



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile, Hillsboro Beach, Florida 33062

May 6, 2025 | 9:05 AM

LOCAL PLANNING AGENCY

MAYOR DAWN MILLER
VICE MAYOR DAVID A. RAVANESI
COMMISSIONER VINNIE ANDRANO
COMMISSIONER JANE REISER
COMMISSIONER HEATHER BERMAN

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

The Proposed Comprehensive Plan 2025 EAR Based Amendments Will Be Considered During a Meeting By the Local Planning Agency May 6, 2025 at or around 9:05 AM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

I. NEW BUSINESS

A. The Local Planning Agency to Consider Proposed Comprehensive Plan 2025 Based EAR Amendments for the Town of Hillsboro Beach, Florida.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ADOPTING AMENDMENTS TO THE TOWN'S COMPREHENSIVE PLAN INCLUDING AMENDMENTS TO THE GOALS, OBJECTIVES AND POLICIES TO REFLECT STATE-REQUIRED PLAN ELEMENTS, AMENDING LANGUAGE RELATING TO SUPPORT FOR AFFORDABLE HOUSING INITIATIVES WHERE REQUIRED BY LAW; PROVIDING FOR STATE REQUIRED LANGUAGE FOR FLOOD PLAIN MANAGEMENT AND COASTAL CONSTRUCTION REGULATIONS; PROVIDING FOR A POLICY REQUIRING NEW MULTI-FAMILY DEVELOPMENTS TO BURY OVERHEAD UTILITY LINES; PROVIDING FOR THE SUPPORT FOR INTERGOVERNMENTAL BEACH RENOURISHMENT PROGRAMS; PROVIDING FOR AN AMENDMENT TO REMOVE THE TOWN'S INTENTION TO PURCHASE VACANT PROPERTY ADJACENT TO TOWN HALL AND ASSESS OPPORTUNITIES FOR OTHER LOCATIONS FOR GREEN SPACE; PROVIDING FOR AN AMENDMENT TO ADD STATE REQUIRED PROPERTY RIGHTS LANGUAGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

II. ADJOURNMENT



1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

TO: Mayor Miller and Town Commission
THROUGH: Mac Serda, Town Manager
FROM: Graham Long, Planning Consultant
DATE: May 6, 2025
SUBJECT: Comprehensive Plan Amendment

According to State of Florida statute section 163.3191, at least once every seven (7) years, local governments shall evaluate their comprehensive plans to determine if plan amendments are necessary to reflect the minimum planning period of at least ten (10) years and any changes in state requirements since the last update of the comprehensive plan (for the Town, in 2018). A notification of the Evaluation and Appraisal of the comprehensive plan review (EAR) was issued by the on April 1, 2024, and transmitted to the Florida Department of Commerce, in accordance with state statutes.

Background

The Town's comprehensive plan is a state-required document that consists of various elements which outline the goals, objectives and policies to govern the Town. These include land use, housing, recreation & open space, transportation, coastal management, conservation, infrastructure, capital improvements, intergovernmental coordination, and property rights.

The land use element is of particular importance because it presents the policies upon which zoning regulations are developed. It also includes the land use designations, which control use and density, and the future land use map, which depicts where these designations are used. This update and amendment to the comprehensive plan proposes no changes to the land use designations, their maximum densities, or their location on the future land use map.

Since the 2018 plan update, the Town has made one zoning change, the creation of the residential Coastal Dune Conservation zoning district (R-CDC). As the maximum density permitted in the R-CDC district is less than the underlying land use designation (Residential Medium – 16 units/acre), there is no need to update the designation or the map for the property re-zoned to R-CDC.

Summary of Proposed Changes

Below is a list of the significant changes proposed to the Comprehensive Plan. All other changes were minor corrections or updates to data and maps to reflect current conditions.

- Reorganized the goals, objectives and policies to reflect state-required plan elements
- Modified language relating to support for affordable housing initiatives only where required by law
- State required language included for flood plain management and coastal construction regulations
- Policy added requiring new multi-family developments to bury overhead utility lines

- Support language included for intergovernmental beach re-nourishment program
- Removed the Town’s intention to purchase vacant property adjacent to Town Hall (1206 HM); rather to assess opportunities for other locations for additional green space
- Added state-required property rights language
- Added language calling for an update to the Town’s water supply plan (to be completed)
- Added required language for compatibility of development with nearby airport uses
- Support for Broward MPO future pedestrian & bicycle safety initiatives
- Town support for a future review of Broward’s ongoing resiliency plans
- Support language for phased-in program to bury all overhead utility lines

Conclusion and Recommendation

The periodic amending of the Town’s comprehensive plan is necessary to comply with state statutes, and to ensure that relevant changes to current conditions in the Town, and the long-range desires of the Town Commission, are reflected in the plan. Approval of this plan update would satisfy these requirements, and provide for stability and orderly progress in development and management of the Town. Therefore, staff recommends approval of the comprehensive plan amendment.

ORDINANCE NO. 2025-03

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2
3 AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF
4 HILLSBORO BEACH, FLORIDA, ADOPTING AMENDMENTS TO THE
5 TOWN'S COMPREHENSIVE PLAN INCLUDING AMENDMENTS TO THE
6 GOALS, OBJECTIVES AND POLICIES TO REFLECT STATE-REQUIRED
7 PLAN ELEMENTS, AMENDING LANGUAGE RELATING TO SUPPORT FOR
8 AFFORDABLE HOUSING INITIATIVES WHERE REQUIRED BY LAW;
9 PROVIDING FOR STATE REQUIRED LANGUAGE FOR FLOOD PLAIN
10 MANAGEMENT AND COASTAL CONSTRUCTION REGULATIONS;
11 PROVIDING FOR A POLICY REQUIRING NEW MULTI-FAMILY
12 DEVELOPMENTS TO BURY OVERHEAD UTILITY LINES; PROVIDING FOR
13 THE SUPPORT FOR INTERGOVERNMENTAL BEACH RENOURISHMENT
14 PROGRAMS; PROVIDING FOR AN AMENDMENT TO REMOVE THE TOWN'S
15 INTENTION TO PURCHASE VACANT PROPERTY ADJACENT TO TOWN
16 HALL AND ASSESS OPPORTUNITIES FOR OTHER LOCATIONS FOR GREEN
17 SPACE; PROVIDING FOR AN AMENDMENT TO ADD STATE REQUIRED
18 PROPERTY RIGHTS LANGUAGE; PROVIDING FOR SEVERABILITY;
19 PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

20
21 WHEREAS, the Florida Legislature intends that local planning be a continuous and ongoing
22 process; and

23
24 WHEREAS, Section 163.3191, Florida Statutes, directs local governments to periodically assess
25 the success or failure of the adopted plan to adequately address changing conditions and state policies and
26 rules; and

27
28 WHEREAS, Section 163.3191, Florida Statutes, directs local governments to adopt needed
29 amendments to ensure that the plan provides appropriate policy guidance for growth and development; and

30 WHEREAS, the Town Commission of the Town of Hillsboro Beach, Florida held the first public
31 hearing on May 6, 2025, pursuant to Chapter 163 of the Florida Statutes to consider the transmittal of the
32 proposed amendments to the Comprehensive Plan, at which time the parties and interests and all other
33 citizens and residents of Town of Hillsboro Beach so desiring to participate had an opportunity to be and
34 were heard; and

35
36 WHEREAS, at a public hearing on _____, the Town Commission upon second and
37 final reading of this Ordinance, recommended that the adoption of the Town's Comprehensive Plan in
38 accordance with Section 163.3184, Florida Statutes.

**State of Florida
Broward County
Town of Hillsboro Beach**

1 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE**
2 **TOWN OF HILLSBORO BEACH, FLORIDA THAT:**

3
4 **Section 1.** The foregoing "Whereas" clause are hereby ratified and confirmed as being true and
5 correct and are hereby made a part of this Ordinance.

6
7 **Section 2.** The Town Commission hereby approves the Town of Hillsboro Beach
8 Comprehensive Plan Amendments at the public hearing held May 6, 2025.

9
10 **Section 3.** The Town Commission hereby recommends approval and adoption of the
11 Amendments, various updates of the Goals, Objectives, and Policies and other portions of the
12 Comprehensive Plan to the Town of Hillsboro Beach Comprehensive Plan attached hereto and identified
13 as Exhibit "A" in accordance with Florida Statutes Chapter 163.

14
15 **Section 4.** If any section, subsection, sentence, clause or provision of this Ordinance is held
16 invalid, the remainder of this Ordinance shall not be affected by such invalidity.

17
18 **Section 5.** That all ordinances or parts of ordinances and all resolutions or parts of resolutions
19 in conflict with this Ordinance are repealed to the extent of such conflict.

20
21 **Section 6.** It is the intention of the Town Commission of the Town of Hillsboro Beach, that the
22 provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Town of
23 Hillsboro Beach, Florida, and the Sections of this ordinance may be renumbered, re-lettered and the word
24 "Ordinance" may be changed to "Section," "Article," or such other word or phrase in order to accomplish
25 such intention.

26
27 **Section 7.** This Ordinance shall be effective immediately upon passage and adoption by the
28 Town Commission of the Town of Hillsboro Beach.

29
30 **PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH,**
31 **FLORIDA, ON FIRST READING, THIS ____ DAY OF _____, 2025.**

32
33 **PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH,**
34 **FLORIDA, ON SECOND AND FINAL READING, THIS ____ DAY OF _____, 2025.**

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TOWN OF HILLSBORO BEACH, FLORIDA

By: _____
Dawn Miller, Mayor

By: _____
Donald J. Doody, Town Attorney

ATTEST:

By: _____
Sherry D. Henderson, CMC Town Clerk



Town of Hillsboro Beach Florida

Goals, Objectives & Policies 2025 EAR Based Amendments

April 2025



Calvin, Giordano & Associates, Inc.
A SAFEbuilt[®] COMPANY

Town of Hillsboro Beach

Municipal Government Town Commission

Mayor Dawn Miller
Vice-Mayor David Ravanese
Commissioner Vinnie Andreano
Commissioner Heather Berman
Commissioner Jane Reiser

Town Manager
Mac Serda

Town Clerk
Sherry D. Henderson

Town Attorney
D.J. Doody

Town of Hillsboro Beach, Florida
1210 Hillsboro Mile Hillsboro Beach, FL 33062
(954) 427-4011
www.townofhillsborobeach.com

Comprehensive Plan Prepared by:



Calvin, Giordano & Associates, Inc.
A **SAFEbuilt** COMPANY

1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316

I. INTRODUCTION

General

In ~~2010~~18, the Town adopted an update of its ~~1993~~2010 Comprehensive Plan. The Community Planning Act requires ~~the periodic~~ updating of such a plan based upon an Evaluation and Appraisal Report (EAR) at least every seven years. ~~In 2017, an EAR Report was approved by the State Department of Economic Opportunity.~~

The ~~2018~~25 Comprehensive Plan for the Town of Hillsboro Beach has been prepared relative to the Community Planning Act. The Plan incorporates the ~~2017~~25 EAR Based Amendments and updates the data and analysis to current conditions. It is designed to provide a guide for the future physical, economic, and social development of the Town through ~~2027~~32.

Designation of Local Planning Agency

The Town of Hillsboro Beach has designated the Town Commission as the Local Planning Agency (LPA).

Plan Preparation

~~The 2027 Comprehensive Plan for the Town of Hillsboro Beach was prepared by the consulting firm of Walter H. Keller, Inc., located in Stuart, Florida.~~

The 2025 Comprehensive Plan for the Town of Hillsboro Beach was prepared by the consulting firm of Calvin, Giordano & Associates, located in Fort Lauderdale, Florida.

Plan Content and Format

This Comprehensive Plan contains all the required Plan Elements specified by the Community Planning Act. Within the adopted Plan, the following material is provided:

~~Goals, Objectives and Policies~~

~~Future Land Use Map~~

Housing

Recreation & Open Space

~~Transportation Plan Map~~

Coastal Management

~~Natural Resource Map Series - Conservation~~

Infrastructure

~~Capital Improvements Implementation~~

~~Land Use Plan Implementation~~

Intergovernmental Coordination

~~Requirements for Monitoring and Reporting~~

Property Rights

In addition to this adopted Plan, a separate document of supporting information is available. This supporting documentation provides the framework for the Goals, Objectives and Policies. It further provides the data inventory and analysis requirements of the various Plan Elements.

II. GOALS, OBJECTIVES AND POLICIES

The Town's Comprehensive Plan combines all goal statements, objectives and implementation policies from each element into one section. The major reason for this grouping ~~was~~ is to ensure that the following statements are internally consistent, and clearly identify the long-range wishes and desires of the Town.

The following pages include statements relative to each required Plan Element. For example, on a specific page, the Land Use Goal is presented. This goal is then followed by several objectives. Each objective is provided with a set of policies. This process is repeated for each of the Town's required Plan Elements.

Unless otherwise noted in the following pages, all goals, objectives and policies are to be implemented by the Town Commission.

Land Use

Goal ~~2.0~~ 1.0

To develop a coastal, resort oriented residential community characterized by land uses, which reflect a balancing of year-round, and seasonal population needs and minimal disruption to natural systems.

Objective ~~2.1~~ 1.1 Land Development Regulations

Using current and updated Land Development Regulations continue to coordinate development approvals and future land use planning with the appropriate topography, soil conditions and the availability of facilities and services concurrently with the impacts of development.

Policies

Policy ~~21.1.1~~ 21.1.1 Maintain community services based on the updated Level of Service Standards contained in the various Elements of the Town's Comprehensive Plan.

Policy ~~21.1.2~~ 21.1.2 Use the development review process to identify the cumulative impacts of development, to review all proposals for development or redevelopment and base the approval of same on the continued maintenance of all adopted Level of Service Standards and to ensure that municipal services are available concurrently with the impacts of development.

Policy ~~21.1.3~~ 21.1.3 Require all proposals for development and redevelopment to meet drainage requirements for on-site retention, provide safe and convenient on-site traffic flow, sign controls, densities, specified land uses, open space, platting and provide required on-site parking.

Policy ~~21.1.4~~ 21.1.4 Require future development to be consistent with development criteria on flood prone soils as defined by the U.S. Conservation Service and the minimum floor elevations consistent with a 100 year, 3 day storm as defined by the Federal Emergency Management Administration criteria and mapping.

Policy ~~21.1.5~~ 21.1.5 Use the subdivision regulations and site plan review process to require timely completion and regular maintenance of all capital improvements and amenities.

Policy ~~21.1.6~~ 21.1.6 Adopt Broward County's Transportation Concurrency Management System and only issue development permits for projects which pay the Transit Oriented Concurrency Fees prior to building permit issuance associated with the Northeast Transit Concurrency Management Area.

Policy ~~21.1.7~~ 21.1.7 ~~Coordinate future land use amendments with~~ Prepare and adopt an update to the Town's 2015 Water Supply Facility Work Plan, which is hereby adopted by reference, to ensure the availability of water supply and water supply facilities.

Policy ~~21.1.8~~ 21.1.8 Limit the number of floors in the Community Facility Land Use to a maximum of three (3) floors with a 35 foot height limit, consistent with the neighboring zoning regulations adjacent to Town Hall, except for the historic Lighthouse parcel where the existing buildings and lighthouse are allowed. Prohibit building floor area within the Private Recreation/Conservation Land Use.

Policy 21.1.9 The Town will coordinate with the School Board and Broward County to prepare projections of future development and public school enrollment growth and to ensure such projections are consistent with the Town's future land use map and the School Board's Long Range Public School Facilities Map.

Policy 21.1.10 The Town shall share and coordinate information through the plat, site plan and school siting processes and procedures with the School Board and Broward County to ensure the location, phasing, and development of public school facilities, including additions to existing facilities, is coordinated with the provision of necessary public infrastructure including water and sewer, roads, drainage, sidewalks, mass transit and other infrastructure required to support the public school facilities.

Policy 21.1.11 The Town shall support shared-use and co-location of school sites with the School Board and Broward County having similar facility needs, such as libraries, parks, ball fields, other recreation facilities.

Objective 21.2 Residential Character

Utilize current procedures and regulations to determine the impact that recent development proposals have on maintaining the Town's residential character, with particular emphasis on preserving the single-family estate areas.

Policies

Policy 21.2.1 Continue to use the zoning mechanisms that perpetuate the existing pattern of segregating the estate single family areas from higher density multi-family land uses.

Policy 21.2.2 Continue to use the zoning procedures that provide for the orderly transition of varying multi-family residential land use designations.

Policy 21.2.3 Evaluate requests for Land Use Plan amendments with an emphasis on minimizing the negative impacts to existing residential areas.

Policy 21.2.4 Continue to require the provision of decorative structural or vegetative buffers between mixed density residential land uses.

