MINUTES
TOWN OF HILLSBORO BEACH
REGULAR COMMISSION MEETING
JANUARY 9, 2024

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
Vice Mayor Barbara Baldasarre
Commissioner Jane Reiser
Commissioner Vinnie Andreano
Commissioner David Ravanesi

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 Ravanesi, seconded by Commissioner Baldasarre, to adopt the agenda as presented. In a roll call vote, the **motion** passed unanimously. (5-0)

I. APPROVAL OF MINUTES

A. December 5, 2023 Regular Commission Meeting

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

II. PRESENTATIONS

A. Woods Hole Group update on Pressure Equalizing Module (PEM) Data Analysis

Mr. Serda provided a brief background on the decision to pursue Pressure Equalizing Module (PEM) data analysis utilizing an outside consultant.

Bob Hamilton, Woods Hole Group, reviewed the scope of work with an emphasis on objectivity and a methodical collection of data. He stated that based on their analysis, they would not be recommending moving forward with the PEM.

John Trowbridge, Woods Hole Group, presented the findings, including the concept, representative peer-reviewed literature, the previous Hillsboro Beach project, Citizen input from Hillsboro Beach residence John Meyers, assessment, alternatives analysis, and the recommendation. He stated considering the likelihood of technical success and required effort, the recommendation is not to reinstall PEM.

Mr. Hamilton summarized the findings, explaining the success criteria briefly. He discussed the question of physics and the evidence of collecting meaningful sand on the beach because of the PEM. He stated that if the Town does choose to move forward, the Department of Environmental Protection (DEP) would offer to consult on the regulatory path forward due to the experimental nature of the project. He advised that effort should first focus on demonstrating whether it meaningfully impacts the groundwater table but reiterated that was not Woods Hold Group's recommendation.

Mr. Serda stated the Town's position has long been focused on trying to get the DEP to better regulate the dredging operation, which seemed to fall in line with the data gathered by the Woods Hole Group.

Mayor Kirdahy noted she had seen the PEM tried in New York and Japan, but there are differences in wave action and other factors. She stated the Commission understood that doing nothing would have no results, but it was not the case that they are doing nothing. She thanked those involved in bringing forward the analysis and stated she did not believe PEM would work for the Town.

Commissioner Andreano asked about the depth of the PEM. Mr. Hamilton advised that the intent is for the PEM to extend deep enough to penetrate a layer that separates the beach layer from the groundwater layer.

Commissioner Andreano expressed concern with the PEM impacting turtle nesting. Discussion continued regarding the logistics of exposure of the PEM.

Commissioner Ravanesi asserted that if we didn't do something regarding beach nourishment then the residents could face annual assessments for nourishment. He stated he believe PEMS could work.

Commissioner Ravanesi asked if there was any city or town where the PEM had worked. Mr. Trowbridge stated there were numerous deployments, and they had found that the literature related to the results was mixed. He noted he would not rule out the possibility that a well-designed system appropriate for the environment would work.

John Meyers, Hillsboro Beach resident and Registered Professional Engineer, stated he had provided the Commission with an 11-page rebuttal document. He stated there were 22 areas in the report from the Woods Hole Group he had identified that he had technical disagreement with and presented a review of his own findings. He asserted the information presented was misleading and asked that the Commission not use the report as the final word on the technology.

In response to previous discussion, Mr. Meyers stated the PEM are installed vertically approximately three (3) feet below the surface and do not in any way inhibit beach use or turtle nesting.

Mr. Doody clarified that this was a presentation only, and any potential action would need to be placed on a future agenda.

Mr. Serda asked Mr. Meyers to comment on the groundwater references in the Woods Hole Group presentation. Mr. Meyers discussed briefly.

Mr. Serda asked the consultants whether Mr. Meyers' presentation caused any change in their conclusion. Mr. Hamilton advised that they had spoken with Mr. Meyers in advance of the meeting and had determined that they would not change their conclusion or findings. He stated they would be happy to clarify their report, but they did not believe anything presented was erroneous or misrepresented.

Mr. Serda stated the Commission had the option to create a pro forma and task path to work with the DEP to do another test, defer pending results of the New York PEM project, or hire a third company to look at the PEM data for analysis.

Mayor Kirdahy advised that she greatly appreciated the work that had gone into this and the sincere effort to save the beach, but she was not seeing enough positive results to move forward with a project in Hillsboro Beach.

Commissioner Reiser referenced the New York project and asked if there are any other projects which have a north/south shoreline. Mr. Serda reviewed the projects identified.

Commissioner Andreano stated the entire coast of Florida would love to not be concerned with erosion anymore. He asserted the PEM might be successful in a lagoon but would be no match for the weather conditions on Hillsboro Beach. He argued they should not waste further money on this, because they were going to need it for future nourishments.

Vice Mayor Baldasarre asserted they need to look at the plan for beach renourishment and put together a long-term plan. Discussion continued regarding beach renourishment planning and regional beach management.

Vice Mayor Baldasarre stated before she felt comfortable putting funds into PEM, she would need to see more results.

Commissioner Reiser thanked Mr. Meyers for stepping up and caring about the Town.

Mayor Kirdahy thanked everyone for their time and effort.

III. ORDINANCES

A. Ordinance No. 2024-01

Water Rates Increase for Domestic Use and Irrigation Use (First Reading)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPROVING AND AUTHORIZING AN INCREASE TO THE WATER RATES CHARGED TO THE TOWN'S RESIDENTS; PROVIDING FOR AN AMENDMENT TO CHARTER 10 OF THE CODE OF ORDINANCES ENTITLED "WATER" BY SPECIFICALLY AMENDING SECTION 10-1 ENTITLED "WATER RATES"; PROVIDING FOR AN INCREASE OF 6.9% PERCENT FOR RESIDENTIAL DOMESTIC USE; PROVIDING FOR AN INCREASE OF 6.9% PERCENT FOR RESIDENTIAL IRRIGATION USE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Doody read the Ordinance by title only.

Mr. Serda advised that rates had not been increased in nearly 10 years. He discussed the Consumer Price Index (CPI) and noted 6.9 percent was used for other budgetary items. He reviewed the water budget and contingency briefly and noted the high cost of repairs.

Motion made by Commissioner Ravanesi, seconded by Vice Mayor Baldasarre, to approve Ordinance No. 2024-01 on first reading. In a roll call vote, the **motion** passed unanimously. (5-0)

B. Ordinance No. 2024-02
Accessory Uses (First Reading)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED "LAND DEVELOPMENT CODE", BY SPECIFICALLY AMENDING ARTICLE VI ENTITLED "RM-16 MULTIPLE FAMILY DWELLING RESIDENTIAL DISTRICT REGULATIONS (WITH 3-STORY MAXIMUM LIMIT)" BY AMENDING SECTION 12-141 ENTITLED "USE REGULATIONS"; PROVIDING FOR THE IDENTIFICATION OF PRIVATE AMENITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE

Mr. Doody read the Ordinance by title only.

Jim Hickey, Planning Consultant, CG&A, explained the ordinance amends the Town Code to clarify the definition of accessory uses, what is allowed, and the process. He stated the Code as written was largely looking at accessory uses as recreational, but uses in other communities had led to a need for revision. He noted the intent was to ensure that these allowable uses remain private, and applications would require a restrictive covenant. He pointed out golf courses were stricken, but the existence of putting greens may be something the Commission wanted to consider.

Commissioner Reiser asked how this may impact the Sea Club Condos existing putting green.

Mr. Hickey stated the existing courses would become non-conforming uses, but a new course would not be permitted.

Mayor Kirdahy opened the floor to public comment.

Deb Tarrant, 1083 Hillboro Mile, stated a project the caliber of Rosewood Residences requires a high level of amenities to be successful. She advised that the current Code is outdated in several ways, and pending a full rewrite, problems within the Code must be addressed as they arise, such as with this ordinance. She commented on the opposition to the project and asserted the Town needs to stay the course in allowing the Rosewood Residences to be an exceptional place to live.

Mayor Kirdahy closed the floor to public comment.

Mayor Kirdahy advised that she had received comments on the Rosewood and had reviewed them, and in her opinion, the amenities are part and parcel of the type of lifestyle residents would be purchasing. She stated the luxury living offered by the facility would be a benefit to the community.

