



Town of Hillsboro Beach Commission Meeting Agenda

July 9, 2024
9:30 AM



Established 1939

MAYOR

Honorable Dawn Miller

VICE MAYOR

Honorable Barbara Baldassarre

COMMISSIONERS

Honorable Jane Reiser

Honorable David A. Ravanese

Honorable Vinnie Andreano

TOWN MANAGER

Mac Serda, ICMA-CM

TOWN ATTORNEY

Donald J. Doody

TOWN CLERK

Sherry D. Henderson, CMC

HILLSBORO BEACH TOWN HALL

1210 Hillsboro Mile

Hillsboro Beach, FL 33062

954-427-4011

www.TownofHillsboroBeach.com



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile, Hillsboro Beach, Florida 33062

July 9, 2024 | 9:30 AM

REGULAR TOWN COMMISSION MEETING AGENDA

MAYOR DAWN MILLER
VICE MAYOR BARBARA BALDASARRE
COMMISSIONER JANE REISER
COMMISSIONER DAVID RAVANESI
COMMISSIONER VINNIE ANDREANO

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

Refer to the end of the Agenda for the Commission Meeting RULES OF DECORUM (Resolution No. 2023-36), adopted 9/12/2023

NEW - Commission Meetings are streamed LIVE and recorded on the town's website

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

I. APPROVAL OF MINUTES

- A. June 4, 2024 Commission Meeting

II. PRESENTATIONS

- A. **Marty Kiar, Broward County Property Appraiser**
www.bcpa.net
- B. **Hands Across the State: Virtual Mindfulness Event, July 12, 2024, at 12:00 pm**
Mid-Day Break for Mental Wellness in Florida's Communities, Florida League of Mayors, Inc.

III. ORDINANCES

- A. **Ordinance No. 2024-03 Update Flood Insurance Study Date, Flood Insurance Rate Maps and Revised Definition of Market Value. (SECOND READ)**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA AMENDING SECTIONS 4-98 AND 4-144 OF THE TOWN'S LAND DEVELOPMENT CODE TO UPDATE THE DATE OF THE FLOOD INSURANCE STUDY AND FLOOD INSURANCE RATE MAPS; PROVIDING FOR A REVISED DEFINITION OF MARKET VALUE; PROVIDING FOR CONFLICTS; SEVERABILITY; AND AN EFFECTIVE DATE.

- B. **Ordinance No. 2024-04 Deletion of Sec. 3-25 of Chapter 3 Entitled "Dogs & Cats". (SECOND READ)**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 3 ENTITLED "DOGS AND CATS", BY SPECIFICALLY DELETING IN ITS ENTIRETY SECTION 3-25 ENTITLED "BITCHES IN HEAT"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

C. Ordinance No. 2024-05 Amendment to Sec. 12-50 "Construction Site Management" of the Land Development Code to Include Sodding of Vacant Lots. (FIRST READ)

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 AMENDING SECTION 12-2 ENTITLED "DEVELOPMENT REVIEW ADMINISTRATION", PROVIDING FOR THE DESIGNATION OF A DEVELOPMENT REVIEW OFFICIAL (DRO); PROVIDING FOR AN AMENDMENT TO SECTION 12-50 ENTITLED "CONSTRUCTION SITE MANAGEMENT" TO REQUIRE SODDING OF VACANT LOTS IN THE TOWN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

D. Ordinance No. 2024-06 Coastal Dune Conservation District (FIRST READ)

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 AMENDING SECTION 12-100 ENTITLED "IN GENERAL" TO CREATE A NEW DISTRICT ENTITLED "COASTAL DUNE CONSERVATION DISTRICT" ; PROVIDING FOR THE CREATION OF A NEW DISTRICT WHICH SHALL COMPRISE THE DESCRIBED LANDS, SITUATE, LYING AND BEING IN HILLSBORO BEACH IN BROWARD COUNTY, FLORIDA, PROVIDING FOR DISTRICT REGULATIONS; PROVIDING FOR THE PURPOSE OF THE DISTRICT; PROVIDING FOR QUALIFYING DEVELOPMENTS; PROVIDING FOR PERMITTED USES; PROVIDING FOR HEIGHT REGULATIONS FOR BOTH THE EAST SIDE AND WEST SIDE OF A1A; PROVIDING FOR PARKING AND YARD REGULATIONS; PROVIDING FOR EXCLUSIONS TO YARD REGULATION; PROVIDING FOR AREA AND DENSITY REGULATION BASED ON PLOT SIZE, AREA DENSITY, AND GROUND COVERAGE; PROVIDING OPEN AREA REGULATIONS; PROVIDING FOR FLOOR AREA REGULATIONS; PROVIDING FOR EMERGENCY POWER REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

IV. SITE PLAN REVIEW

A. PUBLIC HEARING - Authorized Agent for Property Owner is Seeking Approval for Amendments to Site Plan Originally Approved on 7/11/2023 for Property Located at 1085 Hillsboro Mile, Hillsboro Beach, FL 33062.

