to the Commission and residents of Hillsboro Beach.
> The Commission now has the authority to reconsider their approval based upon all the new information we have been made aware of.”
> Respectfully,
> Roberta Meschkow
> 1043 Hillsboro Mile
> Hillsboro Beach
>
>
>
> <https://hotelprojectleads.com/rosewood-condo-hotel-planned/>
>

Sherry D. Henderson

From: Roberta Meschkow <beachbeauty@comcast.net> on behalf of Roberta Meschkow
Sent: Sunday, April 30, 2023 3:45 PM
To: Town of Hillsboro Beach, Florida; Mac Serda; ikirdahy@townofhillsborobeach.com; Barbarella Beltaire; jreiser@townofhillsborobeach.com; Vinnie Adreano
Subject: Re: Rosewood Condo-Hotel Planned

I want what I'm writing to be read and added to the comments at the May 2, 2023 Commission Meeting when public comments are made about the Rosewood Development.

"I am outraged at the way the Related Group presented their project to our Commission and Hillsboro Beach residents to receive their project approval.

Their project is now planned as a Condo-Hotel, the same way Chica Lodge the Florida Keys is run and operated.

It is run by a commercial hotel chain and the Rosewood will become a commercial property.

This is not the way this project was presented to the Commission and residents of Hillsboro Beach.

The Commission now has the authority to reconsider their approval based upon all the new information we have been made aware of."

Respectfully,

Roberta Meschkow

1043 Hillsboro Mile

Hillsboro Beach

<https://hotelprojectleads.com/rosewood-condo-hotel-planned/>

Sherry D. Henderson

From: CLARA KNIERIM <claraknierim80042@gmail.com> on behalf of CLARA KNIERIM
Sent: Sunday, April 30, 2023 3:35 PM
To: vandreano@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com;
bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
ikirdahy@townofhillsborobeach.com; shenderson@townofhillsborobeach.com
Subject: vacant property at 1174-1185 Hillsboro Mile

RE: review of variance request from Dezer Developers/The Related Group, owners of the vacant property at 1174-1185 Hillsboro Mile

To all administrator involved in this issue, please keep in mind these points when deciding for us residents of Hillsboro Beach:

The developers had plenty of time to conduct due diligence before purchasing the property – they cannot continue to claim any surprises or hardship because all information for this lot has been public records for decades. They overestimated their ability to rollover the residents and Town administrators, and dazzle everyone with a “majestic” building and incentives ... not everything is about \$\$ - the character of our quiet community is priceless.

The argument that the Related Group - is as a world-renown architect and a developer – also means that they have enough experience and talent to build a beautiful building that will conform with our community, not a style of building that belongs in South Beach, or Miami. As any profitable company, they are looking to maximize their investment. We should be looking to maximize the quality and character of our beautiful Town.

If the additional tax revenue generated from development of this property is expected to be less than the \$1 million speculated, it is not enough reason to allow the extra height variance. There are several large expensive homes which are being built, or remodeled for resale, at the present time – these are expensive properties providing the Town with large tax revenues in the immediate future. Ask any realtor how desirable it is to list properties in Hillsboro Beach – properties sell well and faster due to lack of availability of waterfront property, plus the fact that we are an upscale community. Tax revenues will continue to come in from sales every year, and property is definitely getting more expensive.

Thanks to all of you for watching out for our community

Clara Knierim

happy Hillsboro Beach owner since 1979

Sherry D. Henderson

From: eaosborn1@juno.com
Sent: Sunday, April 30, 2023 1:25 PM
To: vandreano@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com;
bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
ikirdahy@townofhillsborobeach.com; shenderson@townofhillsborobeach.com
Subject: PLEASE DO NOT ALLOW RE-ZONING OF LOT 1174-1185 HILLSBORO MILE

To all city council members and clerk:

Re: 1174-1185 Hillsboro Mile

PLEASE DO NOT allow the above referenced property to be re-zoned!! I have lived directly across from this lot since 1998 and purchased here so I could enjoy the view during my retirement years! Now that I am finally retired and able to enjoy it, I do NOT want there to be some obstruction created out of wanton greed by a developer who only cares about the bottom dollar vs. the quality of life of those homeowners nearby!!

