



**MINUTES
TOWN OF HILLSBORO BEACH
REGULAR COMMISSION MEETING
JULY 9, 2024**

TUESDAY

9:00 A.M.

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

Mayor Dawn Miller called the meeting to order at 10:00 a.m. Roll was called with the Commission members and staff present as listed below.

Town Commission:

Mayor Dawn Miller
Commissioner Jane Reiser
Commissioner David A. Ravanese

Vice Mayor Barbara Baldassarre
Commissioner Vinnie Andreano

Town Staff:

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

APPROVAL OF AGENDA

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

I. APPROVAL OF MINUTES

A. June 4, 2024 Commission Meeting

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to approve the minutes of the June 4, 2024, Regular Meeting as presented. In a roll call vote, the **motion** passed unanimously. (5-0)

III. PRESENTATIONS

A. Marty Kiar, Broward County Property Appraiser

Broward County Property Appraiser Marty Kiar gave a presentation regarding the responsibilities and programs of his office, including valuation adjustments, tax saving exemptions, and title fraud prevention for homeowners. He reported on taxable values,

stating that taxable values are significantly up throughout Broward County and Hillsboro Beach has seen a 6.75 percent increase over 2023 values, putting the taxable value at \$1.92 billion. He explained that as a result, if the Town adopts a flat Millage Rate for FY2025, the Town budget will see an increase of \$425,112 in revenue. He noted the Millage Rate was among the lowest in the Broward County. He reviewed the breakdown of property, market values, and exemptions in the community, as well as sales. In closing, Mr. Kiar discussed the Owner Alert program created to protect residents from title fraud. He highlighted recent legislation which made information collected through the program exempt from other uses and shared example scenarios encountered.

Commissioner Andreano encouraged everyone to share the Owner Alert program with the community. Mr. Serda stated flyers on the program were in the lobby and information was on the Town website.

B. Hands Across the State: Virtual Mindfulness Event, July 12, 2024, at 12:00 p.m.

Mayor Miller shared the details of an event organized by the Florida League of Mayors across the State to have a collective pause in recognition of mental health awareness. Mr. Serda stated flyers were in the lobby and information was on the Town website and would be distributed via email.

III. ORDINANCES

A. Ordinance No. 2024-03

Updates for Date of the Flood Insurance Study, Flood Insurance Rate Maps and Revised Definition of Market Value (Second Reading)

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.

Mr. Doody read the Ordinance by title only.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to adopt Ordinance No. 2024-03. In a roll call vote, the **motion** passed unanimously. (5-0)

B. Ordinance No. 2024-04

Deletion of Sec. 3-25 of Chapter 3 Entitled "Dogs & Cats". (Second Reading)

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.

Mr. Doody read the Ordinance by title only.

Mayor Miller opened the public hearing, however there being none to speak, she closed the public hearing.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to adopt Ordinance No. 2024-04. In a roll call vote, the **motion** passed unanimously. (5-0)

Mr. Doody noted Ordinance No. 2024-03 should be reconsidered as the item had been advertised as a public hearing.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to reconsider Ordinance No. 2024-03. In a roll call vote, the **motion** passed unanimously. (5-0)

Mayor Miller opened the public hearing, however there being none to speak, she closed the public hearing.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to adopt Ordinance No. 2024-03. In a roll call vote, the **motion** passed unanimously. (5-0)

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 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 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.

Mr. Doody read the Ordinance by title only.

Mr. Doody asked that the Commission consider an amendment to Section 12-2 for further clarification. He advised it presently reads "The Town Commission shall designate the Town Manager to act as Development Official or designee," and he would suggest an amendment to provide the language read, "The Town Commission shall designate a Development Review Official or designee who shall be responsible for the coordination, review, and enforcement of development orders."

Commissioner Reiser asked for clarification on the amendment and expressed concern the City Manager had other responsibilities. Mr. Doody advised the change would clarify that the official was not automatically the Town Manager. Mr. Serda noted the decision was at the discretion of the Commission. Discussion continued.