Commissioner Ravanesi reviewed the benefits of the Rosewood project and stated the tax

revenue was needed. He stated they are being consistent in the application of the Code, and access to the public would be restricted.

Vice Mayor Baldasarre stated she could very easily support the concepts put together in this ordinance. She agreed with Former Mayor Tarrant's comments that the Code must be revised periodically. She noted it would be a benefit to have food onsite at the private residential site.

Commissioner Andreano stated this building was going to be a gem in Hillsboro Beach and would increase property values and tax base for everyone.

Mayor Kirdahy stated they are looking at the best interests of the entire Town.

Commissioner Reiser commented that the most important point was that there would be a restrictive covenant.

Mr. Doody noted the restrictive covenant would be recorded against the property, so could not be addressed through an amendment of the bylaws or condominium documents.

Motion made by Commissioner Andreano, seconded by Commissioner Ravanesi, to approve Ordinance No. 2024-02 on first reading. In a roll call vote, the **motion** passed unanimously. (5-0)

IV. RESOLUTIONS & CONTRACTS

A. Resolution No. 2024-01

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE APPROPRIATE TOWN OFFICIALS TO EXECUTE THE STATE REVOLVING FUND AMENDMENT 3 TO LOAN AGREEMENT DW062610 FOR THE TOWN OF HILLSBORO BEACH.

Mr. Doody read the Resolution by title only.

Mr. Serda provided a brief background, explaining the Town had taken out a loan in 2017 for work on the water main and water meters, but the entire amount had not been utilized, resulting in a reduction of $352,000 to the liability and a drop in the annual payments.

Motion made by Vice Mayor Baldasarre, seconded by Commissioner Andreano, to adopt Resolution 2023-59 as presented. In a roll call vote, the **motion** passed unanimously. (5-0)

B. Resolution No. 2024-02

CONSIDERATION TO APPROVE AND AUTHORIZE THE USE OF $25,000 IN FEDERAL FORFEITURE FUNDS TO DEVELOP A BEACH SAFETY AND ENFORCEMENT INITIATIVE.

Mr. Doody read the Resolution by title only.

Mr. Serda stated the funds would be utilized for a beach initiative, including safety, as well as enforcing litter pickup and dogs on the beach.

Mayor Kirdahy applauded the Police Chief Jay Szesnat and his team in recognition of January 9, 2024 Law Enforcement Appreciation Day.

Vice Mayor Baldasarre asked how doggy bags would be utilized. Police Chief Szesnat stated the focus would be on education and awareness.

Motion made by Vice Mayor Baldasarre seconded by Commissioner Reiser, to adopt Resolution 2024-02. In a roll call vote, the **motion** passed unanimously. (5-0)

C. Resolution No. 2024-03

CONSIDERATION TO ACCEPT RECOMMENDATION OF AWARD TO WESTWAY TOWING, INC. FOR TOWING SERVICES PIGGYBACKING THE TERMS OF THE CITY OF TAMARAC AGREEMENT (RFP 22-17R) AND AUTHORIZE THE APPROPRIATE TOWN OFFICIALS TO EXECUTE AN AGREEMENT.

Mr. Doody read the Resolution by title only.

Mr. Serda stated the Police Department occasionally requires the use of a tow company, and the current procurement has expired. He explained this was not a change in company or break in service and would utilize a piggyback contract with the City of Tamarac. He discussed examples of services utilized and stated there was no cost to the Town.

Motion made by Commissioner Ravanesi, seconded by Commissioner Andreano, to adopt Resolution 2024-03. In a roll call vote, the **motion** passed unanimously. (5-0)

VI. CONSENT AGENDA

	Vendor	Invoice Number	Date	Amount
1.	CG&A	122059	Nov 2023	**$41,017.09**
2.	CG&A	123518	Dec 2023	**$31,699.03**
3.	GCDE	56825	Dec 2023	**$120.00**
4.	GCDE	56824	Dec 2023	**$360.00**
5.	GCDE	56823	Dec 2023	**$1,170.00**
6.	GCDE	56822	Dec 2023	**$3,094.55**
7.	Inframark	107078	Dec 2023	**$8,809.65**
8.	Sweetapple, Broeker, & Varkas	11679	Dec 2023	**$905.00**

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

VII. BEACH REPORT

None.

VIII. STAFF UPDATES

A. Police Department

Police Chief Szesnat shared his report. He highlighted notable events, including the effectiveness of the Marine Unit, investigation of a theft related to a landscaping company, and assisting with packages.

B. Building Department

Steve Mitchell, Building Official, CG&A, presented his report. He stated there had been plans for a new house submitted, and other pending projects are moving forward.

Mayor Kirdahy asked about progress on the Rosewood Residences project. Mr. Mitchell provided a brief update.

C. Code Compliance

Bernard Pita, Code Enforcement, CG&A, presented his report. He stated the majority of the 43 reports open are related to fire inspection. He noted he continues to work with construction sites to maintain materials on the property. Discussion ensued briefly regarding repeat offenders maintaining materials on the property.

IX. TOWN MANAGER REPORT

Mr. Serda wished everyone a Happy New Year. He discussed renewed priorities, including an emphasis on traffic and speeding throughout the Town, addressing bicyclists not following the traffic rules while recognizing the sensitivity of the situation, dogs on the beach, and parking on the Intracoastal.

Commissioner Reiser asked if there are private homes who have applied for a variance to park on the Intracoastal side. Mr. Serda outlined the parking standards.

Vice Mayor Baldasarre inquired as to whether overnight parking was allowed on the Intracoastal. Mr. Serda stated it was permissible with the proper spacing. Discussion continued.

X. TOWN ATTORNEY REPORT

Mr. Doody stated the residents had prevailed in the District Court of Appeal and there was no need for further litigation. He highlighted the annual reporting requirements for the Commission and recent changes to expand the requirement with the use of Form 6 for Full Financial Disclosure. He stated there is a pending challenge to the Statute, and a private law firm was soliciting cities to join a lawsuit at the cost of $10,000 per city.

Commissioner Reiser asked how many cities had joined the lawsuit. Mr. Doody noted he would find out. He advised he was not advocating joining the action.

Commissioner Ravanesi stated he was supportive of transparency, but believed the current Statute's disclosure requirements may have gone too far. He suggested the Town join the lawsuit.

Commissioner Reiser noted even if the lawsuit goes forward, it will not be resolved before Form 6 electronic filing is due in June 2024. Mr. Doody stated there was discussion of a potential injunction. He advised the League of Cities had lobbied against the extension and was not successful, and they do not believe any continued efforts would be fruitful. Discussion continued. Mr. Doody stated he would report back as new information is available.

XI. TOWN COMMISSION COMMENTS/REPORTS

A. Vice Mayor Barbara Baldasarre

Vice Mayor Baldasarre stated the League of Cities meeting was scheduled for Thursday, as was the Condo Forum.

B. Commissioner Jane Reiser

Commissioner Reiser commented on recycling at her condominium building and noted she had seen cardboard thrown into the dumpster and when she asked, she was told that anything that did not fit in the bin would go with the regular trash. Discussion continued regarding recycling education.

C. Commissioner David A. Ravanesi

Commissioner Ravanesi advised there had not been any waste management meetings.

D. Commissioner Vinnie Andreano

Commissioner Andreano had no report.

E. Mayor Irene Kirdahy

Mayor Kirdahy stated the Broward County Metropolitan Planning Organization (MPO) did not meet and would start again in February.

XII. PUBLIC PARTICIPATION

Rich Crusco, 1184 Hillsboro Mile, thanked Mr. Doody for mentioning the residents had won the appeal. He stated they are very happy about that but know this is not settled. He asserted the property rights provision was being looked at and the Town could expect to see action on this soon. He stated everyone wants their property values to be improved and to see progress, but they do not want to see everything dismantled in the process.

Commissioner Reiser stated she supports anyone coming to the Commission with their thoughts, ideas, and opinions on what should be done, and welcomes emails from residents, except when emails become personal attacks.

XIII. ADJOURNMENT

With no further business to come before the Commission the meeting adjourned.
The time was 11:16 am.

