



**MINUTES
TOWN OF HILLSBORO BEACH
REGULAR COMMISSION 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 10:02 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

Town Manager William "Mac" Serda requested that Ordinance 2024-10 be tabled until the December 3, 2024 Town Commission meeting.

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

I. APPROVAL OF MINUTES

A. September 10, 2024 Regular Commission Meeting

B. September 10, 2024 Board of Zoning Appeals Public Hearing

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

II. PRESENTATIONS

None.

III. SITE PLAN REVIEW

A. PUBLIC HEARING - 1085 Hillsboro Mile, Hillsboro Beach, FL 33062

Authorized Agent for Property Owner is Seeking Extension of Site Plan Approval

Owner: Land Banc Trust

Property Owner: Morris Flancbaum

Staff: Graham Long, Development Planner, CG&A

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

Town Attorney D.J. Doody swore in all individuals giving testimony on this Item.

Planning Consultant Graham Long, CG&A, stated that the Applicant is seeking an extension of Site Plan approval. The Commission previously granted Site Plan approval on July 11, 2023. If a building permit is not issued within one year of approval, an applicant has one year and 90 days in which to file for an extension to keep Site Plan approval active.

Mr. Long added that on July 9, 2024, the Applicant appeared before both the Board of Zoning Appeals (BZA) and the Town Commission to request a variance as well as Site Plan amendment for a proposed underground garage and reconfiguration of the project's front yard area. These applications have since been withdrawn and the Applicant now requests to implement the previously approved Site Plan once more, which requires the extension.

Mr. Long continued that Town Staff requested more details than had been provided in the original Site Plan due to the issues raised at the July 9, 2024 meetings. These issues included the heights of retaining walls. While there are new submittals to clarify these issues, the Site Plan being extended is consistent with the original Application.

Staff recommend approval of the extension of the Site Plan for another year. They also recommend that Commission approval be conditioned upon the stipulation that retaining walls on the site have a maximum height of 6 ft., inclusive of any rails that may be posted atop the walls.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to extend approval of the Site Plan, with the condition that all retaining walls have a maximum height of 6 ft., including the addition of any railings or fences installed upon the walls. In a roll call vote, the **motion** passed unanimously (5-0).

IV. ORDINANCES

A. Ordinance No. 2024-07 - Prohibit Gas Powered Leaf Blowers (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 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.

Town Attorney Doody read the item into the record by title only.

Commissioner Ravanese recalled that several residents have raised concerns related to the noise from gas-powered leaf blowers. He explained that he also received a comment regarding the hours of operation in which these items may be used, which are currently between the hours of 8 a.m. and 5 p.m. The individual had requested that these hours be shortened to 4 p.m.; however, this could prolong the overall construction period for a building.

Mayor Miller noted a correction on p.2, line 34 of the Ordinance under Enforcement Penalties. Where this section currently says "Beginning on January 16, 2024," the date should be changed to "March 1, 2025" in terms of both public education efforts and penalties.

The following additional date changes were also made:

- Line 30: change to "beginning on November 30, 2024 and extending through March 1, 2025" with regard to public education efforts
- Line 34: change to "beginning on March 1, 2025, the Town shall provide for a three-month warning period and including June 1, 2025, during which the Code Compliance Department shall issue written warnings for violations of this Article; beginning on June 1, 2025, the Code Compliance Department shall fully enforce the provisions of this article"

At this time Mayor Miller opened the public hearing.

Javier Garcia, 1203 Hillsboro Mile, stated that he did not believe the proposed Ordinance will make things any better, as it was likely to create a situation in which cleaning would take longer. He felt gas-powered leaf blowers were significantly more efficient than battery-powered leaf blowers, and that the difference in the noise produced by the different models was minimal. He concluded that he would like to see a better solution than the proposed Ordinance.

Bob Sablich, 1194 Hillsboro Mile, spoke against the proposed ordinance.

Deb Tarrant, 1083 Hillsboro Mile, advised that landscapers should be on board with the use of non-gas-powered machinery, and that the proposed Ordinance would improve the Town's quality of life for its residents.

Tim Rowe, 1200 Hillsboro Mile, asked if there are other nearby municipalities that have passed similar restrictions. Mayor Miller confirmed this. Mr. Rowe expressed concern with landscapers' ability to change from gas-powered leaf blowers, as it would create a significant expense for them to switch to other methods.

With no other individuals wishing to speak at this time, Mayor Miller closed the public hearing.

Commissioner Reiser recalled that Staff had tested the decibel levels of battery-powered leaf blowers against gas-powered devices and found that battery packs had a significantly lower decibel level. She requested information from other municipalities that have limited the use of gas-powered leaf blowers.

Town Manager Mac Serda replied that Miami Beach, Ocean Ridge, Delray Beach, Fort Lauderdale, and other municipalities are considering restrictions. Miami Beach has adopted a restriction which was delayed for nearly 18 months; however, they are now enforcing the restriction. Mayor Miller clarified that at least 10 other Florida municipalities have adopted restrictions and are implementing them in a manner similar to that set forth by the Town of Hillsboro Beach.

Mayor Miller also pointed out that the Ordinance includes a special provision allowing for the temporary suspension of requirements in the event of storm cleanup.

Vice Mayor Baldasarre commented that the Town's timing on the proposed Ordinance is not good, as there are other issues throughout the state that may affect costs for condominium boards who use landscaping services. While she was in favor of environmental protection, she recommended that the Ordinance be reconsidered.

Commissioner Ravanese stated that the noise from gas-powered leaf blowers can be extremely loud, and that electric-powered devices are significantly quieter. He added that he has heard other neighbors and residents express concerns with noise as well. While he understood concern with the expense, he felt the noise should be reduced.

Commissioner Andreano advised that if he was purchasing a leaf blower, he would buy an electric one in order to reduce noise as much as possible. He felt most residents would agree that the noise should be limited.

Mayor Miller noted that she has spoken to landscape companies which have indicated they are already phasing in electric/battery-operated leaf blowers due to concerns with both noise and emissions. She emphasized the impacts of emissions from gas-powered equipment as well as noise.

Town Attorney Doody stated that in light of the Commission's discussion on dates, they must amend the Ordinance before voting to approve it.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to amend the Ordinance as indicated with respect to dates. In a roll call vote, the **motion** passed unanimously (5-0).

Motion made by Commissioner Andreano, seconded by Commissioner Ravanese, to adopt the Ordinance as amended. In a roll call vote, the **motion** passed 4-1 (Vice Mayor Baldassarre dissenting).

B. Ordinance No. 2024-08 Require Digital Photographs of Existing Structures to be Submitted as part of the Construction Site Management Plan (Demolition) (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 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.

Town Attorney Doody read the item into the record by title only.

At this time Mayor Miller opened the public hearing, which she closed upon receiving no input.

Motion made by Commissioner Reiser, seconded by Vice Mayor Baldassarre, to accept Ordinance 2024-08. In a roll call vote, the **motion** passed unanimously (5-0).

C. Ordinance No. 2024-09 – Requires Renderings to be Submitted with Site Plan Review Applications (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 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.

Town Attorney Doody read the item into the record by title only.

At this time Mayor Miller opened the public hearing, which she closed upon receiving no input.

Motion made by Commissioner Ravanese, seconded by Commissioner Reiser, to approve the Ordinance. In a roll call vote, the **motion** passed unanimously (5-0).

D. Ordinance No. 2024-10 – Requires Property Addresses on the Atlantic Ocean (Beach) and Intracoastal Waterway Side for Single-Family Homes and Multi-Unit Condo Buildings (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 12-65 ENTITLED "BEACH STEPS AND PLATFORMS"; PROVIDING FOR POSTED PROPERTY ADDRESSES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

This Ordinance was tabled until the December 3, 2024 Commission meeting.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to table the Ordinance to December. In a roll call vote, the **motion** passed unanimously (5-0).

