TOWN OF HILLSBORO BEACH
Meeting Agenda

June 3, 2025
9:30 AM

MAYOR
Honorable Dawn Miller

VICE MAYOR
Honorable David A. Ravanesi

COMMISSIONERS
Honorable Vinnie Andreano
Honorable Jane Reiser
Honorable Heather Berman

TOWN MANAGER
Mac Serda, ICMA-CM

TOWN ATTORNEY
Donald J. Doody

TOWN CLERK
Sherry D. Henderson, CMC

HILLSBORO BEACH TOWN HALL
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
954-427-4011

www.TownofHillsboroBeach.com

Established 1939

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile, Hillsboro Beach, Florida 33062

June 3, 2025 | 9:30 AM

REGULAR TOWN COMMISSION MEETING AGENDA

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

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

Refer to the End of the Agenda for the Commission Meeting RULES OF DECORUM (Resolution No. 2023-36), adopted 9/12/2023
Commission Meetings are streamed live and recorded on the Town's Website.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

I. APPROVAL OF MINUTES

A. May 6, 2025 Board of Zoning & Appeals

B. May 6, 2025 Local Planning Agency Meeting

C. May 6, 2025 Regular Town Commission Meeting

II. PRESENTATIONS

A. Town Investment Report and Future Outlook
Presented by John Mousseau, Cumberland Advisors

III. SITE PLAN REVIEW

A. PUBLIC HEARING - 987 Hillsboro Mile, Hillsboro Beach, FL 33062
Authorized Agent for Property Owner is seeking Site Plan Approval

Owner: Mark & Tiffany Berch
Authorized Agent: Nectaria M. Chakas, Esq. | Lochrie & Chakas, P.A.
Staff: Graham Long, AICP, Senior Development Planner

IV. ORDINANCES - Public Hearings

A. Ordinance No. 2025-02
Maintenance of the Right of Way Landscaping **(Second Reading)**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING

THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED "LAND DEVELOPMENT CODE", BY SPECIFICALLY AMENDING SECTION 12-399 ENTITLED "MAINTENANCE OF LANDSCAPED AREAS"; PROVIDING FOR MAINTENANCE OF LANDSCAPED AREAS ADJACENT TO STATE HIGHWAY A1A; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

V. RESOLUTIONS & CONTRACTS

A. Resolution No. 2025-21
Resolution of the Town Commission of the Town of Hillsboro Beach, Florida Approving and Authorizing the Appropriate Town officials to Execute the Professional Services Agreement Between the Town of Hillsboro Beach and Rob O'Neill, as Chief of Police.

B. Resolution No. 2025-22
Resolution of the Town of Hillsboro Beach Town Commission Accepting DB Ecological Services, Inc. Proposal for Post-Construction Shorebird Monitoring Surveys, and Authorize the Appropriate Town Officials to Execute Agreement for Professional Services Not to Exceed $29,700.00.

VI. CONSENT

A. INVOICES FOR APPROVAL

1. **CG&A** Invoice #1828717 April 2025 **$37,469.78**
2. **GCDE** Invoice #71445 May 2025 **$6,249.75** (General Matters)
3. **GCDE** Invoice #71448 May 2025 **$360.00** (RCrusco, CDoherty ORD 2024-06)
4. **GCDE** Invoice #71447 May 2025 **$90.00** (UD Dept HUD - Foreclosure)
5. **GCDE** Invoice #71446 May 2025 **$390.00** (RCrusco, CDoherty ORD 12-269)
6. **GCDE** Invoice #71449 May 2025 **$459.80** (RCrusco, CDoherty Rezone Chng/Approval)

VII. STAFF UPDATES

A. POLICE DEPARTMENT
Rob O'Neill, Interim Police Chief

B. BUILDING DEPARTMENT
George Folles, Building Official, CG&A

C. CODE COMPLIANCE
Bernard Pita, Code Compliance Supv, CG&A

VIII. TOWN MANAGER REPORT

A. Update on Bocce Court Construction Project

B. Update on Town Hall Window Treatment & Interior Painting Project

IX. TOWN ATTORNEY REPORT

X. TOWN COMMISSION COMMENTS/REPORTS

XI. PUBLIC COMMENTS

XII. ADJOURNMENT

RULES OF DECORUM

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

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

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

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MINUTES
TOWN OF HILLSBORO BEACH
BOARD OF ZONING & APPEALS MEETING

TUESDAY **MAY 6, 2025** **9:00 A.M.**

CALL TO ORDER AND ROLL CALL

Mayor Dawn Miller called the meeting to order at 9:00 A.M. Roll was called with the Commission members and staff present as listed below.

Town Commission:
Mayor Dawn Miller
Vice Mayor David Ravanesi
Commissioner Vinnie Andreano
Commissioner Heather Berman
Commissioner Jane Reiser

Town Staff:
Town Manager William "Mac" Serda, ICMA-CM
Town Attorney Donald J. Doody, Esq.
Town Clerk Sherry D. Henderson, CMC

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

I. QUASI-JUDICIAL PUBLIC HEARINGS

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

The Applicant previously sought a variance requesting an extension to comply with the Town's Code requiring dumpsters to be closed from view. The matter was tabled at the 1/7/2025 Board of Zoning & Appeals Hearing, with the condition that the applicant provide updates at the 3/4/2025 and 5/6/2025 meetings.

At this time any individual wishing to speak on the Item was sworn in by Town Attorney D.J. Doody.

Planning Consultant Graham Long, CG&A, recalled that at the January 7, 2025 meeting, the Board of Zoning and Appeals required the Applicant, who was seeking a variance for the subject property, to return before the Board every two months with an update. At this time, the Applicant has completed the required dumpster enclosure and re-paved the area prior to the enclosure's installation. The Town's Building Official has inspected the work, which was approved and its permit closed out. Because a variance is no longer needed, the variance application has been withdrawn.

Mayor Miller confirmed that no Board action is necessary, as the Application was withdrawn.

II. ADJOURNMENT

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

There being no further business before the Board of Zoning and Appeals, the meeting was adjourned at 9:06 a.m.

ADOPTED THIS _____ DAY OF _____, 2025.

By: _____
Dawn Miller, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC
Town Clerk

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MINUTES
TOWN OF HILLSBORO BEACH
LOCAL PLANNING AGENCY MEETING

TUESDAY **MAY 6, 2025** **9:05 A.M.**

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

Mayor Dawn Miller called the meeting to order at 9:07 A.M. Roll was called with the Commission members and staff present as listed below.

Town Commission:
Mayor Dawn Miller
Vice Mayor David A. Ravanesi
Commissioner Vinnie Andreano
Commissioner Heather Berman
Commissioner Jane Reiser

Town Staff:
Town Manager William "Mac" Serda, ICMA-CM
Donald J. Doody, Town Attorney, Esq.
Town Clerk Sherry D. Henderson, CMC

The Proposed 2025 Comprehensive Plan Evaluation and Appraisal Report (EAR) Amendments Will Be Considered During a Meeting by the Local Planning Agency November 12, 2024 @ 9:00 A.M.