Motion made by Commissioner Andreano, seconded by Commissioner Ravanese, to amend Ordinance No. 2024-05 as represented by the Town Attorney. In a roll call vote, the **motion** passed unanimously. (5-0)

Motion made by Commissioner Ravanese, seconded by Commissioner Reiser, to adopt Ordinance No. 2024-05 as amended on first reading. In a roll call vote, the **motion** passed unanimously. (5-0)

Commissioner Reiser asked about the timeline contemplated and whether it included removal of debris. Mr. Doody clarified, noting debris would be Code violation. Discussion ensued regarding enforcement.

Mr. Serda stated there was still background information to fill in as to administration of the ordinance. Mr. Doody pointed out this was the first reading, and enhancement as to enforceability could be made between the first and second reading.

D. Ordinance No. 2024-06

Coastal Dune Conservation District (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 AMENDING SECTION 12-100 ENTITLED "IN GENERAL" TO CREATE A NEW DISTRICT ENTITLED "COASTAL DUNE CONSERVATION DISTRICT"; WHICH SHALL COMPRISE THE DESCRIBED LANDS, SITUATE, LYING AND BEING IN HILLSBORO BEACH IN BROWARD COUNTY, FLORIDA, PROVIDING FOR THE DISTRICT REGULATIONS; PROVIDING FOR THE PURPOSE OF THE DISTRICT; PROVIDING FOR QUALIFYING DEVELOPMENTS; 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 REGULATIONS BASED ON PLOT SIZE, AREA DENSITY, AND GROUND COVERAGE; PROVIDING OPEN AREA REGULATIONS; PROVIDING FLOOR AREA REGULATIONS; PROVIDING FOR EMERGENCY POWER REQUIREMENTS; 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, provided a brief summary of the proposed ordinance. He explained a text amendment had been requested by the applicants of the property located at 1174 and 1185. He stated this ordinance would put that text into the Code

as the first step. He advised that in addition to creation of the district, the property would require a rezoning. He noted that process would require public hearing and notification within 300 feet. He stated the request was consistent with the Town's Comprehensive Plan and with Broward Next, both of which have an identification of density, but not height. He stated this amendment would allow height up to 130 feet, and discussed criteria, highlighting that density would be lower, and the setbacks would be larger than required by Code.

Mr. Doody clarified the change was being brought forth in response to an application filed by a developer or property owner. Mr. Hickey confirmed the ordinance was being brought forward based on the application by the property owner.

Mayor Miller commented that this would be the first step in creating a Coastal Dune Conservation District. Mr. Hickey advised that 25 percent of the property would need to be designated as conservation area with Broward County.

Attorney Jeffrey Bass, Bass Law made a presentation on behalf of the developer. He commented on a discussion during the Board of Zoning and Appeals meeting related to Code changing over time and keeping Millage Rates down while providing services for the Town. He noted those on the dais understand why the proposed project is good for the Town. He highlighted key points within the ordinance, pointing out it would allow for a height of 10 stories without a variance, a lower density, larger setbacks, and reduced building area. He asked that the Commission not allow a few disgruntled residents to drown out their legislative voice as they speak for vision for the Town. Mr. Bass distributed a survey of building heights in Town. He noted height is among the principal objections to the project. He pointed out there were several buildings in Town that were 10 stories or more. He reviewed the language of the ordinance briefly.

Commissioner Ravanese stated he is in favor due to the cost of beach nourishment, beach access, tax revenue, and benefits of the project to the Town such as undergrounding of utilities and increased property values. He commented that those against the project consider this action to be spot zoning to benefit a few, and asserted the project would raise everyone's property values, and the Commission has a fiduciary duty to the Town.

Commissioner Ravanese asked counsel whether spot zoning was illegal. Mr. Doody commented on the term of spot zoning as determined by Florida Courts that it was not consistent with Florida law. He provided clarification on the new district created by the ordinance.

Commissioner Andreano asked how many more properties designated for the Coastal Dune Conservation District the Town has. He stated this was the only one (1). Mr. Doody explained that would be up to the property owner. He noted the prior owner of the property in question had created the easement with the County.