ADOPTED THIS 6th DAY OF FEBRUARY, 2024

By: Irene Kirdahy
Irene Kirdahy, Mayor

ATTEST: Sherry D. Henderson
Sherry D. Henderson, CMC Town Clerk
2/6/2024

TOWN OF HILLSBORO BEACH FLORIDA

Hand-outs Provided or Presented at Meeting - Entered into the Record and/or Written Comments emailed to Town Clerk, Entered into the Record.

JANUARY 9, 2024

Regular Commission Meeting

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

Wood Hole Group (WHG) PEM Evaluation Rebuttal

John Meyers, Registered Professional Engineer

The following document was prepared after performing a thorough engineering review of the Woods Hole Group PEM Evaluation dated December 22,2023. The document contains numerous errors, inconsistencies and misstatements, many of which would not be apparent without an engineering understanding. In each case, the relevant text is highlighted and included in a box followed by bulleted comments, corrections and clarifications. It is important to convey a clear and unbiased understanding of PEM technology.

Section 1

> According to the literature (e.g., Fredsoe et al., 2009, Fredsoe, 2020), PEM was developed by the Skagen Innovation Center in Denmark. EcoShore International is apparently a distributor. The Skagen website, some of which is in Danish,

- EcoShore has never been a distributor. EcoShore was initially the licensee and is now the patent owner.

Section 2

Error/inconsistency #1

> In a comprehensive review of the efficacy of passive beach drainage systems (BDS), including PEM, in mitigating shoreline retreat, Fischione et al. (2022) summarized the existing theoretical background, the results of 12 laboratory experiments and 23 field studies, and applications of mathematical modeling. They concluded that "BDS is a tool able to modify the natural dynamics of sandy beaches groundwater table in order to gain shoreline stabilization," but "Controversial performances that BDS showed in both experimental and prototype scale experiences have been observed so far." Further, "some open challenges still remain due to the lacking [sic] of clear (and shared) guidelines that are needed to design BDS and to perform reliable observations in real scale applications."

- An academian's opinion that some BDS tests have been controversial has no relevance to the successful Hillsboro beach PEM project.
- Note: Fischione says the following regarding the Hillsboro Beach PEM Project:

> nourished at the beginning of the survey campaign. The critically eroding Hillsboro Beach (Florida), even with a delay with respect to the expectations, probably due to a reduced depth of the sand than usual, showed an undoubtedly accretive behavior (8.2 m in three years of the campaign; from 2008 to 2011). The survey dealt also with the influence of the system on the local fauna: no negative impacts were recorded.

Error/inconsistency #2

> stable with only a few percentages of sand loss." The second author (Jakobsen) is the PEM patent holder. Fredsoe et al. (2009) reported physics-based model calculations of PEM performance, finding that "the drainage effect is negligible,"

Again in Section 5:

> dewatering systems in general and PEM in particular for enhancing accretion and suppressing erosion. Fredsoe (2009) found a negligible effect of PEM on beach drainage based on a quantitative physics-based model, and he stated that all morphological effects in a Danish test project could be explained by natural causes. Two of the more positive

- Fredsoe's conclusion is based on a theoretic model and pre-dates the Hillsboro Beach PEM project.

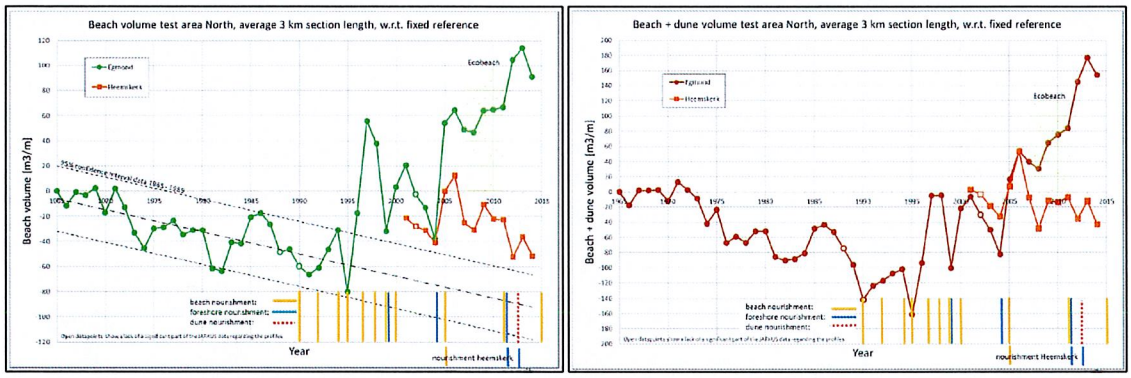
Error/inconsistency #3

> Walstra et al. (2014) described results of a three-year pilot project in the Netherlands, stating, "No influence of the PEMs on the local beach and dune morphology could be established," and further, "Considering the above and given the fact that the PEM system was also not able to induce a measurable accretion at a similar experiment in Denmark we consider it unlikely any efficacy of the PEM system will be identified in future experiments." In a description of the same Dutch pilot project, Reedijk et al. (2015) reported that, "A significant increase in beach volumes was observed during the test period compared to the natural variability before the test." These conflicting publications on the same PEM application indicate uncertain results.

Again in Section 5:

> led by product proponents. Separate analyses by Walstra et al. (2014) and Reedijk et al. (2015) reached opposite conclusions regarding the failure or success of a pilot project in the Netherlands. Fischione et al. (2022) was slightly

- Walstra used a morphological analysis. A morphological analysis is a method for exploring possible solutions to a multi-dimensional, **non-quantified** complex problem. Reedijk used an actual data-based approach. Reedijk works for the BAM Group, the world's 10th largest engineering/construction company. BAM Group is 100% convinced of the PEM effect. Reedijk's report presented compelling results and is far more reliable and believable:



Reedijk's full conclusions:

> After installation of the Ecobeach system near Egmond, significant changes in beach volume trends were observed during the test period between 2007 and 2011. A significant increase in beach volumes was observed during the test period compared to the natural variability before the test, reaching highest measured values since 1965 at the end of the test period in January 2011. Coarser sand was observed in the upper 2 m of the beach at test area South and at test areas in Hvide Sande, Denmark. A potential cause for coarsening of sediments is the increase in wind driven transport of fine sand to the dunes because of a dryer beach.

Section 3

Error/inconsistency #4

> EcoShore International produced a 2009 report describing the groundwater measurements, which were obtained by sensors in dedicated groundwater wells and selected PEM tubes. Some sensors were lost or damaged, and one reported anomalous data, attributed in the report to sand trapped in the well. Figure 11 in the EcoShore report shows that the groundwater elevation in the Project area was lower than the Control by approximately one to 10 cm at high water during approximately five tidal cycles in a one-week period after PEM installation. The report states that "it is not known if some of the results that look unusual may be due to malfunctioning of equipment or other factors." Data were not presented showing widespread or prolonged lowering of the groundwater table.

Again in Section 5:

> elevations beneath the beach. A rationale for the lengths and depths of the PEM has not been made available. No calculations indicate how much drawdown of the groundwater elevation (1 centimeter vs 1 meter, say) could have been expected because of the PEM installation. No calculations indicate the effects of a change in groundwater elevation on

- The drawdown in groundwater elevation at PEM 20B would have been **29 cm (1 ft)** in order to obtain the measured drawdown of 7 cm at observation well PGW2. This calculation and the groundwater distance-drawdown analysis did quantify the amount of groundwater drawdown expected because of the PEM installation. A one-foot drawdown in a passive beach dewatering system is significant. The distance-drawdown analysis demonstrated that one PEM could theoretically create drawdown as far away as 500 ft, thus answering the question of how widespread their influence would be. The monitoring data were obtained over a **two week** period which is more than adequate to indicate a prolonged lowering of the groundwater table. Regardless of this overly detailed issue, the actual three-year PEM project demonstrated the effectiveness of beach

dewatering. Conducting a widespread hydrogeologic study on a one-mile section of beach would be unnecessary and would add cost to the Town.

- All real-life field tests experience challenges with data recovery. Experienced engineers are trained to assess data quality and learn to utilize the data which are available. In this case, there were more than enough data available to perform a reliable analysis. Mr. Meyers offered to provide WHG with his hydrogeologic analysis, but they declined.