E. Ordinance No. 2024-11 – Rezoning Property Located at 1174-1185 Hillsboro Mile from RM-16 District to the Coastal Dune Conservation Zoning District (FIRST READING)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH REZONING APPROXIMATELY 10.998 GROSS ACRES OF PROPERTY LOCATED AT 1174-1185 HILLSBORO BEACH, LEGALLY DESCRIBED AS PARCELS A AND B OF THE ENCLAVE OF HILLSBORO BEACH, PLAT BOOK 154, PAGE 31, FROM THE MULTIPLE-FAMILY DWELLING RESIDENTIAL DISTRICT WITH 3-STORY MAXIMUM LIMIT (RM-16) TO THE COASTAL DUNE CONSERVATION (CD) ZONING DISTRICT, PROVIDING FOR APPROVAL OF A PREVIOUSLY APPROVED SITE PLAN, PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS' PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Doody read the Ordinance by title only.

Town Attorney Doody swore in all individuals giving testimony on this Item.

Planning Consultant Jim Hickey, CG&A, stated that this request would rezone 10.998 gross acres of property at 1174-1185 Hillsboro Mile from Multi-Family Dwelling Residential (RM-16), which has a three-story maximum height, to Coastal Dune Conservation (CD). This would amend the Town's official zoning map to rezone Parcels A and B of the Enclave of Hillsboro Beach as CD.

Mr. Hickey advised that the rezoning has appeared before the Local Planning Agency (LPA) and two readings of the Ordinance are required before the City Commission. Florida Statutes and the Town's land development Code identify the process necessary for the Application to show compliance and consistency with local, regional, and state regulations.

Mr. Hickey summarized the Application's consistency with the goals, objectives, and policies of the Town's Comprehensive Plan as follows:

- The Site Plan conforms with CD district regulations as well as with the Town's Land Development Code (LDC)
- A review of the findings of fact within the Application which show the basis on which the Commission should consider and approve the rezoning request

Mr. Hickey clarified that although the property's previous plat shows 12 parcels, the new plat creates Parcels A and B.

Mr. Hickey pointed out that the Town's Comprehensive Plan controls density and permitted uses, but does not control height, which is governed by LDC. While the RM-16 zoning district permits a maximum of 16 units per acre, the proposed development would have fewer than 10 units per acre. The CD zoning district permits up to 10 units per acre.

Staff reviewed the entire Comprehensive Plan to identify the areas in which the project and the CD zoning district are consistent with the Plan's goals, objectives, and policies. He listed the following as examples:

- Policy 2.1.1: the development review process must identify the cumulative impacts of development, review all proposals for development and redevelopment, base the approval of same on the continuing maintenance of all adopted Levels of Service (LOS) standards, and ensure that municipal services are available concurrently with the impacts of development
- Goal 3.0: ensure that structurally safe and adequate residential shelters are available to all residents and visitors of the Town
- Goal 4.0: satisfy the recreational needs of Town residents with the provision of locally preferred private recreation areas
- Policy 4.1.1: ensure the regulations of future land development applications that support the Town's subdivision layout, Site Plan and site design standards, to provide for individual lot access to the beach or the Intracoastal Waterway
- Policy 4.2.1: require future multi-family developments to include on-site private recreational amenities
- Objective 4.4: continue to use land development regulations to preserve and enhance open space
- Objective 4.4.1: enforce policy for open space provisions in the Town's land development regulations relative to beach and dune preservation, consistent with the Town's Comprehensive Plan
- Policies 5.8.1 and 5.8.2: identify and require consistency with right-of-way improvements
- Goal 6.0: develop, redevelop, and maintain a coastal resort residential community in a manner which minimizes potential natural and financial impacts to developed upland projects while preserving beach, shoreline, and tidal water resources while enhancing resilience to sea level rise impacts
- Objective 6.1: use land development regulations, plus all applicable local, state, and federal coastal environmental regulations while providing for the development and redevelopment for operation of waterfront residential properties
- Policy 6.1.1: use land development regulations, plus all applicable coastal regulatory activities of the Environmental Protection Agency (EPA), Florida Department of Transportation (FDOT), Florida Departments of Environmental Regulation and Natural Resources, South Florida Water Management District, Broward County, and Water Management Division in the review of beachfront development
- Policy 6.3.1: prohibit the destruction of remaining undeveloped dune communities east of the Town's setback line
- Policy 6.3.2: use best management techniques for 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 or local areas of particular concern and use land development regulation procedures for protection or preservation which involve notification and protection of private property owner rights
- Policy 9.4.3: if the Town agrees to bury utilities, modify land development regulations to require new development approval to be responsible for this effort adjacent to the property frontage along A1A
- Policy 3.01: Town zoning may be more restrictive than the Comprehensive Plan, permitting density which is lower than the density reflected in the Land Use Plan

Mr. Hickey pointed out that the Application also provides access to the beach for renourishment as well as for emergency vehicles. He also noted that under ground burying of utility lines in front of the subject property is part of the Site Plan, as it will allow for more enhanced landscaping.

Mr. Hickey continued that the re-submitted Site Plan dated October 1, 2024, as well as review of the rezoning request, meet the requirements of LDC in the CD zoning district. These requirements include:

- Residential Medium land use
- Includes a local area of particular concern
- Maintain the local area of particular concern according to County requirements
- Minimum of five gross acres per development
- Permitted uses in the zoning district are consistent with RM-16 zoning
- Height regulations have a maximum of 130 ft. from the average dune elevation on Parcel B; a maximum of 10 stories are permitted
- No exclusions to the height limitations are proposed
- Decorative features are permitted within 15 ft. of additional height, and are limited to use of only 20% of available space; this would mean the maximum height with decorative features can be 145 ft. on Parcel B, which is the western parcel, and 50 ft. on Parcel A, which is the eastern parcel
- Shade features and landscaping are reflected in the Landscape Plan and are consistent with those in the previous Site Plan
- Applicant will provide 165 parking spaces where 105 spaces are required
- Yard regulations: average dune height is consistent with the 145 ft. with decorative features
- Front yard setback: 105 ft. for Parcel B, which is more than 15 ft. above grade; for sections below 15 ft., the setback would be 45 ft.; the setback on Parcel A is over 107 ft.

- Side yard setback: for Parcel B this is more than 107 ft. on both the north and south sides; for lower structures, the setback would be 35 ft.; for Parcel A, the setback is over 30 ft. on the north side and over 27 ft. on the south side
- Rear yard setback: for the east side of A1A this would be 45 ft. and 29 ft., both of which exceed the 15 ft. requirements
- Density regulations: the east parcel is 5.609 acres, while the west side is 5.379 acres, totaling just over 10 acres for the entire site; while 10 units per acre are permitted for a total of 109 units, the Applicant proposes a total of 92 units
- Ground coverage may not exceed 30%, and the Site Plan shows this is 29%; driveways and parking areas have a maximum of 15% and are proposed at 10.65%; open space is at 55%, and paved recreation area is 11.54% against a maximum of 15%
- All remaining regulations, including emergency power, storage, and sanitary requirements, are met
- Based on the analysis of the previously approved Site Plan, as well as the corresponding Site Plan dated October 1, 2024, the rezoning application is consistent with all regulations set forth in the LDC

Mr. Hickey emphasized that Staff not only reviewed the Application dated October 1, 2024, they also compared that Application to the initial Site Plan submitted in 2022. Both Site Plans are consistent.

