



**MINUTES
TOWN OF HILLSBORO BEACH
LOCAL PLANNING AGENCY MEETING
TUESDAY NOVEMBER 12, 2024**

9:00 A.M.

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

Mayor Dawn Miller 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 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

The Proposed Amendment Will Be Considered During a Meeting by the Local Planning Agency November 12, 2024 @ 9:00 A.M.

I. QUASI-JUDICIAL PUBLIC HEARING

- A. The Local Planning Agency to consider the Proposed Rezoning of Parcels A and B of the Enclave of Hillsboro Plat from the RM-16 Zoning District to the CD Zoning District. Property is Located at 1174-1185 Hillsboro Mile, Hillsboro Beach, Florida 33062.**

Property Owner: Hillsboro Mile Property Owner, LLC
Address: 1174-1185 Hillsboro Mile, Hillsboro Beach, Florida 33062
Staff: Jim Hickey, Planning Dept Director, CG&A Solutions

Town Attorney D.J. Doody reviewed the responsibility of the Local Planning Agency (LPA) under Florida Statutes and swore in all individuals giving testimony during the meeting.

Planning Consultant Jim Hickey explained that when a Comprehensive Plan Amendment or Rezoning is considered by a municipality, the LPA must meet to ensure that the goals, objectives, and policies of the Town's Comprehensive Plan are met. They are also asked to

ensure that the Land Development Code is consistent with those changes. He characterized this as the first step in the rezoning process.

Mr. Hickey reviewed the Staff Report for the LPA members, noting that the Applicant for this Item is Hillsboro Mile Property Owner, LLC. The Applicant wishes to rezone 10.998 gross acres of the property located at 1174-1185 Hillsboro Mile from Multiple Dwelling-Residential (RM-16), which has a three-story maximum height, to Coastal Dune Conservation (CD). The parcels are described as Parcels A and B of the Enclave at Hillsboro Beach.

To consider the proposed rezoning, the LPA is asked to look at the Town's regulations as well as State Statutes. This includes determining whether the proposed rezoning is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan. The rezoning and proposed Site Plan must be consistent with the Town's Land Development Code. The site's previous plat, which includes 12 parcels, is replaced by the proposed plat.

The property's future land use designation is Residential Medium, which allows a maximum density of 16 dwelling units per acre. The Comprehensive Plan does not establish a maximum height within the Town; the actual height of buildings is instead regulated by the Land Development Code. The project proposes a density of fewer than 10 units per acre, which is less intense than the maximum density allowed under RM-16 zoning.

Staff have conducted an analysis of the Town's Comprehensive Plan, including all elements, objectives, goals, and policies, to determine whether the proposal is consistent with that Plan. Mr. Hickey reviewed the following items:

- Objective 2.1: using current and updated land development regulations, continues to coordinate development approvals and future land use planning with the appropriate topography, soil conditions, facilities, and services currently with the impacts of development;
- Policy 2.1.1: requires a development review process to identify the cumulative impacts of development, review all proposals for development or redevelopment, base approval of same on the continuing maintenance of all Levels of Service (LOS) standards, and ensure that municipal services are available concurrently with the impacts of development
- Housing Goal 3.0: ensures that structurally safe and adequate residential shelter is available to all residents and visitors of the Town
- Policy 3.1.2: ensures through development review practices that all new and redevelopment construction activities conform to Building Code; recreation and open space: provides for individual lot access to the beach or Intracoastal Waterway for beach renourishment and emergency access
- Policy 4.2.1: requires future multi-family development to include on-site private recreational amenities
- Policy 4.4.1: enforces the recreation and open space provisions of the Town's

Comprehensive Plan and continues to enforce land development regulations that designate the beach area east of the Town's easterly building line for open space and conservation

- Transportation: ensures that traffic studies are completed and right-of-way access maintained or reviewed and approved through the Florida Department of Transportation (FDOT)
- Goal 6.0: develops, redevelops, and maintains a coastal resort residential community in a manner which minimizes potential natural and financial impacts to develop upland properties while preserving beach, shoreline, and tidal water resources while enhancing resilience to sea level rise and impacts
- Policy 6.1.1: uses land development regulations from all applicable coastal regulation activities of the Environmental Protection Agency (EPA); the Florida Departments of Transportation, Environmental Regulations, and Natural Resources; the South Florida Water Management District; and the County's Environmental Quality Control Board and Water Management Division
- Policy 6.3.1: prohibits the destruction of the remaining undeveloped dune communities east of the Town's setback line
- Policy 6.3.2: uses best management techniques for the maintenance of the dune system on developed properties
- Objective 6.9: redevelopment and post-disaster redevelopment shall be implemented to minimize public and private vulnerabilities to future disasters and sea level rise
- Policy 7.3.6: preserve environmentally sensitive lands which are local areas of particular concern, and use the land development regulation procedure for protection and preservation, which involves notification and protection of private property owner rights

Mr. Hickey noted that land use implementation is included in the Town's Comprehensive Plan to guide the Land Development Code's interaction with that Plan. Town zoning, with respect to permitted uses and densities, must be in compliance with or more restrictive than the requirements of the Land Use Plan. In this case, "more restrictive" means zoning which permits fewer uses than permitted by the Land Use Plan on a parcel of land, or, for a parcel of land designated as residential on the Land Use Plan map, a lower residential density than permitted by the Land Use Plan. The Town can be more restrictive, but not less restrictive, in the land use regulations in comparison to the Comprehensive Plan.