Policy 21.2.5 Continue to use the site plan review process and site design standards in the various ordinances to control signage and in general promote and improve Town aesthetics and be consistent with the Comprehensive Plan.

Policy 21.2.6 Allocations of Flexibility Units shall be subject to the following restrictions: in no instance shall allocations of Flexibility Units result in a residential density greater than twenty-five (25) dwelling units per gross acre for the residentially designated parcel or portion of a non-residentially designated parcel to be developed with residential use, or exceed one hundred percent (100%) of the maximum number of dwelling units indicated for the parcel by the local land use plan map, whichever resulting residential density is less.

Policy 21.2.7 The Town’s utilization of the Broward County Land Use Plan “Flexibility Rules” shall be consistent with Policy 2.10.1 of the Broward County Land Use Plan.

Policy 21.2.8 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

Policy 21.2.9 In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed. [SEP]

Objective 21.3 Historic Preservation

Continue to protect historic properties in all land use considerations.

Policy

Policy 21.3.1 Every other year, consult historic designated properties, the Hillsboro Club and the U.S. Coast Guard to assure that these historic properties will continue to be preserved.

Objective 21.4 Hurricane Evacuation

Coordinate coastal area population densities with the Broward County Hurricane Evacuation Plan and the South Florida Regional Planning Council, as applicable.

Policies

Policy 21.4.1 Maintain the residential densities provided in the Land Use Plan Map.

Policy 21.4.2 Assess the impact that any Future Land Use Plan amendment proposals have on the Broward County Hurricane Evacuation Plan.

Objective 21.5 Wellfield Protection

Continue to provide the required annual reporting and monitoring of the updated water supply and treatment system.

Policy

Policy 21.5.1 Continue regular sampling from the monitoring wells to ensure the wellfield located in unincorporated Broward County provides an on-going adequate water source.

Objective 21.6 Dredge Spoil Sites

To assure adequate sites for the disposal of dredge material from the inlet and Intracoastal Waterway

Policy

Policy 21.6.1 Although unlikely to be located within the Town due to its built-out land use pattern, because of the importance to Town boaters, the Town will coordinate with the Hillsboro Inlet Improvement District in any search for dredge material disposal sites.

Objective 21.7 Broward County Land Use Plan

Incorporate the relevant Policies of the Broward County Land Use Plan into the Town's Land Use Element to facilitate Certification of the Town's Comprehensive Plan

Objection 1.8 Compatibility of development with nearby airport uses

The Town will conform with F.S.333.03(3) and 333.135 to ensure compatibility of future development and airport land uses and airport zoning.

Policy 1.8.1 Recognizing the growing need for regional connectivity, the Town shall coordinate with the Federal Aviation Administration (FAA), FDOT, Broward County, the MPO, and the SFRTA to continue implementing strategies to maintain Level of Service Standards on the SIS / FIHS, including strategies to facilitate local traffic to use alternatives to the SIS / FIHS as a means of protecting interregional and intrastate functions.

Housing

Goal 32.0

To ensure that structurally safe and adequate residential shelter is available to all residents and visitors of the Town.

Objective 32.1 Code Enforcement and Rehabilitation

Maintain the overall high quality of the existing single family and multi-family housing stock.

Policies

Policy 32.1.1 Continue the Town's stringent code enforcement activities.

Policy 32.1.2 Ensure through development review practices that all new and redevelopment construction activities conform to the Florida Building Code.

Policy 32.1.3 Continue to require the use of hurricane protection devices on all year-round residences.

Objective 32.2 Structural Conditions

Continue to modify regulations that provide for the structural integrity of the Town's existing residential structures.

Policies

Policy 32.2.1 Conduct periodic (every five years) inventories of area housing conditions.

Policy 32.2.2 Consider adopting a housing code with sensitive housing standards that incorporate items such as minimum building floor area requirements, structural requirements, architectural – aesthetic review criteria and landscaping standards for all zoning classifications.

Objective 32.3 Historic Resources

Assist in the preservation of the Town's historic resources, i.e., the Hillsboro Lighthouse, the Hillsboro Club and associated facilities of each.

Policies

Policy 32.3.1 Support efforts of the Hillsboro Club membership to maintain the historically significant buildings in the complex.

Policy 32.3.2 Discourage efforts to replace or substantially modify the historically significant structures of the Lighthouse property.

Objective 32.4 Affordable Housing

~~Develop a program supporting area-wide efforts to provide affordable housing. Support affordable housing initiatives where required by state law, and preserve the current character of Town's unique housing stock and location.~~

Policy 32.4.1 Participate in area-wide meetings relative to affordable housing issues.

Policy 32.4.2 ~~Finalize a mechanism for participating in area-wide affordable housing programs. Comply with all state and county regulations relating to affordable housing.~~

Policy 32.4.3 Continue to allow employee dormitories in the RPC Multiple Family Zoning District.

Objective 32.5 Group Homes

Policy

Policy 32.5.1 ~~Modify the existing zoning ordinance to~~ Should state or county regulations require compliance to allow group homes and foster care facilities, provide for such within in the RM-30 Zoning District.

Policy 32.5.2 ~~Adopt~~ Should regulations require, provide for criteria for the siting of group homes and foster care facilities.

Objective 32.6 Housing Costs

Policy

Policy 32.6.1 Review existing regulatory procedures, which establish the procedures applications, permits and fees required for constructing or modifying housing units and eliminate those procedures, applications, permits and fees which unnecessarily add to the cost of housing.

Policy 32.6.2 ~~Continue to allow~~ Prevent the use of modular housing but not and mobile homes due to the Coastal High Hazard location.

Recreation and Open Space

Goal 43.0

To satisfy the recreational needs of Town residents through the provision of locally preferred (private) recreation facilities.

Objective 43.1 Beach Access

Provide for local access to the Town's beach and shoreline areas.

Policy

Policy 43.1.1 Use the land development regulations review of future land development applications that support the Town's subdivision lay-out and site plan site design standards which provide for individual lot access to the Beach or Intracoastal Waterway.

Objective 43.2 Recreational Facilities

Provide for private and public sector opportunity to aid in the development of quality recreational facilities.

Policies

Policy 43.2.1 Require future multi-family developments to include on-site private recreational amenities.

Policy 43.2.2 Provide funding to maintain the bocce courts.

Objective 43.3 Level of Service Standard

Provide local private recreational and open space system that includes natural reservations, beaches and scenic vistas compatible with the tropical resort character of Broward County at the following Level of Service Standard: 3 acres per thousand population.

Policy

Policy 43.3.1 Adopt the recommended Level of Service Standard of 3 acres of private recreation and open space area for each 1,000 Town residents.

Objective 43.4 Open Space

Continue to utilize the Land Development Regulations to preserve and enhance open space.

Policy 43.4.1 Enforce the vegetation and open space provisions of the Town's land development regulations relative to beach and dune preservation consistent with the Town's Comprehensive Plan.

Policy 43.4.2 Support the efforts of Broward County and the State of Florida to develop and maintain a system of regional and state parks through the adoption of resolutions.

Policy 43.4.3 Utilize the Marine Advisory Committee when possible to address marine, shoreline and beach re-nourishment issues.

Policy 43.3.4 If the site is ever declared surplus by the government, establish procedures to negotiate with the appropriate government agencies to acquire the Hillsboro Inlet lighthouse property for historic conservation purposes.

Policy 43.3.5 Continue to enforce the open space definitions and standards of the Town's land development regulations.

Policy 43.3.6 Continue to enforce the existing land development regulations that designate the beach area east of the Town's Easterly Building Line open space and conservation.

Transportation

Goal 54.0

To maintain a local transportation system that serves the transportation needs of the community in a safe, efficient, cost effective and aesthetically pleasing manner.

Objective 54.1 Safety

Continue programs to assist the FDOT and Broward County in providing for a safe, convenient and efficient motorized and non-motorized transportation system.

Policies

Policy 54.1.1 Continue to maintain high profile enforcement of all vehicular/ non-vehicular driving laws.

Policy 54.1.2 Maintain a local accident record program to identify problem locations.

Policy 54.1.3 Establish a coordinating mechanism to work with FDOT to identify acceptable solutions to problem areas such as the flooding of lower SR A1A and bridge delays.

Policy 54.1.4 Provide Town support through resolutions, legislative requests, requests to the Broward MPO, etc., to work with FDOT to ensure funding for SR A1A and Hillsboro Inlet bridge maintenance and safety activities.

Policy 54.1.5 Enforce the criteria that require unobstructed sight lines and non-obtrusive landscape plantings at driveways.

Objective 54.2 Level of Service Standard

Provide a roadway design on SR A1A that maintains LOS "D" or better on an average daily peak season and peak hour basis consistent with the Broward County Transportation Element.

Policies

Policy 54.2.1 Maintain the LOS "D" standard for SR A1A consistent with the Broward County Element for traffic operations and traffic study review purposes.

Policy 54.2.2 Maintain the MPO Regional Transportation Plan's designation of the existing 2 lane design on SR A1A as the recommended design type on the Town's Plan; limit expansion to turn lanes in multi-family areas if necessary due to high traffic volumes.

Policy 54.2.3 Utilize a highway capacity methodology consistent with the Highway Capacity Manual that is endorsed by the Broward County Metropolitan Planning Organization, the Broward County Commission and the State of Florida Department of Transportation.

Policy 54.2.4 Adopt Broward County’s Transportation Concurrency Management System and the transportation LOS Standard for the Northeast Transportation Concurrency Management Area (TCMA).

Objective 54.3 On-Site Traffic

Utilize the procedures for development review that provide for safe and efficient on-site traffic circulation and parking including provisions for handicapped users.

Policy

Policy 54.3.1 Enforce the on-site traffic circulation design review criteria that include provisions for proper access design, access controls and parking lay-out.

Objective 54.4 SR A1A Right of Way

In future land use plan amendment and development proposals provide for developer responsibility to provide for existing and future right-of-way needs and project-related transportation improvements.

Policies

Policy 54.4.1 As a condition of project development approval, secure existing and future right-of-way easements from future multi-family developments for the SR A1A Trafficway as a condition of development approval.

Policy 54.4.2 In future land use plan amendment and development proposals, require that developers construct project-related transportation improvements such as median or roadside turn lanes.

Policy 54.4.3 Maintain the SR A1A 60 foot right of way standard.

Objective 54.5 SR A1A Elevation and Shoulder Issues

Initiate coordinating mechanisms and public awareness efforts to provide input to FDOT on the upgrading of SR A1A that addresses the flooding issues, bike lanes, sidewalk and side shoulder setbacks for improvements on SR A1A through the Town of Hillsboro Beach.

Policy

Policy 54.5.1 Adopt resolutions supporting Broward County and FDOT funding of SR A1A roadway improvements.

Objective 54.6 Management of Roadway Efficiency

Maximize existing roadway performance through intergovernmental transportation management strategies.

Policy

Policy 54.6.1 Adopt resolutions requesting Broward County, FDOT and the Coast Guard to maintain or limit bridge openings at the Hillsboro Inlet.

Objective 54.7 Vegetation

Develop local guidelines to provide a roadway facility that is visually pleasing.

Policy

Policy 54.7.1 Minimize the removal of SR A1A vegetation except where clearly necessary for safety purposes.

Objective 54.8 Land Use

Coordinate the Transportation System with the future land uses shown on the Future Land Use Map.

Policy 54.8.1 Require all applicants which propose major development projects and land use plan amendments which generate more than 500 vehicle trips per day to submit a traffic study on the impacts on the transportation system.

Policy 54.8.2 Require all development to be consistent with the right-of-way requirements of the Broward County Trafficways Plan as amended and refrain from issuing building permits or development orders for construction within the identified rights-of-way.

Policy 54.8.3 Enforce the land development regulations to include access controls on SR A1A.

Policy 54.8.4 Consider the cumulative impacts of major development projects and land use plan amendments on SR A1A.

Objective 54.9 Regional Coordination

Provide coordination with the plans and programs of the Broward MPO, FDOT's five-year Transportation Plan and highway maintenance projects with the maintenance or improvement of other existing utilities.

Policies

Policy ~~54.9.1~~ Urge FDOT to coordinate street resurfacings with any identified necessary water, sewer, ~~or~~ drainage or utility improvements.

Policy ~~54.9.2~~ Provide advance notification of local roadway improvements with other local utility providers.

Policy ~~54.9.3~~ Participate in committees such as the Broward MPO Technical Coordinating Committee, Broward County Technical Advisory Committee and others as necessary to stay knowledgeable on transportation plans and programs, utility modifications and maintenance efforts.

Objective ~~54.10~~ Mass Transit

Maintain the current community bus schedule.

Policy

Policy ~~54.10.1~~ Maintain the current mass transit standard of one trip per 570 persons (7 trips per day in ~~2007~~ 2024).

Policy-~~54.10.2~~ Utilize the community bus as a mechanism to improve communication to Town residents.

Objective ~~54.11~~ Bicycle and Pedestrian Circulation

Assure a system of adequate bike lanes and sidewalks within the SR A1A right of way.

Policies

Policy ~~54.11.1~~ Work with FDOT to maintain the bike lanes on the paved roadway.

Policy ~~54.11.2~~ Support FDOT's mobility improvement proposal, and the Broward MPO's efforts to provide a sidewalk on the west side of Hillsboro Mile for enhanced pedestrian and bicycle safety initiatives, particularly in the northern portion of the Town.

Coastal Management

Goal 65.0

To develop, redevelop and maintain a coastal resort residential community in a manner which minimizes potential natural and financial impacts to developed upland properties while preserving beach, shoreline and tidal water resources while enhancing resilience to sea level rise impacts.

Objective 65.1 Development Review

Use the land development regulations (plus all applicable local, state and federal coastal environmental regulations) while providing for the development, redevelopment or operation of remaining vacant waterfront residential properties.

Policies

Policy 65.1.1 Use the land development regulations plus all applicable coastal regulatory activities of the Environmental Protection Agency, the Florida Departments of Transportation, Environmental ~~Regulation and Natural Resources~~Protection, South Florida Water Management District, Broward County Environmental Quality Control Board & Water Management Division in the review of beach front development.

Policy 65.1.2 Enforce local development regulations to ensure that future development and redevelopment activities utilize best management construction techniques.

Policy 65.1.3 Continue to require building construction elevations consistent with minimum federal flood insurance regulations.

Policy 65.1.4 Continue to require building construction techniques in accord with the ~~South~~ Florida Building Code.

Policy 65.1.5 Continue to enforce the prohibition of structures east of the Town's Plat of the Easterly Building Line.

Policy 65.1.6 Enforce the land development regulations pertaining to beach front lighting in order to preserve and encourage turtle nesting along the Town's beaches.

Objective 65.2 Intracoastal Waterway Water Quality

Enforce the land development regulations to support improvement of the water quality in the Intracoastal Waterway.

Policies

Policy 65.2.1 ~~Within three (3) years initiate a study to determine the economic~~ Continue to encourage efforts to ascertain the feasibility of retrofitting existing private drainage outfalls with pollution control devices.

Policy 65.2.2 Use the land development regulations criteria such that major modifications to existing uses conform to local and regional storm drainage requirements.

Objective 65.3 Dune Protection

Use the land development regulations to maintain, improve and preserve the Town's coastal dune system.

Policies

Policy 65.3.1 Prohibit the destruction of the remaining undeveloped dune communities east of the Town's ~~setback~~ Easterly Building Line line.

Policy 65.3.2 Use best management techniques for maintenance of the dune system on developed properties.

Policy 65.3.3 Consider means to recreate a vegetated dune system on those parcels where none currently exist.

Objective 65.4 Utilities

Because the Town is on the barrier island, limit public expenditures subsequent to Plan adoption by restricting expansion/improvement of the Town's existing water utilities except for those necessary to serve existing development or to improve environmental quality.

Policies

Policy 65.4.1 Provide funding in the Town's annual budget for water storage facility maintenance primarily with respect to existing needs.

Policy 65.4.1 The capital improvements program should be oriented to maintaining adopted Level of Service standards for existing uses or to improve local environmental quality.

Objective 65.5 Historic Preservation

Use coordination and incentive programs to provide for the preservation of the Hillsboro Lighthouse and other Town historic properties.

Policies

Policy 65.5.1 If there is the prospect of abandonment, contact the appropriate government agencies to pursue the acquisition of the Hillsboro Lighthouse property for conservation, historic and open space purposes.

Policy 65.5.2 When appropriate, work with the Hillsboro Club membership to maintain the design and structural integrity of the site's historic buildings.

Objective 65.6 Hurricane Evacuation

Implement programs to provide for the local implementation of County Emergency Preparedness Plan residential notification, evacuation and Town management techniques, with particular emphasis towards the maintaining (in cooperation with Broward County) current hurricane evacuation times for the Town's multi-family and tourist areas.

Policies

Policy 65.6.1 Maintain local emergency services personnel's familiarity with Broward County's adopted Emergency Preparedness Plan.