I THANK-YOU sincerely for your consideration of homeowners in the area and the multitude of people who feel the exact same way as myself!!

E. Osborn
Massachusetts Bldg.
Eastway Harbor

Sherry D. Henderson

From: Jill Scanlon <jillscan7@gmail.com> on behalf of Jill Scanlon
Sent: Saturday, April 29, 2023 6:48 AM
To: bbaldasarre@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com;
ikirdahy@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com
Subject: Height Variance

We chose to purchase a residence in Hillsboro Beach in part because of the quiet feel to the area. Allowing this height variance opens the door for future variances. Every increase in density erodes the tranquility and charm of our town.

While change is inevitable, it should be done in a way that preserves the best aspects of our community. All development should be done within the parameters currently on the books and special height variances should not be approved.

Regards,
Jill Scanlon
1057 Hillsboro Mile

Sherry D. Henderson

From: ALICIA OLSEN <olsenrun@msn.com> on behalf of ALICIA OLSEN
Sent: Friday, April 28, 2023 2:46 PM
To: shenderson@townofhillsborobeach.com
Subject: Land in question in law suit

Hello,

This letter is in support of rezoning the land, in order to continue with the previously approved height variance to the beach side condo in question in the lawsuit against the Town of Hillsboro.

I believe there are more pro, to continue with this project, than cons!

We need to look to the future and figure out what will sustain the Town, life style and property value so we are not swallowed up and lost within Broward County.

The proposed condo units will certainly add to the uniqueness that is Hillsboro Beach and will attract possible home owners from across the country and possible outside our borders.

Respectfully,

Alicia Olsen
LeBaron owner

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Get [Outlook for Android](#)

Sherry D. Henderson

From: Bates, David <DBates@gunster.com> on behalf of Bates, David
Sent: Friday, April 28, 2023 2:17 PM
To: vandreano@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com;
bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
ikirdahy@townofhillsborobeach.com; shenderson@townofhillsborobeach.com
Subject: Rosewood Branded Condos

Dear Commissioners:

Although I will be unable to attend the next meeting, I do want to share my strong opposition to further accommodations made for this project.

I recall that almost every resident spoke out against this project when the variance was issued initially. The Commission now has a second opportunity to make the right decision and not make a special accommodation for this ill-conceived project.

Moreover, I believe that the Commissioners and the community was misled during the initially variance approval process. I recall repeated misrepresentations that this project would not have an adverse impact on traffic due to the expectation that most units would be "seasonal" properties. Now, however, with this truly operating like a hotel, we will have nearly 100% occupancy, plus guests, events, weddings, etc., etc.

Please do not make further accommodations made for this project such as rezoning. In the alternative, PLEASE prohibit the operation of a hotel.

Thank you.

David Bates
1155 Hillsboro Mile
Hillsboro Beach, FL 33062

Sherry D. Henderson

From: gelmanct@aol.com
Sent: Friday, April 28, 2023 9:38 AM
To: vandreano@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com;
bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
ikirdahy@townofhillsborobeach.com; shenderson@townofhillsborobeach.com
Subject: 1174-1185 Hillsboro Mile - Zoning Variance

To: Hillsboro Beach Town Commissioners and Town Clerk
From: Craig Gelman, 1167 Hillsboro Mile
Re: 1174-1185 Hillsboro Mile – Zoning Variance
Date: April 28, 2023

I know I speak not only for myself and my wife, but I also speak for many of my Hillsboro neighbors when I say that we continue to strongly oppose the issuance of any zoning variance that allows for a 10-story, 130-foot tower building at 1174-1185 Hillsboro Mile.