Mayor Miller advised District A through F currently exist, and the ordinance would create District G, which would apply to properties larger than five (5) acres with at least 25 percent dedicated to dune conservation. Mr. Doody pointed out the ordinance language was proposed, and the Commission could refer it to the Town Planner with instructions as to what criteria they find acceptable. Discussion continued.

Vice Mayor Baldasarre asked for clarification on whether the dune acreage contemplated was aggregated. Mr. Bass advised in the draft the acreage was aggregated and noted an increase in the minimum acreage could be reviewed between the first and second reading.

Vice Mayor Baldasarre stated she would also like to consider a reduction in density. Mr. Bass stated the applicant would be happy to come back on second reading with a lower density. Mayor Miller commented that she agreed.

Vice Mayor Baldasarre stated she had been with the project from the beginning and would like to see it come to fruition while keeping the best of the Town in mind.

Commissioner Reiser asked counsel if he remembered a previous ordinance where a third party had come before the Commission with an ordinance. Mr. Doody stated it was common in other municipalities. He noted the Town had not experienced an acceleration of development until recent times.

Commissioner Reiser stated that there had been misinformation circulated that the Commission had changed the zoning to accommodate this project, but they had not. She stated there had been a variance for the height. She noted the Commission had already approved everything, and they were now changing the zoning after saying they were not.

Mayor Miller stated they were not rezoning for unlimited building, they are saying that when a property is large enough and the property owner is setting aside 25 percent for conservation, there is a district. She commented on the direction provided by the ordinance, incentivizing dune preservation, and lowered densities.

Commissioner Reiser referenced the sizes of other properties in Town and asserted five (5) acres was not suitable. Discussion continued. Mayor Miller agreed there should be more green space, more setbacks, and less density.

Motion made by Commissioner Reiser, seconded by Commissioner Ravanese, to amend the minimum acreage in Ordinance No. 2024-06 to 10 acres. In a roll call vote, the **motion** passed unanimously. (5-0)

Vice Mayor Baldasarre stated she was assuming the applicant was going to go back and look at the density. Mr. Bass confirmed.

Commissioner Andreano asked for clarification on the density of the project as approved and as outlined in the ordinance. Mr. Bass advised the RM-16 allowed for 16 units per acre and the project approved under the RM-16, but they had voluntarily restricted the density to 100 total units. He noted the applicant was willing to cap the density to 10 units per acre. Discussion continued regarding the approved densities and the number of units.

Motion made by Commissioner Andreano, seconded by Commissioner Ravanese, to amend the maximum density in Ordinance No. 2024-06 to 10 units per acre. In a roll call vote, the **motion** passed unanimously. (5-0)

Vice Mayor Baldassarre asked if the 25 percent of the project property that is not buildable was included in the calculation. Mr. Doody confirmed it would be calculated in the gross acreage.

Commissioner Andreano asked if any property could designate a conservation area. Mr. Doody confirmed the application would have to go through Broward County.

Mr. Doody advised a public hearing would take place on second reading, at which time it would be properly noticed.

Commissioner Reiser commented on the previous approvals. Discussion ensued and Mr. Doody stated pending litigation should not be discussed on the dais.

Motion made by Vice Mayor Baldassarre, seconded by Commissioner Reiser, to approve Ordinance No. 2024-06 on first reading as amended. In a roll call vote, the **motion** passed unanimously. (5-0)

IV. SITE PLAN REVIEW

A. Public Hearing – Authorized Agent for Property Owner is Seeking Approval for Amendments to Site Plan Originally Approved on July 11, 2023, for Property Located at 1085 Hillsboro Mile, Hillsboro Mile, FL 33062.

Mayor Miller read the Ordinance by title only and sought a motion to table the ordinance due to the tabling of the related variance during the Board of Zoning and Appeals meeting.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to table the public hearing to the September regular meeting. In a roll call vote, the **motion** passed unanimously. (5-0)

B. Public Hearing – Authorized Agent for Property Owner is Seeking Approval for Amendments to Site Plan Originally Approved on December 7, 2021, for Property Located at 1009 Hillsboro Mile, Hillsboro Mile, FL 33062.

Mr. Doody read the item by title only and swore in those wishing to testify.