Staff reviewed all criteria in the CD zoning district to identify whether or not the Application and Site Plan meet those criteria. These include:

- Density is designated as Residential-Medium
- Includes a local area of particular concern, identified as the 10.998 acre site
- No less than five gross acres or more
- Uses permitted are those allowed within RM-16 zoning

- Accessory uses reviewed
- Height regulations are consistent; the maximum height of the proposed building is 130 ft. from the average dune height of the property on parcel B, which is on the east side of A1A and has a maximum height of 10 stories; height is consistent with RM-16 zoning on the west side of A1A, which allows up to 35 ft. in height for a maximum of three stories
- Decorative features would be an additional 15 ft. above the maximum height on each parcel, which would be 145 ft. on Parcel B and may not use more than 25% of the roof or any other amenities; for Parcel A, the maximum height is 50 ft. with decorative features
- Shade features and landscaping: as identified on the Site Plan
- Project meets all parking regulations and provides more parking than is required for the development
- Front yard setbacks for the actual building are 105 ft. 2 in. for any structure above 15 ft. above grade; for structures below that height, the setback is 45 ft.; the west parcel is set back more than 170 ft. from the roadway
- Side yard setbacks: these are roughly 107 ft. each on the north and south sides of Parcel B and 35 ft. for structures less than 15 ft. in height; for Parcel A, the north side setback is 30 ft. 11 in. and 27 ft. 10 in. on the south side
- Rear yard setback: this is 45 ft. on the east side and 29 ft. on the west side
- Lot size: acreage for Parcel B is 5.609 and 5.379 for Parcel A
- Lot density: 10 units per acre are proposed for a total of 92 units; lots have a minimum of 55% open area, with 11.54% of paved recreation area
- Project is compliant with floor area regulations, emergency power, storage, and sanitary requirements

Mr. Hickey advised that Site Plan approval includes consideration of what is submitted during the public hearing on the Item. The Site Plan complies with the requirements set forth in the Town's Land Development Code.

Written findings of fact under Chapter 166.0331 of Florida Statutes include:

- Proposed rezoning conforms to the requirements of the Town's Comprehensive Plan regarding density, intensity, and permitted uses of the previously approved Site Plan
- Proposed rezoning is consistent with the goals, objectives, and policies set forth in the land use, housing, recreation, open space, transportation, coastal management, conservation, and capital improvement elements, as well as the implementation section of the land use element
- The maximum height of any structure is regulated by zoning district within the Town's Land Development Code, and the height of the proposed development meets requirements set forth in the CD zoning district
- Rezoning of the subject property and Site Plan meet all regulations set forth within the

CD zoning district, including qualified developments, uses permitted, height, parking, yard area, density, emergency, power, storage, employee sanitation, and Site Plan approval

- Town Clerk verifies that all notices and advertisings have been satisfied for Florida Statutes and the Town's Code of Ordinances

Based on these analyses and findings of fact within the Agenda memorandum, there is a basis on which the LPA can consider recommending the Application to move forward. The rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan, as well as with the Land Development Code requirements set forth in the Town's Land Development Code.

Jeffrey Bass, representing the Applicant, requested that a copy of the record of today's LPA meeting be incorporated into the record of the Town Commission meeting which will follow. He thanked Staff for their review of the Application, emphasizing that the Town's Comprehensive Plan does not regulate height. The CD district includes a height limit with which the Application complies. It also encourages an increase in the amount of open space, enforces open space and vegetation open space provisions with respect to beach and dune preservation, and is consistent with conservation and coastal management elements within the Comprehensive Plan.

Ray Fort, 2900 Oak Avenue, Miami, architect representing the Applicant, reviewed the design of the proposed Rosewood Residences, which includes energy efficiency, climate resiliency, and passive sustainable design. It incorporates state-of-the-art building techniques and materials and emphasizes the movement of light and air through use of setbacks and landscaping.

The site consists of two five-acre parcels on the east and west sides of Hillsboro Mile. Parcel B includes a dense coastal dune which serves as a buffer between the ocean and the cleared portion of the lot. The proposed height is intended to maximize setbacks and minimize the buildings' footprints while respecting the context of existing building heights. Mr. Fort asserted that there is nothing novel about the height of the proposed project.

Landscaping was prioritized along Hillsboro Mile, with generous use of berms and open space. The project uses sustainable building techniques to provide more light and air in buildings that are reflective of contemporary architecture. It includes deep balconies, glass, and landscaping that is integrated into the adjacent coastal dunes. All parking is internalized beneath the building, so it is not visible from the street. This helps to elevate the project's habitable space out of the flood zone.

Mr. Fort showed views of the site including its setbacks, noting that they provide access points to the beach, specifically for purposes of beach renourishment. They also conceal the project's

loading and operational services by moving them within the building.