The town's zoning in the area is capped at 3 stories, and for good reason. We know that it is to do everything we can to retain the small-town charm of our town. It is THE MAIN REASON why my wife and I and many of our neighbors moved to Hillsboro Beach in the first place. It is the reason why we didn't move to Boca Raton or Pompano Beach or another town with huge residential structures/properties along the beach. We wanted to live in a small town in Southern Florida with room to walk, sit on the beach, etc. without the huge crowds of other towns. Granting a variance for such a huge building runs afoul of us continuing to build and maintain that charm. I just don't understand how a 10-story building that is being marketed with its "hotel like amenities" adds to our small town culture? I'm sure that you are all aware that the developer is already starting to market the property similar to how Marriot Residences markets its properties. I have a friend who is a realtor who recently shared some of their advertising with me and commented to me: "Is this really what they're doing in Hillsboro Beach?" Is that really what we want for our town?

I'm not totally against ever issuing any variances. Variances do have their place. But, unless there is an exceptional hardship to the landowner, we should not grant a variance. Not making enough money from developing land under current zoning restrictions is not an exceptional hardship. The landowners knew exactly what they were getting when they purchased the land. They are smart; they did their due diligence; and they were comfortable making the purchase knowing the building height limitations. So, absent any exceptional hardship we should not grant that type of variance. If they cannot make enough money from developing the property with 3-story buildings, then they should sell the land to another developer who would be happy to do so and pleased to help us maintain the small town charm of Hillsboro Beach. The current developer does not want to help us maintain our small town charm. They merely want to make the most money at our expense.

We also need to seriously consider the long term effects of allowing for such a variance. Could this also serve to open the door for other prospective developers to do the same thing? What's to stop another developer from buying out all the residents of a small Hillsboro Beach community with an eye towards seeking a similar variance to construct another 10-story building? Where does this end? I say, let's end it now please.

Thank you for your consideration. Respectfully submitted,

Craig Gelman

Sherry D. Henderson

From: Svetlana Zikratova <lane.zikr@gmail.com> on behalf of Svetlana Zikratova
Sent: Monday, May 1, 2023 11:19 AM
To: vandreano@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com; bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com; ikirdahy@townofhillsborobeach.com; shenderson@townofhillsborobeach.com
Subject: Height Variance for 1174-1185 Hillsboro Mile

Dear City Council Members:

As a full-time resident and a registered voter for the town of Hillsboro, I would like to express my strong objection to a height variance given to the Dezer Development & Related Group to build a 10-story condo building at 1185 Hillsboro Mile because the town's zoning code imposes a three-story height limit on buildings in that section of the Mile.

As many of you know, last week the Judge ruled the city's approval of the height variance to be unlawful, and therefore the variance is now quashed. The basis for that judgement is that the property presents no hardship to the developer as the property has plenty of area in which to build a beautiful development. In addition, the developer was aware of the protected area within the lot when purchasing it.

Please put my opposition on record in case the Related Group challenges the court's decision. I also object to any zoning changes to accommodate Related Group construction on this lot.

Sincerely,

Lana Zikratova

1194 Hillsboro Mile, #24

Sherry D. Henderson

From: Yoni Azoulai <azoulaimd@gmail.com> on behalf of Yoni Azoulai
Sent: Monday, May 1, 2023 11:47 AM
To: vandreano@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com;
bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
ikirdahy@townofhillsborobeach.com; shenderson@townofhillsborobeach.com
Subject: Hillsboro Beach - Dezer Development and the Related Group

I am one of the owners of a condominium located at 1169 Hillsboro Beach.

At the upcoming meeting, on May 2nd, I would like to have an open forum discussion added to the Agenda so that we can discuss and hear the opinions and thoughts of the Current residents/owners/voters of Hillsboro Beach in relation to the proposed development at 1185 Hillsboro Beach Blvd.

While it would be unreasonable to completely prevent the development of that property I do not believe that providing a variance to the Related Group and Dezer would be in the interest on the entire community. The variance that they have requested would change the entire character of this section of hillsboro beach in a way that most of the current owners/residents/voters do not agree with.