Mayor Miller asked if there are requirements for the coverage of decorative features. Mr. Hickey reiterated that the Applicant may use no more than 20% of the outdoor area for decorative features.

Mr. Hickey noted that the Site Plan process was also reviewed, and the submitted Site Plan was found to meet its requirements.

Written findings of fact for the Application include:

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

height, parking, yard area and density, emergency power, storage, employee sanitation, and Site Plan approval

- All notices and advertising requirements have been satisfied by Florida Statutes as well as the Town's Code of Ordinances

Mr. Hickey concluded that, based on the technical analysis and findings of fact included in the agenda memorandum, Staff believes there is a basis in which the Town Commission may consider recommending approval of the rezoning. Staff requests that the Commission find the proposed rezoning consistent with the goals, objectives, and policies of the Comprehensive Plan, and in compliance with all requirements of the Town's LDC, specifically including 12.107. The Site Plan dated October 1, 2024, is consistent with the previous Site Plan, which was approved on February 1, 2022, as well as the LDC, and there is a basis on which the Commission may consider and approve the first reading of Ordinance 2024-11.

Jeffrey Bass, 1515 Sunset Drive, Coral Gables, representing the Applicant, confirmed that the resume of Applicant's architect Raymond Fort and a printed copy of Mr. Fort's presentation were entered into the record for the proceedings.

Mr. Bass stated that the Application has been proven consistent with the goals, objectives, and policies of the Town's Comprehensive Plan as shown in Mr. Hickey's presentation. The project was also shown by that presentation to comply with the technical percentages and requirements governing development within the CD zoning district.

Mr. Bass briefly reviewed some of the items within the Comprehensive Plan as mentioned in Mr. Hickey's presentation, including development of a coastal resort-oriented community, provision of structurally safe shelter, coastal management policy, and preserving the Town's coastal dunes. He emphasized that the project would create only 92 units, 70 of which would be located on the oceanfront and 22 of which would be located on the Intracoastal Waterway.

Ray Fort, 2900 Oak Avenue, Miami, architect representing the Applicant, reviewed the proposed design for the Rosewood Residences, which reflects energy efficiency, climate resiliency, and passive sustainable design. He characterized the design as "coastal modernism," with architecture that interprets the waterfront location and incorporates state-of-the-art building materials.

Mr. Fort showed aerial images of the site's two parcels, each of which is just over five acres in size. The buildings' proposed height is intended to maximize setbacks and minimize footprints. He noted that the design prioritizes landscape elements and open space, with no visible surface parking.

The project is intended to use technologically advanced materials including impact-resistant glass. The design includes balconies and is sensitive to marine life, using tinted glass to minimize the effects of the development on sea turtle nesting. Parking is internalized and is not visible from either the beach itself or from Hillsboro Mile (State Road A1A).

The CD district's setbacks are more significant than those in the RM-16 district. The 35 ft. setback allows access for beach renourishment and loading and surface operations are internalized on the site. The 100 ft. setback minimizes the development area that exceeds 35 ft. in height.

The CD district also requires 55% open area, which is a 5% increase over requirements in the RM-16 district. This increase comes to nearly one half-acre. The CD district also allows less density than RM-16, and the project's two parcels total fewer units than permitted.

At this time Mayor Miller opened the public hearing.

Ruth D'Agostino, 1021 Hillsboro Mile, requested clarification of the Applicant's outsourced management company, including how many of this company's employees will be present at the property on a regular basis. She also asked if the Applicant planned to provide shuttle service or vehicles for those employees, how many trucks would access the property, and whether there would be 24-hour security, as all of these will have an impact on congestion.

Mr. Bass advised that the undergrounding of utilities will begin in the second quarter of 2025. He affirmed that neighbors of the proposed development will continue to be able to access the beach from within their property line.

Mr. Bass also addressed Leadership in Energy and Environmental Design (LEED) certification, which was addressed at the Local Planning Agency (LPA) meeting immediately preceding today's Commission meeting. He explained that the project is compliant with Florida Green Building Coalition requirements.

Mr. Fort stated that the north side of the project will include a beach renourishment access path with two 10 ft. landscape buffers on either side. He further clarified the requirements of the Florida Green Building Coalition, which recommend passive sustainable design elements such as deep balconies, tinted glass, amber lighting, and integrated landscape features such as pervious pavers.

Regarding the height of the coastal dune, Mr. Fort explained that this height varies between +12 and +19 ft. National Geodetic Vertical Datum (NGVD), while tree heights

range from 20 ft. to 30 ft. above that. The top of the landscaped area is expected to be over 50 ft. above sea level at its highest point.

Eric Fordin, 2850 Tigertail, Miami, also representing the Applicant, stated that the property will be managed by Rosewood Resorts, which is an international hotel management firm. He explained that all staff on the site will use the parking garage and will be provided with locker areas. Once on the property, staff is expected to remain on-site, as the development will be a full-service building.

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

With no other individuals wishing to speak at this time, Mayor Miller closed the public hearing.

Commissioner Reiser requested that the Applicant's team provide additional details on the undergrounding of utilities planned for the second quarter of 2025. Mr. Fordin replied that this schedule is tentative and applies specifically to the utilities for the Applicant's property.

Commissioner Ravanese noted that opposition to the project is based on the process by which the Applicant sought approval for the project, as some individuals felt a variance was improperly requested. He pointed out that there are additional buildings in the Town which have more than 15 floors.

Commissioner Ravanese continued that the project will provide the Town with the opportunity to place utility lines underground, as well as continued beach access, beach renourishment, and over \$2 million per year in taxes. He asserted that coastal residents are facing increased homeowners' association and condominium fees as well as increasing insurance and construction costs. He concluded that the benefits of the proposed project outweigh its negatives for the community, as they will contribute to a functioning government that does not have to raise taxes.

Commissioner Andreano stated that other coastal municipalities near the Town include several multi-story buildings. He felt complaints about the project are misguided, and he was in favor of it.

Commissioner Reiser advised that she has been in favor of the proposed project since the beginning, as it is needed by the Town; however, she questioned the creation of a Coastal Dune Conservation district, as she felt this could open the possibility that more properties may choose to construct high-rise buildings in other parts of the Town.

Commissioner Ravanesi pointed out that there are no guarantee other buildings with the appropriate acreage will want to build high-rises. He cautioned that if the Federal Emergency Management Agency (FEMA) does not provide the Town with more funds for beach renourishment, the Town will have to levy beach renourishment assessments, possibly on an annual basis. He reiterated that the project's benefits outweigh its drawbacks.

Mayor Miller clarified that the Item before the Commission today was not the Coastal Conservation district, but approval of rezoning the subject property.

Commissioner Andreano again emphasized the importance of the income the project would provide.

Vice Mayor Baldassarre advised that the Town's Comprehensive Plan was reviewed roughly seven years ago and is intended to establish the direction in which the Town wishes to go in the future. The proposed rezoning is consistent with that Plan.

Mayor Miller also acknowledged the consistency of the Application with the Town's Comprehensive Plan, as well as its compliance with the requirements of the Coastal Conservation district.

Motion made by Commissioner Ravanesi seconded by Commissioner Andreano, to incorporate the findings of fact into the record for the Commission meeting. In a roll call vote, the **motion** passed unanimously (5-0).

Motion made by Commissioner Andreano, seconded by Commissioner Ravanesi, to approve Ordinance 2024-11 upon first reading. In a roll call vote, the **motion** passed unanimously (5-0).

F. Ordinance No. 2024-12 - Amend Ordinance, Election Event Permits (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 5 ENTITLED "ELECTIONS" BY SPECIFICALLY AMENDING SECTION 5-2 ENTITLED "ELECTION EVENTS; PERMITS"; PROVIDING FOR TENT LOCATIONS AND PERMITTED HOURS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Doody read the Ordinance by title only.