Policy 65.6.2 Subsequent to Plan adoption, establish procedures to participate in all countywide emergency preparedness preparation and practice sessions.

Objective 65.7 Level of Service Standards

Provide urban services consistent with the Level of Service Standards identified in Policy 8.1.1 of this Comprehensive Plan.

Policies

Policy 65.7.1 Maintain existing interlocal agreements for provision of sewer and solid waste with Broward County and private vendors.

Policy 65.7.2 Support and participate by adopting resolutions of support and as appropriate, interlocal agreements, long term areawide planning efforts for provision of potable water, solid waste resource recovery and regional sewage disposal.

Objective 65.8 Minimize Storm and Sea Level Rise Impacts

The Town shall ensure that building, development and redevelopment activities minimizes damage to life and property from tropical storms, hurricanes and future sea level rise.

Policies

Policy 65.8.1 All new construction and redevelopment shall conform to the floodplain management regulations included in Ordinance 266 which is coordinated with the Florida Building Code. Said

~~ordinance adopted the August 18, 2014 Flood Insurance Rate Maps providing for substantial improvement and substantial damage determinations, permitting requirements and development and redevelopment in flood hazard areas.~~

Policy 65.8.2 Continue to review finish floor elevations and building locations in the proximity of Special High Hazard Areas to eliminate potential flooding and sea level rise impacts.

Policy 65.8.3 Continue to participate in the Community Rating System (CRS) and document CRS activities to maintain or improve the Town's class rating in the CRS Program.

Policy 65.8.4 Coordinate and participate with Broward County on updates to climate related policies and maps, including updates to the Priority Planning Areas for Sea Level Rise Map in the Broward County Land Use Plan to better understand the impacts of rising sea level on water supplies, drainage and flood control systems.

Policy 65.8.5 Consider the impacts of sea level rise in the Town's Special Flood Hazard Areas when evaluating land use plan amendments to minimize any adverse flooding impacts of such amendments.

Policy 65.8.6 Maintain consistency with the Broward County Land Use Plan residential densities, flexibility provisions and redevelopment credits.

Policy 65.8.7 Consider implementing higher regulatory standards to minimize storm, flooding and sea-level rise impacts.

Policy 65.8.8 Closely coordinate with the Florida Department of Transportation to achieve a roadway crown elevation that minimizes the impacts of storms and sea-level rise in the southern portion of the Town.

Policy 65.8.9 All new construction and redevelopment shall be consistent with Ordinance 294 establishing seawall elevation requirements considering the impacts of existing tidal flooding and sea level rise expected to occur with a 40-year lifetime for seawalls. Said Ordinance considers flooding impacts to adjacent properties and flood protection of Hillsboro Mile (SR A1A).

Objective 65.9 Redevelopment and Post Disaster Redevelopment

Redevelopment and post-disaster redevelopment shall be implemented to minimize public and private vulnerabilities to future disasters and sea level rise.

Policies

Policy 65.9.1 The Town will maintain an inventory of repetitive loss properties as obtained from FEMA and work with Broward County and State officials to improve the process of reducing vulnerability and loss for listed properties.

Policy 65.9.2 Development and redevelopment plans and proposals in the Town shall be reviewed for compliance with the goals, objectives and policies of the Comprehensive Plan and other appropriate plans and references, including the Town's Ordinances 266 and 294 and the Special High Hazard Areas of the Flood Zone Map.

Policy 65.9.3 The Town shall support flood and sea-level rise hazard mitigation efforts through continuation of the following activities:

- Participation in the National Flood Insurance Program Community Rating System;
- Participation and funding support for the Broward County Regional Flood Map Study;
- Require all redevelopment to be consistent with the Town's Land Development Regulations and the Floodplain Management Ordinance of the Town; and,
- Continue to update, maintain and make available to the public, information on the flood zones within the Town, flood elevation certificates and the benefits of acquiring flood insurance.

Policy 65.9.4 New development and redevelopment shall conform to the standards set forth in the Florida Building Code and the Town's Flood Regulations (Ordinance 266) which may establish flood protection requirements that are more stringent than the Florida Building Code and or the National Flood Insurance Program (NFIP) regulations.

Policy 65.9.5 Structures which are damaged in excess of 50 percent of their appraised value shall be rebuilt to meet all current construction and floodplain regulations.

Policy 65.9.6 Any development of structures lying partially on, or seaward of the Coastal Construction Control Line shall be subject to the provisions set forth in Chapter 161 Florida Statutes.

Policy 65.9.7 Incorporate updated data, analysis and findings from the Broward County Regional Flood Zone Study, the Unified Regional Sea Level Rise Projection for Southeast Florida and other relevant studies into the Town's Comprehensive Plan and land development regulations at each Evaluation and Appraisal effort.

Policy 65.9.8 When opportunities arise, modify development and redevelopment regulations for minimum floor elevations, optimal seawall heights and deadlines for retrofitting to the heights to minimize inappropriate and unsafe development in the coastal high hazard area.

Policy 65.9.9 Coordinate with the Florida Department of Transportation in identifying and addressing the road crown elevation requirements of Hillsboro Mile (SR A1A) in the southern portion of the Town to minimize the impacts of coastal storm events and sea-level rise.

Objective 65.10 Shoreline Uses

Preserve and enhance the current pattern of shoreline uses.

Policies

Policy 65.10.1 Work with the U.S. Coast Guard (water dependent lighthouse use) to preserve the historic resource.

Policy 65.10.2 Continue to use the land development regulations to control the installation of docks and related facilities.

Objective 5.11 Peril of Flood

The Town shall include development and redevelopment principles, strategies, and engineering solutions that reduce flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

Policy 5.11.1 Identify areas that are particularly vulnerable to the impacts of sea level rise.

Policy 5.11.2 Utilize vulnerability assessments to help identify public facilities and infrastructure at risk of flooding and areas where increased building standards and setbacks should be implemented for protection.

Policy 5.11.3 Evaluate and inform capital improvement and maintenance projects about sea level rise vulnerability, risks and adaptation strategies.

Objective 5.12 Mitigation of flood hazard

The Town shall encourage the use of best practices, development and redevelopment principles, strategies, and engineering solutions that will result in the mitigation of hazards to coastal real property in flood zone designations established by FEMA.

Policy 5.12.1 Consider the potential impacts of flooding, storm surge and sea level rise to incorporation adaptation techniques to reduce future flood losses and increase long-term resiliency.

Objective 5.13 Reduction of losses due to flooding

The Town shall identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in the state.

Policy 5.13.1 The Town shall explore ways to implement flood adaptive measures, such as Land Development Code amendments to add freeboard to design flood elevations on new construction, adopting a cumulative substantial improvement policy, creating open space in flood zones, educating the public on flood adaptive projects and construction techniques and establishing a program for public information (PPI).

Objective 5.14 Flood plain management

The Town shall be consistent with the flood-resistant construction requirements in Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy 5.14.1 Consider the implementation of Land Development Code regulations that will:

- Reduce flood risk;
- Consider future conditions; and
- Encourage the use of green infrastructure, best management practices and engineering solutions that reduce runoff, enable on-site absorption, and reduce pollution and flood losses.

Objective 5.15 Coastal Construction

The Town shall require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.

Policy 5.15.1 Implement Land Development Code regulations that:

- Continue to limit any construction eastward of the Town's Easterly Building Line.
- All construction activities seaward of the coastal construction control lines shall be established pursuant to s. 161.053 and shall be consistent with chapter 161.

Objective 5.16 Resiliency Plans

The Town will continue to monitor Broward County's resiliency plans for completion and review.

Policy 5.15.1 The Town shall review and incorporate policies resulting from the county resiliency plans which are applicable to Hillsboro Beach.

Conservation

Goal 76.0

The development and maintenance of a high-quality natural environment based on the preservation, improvement and wise utilization of local existing natural resources.

Objective 76.1 Air Quality

Maintain local air quality within limits for recognized pollutants as defined by the Broward County Environmental Quality Control Board.

Policies

Policy 76.1.1 Support the air quality monitoring programs of the Broward County Environmental Quality Control Board by adopting resolutions and distributing information flyers at the Town Hall.

Policy 76.1.2 In cases of continued local of air quality standards, adopt procedures for enforcing areawide air quality improvement activities.

Objective 76.2 Water Quality

Maintain local surface and underground water quality within tolerable limits for recognized pollutants as defined by the Broward County Environmental Quality Control Board.

Policies

Policy 76.2.1 Utilize Broward County's areawide wellfield protection ordinance to protect the Town's wellfield located in the Sample Road corridor.

Policy 76.2.2 Use the local land development regulations to require the use of outfall pollution control devices and best management practices on all construction sites which interact with the Intracoastal Waterway.

Policy 76.2.3 As a part of the site plan review process, use the water quality regulatory programs of Broward County and the South Florida Water Management District.

Objective 76.3 Natural Features Protection

Use the land development regulations to protect and, where possible, improve local wildlife and marine habitats.

Policies

Policy 76.3.1 Protect where appropriate, remnants of the former coastal hammock and or native species, the maritime hammock in the northern part of the Town.

Policy 76.3.2 Adopt resolutions that support and enforce the designation of low speed, wake free areas along the Intracoastal Waterway.

Policy 76.3.3 Utilize the landscape section of the land development regulations to require native vegetation species for local reforestation and/or beautification efforts at the Town Hall and other Town properties.

Policy 76.3.4 Implement the tree protection Ordinance provisions as a part of the site plan review process.

Policy 76.3.5 Through the site plan review process require that future development activities not adversely affect the survival of endangered and threatened wildlife.

Policy 76.3.6 Preserve environmentally sensitive lands (Local Areas of Particular Concern) and use the land development regulation procedures for protection and preservation which involve notification and protection of private property owner rights.

Policy 76.3.7 Support the programs of the Broward County Environmental Quality Control Board in regulating and discarding of hazardous wastes for households and low-volume users.

Policy 76.3.8 Enforce the land development regulations beach front lighting standards to protect and enhance sea turtle nesting.

Objective 76.4 Water and Energy Conservation

Develop programs to encourage and promote recognized water and energy conservation strategies.

Policies

Policy 76.4.1 Continue to implement the procedures developed in conjunction with the Lower East Coast Water Supply Update by the South Florida Water Management District, to notify Town residents of voluntary and mandatory water conservation requirements.

Policy 76.4.2 Distribute an informational brochure promoting standard water conservation techniques.

Policy 76.4.3 Investigate the feasibility of modifying the water conservation rate structure to further encourage conservation of irrigation water; requiring rain harvesting be considered in all new development and roof replacement permitting; assigning a code enforcement officer to focus on landscaping and water conservation enforcement.

Policy 76.4.4 The Town shall conserve potable water resources, including the implementation of reuse programs (when appropriate) and potable water conservation strategies and techniques.

Policy 76.4.5 Continue to implement the Land Development Regulations to require water conserving fixtures in all new development approvals and building permits.

Policy 76.4.6 Continue to implement the Land Development Regulations to increase the amount of native landscaping and or the use of “xeriscape” and Florida Friendly landscaping techniques required in new development approvals.

Policy 76.4.7 Continue to implement the adopted water conservation ordinance

Policy 76.4.8 Support through resolutions and official policy actions energy conservation efforts such as reductions in peak demand, end-use efficiency, solar power and passive solar design techniques.

Infrastructure

Goal 87.0

To ensure that the basic urban community services of potable water, sewer and solid waste disposal, and property drainage are available and adequate to meet the needs of all Town residents.

Objective 87.1 *Level of Service Standards*

Maintain the provision of local infrastructure services using Level of Service Standards:

- a. The sanitary sewer collection and treatment system must be able to accommodate at least the specified average flow per capita.
- b. The Town must be able to maintain at least the pickup frequency/per capita generation rate specified for solid waste.
- c. Storm drainage design criteria.
- d. The supply and distribution system must be able to provide at least the specified per capita consumption rate for potable water.

Policies

Policy 87.1.1 For concurrency purposes, meet the Level of Service Standards for basic urban services as outlined in the infrastructure sub-elements ~~as follows:~~ provided in the data, inventory, and analysis supporting documentation. Below are the current levels of services, which the Town shall update following completion of residential development currently under construction.

- for sanitary sewer - 200 gallons per day per resident;
- for potable water – 203.5 gallons per day per capita total population;
- for fire flow - meet fire fighting demands;
- for solid waste – 2.87 pounds per dwelling unit per day with bi-weekly pickup;
- for building site drainage - accommodate run-off from a 100-year, 3 day storm;
- for roadway drainage - crown elevation at 10-year, 3 day storm
- for transportation – Broward County Transportation Concurrency Management System

Policy 87.1.2 Maintain the Level of Service standards of Policy 8.1.1, as appropriate, through perpetuation of the existing or future interlocal retail service agreements with Broward County and, where appropriate, private service providers.

Policy 87.1.3 Review and where appropriate, consider the adoption of revised Level of Service Standards based on existing or future planning efforts of basic service providers to the Town.

Policy §7.1.3 Participate by adopting an interlocal agreement to join in the Countywide Resource Recovery Program.

Policy §7.1.4 Consider the long-term feasibility of participating in County wellfield and water distribution system efforts.

Objective §7.2 Water and Sewage Facilities

To provide for the continued maintenance of the Level of Service standards established in Policy 8.1.1 for the Town's potable water treatment and storage facilities, and in conjunction with Broward County, the maintenance of sanitary sewer facilities.

Policies

Policy §7.2.1 In concert with Broward County, the Town should periodically perform or update detailed inventories of water treatment and storage facilities, and water and sewer transmission facilities.

Policy §7.2.2 Develop a priority ranking system of water system facility replacement and/or expansion needs and, where appropriate, incorporate the funding of improvements in the Town's Capital Improvement Element and Capital Program.

Objective §7.3 Permitting

Provide that new development or redevelopment occurs concurrently with the adopted level of service standards established in Policy 8.1.1.

Policy

Policy §7.3.1 Use the land development regulations (Chapter 12) such that approval of parcel development or redevelopment plans shall be premised on the availability of services at the adopted standard concurrently with the impact of development and include: traffic circulation, recreation, drainage and flood protection, potable water, solid waste and sanitary sewer facilities. Development regulatory activities of Broward County and the South Florida Water Management District should be locally enforced.

Objective §7.4 Water Conservation

Initiate programs that provide for local implementation of areawide water conservation programs.

Policies

Policy §7.4.1 Adopt procedures and policies that support water conservation programs by distributing informational brochures regarding various conservation methods.

Policy §7.4.2 Administer programs that enforce water use restrictions in drought periods.

Policy §7.4.3 If determined cost-effective, consider supporting and participating in large scale water conservation or non-potable water re-use projects.

Policy §7.4.4 Enforce the landscaping provisions of the land development regulations to require minimum use of native or drought resistant vegetation species in local public and private landscaping projects.

Policy §7.4.5 Develop and adopt a water conservation ordinance consistent with the recommendations of the Lower East Coast Water Supply Plan and the Town's Water Use Permit Renewal with the SFWMD.

Objective §7.5 Drainage

Provide for local and areawide protection of natural drainage and recharge areas.

Policy

Policy §7.5.1 Support and promote the development regulatory activities of local and areawide water management agencies such as Broward County and the South Florida Water Management District by modifying the local land development regulations to comply with County and SFWMD criteria include a new Level of Service standard.

Objective §7.6 Water Supply Facility Work Plan

Continue to coordinate with the South Florida Water Management District, Broward County, Pompano Beach and Deerfield Beach in developing a long-term plan for providing adequate potable water to the Town's residents through the Year 2025.

Policies

Policy §7.6.1 Continue to undertake engineering studies to identify whether the existing well field is adequate to meet raw water needs through the Year 2025. Identify in the engineering studies, well field modifications, water treatment plant modifications, alternative use alternatives and capital costs required to meet Year 2025 demands. If determined necessary, identify in the engineering studies, system modifications and cost requirements required to connect to future Broward County Centralized Well Fields or to the City of Deerfield Beach to support efforts and seek funding sources to upgrade and enhance the Town's wellfield and water treatment plant.

Policy §7.6.2 Continue to work with the South Florida Water Management District and the Lower East Coast Water Supply Plan in obtaining a new 20 year Water Use Permit for the Town's wellfield and Water Treatment Plant.

Policy §7.6.3 Adopt by resolution and interlocal agreement, if necessary, future connection to Broward County Centralized Well Fields or other adjacent cities to ensure future raw water supply at the Town's water treatment plant.

Policy §7.6.4 Modify the Comprehensive Plan Capital Improvement Program to provide funding for implementing water system improvements identified in the engineering studies.

Policy §7.6.5 Monitor development activities such as re-zonings, land use plan amendments, development site plans, etc., within and adjacent to the Town's well field cone of influence and formally request denials by the appropriate jurisdiction development approvals which have the potential to negatively impact or contaminant the Town's water supply.