I. NEW BUSINESS

A. **The Local Planning Agency to consider Proposed Comprehensive Plan 2025 Based Evaluation and Appraisal Report (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.

Mayor Miller explained that Florida Statute 163.3191 provides that, at least every seven years, local governments must evaluate their Comprehensive Plans to determine whether amendments may be necessary to reflect a minimum planning period of at least 10 years. Any changes in state law during that time must be considered and reflected in the Comprehensive Plan.

Planning Consultant Graham Long, CG&A, advised that the most recent amendments to the Comprehensive Plan were made in 2018.

Mayor Miller continued that a summary of the proposed Comprehensive Plan amendments was provided to the Town Commission in a memorandum from Mr. Long dated May 6, 2025. Mr. Long reviewed these amendments for the Commissioners, including:

- New flood plain management requirements
- Changes to property rights language
- Update to the Town's water supply, which will begin at a later date
- Changes requiring compatibility with nearby airport uses
- Changes to Town policy

The process requires the Local Planning Agency (LPA) to make a recommendation to amend and update the Comprehensive Plan. The Town Commission will then adopt these changes by Ordinance.

Mayor Miller noted that the most significant change to the Plan adds several provisions addressing flood plain management, including mitigation and reduction of losses. Another addition is Objective 5.5, which addresses coastal construction. The Town will be required to adopt the most recent flood maps provided by the Federal Emergency Management Agency (FEMA).

Mr. Long clarified that a map showing soil associations, also included in the Commission's backup materials, was not updated, as it did not reflect any changes. The main official map is the Future Land Use Map, which has been reviewed to include the Coastal Dune Conservation Zoning District. Because the density for that district is less than the density required for RM-16 zoning, there was no change to the Future Land Use Map.

Another significant change requires multi-family developments to underground their utilities as part of their applications. The Town offers support for undergrounding by these projects, as undergrounding is now a Town-wide initiative. It would not be required for the redevelopment of single-family homes.

Because a new beach renourishment program has been established since the previous Comprehensive Plan update, the Town has modified language in its official policy regarding renourishment.

The amendments also address property rights, reflecting the Town's policy of considering the rights of property owners in local decision-making. It preserves the right of individual property owners to determine how their properties are used within the Town's Ordinances. This language was required of all Florida municipalities by State Statute.

Motion made by Vice Mayor Ravanesi, seconded by Commissioner Berman, to recommend that the new Comprehensive Plan be approved by the Town Commission at their next meeting. In a roll call vote, the **motion** passed unanimously (5-0).

II. ADJOURNMENT

Motion made by Commissioner Andreano, seconded by Vice Mayor Ravanesi, to adjourn at 9:18 a.m. In a roll call vote, the **motion** passed unanimously (5-0).

ADOPTED THIS _____ DAY OF _____, 2025.

By: _____
Dawn Miller, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC
Town Clerk

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MINUTES
TOWN OF HILLSBORO BEACH
REGULAR COMMISSION MEETING

TUESDAY **MAY 6, 2025** **9:00 A.M.**

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

Mayor Dawn Miller called the meeting to order at 9:18 A.M. Roll was called with the Commission members and staff present as listed below.

Town Commission:
Mayor Dawn Miller
Commissioner Vinnie Andreano
Commissioner Jane Reiser
Vice Mayor David A. Ravanesi
Commissioner Heather Berman

Town Staff:
Town Manager William "Mac" Serda, ICMA-CM
Donald J. Doody, Town Attorney, Esq.
Town Clerk Sherry D. Henderson, CMC

APPROVAL OF AGENDA

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

I. APPROVAL OF MINUTES

a. April 1, 2025 Regular Meeting Minutes

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

II. PRESENTATIONS

A. Proclamation Recognizing May as Mental Health Awareness Month

Mayor Miller read a Proclamation Recognizing May 2025 as Mental Health Awareness Month in Hillsboro Beach. The Proclamation was accepted by Dr. Joe Oravecz, representing National Alliance on Mental Illness (NAMI) Broward County.

B. Proclamation Recognizing National Safe Boating Week May 17-23, 2025

Mayor Miller read a Proclamation Recognizing May 17-23, 2025 as National Safe Boating Week in Hillsboro Beach. The Proclamation was accepted by Commander Kirsten Stanley and Staff Officer Greg Bone of the United States Coast Guard Auxiliary Division 3, District 7.

III. ORDINANCES

A. Ordinance No. 2025-02
Maintenance of the Right of Way Landscaping

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED "LAND DEVELOPMENT CODE", BY SPECIFICALLY AMENDING SECTION 12-399 ENTITLED "MAINTENANCE OF LANDSCAPED AREAS"; PROVIDING FOR MAINTENANCE OF LANDSCAPED AREAS ADJACENT TO STATE HIGHWAY A1A; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney D.J. Doody read the Ordinance by title only.

Mayor Miller explained that Ordinance 2025-02 amends the Town's Code to require maintenance of landscaping adjacent to state highway A1A. Planning Consultant Graham Long, CG&A, advised that some areas within the right-of-way include easements related to the roadway itself or to utilities. The Ordinance clarifies that under the Town's maintenance standards in Code Section 12-399, the owner of the property is responsible for maintaining the landscaping, easements notwithstanding.

Mr. Long further clarified that this Ordinance is specific to the landscaping adjacent to A1A and does not affect the beach side of the roadway. It was noted that there are instances in which palm fronds, branches, or other organic material resulting from tree trimming which may be left on the beach. Town Attorney Doody stated that this could be addressed under Ordinances which govern dumping of material and/or maintenance of private property.

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

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B. Ordinance 2025-03 (Public Hearing)
Comprehensive Plan 2025 EAR Based Amendments

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 RELATED 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.

Town Attorney Doody read the Ordinance by title only.

Mayor Miller recalled that the Commission had recently acted in its capacity as Local Planning Agency (LPA) to recommend approval of Ordinance 2025-03. The Town's Comprehensive Plan was last amended in 2018. The proposed amendments are required to comply with law and to reflect adjustments in policy.

Mr. Long explained that the state of Florida requires all municipalities to review their Comprehensive Plans at least once every seven years to determine whether or not that document should be updated and/or amended. Upon review, Town Staff determined that the Comprehensive Plan needed to be amended to include language related to Town policies as well as new state-required language.

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

IV. RESOLUTIONS & CONTRACTS

A. Resolution 2025-19

Consideration to Authorize the Purchase of one (1) 2025 Ford Interceptor Utility Patrol Vehicle for the Police Department from Bartow Ford with Budgeted Funds, Piggybacking the Terms and Conditions of the Florida Sheriff's Association and Pasco County Contract IFB-RR-21-042.

