



Town of Hillsboro Beach Commission Meeting Agenda

October 1, 2024
9:00 AM



Established 1939

MAYOR

Honorable Dawn Miller

VICE MAYOR

Honorable Barbara Baldassarre

COMMISSIONERS

Honorable Jane Reiser

Honorable David A. Ravanesi

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

October 1, 2024 | 9:00 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
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. September 4, 2024 First FY25 Budget Public Hearing

II. PRESENTATIONS

III. 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. (Tabled 7/9/2024, request postponement 12/3/2024)

Owner: Land Banc Trust

Property Owner: 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

IV. ORDINANCES

- A. Ordinance No. 2024-05 **PUBLIC HEARING** (SECOND READING, Tabled 9/10/2024)
Construction Site Management to Include Sodding of Vacant Lots and Designation of Development Review Official

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

Town of Hillsboro Beach, Florida
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“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.

**B. Ordinance No. 2024-06 PUBLIC HEARING (THIRD READING)
Coastal Dune Conservation District**

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.

**C. Ordinance No. 2024-07 PUBLIC HEARING (SECOND READING)
Prohibit Gas Powered Leaf Blowers**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN’S CODE OF ORDINANCES BY AMENDING CHAPTER 6 ENTITLED "GARBAGE AND TRASH DISPOSAL" BY SPECIFICALLY AMENDING ARTICLE VI ENTITLED "NUISANCES"; PROVIDING FOR THE REGULATIONS ON THE USE OF LEAF BLOWERS; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

**D. Ordinance No. 2024-08
Require Digital Photographs of Existing Structures to Be Submitted As Part of the Construction Site Management Plan (Demolition). (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 12-50 ENTITLED “CONSTRUCTION SITE MANAGEMENT”; PROVIDING FOR DIGITAL PHOTOGRAPHS OF ALL STRUCTURES PRESENT ON A LOT PRIOR TO ANY DEMOLITION ACTIVITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE

E. Ordinance No. 2024-09 Require Renderings Be Submitted with Site Plan Review Applications. (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 12-48 ENTITLED “APPLICATION FOR FINAL SITE PLAN APPROVAL”; PROVIDING FOR RENDERINGS REFLECTING IMPROVEMENTS ON PROPOSED SITE PLANS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

V. DISCUSSION & POSSIBLE ACTION

VI. RESOLUTIONS & CONTRACTS

A. Resolution No. 2024-41

Resolution of the Town of Hillsboro Beach Mayor and Commissioners Approving and Adopting a Fee to Allow for Alternative Plans Review and Inspections for Private Providers to Provide Plan Review and Building Inspections In Lieu of the Building Department, per Florida Statute 553.791 and Authorize the Appropriate Town Officials to Update the Town's Comprehensive Fee Schedule.

B. Resolution No. 2024-42

Resolution of the Hillsboro Beach Mayor and Commissioners Authorizing the Appropriate Town Officials to Execute Agreement with Port Consolidated, Inc. for Unleaded and Diesel Fuel Piggybacking on the City of Pompano Beach, Florida Same Terms and Conditions of RFP No. E-03-22 Unleaded Gasoline & Diesel Fuel for Southeast Florida Governmental Purchasing Cooperative Group.

C. Resolution No. 2024-43

Resolution of the Town of Hillsboro Beach Mayor and Commissioners Authorizing the Appropriate Town Officials to Execute the Agreement Between Broward County and the Town of Hillsboro Beach for the Enhanced Marine Law Enforcement Grant Program FY 2024/2025.

VII. CONSENT

A. INVOICES FOR APPROVAL

CG&A	Invoice #719912	August 2024	\$35,004.86
LSF	Invoice # 24-0831-26	August 2024	\$5,649.27
GCDE	Invoice #61661	Aug/Sept 2024	\$6,572.60 (General Matters)
GCDE	Invoice #61663	Aug/Sept 2024	\$1,050.00 (Crusco/Doherty ORD)
GCDE	Invoice #61662	Aug/Sept 2024	\$90.00 (Development-Related)

VIII. BEACH REPORT

IX. STAFF UPDATES

A. Police Department

Jay Szesnat, Police Chief

B. Building Department

George Folles, Building Official, CG&A

C. Code Compliance

Bernard Pita, Code Compliance Director, CG&A

X. TOWN MANAGER REPORT

- A.** Music on the Green, featuring Patti & Jozay - 10/10/2024
- FREE Shred, Electronic Recycle, Blood Drive & more - 10/26/2024
- Christmas Tree & Menorah Lighting Holiday Program - 12/5/2024

XI. TOWN ATTORNEY REPORT

XII. TOWN COMMISSION COMMENTS/REPORTS

XIII. PUBLIC COMMENTS

XIV. ADJOURNMENT

UPCOMING MEETINGS AND EVENTS

- A.** Coffee With A Cop (surviving an active assailant) Wed Oct 9, at 2pm
- Music on the Green Thu Oct 10, at 7pm

Shred, Electronic Recycle, Blood Drive & more!	Sat Oct 26, at 9am
General Election	Tue Nov 5, 7am-7pm
Commission Meeting	Tue Nov 12, at 9am
Holiday Program	Thu Dec 5, at 5:30pm

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.