Policy §7.6.6 The Town shall establish a concurrency monitoring system for water supply to ensure the level of service is satisfied at the building permit stage confirming that adequate supplies are available to serve the development prior to issuance of a certificate of occupancy.

Policy §7.6.7 Coordinate with the South Florida Water Management District to share and update information needed to meet on-going water supply needs.

Policy 7.6.8 The Town is currently in the process of updating the Town's Water Supply Facilities Plan, and will coordinate with the South Florida Water Management District to incorporate the district's comments and suggestions.

Capital Improvement

Goal 98.0

To ensure the orderly and efficient provision of all public services and facilities necessary to serve existing and future Town population.

Objective 98.1 *Five Year Capital Improvement Program and Annual Capital Budget*

Annually update the comprehensive and coordinated funding strategy for the implementation of existing or anticipated capital improvement needs as identified in the adopted Comprehensive Plan or through other local planning efforts.

Policies

Policy 98.1.1 Annually use the local capital project review criteria which objectively prioritizes projects on the basis of consistency with comprehensive planning activities, cost feasibility and effectiveness, relative magnitude and term of need, inter-governmental commitments, the ability to take advantage of other jurisdictional capital improvements and overall budget impacts.

Policy 98.1.2 Recognize that capital expenditures necessary to maintain or improve existing facilities take precedent over expansion or anticipated future facility needs.

Policy 98.1.3 The Town's Capital Improvements Program will be reviewed, modified as appropriate, and reaffirmed in conjunction with the annual budget approval.

Policy 98.1.4 Limit using financial reserves for balancing the Town's budget.

Objective 98.2 *Limits on Capital Projects*

Adhere to the criteria that will orient the expenditure of local capital funds primarily to operational or maintenance improvements due to the Town's location in a Coastal High Hazard Area.

Policy

Policy 98.2.1 With regard to replacement and renewal of capital facilities, ~~restrict capital funding allocations to maintenance or operation improvement of existing facilities, and expand only if necessary to serve the remaining vacant developable properties or to provide environmental improvements~~ provide for the maintenance and operational improvement of existing facilities, the expansion where deemed appropriate of park and recreational facilities, the improvement of the Town's wellfield and water treatment facility, and future modifications to and possible expansion of Town Hall.

Objective 98.3 *Concurrency*

As specified in the land development regulations, require that development or redevelopment proposals are approved consistent with existing services availability or concurrently with the budgeted provision of additional service at the adopted Level of Service Standards as provided in Policy 9.3.3.

Policies

Policy 98.3.1 Use the site plan review procedures to review development proposals cognizant of Level of Service Standards, existing levels of service and where appropriate, the timeframe for implementation of additional facility improvements.

Policy 98.3.2 Use the Ordinance 12 procedures and regulations that condition the approval of proposed development or redevelopment projects on the basis of project related service needs being concurrently available at the adopted Level of Service Standards.

Policy 98.3.3 Adopt ~~the~~ any changes to the recommended level of service standards for basic urban services as follows: following completion of residential development currently under construction.

- ~~for sanitary sewer – 200 gallons per day per resident;~~
- ~~for potable water – 203.5 gallons per capita day per total population;~~
- ~~for fire flow – meet fire fighting demands;~~
- ~~for solid waste – 2.87 lbs per dwelling unit with bi-weekly pickup~~
- ~~for building site drainage – accommodate a 100 year, 3-day storm;~~
- ~~for roadway drainage – crown elevation at 10-year, 3-day storm~~
- ~~for transportation – Broward County Transportation Concurrency Management System~~
- ~~Note: The Town will use LOS “D” as desired operating level for traffic study review~~

Objective 98.4 Developer Participation

Use the land development regulations to require private developers to participate in facility improvement costs necessary to maintain LOS standards.

Policies

Policy 98.4.1 Use the land development regulations to require performance bonding of project related utility or traffic circulation improvements necessary to accommodate the development of vacant parcels or substantial redevelopment of existing properties.

Policy 98.4.2 Use the land development regulations that require actual construction of capital improvements in lieu of impact fee payments.

Policy 98.4.3 ~~If the Town agrees to bury the overhead utilities, modify the Land Development Regulations to require new development approval to be responsible for this effort adjacent to the property frontage along SRA1A~~ Require all new multi-family developments on parcels of land of over one-hundred (100) feet in width to bury overhead utility lines.

Objective 98.5 Financial Analysis

Annually provide a five-year capital program and annual capital budget that can be adequately accommodated by projected revenues or other available financial resources.

Policies

Policy 98.5.1 In the development of the capital improvement program, consider a range of revenue and project cost projections based on varying assumptions with regard to the local and shared tax revenues, inflation, hidden project costs and funding commitment by other jurisdictions.

Objective 98.6 Beach Re-nourishment

~~Develop a unified resident and Town Commission~~ Support and promote the Town's current and future position on beach re-nourishment.

Policy

Policy 98.6.1 ~~Establish a procedure and public involvement process with local residents to establish a shoreline benchmark~~ Support and continue to pursue the Town's efforts for approval from the state DEP for the entire Town as the basis for a to be included in future beach re-nourishment projects.

Policy 8.6.2 Maintain and continue to explore efforts to coordinate beach re-nourishment with the Hillsboro Inlet District, and the cities of Deerfield Beach and Boca Raton.

Objective 98.7 Public Facility Expansion & Property Acquisition

~~Evaluate the feasibility of purchasing the vacant lot on the south side of Town Hall. Assess opportunities for the Town to expand green and recreational space, as well as parking facilities for town events.~~

Policies

Policy 98.7.1 The Town will ~~prepare a study evaluating~~ evaluate potential municipal uses and benefits for ~~the vacant lot~~ underutilized properties or areas of strategic importance., ~~identifying possible funding options and recommendation for acquisition.~~

Policy 98.7.2 ~~Town Commission to take formal action on the vacant land study, and if approved, initiate process for acquisition.~~

Objective 98.8 Burying Overhead Utilities

~~Evaluate the feasibility of burying~~ Support efforts to bury the Town's overhead utilities.

Policies

~~Policy 98.8.1 Initiate a study to identify the costs for burying the Town's overhead utilities and consider a joint project with the water distribution system improvements. Said study to evaluate funding options and alternatives. Encourage a phased-in approach to burying all the Town's overhead utility lines, and coordinate with FPL and other carriers to determine the appropriate termination points along state highway A1A for each phase.~~

~~Policy 98.8.2 Town Commission to initiate formal discussions with Florida Power and Light on burying the overhead electric power line to identify the financial cost to the Town. Provide for the consideration of storm-related concerns relative to the burying of utility lines, as well as the aesthetic appearance of utility facilities along state highway A1A.~~

~~Policy 9.8.3 Town Commission to take formal action relative burying the overhead utilities and if approved, provide funding and phasing in the Capital Improvement Program.~~

Intergovernmental Coordination

Goal 109.0

To maintain a cooperative and effective local governmental environment of communication and participation with other local governments and government agencies in the overall best interest of all Town residents.

Objective 109.1 Information Exchange

Establish procedures to provide for the exchange of any necessary support information and guidance, when requested, to other government agencies regarding the Town's Comprehensive Plan or other local planning or regulatory efforts.

Policies

Policy 109.1.1 Continue to exchange notifications and documentation and, where appropriate, consider the comments of Lighthouse Point, Deerfield Beach, Pompano Beach and County, Regional, or State planning agencies with respect to ongoing comprehensive planning programs.

Policy 109.1.2 Modify land development regulations to support and participate in all environmental agency regulatory programs.

Policy 109.1.3 Although exempt from the School Concurrency requirements, the Town shall annually provide any development project and population information necessary to support enrollment planning programs of the Broward County School Board.

Policy 109.1.4 Use the land development regulations to locally enforce the platting and/or right-of-way conveyance requirements of Broward County.

Policy 109.1.5 Support ~~(through the adoption of joint resolutions with the City of Deerfield Beach)~~ FDOT efforts to develop long range traffic solutions to facilitate the flow of traffic both west and north at SR A1A and Hillsboro Boulevard.

Policy 109.1.6 Coordinate with the South Florida Water Management District relative to the Lower East Coast Water Supply Plan and prepare updates to the Town's Water Supply Plan ~~within 18 months of LEC Updates.~~

Policy 109.1.7 Develop and maintain a listing on the Town website of important County, State and Federal contacts that will be available to residents and Commissioners.

Policy 109.1.8 Coordinate with the South Florida Water Management District ~~in meeting the requirements of the Town's 2030 Water Use Permit and~~ in developing improvements needed to the Town's wellfield, water treatment plant, water storage system and water distribution system over ~~the 2030~~ future planning horizons.

Objective 109.2 Land Use Decisions in Adjacent Cities

Implement procedures to coordinate with the appropriate jurisdictions (Deerfield Beach and Pompano Beach), to provide for cooperative analysis and decision making inputs to proposed land use modifications or project development impacts with extraterritorial significance.

Policies

Policy 109.2.1 Agree to participate, where necessary, in the South Florida Regional Planning Council's informal mediation of conflicts regarding land use or zoning disagreements with adjacent jurisdictions.

Policy 109.2.2 Review the existing and planned land uses of adjacent Deerfield Beach, and Pompano Beach prior to making a final decision on Hillsboro Beach land use and development matters near the Town boundaries.

Policy 109.2.3 Implement procedures to monitor development activities such as re-zonings, land use plan amendments, major development projects, etc., within and adjacent to the Town's well field cone of influence and formally request denials by Broward County, Pompano Beach or the appropriate regulatory agency of proposals which have the potential to negatively impact or contaminant the Town's water supply.

Objective 109.3 Level of Service Standards

Ensure that Town Level of Service Standards as defined in Policy 8.1.1 are consistent with those of outside providers of Town infrastructure services.

Policies

Policy 109.3.1 When negotiating or renewing interlocal service agreements with Broward County or private vendors, provide for the contractual recognition of adopted Town Level of Service Standards.

Policy 109.3.2 Review the standards subsequently adopted by other government service providers to the Town to consider future modifications to either the local service agreements or Level of Service Standards.

Objective 109.4 Inter-local Agreements

Enter into inter-local agreements when appropriate with Deerfield Beach, Pompano Beach, Broward County and other parties to facilitate planning and growth management coordination.

Policies

Policy 109.4.1 Enter into an interlocal agreements to assure mutual review of development and transportation projects near the Deerfield Beach and Pompano Beach municipal boundaries.

Policy ~~109~~.4.2 Enter into an inter-local agreement with Broward County and or other parties relative to the provision of adequate potable water for the Town. (See Objective 8.6).

Policy ~~109~~.4.3 Continue to maintain a contingency plan that establishes relationships with adjacent cities, agencies and private companies for hurricane recovery.

Objective ~~109~~.5 Dredge Spoil Sites

Annually coordinate with the Hillsboro Inlet Improvement District to assure the provision of adequate dredge spoil material sites.

Policy

Policy ~~109~~.5.1 Although unlikely to be located within the Town due to build-out, work with the District when dredging is about to occur in order to assist ~~Town~~ boaters.

PROPERTY RIGHTS

The Town Commission shall consider the rights of property owners in local decision-making.

Objective 10.1 Preservation of Property Rights

In local decision making, apply rules, ordinances, and regulations adopted under the authority of Florida's Community Planning Act, Section 163.3161, Fla. Stat., et seq., with sensitivity for private property rights and not be unduly restrictive.

Policy 10.1.1 In local decision-making, the Town shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 10.1.2 In local decision-making, the Town shall consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 10.1.3 In local decision-making, the Town shall consider the rights of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 10.1.4 In local decision-making, the Town shall consider the rights of a property owner to dispose of his or her property through sale or gift.

III. FUTURE LAND USE MAP

The future pattern of development in the Town of Hillsboro Beach is essentially pre-determined by the pattern of existing land uses, which make up approximately 90% of the total area.

Residential Low (2 Dwelling Units per Acre Maximum)

The single-family areas provide a stock of high-quality housing. These units are generally the homes of permanent residents or serve as seasonal or secondary domiciles and are not occupied on a short-term basis. The character of the single-family area of the Town is defined and future houses should generally fill in the few vacant lots with types of development which are compatible to the surrounding uses. Any new lots must be one half-acre or larger in size. As the map shows, the Residential Low areas are located in the central and southern part of the Town.

Recreation/Conservation

The Future Land Use Plan provides for continued designation of the coastal beach area as private recreation and open space. Town Ordinance 84 restricts the beach area to open space and provides that no buildings can be constructed east of the Plat of the easterly building line as recorded in Miscellaneous Map Book 2, Page 46, of the Public Records of Broward County, Florida.

Residential Medium (16 Dwelling Units Per Acre Maximum)

Residential Medium- High (30 Dwelling Units Per Acre Maximum)

Residential High (50 Dwelling Units Per Acre Maximum)

The Future Land Use Plan provides for four multi-family residential designations. The lowest density of 16 dwelling units per acre applies to the Hillsboro Club located in the southern portion of the Town plus areas in the central and northern parts of the Town. The other two multi-family land use categories allow 30 units per acre and 50 units per acre. There is one high density area in the central part of the Town and the balance of these designations are in the northern stretch of SR A1A.

The Hillsboro Lighthouse is also located in southern part of the Town adjacent to the Hillsboro Club. The Future Land Use Plan designates this site as Community Facilities along with the Town Hall parcel.

The Future Land Use Plan is portrayed on Figure 1 (see following page). The acreage per land use type for each Planning Area is presented in the supporting documentation.

Relationship to Broward County Land Use Plan

State Planning Acts specify that in Chartered Counties, the planning responsibilities between the County and its municipalities shall be as stipulated in the Charter. The Broward County Charter stipulates that the County Land Use Plan is the effective Land Use Plan until such time as a municipality has its Land Use Plan certified as being in “substantial conformity” with the County Plan. The Future Land Use Element of this amended Comprehensive Plan has been prepared for submission to the Broward County Planning Council for Certification ~~just as the 1993 version was certified by the County.~~

Since Hillsboro Beach lies entirely within Flexibility Zone #13 of the Broward County Land Use Plan, the Town has Town-wide flexibility in rearranging land uses and redistributing residential densities while remaining in conformance with the County Plan. A detailed statistical comparison between the Hillsboro Beach and Broward County Land Use Plans is found in the supporting documentation.

The Land Use Element also includes, by reference, Right-of-Way provisions in the Transportation Element which the Town will maintain consistent with the Broward County Trafficways Plan.







Figure 1 – 2027 2035 Future Land Use




Date: 4/7/2025

Town of Hillsboro Beach Future Land Use Map



Legend			
	Community Facility		Residential Medium (Max 16 Du/Ac)
	Residential Low (Max 2 Du/Ac)		Residential Medium-High (Max 30 Du/Ac)
			Residential High (Max 50 Du/Ac)
			Town Limits



IV. LAND USE IMPLEMENTATION

A major thrust of the Town Comprehensive Plan is to receive certification of the Land Use Plan by the Broward County Planning Council. In order to be considered for certification, a local land use plan should include the following items:

A Land Use Plan Map

Goals, Objectives and Policies consistent with and furthering those contained within the Broward County Land Use Plan.

Implementation Provisions which establish a land use and density classification system including a detailed listing of permitted land uses and densities allowed within each land use classification.

Provisions for fulfilling the requirements for local Park and Open Space acreage.

This portion of the adopted Plan provides the land use implementation provisions required for Broward County Land Use Plan certification.

LAND USE IMPLEMENTATION

Section 1. Definitions

"Accessory use" shall mean a use naturally and customarily incidental, subservient or subordinate to the principal use.

"Accommodations" means any apartment, condominium or cooperative unit, cabin, lodge, hotel or motel room, campground, or other private or commercial structure which is situated on real property and designed for occupancy or use by one or more individuals.

"Administrative Rules Document" means a publication containing rules, guidelines, procedures, and methodologies reviewed, revised, adopted and amended by the Broward County Planning Council and Board of County Commissioners for the purpose of providing assistance and guidance to local governmental entities and providing direction to Council staff in implementing the Broward County Land Use Plan.

"Affected Persons" includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review; and adjoining local governments that can demonstrate that adoption of the plan as proposed would produce substantial impacts on the increased need for publicly funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdictions. Each person, other than an adjoining local government, in order to qualify under this definition, shall also have submitted oral or written objections during the local government review and adoption proceedings.

"Amendment" means any change to an adopted comprehensive plan, except corrections, updates and modifications of the capital improvements element concerning costs, revenue services, acceptance of facilities or facility construction dates consistent with the plan as provided in Subsection 163.3177(3)(b), Florida Statutes, and corrections, updates or modifications of current costs in other elements, as provided in Section 163.3187(2) Florida Statutes.

"Annexation" means the adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality.