Town Attorney Doody read the Resolution by title only.

Mayor Miller noted that the Town currently uses a 2021 Ford Interceptor, which is the Police Department's last remaining hybrid-powered sport utility vehicle (SUV). That vehicle has more than 80,000 miles and has been in service for over four years, during which its hybrid technology has contributed to significant repair issues. The General Fund's Police budget includes $75,000 for a new vehicle and related equipment.

Commissioner Reiser asked how many miles are normally accrued on a Police vehicle before it is replaced. It was clarified that mileage may reach up to 100,000 miles.

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

B. Resolution 2025-20

Consideration to Approve and Authorize the Appropriate Town Officials to Execute Contract Agreement with Sport Surfaces, LLC for the Construction of One (1) Bocce Ball Court, Not to Exceed $16,900.00, Piggybacking the Terms and Conditions of Martin County Agreement 2023-3466.

Town Attorney Doody read the Resolution by title only.

Mayor Miller recalled that the Commission has previously discussed the size and activity of the bocce ball community in Hillsboro Beach. Town Manager Mac Serda clarified that the proposed contract would not cover the entire budget for construction of a bocce ball court: additional requirements would include a paver sidewalk, the cost of which is estimated at approximately $7,000. Other items, such as benches or amenities that meet the requirements of the Americans with Disabilities Act (ADA), may also be included. Mr. Serda estimated that the full cost of the court with amenities would fall within the range of $20,000 to $30,000 also noting that utilities beneath the proposed court would be evaluated to determine if any modifications are necessary.

Vice Mayor Ravanesi commented that he has met with the Town Manager multiple times to discuss the proposed bocce court, and thanked Mr. Serda for his efforts toward

this project. Mr. Serda encouraged all members of the Commission to visit the proposed site, as decisions regarding the court will ultimately be theirs.

Commissioner Reiser asked if the Item should be tabled until a total cost is available, including additional amenities and possible utility work. Mr. Serda explained that the Resolution requires Commission approval because the total cost of the project exceeds the Town Manager's purchasing authority. He will not execute the contract until there is a clear path forward, including total costs. The contract will further engage the vendor to assess the utility needs with the Town, as the utility vendor has less expertise regarding the needs of a recreational court. If the total cost exceeds $30,000, he will ensure the Commission is aware of this.

Mr. Serda advised that as an alternative, he could bring in a general contractor or architect to scope the project simultaneously with the utility work; however, he estimated this could add another $15,000 or more to the cost.

Town Attorney Doody requested clarification of whether the Town Manager is recommending approval of execution of the contract, upon which the Town would be obligated to compensate the contractor. Mr. Serda confirmed that the request is for the Town Commission approval to engage the contractor so he can move forward. He reiterated that there are specifications he does not know regarding the court and the utilities below it.

Mayor Miller suggested that the contract be drafted with a provision ensuring that it is contingent upon being able to complete the necessary work within the $30,000 cap. This would bring any decision about costs exceeding the cap back before the Commission for further deliberation.

Attorney Doody asked if it would be possible to develop the contract in phases. Mr. Serda was confident this could be done. Attorney Doody proposed that the initial phase include consulting. Mr. Serda explained that his goal is to secure approval to enter a contract with the funding available so the contractor can execute it. The approval of the Commission would be sufficient to proceed with bringing in the contractor.

It was noted that it is not yet known whether the utility at the site is live. Mr. Serda clarified that there are three utilities and two electrical conduits at the site. An electrician will help determine whether these are live, and the contractor can help determine whether or not the utilities are in the way.

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Attorney Doody stated that the Commission may proceed as recommended by the Town Manager, with a paragraph to be added to the contract which would allow the Town to terminate with reasonable notice and compensation for services performed up to the termination date.

Mr. Serda explained that his suggestion was to approve execution of the contract for construction of the bocce court, pointing out that any additional consulting fees would be within his purchasing authority as Town Manager. The intent was to ensure that the project is ready to proceed without further delay.

Town Attorney Doody requested clarification of when the Town Manager will sign the contract if it is approved. Mr. Serda replied that he would not sign the contract until he knows the bocce court can be constructed at a cost within his purchasing authority.

Motion made by Commissioner Andreano, seconded by Vice Mayor Ravanesi, to approve Resolution 2025-20, subject to a termination clause. In a roll call vote, the **motion** passed unanimously (5-0).

V. CONSENT

1. **CG&A #1658325 Mar 2025 $143,534.89**
2. **GCDE #70931 Apr 2025 $5,125.30** (General Matters)
3. **GCDE #70932 Apr 2025 $60.00** (adv. RCrusco, CDoherty ORD)
4. **GCDE #70933 Apr 2025 $810.00** (RCrusco Rezoning Chg & Approval)
5. **LSF Shuttle #25-0331-26 Mar 2025 $7,780.25**
6. **Proclamation 56th Annual Professional Municipal Clerks Week May 4-10, 2025**

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

VI. STAFF UPDATES

A. Police Department

Interim Police Chief Rob O'Neill

Interim Police Chief Rob O'Neill reported that the Police Department submitted the activity of a Detective following a hit-and-run incident to the Broward Sheriff's Advisory Council. The Detective was recognized at this recent event.

Chief O'Neill also reviewed additional incidents in which the Police Department assisted residents above and beyond their normal duties, including assistance at a flooded home as well as reuniting two missing children with their families.

B. Building Department
George Folles, Building Official, CG&A

Building Official George Folles reported that plan review and inspections are up-to-date and on schedule. Most of the Town's ongoing construction is related to the Rosewood project. Foundation inspections are still underway for Parcel A, which is located on the Intracoastal Waterway side. Parcel B, which is located on the ocean side, has made its third concrete pour and will inform the Town if they remain on schedule to pour the first floor. All pilings have been completed, and on-site vibration monitoring detected no issues.

The full Commission complimented the construction company involved in the Rosewood project on their professionalism and attention to detail in maintaining the site.

C. Code Compliance
Bernard Pita, Code Compliance Supv, CG&A

Code Compliance Supervisor Bernard Pita advised that turtle nesting season is underway. He has examined the reports submitted by environmental entities monitoring the nesting sites and has found no issues other than interior lights.

Mr. Pita briefly reviewed the Code cases in progress, 29 of which have complied. The Case Action Report involves two cases. The Code Compliance Summary Report includes three initial inspections and 54 re-inspections. Most of the fire-related Code cases have come into compliance and have been in contact with the Fire Inspector on a regular basis. Most cases are expected to be compliant by June 2025.

VII. TOWN MANAGER REPORT

A. Community Shredding Event Recap (4-26-2025)

Mr. Serda reported that the community shredding and hazardous waste drop-off event was a success, including the disposal of several physical documents from Town Hall which have been digitized and archived. There was also an accompanying blood drive and prescription medication disposal.