While RM-16 zoning requires 15% open space, the CD district requires 55% open area, which is an increase of approximately 23,931 sq. ft. This translates to roughly half an acre. Although the existing RM-16 density would permit the construction of 188 units, the CD district would allow 109 units; however, the project as currently proposed will have only 92 units.

Mr. Fort concluded that the project proposes multiple scales of development which are tied together by its landscaping and design.

At this time Mayor Miller opened the public hearing.

Ruth D'Agostino, 1021 Hillsboro Mile, requested clarification of whether or not the project will employ Leadership in Energy and Environmental Design (LEED) certifications or sustainability. These features can improve the site's carbon footprint and the use of asphalt in particular.

Joseph Polka, 1187 Hillsboro Mile, noted that as excavation occurs near an access road on the north side of the property, the landscaping barrier is becoming thinner. He requested clarification of the width of the landscaping proposed by the Applicant.

Deb Raphael, 1172 Hillsboro Mile, stated expressed concern with privacy and loss of access to the beach, and requested clarification of the Applicant's provisions for the south side of the project.

Deb Tarrant, 1083 Hillsboro Mile, speaking via Zoom, advised that the landscape plan along A1A, which includes palm trees, would require power lines to be buried before it can be accomplished.

Richard Crusco, 1194 Hillsboro Mile, speaking via Zoom, stated his opposition to rezoning the property via Ordinance 2024-06. He noted that a lawsuit has been filed in Broward County Circuit Court in opposition to the rezoning. He felt the height variance granted by the Ordinance would be excessive. The Ordinance would allow three other Hillsboro Mile properties to undertake similar development to the Application before the LPA today.

Mr. Crusco continued that it is not in the Town's best interests to allow multiple buildings of up to 130 ft. in height within less than one mile of one another. He concluded that Ordinance 2024-06 constitutes spot zoning and advocated for unity rather than divisiveness going forward.

Tim Rowe, 1200 Hillsboro Mile, requested clarification of plans to bury power lines in the subject area, including when that step would be taken as part of the project.

Andrew Burnstein, 1238 Hillsboro Mile, asked if the Applicant is confident that they can move forward on the project within the new year with the incoming Federal administration.

At this time Mayor Miller closed the public hearing.

Mr. Bass advised that he would address questions raised during the public hearing at the Town Commission meeting which would follow today's LPA meeting.

Commissioner Reiser asked if the Applicant's team could provide a rendering that identified the local area of particular concern. Mr. Fort clarified that this rendering showed the dune situated to the right of the building.

Commissioner Reiser pointed out that the rendering in question showed that the dune and its vegetation could not be touched by the developer and requested clarification of the height of the trees at that location. Mr. Fort estimated that these are 19 ft. tall from grade elevation, or approximately two stories. He pointed out that because parking will be placed beneath the building, the first floor of the building can be elevated above the dune.

Commissioner Ravanese addressed density on the east side of the parcel, clarifying that there are 70 parcels to the east and 22 to the west for a total of 92 units. Mr. Fort confirmed this.

Mayor Miller asked for clarification of the heights of other buildings within the Town to which the Applicant's presentation had referred. Mr. Fort replied that when measured to the top of mechanical features on the rooftop, the Landmark building is estimated to be 170 ft. tall. A total of seven buildings in Hillsboro Beach exceed 100 ft. in height.

Town Attorney Doody clarified that compliance with the Town's land development regulations and Comprehensive Plan should be the focus of the LPA's consideration.

Motion made by Commissioner Andreano, seconded by Commissioner Ravanese, to adopt the findings of Mr. Hickey. In a roll call vote, the **motion** passed unanimously (5-0).

Motion by Commissioner Ravanese, seconded by Commissioner Andreano, for recommendation to the Town Commission to approve the Application for rezoning. In a roll call vote, the **motion** passed unanimously (5-0).

II. ADJOURNMENT

Motion made by Commissioner Ravanesi, seconded by Commissioner Andreano, to adjourn the meeting at 9:53 a.m. All were in favor.

ADOPTED THIS 30 DAY OF December 2024.

By: _____

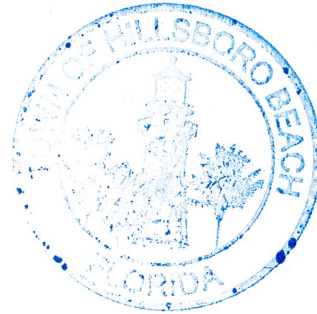
Dawn Miller, Mayor

ATTEST:

Sherry D. Henderson

Sherry D. Henderson, Town Clerk

12/3/2024





Hand-outs Distributed or Presented at Meeting, Entered into the Record and/or Written Comments emailed to Town Clerk, Entered into the Record Included with the Official Meeting Minutes.

