



## TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile, Hillsboro Beach, Florida 33062

February 4, 2025 | 9:00 AM

### BOARD OF ZONING & APPEALS AGENDA

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

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

Please refer to the end of the Agenda for the RULES OF DECORUM (RES 2023-36) adopted by the Town Commission 9/12/2023

#### CALL TO ORDER AND ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### I. QUASI-JUDICIAL PUBLIC HEARINGS

A. **VARIANCE #2025-V1-901HM**  
**901 Hillsboro Mile, Hillsboro Beach, FL 33062**

Property Owner: Hillsboro Club, Inc.

Authorized Agent: Gordon Thomson, PE - Baird & Associates

Request: The Hillsboro Club is requesting to construct a seawall along the existing toe of dune along the Atlantic Ocean portion of their property

Staff: Graham Long, Development Planner, CG&A Solutions

Seeking a variance to Section 4-4 (C) of the Town's Code of Ordinance as stated below:

Section 4-4 (C): "No building permits shall hereinafter be issued for the erection of any building or structure by the clerk or other official of the town whereby the building or appurtenance thereto sought to be erected shall encroach upon the easterly building line..."

All interested parties are sworn in by the Town Attorney.

- Staff Presentation
- Commission Discussion
- Public Hearing Opened
- Public Comments
- Public Hearing Closed
- Commission Discussion
- Commission Motion & Second
- Commission Vote

B. **VARIANCE #2025-V2-921HM**  
**921 Hillsboro Mile, Hillsboro Beach, FL 33062**

Property Owner: Richard, Claire & Rory McCarty

Authorized Agent: Gordon Thomson, PE – Baird & Associates

Request: Applicant is requesting to construct a seawall along the existing toe of dune along the Atlantic Ocean portion of their property

Staff: Graham Long, Development Planner, CG&A Solutions

Seeking a Variance to Section 4-4 (C) of the Town's Code of Ordinance as stated below:  
Section 4-4 (C): "No building permits shall hereinafter be issued for the erection of any building or structure by the clerk or other official of the town whereby the building or appurtenance thereto sought to be erected shall encroach upon the easterly building line..."

All interested parties are sworn in by the Town Attorney.

- Staff Presentation
- Commission Discussion
- Public Hearing Opened
- Public Comments
- Public Hearing Closed
- Commission Discussion
- Commission Motion & Second
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## II. ADJOURNMENT

### RULES OF DECORUM

- The goal of Commission Meetings and Public Hearings is to accomplish the public's business in an environment that encourages fair discussion and exchange of ideas.
- Everyone will have three (3) minutes when recognized for public comment, participants should step forward to the podium and state their name & address for the record.
- All comments shall be directed to the commission or board as a body, through its presiding officer. Comments shall not be addressed to a single member of the commission or board, or to Town staff including the attorney, the manager, or the clerk, unless a majority of the members present on the commission or board shall so agree.
- The public comment period is for receipt of public comments, not debate. It is not intended as a time for problem solving but rather for hearing the citizens for their input.
- Anger, rudeness, ridicule, personal attacks, profane language, and lack of respect for others is unacceptable behavior. Demonstrations to support or oppose a speaker or idea, such as clapping, cheering, booing, hissing, or the use of intimidating body language are not permitted.
- If a person refuses to abide by these rules of civility and decorum, a commissioner may request a motion to temporarily recess.
- Continued disruptions by any person may result in the request of the person to depart the meeting.

Resolution No. 2023-36, adopted 9-12-2023

**PLEASE TAKE NOTICE AND BE ADVISED** that if any interested person desires to appeal any decision made by the Town Commission, Special Master or any other Boards or Commissions of the Town with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The meeting/hearing may be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting. IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. Please contact Sherry D. Henderson, IIMC-CMC, Town Clerk (954) 427-4011 Town Hall - 1210 Hillsboro Mile, Hillsboro Beach, Florida 33062.