Mr. Serda advised that the Building and Planning and Zoning Departments are planning a demonstration of digital plan review. This will reduce the amount of necessary storage for the Town and will make it possible to accept digital plans from property owners so the review process can be tracked more easily. He estimated that the full rollout of this program is approximately three to six months away.

Mr. Serda continued that in July 2025, Town Clerk Sherry Henderson will be sworn in as a Director of the Florida Association of City Clerks. The Commissioners congratulated Ms. Henderson on her achievement.

Commissioner Reiser asked if it is possible to require that plans be provided to the Town in a particular format. Mr. Serda replied that digital Site Plans are required so they can be included in the agendas, but there is currently limited ability to closely review and mark these documents in digital form. He noted that digital records can show when plans are received, as well as their timeline for Planning and Zoning review, which provides additional transparency to the manual process.

Mr. Serda concluded that CG&A is working to determine the best digital system for Hillsboro Beach, taking all of the Town's unique qualities and needs into consideration.

VIII. TOWN ATTORNEY REPORT

Town Attorney Doody noted that he had provided the Commissioners with copies of recent pleadings in the ongoing litigation brought by residents. He requested that the Commissioners contact him with any questions.

Town Attorney Doody added that there is also a potential transaction involving the conveyance of 1205-1206 Hillsboro Mile. He is working on a settlement agreement regarding code liens for that property. Once finalized, this will be placed on an upcoming agenda for Commission approval.

IX. TOWN COMMISSION COMMENTS/REPORTS

Commissioner Reiser reported that the April 2025 condominium forum had over 30 attendees, including some individuals who did not have a favorable view of the Rosewood development. Their objections were specific to the project's proposed height. The developers showed a video on the project's plans.

The May 15, 2025 Condo Forum meeting will feature guest speaker Gary M. Singer, renowned Columnist for the *Sun-Sentinel Newspaper's* "Ask A Real Estate Pro" Column.

Commissioner Reiser continued that she attended the April meeting of the Broward Metropolitan Planning Organization (MPO) Board, at which nothing of importance to Hillsboro Beach was discussed. The next MPO Board meeting is Thursday, May 8.

Mayor Miller complimented the recent Music on the Green event and recognized Town Manager Serda and Town Clerk Henderson for organizing the event. She also noted

that a meeting is planned between Broward County and two County municipalities which are opposing plans for the Monarch Hill landfill. The meeting is required to determine whether the conflict can be resolved without proceeding to further litigation. Mayor Miller will attend the meeting and provide an update to the Commission.

The Town is currently attempting to establish cooperation with the Hillsboro Inlet District regarding coastal engineering issues. It is hoped that the Town's engineers will be able to reach an agreement to obtain sand from an outer portion of the Inlet. A new inlet management plan is also being drafted, which must show how the Inlet is being managed and where its sand is distributed on adjacent beaches. The Town is already preparing for its 2028 beach renourishment project and hopes to develop ongoing cooperation with the Inlet District.

X. PUBLIC COMMENTS

At this time Mayor Miller opened the public hearing.

Former Mayor Deb Tarrant, 1083 Hillsboro Mile, congratulated Town Clerk Sherry Henderson on her achievement as a Board Director of the Florida Association of City Clerks. She also recognized the Town's Police Department and concluded that she felt the Related Group is a top-notch developer of the caliber needed to realize the Rosewood project.

Don Macejoko, 1239 Hillsboro Mile, recalled beach conditions in 1998, suggesting that coral rock be extended to the Town line to prevent water reaching the backs of groins. He felt this could save millions in renourishment.

Mr. Macejoko provided photos of the beach from 1998. (*Photos entered into the record*)

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

Stacy-Marie Boodoo, recently joined Town Hall admin staff, introduced herself at this time.

XI. ADJOURNMENT

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

The meeting was adjourned at 10:41 a.m.

ADOPTED THIS _____ DAY OF _____, 2025.

By: _____
Dawn Miller, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC Town Clerk

Hand-outs Provided or Presented at Meeting
Entered into the Record.

Attached photos of beach (circa 1998) were provided by Don Macejko during Public Comments

MAY 6, 2025

Regular Commission Meeting

Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
TownofHillsboroBeach.com
954-427-4011

CARLSON

McGARRY TRAVERSO PULERI

TARRANT MACEJKO

25 yrs

Permit Destroyed Beach Erosion Myself Monitoring

By Removing 4 Groins Committee

Scouring.