Owner: Land Banc Trust

Authorized Agent: Morris Flancbaum

Staff: Graham Long, Development Planner, CG&A

Address: 1085 Hillsboro Mile, Hillsboro Beach, FL 33062

Date of Original Site Plan Approval: Development Order Granted and Issued 7/11/2023

B. PUBLIC HEARING - Authorized Agent for Property Owner is Seeking Approval for Amendments to Site Plan Originally Approved on 12/7/2021 for Property Located at 1009 Hillsboro Mile, Hillsboro Beach, FL 33062.

Owner: Benjamin and Rachel Bayless

Authorized Agent: Paul S. Catania II, PLA, ASLA, Partner w/ Landscape Architecture Planning & Design Group

Staff: Graham Long, Development Planner, CG&A

Address: 1009 Hillsboro Mile, Hillsboro Beach, FL 33062

Date of Original Site Plan Approval: Development Order Issued and Granted 12/7/2021

C. PUBLIC HEARING - Authorized Agent is Seeking Approval for Amendments to Site Plan Originally Approved on 2/4/2020 for Property Located at 957 Hillsboro Mile, Hillsboro, FL 33062

Owner: John Wu

Authorized Agent: Nikolas Arvanitopoulos, Arvani Building Works

Staff: Graham Long, Development Planner, CG&A

Address: 957 Hillsboro Mile, Hillsboro Beach, FL 33062

Date of Original Site Plan Approval: Development Order Issued and Granted 2/4/2020

D. PUBLIC HEARING - Authorized Agent is Seeking Approval for Amendments to Site Plan Originally Approved on 7/10/2018 for Property Located at 999 Hillsboro Mile.

Owner: Wilson Terra Firma, LP

Authorized Agent: Bob G. Mayer, Bomar Builders

Staff: Graham Long, Development Planner, CG&A

Address: 999 Hillsboro Mile, Hillsboro Beach, FL 33062

Date of Original Site Plan Approval: Development Order Granted and Issued July 10, 2018

V. DISCUSSION & POSSIBLE ACTION

A. Discussion on the Procedures to Issue Proclamations and Awards

(RES 2022-20, adopted 6/7/2022)

VI. RESOLUTIONS & CONTRACTS

A. Resolution No. 2024-25

Consideration to Accept Proposal and Authorize the Appropriate Town Officials to Execute Agreement for Continuing Contract Consulting Services with Coastal Protection Engineering LLC (CPE) To Provide Professional Coastal Consulting Services for the Regulatory Support, Engineering Design, Bidding Assistance, Construction Administration, and Coordination of the Storm Damage Repair Beach Nourishment Project for Lump Sum fee of \$289,187.10 Pursuant to the Terms and Conditions of RFQ #21-15-JW Joint Beach Nourishment Project Contract.

B. Resolution No. 2024-26

A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida Adopting and Authorizing the Appropriate Town Officials to Execute the Mutual Aid Agreement Between the Florida Division of Emergency Management and the Town of Hillsboro Beach, Florida.

C. Resolution No. 2024-27

A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida Authorizing the Appropriate Town Officials to Execute a Second Addendum to the Agreement Between the Town and Moffatt and Nichol, Inc.

D. Resolution No. 2024-28

A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida Authorizing the Use of \$3,820.00 of Federal Forfeiture Funds to Purchase Callyo Surveillance Equipment and Waive Competitive Procurement.

E. Resolution No. 2024-29

A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida Adopting the Town's Social Media Policy.

VII. CONSENT

A. INVOICES FOR APPROVAL

1. CG&A Invoice # 440226 May 2024 \$76,084.26
2. LSF Invoice # 24-0531-26 May 2024 \$6,498.86
3. GCDE Invoice # 60427 July 2024 \$7,204.05
4. GCDE Invoice # 60428 July 2024 \$2,280.00
5. GCDE Invoice # 60430 July 2024 \$2,926.10
6. Inframark Invoice # 124221 April 2024 (Variable Expenses) \$81.18
7. Inframark Invoice # 124720 May 2024 \$8,398.29
8. Inframark Invoice # 126107 June 2024 \$8,398.29
9. Inframark Invoice # 123345 March 2024 \$97.18
10. CG&A Invoice# 532093 June 2024 \$44,087.35

VIII. BEACH REPORT

IX. STAFF UPDATES

A. Police Department

Jay Szesnat, Police Chief

B. Building Department

George Folles, Building Inspector, CG&A Solutions

C. Code Compliance

Bernard Pita, Code Compliance Supv, CG&A Solutions

X. TOWN MANAGER REPORT

A. 1. First Friday Ice Cream Social

XI. TOWN ATTORNEY REPORT

XII. TOWN COMMISSION COMMENTS/REPORTS

- A.** Mayor Dawn Miller's graduation from the Florida League of Cities Institute for Municipal Elected Officials (IMEO)

XIII. PUBLIC COMMENTS

XIV. 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.