



**MINUTES
TOWN OF HILLSBORO BEACH
BOARD OF ZONING & APPEALS MEETING
MARCH 4, 2025**



CALL TO ORDER AND ROLL CALL

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

Town Attorney Donald J. Doody, Esq.

Town Clerk Sherry D. Henderson, CMC

Police Chief Jay Szesnat

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

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.

Planning Consultant Graham Long, CG&A, recalled that at the January 7, 2025 Board of Zoning and Appeals (BZA) meeting, the Board had requested updates from the Applicant at the two- and four-month periods. Since that time, the Applicant has informed Town Staff that

a concrete slab has been installed in the area in which the dumpster is located, and paving work is ongoing. The condominium has a contract with a fencing company to provide the required enclosure, although that work has not yet begun.

Irene Kirdahy, representing the Applicant, stated that the concrete slab is cured and ready for the installation of fencing. Paperwork has been signed between the condominium association and the fencing contractor. The new president of the condominium association will continue the project.

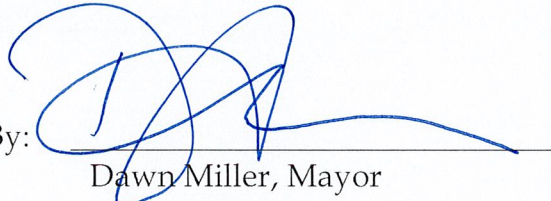
Mayor Miller asked if the concrete slab is adequate for all dumpsters at the location or if there must be further changes to grade. Ms. Kirdahy confirmed that the slab is more than sufficient.

II. ADJOURNMENT

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

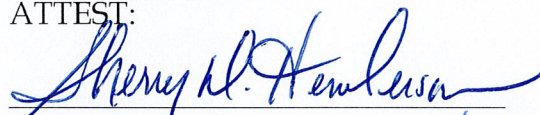
There being no further business before the Board of Zoning and Appeals, the meeting was adjourned at 9:05 a.m.

ADOPTED THIS 1st DAY OF April, 2025.

By: 

Dawn Miller, Mayor

ATTEST:


Sherry D. Henderson, CMC
Town Clerk
4/1/2025