At this time Mayor Miller opened the public hearing, which she closed upon receiving no input.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to approve Ordinance 2024-12 on first reading. In a roll call vote, the **motion** passed unanimously (5-0).

G. Ordinance No. 2024-13 – Amend Ordinance, Political Signs

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S LAND DEVELOPMENT CODE BY AMENDING CHAPTER 12 DIVISION 6 BY SPECIFICALLY AMENDING SECTION 12-382 ENTITLED "POLITICAL SIGNS"; PROVIDING FOR LOCATION OF POLITICAL SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Doody read the Ordinance by title only.

At this time Mayor Miller opened public comment, which she closed upon receiving no input.

Motion made by Commissioner Ravanese, seconded by Commissioner Reiser, to approve Ordinance 2024-13. In a roll call vote, the **motion** passed unanimously (5-0).

V. DISCUSSION & POSSIBLE ACTION

None.

VI. RESOLUTIONS & CONTRACTS

A. Resolution No. 2024-37

Resolution of the Town Commission of the Town of Hillsboro Beach, Florida, Authorizing the Appropriate Town Officials to Execute the Law Enforcement Mutual Aid Agreement with Broward County Sheriff's Office for Boating Safety Enforcement and Enforcement of the Laws of Florida.

Town Attorney Doody read the Resolution into the record by title only.

Town Manager Serda explained that this is a mutual aid agreement clarifying boundaries for enforcement. When a Law Enforcement Officer of a municipality observes a boating

safety infraction in their presence at any location from US-1 east to the jurisdictional boundary of Broward County, they may enforce the boating safety laws of the state of Florida and issue boating safety citations.

Mayor Miller noted that the agreement includes the jurisdictions of Hillsboro Beach, Fort Lauderdale, Hallandale Beach, Hollywood, and Lighthouse Point.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to approve Resolution 2024-37. In a roll call vote, the **motion** passed unanimously (5-0).

B. Resolution No. 2024-44

Consideration to Accept Recommendation of Award to Federal Engineering Inc. for RFP 2024-08-01 Hillsboro Beach Police Department Communication & Interoperability Infrastructure Plan and Authorize the Appropriate Town Officials to Execute an Agreement.

Town Attorney Doody requested that the Commission consider the recommendation of the Selection Committee prior to consideration of the Resolution.

Motion made by Commissioner Ravanese, seconded by Commissioner Reiser, adopting the findings of the Selection Committee to recommend Federal Engineering as the most responsive proposal. In a roll call vote, the **motion** passed unanimously (5-0).

Town Attorney Doody read the Resolution into the record by title only.

Motion made by Commissioner Andreano, seconded by Commissioner Ravanese, to approve Resolution 2024-44. In a roll call vote, the **motion** passed unanimously (5-0).

C. Resolution No. 2024- 45

Resolution of the Town Commission of the Town of Hillsboro Beach, Florida Authorizing the Appropriate Town Officials to Execute the Second Amendment to the Interlocal Agreement Between Broward County and the Town of Hillsboro Beach for Community Shuttle Service.

Town Attorney Doody read the Resolution into the record by title only.

Mayor Miller clarified that this Resolution addresses reimbursement of the Town by Broward County for community shuttle service. The Town is permitted to operate the shuttle on behalf of the County. The new rate of reimbursement is \$68.95.

Motion made by Commissioner Ravanese, seconded by Commissioner Reiser, to approve Resolution 2024-45. In a roll call vote, the **motion** passed unanimously (5-0)

D. Resolution 2024-46

Resolution of the Hillsboro Beach Town Commission Approving and Authorizing the Appropriate Town Officials to Execute the Engagement Letter from Grau & Associates, Inc. for Audit Services for the Town's Fiscal Year 2024 Audit.

Town Attorney Doody read the Resolution into the record by title only.

Motion made by Commissioner Ravanesi, seconded by Commissioner Andreano, to approve Resolution 2024-46. In a roll call vote, the **motion** passed unanimously (5-0).

E. Resolution 2024-47

Resolution of the Hillsboro Beach Town Commission Approving an Increase in Salaries Paid to Mayor and Members of the Town Commission.

Town Attorney Doody read the Resolution into the record by title only.

Motion made by Commissioner Ravanesi, seconded by Commissioner Andreano, to approve Resolution 2024-47. In a roll call vote, the **motion** passed unanimously (5-0).

VII. CONSENT

A. CONSIDERATION FOR APPROVAL

	Vendor	Invoice #	Date	Amount	Description
1.	LSF	#24-0030-26	Sept 2024	\$5,242.23	
2.	LSF	#24-1031-26	Oct 2024	\$ 7,148.40	
3.	CG&A	#844222	Sept 2024	\$77,843.93	
4.	CG&A	#963843	Oct2024	\$49,897.64	
5.	GCDE	#62449	Sept/Oct 2024	\$8,432.35	General Matters
6.	GCDE	#62450	Oct 2024	\$210.00	Development-Related
7.	GCDE	#62451	Sept/Oct 2024	\$420.00	Adv. Crusco/Doherty et al

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

VIII. BEACH REPORT

A. Update on the Beach Renourishment Solicitation

Town Manager Serda reported that over the last three to four weeks, the Town has experienced high wind and wave energy, which have had a negative effect on the beach. The Town's coastal engineers have viewed the beach and concluded that there are no areas of the Town which were structurally impacted. While the beach is struggling, it is also providing some coverage against the wave and wind activity, and seawalls appear unaffected.

Town Manager Serda continued that a bid has been submitted to the Town in response to a solicitation for beach renourishment. The solicitation has been advertised in newspapers. The design of the project is complete, and the Town is coordinating with the Department of Environmental Protection (DEP) and with the City of Deerfield Beach for access to and from 9th Street for the necessary equipment. Access will be provided through 10th Street for the unloading of sand. It is hoped that the owners of the Related Group property will also grant access through a road located north of their property. This would save the Town a significant amount of money.

Town Manager Serda further clarified that the Town's coordination with Deerfield Beach began in April, which is nearly one year before the renourishment project will begin.

The responses to the Town's solicitation for beach renourishment bids are expected to come before the Town Commission in January 2025. A special meeting may be necessary to discuss these, depending upon pre-bid conferencing and coordination with access points. The intent is to complete the project before sea turtle nesting season begins.

Vice Mayor Baldasarre asked if there is any value in discussing the Related Group's excavated sand for future reference. Town Manager Serda advised that the Related Group plans to use 80% to 90% of their sand; in addition, the sand is not compatible in its current state, even if sifted. This sand is not considered a source for the upcoming beach renourishment.

IX. STAFF UPDATES

A. Finance Department

Finance Director Stephen Bloom addressed year-end financials for 2024, stating that a loan payment was made from the General Fund to cover the cost of a previous beach project. Without that payment, the General Fund would have had a surplus of approximately \$524,000. Beach loan payments are expected to change when reimbursement funds are available.

Total property taxes came to just over \$400,000, with a small delinquent amount that is expected to be paid later.

Intergovernmental revenue, including sales taxes, and other local taxes are on budget.

Regarding spending, Director Bloom noted that all Town Departments are either on or under budget for the year, apart from the transfer for the loan payment.

Director Bloom continued that Special Revenue Funds include items such as community bus service, Marine Law Enforcement, building permits, and similar expenses. Community bus service has a surplus of nearly \$25,000, which must stay in that fund and be used for future road-related projects. The Town has also collected 100% of its grant funds as well as local option gas tax revenue.