"Arterial Road" means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

"Beach" means the zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to line of permanent vegetation, usually the effective limit of storm waves. "Beach", as used in the coastal management element requirements, is limited to oceanic and estuarine shorelines.

"Bicycle and Pedestrian Ways" means any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

"Broward County Coastal Area" means the land and water eastward of U.S. Highway 1 to the Atlantic Ocean.

"Broward County Coastal High Hazard Area" means the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model the land and water eastward of the Atlantic Intracoastal Waterway to the Atlantic Ocean including any coastal protection structures.

"Broward County Land Use Plan" means the future land use plan element for all of Broward County adopted by the Broward County Commission in conformance with the requirements of the Broward County Charter and the Local Government Comprehensive Planning and Land Development Regulation Act.

"Broward County Trafficways Plan" means the plan promulgated by the Broward County Planning Council pursuant to Chapter 59-1154, Laws of Florida, as amended, and the Broward County Charter, which depicts a network of trafficways for Broward County (also known as the Broward County Planning Council Trafficways Plan).

"Building" means any structure having a roof and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind.

"Building Permit" means:

- (1) Any permit for the erection or construction of a new building required by Section 301.1 of the South Florida Building Code, 1984, Broward Edition, as amended.
- (2) Any permit for an addition to an existing building which would:
 - (a) create one or more dwelling units, or
 - (b) involve a change in the occupancy of a building as described in section 104.7 of the South Florida Building Code, 1984, Broward Edition, as amended.
- (3) Any permit which would be required for the nonresidential operations included in Section 301.1(a) of the South Florida Building Code, 1984, Broward Edition, as amended.

"Capital Improvement" means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

"Certified Land Use Plan" means the Town of Hillsboro Beach land use plan which has been certified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan and which has been adopted by the Town in conformance with

the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

"Coastal Construction Control Line" means the line established for Broward County by the Florida Department of Environmental Protection as described in Rule 62B-26.-13 F.A.C. Any construction activities seaward of the coastal construction line established pursuant to Section 161.053, F.S., shall be consistent with chapter 161.

"Collector Road" means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

"Commercial Uses" means activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

"Community Park" means acreage listed in the "Community and Regional Parks" subsection of the Plan Implementation Requirements Section of the Broward County Land Use Plan that is utilized by local government entities to meet the community level parks requirement of the Broward County Land Use Plan.

"Comprehensive Plan" means a plan that meets the requirements of ss 163.3177 and 163.3178, Florida Statutes.

"Concurrency" means public facilities and services needed to support development shall be available consistent with concurrency requirements as per Section 163.3180, Florida Statutes (1993).

"Concurrency Management System" - means the provisions in the local government comprehensive plan including implementation regulations, encompassing the restrictions, methods, resources, timing and solutions intended to be compatible with and further compliance with the statutory requirement to provide public facilities and services needed to support development consistent with concurrency requirements and Section 163.3180, Florida Statutes (1993).

"Conservation Uses" means activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

"Consistent" means compatible with and furthers. "Compatible with" means not in conflict with. "Furthers" means to take action in the direction of realizing the goals and policies. As applied to the local plan, a local plan shall be consistent with the state plan and the regional plan.

"Contiguous" means in close proximity, touching or adjacent.

"County Commission" means the Board of County Commissioners of Broward County, Florida.

"Developer" means any person, including a governmental agency, undertaking development.

"Development" means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into two or more parcels. The following activities or uses shall be taken for the purposes of this chapter to involve "development," as defined in this section:

- A reconstruction, alteration of the size, or material change in the external appearance of a structure on land. A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.
- Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any "coastal construction" as defined in Section 161.021, Florida Statutes. Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land.
- Demolition of a structure.
- Clearing of land as an adjunct of construction.
- Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

The following operations or uses shall not be taken for the purpose of this chapter to involve "development" as defined herein:

- Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad tract, if the work is carried out on land within the boundaries of the right-of-way.
- Work by any utility and other persons engaged in the distribution or transmission of gas or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, powerlines, towers, poles, tracks, or the like.
- Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure.
- The use of any structure or land devoted to dwelling uses or any purpose customarily incidental to enjoyment of the dwelling.
- The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes.
- A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class.
- A change in the ownership or form of ownership of any parcel or structure.
- The creation or termination of rights of access, apiarian rights, easements, covenants

concerning development of land, or other rights in land.

- “Development,” as designated in an ordinance, rule, or development rule includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, “development” refers to the act of developing to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit the generality of subsection (1)._

"Development Order" means any order granting, denying, or granting with conditions an application for a development permit.

"Development Permit" includes any building permit, zoning permit, plat approval, or rezoning, certification, variance, or other action having the effect of permitting development.

"Drainage Facilities" means a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

"Dune" means a mound or ridge of loose sediments, usually sand-sized sediments, lying landward of the beach and extending inland to the landward toe of the dune which intercepts the 100-year storm surge.

" Dwelling Unit" means a house, apartment, or condominium unit, trailer, group of rooms, or a single room intended for occupancy as separate living quarters with direct access from the outside of the building or through a common hall and with complete kitchen facilities for the exclusive use of the occupants, including the rental units contained in a multi-unit structure or complex which are licensed by the State Department of Business Regulation, Division of Hotels and Restaurants, as "apartments", "rental condominiums" and "retirement housing".

"Easement" means any strip of land created by a subdivider for public or private utilities, drainage, sanitation, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude.

“Environmentally Sensitive Land” means those areas containing Natural Resources, as depicted in the Natural Resource Map Series of the Broward County Land Use Plan, which have been determined to be environmentally sensitive by the Broward County Board of County Commissioners. The criteria for designation of Environmentally Sensitive Lands are contained within the Plan Implementation Requirements section of the Broward County Land Use Plan. Policies which ensure the protection of Environmentally Sensitive Lands are contained within the Broward County Land Use Plan.

"Evacuation Routes" means routes designated by county civil defense authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane.

“Flexibility Units” shall equal the difference between the number of dwelling units permitted

within a flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within the local government's certified future land use plan map, plus additional remaining permitted dwelling units, fixed at the adoption date of the 2017 Broward County Land Use Plan and formerly defined as "Reserve Units" which were equal to two percent (2%) of the total number of dwelling units permitted by the local government's certified future land use plan map.

"Flexibility Zone" corresponds to the municipal boundaries upon the adoption of BrowardNext.

"Floodplains" means areas inundated during an identified flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

"Future Broward County Land Use Plan Map (Series)" means the series of maps adopted by the Broward County Board of County Commissioners as part of the Broward County Land Use Plan. These include the Broward County Land Use Plan Map, Historic District and Historically Significant Properties Map, Natural Resources Map Series-Eastern Broward County and Natural Resources Map Series-Western Broward County.

"Goal" means the long-term end toward which programs and activities are ultimately directed.

"Governing Body" means the Town Commission of Hillsboro Beach, Florida.

"Gross Acre" means the total number of acres within a parcel of land.

"Group Home" means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

"Hazardous Waste" means solid waste, or combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

"Historic Resources" means all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

"Hurricane Shelter" means a structure designated by local officials as a place of safe refuge during a storm or hurricane.

"Hurricane Vulnerability Zone" (also "areas subject to coastal flooding") means the areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The

hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100-year storm or Category 3 storm event.

"Improvements" may include, but are not limited to street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains, street names, signs, landscaping, permanent reference monuments, permanent control points, or any other improvement required by a governing body.

"Industrial Uses" means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

"Infrastructure" means those man-made structures which serve the common needs of the population, such as; sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

"Land" means the earth, water, and air, above, below, or on the surface, and includes any improvements or structures customarily regarded as land.

"Land Development Code" means various types of regulations relating to development within the Town when combined in a single document.

"Land Development Regulation" means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.

"Land Development Regulation Commission" means a commission designated by a local government to develop and recommend, to the local governing body, land development regulations which implement the adopted comprehensive plan and to review land development regulations, or amendments thereto, for consistency with the adopted plan and report to the governing body regarding its findings. The responsibilities of the land development regulation commission may be performed by the Local Planning Agency.

"Land Use" means the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.

"Land Use Plan" means the Land Use Plan for the Town of Hillsboro Beach, Florida, adopted as the Future Land Use Plan Element of the Local Government Comprehensive Planning Act of 1975, Sections 163.3161 - 163.3211, Florida Statutes, and certified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan pursuant to Article VI of the Broward County Charter.

"Level of Service" means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of

the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

"Limited Access Facility" means a roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

"Local Area of Particular Concern" means an area designated on the Natural Resource Map Series of the Broward County Land Use Plan which has been declared to be environmentally sensitive. Those areas are subject to environmental impact report provisions of the Broward County Land Development Code and the criteria for Local Areas of Particular Concern are contained in this Plan.

"Local Government" means a unit of government or any officially designated public agency or authority of a unit of government with less than statewide jurisdiction, or any officially designated public agency or authority of such a governmental entity. The term includes a county, an incorporated municipality, a consolidated city-county government, a metropolitan planning organization, an expressway or transportation authority, a turnpike project, a regional planning council, or a school board or other special district.

"Local Planning Agency" means the agency designated to prepare the comprehensive plan required by ch.163, Florida Statutes.

"Local Road" means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

"Lot" includes tract or parcel - means the least fractional part of subdivided lands having limited fixed boundaries, and an assigned number, letter, or other name through which it may be identified.

"Lot or Parcel of Record" means a quantity of real property as a single unit described and identified in a deed and/or plat recorded in the public records of a county in the State of Florida.

"Low Income Families" means "lower income families" as defined under the Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for the area. The term "families" includes "households."

"Major Trip Generators or Attractors" means concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

"Marine Habitat" means areas where living marine resources naturally occur, such as mangroves, seagrass beds, algae beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore springs, nearshore mineral deposits, and offshore sand deposits.

"Marine Resources" means living oceanic or estuarine plants or animals, such as mangroves, seagrasses, algae, coral reefs, and living marine habitat; fish, shellfish, crustaceans and fisheries; and sea turtles and marine mammals.

"Marine Wetlands" means areas with a water regime determined primarily by tides and the dominant vegetation is salt tolerant plant species including those species listed in Subsection 17-4.02(17), Florida Administrative Code, "Submerged Marine Species."

"Mass Transit" means passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

"Mean High Water" means the average height of the high waters over a 19-year period. For shorter periods of observation, "mean high water" means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of mean 19-year value.

"Mean High-Water Line" means the intersection of the tidal plane of mean high water with the shore.

"Mean Low Water" means the average height of the low waters over a 19-year period. For shorter periods of observation, "mean low water" means the average height of low waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of mean 19-year value.

"Mean Low Water Line" means the intersection of the tidal plane of mean low water with the shore.

"Minerals" means all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

"Mining" means the removal of minerals from their site, not including excavation solely in aid of on-site construction.

"Mobile Home" means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained herein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards.

"Municipality" means any incorporated city, town, or village.

"Natural Reservations" means areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast,

Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters.

"Natural Resources" means those natural resources identified in Section 9J-5.006(4)(b) Florida Administrative Code: existing and planned waterwells and cones of influence; beaches and shores, including estuarine systems; rivers, bays, lakes, floodplains, and harbors; wetlands; minerals and soils.

"Neighborhood Park" means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

"Objective" means a specific, measurable, intermediate end that is achievable and marks progress towards a goal.

"Ocean Waters" means waters of the Atlantic Ocean, Gulf of Mexico, or Straits of Florida, but does not include bays, lagoons, or harbors.

"Open Spaces" means undeveloped lands suitable for passive recreation or conservation uses."

"Parcel of Land" means any quantity of land capable of being described with such definiteness that its location and boundaries may be established which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

"Park" means a community, or regional park.

"Person" means an individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

"Planning Council" means the Broward County Planning Council.

"Plat" means a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable sections of this chapter and of any local ordinances, and may include the terms "replat," "amended Plat," or "revised Plat."

"Policy" means the way in which programs and activities are conducted to achieve an identified goal.

"Pollution" is the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

"Potable Water Facilities" means a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

"Principal Building" means a building which is occupied by, or devoted to, a principal use or an addition to an existing principal building which is larger than the original existing building. In determining whether a building is of primary importance, the use of the entire parcel shall be considered. There may be more than one principal building on a parcel.

"Principal Use" means the primary or main use of a parcel of land as distinguished from an accessory use. There may be more than one principal or main use on a parcel of land.

"Private Recreation Sites" means sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use.

"Public Access" means the ability of the public to physically reach, enter or use recreation sites including beaches and shores.

"Public Facilities" means major capital improvements, including, but not limited to, transportation, sanitation, solid waste, drainage, potable water, educational, parks and recreational, and health systems and facilities.

"Public Notice or Due Public Notice" as used in connection with the phrase "public hearing" or "hearing to be held after due public notice" means publication of notice of the time, place, and purpose of such hearing at least twice in a newspaper of general circulation in the area, with the first publication not less than 14 days prior to the date of the hearing and the second to be at least 5 days prior to the hearing.

"Public Recreation Sites" means sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

"Public Utility" includes any public or private utility, such as, but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, or telephone line, whether underground or overhead.

"Recertification" means a local land use plan which has previously been certified by the Broward County Planning Council, but because of amendments, decertification, or amendment to the Broward County Land Use Plan, is no longer in conformity, and must be recertified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan.

"Recreation" means the pursuit of leisure time activities occurring in an indoor or outdoor setting.

"Recreation Facility" means a component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

"Recreational Uses" means activities within areas where recreation occurs.

“Redevelopment Units” means additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the 2017 BrowardNext Broward County Land Use Plan.

"Regional Park" means acreage listed in the "Community and Regional Parks" subsection of the Plan Implementation Requirements Section of the Broward County Land Use Plan that is utilized by the Broward County Board of County Commissioners to meet the regional level parks requirement of the Broward County Land Use Plan.

"Regional Roadway Network" means the roads contained within the Broward County Metropolitan Planning Organization's adopted Year 2010 Highway Network, except for those roads functionally classified as city or town collector roads.

"Remnant Natural River" means a naturally occurring watercourse or riverine system, or a portion or segment thereof, whose channel has remained unaltered over time as evidenced by historical surveys or other appropriate documentation. Examples of remnant natural rivers in Broward County include portions of the following: South Fork of the Middle River, North Fork of the New River, New River, Tarpon Creek, South Fork of the New River and Whiskey Creek.

"Resident Population" means inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

"Residential Uses" means activities within land areas used predominantly for housing.

"Right-of-Way" means land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access or ingress, or other purpose by the public, certain designated individuals, or governing bodies.

"Roadway Functional Classification" means the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

"Rural Purposes" means that land which is used for low density/intensity uses.

"Sanitary Sewer Facilities" means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

"Seasonal Population" means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.

"Shoreline or Shore" means the interface of land and water and, as used in the coastal management element requirements, is limited to oceanic and estuarine interfaces.

"Solid Waste" means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

"Solid Waste Facilities" means structures or systems designed for the collection, processing, or disposal of solid wastes, including hazardous wastes and includes transfer stations, processing plants, recycling plants, and disposal systems.

"Solid Waste Processing Plant" means a facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.

"State Comprehensive Plan" means the goals and policies contained within the state comprehensive plan, s. 187.201, F.S.

"Stormwater" means the flow of water which results from a rainfall event.

"Street" includes any access way such as a street, road, lane, highway, avenue, boulevard, alley, parkway, viaduct, circle, court, terrace, place, or cul-de-sac, and also includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets, whether improved or unimproved, but shall not include those access ways such as easements and rights-of-way intended solely for limited utility purposes, such as for electric power lines, gas lines, telephone lines, water lines, drainage and sanitary sewers, and easements of ingress and egress.

"Structure" means anything constructed, installed or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. "Structure" also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs.

"Subdivision" means the platting of real property into two or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land, and includes establishment of new streets and alleys, additions, and resubdivisions and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.

"Substantial Conformity" refers to the Broward County Charter requirement contained in Article VI, Section 6.05, Paragraphs D&E that local governmental future land use plans shall be materially and pertinently compatible with and further the Broward County Land Use Plan in order to be certified or recertified.

"Surface Waters" means lakes or ponds excavated to generate fill material for a development and/or to provide recreational and aesthetic amenities. Other water upon the surface of the earth, contained in bounds created naturally or diffused, including water from natural springs, is defined as "lake," "pond" or "stream."

"Threatened Species" means any species of fish and wildlife naturally occurring in Florida which may not be in immediate danger of extinction, but which exists in such small populations

as to become endangered if it is subjected to increased stress as a result of further modification of its environment.

"Tide" means the periodic rising and falling of the waters of the earth that result from the gravitational attraction of the moon and the sun acting upon the rotating earth.

"Time-Share Period" means that period of time when a purchaser of a time-share plan is entitled to the possession and use of the accommodations or facilities, or both, of a time-share plan.