NOVEMBER 12, 2024

LOCAL PLANNING AGENCY

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

ROSEWOOD RESIDENCES NOVEMBER 12, 2024

LOCATION MAP

1174-1185 HILLSBORO MILE

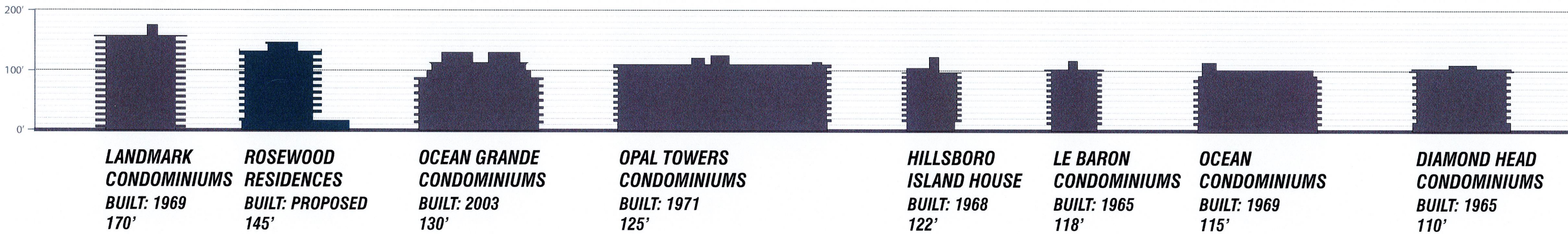


PARCEL A

PARCEL B

HEIGHT CONTEXT

EXISTING BUILDINGS - 100FT OR TALLER



***HEIGHTS LISTED TO TOP OF MECHANICAL FEATURES**

HILLSBORO MILE ADJACENT STREET CONDITION

EXISTING CONTEXT VS CURRENT DESIGN



EXISTING HILLSBORO MILE



CURRENT DESIGN FOR HILLSBORO MILE

ARCHITECTURAL DESIGN

EXISTING CONTEXT VS CURRENT DESIGN