Graham Long, Planning Consultant, Calvin, Giordano, & Associates, provided a brief summary of the proposed amendments to a site plan originally approved on December 7, 2021. He stated the modifications would include an additional driveway entrance, modified parking area, modified landscaping, increase in size of pool and air conditioning area. He noted there was a pre-existing nonconforming wall at the front of the property and the applicant was requesting to remove part of the wall. He stated the remainder of the application was in compliance with Town Code.

Commissioner Reiser asked if the seawall was up to current Code. Mr. Long advised the seawall was not included in the scope of work for the amendment.

Paul S. Catania II, PLA, ASLA, Partner with Landscape Architect Planning and Design Group, authorized agent for Benjamin and Rachel Bayless, explained the changes the owner was looking to make to the site plan.

Mayor Miller asked if everything as outlined in the staff recommendation was in conformity aside from the pre-existing nonconforming wall which was eight (8) feet from edge of pavement instead of 10 feet. Mr. Long confirmed.

Mayor Miller opened the public hearing, however there being none to speak, she closed the public hearing.

Motion made by Commissioner Andreano, seconded by Vice Mayor Baldassarre, to approve site plan amendments to the site plan for 1009 Hillsboro Mile (with conditions). In a roll call vote, the **motion** passed unanimously. (5-0)

C. Public Hearing – Authorized Agent for Property Owner is Seeking Approval for Amendments to Site Plan Originally Approved on February 4, 2020, for Property Located at 957 Hillsboro Mile, Hillsboro Mile, FL 33062.

Mr. Doody read the item by title only and swore in those wishing to testify.

Graham Long, Planning Consultant, Calvin, Giordano, & Associates, provided a brief summary of the proposed amendments to a site plan originally approved on February 4, 2020. He stated the modifications would include several changes to the front yard and paved area.

Niko Arvanitopoulos Jr., agent for the applicant, and Dan Richey, Project Architect, made a brief presentation regarding the improvements. Mr. Richey advised the materials would be of the earth and indigenous and reviewed the plan briefly. He noted the Florida Department of Transportation had increased the required setback on the property during their

preliminary review of the application from 10 feet from A1A to 30 feet from the centerline.

Mayor Miller opened the public hearing, however there being none to speak, she closed the public hearing.

Motion made by Commissioner Ravanesi, seconded by Commissioner Andreano, to approve site plan amendments to the site plan for 957 Hillsboro Mile. In a roll call vote, the **motion** passed unanimously. (5-0)

D. Public Hearing – Authorized Agent for Property Owner is Seeking Approval for Amendments to Site Plan Originally Approved on July 10, 2018, for Property Located at 999 Hillsboro Mile, Hillsboro Mile, FL 33062.

Mr. Doody read the item by title only and swore in those wishing to testify.

Graham Long, Planning Consultant, Calvin, Giordano, & Associates, provided a brief summary of the proposed amendments to a site plan originally approved on July 10, 2018. He stated the modifications would include the addition of a second driveway entrance, relocation of the main driveway, new front and side yard walkways and a reconfiguration of the site walls along the property frontage.

Mayor Miller inquired as to whether everything in the application was in compliance with the Code. Mr. Long confirmed there were no variances required.

Mr. Doody asked the applicant whether the improvements to the house consistent with the 2018 site plan had been made. Bob Mayer with Bomar Builders, agent for the applicant, confirmed it was built, but did not yet have a Certificate of Occupancy.

Mayor Miller opened the public hearing, however there being none to speak, she closed the public hearing.

Motion made by Vice Mayor Baldassarre, seconded by Commissioner Andreano, to approve site plan amendments to the site plan for 999 Hillsboro Mile. In a roll call vote, the **motion** passed unanimously. (5-0)

IV. DISCUSSION & POSSIBLE ACTION

A. Discussion on Procedure to Issue Proclamations and Awards

Mr. Serda briefly outlined the procedure to request a proclamation or award.

Vice Mayor Baldassarre commented that the procedure had been previously approved by the Commission. Mr. Serda noted Resolution No. 2022-20 was approved in 2022.