"Time-Share Plan" means any arrangement, plan, scheme, or similar device, other than an exchange program, whether by membership, agreement, tenancy in common, sale, lease, deed, rental agreement, license, or right-to-use agreement or by any other means, whereby a purchaser, in exchange for a consideration, receives ownership rights in or a right to use accommodations or facilities, or both, for a period of time less than a full year during any given year, but not necessarily for consecutive years, and which extends for a period of more than 3 years.

"Time-Share Property" means one or more time-share units subject to the same time-share instrument, together with any other property or rights to property appurtenant to those units.

"Time-Share Unit" means an accommodation of a time-share plan which is divided into time-share periods.

"Tourist Unit" means a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as a separate living quarter which is licensed or intended for license as a "hotel" or "motel" by the State Department of Business Regulation, Division of Hotels and Restaurants.

"Town" means the Town of Hillsboro Beach, Florida.

"Urban Character" means an area used intensively for residential, urban recreational, commercial, industrial, institutional, or governmental purposes or an area undergoing development for any of these purposes.

"Vested Rights" means rights which have so completely and definitely accrued to or settled in a person, to the extent that it is right and equitable that government should recognize and protect, as being lawful in themselves, and settled according to then current law.

"Water Conservation Area" means designated Conservation areas on the Future Broward County Land Use Plan Map (Series) including reserve water supply areas such as the 790 square miles of Broward County west of Levees 33, 35A, 36, L-37 and L-35 and includes the natural reservations.

"Water Dependent Uses" means activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply.

"Water Recharge Areas" means land or water areas through which groundwater is replenished.

"Water-Related Uses" means activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.

"Water Wells" means wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.

"Wetlands" means those areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

The following definitions are adopted by reference from the Broward County Land Use Plan:

Adaption Action Areas, Adjacent, Affordable Housing, Agriculture Uses, Broward County Complete Street Guidelines, Certified Local Government, Climate Change, Coastal Storm Area, Community Cultural Facility, Compatibility, Complete Street, Condo Hotel, Context Sensitive Roadways, Dashed Line Area, Disaster, Ecological Community, Educational Uses, Efficiency Housing Unit, Environmental Justice, Estuary, Fabrication and Assembly, Floor Area, Floor Area Ratio (FAR), Freshwater Marsh, Freshwater Swamp, Greenhouse Gas Emissions, Hammock, Historic Trees, Lake, Light Manufacturing, Live-aboard Vessel, Low Income Person, Manufactured Housing, Moderate Income Person, Net Site Area, Phase I Environmental Assessment, Phase II Environmental Assessment, Pond, Port Facility, Recreation Vehicle Park, Repetitive Loss Property, Regional Shopping Center, Research Laboratory, Roadway Capacity, Rural Character, Saltwater Swamp, Septic Tank, Studio Housing Unit, Time Share Period, Transfer of Development Rights, Urban Agriculture, Very Low Income Person, Workforce Income Person.

Section 2. General Requirements

- 2.01 The Land Use Plan shall be implemented by the adoption and enforcement of appropriate land development regulations and no development shall be permitted within the Town's jurisdiction unless the development is consistent with the Land Use Plan.
- 2.02 The Town shall initiate and actively process the adoption of land development regulations, a land development code or amendments thereto, and the rezoning of all parcels of land within the Town's jurisdiction as to permitted uses and densities as may be necessary to comply with the Land Use Plan within a reasonable time after its adoption.
- 2.03 Following the effective date of the Land Use Plan, the Town may not grant a development permit unless:
- a. The proposed development would be consistent with the Land Use Plan;
 - b. The proposed development would be in compliance with applicable Town land development regulations; which are consistent with the Land Use Plan; and
 - c. The development permit is granted in compliance with the requirements of Section 4 of this chapter (Development Review Requirements).
- 2.04 After the effective date of this Plan, the Town shall not grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the County Commission on or after March 1, 1989 and recorded in the official records of Broward County. However, such platting requirement shall not apply to applications for a building permit which meets any of the following criteria:
- (1) construction of one single-family dwelling unit or duplex unit on a lot or parcel which lot or parcel was of record as such in the applicable public records as of the effective date of this Plan;
 - (2) construction on any multi-family or non-residential lot or parcel which is less than five (5) acres in size and specifically delineated on a plat recorded on or before June 4, 1953;
- provided that in addition to meeting the above criteria, the issuance of the building permit shall be subject to all of the following:
- (1) compliance with the applicable land development regulations;
 - (2) any land within the lot or parcel which is necessary to comply with the Broward County Trafficways Plan has been conveyed to the public by deed or grant of easement.

Section 3. Zoning as to Permitted Uses and Densities

- 3.01 Town zoning as to permitted uses and densities must be in compliance with or be more restrictive than the requirements of the Land Use Plan. For purposes of this section "more restrictive" means zoning which permits less than all of the uses permitted by the Land Use Plan

on a parcel of land, or, for a parcel of land designated residential by the Land Use Plan Map, a lower residential density than permitted by the Land Use Plan.

3.02 Town zoning as to permitted uses and densities shall be in compliance with the Town's Land Use Plan if the following requirements are met:

- a. Each parcel of land within an area which is designated in a residential land use category by the Land Use Plan must be zoned in a zoning district which permits any one or more of the following uses, but not other uses:
 1. Dwelling units subject to the density limits for a parcel as designated on the Future Broward County Land Use Plan Map (Series) or certified Town land use plan map and as explained in the following subsection entitled "Residential Density";
 2. Home occupations and other uses accessory to a dwelling unit;
 3. Hotels, motels and similar lodgings. The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the Town's Land Use Plan Map;
 4. Parks and other outdoor recreational facilities and recreational, civic or other cultural buildings ancillary to the primary outdoor recreational use of the site;
 5. Community facilities designed to serve the residential area such as, schools, churches, day care centers, clinics, nursing homes, governmental administration, police and fire protection facilities, libraries and civic centers;
 6. Public utilities, including water and wastewater treatment plants, pumping stations, power plant substation and transmission facilities and solid waste disposal and transfer stations, excluding landfills and electrical power plants;
 7. Communication facilities;
 8. Offices and/or neighborhood retail sales of merchandise or services, subject to the following:
 - a. No more than a total of 5% of the area designated for residential use on the Future Broward County Land Use Plan Map (Series) within a municipality may be used for offices and/or neighborhood retail sales of merchandise or services.
 - b. No such contiguous area may exceed 10 acres;
 - c. Must be separated by at least 500 feet.
 - d. Regardless of the constraints above, space within residential buildings in areas designated for medium-high (25) residential or higher density may be used for retail sales of merchandise or services and/or offices, as long as not more than 50% of the floor area is used for said purposes retail sales or offices; and

- e. Regardless of the constraints above, space within residential buildings in areas designated for medium (16) residential density by the Town's Land Use Plan may be used for office, as long as no more than 50% of the floor area is used for offices.
9. Special Residential Facilities; subject to: meeting one of the Category definitions as contained in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; meeting density provisions by Category type stated below; and the limitations as expressed by the certified land use plan map; and if applicable, the provisions regarding the use and allocation of reserve units, flexibility units or bonus sleeping rooms as contained in the “Administrative Rules Document: Broward County Land Use Plan.”

Density Provisions:

- a. Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.
- b. Special Residential Facility Category (2) development shall count as two (2) dwelling units each.

10. Residential Density

a. Density Standards

Residential areas are shown on the Future Broward County Land Use Map (Series) according to eight ranges of density:

- The Estate (1) Residential category permits up to one (1) dwelling unit per gross acre.
- The Low (2) Residential category permits up to two (2) dwelling units per gross acre.
- The Low (3) Residential category permits up to three (3) dwelling units per gross acre.
- The Low (5) Residential category permits up to five (5) dwelling units per gross acre.
- The Low-Medium (10) Residential category permits up to ten (10) dwelling units per gross acre.
- The Medium (16) Residential category permits up to sixteen (16) dwelling units per gross acre.

- The Medium-High (25) Residential category permits up to twenty-five (25) dwelling units per gross acre.
- The High (50) Residential category permits up to fifty (50) dwelling units per gross acre.

Other land use categories and land uses are subject to density standards as follows:

- Residential development within the Agricultural land use category is subject to the density standards and provisions contained within the Agricultural Permitted Uses subsection of the Plan Implementation Requirements section of this plan.
- Special Residential Facilities are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection of the Plan Implementation Requirements section of this plan.
- Recreational vehicle sites are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection of the Plan Implementation Requirements section of this plan.
- Hotels, motels and similar lodging are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection of the Plan Implementation Requirements section of this plan.

11. Density Calculation

All references to density within the Town Land Use Plan means gross density. Gross density means the number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of acres in the area, including acreage used or proposed for streets, lakes, and other proposed land uses permitted in residential areas by the Broward County Land Use Plan exclusive of the Intracoastal Waterway (Note: There may be privately owned, submerged properties within the Town, adjacent to the Intracoastal Waterway, which may be credited for density purposes).

Calculations of acreage covered by different land use categories on the Future Town Land Use Plan Map (Series) will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow these lines.

12. Arrangement of Dwelling Units

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Town Land Use Plan as long as the maximum number of dwelling

units permitted within the parcel is not exceeded. The distribution of units will be determined by Town zoning and land development regulations.

13. Dashed-Line Areas

Selected Developments of Regional Impact, planned unit developments and partially completed large scale developments, are identified on the Future Broward County Land Use Plan Map (Series) by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred. Additional dashed- line areas may be designated on the Future Broward County Land Use Plan Map (Series) through amendments to the plan consistent with the provisions of this section.

14. Redevelopment in Coastal High Hazard Area

Local certified land use plans may permit the redevelopment of residentially designated areas, including existing hotel uses, located within the coastal high hazard area which were subject to past decreases in density resulting from the adoption of the 1977 or 1989 Broward County Land Use Plan. Such redevelopment shall be limited to the actual built density/intensity (number of dwelling units and building square footage) and meet all public safety codes in effect at the time of redevelopment including building code, flood elevation and hurricane evacuation standards. Building square footage may be increased by one percent for every two percent reduction in the number of dwelling units subject to local land development regulations addressing building bulk, shadow and form. Local certified land use plans shall also comply with the natural resource protection policies addressing the protection of beaches, rivers and marine resources enumerated within the Broward County Land Use Plan.

- b. Each parcel of land within an area designated in a commercial land use category by the Town's Land Use Plan Map must be zoned in a zoning district which permits any one or more of the following uses, but no other uses:
 1. Retail uses;
 2. Office and business uses;
 3. Hotels, motels and other tourist accommodations;
 4. Parks and recreation areas;
 5. Community facilities;

6. Utilities including pumping stations and transmission facilities, excluding electrical power plants.
 7. Residential uses are permitted in the same structure as a commercial use provided that the Town applies flexibility or reserve units to the parcel and:
 - a. The residential floor area does not exceed 50% of the total floor area of the building; or
 - b. The first floor is totally confined to commercial uses.
 8. Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units as contained in the "Administrative Rules Document" of the Broward County Planning Council.
- c. Each parcel of land within an area designated in a community facility category by the Town's Land Use Plan Map must be zoned in a zoning district which permits one or more of the following uses:
1. Community facilities, including schools, churches, day care centers, hospitals, governmental administration, police and fire stations, libraries, civic centers, and nursing homes;
 2. Communication facilities; and,
 3. Parks and recreation facilities;
- provided however, that government-owned community facilities must be zoned in a zoning district which permits only those uses described in 3.02(f)(1) and (2) above.
- d. Each parcel of land within an area designated in a park and recreation land use category by the Town's Land Use Plan Map must be zoned in an open space or park and recreation zoning districts which permits one or more of the following uses, but no other uses:
1. Active and passive recreation uses as specified by the Town's Zoning Code.

Section 4. Development Review Requirements

- 4.01 Following the effective date of the Land Use Plan, the Town shall not grant a development permit for a proposed development unless the Town has determined that public facilities are adequate to serve the needs of the proposed development or unless the developer agrees in writing that no certificate of occupancy shall be issued for the proposed development until public facilities are adequate to serve its needs.

- 4.02 Public facilities may be determined to be adequate to serve the needs of a proposed development when the following conditions are met:
- a. Traffic circulation, transit, parks and recreation, drainage and flood protection, potable water, solid waste and sanitary sewer public facilities and services will be available to meet established level of service standards, consistent with Chapter 163.3180 Florida Statutes and the concurrence management policies included within this Plan.
 - b. Local streets and roads will provide safe, adequate access between buildings within the proposed development and the trafficways identified on the Broward County Trafficways Plan prior to occupancy.
 - c. Fire protection service will be adequate to protect people and property in the proposed development.
 - d. Police protection will be adequate to protect people and property in the proposed development.
 - e. School sites and school buildings will be adequate to serve the proposed development.
 - f. Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgement that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument flight altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or other operational modifications at any existing airport or heliport or any planned or proposed airport as described in FAR Part 77.21(c)(2).

Section 5. Reporting Requirements

- 5.01 Following the effective date of the Land Use Plan, no land development regulation, land development code, or amendment thereto shall be adopted by the Town Commission until such regulation, code or amendment has been referred to the Town's local planning agency for review and recommendation as to the relationship of such proposal to the Land Use Plan.
- a. A monthly report of all new or amended land development regulations or a new or amended land development code, including changes in zoning districts;
 - b. A monthly summary of all building permits;
 - c. A monthly summary of all permits issued for demolition of buildings; and
 - d. A monthly summary of all certificates of occupancy.
 - e. A yearly summary regarding allocation of acreage proposed for commercial uses within lands designated residential, industrial and employment center utilizing the "5% Residential Land Use" and "20% Industrial/Employment Center Land Use" flexibility provisions of the

Broward County Land Use Plan as described within the Permitted Uses subsection of this Plan, if certified within the Town Land Use Plan.

- f. A monthly compliance monitoring report addressing items a. through e. above will be submitted to the Broward County Planning Council consistent with Section IV.D.7. of the Broward County Land Use Plan.
- 5.03 In any legal action in which the validity of the Land Use Plan or a portion thereof is in issue, the Town shall notify the County Commission and provide copies of all papers in connection therewith.

Section 6. Amendments

6.01 Land Use Plan.

- a. The Town shall submit to the Planning Council for certification all proposed amendments to the Land Use Plan. A proposed amendment to the Land Use Plan must be certified by the Planning Council prior to adoption by the Town.
 - b. All amendments to the Land Use Plan shall be adopted in the manner prescribed by the Planning Act and other applicable provisions of law.
- 6.02 County Land Use Plan. Any person may request the Town to submit to the Planning Council a proposal for an amendment to the County Land Use Plan. The Town shall submit such a proposal in writing to the Planning Council and shall include the Town's recommendation regarding the proposal and the reasons therefore.

V. NATURAL RESOURCES ~~MAP SERIES~~

The Comprehensive Plan must include natural resources on either the Future Land Use Map or in a ~~Map Series separate map~~. This section of the Plan is the Natural Resource Map Series. There are no "existing or planned waterwells and cones of influence" within the Town.