EXISTING CONTEXTUAL DESIGN



CURRENT PROJECT DESIGN

CD DISTRICT SETBACKS

INCREASED SETBACKS



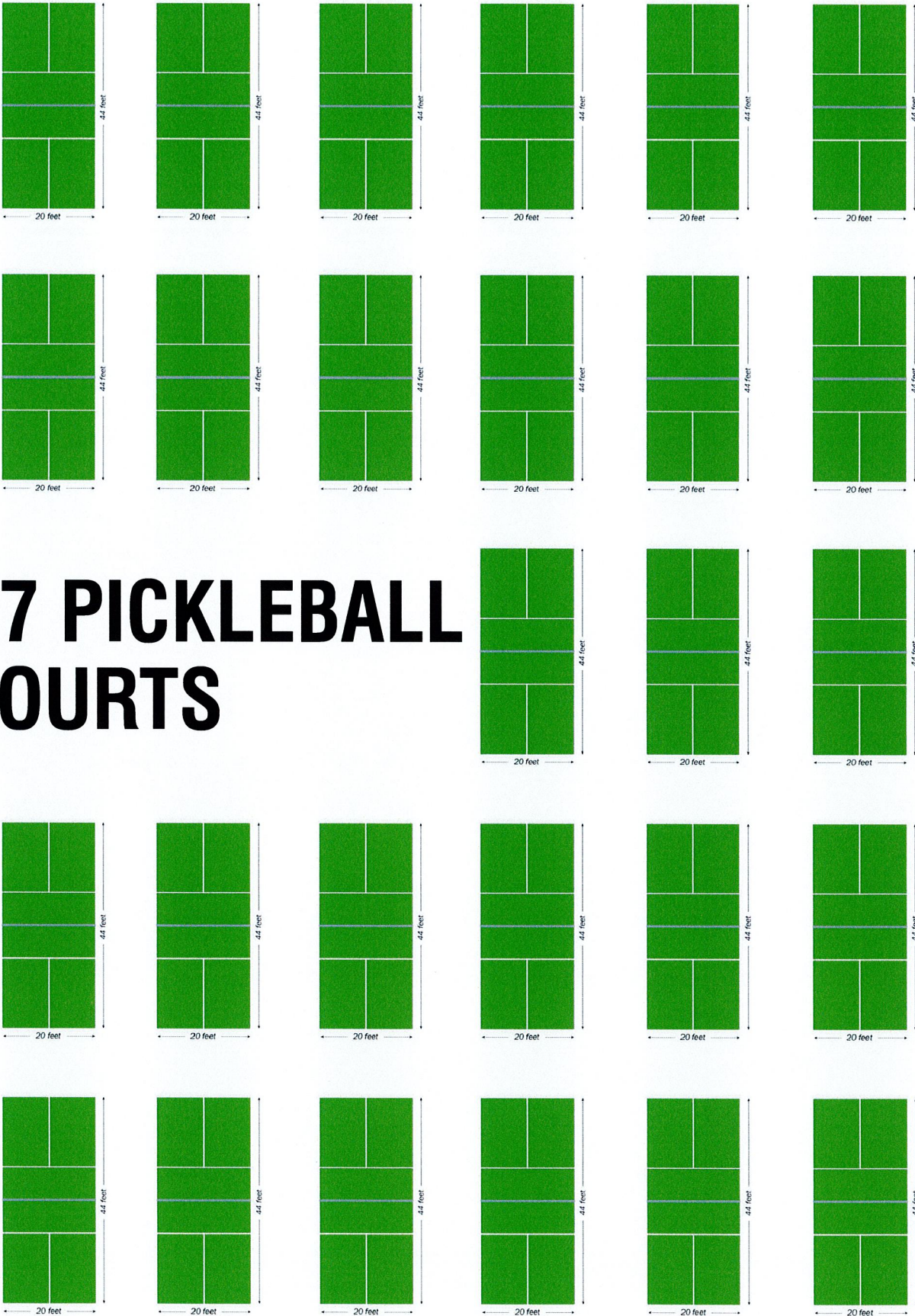
OPEN SPACE

RM-16 VS CD DISTRICT

RM-16 ZONING: 50% OPEN AREA
CD DISTRICT: 55% OPEN AREA

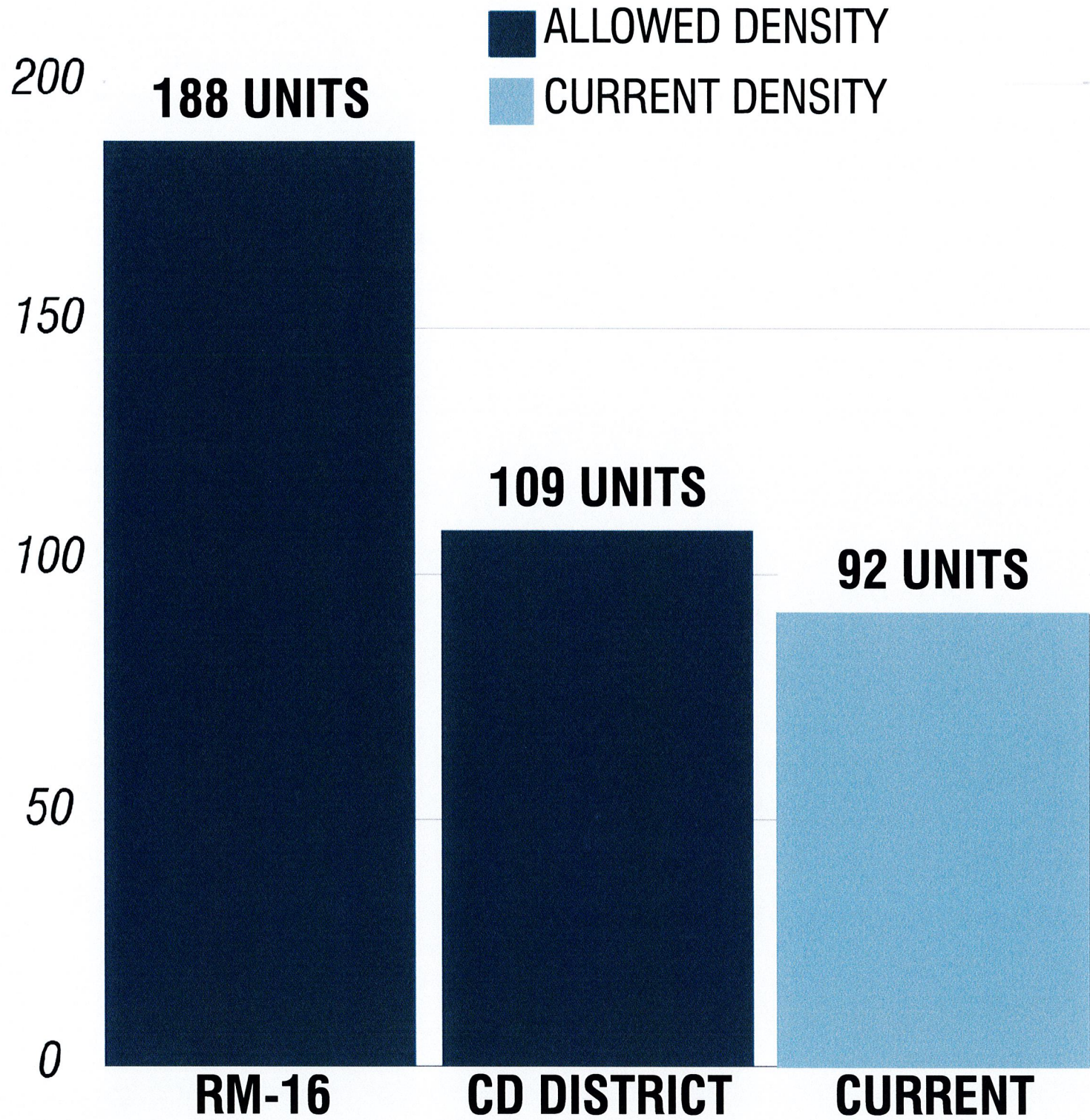
=
INCREASE OF 23,931 SF

= 27 PICKLEBALL
COURTS



CD DISTRICT REDUCES DENSITY

RM-16 VS CD DISTRICT



RENDERINGS

CURRENT DESIGN



ARQUITECTONICA

EST. 1977



Arquitectonica is a progressive international design firm entrenched in collaboration with client and project teams across the globe.

