



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile, Hillsboro Beach, Florida 33062

March 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. **Status Update on Property located at 1035 Hillsboro Mile, Hillsboro Beach, FL Relating to Compliance with Section 6-42 (A) of the Town's Code of Ordinance.** "All refuse or recycling containers in use within the Town limits shall be screened from view from State Road A1A on or before November 1, 2021."

The applicant previously sought a variance requesting an extension to comply with the Town's Code requiring dumpsters to be closed from view. The matter was tabled at the 1/7/2025 Board of Zoning & Appeals Hearing, with the condition that the applicant provide updates every 2 months.

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.

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.



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1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
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Agenda Item Cover Memo

Agenda Item: Status Update on Property located at 1035 Hillsboro Mile, Hillsboro Beach, FL Relating to Compliance with Section 6-42 (A) of the Town's Code of Ordinance. "All refuse or recycling containers in use within the Town limits shall be screened from view from State Road A1A on or before November 1, 2021."

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Submitting Dept: Town Clerk, Sherry Henderson, Town Clerk

Agenda Date: March 4, 2025

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Update on 1035 HM



1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

Phone: (954) 427-4011
Fax: (954) 427-4834

TO: Mayor Miller and the Board of Zoning & Appeals
THROUGH: Mac Serda, Town Manager
FROM: Graham Long, Planning Consultant
DATE: March 4, 2025
SUBJECT: Update on screening of dumpster project at 1035 Hillsboro Mile

Update:

The Property Owner, Hillsboro Mile Tower, Inc. (Applicant), and authorized agent, Irene Kirdahy, President, had requested approval of a variance from Section 6-42(A) of the Town Code (Code) to allow for an extension of time to comply with the required screening of a dumpster and trash bins on the west side A1A, located at 1035 Hillsboro Mile within the RM-30 multi-family zoning district.

At the January 7, 2025 meeting of the BZA, the Board requested as a condition to table the variance for six months, that the applicant return to the Board at two months and four months to provide a status update. This was the result of the applicant's willingness to examine other possible methods to comply with the screening enclosure requirement.

The parking area on the west side of A1A at 1035 Hillsboro Mile contains a dumpster and trash bins on the north end, adjacent to the seawall. There is sufficient space for the dumpster and trash bins and for a proposed fence enclosure on this section of the parking area, however the applicant has stated that the area needs to be leveled and repaved prior to the installation of a fence enclosure.

Since the January 7 meeting, the applicant has informed staff that:

- A concrete slab has been laid in the northern section of the parking area to accommodate leveling and repaving of the area. Staff have observed this on site.
- The applicant is in contact with Power Fence to install the new fence enclosure for the dumpster, but as of yet there is no date for commencement of the construction.