Marine Law Enforcement has spent 97.4% of its budget. 100% of this amount will be collected on the Town's grant. Building permits have a surplus of roughly \$348,000. This funding must remain in the Building Fund and can be used toward future permitting, building, or other improvements.

Planning and Zoning/Code Compliance is at 120% of its annual budget. Funds are used to support planning and zoning for the Town, with any difference covered by the General Fund.

Federal forfeitures had a balance of \$870,000 at the end of September 2024.

The Town will make the next debt service payment during the next couple of months, with the assumption that payments will decrease after that. The loan will be re-amortized once reimbursements are made.

The Capital Projects Fund includes \$373,000, most of which will be spent on the upcoming beach renourishment project. It also includes \$80,000 for two Police vehicles and some Commission Chambers upgrades.

The Water Fund will have roughly \$77,000 at the end of the year, excluding debt service. Director Bloom explained that debt service will always run at a deficit, as pre-collection was done on surcharges.

Operations have a surplus of approximately \$250,000 in order to provide sufficient coverage for debt service on two loans.

Billing increased by 3.81% in September.

The waterfront constituted approximately 90% of the Town's annual expense budget. All required loan payments have been made. The only items that could be considered over budget are unforeseen errors and replacements which occurred at the water plant.

Total fuel costs for 2024 were less than they were the previous year by roughly \$4000. Both the average price per gallon and the number of gallons purchased were down.

There are no new open claims in workers' compensation insurance.

Insurance premium costs in 2024 are also down by just under \$2000 compared to prior years. These costs have leveled off over the last three years.

Director Bloom briefly reviewed audit numbers, noting that these are all positive. The General Fund had a surplus left over from 2023 coming into 2024. The Reserve Fund is \$2.6 million. There were no findings from the auditors.

Commissioner Reiser asked how property taxes come into the Town, as well as how long it takes the Town to receive all property taxes that are not paid in full. Director Bloom replied that the Town receives these funds each month with quarterly interest.

B. Police Department

Police Chief Jay Szesnat reported that Police Department contacts with respect to addressing cyclists are high, as many resources have been spent on this effort through the month of September. The Department was also able to identify and arrest the alleged perpetrator of a hit-and-run that occurred some months ago. One new Police cadet will graduate from the Academy on Wednesday, November 13, 2024, and another cadet will go to that Academy in January 2025.

Coffee with a Cop is scheduled for Tuesday, November 13, 2024, at 6:30. The discussion will cover holiday scams.

Commissioner Reiser requested more information regarding pedestrian road signs. Chief Szesnat stated that FDOT has indicated that they restored the roadway to its original condition, including center line signage, upon completion of work. If the Town wishes to request the removal of signs, they may do so. FDOT did not make a traffic safety recommendation on this issue. He concluded that he would look into FDOT's previous position on the signs for clarification.

Commissioner Reiser expressed concern with the location of the signs, which are struck by vehicles and can damage cars. Vice Mayor Baldasarre added that when a vehicle

encounters a cyclist as they are approaching the sign, the vehicle must come to a complete stop. She felt the signage constitutes a hazard.

C. Building/Permits Department

Building Official George Folles addressed the Rosewood project, clarifying that Parcel A is located on the Intracoastal Waterway and is awaiting approvals regarding engineering and fire safety. Once these approvals have been received, the Building Department can issue a Site Plan permit for that parcel.

Parcel B has received a Site Plan permit and is working to prepare the site. They are currently installing vibration monitors on-site. The developer hopes to receive building permits in the first week of December 2024. The Building Department will meet with the principals before the issuance of this permit to communicate its expectations for construction on both parcels. Parcel B will begin construction before Parcel A.

Town Attorney Doody noted that building permits may only be issued after the Ordinance approving rezoning has been adopted. If the Ordinance is not approved, the development will not receive permits.

Building Official Folles continued that the Building Department is also working on certified letters and emails to property managers regarding 25- and 40-year inspection reports.

Commissioner Reiser requested clarification of the completion rate for the 25- and 40-year inspections. Building Official Folles replied that some buildings currently have permits for this work and are being given additional time to complete it, while others may have permits for some but not all required work. No buildings have ignored the need to conduct inspections: all are either compliant or the work is underway.

Building Official Folles continued that the Town has a contract with a provider for flood plain management, and an external link to that provider's website is listed on the Building Department's web page. The Town is working with the provider to list all milestone reports on that site. Property managers are asked to turn these milestone reports in to the Building Department so they can be posted.

Vice Mayor Baldassarre requested clarification that replacement of a garbage disposal requires a permit. Building Official Folles confirmed this, explaining that the Department must ensure disposals are installed correctly due to plumbing considerations. Permit fees are based on the price of construction.

It was further clarified that permits are required for plumbing, structural, and electrical items. Some items have safety concerns that may not be obvious: for example, drywall is a fire retardant, so work that requires the opening of drywall will require a permit. This is of particular concern in multi-family residences.

Mayor Miller suggested that in the future, the Commission may want to review the fees for certain projects so there is no unreasonable burden on condominium owners, and so they will not be hesitant to do the work due to the cost of permits. Building Official Folles confirmed that he can bring this information to a subsequent meeting.

D. Code Compliance

Bernard Pita, Code Compliance Supervisor, CG&A, speaking via Zoom, offered to help the Commission with outreach regarding the Ordinance addressing gas-powered leaf blower use.

Supervisor Pita reviewed Code Compliance cases in the Special Magistrate process, clarifying that these cases have been heard by the Special Magistrate and the Town is waiting for owners to bring their property into compliance. Two cases involving artificial light can be removed from the report, as sea turtle nesting season ended on October 31, 2024. He thanked residents for their compliance during this season.

Supervisor Pita also reviewed Case Action Reports, which summarize open cases in progress for which courtesy notices have been issued. The final report is the Code Compliance Summary Report, which included 111 inspections and 36 re-inspections for a total of 147 cases during the past month.

X. TOWN MANAGER REPORT

A. Community Shred Event / Blood Drive Recap Holiday Program – Thu, Dec 5, 2024

Town Manager Serda reported that the October shredding and hazardous material event was a success. The event handled roughly 80% of its usual amount of material. Staff is evaluating options for this event, which is currently held twice per year.

XI. TOWN ATTORNEY REPORT

Town Attorney Doody advised that another lawsuit has been filed by Town residents questioning the validity of the Coastal Conservation district. He encouraged the Commissioners to contact him with any additional questions.

XII. TOWN COMMISSION COMMENTS/REPORTS

Mayor Miller stated that Tea with the Mayor is scheduled for Wednesday, November 20, 2024 at Town Hall from 2 p.m. to 4 p.m. This will be an informal event.

A Commission District 4 Mayors' Meeting was held on October 23, 2024. She and Town Manager Serda attended this meeting.

Commissioner Reiser reported that Florida State Senator Jason Pizzo recently attended a Special Condominium Forum at the Landmark October 23, 2024 to discuss new Condominium State Mandates.

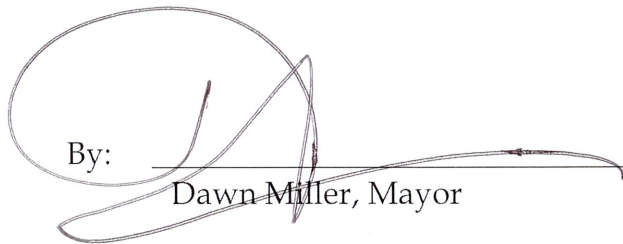
XIII. PUBLIC COMMENTS

At this time Mayor Miller opened public comment, which she closed upon receiving no input.