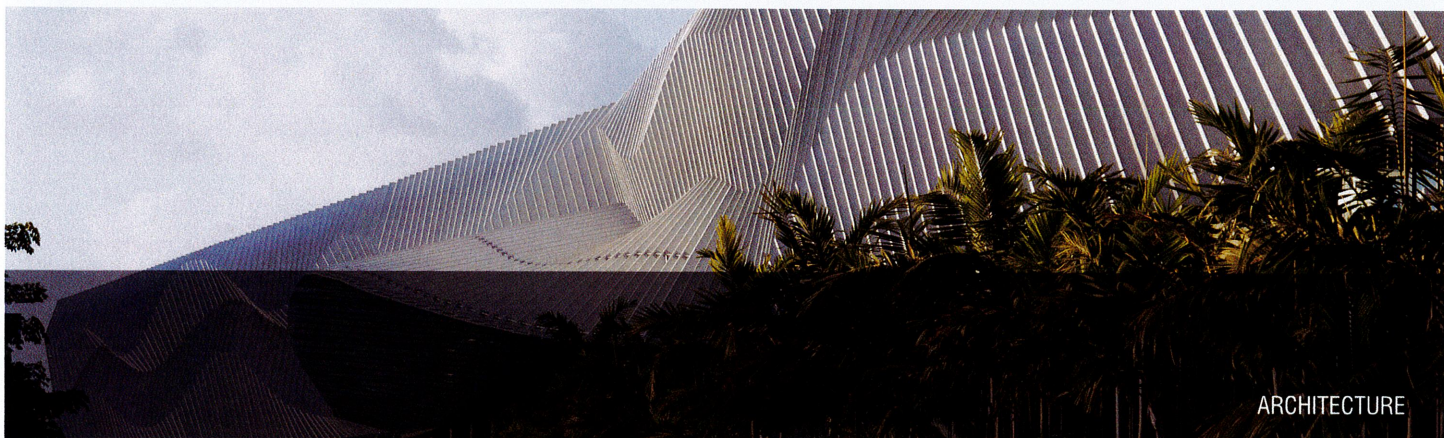
[FENDI CHATEAU OCEAN RESIDENCES, SURFSIDE]

With offices in Miami, New York, Los Angeles, Palm Beach, Paris, Dubai, Hong Kong, Shanghai, Manila, Lima and Sao Paulo, Arquitectonica is a major presence on architecture's international stage. The firm offers architecture, planning, interior design and landscape architecture services. From its inception in 1977, the firm received almost instant attention and acclaim from critics and the public alike, due to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern and color to introduce a new brand of humanistic modern design to the world. Today Arquitectonica's practice spans the globe, with projects in 59 countries on five continents.

Arquitectonica is widely recognized as a signature architectural firm for its ability to create efficient, iconic buildings of memorable imagery and value; designs that make a statement about the place and provide identity. The firm's record in this endeavor started in Miami, its city of origin, where its buildings have become symbols of the city. Arquitectonica regularly produces award-winning, landmark designs in the most prominent cities and locations around the world. The firm is a leader in a new generation of architects creating simple, distinct powerful forms. Our design process ensures a unique architectural identity that projects the core values of the Client and positions the project at the leading edge in the market.



PLANNING



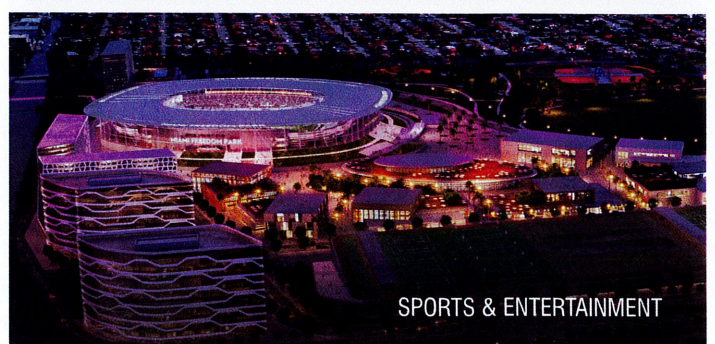
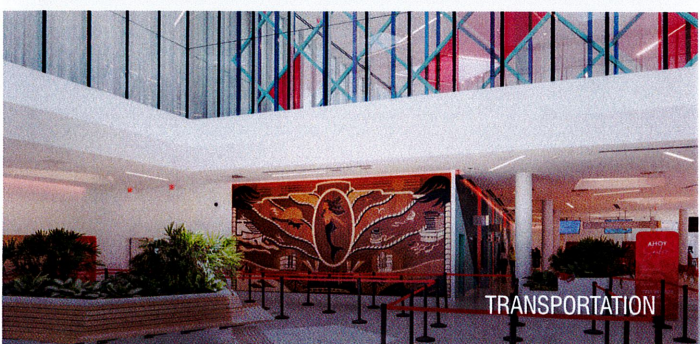
ARCHITECTURE



LANDSCAPE ARCHITECTURE



INTERIOR DESIGN





Arquitectonica's multi-disciplinary practice including hospitality, residential projects, corporate headquarters, retail and restaurants, five-star hotels, luxury resorts and casinos, to name a few, allows our team to work alongside many public companies and leading brands. Our in-house marketing team works to collaborate with Ownership and Brand on each project to support successful advertising. From a press release, editorial articles, & podcasts, to photography & even award submissions, our team stays involved to support the commercial sensation of the final product.