4.3 Million 90,000 Tons/Costal Engineer

One Truck Load of Coal Rock

If Port De Mer has Beach all Hillsboro

Beach Has Beach has Sand

Around 98/99 Renurishment

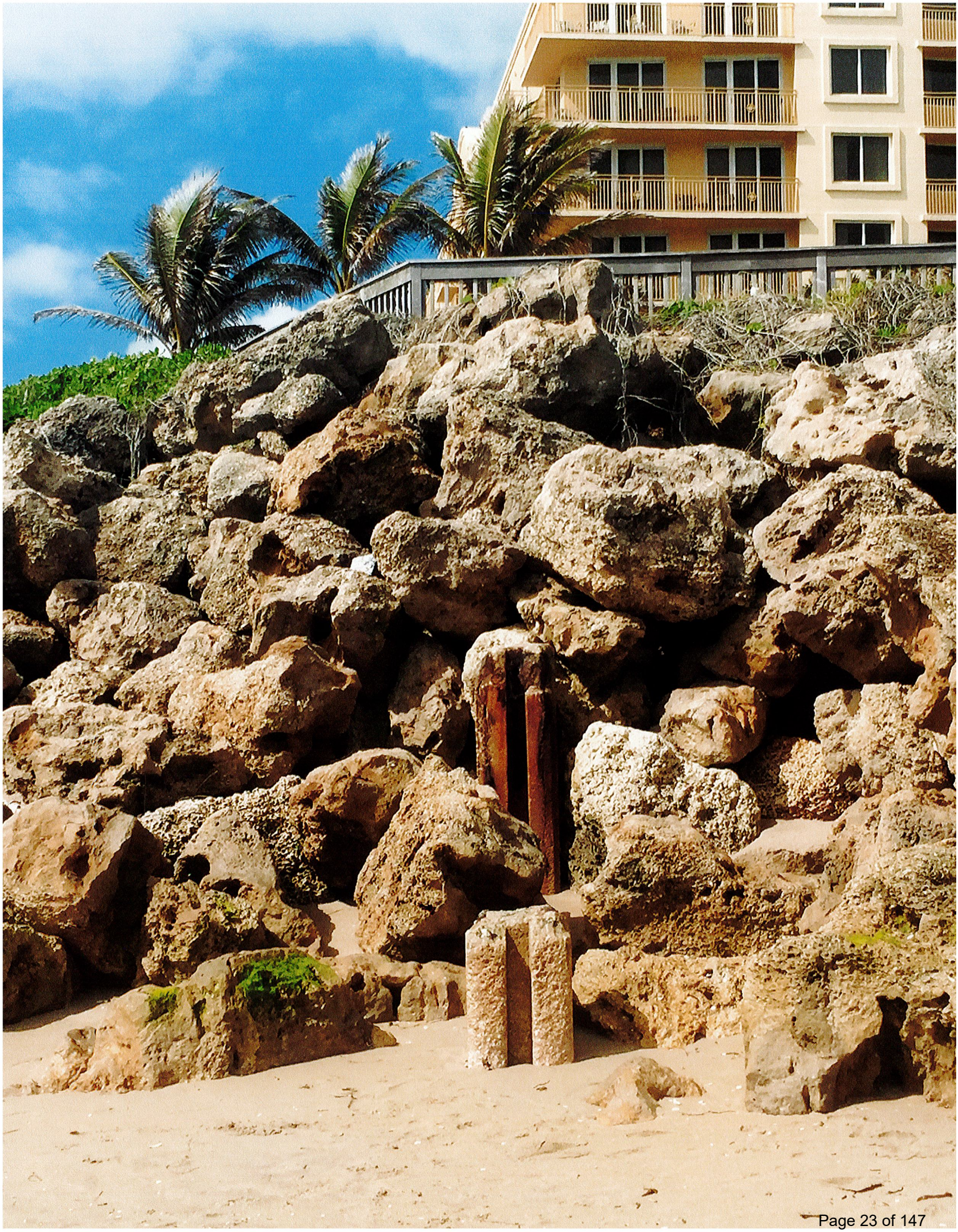
Removal 4 Groin

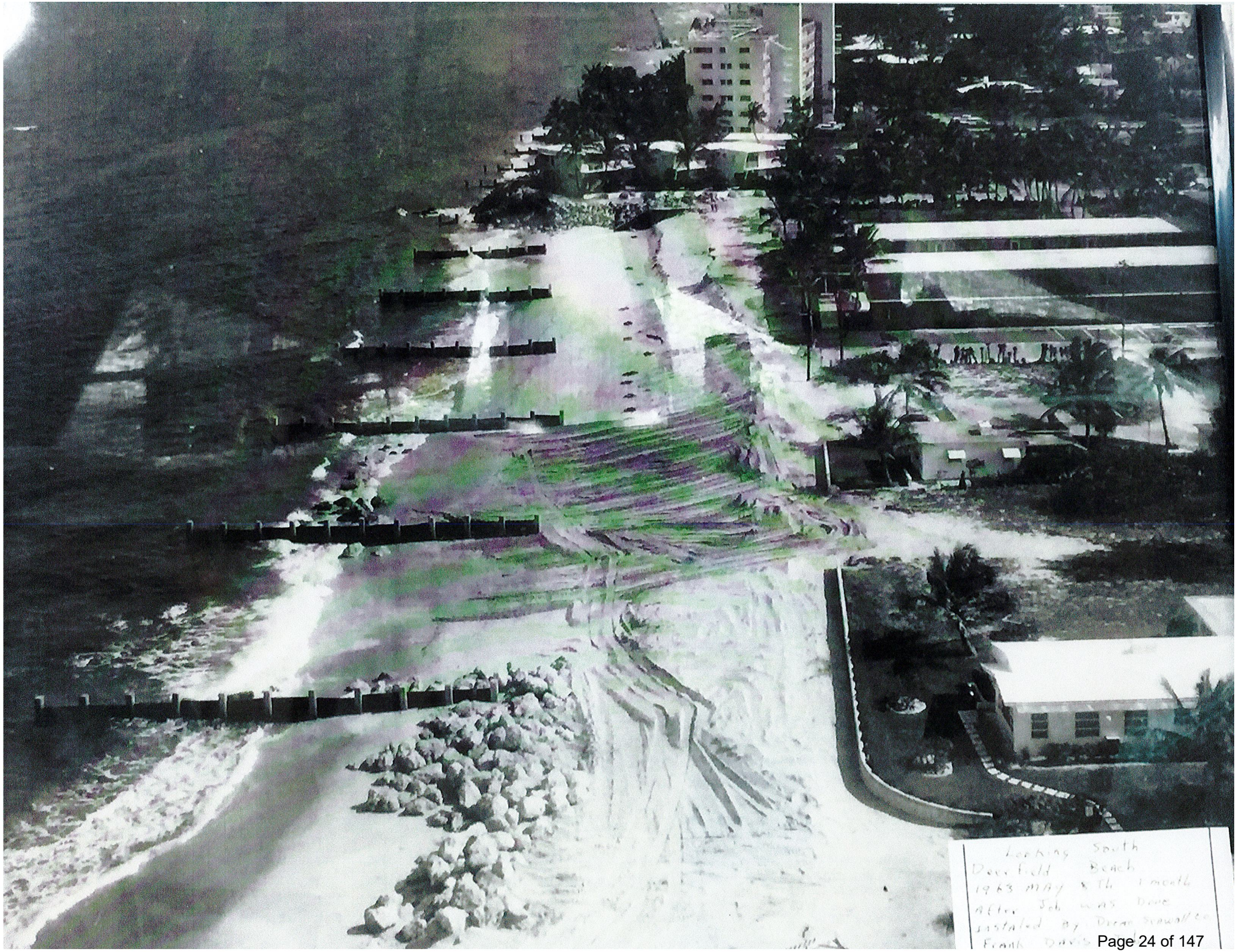
30,000 Total

Located in Hillsboror Beach

16, Bocce Ball

1205/1206 Possible Sale




Looking South
Deerfield Beach
1983 May 8th 1 month
After Job was Done
installed by Dream Seawall co
Frank Davis

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: **Town Investment Report and Future Outlook**
Presented by John Mousseau, Cumberland Advisors
Submitting Dept: **Town Clerk, Sherry Henderson, Town Clerk**
Agenda Date: **June 3, 2025**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Town of Hillsboro Beach_John Mousseau 2025