VI. RESOLUTIONS & CONTRACTS

A. Resolution No. 2024-25

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AUTHORIZING THE APPROPRIATE TOWN OFFICIALS TO EXECUTE THE AGREEMENT FOR CONTINUING CONTRACT CONSULTING SERVICES BETWEEN THE TOWN OF HILLSBORO BEACH AND COASTAL PROTECTION ENGINEERING, LLC, PURSUANT TO THE TERMS AND CONDITIONS OF RFQ NO. 21-15-JW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Doody read the Resolution by title only.

Motion made by Commissioner Andreano, seconded by Ravanese, to adopt Resolution 2024-25. In a roll call vote, the **motion** passed unanimously. (5-0)

B. Resolution No. 2024-26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ADOPTING AND AUTHORIZING THE TOWN OFFICIALS TO EXECUTE THE MUTUAL AID AGREEMENT BETWEEN THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT AND THE TOWN OF HILLSBORO BEACH, FLORIDA.

Mr. Doody read the Resolution by title only.

Motion made by Vice Mayor Baldassarre, seconded by Commissioner Andreano, to adopt Resolution 2024-26. In a roll call vote, the **motion** passed unanimously. (5-0)

C. Resolution No. 2024-27

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ADOPTING AND AUTHORIZING THE TOWN OFFICIALS TO EXECUTE A SECOND ADDENDUM TO THE AGREEMENT BETWEEN THE TOWN AND MOFFAT AND NICHOL, INC.

Mr. Doody read the Resolution by title only.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to adopt Resolution 2024-23 and accept the addendum. In a roll call vote, the **motion** passed unanimously. (5-0)

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.

Mr. Doody read the Resolution by title only.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to adopt Resolution 2024-23 and waive competitive procurement. In a roll call vote, the **motion** passed unanimously. (5-0)

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.

Mr. Doody read the Resolution by title only.

Motion made by Commissioner Ravanese, seconded by Vice Mayor Baldassarre, to adopt Resolution 2024-29. In a roll call vote, the **motion** passed unanimously. (5-0)

VI. CONSENT AGENDA

	Vendor	Invoice Number	Date	Amount	Description
1.	CG&A	440226	May 2024	\$76,084.26	
2.	LSF	24-0531-26	May 2024	\$6,498.86	
3.	GCDE	60427	July 2024	\$7,204.05	General Matters
4.	GCDE	60428	July 2024	\$2,280	Development - Related
5.	GCDE	60430	July 2024	\$2,926.10	R Crusco & C Doherty (Ord 12-269)
6.	Inframark	124221	April 2024	\$81.18	Variable Expenses
7.	Inframark	124720	May 2024	\$8,398.29	
8.	Inframark	126107	June 2024	\$8,398.29	
9.	Inframark	123345	March 2024	\$97.18	
10.	CG&A	532093	June 2024	\$44,087.35	

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

VII. BEACH REPORT

Mr. Serda stated the two (2) Resolutions (re: Coastal Protection Engineering #2024-25 and Moffatt & Nichol #2024-27) passed by the Commission would assist with reimbursements for the beach renourishment and put the design in motion. He stated procurement recommendations would be presented in September or October to award construction of the beach project.

VIII. STAFF UPDATES

A. Police Department

Police Chief Jay Szesnat shared his report. He stated Independence Day had been successful for the Town and its neighbors, with no real issues aside from traffic. He noted a landscape truck had experienced some theft, and flyers were created in an attempt to be proactive against the behavior.

Commissioner Andreano highlighted Coffee with a Cop on July 10 at 6:30 p.m. with a focus on hurricane preparedness. Police Chief Szesnat stated it would be on the second Wednesday of every month.

B. Building Department

George Folles, Building Official, CG&A, provided his report. He stated parcel B of the Related Group project had passed everything for permits to be issued except zoning, and that before permits are issued, a pre-construction meeting would set expectations. He stated review items are outstanding on parcel A. He reviewed the initial work briefly.

Mr. Folles advised that permitting activity has been steady, with minimal issues. He noted work continues on contact related to the 25-year and 40-year inspection reports. He stated the Town had hired Forerunner, a floodplain management company, to assist with floodplain mapping and reporting, and a website for residents is in progress. Mr. Serda added that funds from the Building Department, not tax dollars, had been used to purchase the new application. He pointed out the goal of discounts on flood insurance.