EDUCATION

Master of Science in Advanced Architectural Design, Columbia School of Architecture, Planning, & Preservation, 2012
Bachelor of Architecture, Cornell University School of Architecture, 2011

Raymond, a licensed architect in Florida, New York, and Massachusetts has over a decade's worth of design and development experience. As a Vice President and Design Lead at Arquitectonica, Raymond's work includes a wide-ranging portfolio including multi-family residential, single-family residential, office, retail, hotel, industrial, educational, institutional and a variety of complex mixed-use and multi-phase projects throughout the globe.

Raymond's ideas have been realized in some of the firm's most innovative projects including the international award-winning University of Miami - Thomas P. Murphy School of Architecture Design Studio Building, Mr. C Hotel in Coconut Grove, The Dorsey and The Nomad Residences in Miami's Wynwood neighborhood, and the soon to be completed Five Park, Miami Beach. Raymond is an articulate and skilled presenter and has become well-versed in public presentations including Design Review Boards, Council Meetings and Neighborhood Outreach events. Raymond has served as an Adjunct Professor at the University of Miami and Florida International University, Schools of Architecture as well as a juror at Cornell University.

ADVISORY BOARDS

Miami Dade Art in Public Places

University of Miami - Master of Real Estate Development + Urbanism

ARQUITECTONICA

2900 OAK AVENUE MIAMI, FL 33133 | 305.372.1812 | WWW.ARQUITECTONICA.COM

Sherry D. Henderson

From: JOSE GOMEZ <joeandbarb@att.net> on behalf of JOSE GOMEZ
Sent: Monday, November 11, 2024 11:09 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: Ordinance 2024-06

To: Commissioners
Town of Hillsboro Beach

As a long-time resident of the Town of Hillsboro Beach, I would like to express my strong opposition to Ordinance 2024-06. The Rosewood project, which was pushed through in violation of our established zoning ordinances, and without the consent of the town's residents, has opened the door for more high-rise construction. Now, you are considering Ordinance 2024-06, which will permit the construction of three more high-rise buildings. I do not understand why this Commission is not allowing the town residents to voice their opinions through a democratic vote. Re-zoning approvals within the Town of Hillsboro Beach should only be carried out with the majority vote of its residents, not if its Commission. Please think hard before you approve this ordinance.

Thank you.

Jose M. Gomez
1160 Hillsboro Mile
Apt. 407
Hillsboro Beach

Sherry D. Henderson

From: Laura Fish <fishonthemile@gmail.com> on behalf of Laura Fish
Sent: Monday, November 11, 2024 9:01 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com; shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com; dmiller@townofhillsborobeach.com
Subject: Ordinance 2024-06/ for the record.

Hello Mayor and Hillsboro Beach Commissioners, I would like my comments to be added to the town's formal records, with thanks.

Please note I am in no way opposed to having a Hillsboro Beach Conservation District (HBCD). I am however, opposed to all of you voting in favor to approve the addition of the corporate builder who you have encouraged to write their own ticket to how THEY would like to shape OUR town for their OWN profits.

I cannot fathom how allowing the Related Group to join the HBCD while writing their own laws and tossing existing variances to be in ANYONE'S favor or best interest other than themselves or others who may personally benefit.

To allow a 130 foot building plus whatever additional 15+ft rooftop structures in a 35 foot zone, and to approve 3 other properties on top of this one, that will overshadow our eroding beach, our 2 lane roadway, our already compromised eco systems, our fire, EMT, and police workloads, and quality of life just for a few extra tax dollars and an egress for sand renourishment, is beyond comprehension. The fact that you have all agreed to allow this to happen when as elected and trusted leaders you should have better negotiated by giving them at the MOST a 100 % increase in the current zoning law that would have at least been in line with the closest building outside their purchased current 35 foot zone. As you have (all) currently approved, this project will stand twice the height of the Windsor. Twice. The statement that they would even consider building 188 low rise units was insulting the first time it was said and each and every time it is repeated. I hope you will (all) reconsider this ordinance change before it's too late.

By approving this height, you (all) will have had a hand in destroying the scenic and relaxed beauty of Hillsboro Beach's current state road A1A, along with our soon to be shaded and blocked beach and ocean views. It literally brings tears to the eyes of people who live here and hoped to be able to pass down their love of 'The Amazing Miracle Mile' to their children and grandchildren - to walk the beach from north to south and admire the horizon in all directions...all to be destroyed with short sighted small town governing.

I, along with 99% of my neighbors, are still hopeful that a miracle on our Mile can still happen and you reverse your votes to lower the height of this project for the future of our community.