Error/inconsistency #5

> the Functional Success Criteria were satisfied six months after PEM installation. They reported in May 2009 that the Criteria were not satisfied after 12 months but found no adverse impact and recommended a second year of monitoring.

Again in Section 5:

> agree with the 2008-11-07 and 2009-05-21 Coastal Engineering Consultants reports in stating that the project met the Criteria six months after installation but not after 12 months. In addition, the Citizen's analysis indicates that the project

And, again:

> The results of the test project at Hillsboro Beach (summarized above in Section 3) are mixed. The Coastal Engineering Consultants reports indicate success and failure at different times regarding satisfaction of the Functional Success Criteria. The statements regarding satisfaction of the Success Criteria in the 2011 Mayor's letter and the 2018

And, again:

> However, the results could have supported the opposite conclusion. Like those of Coastal Engineering Consultants, the Citizen's calculations indicate that the Functional Success Criteria were met and not met at different times during the test project.

- WHG fails to mention that the reason the PEM project did not exceed the FSC at the 12-month monitoring period was because there had been three named tropical storms/hurricane within a one-month period prior to the 12-month monitoring event. They also don't mention that three months later, the PEMs had healed the storm damage and exceeded the FSC.

Error/inconsistency #6

> A Third-Party Consultant (Robert Dean) provided evaluations based on survey data analysis and visual site inspections.
>
> recommending a second year of monitoring. In a June 2010 report, the Consultant updated the calculations using the surveys up to 18 months after installation, summarized the results of his site visit, provided an analysis of the underlying PEM principle, and stated that "it is not possible to discern any positive or negative effect of the PEM installation on the

Again in Section 5:

> significantly. The quantitative calculations, qualitative observations, and analyses by the Third-Party consultant, which appear to have been carefully considered and were professionally presented, indicate that any impact of PEM could not be distinguished from the natural variability of the beach.

- Robert Dean's June 2010 report did not use the measured results from the 18-month survey (or the 24-month survey which was also available at the time) as required by the FDEP permit. In fact, Dean did not perform any quantitative calculations, such as the FCS, which were also required by the FDEP permit. Dean fabricated his own obscure and purely qualitative criteria with no factual or scientific basis. As such, Dean's report violated the FDEP permit. Dean issued a previous report (July 2009) based on the 12-month monitoring data and did follow the FDEP permit requirements. Dean was aware of those requirements prior to writing his June 2020 report.
- His "analysis of the underlying PEM principle" was flawed and incorrect. Dean's equation, which was meant to describe radial groundwater flow into a well, was not the correct equation for radial flow and the units don't even match. The correct equation for radial flow is the diffusivity equation which is derived from the continuity equation and Darcy's law and was developed in 1855:

$$\frac{\partial^2 p}{\partial r^2} + \frac{1}{r}\frac{\partial p}{\partial r} = \frac{\varphi \mu c}{k}\frac{\partial p}{\partial t}$$

- However, Dean apparently didn't understand that the underlying PEM principle is not radial flow. The correct model is the Cooper-Jacobs modified nonequilibrium method which describes groundwater flow through a confined aquifer. Dean's report is far from "professionally presented".

Section 4

Error/inconsistency #7

Citizen input

- WHG continually refers to Mr. Meyers as a "citizen". This is a subordinate label which gives no credit or respect for Mr. Meyers' advanced engineering education, 45 years of engineering experience (including hydrogeology and subsurface engineering), and his professional credentials. A far more suitable title for Mr. Meyers would be "local professional engineer".

Section 5

Error/inconsistency #8

Quantitative mathematical tools for analysis of groundwater dynamics beneath beaches forced by ocean tides, waves, and surge are now available (e.g., Paldor et al., 2022, Housego et al., 2023), including impacts on sediment transport and beach profile changes (e.g., Li, 2002), but these do not appear to have been applied to the design or analysis of PEM installations since the earlier work of Fredsoe (2009).

Again in Section 5:

Information that would seem to be required or at least advisable for an informed design of the test project does not seem to have been used. No information available for the present review quantifies the vertical variations in geological

- WHG was informed that they would not be provided with the design calculations for the PEM project because EcoShore considers that to be proprietary information. Therefore, WHG has no idea what quantitative mathematical tools were used by EcoShore to design the PEM project.
- The analysis of the PEM project utilized an actual data-based approach rather than some highly theoretical modeling exercise. In reality, studying groundwater dynamics beneath the beach would be nothing more than an academic exercise and would merely add cost to the Town.

Error/inconsistency #9

Criteria. The statements regarding satisfaction of the Success Criteria in the 2011 Mayor's letter and the 2018 Christensen & Gable article are not supported unequivocally by the Coastal Engineering Consultants reports. The test

- At the time that letter was written, CSI had only completed evaluating the 18-month results. They were removed from the project by the Town in December 2009 and were not able to evaluate the second half of the project. . However, the independent professional analysis performed by Mr. Meyers does unequivocally support the 2011 Mayor's statement.

Error/inconsistency #10

Christensen & Gable article are not supported unequivocally by the Coastal Engineering Consultants reports. The test project results might be complicated by the updrift groin field and the presence of longshore topographical variations, which could migrate longshore and influence measurements of beach profiles at fixed positions, as indicated by the Third-Party Consultant. The brief modest reductions in groundwater elevations following PEM installation, as

- The PEM test was not complicated by the presence of the adjacent, updrift groin field, but instead proved the efficacy of the PEMs within an area of historically extreme erosion. Furthermore, the "presence of longshore topographical variations" (referred to by Dean as "rhythmic bars") was one of Dean's unsanctioned and baseless criteria with no scientific support.

Error/inconsistency #11

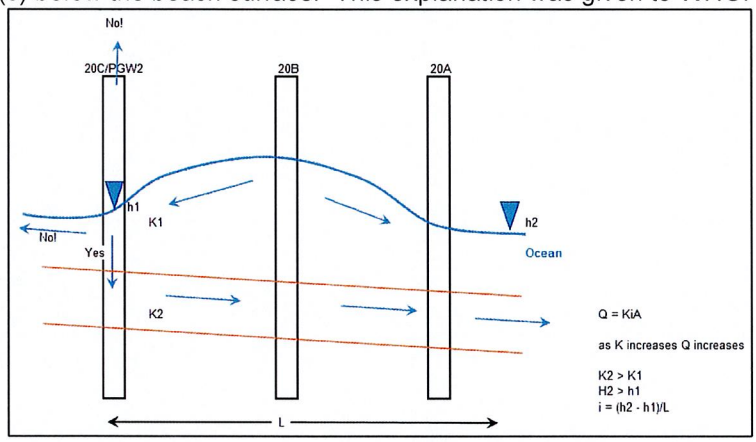
Third-Party Consultant. The brief modest reductions in groundwater elevations following PEM installation, as documented in the EcoShore International report, are possibly affected by sensor issues, as stated in the EcoShore report, and they might or might not have been sufficient to impact erosion and accretion of beach sediments significantly. The quantitative calculations, qualitative observations, and analyses by the Third-Party consultant, which

- As previously discussed the "brief modest reductions in groundwater elevations" from the PEM installation were neither "brief" nor "modest" and the data exhibit no evidence of being affected by sensor issues as WHG repeatedly asserts. By any coastal engineering standard, one foot of groundwater drawdown from a passive beach dewatering system is considered to be significant.

Error/inconsistency #12

seem to have been used. No information available for the present review quantifies the vertical variations in geological hydraulic conductivity that are believed, according to the EcoShore International website, to be required for successful PEM operation. No information characterizes the onshore aquifer, if any, and its potential influence on groundwater

- WHG is referring to the lack of drilling logs or core samples which they believe were essential to quantify the vertical variation in hydraulic conductivity beneath the beach. These data were unnecessary because the hydrogeogical analysis from the groundwater study provided indirect proof of the presence of higher hydraulic conductivity layer(s) below the beach surface. This explanation was given to WHG:



- Furthermore, it is commonly accepted in subsurface engineering that all soils are layered and have a vertical variation in hydraulic conductivity and anisotropy. Geology is deposited in layers. The magnitude of vertical distribution of hydraulic conductivity is the only unknown. Petroleum engineers calculate a Dykstra-Parsons permeability variation number from core tests which has a scale of 0 to 1. The higher the number, the more variation there is in permeability distribution. Numbers typically range from 0.5 to 0.8.
- Regardless, this is another overly detailed issue, as the actual three-year PEM project demonstrated its successful operation. Conducting soil borings and retrieving core samples would have created an unnecessary cost to the Town.