C. Code Compliance

Bernard Pita, Code Enforcement, CG&A, presented his report. He reviewed all open cases, including 26 cases related to 25-year and 40-year inspections, several cases of construction site management, and property maintenance.

Mr. Serda advised Vice Mayor Baldasarre had forwarded a complaint regarding sediment and debris in the bicycle lanes on the southern part of Hillsboro Mile. He discussed the response and improvements in the conditions since. Discussion continued.

Mr. Pita continued with a review of the case action report and performance report, pointing out the artificial lighting turtle inspections completed at night.

Mr. Serda followed up on a request at the May meeting regarding the fire violations. He stated he would forward the report via email.

Commissioner Reiser commented on the number of open cases in a single location. Mr. Pita explained on multi-family locations, he usually has to notify every single parcel to meet compliance with Florida Statute.

IX. TOWN MANAGER REPORT

A. First Friday Ice Cream Social

Mr. Serda shared that the Town had hosted a First Friday Ice Cream Social on July 5, and would be repeating the event on August 2 from noon to 1 p.m. He advised the Governor had denied the Town's request for funding for a water project, so Florida Department of Environmental Protection (FDEP) resiliency grants were now being sought. He reminded residents to remove coconuts ahead of the hurricane season.

X. TOWN ATTORNEY REPORT

Mr. Doody advised that the series of site plan approvals dating back to 2018, 2020, and 2021 on this meeting's agenda raised legal issues as to the applicability of current Code provisions. He sought consensus to look at the issue and consider a potential expiration date on site plan approval and allowing for an extension, but verifying in the Code what provisions would apply. He noted this would provide for consistency in the Town. Discussion ensued and consensus was to move forward with the review.

XI. TOWN COMMISSION COMMENTS/REPORTS

A. Mayor Dawn Miller

Mayor Miller shared an update from her recent attendance at the Florida League of Cities Institute of Municipal Elected Officials event she attended June 7-8, 2025⁴ in Palm Beach Gardens. She stated it was a wonderful program and she had learned a lot about districts in Florida, revenue, and the history of Home Rule.

B. Commissioner Jane Reiser

Commissioner Reiser announced that the Condo Forum would be held on Thursday, July 11, with Town Clerk Sherry Henderson discussing the responsibilities of the Clerk's Office and upcoming primary election. She commented that the June meeting had two

(2) speakers from Castle Group Property Management to share vital information on the newly required Structural Integrity Reserve Study (SIR) for condominiums long-term maintenance or replacement of vital structures, as well as the Milestone Inspection Requirements.

XII. PUBLIC PARTICIPATION

Marc Ginsberg, 1221 Hillsboro Mile, commented on Ordinance 2024-06, including the legal history of the project referenced, and stated the proposed ordinance constituted unlawful spot zoning for this one (1) property. He stated impacts should be measured of the immediate neighborhood, much of which was a height of 35 feet or less, and asserted the tone showed a lack of consideration to those residents. He expressed concern that the developer was leading the Town into unlawful spot zoning.

Richard Crusco, 1194 Hillsboro Mile, spoke in opposition to Ordinance 2024-06. He stated it was being brought forward when most residents are away for the summer and did not show care for the residents. He asserted the variances had been found illegal and was an attempt to sidestep decisions. He commented on the density of the project and asked about the impact of multiple bedrooms on the number of people and cars.

Bob Mayer, Bomar Building, commented on the expiration of site plan approvals, noting the lengthy permit process and the impact of Covid-19 causing construction delays. He stated house construction can be a very lengthy process for various reasons.

XIII. ADJOURNMENT

Motion made by Commissioner Ravanesi, seconded by Commissioner Andreano, to adjourn the meeting at 12:44 p.m. In a roll call vote, the **motion** passed unanimously. (5-0)

ADOPTED THIS 10th DAY OF Sept., 2024

By: _____

Dawn Miller, Mayor

ATTEST:


Sherry D. Henderson, Town Clerk

9/10/2024