The Town's beach along the Atlantic Ocean is approximately three miles long. The Intracoastal Waterway also runs the entire length of the Town. The Hillsboro Inlet connects the Intracoastal Waterway to the Atlantic Ocean at the southern Town boundary. This body of water is a natural inlet. The Intracoastal Waterway is man-made. There are no natural rivers, bays or lakes in the Town. ~~Figure 2 depicts the beach area, Intracoastal Waterway and the Hillsboro Inlet.~~

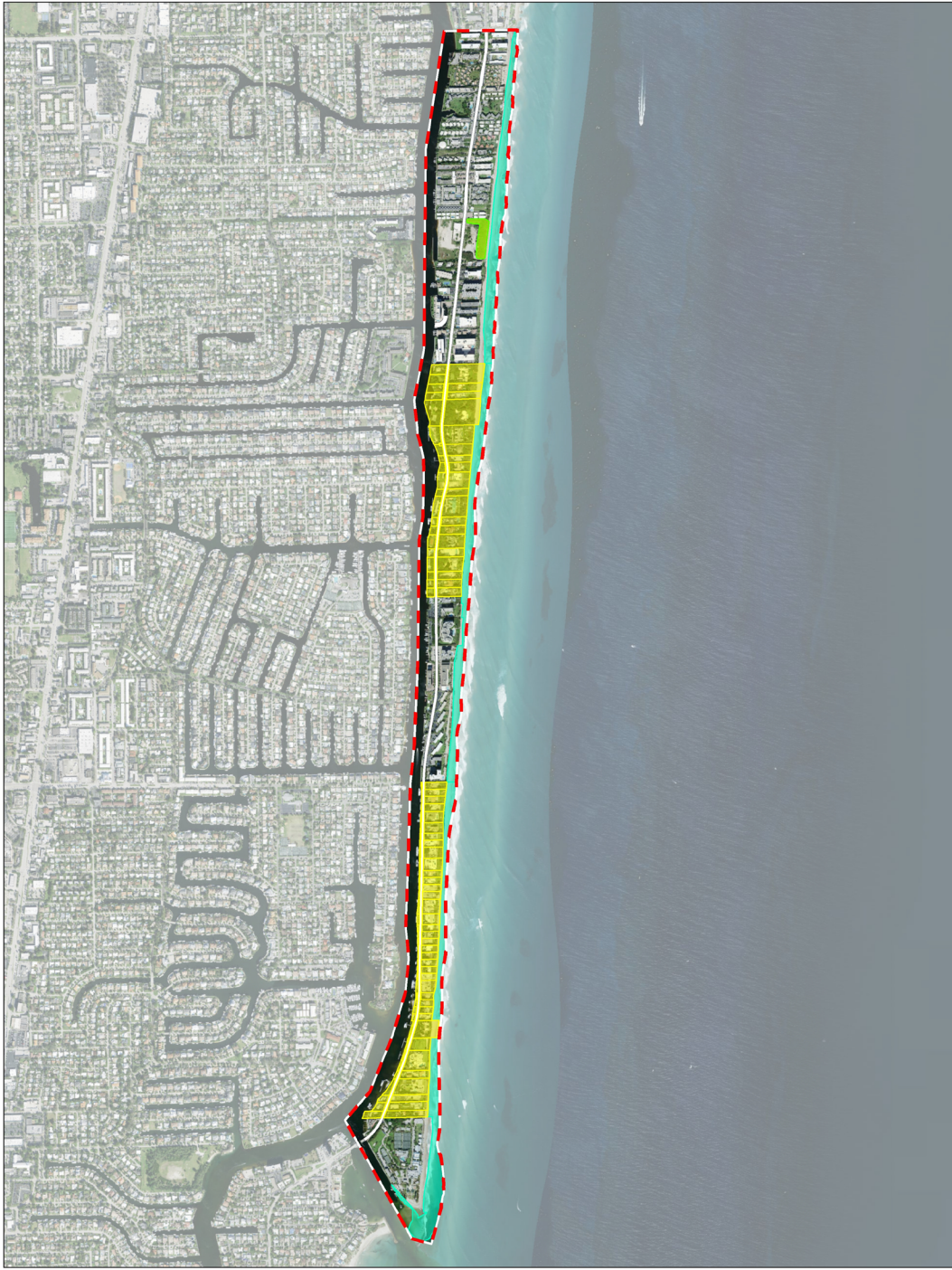
~~Figure 5 2~~ illustrates natural areas in the Town which represent a Local Area of Particular Concern or within the single-family residential areas represent remnants of the coastal hammock. The Town's beach, shore and dune area is also a habitat for the Loggerhead Turtle.

According to ~~the August 18, 1992~~ Federal Emergency Management Agency (FEMA), Flood Insurance Rate Maps, the Zone VE (Coastal zone with velocity hazard (wave action) base flood elevations determined) areas have been increased to include elevations up to twenty feet along the Atlantic Ocean. The remainder of the Town has been mapped in Zones A and X with corresponding base flood elevations. ~~Figure 3 highlights the generalized FEMA Flood zones within the Town that have since been updated.~~ The Town is using the Broward County Interactive Flood Zone Map adopted in August 2014. in 2024.

The majority of the Town's soils are those associated with man's alteration of soils to support development. The soils associations within the Town are shown in Figure 4 3.

~~Figure 5 illustrates natural areas in the Town which represent a Local Area of Particular Concern or within the single-family residential areas represent remnants of the coastal hammock. The Town's beach, shore and dune area is also a habitat for the Loggerhead Turtle.~~

Figure 2 - ~~Beaches and Waterways~~ Natural Areas



Date: 4/7/2025

Town of Hillsboro Beach Natural Resources Map



Legend

- Town Limits
- Beach & Shore Area
- Coastal Dune Conservation
- Single Family Area with Remnants of Coastal Hammock



Figure 3 – Flood Zones

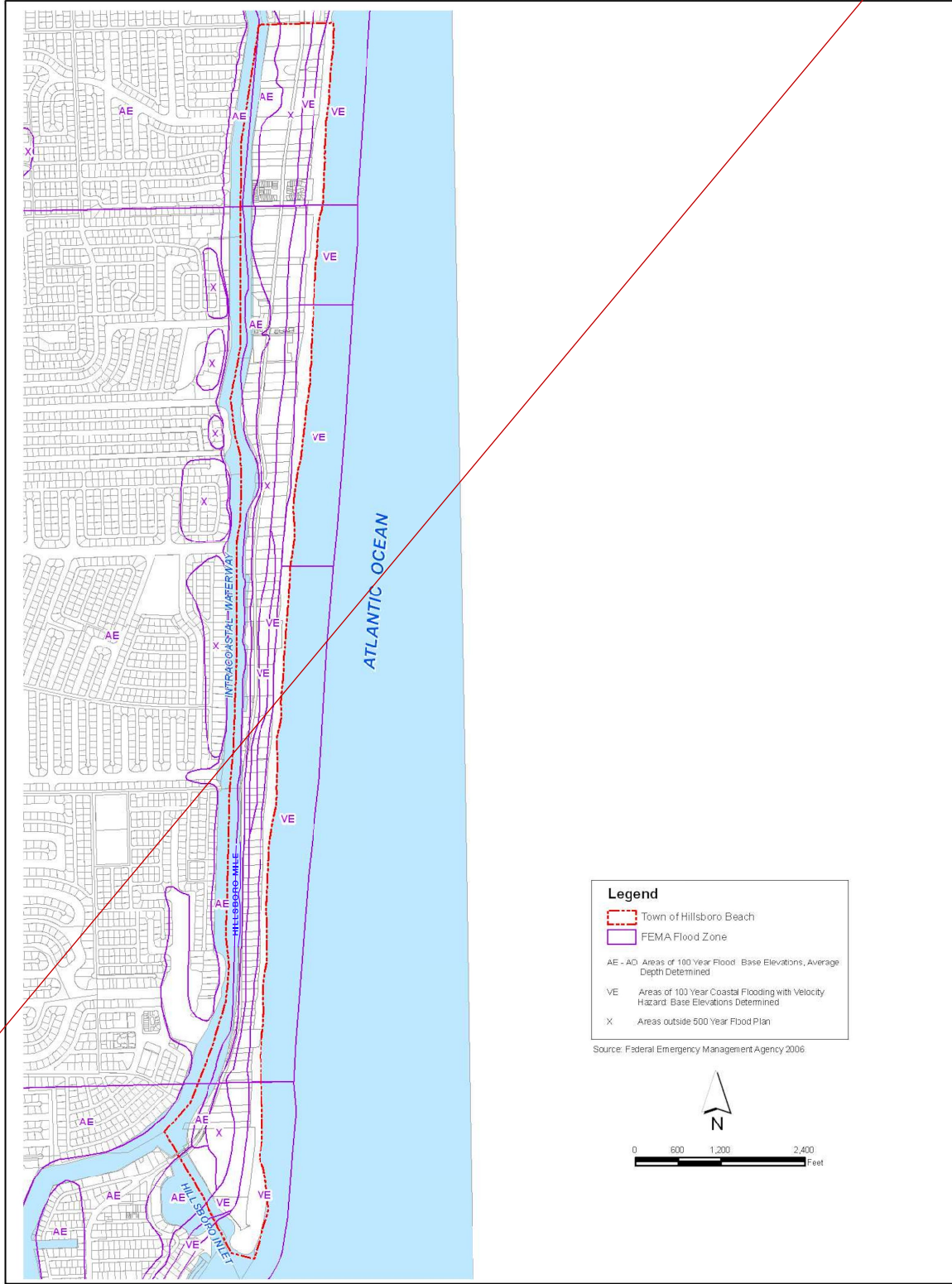


Figure 4 3 - Soil Associations

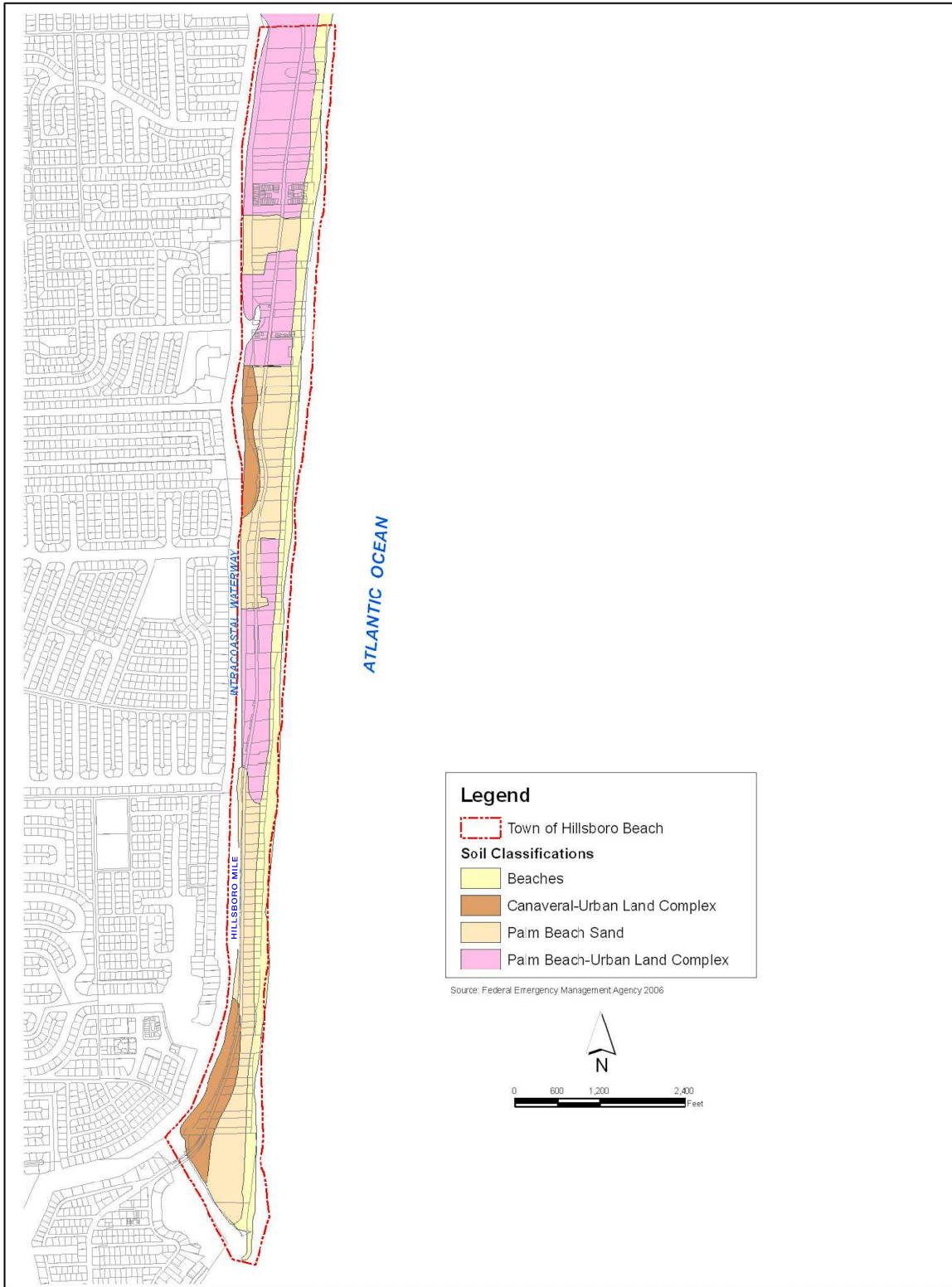
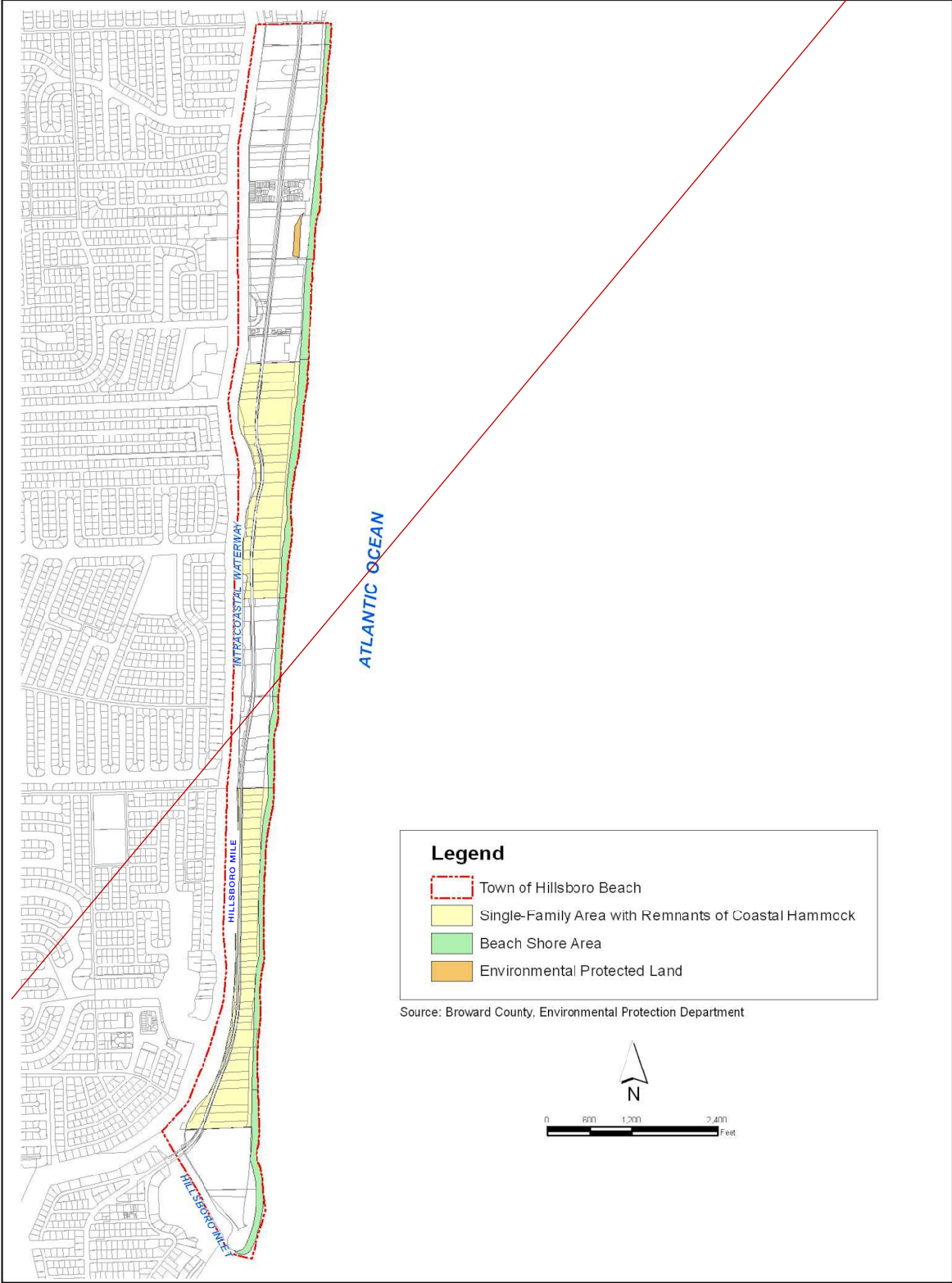