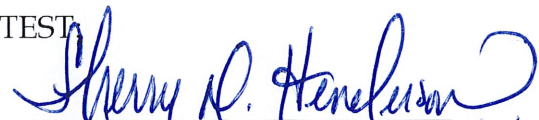
XIV. ADJOURNMENT

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to adjourn the meeting at 12:36 p.m. All were in favor.

ADOPTED THIS 3rd DAY OF December, 2024.

By: 
Dawn Miller, Mayor

ATTEST


Sherry D. Henderson, CMC
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

REGULAR COMMISSION MEETING

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



ARQUITECTONICA



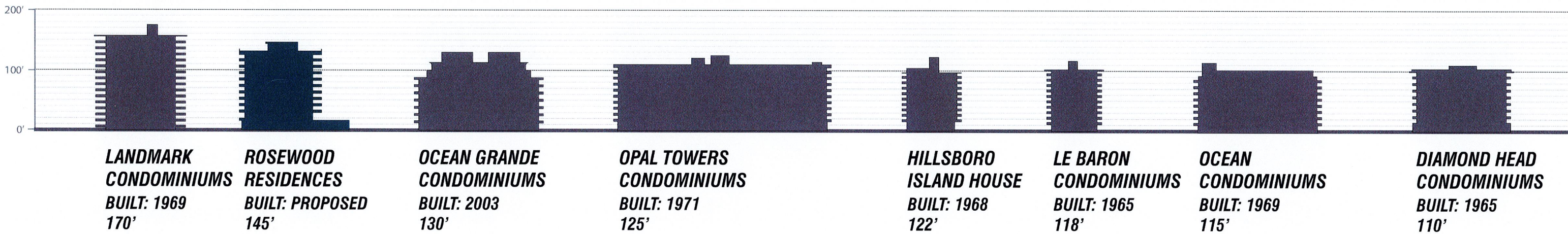
HILLSBORO BEACH

NOVEMBER 2024

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. A COPYRIGHTS RESERVED © 2024.