Sincerely, Laura Fish
Hillsboro Windsor

Sherry D. Henderson

From: Mac Serda <mserda@townofhillsborobeach.com> on behalf of Mac Serda
Sent: Monday, November 11, 2024 8:04 PM
To: rkelly6448@aol.com; Barbara Baldassarre; Jane Reiser; David A. Ravanese; Sherry D. Henderson; Vinnie andreano; Dawn Miller
Subject: RE: High Rise

Good evening,

Thanks for the email. If you have time this week for a phone call, I would like to hear in more detail your thoughts on the development project, and beach nourishments.

Let me know your availability.

Thank you,

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

From: rkelly6448@aol.com <rkelly6448@aol.com>
Sent: Monday, November 11, 2024 4:56 AM
To: bbaldassarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com; shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com; dmiller@townofhillsborobeach.com
Subject: High Rise

Good morning. I hope all is well. My family do not support such a high building in Hillsboro Beach. We were told it would be the only one. We are now seeing developers purchase other properties and planning on going above the current 3 story limit.

I understand the commission has certain authority. I respect that and agree with your agenda over 90% of the time. However, to have 5 people decide on something that will change the landscape of Hillsboro Beach forever is wrong. Put it to a vote and let the residents decide.

One of the other things I disagreed with was the beach erosion/renourishment plans. Apparently, that didn't work out so well either. The only way it will ever work out is if the groins in Deerfield beach are removed or we install them in Hillsboro Beach. That would require state and federal aid. Otherwise, replenish the beach and sit back and watch it wash away into the ocean again and again.

Respectfully yours,

Robert & Jeanne Kelly

Hillsboro Colonnade

Sherry D. Henderson

From: Neo <jrauh@neo.rr.com> on behalf of Neo
Sent: Monday, November 11, 2024 6:33 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: Ordinance 2024-06 opposition

We oppose the ordinance 2024-06. We oppose the changes to the building codes in Hillsboro Beach. We oppose rezoning in Hillsboro Beach. We oppose the 130' height approval anywhere in Hillsboro Beach.
Sincerely,
James and Valorie Rauh
Hillsboro Windsor
Sent from my iPhone

Sherry D. Henderson

From: Beverly O'lini <bevfl613@aol.com> on behalf of Beverly O'lini
Sent: Monday, November 11, 2024 10:42 AM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: 130 foot height

Hope all of you are doing well. Another lawsuit in Broward 17th Circuit court opposing the recent Ordinance 2024-06 has been filed. We want to be clear, we are not opposing the Conservation District, we are opposing the 130 foot height they approved. Once again, we see their attempts to circumvent previous court decisions ruled in our favor. Our attorney's believe they have violated four important points that we raised in our complaint. *In addition, this ordinance further allows three additional properties on Hillsboro Mile to do the very same thing.* We were told by our elected officials over and over again for the past three plus years how Rosewood would be the "only" hi rise in the low rise zone. What happened? At this point we are prepared to let the courts decide.

I oppose this change in our building codes.

Respectfully,

Beverly O'Lini

Sherry D. Henderson

From: David Eysler <eyslermd@gmail.com> on behalf of David Eysler
Sent: Monday, November 11, 2024 7:02 AM
To: shenderson@townofhillsborobeach.com
Subject: Zoning laws

I oppose the change in the zoning laws to allow high rise development in Hillsboro Beach! We were told that "this development would not happen". Vote no!!!

Sent from my iPhone

Sherry D. Henderson

From: rkelly6448@aol.com
Sent: Monday, November 11, 2024 4:56 AM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: High Rise

Good morning. I hope all is well. My family do not support such a high building in Hillsboro Beach. We were told it would be the only one. We are now seeing developers purchase other properties and planning on going above the current 3 story limit.

I understand the commission has certain authority. I respect that and agree with your agenda over 90% of the time. However, to have 5 people decide on something that will change the landscape of Hillsboro Beach forever is wrong. Put it to a vote and let the residents decide.

One of the other things I disagreed with was the beach erosion/renourishment plans. Apparently, that didn't work out so well either. The only way it will ever work out is if the groins in Deerfield beach are removed or we install them in Hillsboro Beach. That would require state and federal aid. Otherwise, replenish the beach and sit back and watch it wash away into the ocean again and again.

Respectfully yours,

Robert & Jeanne Kelly
Hillsboro Colonnade

Sherry D. Henderson

From: Lorie Berrick <lorie.berrick@gmail.com> on behalf of Lorie Berrick
Sent: Tuesday, November 12, 2024 1:43 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: Opposition of ordinance discussed at todays meeting

Hello,

I was unable to attend today's meeting at the last minute, and am writing to inform you of my opposition to the ordinance. I am not opposed to the Conservation District, but am opposed to the 130 ft height approved. It seems this is clearly an attempt to get around previous court decisions ruling against the 130 ft height variance. Additionally this ordinance allows 3 additional properties to do the very same thing if they desire to. We have been told over and over, that the Rosewood property would be the only high rise allowed in the area zoned for 3 stories. I find this troubling, and want to state my opposition.

Best Regards
Lorie Berrick
1194 Hillsboro Mile #44

Sent from my iPad