Figure 5 – Natural Areas



VI. ~~FUTURE~~ TRANSPORTATION MAP

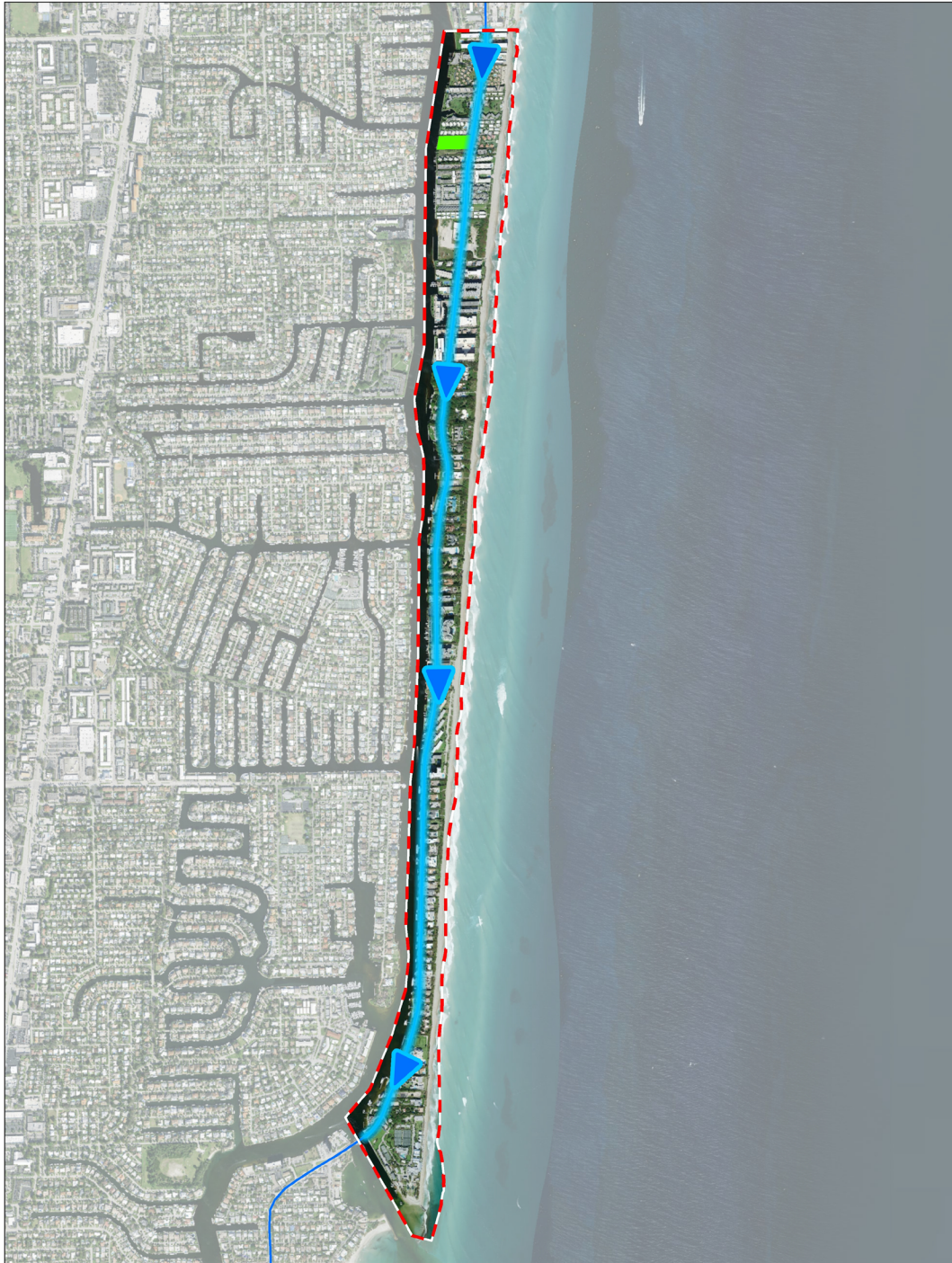
The recommended Transportation Plan promotes continuation of SR A1A as a two-lane State Minor Arterial. ~~Figure 6 identifies the Future Transportation Plan including recommended design type (two lanes), the projected traffic conditions and level of service in 2005 and 2030.~~ The Town adopts Broward County Transportation Concurrency Management System for the Transportation Level of Service. There are no FDOT SIS or SIS Connectors located within the Town.

~~The cost per peak hour trip was \$1,380 in October 2012.~~ Applicant's desiring a building permit from the Town will meet transportation concurrency by paying the applicable transit concurrency fee prior to obtaining a building permit.

The Town will utilize a LOS "D" peak-season peak-hour criteria for evaluating the operation of SRA1A and for use in traffic study reviews.

Figure 4 shows the extent of the Town's community bus service within the Town boundaries. This community bus provides direct service to the cities of Pompano Beach, Lighthouse Point, and Deerfield Beach, and also for connections to Broward County Transit service along Federal Highway.

Figure 6 4– Bus Service



Date: 4/7/2025

Town of Hillsboro Beach Community Bus Service



Legend

- Town Limits
- Segment within Town Limits
- Community Bus Route



VII. CAPITAL IMPROVEMENTS IMPLEMENTATION

Capital Improvements Implementation

The Town of Hillsboro Beach is currently using a variety of financing strategies to implement local capital improvements. Historical financing efforts have included direct expenditures of local tax revenue, long term revenue and general obligation bonding, special assessments. All of these financing mechanisms are reasonable methods to be considered in the development of funding strategies for future capital improvements.

Major capital improvements include on-going improvements and replacement relative to the water supply system, yearly replacement of police vehicles, replacement of the wastewater collection system by Broward County WWS and mobility improvements to Hillsboro Mile by the Florida Department of Transportation. The Town is still working to refine the funding program and project scheduling. ~~At the present time, a 5-year work program is proposed.~~ These improvements are given in Table 1 below the supporting data, inventory and analysis documentation, based on the Town’s Capital Improvement Program.

Table 1. Proposed Five Year Capital Program

Town of Hillsboro Beach Type of Improvement	Date (FY)	Capital Cost (1,000)	Funding Source
Water Supply System			
Well 1 Rehabilitation & Upgrade	2020	\$0.080	To be Determined
New Storage Tank Reservoir	2020	\$0.450	To be Determined
Water Plant Fencing	2020-23	\$0.100	Town of Hillsboro Beach
Painting of Elevated Tank & Lime Silo	2021	\$0.095	Town of Hillsboro Beach
Main Replacement - Sample Rd Bridge	2022	\$0.300	To be Determined
New Waterplant Hurricane Proofed Office	2023	\$0.185	To be Determined
Waste Water System			
Replace Waste Water Collection System	2019	\$10,000	Broward County WWS
Police Services			
Vehicle Replacement (2 per year)	2020-23	\$300	Town of Hillsboro Beach
Transportation System			
SR A1A Improvement - Planning & Design	2019	\$1,500	FL Dept of Transportation
SR A1A Improvement - Construction	2021	\$6,346	FL Dept of Transportation

Source: Town of Hillsboro Beach
Florida Department of Transportation

The Town has several options to fund the improvements including bonding, special assessments, property taxes, user fees or combinations thereof. Based on these possible funding mechanisms, the listing of capital improvements in ~~Table 1~~ the capital improvement program ~~is~~ are considered feasible within ~~the~~ a five (5) year period based on current revenue projections.

Level of Service Standards

The minimum criteria for Comprehensive Plans requires that Level of Service Standards be included for public facilities described in the plan. The Level of Service Standards are provided in ~~Table 2~~ the supporting data, inventory and analysis documentation. Subsequent to the adoption of the Town's Plan, all future development approvals will be conditioned upon the provision of services at the local level of service standards.

Table 2. Level of Service Standards

Public Facility Category	Local Standard
Sanitary Sewer	170 gpcpd
Potable Water - Consumption	203.5 gtpd
Potable Water - Fire Flow	As Required
Solid Waste	2.87 lbs per DU
Drainage - Roadway	10 Yr - 3 day
Drainage - Floor Elev.	100 Yr - 3 day
Transportation	Broward County TCMS Northeast TCMA
Private Recreation & Open Space	3 acres/1000 Residents

Source: Walter H. Keller, Inc.

Note: GPCPD – Gallons per capita per day (resident only)

GTPD - Gallons per total person per day (resident and seasonal)

TCMS – Transportation Concurrency Management System

TCMA – Transportation Concurrency Management Area

The Town will utilize a LOS “D” Peak Season Peak Hour Criteria to evaluate SRA1A operations and for traffic study review purposes

Monitoring and Evaluation

Along with level of service standards, the minimum criteria for Comprehensive Plans requires that procedures for the monitoring and evaluation of necessary and/or desirable capital improvements be clearly identified. In this respect, the Capital Improvements Element will be reviewed on an annual basis to assess projected revenues, to modify and otherwise update data with regard to listed improvements, and to provide for the inclusion of additional “fifth year” capital improvement projects.

The annual review of the Element will be the responsibility of the Town Manager. A summary report will be prepared to identify the findings and modifications necessary as a result of this effort. The report will be presented to the Town Commission during a public meeting to occur at the approximate time of annual budget deliberation. The Town Commission will direct the Town Manager to take the appropriate action as deemed necessary based upon the findings and recommendations contained in the annual summary report. The following minimum activities will be necessary to perform the review:

Modifications necessary to the estimated date, costs and scope of specific projects currently listed in the Element.

The inclusion of new priority projects due to unanticipated conditions and the respective modification to other, already listed projects; justification of new projects to be provided.

The inclusion of additional “fifth year” capital improvement projects based on project priority and justification.

Project priority ranking criteria as refined and/or otherwise modified from that presently contained in the Capital Improvements Element.

An assessment of the Capital Improvements Element and project listing in terms of its effectiveness of carrying out the goals, objectives and policies of the Comprehensive Plan.

The Town's ability to maintain the adopted level of service standards and to eliminate existing deficiencies or problem conditions.

VIII. ~~MONITORING AND EVALUATION~~ AND APPRAISAL

As part of the continuing phase of comprehensive planning, the Town will develop procedures for monitoring, updating and evaluating the progress of the Comprehensive Plan. While certain Elements have specifically referenced monitoring and reporting activities (~~see Land Use Implementation page 60 and Capital Improvements page 70~~), the purpose of this section of the Comprehensive Plan is to ensure that the Plan remains timely and current.

~~Because the Town is almost totally developed, it is expected that the required Evaluation and Appraisal Report will be issued every seven (7) years . On an annual basis, the reporting requirements provided to the Broward County Planning Council on development approvals and the annual assessment of Capital Improvements will be performed.~~

Every ~~five (5)~~ seven (7) years, or sooner if conditions dictate, the Town will prepare ~~an~~ the required Evaluation and Appraisal of the Comprehensive Plan. This written report will assess the following items:

Amendments to reflect changes in State requirements; and,

Amendments to reflect changes in local requirements.

Because the Town is almost totally developed, it is expected that the required Evaluation and Appraisal Report will be sufficient to meet the Town's needs. On an annual basis, the reporting requirements provided to the Broward County Planning Council on development approvals and the annual assessment of Capital Improvements will be performed.

TOWN OF HILLSBORO BEACH LOCAL PLANNING AGENCY TOWN COMMISSION

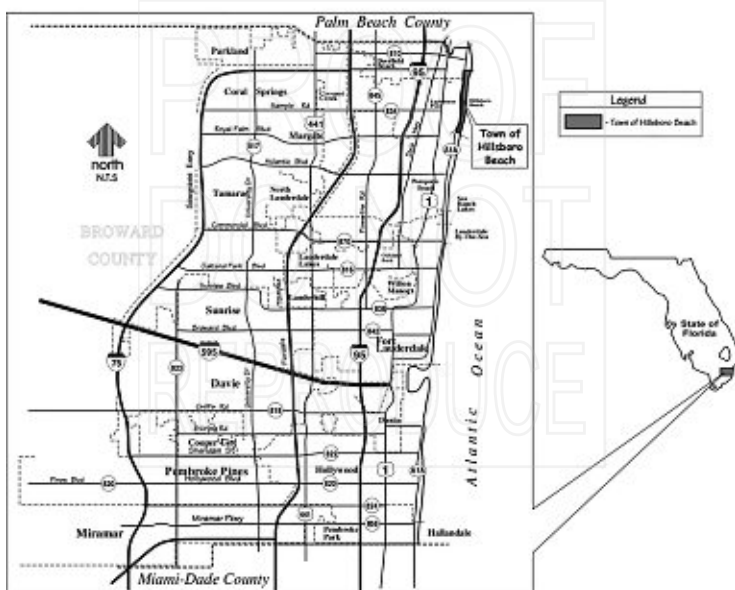
NOTICE OF PUBLIC HEARING

COMPREHENSIVE PLAN TEXT AMENDMENT

THE TOWN COMMISSION OF HILLSBORO BEACH, FLORIDA, ACTING AS THE LOCAL PLANNING AGENCY AND THE TOWN COMMISSION WILL HOLD A PUBLIC HEARING TO CONSIDER AN ORDINANCE, THE TITLE OF WHICH IS AS FOLLOWS:

ORDINANCE NO. 2025-03: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ADOPTING AMENDMENTS TO THE TOWN'S COMPREHENSIVE PLAN INCLUDING AMENDMENTS TO THE GOALS, OBJECTIVES AND POLICIES TO REFLECT STATE-REQUIRED PLAN ELEMENTS, AMENDING LANGUAGE RELATING TO SUPPORT FOR AFFORDABLE HOUSING INITIATIVES WHERE REQUIRED BY LAW; PROVIDING FOR STATE REQUIRED LANGUAGE FOR FLOOD PLAIN MANAGEMENT AND COASTAL CONSTRUCTION REGULATIONS; PROVIDING FOR A POLICY REQUIRING NEW MULTI-FAMILY DEVELOPMENTS TO BURY OVERHEAD UTILITY LINES; PROVIDING FOR THE SUPPORT FOR INTERGOVERNMENTAL BEACH RENOURISHMENT PROGRAMS; PROVIDING FOR AN AMENDMENT TO REMOVE THE TOWN'S INTENTION TO PURCHASE VACANT PROPERTY ADJACENT TO TOWN HALL AND ASSESS OPPORTUNITIES FOR OTHER LOCATIONS FOR GREEN SPACE; PROVIDING FOR AN AMENDMENT TO ADD STATE REQUIRED PROPERTY RIGHTS LANGUAGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE

NOTICE IS HEREBY GIVEN to all parties that the proposed text amendment of the adopted Comprehensive Plan will be considered during a meeting of the Local Planning Agency and the Town Commission of the Town of Hillsboro Beach, Broward County, Florida.



The Local Planning Agency will meet Tuesday, May 6, 2025 at 9:00 AM. The Town Commission of the Town of Hillsboro Beach will hold a Public Hearing on the proposed Comprehensive Plan text amendment on Tuesday, May 6, 2025 at 9:30 AM., or as soon thereafter the same may be heard, at the Town Hall, located at 1210 Hillsboro Mile, Hillsboro Beach, FL 33062.

The public may also attend the public hearing via Zoom technology by visiting and <https://us02web.zoom.us/j/85433220623?pwd=bE5STVhrVVM2UW1WVWp4OWYyYXc0UT09> and entering Passcode: 6833231

The aforesaid proposed Comprehensive Plan amendment may be inspected by the public Monday – Friday 8:00 a.m. to 4:00 p.m., at the Office of the Town Clerk located at Town Hall, at 1210 Hillsboro Mile, Hillsboro Beach, FL 33062.

All interested persons may appear at the aforesaid meeting and be heard with respect to the above proposals, which appearance may be in person, by counsel, or by letter. All interested parties please take due notice of the time and place of this hearing and govern yourself accordingly.

The aforesaid proposed amendment may be inspected by the public on the Town's website at: <https://www.townofhillsborobeach.com/375/Agendas-and-Minutes>

Any person who decides to appeal any decision of the Town Commission with respect to any matter considered at this meeting, will need a record of the proceedings and that, 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 (FS 286.0105).

Town Hall is wheelchair accessible and accessible parking spaces are available. Any person requiring auxiliary aids and services at this meeting may call the Town Clerk's Office at 954- 427-4011 at least 5 days prior to the meeting (56 Fed. Reg. 35721, Sec. 35.160 (b)).

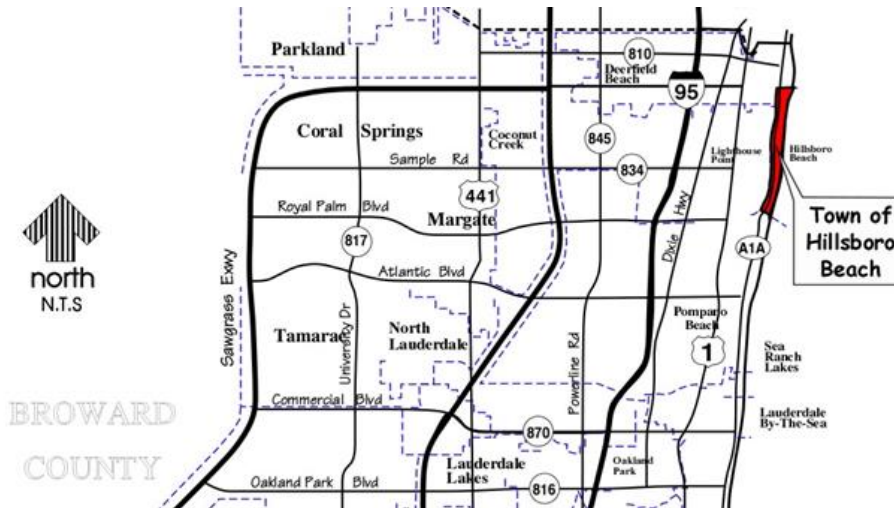
**TOWN OF HILLSBORO BEACH
LOCAL PLANNING AGENCY & TOWN COMMISSION**

**NOTICE OF PUBLIC HEARING
COMPREHENSIVE PLAN TEXT AMENDMENT**

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