Error/inconsistency #13

PEM operation. No information characterizes the onshore aquifer, if any, and its potential influence on groundwater elevations beneath the beach. A rationale for the lengths and depths of the PEM has not been made available. No

- A characterization of the onshore aquifer, if any, was unnecessary because the groundwater study proved that the PEMs could dewater the beach. Any additional aquifer study would have been superfluous and an additional cost to the Town.

Error/inconsistency #14

expected because of the PEM installation. No calculations indicate the effects of a change in groundwater elevation on sediment transport and beach erosion and accretion. There is no information presented indicating the expected relative

- The mere fact that the PEMs created accretion proves that groundwater elevation was decreased. The PEM project analysis by Mr. Meyers provided ample calculations proving that this reduction in groundwater elevation mitigated erosion and created significant accretion. The calculation of sediment transport would be an interesting academic exercise, but has no bearing on the proven results of the project and would add cost to the Town.

Error/inconsistency #15

> sediment transport and beach erosion and accretion. There is no information presented indicating the expected relative influence of PEM compared to prevailing wave, current, storm hydrodynamic influences on sediment transport that are known to induce substantial beach profile change.

- The PEM project analysis by Mr. Meyers provided a thorough analysis of the effects of prevailing wave, current and storm hydrodynamics on erosion and accretion. Again, a scientific study into the precise details of sediment transport would be interesting, but superfluous.

Error/inconsistency #16

> The calculations and analyses of the Citizen (described above in Section 4) are substantial, appear to have been executed with great care, and led him to conclude that the test project at Hillsboro beach was a complete and undeniable success. However, the results could have supported the opposite conclusion. Like those of Coastal Engineering Consultants, the

- This sentence makes no technical sense and is completely unsupported by the data and facts. There is nothing in the PEM analysis by Mr. Meyers that would suggest an opposite conclusion. WHG does not support or explain this claim.

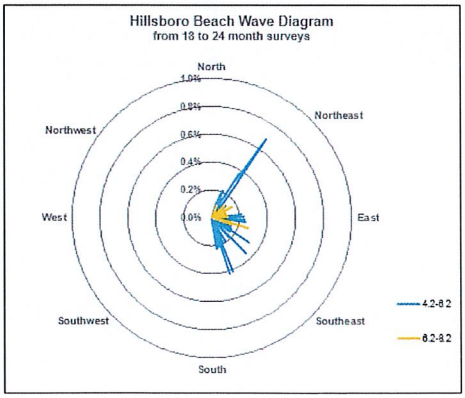
Error/inconsistency #17

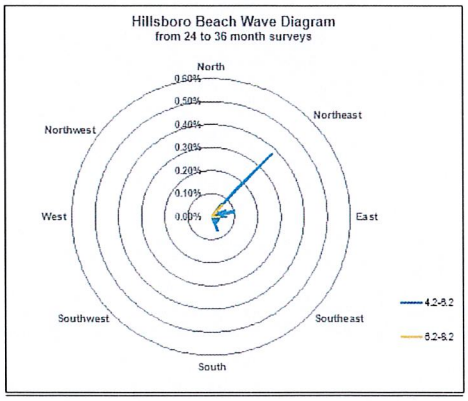
> could be interpreted as evidence that the beach volume changes in the PEM area differed from but were no better than those in the South Control, i.e., that the PEM had no discernible impact that could be distinguished from natural variability. His interpretation that the PEM attracted sand that then spread to the North and South Controls is an

- Through the first 18 months of the PEM project, the change in volume density within the PEM area exceeded the South Control area by a factor of 2.3:

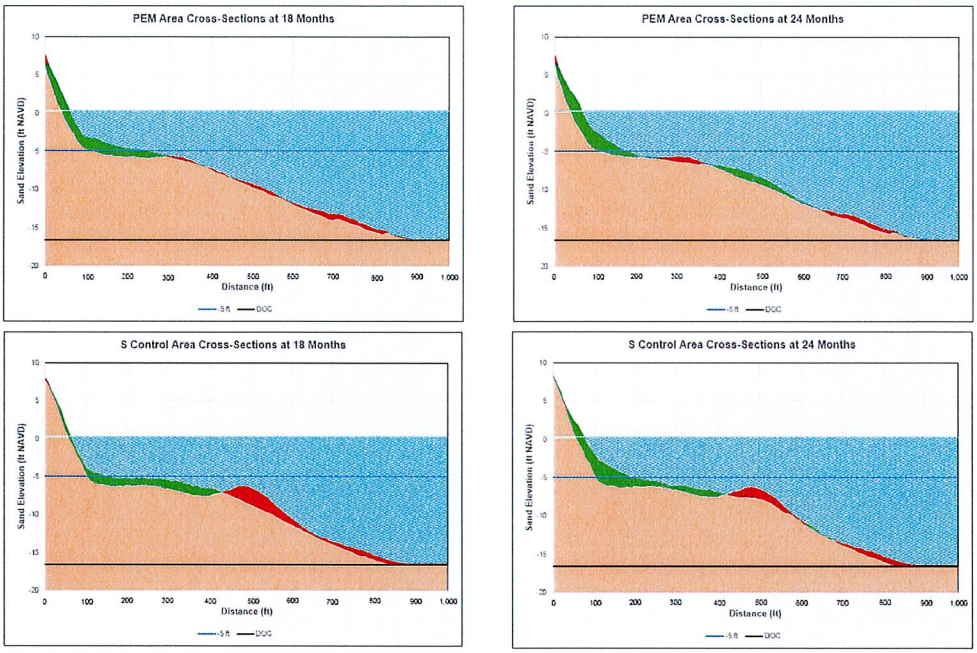
Monitoring Event	Δt (mo)	Change in Volume Density (cy/ft)											
		North Contol				PEM Area				South Control			
		MWH	-1.57 ft	-5 ft	DOC	MWH	-1.57 ft	-5 ft	DOC	MWH	-1.57 ft	-5 ft	DOC
2/19/08	0	--	--	--	--	--	--	--	--	--	--	--	--
5/30/08	3.3	-0.28	0.02	3.16	-30.50	0.23	0.06	3.28	-6.31	3.01	3.87	5.13	-0.75
9/15/08	6.9	-1.77	-2.21	-1.78	-21.13	0.10	0.42	1.86	1.70	-1.47	-1.94	-3.47	-7.56
12/18/08	10.0	0.28	0.64	2.45	-12.40	-0.04	0.11	1.15	6.28	0.32	0.41	0.80	3.06
3/11/09	12.7	0.78	1.24	3.75	-17.78	0.50	0.90	5.46	6.77	0.81	1.10	2.74	2.07
8/29/09	18.3	0.10	0.23	3.10	-23.12	2.33	3.22	9.09	5.74	1.59	1.82	3.80	-0.98
2/26/10	24.3	1.50	2.01	4.88	16.41	3.40	4.89	10.32	13.50	2.71	4.07	10.63	10.17
2/26/11	36.3	1.49	2.07	2.95	-15.26	3.34	5.03	12.49	9.33	6.21	8.86	17.67	11.81
							Average	4.17				1.80	

- From 18 to 36 months, wave conditions were predominantly from the northeast with higher amplitudes (i.e., erosive conditions):





- Cross-sections for the PEM and South Control areas show sand migration from the PEM to the South Control area below -5 ft NAVD (which would be more susceptible to erosive waves and currents):



- This explains why the volume densities in the PEM and South Control areas were similar at the 24 and 36-month monitoring events. PEMs mitigate erosion during aggressive wave conditions, but don't eliminate it. However, the PEMs do rebuild any temporarily lost sand after the erosive conditions subside.

- PEM performance far exceeded any natural variability in Hillsboro beach volume density (which is always eroding) as is demonstrated below (see the WHG Figure 3 discussion).