I believe that they should follow the Zoning Code just like everyone else would have too. While property rights are clearly important I do not believe that Jorge Perez, the billionaire developer who owns Related Group, needs to be receiving special treatment to make his projects more profitable for him and his investors.

Jonathan Azoulai

Sherry D. Henderson

From: Fabrice Marmousez <fabricemarmousez@gmail.com> on behalf of Fabrice Marmousez
Sent: Monday, May 1, 2023 4:09 PM
To: vandreano@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com;
bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
ikirdahy@townofhillsborobeach.com; shenderson@townofhillsborobeach.com
Cc: savehillsborobeach@gmail.com; Pat
Subject: Lot 1174-1185 Hillsboro Mile

Dear City Council Members and Clerk,

In advance of the meeting which will be held on Tuesday May 2nd 2023 at 9 am, at Hillsboro Beach's town hall, please note I am against the project of a high rise building, in the vicinity of my property on Hillsboro Mile.

I live in Hillsboro Beach because it represents the typical Florida "way of life" and what many citizens would dream to experience when living next to the ocean:

- The respect of typical Florida's architectural common sense, limiting the height of buildings to avoid significant damaging consequences on properties during hurricane season,
- The respect of the existing visual environment of the beach and its immediate neighborhood, thanks to low-rise structures,
- The respect of the existing infrastructures, never imagined, designed nor desired to become the "Sunny Isle" of Broward (water and sewer, roads, power and other utilities, requiring upgrades and higher cost to taxpayers, if the area is overcrowded, due to authorization granted to build high rise structures).

Allowing this project, in its "high rise" version, is actually opening Pandora's box : it is, in fact, an implicit acknowledgement to allow many other high rise buildings to be built all along Hillsboro Mile.

Related Group knew, since day 1, what were the constraints and merits of this location.

As experienced professionals, they cannot say they "did not know": it's their job and they have to take their responsibilities if they made a mistake when they acquired this piece of land.

Sincerely,

--

Best Regards,

Fabrice Marmousez
1199 Hillsboro Mile,
Hillsboro Beach, FL 33062
9545540661

Sherry D. Henderson

From: Joseph Tolento <jctolento67@gmail.com> on behalf of Joseph Tolento
Sent: Monday, May 1, 2023 5:09 PM
To: vandreano@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com; bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com; ikirdahy@townofhillsborobeach.com; shenderson@townofhillsborobeach.com
Cc: Joseph Tolento
Subject: Fwd: Fw: Fwd: Big News!! Judge's Decision on Variance

Greetings everyone--

I'm referencing the below email from Mr. Crusco--

"WHETHER YOU ATTEND OR NOT, IT WILL BE VERY IMPORTANT FOR YOU TO VOICE YOUR OPINION TO BE ON THE RECORD VIA AN EMAIL TO THE CITY COUNCIL MEMBERS AND CLERK. HERE ARE THEIR EMAILS."

I am writing to you today to acknowledge that I fully supported the decision of the last commission. The decision was a wise and prudent one to grant the variance. Just the thought of having 187 units built on the property is absolutely absurd.

How can you justify building 187 lower end units compare to building 90 high end units:? The more units the more traffic on the roads. The more units the more populated our beach becomes.

What about the tax revenue that would come with 90 units priced at over \$4 million?

My advice for the new members of the commission---Please move forward and steadfast with the decision that was made by the previous commission. I for one DO NOT want the decision overturned.

Joseph and Carmela Tolento

Hello Neighbor we have very important news for you!

Please read the following updated statement with recent information regarding the height variance for [lot 1174-1185 Hillsboro Mile](#).

Hi all,

Hope all of you are doing well. As many of you know, my neighbors and I filed a lawsuit last year in order to block the variance that was approved by our Town Commissioners last year.