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



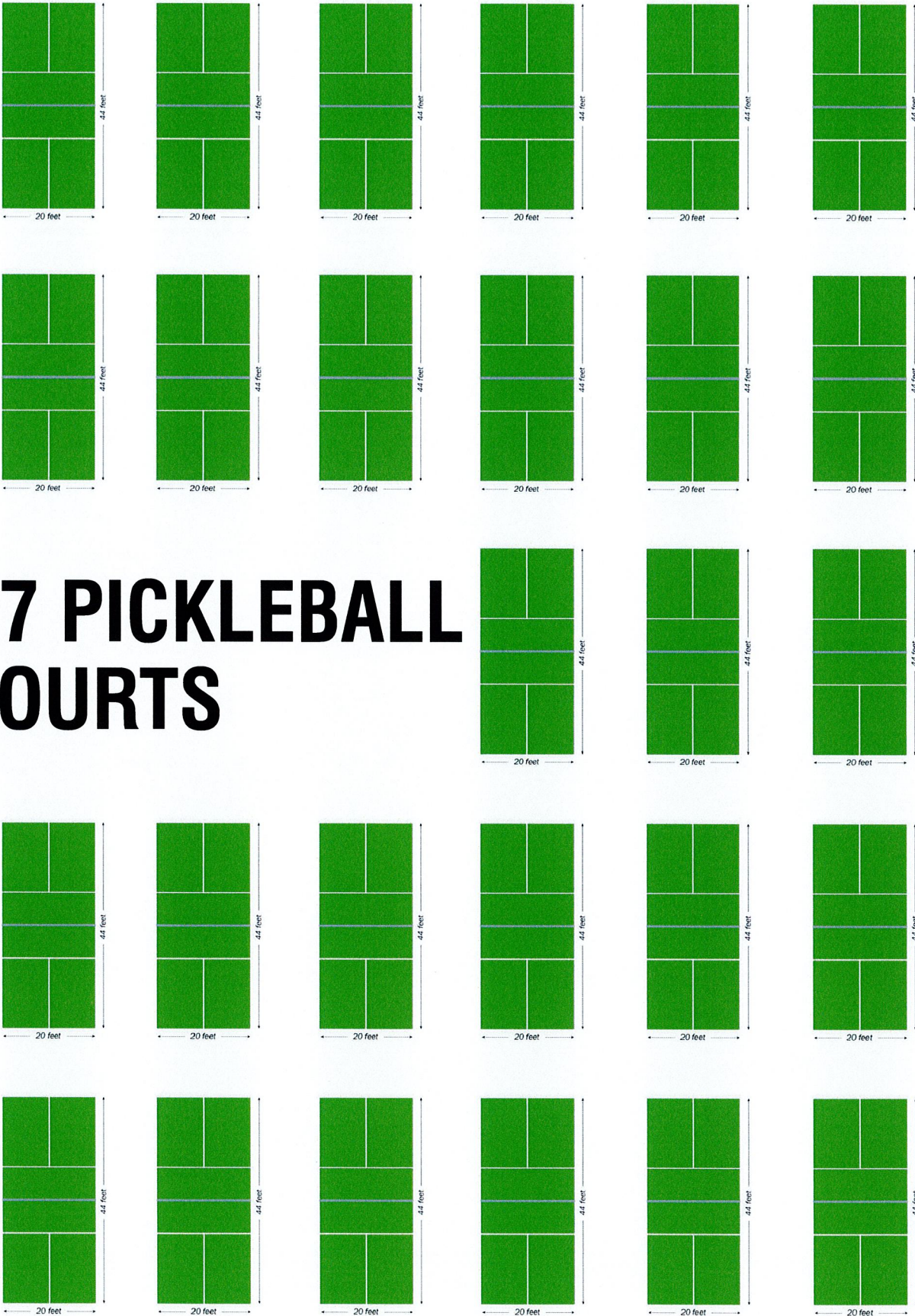
OPEN SPACE

RM-16 VS CD DISTRICT

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

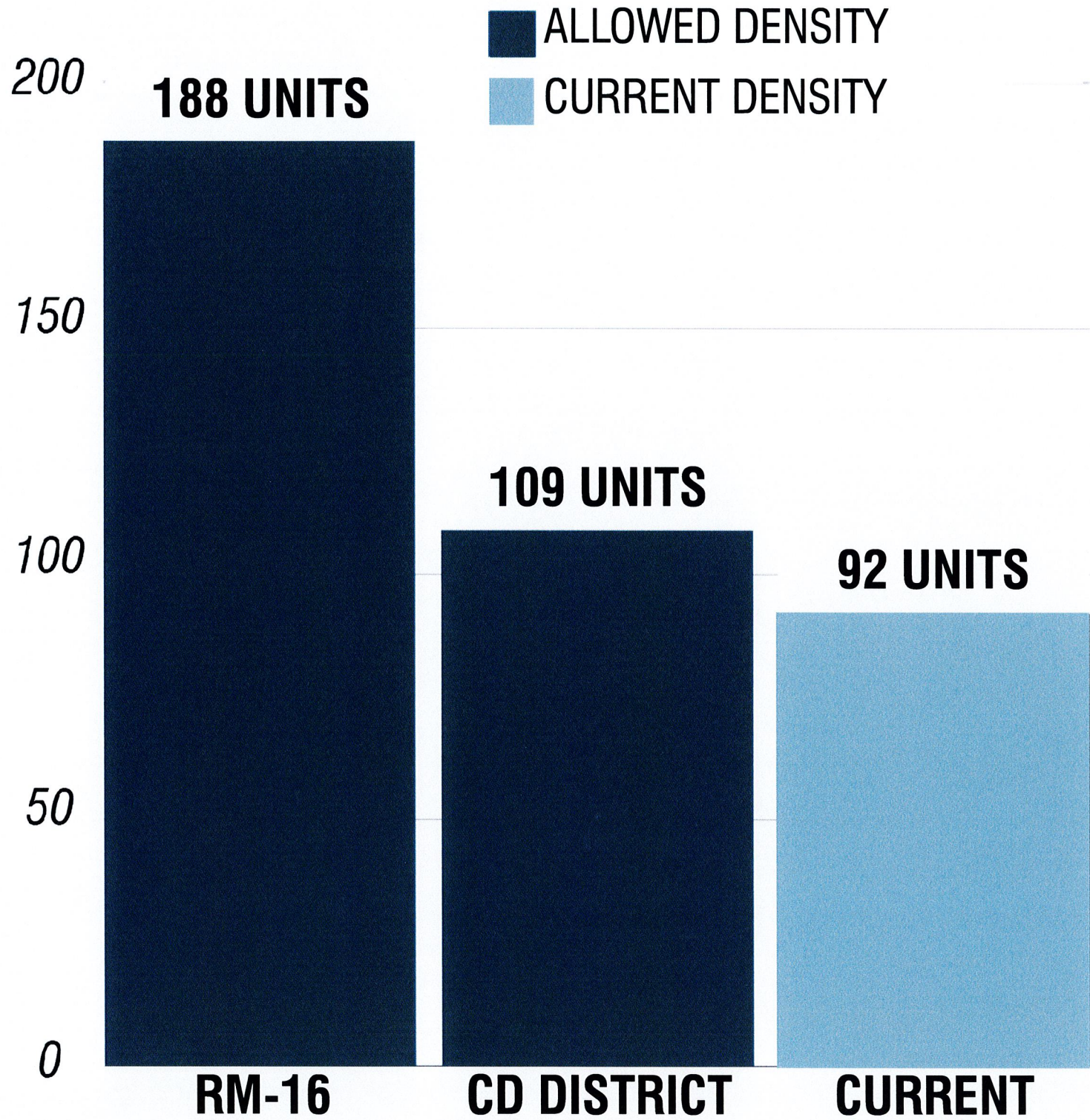
=
INCREASE OF 23,931 SF

= 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.

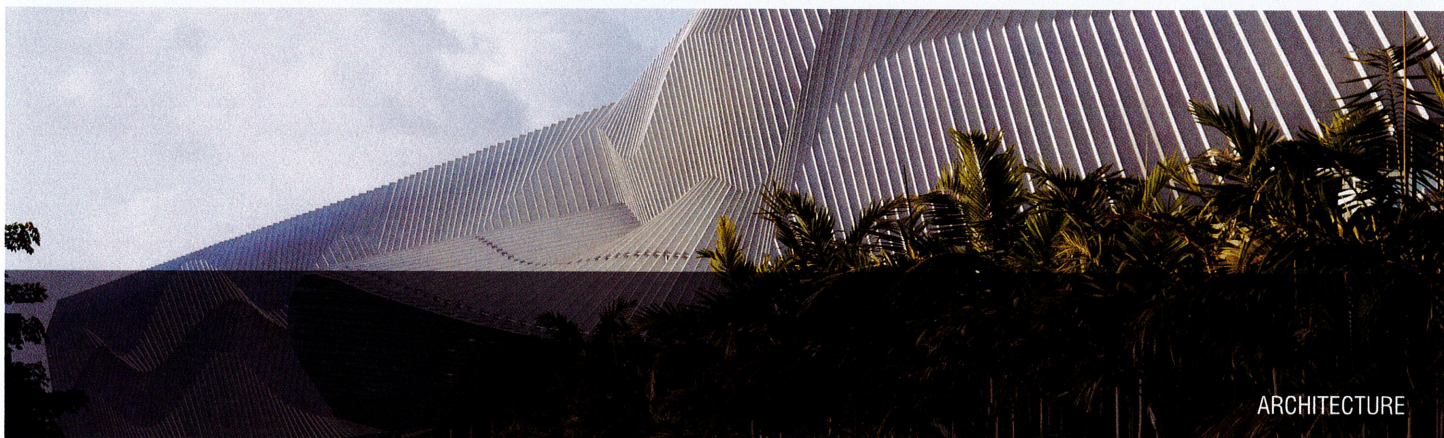
[FENDI CHATEAU OCEAN RESIDENCES, SURFSIDE]

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



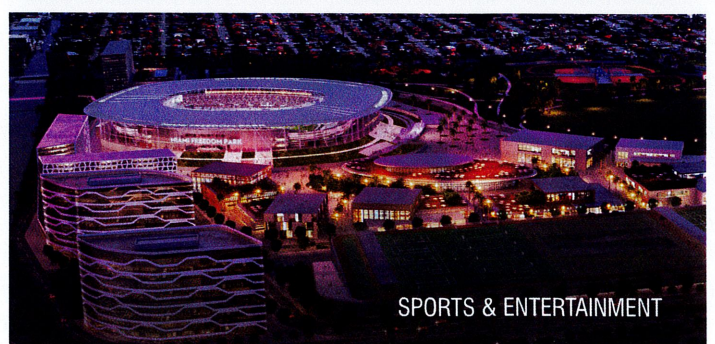
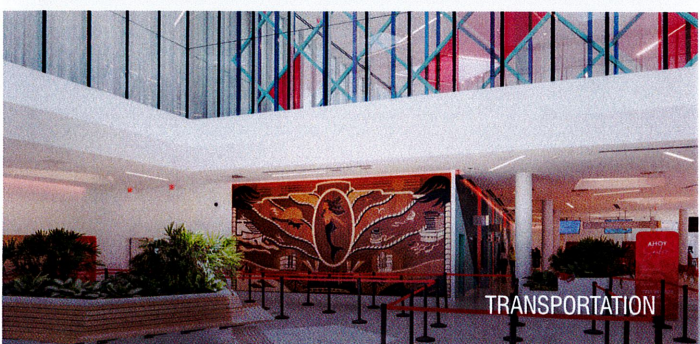
ARCHITECTURE



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; dravanese@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

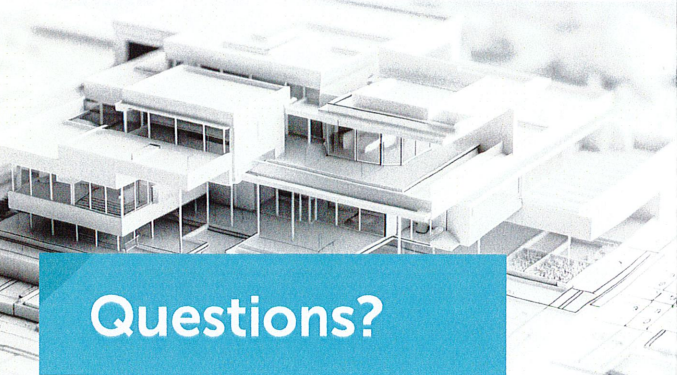
Hello,

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

Protecting the lives and property
of residents of the
Town of Hillsboro Beach



Questions?

Important Information for Home Improvement Projects

For more details or to find out which improvements require a building permit, please visit our website at:
www.townofhillsborobeach.com.

Our Location:

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: 954-427-4011

Before applying for a permit, please check with your homeowner's association for any additional requirements.