Error/inconsistency #18

variability. His interpretation that the PEM attracted sand that then spread to the North and South Controls is an opinion not supported by the conventional understanding of beach dynamics. If the sand that fed the PEM area was supplied by the southward longshore transport (as suggested in slide 26 of the PowerPoint presentation), then the South Control would have been starved, rather than enriched, because of the updrift interruption in the longshore transport, like the accepted response of a beach to an updrift groin field (e.g., Dean & Dalrymple, 2002). The wave measurements in the PowerPoint presentation (slide 27) illustrate relatively small waves during the month following PEM removal, which does not indicate rapid beach erosion during that period.

- As explained above, sand did migrate from the PEM area and spread into the South Control area from the 18 to 36-month period due to predominately erosive conditions . The above table also shows that the South Control area was starved for sand up through the 18-month monitoring event.
- WHG points out the fact that updrift groins typically create erosion in the adjacent downdrift beach (as has historically occurred in Hillsboro beach), but does not explain why this erosion stopped during the PEM project (the beach actually grew).

Error/inconsistency #19

The Citizen's PowerPoint presentation and pdf documents do not reference the professional literature that addresses groundwater beneath beaches and its impact on beach evolution. This literature is substantial and could have provided useful information and additional perspectives. In particular, the Citizen's interpretation of groundwater elevations (PowerPoint slide 16 and supporting notes) does not consider the temporal variability of the ocean forcing by tides, surge, and waves, which is an essential feature of the dynamics, as indicated by the literature.

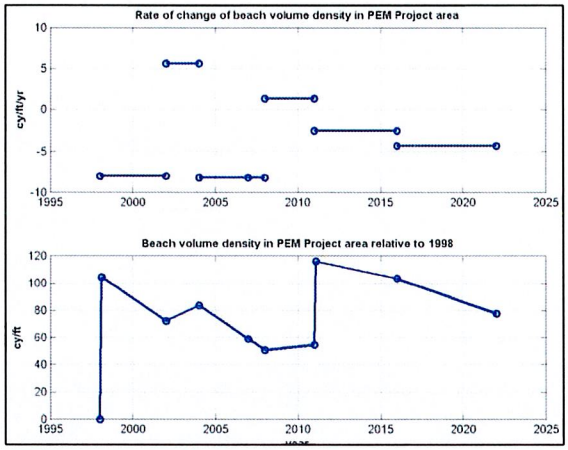
- WHG has no knowledge of whether or not Mr. Meyers conducted a literature search as part of his thorough project evaluation nor did they ask. In fact, Mr. Meyers conducted an extensive literature search for data and information pertinent to his calculations. His PowerPoint presentation and write-up were not intended as a PhD thesis and did not require that references be listed.

- As document above in Error/inconsistency #15, Mr. Meyers provided a thorough analysis of the effects of prevailing wave, current and storm hydrodynamics on erosion and accretion.

Error/inconsistency #20

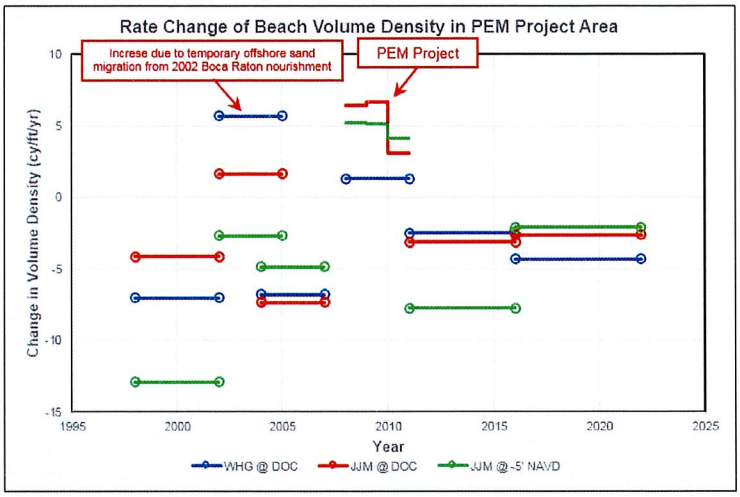
Figure 3 indicates that Hillsboro Beach has been predominantly erosional since 1998, including periods following beach nourishment, as expected. However, there were two periods of beach accretion. The top panel indicates that the 2008-2011 PEM test was not the only accretional period, and it did not have the highest accretion rate. The bottom panel in Figure 3 highlights the beach response to the nourishment projects, showing that the response was not solely erosional. These results imply that the modest accretion that occurred during the PEM test is within the range of beach evolution experienced since 1998.

Figure 3

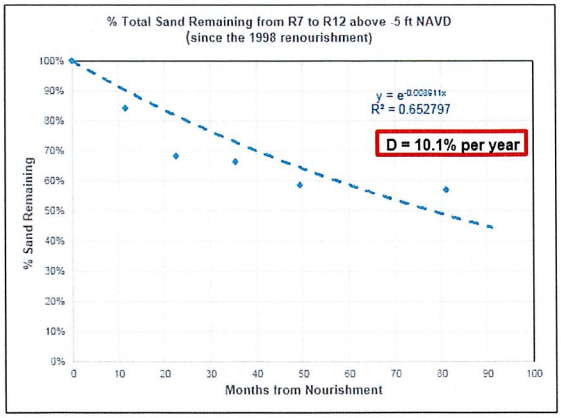


- The two charts presented as Figure 3 in the WHG report are both inaccurate and misleading. The upper chart presents the rate of volume density change in the PEM area for several time periods beginning with the 1998 renourishment. This chart is intended to show the natural beach evolution. WHG used this chart to assert that there were other period of historic natural accretion in the PEM area and the "modest" accretion reported by Mr. Meyers was within the range of natural accretion events.
- The WHG chart shows a period of high accretion from 2/2002 to 12/2004 (a 2.7 year period). There were no renourishments done during that period and it was highly unlikely that any natural accretion would have occurred, much less at the rate of 5.7 cy/ft/yr. Other than for manmade renourishments, Hillsboro beach, and particulary the northern mile, has experienced consistent erosion since the Deerfield groins were installed in the 1960's. An initial glance at this chart would immediately call this anomalous data into question.
- A review of the literature source (CSI, 2005) WHG used for those data revealed several errors. In the text, CSI reported an increase in volume density of 7.0 cy/ft at depth of closure (DOC). WHG scaled their values from a figure in the report and estimated 8.0 cy/ft. To calculate the annual rate, WHG divided their 8.0 value by two years rather than the actual 2.7 years giving them a rate of 4.0 cy/ft/yr rather than the reported value of 2.7 cy/ft/yr. WHG then plotted the rate 5.7 cy/ft/yr instead of their calculated value of 4.0 cy/ft/yr. These three compounding errors overstated the CSI-reported rate by 217%.
- This did not explain why there appeared to be accretion during this period rather than the normal natural erosion. However, CSI went on to explain that the volume density numbers were high due to the presence of a large temporary offshore volume of sand which had migrated south from a 2002 renourishment done by Boca Raton south of their inlet. That sand volume was manmade and should not have been included in a chart purported to represent "natural variability". Furthermore, FDEP was insistent that the effects of renourishments be subtracted from any evaluation of the PEM project.
- To reduce the effect of the Boca Raton nourishment sand migration, Mr. Meyers used the actual cross-sectional profiles of the PEM area included in the CSI report to calculate the volume densities at -5' NAVD and at DOC. Most of the migrated sand was between -5' NAVD and DOC. Using a more rigorous cross-sectional area method, the actual rates of volume density change were 1.6 cy/ft/yr and -2.7 cy/ft/yr for DOC and -5' NAVD, respectively. The rate of 1.6 cy/ft/yr at DOC is approximately four times less than the WHG charted value. The negative rate above -5' NAVD is consistent with the historical erosion rates.
- WHG also under-reported the accretion rate during the PEM period as 1.3 cy/ft/yr at DOC. The actual accretion rates during the PEM project ranged from 3.0 to 7.6 cy/ft/yr with a weighted average rate of 3.1 cy/ft/yr (nearly 2-1/2 times higher than the WHG reported rate.