This week the judge ruled the city's approval of the height variance to be **unlawful**, and

therefore the variance is now **Quashed**. The basis for that judgement is the property presents no hardship to the developer as the property has plenty of area in which to build a beautiful development. In addition, the developer was aware of the protected area within the lot. Even the town's engineer acknowledged that there was sufficient area to build.

The lawsuit we filed started over a year ago when the residents to the tune of approximately 200 opposed the project at the Quasi-Judicial hearings. Two attorneys with profound experience on the matter (one being a city commissioner in Broward) presented the legal case against the variance. In spite of this, the Commissioners under the leadership of Ex-Mayor Deb Tarrant (none of which reside in the zoning area) unanimously approved the illegal variance. The case resulted in a lawsuit against the town Commissioners and developers. It is possible that Dezer Development & Related Group may pressure the current Commission to rezone the property. We must let our voices be heard in opposition of such a move. The reality is this is far from over. However, we are prepared to stand our ground. Unfortunately, our elected officials decided to ignore our voices and used taxpayer dollars to fight for a variance that the courts deemed unlawful. What a waste. And to think, we were willing to sit down with them early on and try to work things out without the courts. More to come...

To those of you who donated to our cause, thank you. United we stand.

There's a meeting at town hall on Tuesday, May 2nd at 9:00am. We urge all of you, if possible, to come to town hall and let your voices be heard. You can also join via Zoom.

WHETHER YOU ATTEND OR NOT, IT WILL BE VERY IMPORTANT FOR YOU TO VOICE YOUR OPINION TO BE ON THE RECORD VIA AN EMAIL TO THE CITY COUNCIL MEMBERS AND CLERK. HERE ARE THEIR EMAILS.

vandreano@townofhillsborobeach.com;

dravanesi@townofhillsborobeach.com;

bbaldasarre@townofhillsborobeach.com;

jreiser@townofhillsborobeach.com;

ikirdahy@townofhillsborobeach.com;

shenderson@townofhillsborobeach.com;

THERE IS RUMOR THAT ONLY A SMALL NUMBER OF RESIDENTS OPPOSED THE VARIANCE AND YOU CAN HELP CHANGE THAT RUMOR.

Very important for you as a resident of Hillsboro Beach to be a part of helping to Save Hillsboro Beach.

Here's a link to Hillsboro Beach website for info on Zoom and agenda for upcoming meeting

<https://www.townofhillsborobeach.com/CivicAlerts.aspx?AID=351>

Here's the article from the NewPelican.

<https://www.newpelican.com/articles/luxury-10-story-condo-development-in-question-after-judges-quash-height-variance/>

Thanks,

Richard Crusco

Want to change how you receive these emails?

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Sherry D. Henderson

From: marmousezpat <marmousezpat@gmail.com> on behalf of marmousezpat
Sent: Monday, May 1, 2023 9:38 PM
To: shenderson@townofhillsborobeach.com
Subject: 1174 Hillsboro Mile

As an resident of Hillsboro Mile, I want that you know that I am opposed to the project that you voted on the 1174-1185. I am not alone

Patricia Marmousez
1189 Hillsboro Mile

Sent from my T-Mobile 4G LTE Device

Beach Nourishment 2023

BOCA RATON, DEERFIELD BEACH, HILLSBORO BEACH

Pipe Staging



Alaska Dredge



Covering the Groins



Covering the Groins (cont'd 2)



Covering the Groins (cont'd 3)



Covering the Groins (cont'd 4)



Sand Loss from Storms



Groins Recover (4/25/23)



Wide Beach at Public Access (1236 HM)



Construction Zone



Project Termination Point



Follow-Up Items

- Receive and Validate Sand Quantities for Final Invoice
- Contract for Post-Construction Hardbottom Monitoring
 - Permit requirement
 - DFB and TOHB annual cost: \$46,526.30/each
- Service Loan
- Commence Talks with HID
- DFB to establish ECL per Settlement Agreement
- Continue Monitoring Beach and Collaborating