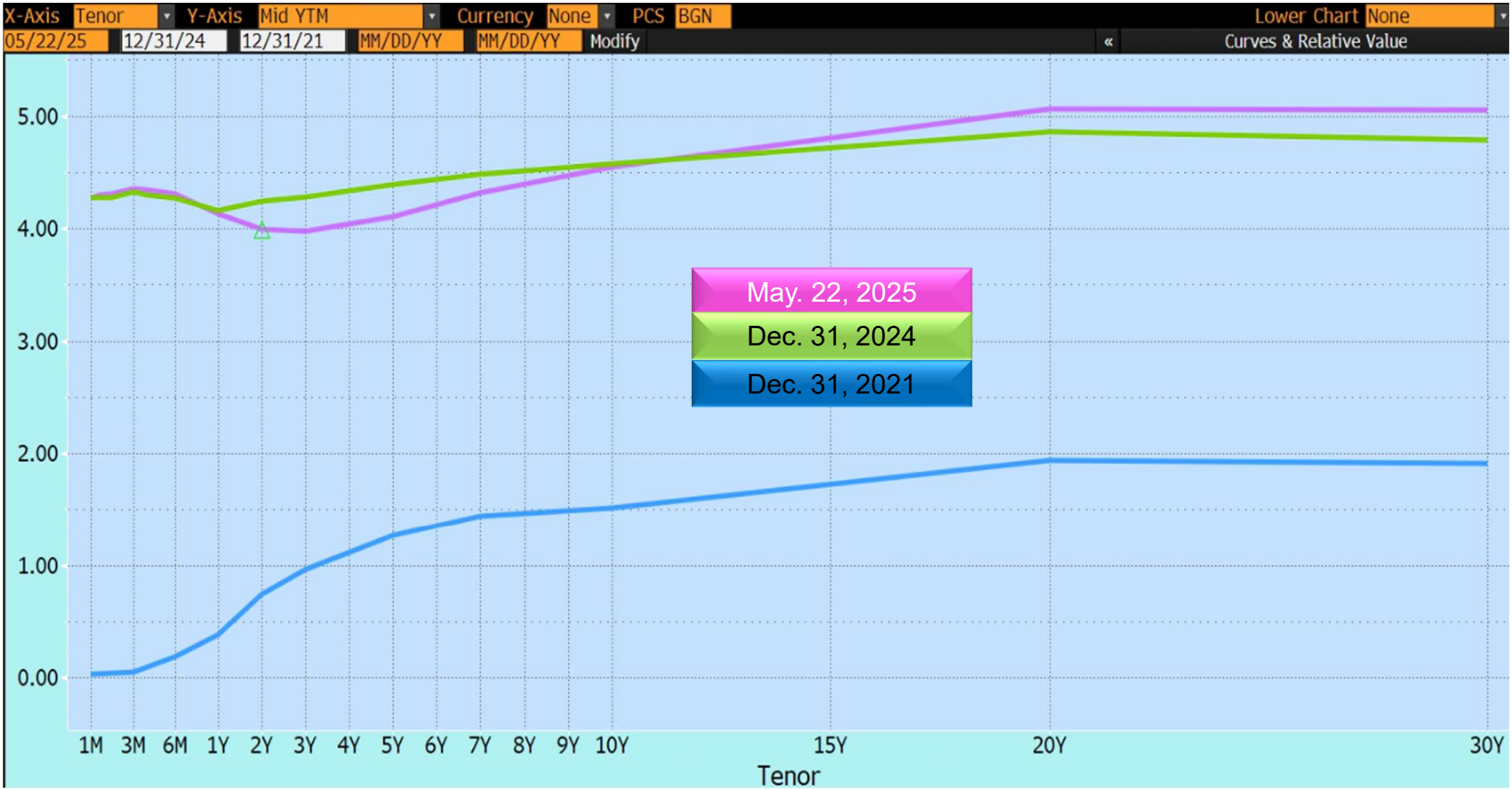
CUMBERLAND
ADVISORS

Town of Hillsboro Beach
6-3-25

Trump Betting and the Bond Market

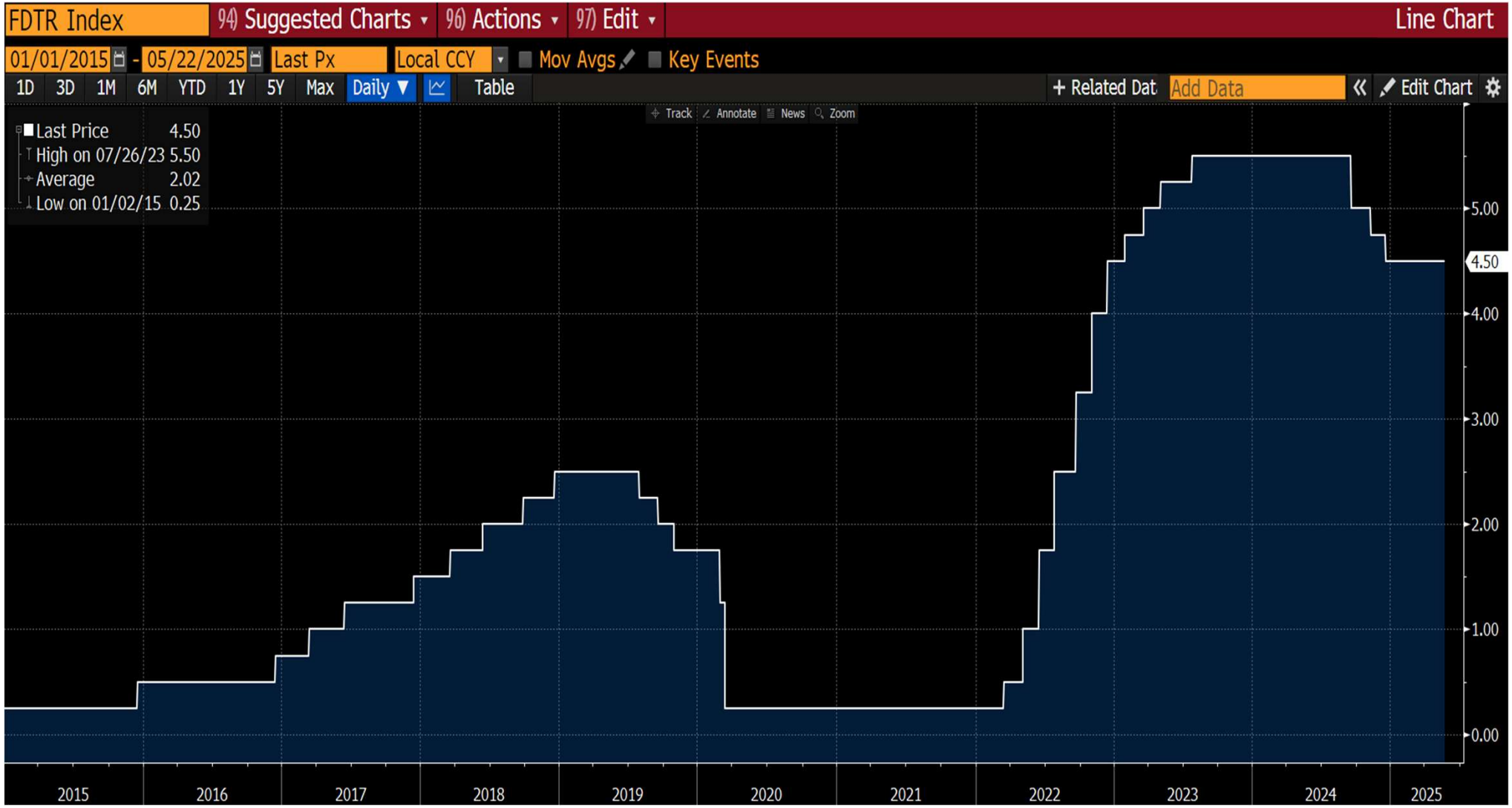
Courtesy of Bianco Research, LLC

Treasury Yield Curves 2021 to Now



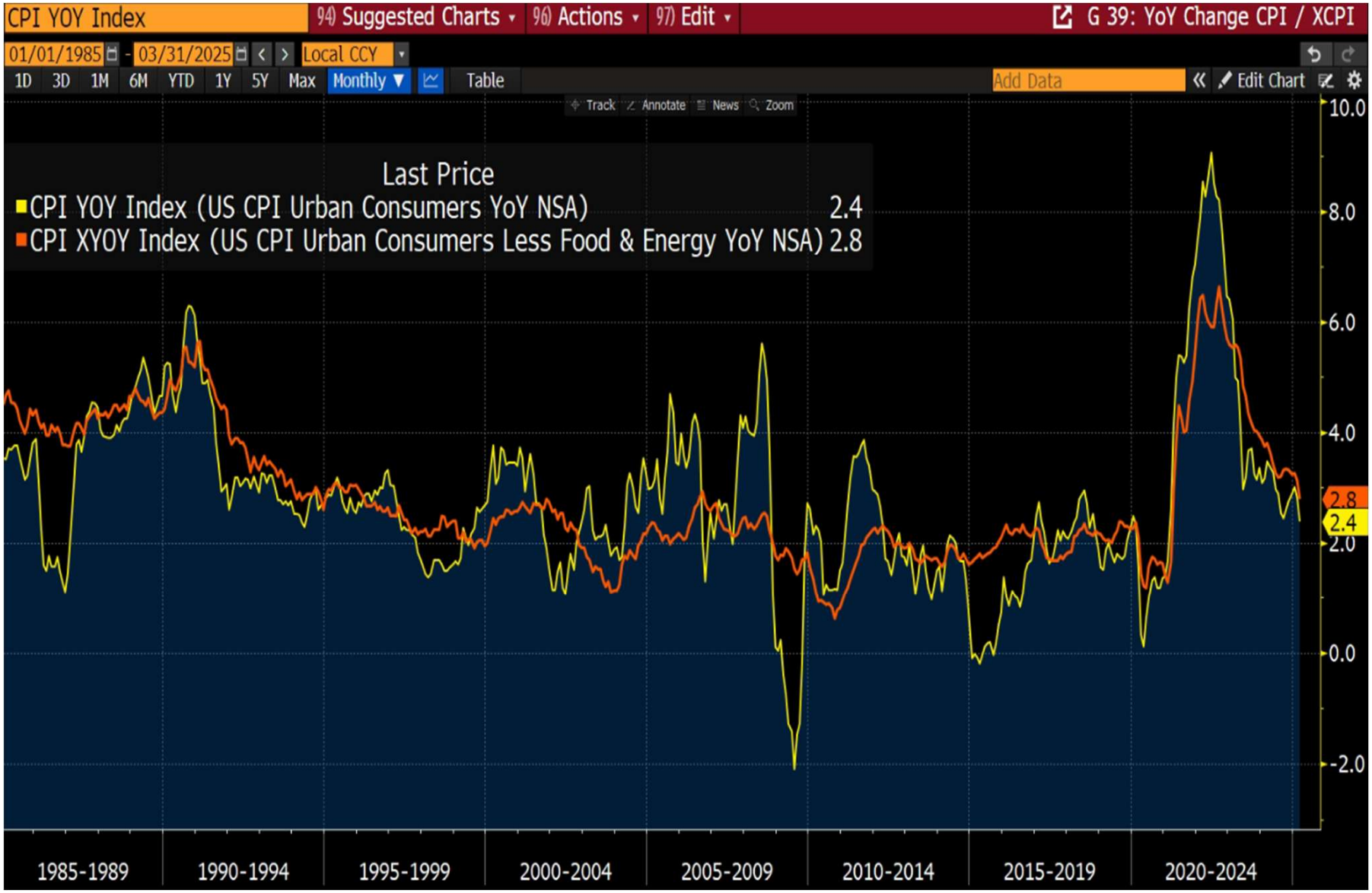
Source: Bloomberg

Fed Funds Target Rate - Upper Bounds, Last 10 Years



Source: Bloomberg

Year-Over-Year Change in CPI