- Because the volume density rate changes at -5' NAVD are more representative of the natural variation of the active beach, Mr. Meyers recalculated the rates at -5' NAVD for all the time periods, using cross-sectional profiles where available. The following chart compares the WHG values at DOC (blue), the Meyers values at DOC (red) and the Meyers values at -5' NAVD (green):

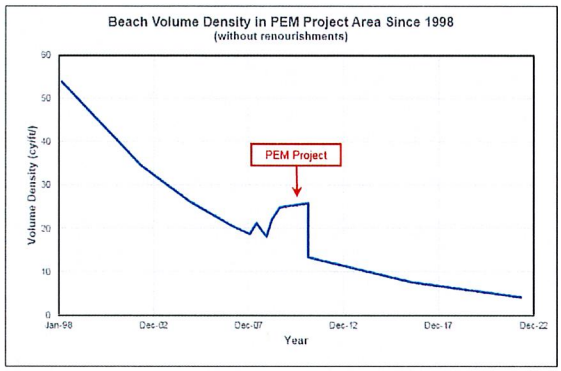


- As can be seen in this chart, the green rates for all time periods, other than the PEM project period, demonstrated erosion. The large accretion rate during the PEM project is the only exception. Clearly, the WHG conclusion that the PEM project accretion was within the range of natural accretion events is incorrect.
- The lower chart in the WHG Figure 3 is a plot of volume density in the PEM area over time beginning with the 1998 renourishment. WHG is using this chart to assert that the beach response to renourishments is not always erosional and that the PEM project accretion is not noticeable compared to the 555,000 cy renourishment of 1998 and the 339,000 cy renourishment of 2011. As previously discussed, WHG's first assertion was proven to be incorrect due to their calculation errors for the 2002 to 2005 period, and not correcting for the Boca Raton sand migration. The response to renourishments has consistently been erosional.
- Regarding WHG's second assertion, it is misleading to compare the PEM project accretion volume to two, massive (and expensive) renourishments. FDEP mandated that the PEM results be evaluated without the effects of renourishments. In the case of the 2011 renourishment, the WHG chart actually adds the 339,000 cy of renourishment sand to the volume of sand which had been accreted by the PEMs to make the plot even more exaggerated. By expanding the vertical scale on this plot to accommodate the two high renourishment values, the WHG understated accretion volume for the PEM project is unnoticeable.
- However, the correct engineering method to compare the PEM project accretion to the natural erosional beach evolution is to base the plot on the 1998 pre-renourishment beach volume within the PEM area at -5' NAVD. All subsequent volumes from 1998 to 2022 must be calculated without renourishment volumes. Mr. Meyers plotted the remaining sand volumes at -5' NAVD for each of the previous time periods. The following graph of the percent of sand remaining versus time demonstrates a 10% exponential decline rate with an acceptable correlation coefficient:



- This exponential decline rate was used to calculate the remaining pre-renourishment volume density values within the PEM area from 1998 to 2022. The increase in sand volume density during the PEM project was then

added to those baseline volume densities to product the following graph which excludes the effects of renourishments:



- The sand volume contribution of the PEM project is now clearly visible and again refutes the WHG conclusion that the PEM influence was indistinguishable from natural beach variation.

Error/inconsistency #21

In summary:

- Widespread PEM use within the past decade is not apparent.
- A physics-based foundation for PEM does not appear to exist, and the quantitative, physics-based calculations that are available indicate that PEM has a negligible effect on groundwater elevations beneath beaches.
- PEM impacts are difficult to distinguish unambiguously from natural variability in the field experiments that have been reported in the literature, including the Hillsboro Beach test project.
- It is not known whether the brief, modest drawdown in groundwater elevation that was reported during the test project persisted or was sufficient to impact sediment transport and beach volume changes significantly.
- Design standards for passive beach drainage systems in general, and PEM in particular, do not appear to exist.
- Quantitative design calculations for the test project at Hillsboro Beach do not appear to be available.

- The prior discussions have refuted each of the WHG summary points:
  - Until recently, there have been no other PEM projects permitted in the United States since the Hillsboro Beach project. In March 2022, a new PEM project began in New York state. This new project is showing early signs of success. The absence of PEM projects is not due to PEM efficacy, but because the 2010 Dean report succeeded in unfairly and inaccurately discrediting PEM technology in the coastal engineering community.
  - The physics-based foundation for PEMs is well established, because it is quite simply groundwater drawdown versus distance. WHG did not present any physics based calculations to support their assertion that the PEMs had a negligible effect on groundwater elevation. The hydrogeologic calculations performed by Mr. Meyers (who has 40+ years of experience doing them) proved that the groundwater drawdown in the PEMs area was significant.
  - The PEM impacts on beach growth far exceed natural variability in beach evolution.
  - Again the groundwater drawdown in the PEM area was neither modest nor brief and was responsible for a significant increase in beach volume due to sediment transport.
  - Design standards for passive beach drainage systems do exist despite WHG not being aware of them.
  - The proprietary design calculations used by EcoShore are not available to WHG, but having those calculations would not change the fact that the PEM project was successful.

Section 7

Error/inconsistency #22

> The likelihood of success for Alternative 2 (reinstall PEM without additional information) is considered sufficiently low that it is not recommended.
>
> The likelihood of ultimate PEM success at Hillsboro Beach that might result from Alternative 3 (gather additional information before deciding whether to reinstall PEM) is incrementally higher than for Alternative 2, but the likelihood is sufficiently low that Alternative 3 does not seem worth the required effort based on the information reviewed. A likely outcome of the required study is a decision not to reinstall PEM, based on a determination that PEM would not have a significant impact on erosion at Hillsboro Beach.

- Because the first PEM project in Hillsboro beach was highly successful, there is no reason to believe that a second project wouldn't be just as successful (with or without any additional information).
- With additional information, there is a high likelihood that the performance of a second PEM project on Hillsboro beach could be more successful. Additional data could be used to fine-tune the initial design. Furthermore, EcoShore has incorporated improvements in their PEM design. They now customize each PEM to perform better based on its position between the dune and shoreline.
- No consideration was given by WHG to the cost savings provided by the PEMs compared to wasteful, expensive and temporary renourishments. WHG does not mention the benefit of a successful PEM project which would provide taxpayers relief from never-ending $1 million per year renourishment costs. In addition, WHG did not consider the lower environmental impact of PEMs as they use a fraction of the energy and do not destroy habitat compared to renourishments.
- These benefits are well worth the "required effort" which, in reality, is no more effort than permitting another renourishment project.

Sherry D. Henderson

From: CLARA KNIERIM <claraknierim80042@gmail.com> on behalf of CLARA KNIERIM
Sent: Wednesday, December 20, 2023 7:28 PM
To: vandreano@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com; bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com; ikirdahy@townofhillsborobeach.com; shenderson@townofhillsborobeach.com
Subject: Re: vacant property at 1174-1185 Hillsboro Mile
Attachments: cantilever deck 2.jpg; cantilever deck 1.jpg; Hearing on Exemption_Coastal Construction.pdf

Dear Commissioners: This is a followup on the controversial construction at 1174-1185 Hillsboro Mile.
Apparently the developer is now requesting an exemption from the Dept. of Environmental Protection .... for coastal construction control line exemption ... *Florida Statutes, to Hillsboro Mile Property Owner, LLC at 2850 Tigertail Avenue Suite 800, Miami, FL 33133 for the construction of a cantilevered deck to be located approximately ten (10) feet seaward of the coastal construction control line. Project location: 1177 Hillsboro Mile, Town of Hillsboro Beach* ...

Do you know exactly what the developer is intending to build? did they present drawings to your office regarding this cantilevered deck? how big is it, what materials, is it going over the protected dunes? Does any part of it go over the public beach?

Sometimes engineers and architects can get carried away; we need to protect the aesthetics of our beautiful community, with your valuable help.
Respectfully, Clara Knierim

On Sun, Apr 30, 2023 at 3:35 PM CLARA KNIERIM <claraknierim80042@gmail.com> wrote:
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: kwoody0322@aol.com
Sent: Monday, January 8, 2024 12:55 PM
To: Irene Kirdahy; bbaldasarre@townofhillsborobeach.com; Jane Reiser; David A. Ravanesi; Vinnie Andreano; Mac Serda; shenderson@townofhillsborobeach.com
Subject: Proposed Ordinance Change No. 2024-Accessory Uses (First Reading)

Dear Commissioners:

The latest proposed ordinance changes regarding *Accessory Uses - Private amenities* is not specific as to whom this would benefit, but if I read between the lines, my thinking is it benefits Related Group/Rosewood Properties now, and any similar developments in the future. I hope I am wrong, but if I am not, I ask that you PLEASE vote NO on this latest proposed ordinance change.