Important:

Ensure that anyone you hire for the work is properly licensed by Broward County or the State of Florida. You can verify licenses at www.broward.org or contact the Florida Department of Business and Professional Regulation at 1-850-487-1395 or www.myfloridalicense.com.

www.townofhillsborobeach.com



Building Department

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: 954.427.4011

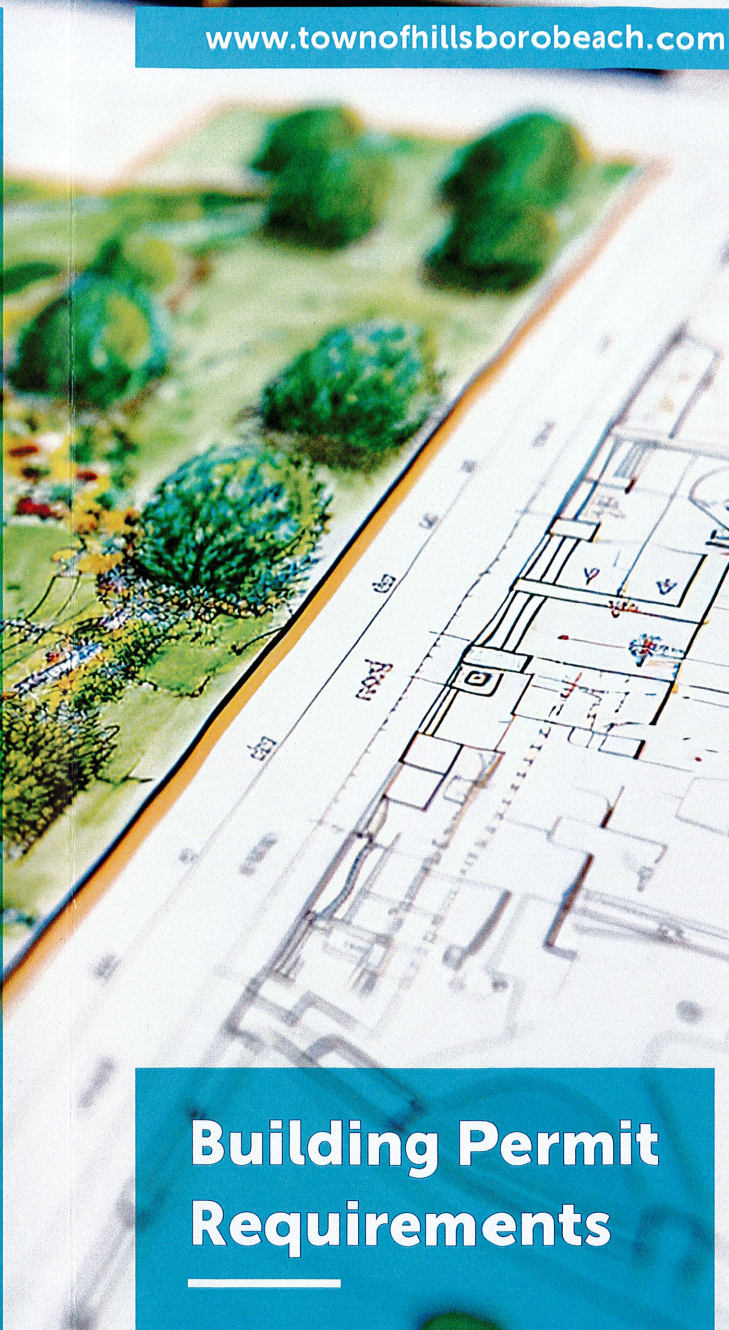
building@townofhillsborobeach.com

Hours of Operation:

Monday - Friday: 8:00 - 5:00



www.townofhillsborobeach.com



Building Permit Requirements



**Hillsboro
Beach**
FLORIDA

Did you know?

Home Improvement Projects and Permits

Many common home improvement projects require permits according to the Florida Building Code, Broward County Amendments (Sections 105.1 and 105.4 - 105.7), and the Town of Hillsboro Beach Code of Ordinances.

Homeowners who undertake work without a permit may face fines, including the costs of dismantling unpermitted projects.

This brochure highlights some of the most requested items that require a building permit from the Town of Hillsboro Beach Building Department.



It is not meant to be an exhaustive list, so if you're unsure, give us a call!

Permits related to ELECTRICAL:

Burglar alarm installation

Emergency generator: installation of a new, permanently mounted emergency generator and any wiring for future generator hook-up.

Electrical panel: repair or replacement.

Electrical work—any new electrical work, such as installing electrical outlets, lighting, etc., in the interior or exterior of a residence, business or other building.

Hot tubs—unless they plug into an existing outlet.

Landscape lighting—unless it plugs into an existing outlet.

Low voltage—any type of low voltage wiring / outlets such as the ones used for TV surveillance cameras.

Permits related to MECHANICAL:

Air Conditioning change outs. If replacing the condenser (outside unit), the air handler (interior unit), or both, documentation of system efficiency will be required at the time of permit.

Ductwork: alteration or replacement for heating, ventilation, dryer exhaust, and air conditioning.

Exhaust ductwork: any type of replacement or new installation or equipment for kitchens and bathrooms.

Permits related to BUILDING:

Bathroom remodeling - Any additions or remodeling including:

- Replacing cabinets.
- Installing and/or replacing any type of sink, bathtub, shower stall or toilet.
- Any addition or alteration to the plumbing system, sewer or water service (also see Electrical and Plumbing).
- Replacement of wall tiles.
- Any electrical upgrades, such as installing new outlets, upgrading existing outlets, adding new light fixtures, or installing an exhaust system, are included.

Canopies, awnings and tents—new installation or replacement of canopies, awnings and tents permanently mounted to a building or pool deck.

Carport, garage or open patio enclosures with a roof to convert into a living space.

Driveway or walkway - The addition of any driveway or walkway in the front, on the side(s), or in the rear of a building (residence, business, etc.) with materials such as asphalt, pavers, or concrete.

Fences—New installation or replacement/repairs of any fencing (such as chain link, aluminum, wood, PVC, masonry, etc.).

Gazebos, trellises, greenhouses—new installations, replacements, or repairs; or any type of structure in the yard.

Interior or exterior demolition—any type that changes the original configuration of the building or any interior renovation to walls, ceilings, drywall, insulation, etc.

Kitchen remodeling - Any additions or remodeling, including:

- Replacing cabinets.
- Installing and/or replacing any sink, "InSinkErator," or water heater (tank or tankless).
- Any electrical upgrades, such as the installation of new outlets, upgrading of existing outlets, the addition of new light fixtures, exhaust systems, etc. (Also see Electrical and Plumbing)

Patio or utility sheds will require a Dade County Notice of Acceptance (Product Approval), a State of Florida Product Approval approved by DCA, or engineered drawings.

Pools—New installation or any type of repair to an existing pool or pool equipment, including heat pumps.

Roofs—Repairs or new installations on any roof, including mansards, shingles, flat or barrel tiles, or metal roofs. *(Please note: some flat roofs require rooftop equipment to be mounted on engineered equipment stands.)*

Screen enclosures - new installation or replacement/repairs.

Siding on exterior wall—new installation or replacement/repairs.

Skylights, solar tubes, roof turbines —Replacements or new installations.

Slabs, concrete or pavers—new installation or replacement of slabs, concrete or pavers, such as patio slabs, pool decks, etc.

Stucco Exterior Walls—New installation or replacement/repairs.

Windows, swing doors, garage doors, hurricane shutters—new installation or replacement, such as galvanized, aluminum panel or accordion shutters, etc.

Wood or manufactured decks—new installation or replacement/repairs.

Permits related to PLUMBING:

Gas systems —LP or natural gas.

Kitchen and bathroom renovations include new installation and/or replacement of any type of sink, bathtubs, shower stalls, toilets, any addition or alteration to the plumbing system, sewer or water service, replacement of wall tiles and any electrical upgrades or new installation during renovation.

Solar panel system —new installation.

Water heater—Replacement or new installation of any water heater (tank or tankless).

Water well or irrigation system—new installation.