



**TOWN OF HILLSBORO BEACH**  
1210 Hillsboro Mile, Hillsboro Beach, Florida 33062  
**November 14, 2023 | 9:00 AM**

**BOARD OF ZONING & APPEALS AGENDA**

MAYOR IRENE KIRDAHY  
VICE MAYOR BARBARA BALDASARRE  
COMMISSIONER JANE REISER  
COMMISSIONER VINNIE ANDREANO  
COMMISSIONER DAVID A. RAVANESI

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

Please refer to the end of the Agenda for the **RULES OF DECORUM (RES 2023-36)** adopted by the Town Commisison **9/12/2023**

**CALL TO ORDER AND ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**I. QUASI-JUDICIAL PUBLIC HEARINGS**

- A. PUBLIC HEARING - Development Application was Submitted by Carl Horace, General Manager Authorized Agent for Hillsboro Club, Located at 901 Hillsboro Mile, Hillsboro Beach, Fl 33062 Seeking Issuance of Permit to Install an Awning on the Existing Deck that is Beyond the Easterly Building Line.**

**Address:** Hillsboro Club - 901 Hillsboro Mile, Hillsboro Beach, Fl 33062

**Variance Request:** The Applicant is Seeking a Variance to *Section 4-4 Easterly Building Line; Extended* of the Town of Hillsboro Beach Code of Ordinance as stated below.

“Sec. 4-4. - Easterly building line; extended.

(A) The easterly building line extension as depicted in the plans and drawings of Arthur V. Strock and Associates, Inc., attached hereto, be and is hereby declared to be the extension of the easterly building line of the town.

(B) The Clerk is hereby authorized and directed to record this survey in the books and records of the Clerk of the Circuit Court of Broward County, Florida, as effective notice to all property owners of the town as to the existence and location of the easterly building line extension.

(C) No building permits shall hereinafter be issued for the erection of any building or structure by the clerk or other official of the town whereby the building or appurtenance thereto sought to be erected shall encroach upon the easterly building line as herein before described.”

- B. PUBLIC HEARING - Development Application was Submitted by Elizabeth C. Berry, Authorized Agent for Hillsboro Mile Ocean Apts., Inc. Located at 1045 Hillsboro Mile, Hillsboro Beach, Fl 33062 to Install a Deck on the Property.**

**Address:** 1045 Hillsboro Mile, Hillsboro Beach, Fl 33062 | Hillsboro Mile Ocean Apts., Inc

**Variance Request:** The applicant is seeking a variance to *Section 12-264 Swimming Pools, Pool Patios and Decks* of the Town of Hillsboro Beach Code of Ordinances as stated below.

"Sec. 12-264. - Swimming pools, pool patios and decks.

(A) Location.

1. Swimming pools (including, but not limited to Jacuzzis, spas, hot tubs, and the like) shall be permitted in all districts. They shall be constructed no closer than 15 feet to any side property line, or 45 feet to the center line of State Highway A1A.

2. They shall not extend east of the easterly building line or closer than 15 feet to the easterly right -of-way line of the Intracoastal Waterway, or 15 feet of any seawall erected east of this line.

3. All measurements are to be made horizontally from the water's edge of the swimming pool to the specific reference point listed above."

**II. ADJOURNMENT**

### RULES OF DECORUM

- The goal of Commission Meetings and Public Hearings is to accomplish the public's business in an environment that encourages fair discussion and exchange of ideas.
- Everyone will have three (3) minutes when recognized for public comment, participants should step forward to the podium and state their name & address for the record.
- All comments shall be directed to the commission or board as a body, through its presiding officer. Comments shall not be addressed to a single member of the commission or board, or to Town staff including the attorney, the manager, or the clerk, unless a majority of the members present on the commission or board shall so agree.
- The public comment period is for receipt of public comments, not debate. It is not intended as a time for problem solving but rather for hearing the citizens for their input.
- Anger, rudeness, ridicule, personal attacks, profane language, and lack of respect for others is unacceptable behavior. Demonstrations to support or oppose a speaker or idea, such as clapping, cheering, booing, hissing, or the use of intimidating body language are not permitted.
- If a person refuses to abide by these rules of civility and decorum, a commissioner may request a motion to temporarily recess
- Continued disruptions by any person may result in the request of the person to depart the meeting.

[Resolution No. 2023-36, adopted 9-12-2023](#)

**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, IIMC-CMC, Town Clerk (954) 427-4011 Town Hall - 1210 Hillsboro Mile, Hillsboro Beach, Florida 33062.