If this proposed ordinance change is to benefit Related Group, it does not surprise me. Last year, Related Group proposed a 46-unit waterfront condo building in West Palm. Along with the proposed plans they submitted to the city of West Palm Beach, those plans requested *rezoning* of the site. Sound familiar? They are buying up West Palm Beach, and they will try to do the same in Hillsboro Beach if given the opportunity.

As a Miami based developer, Jorge Perez, his sons, and affiliates continue to expand northward. Unfortunately, Hillsboro Beach happens to be one of the very special towns in their plans.

I ask that you help put a STOP to this insanity!

Please include this email as public record.

Sincerely,

Karen Olsen
1160

Sherry D. Henderson

From: Mac Serda <mserda@townofhillsborobeach.com> on behalf of Mac Serda
Sent: Sunday, January 7, 2024 10:00 AM
To: Sherry D. Henderson
Subject: Fwd: VOTE NO - SAVE OUR TOWN

Sent from my iPhone

Begin forwarded message:

> **From:** Kris Smith <krismithart@gmail.com>
> **Date:** January 5, 2024 at 10:11:42 PM EST
> **To:** jreiser@townofhillsborobeach.com, bbaldasarre@townofhillsborobeach.com, DRavanesi@townofhillsborobeach.com, mserda@townofhillsborobeach.com, ikirdahy@townofhillsborobeach.com, vandreano@townofhillsborobeach.com
> **Cc:** Kris Smith <krismithart@gmail.com>, frankgwilliams1942?@gmail.com
> **Subject: VOTE NO - SAVE OUR TOWN**
>
> You must represent the wishes of our town!
> We have lived here since 1988 and have never seen such wanton destruction of the look and charm of our beautiful town as has taken place during the last commission and now during yours. **PLEASE STAND UP FOR US AND VOTE NO ON THIS ORDINANCE CHANGE!**
> Please enter this in the **public record.**
>
> Kris Smith/ Frank Williams
> Harborside Condominium
> 1170 Hillsboro Mile, #203
> Hillsboro Beach FL. 33062

Sherry D. Henderson

From: Irene Kirdahy <ikirdahy@townofhillsborobeach.com> on behalf of Irene Kirdahy
Sent: Sunday, January 7, 2024 3:08 PM
To: boggiethemile
Cc: Mac Serda; Sherry D. Henderson; DJ Doody
Subject: Re: Upcoming ordinance vote, please include this note in our Town records.

Dear Mr. Boeggeman,

I've read your email sent to me and several others regarding our upcoming Commission vote. It's interesting that you mention having "heard enough about Rosewood" when you certainly have not heard from me on the subject. Whatever you base your opinion on my being "absolutely untrustworthy in performing my sworn duty" and not protecting the residents of Hillsboro Beach is false. I was part of the group that got our town's infrastructure completely redone and roadway raised to eliminate the flooding that had gone on for many years, our beach renourishment agreement, and many other issues and I consider every vote that comes before me in the best interest of all our residents. I too am over a 25 year resident!

You have the right to not approve of me, but I would ask that you not sling personal insults and false accusations against me and the hard work our commission has put in.

Irene Kirdahy
Mayor

On Sun, Jan 7, 2024 at 10:10 AM boggiethemile <boggiethemile@bellsouth.net> wrote:

Mayor Kirdahy, PLEASE STOP...! When are we going to have heard enough about Rosewood...???
First and foremost we do Not want a behemoth 150' tower in a 35' zone. Not only has this commission been overly UNTRUSTWORTHY concerning the wishes of the residents you were sworn to protect, your #1 fiduciary duty...! But, going forward you keep bowing down to every wish of these saprophytic Developers only interested in a bottom line windfall profit and care nothing about ANY OF the longtime HB Residents they will anger and prevent us all from further enjoyment and peace and quiet in our homes and in this community as a whole...! We care about that Mayor kirdahy and we promise to keep up this fight until we see this commission come to an end. Your approval ratings are not only in the toilet BUT you Mayor Kirdahy have proven yourself to be absolutely UNTRUSTWORTHY in performing your sword duty to the residents of Hillsboro Beach.
Please vote 'NO' to allow this ordinance change and please lobby the other commissioners to do the same.
WE DON'T WANT ANY OF THIS TO PROCEED AS PLANNED, so 'NO' to this ordinance change and the 150' tower.
Mayor Kirdahy we want PEACE to return to our Town...!
PLEASE CEASE THIS EVIDENT QUEST TO CREATE DIVISION, WE DON'T WANT...!!! Please.
David Boeggeman, Hillsboro Windsor.

Sent from AT&T Yahoo Mail for iPad

Sherry D. Henderson

From: Irene Kirdahy <ikirdahy@townofhillsborobeach.com> on behalf of Irene Kirdahy
Sent: Sunday, January 7, 2024 11:44 PM
To: Sherry D. Henderson
Subject: Fwd: Vote no

---------- Forwarded message ---------
From: **Joe Polka** <polkaj2@sbcglobal.net>
Date: Sun, Jan 7, 2024, 5:53 PM
Subject: Vote no
To: <ikirdahy@townofhillsborobeach.com>

Vote no. Related Group will revise the construction design.
Sent from my iPhone

Sherry D. Henderson

From: Mac Serda <mserda@townofhillsborobeach.com> on behalf of Mac Serda
Sent: Monday, January 8, 2024 1:24 PM
To: Sherry D. Henderson
Subject: FW: Proposed Ordinance Change No. 2024-Accessory Uses (First Reading)

FYI..

Mac

From: kwoody0322@aol.com <kwoody0322@aol.com>
Sent: Monday, January 8, 2024 12:55 PM
To: Irene Kirdahy <ikirdahy@townofhillsborobeach.com>; bbaldasarre@townofhillsborobeach.com; Jane Reiser <jreiser@townofhillsborobeach.com>; David A. Ravanesi <dravanesi@townofhillsborobeach.com>; Vinnie Andreano <vandreano@townofhillsborobeach.com>; Mac Serda <mserda@townofhillsborobeach.com>; shenderson@townofhillsborobeach.com
Subject: Proposed Ordinance Change No. 2024-Accessory Uses (First Reading)

Dear Commissioners:

The latest proposed ordinance changes regarding *Accessory Uses - Private amenities* is not specific as to whom this would benefit, but if I read between the lines, my thinking is it benefits Related Group/Rosewood Properties now, and any similar developments in the future. I hope I am wrong, but if I am not, I ask that you PLEASE vote NO on this latest proposed ordinance change.

If this proposed ordinance change is to benefit Related Group, it does not surprise me. Last year, Related Group proposed a 46-unit waterfront condo building in West Palm. Along with the proposed plans they submitted to the city of West Palm Beach, those plans requested *rezoning* of the site. Sound familiar? They are buying up West Palm Beach, and they will try to do the same in Hillsboro Beach if given the opportunity.

As a Miami based developer, Jorge Perez, his sons, and affiliates continue to expand northward. Unfortunately, Hillsboro Beach happens to be one of the very special towns in their plans.

I ask that you help put a STOP to this insanity!

Please include this email as public record.

Sincerely,

Karen Olsen
1160

Sherry D. Henderson

From: Mac Serda <mserda@townofhillsborobeach.com> on behalf of Mac Serda
Sent: Monday, January 8, 2024 1:24 PM
To: kwoody0322@aol.com; Irene Kirdahy; Barbara Baldasarre; Jane Reiser; David A. Ravanesi; Vinnie andreano; Sherry D. Henderson
Subject: RE: Proposed Ordinance Change No. 2024-Accessory Uses (First Reading)

Thank you, your email has been retained for the public record.

Mac Serda, ICMA-CM
Town Manager
Hillsboro Beach
Ofc: 954-427-4011

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Sent: Monday, January 8, 2024 12:55 PM
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