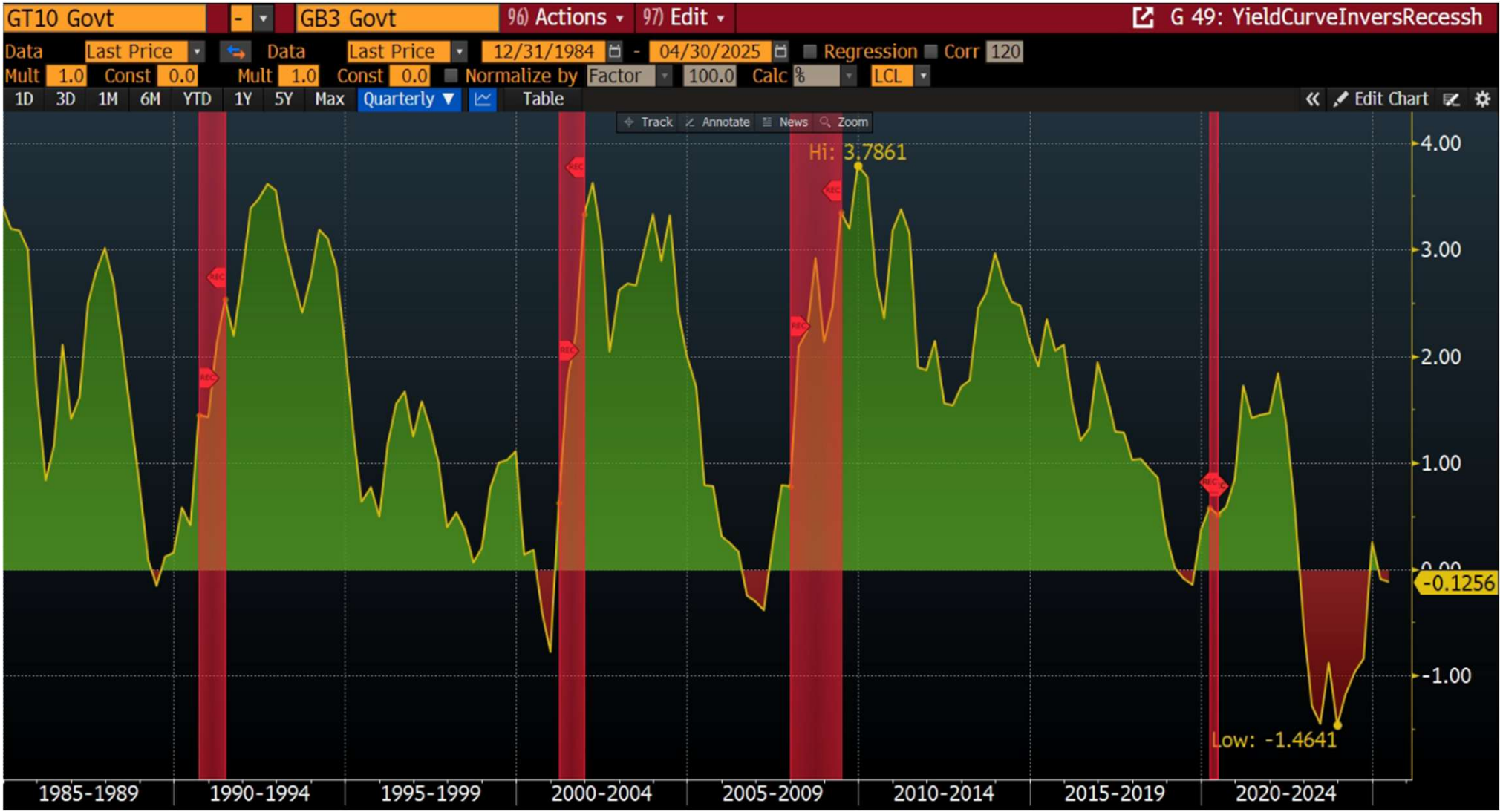
Source: Bloomberg

Inflation Measures over 1 year, 6 months & 3 months, October 2024 Through April 2025

	One Year	6 Months Annualized	3 Months Annualized
Headline CPI – Oct.	2.6	1.4	2.4
Core CPI – Oct.	3.3	2.8	3.7
Headline CPI – Nov.	2.7	2.0	2.8
Core CPI – Nov.	3.3	3.0	3.7
Headline CPI – Dec.	2.9	3.0	3.7
Core CPI – Dec.	3.2	3.3	3.3
Headline CPI – Jan.	3.0	3.7	4.9
Core CPI – Jan.	3.3	3.7	3.7
Headline CPI – Feb.	2.8	3.7	4.9
Core CPI – Feb.	3.1	3.5	3.3
Headline CPI – Mar.	2.4	3.0	2.4
Core CPI – Mar.	2.8	3.0	2.8
Headline CPI – Apr.	2.3	3.0	1.2
Core CPI – Apr.	2.8	2.8	2.0

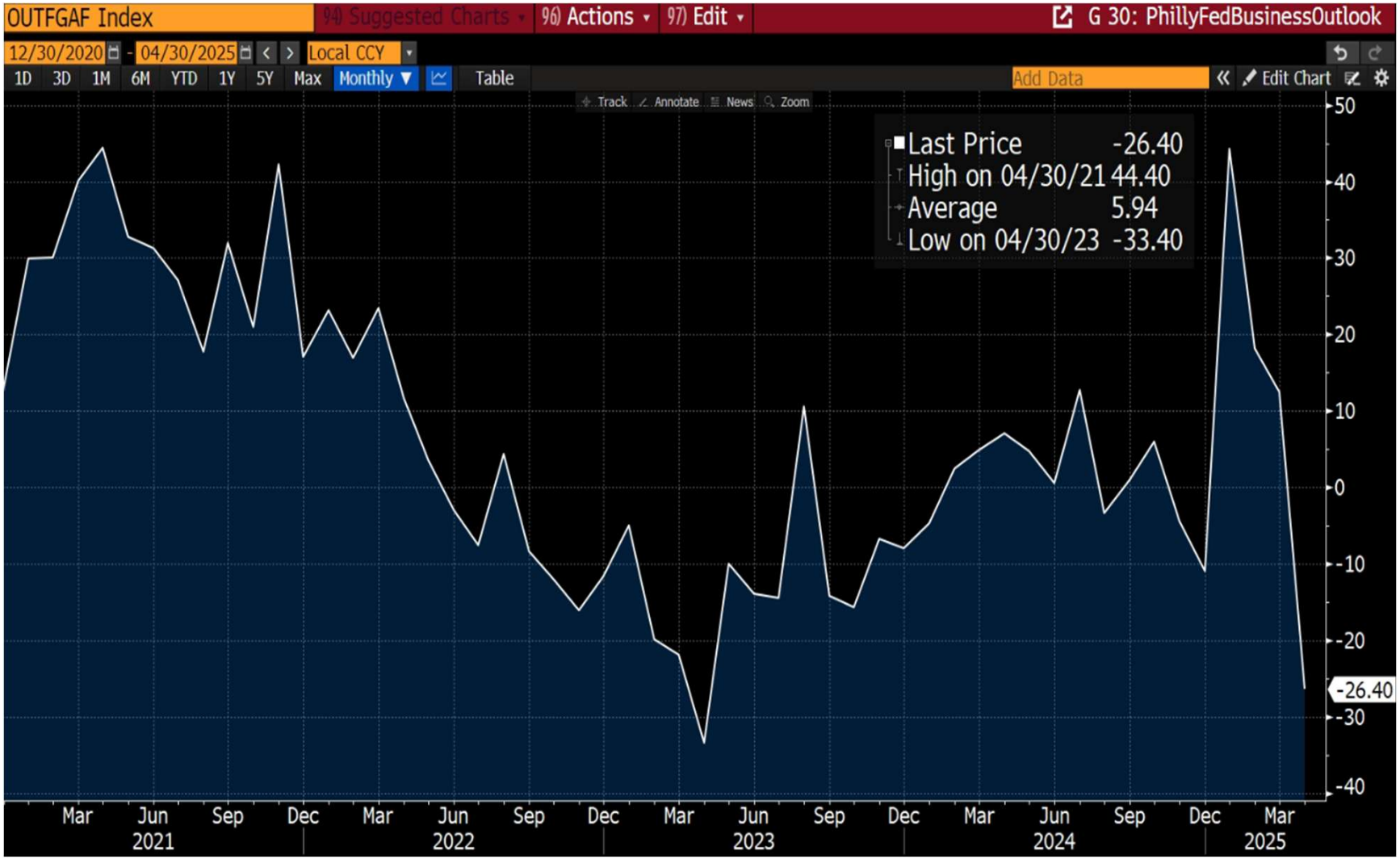
Source: Bloomberg

Yield Curve Inversions Lead Recessions



Source: Bloomberg

Philadelphia Fed Business Outlook Survey, Dec '20 - Now



Source: Bloomberg

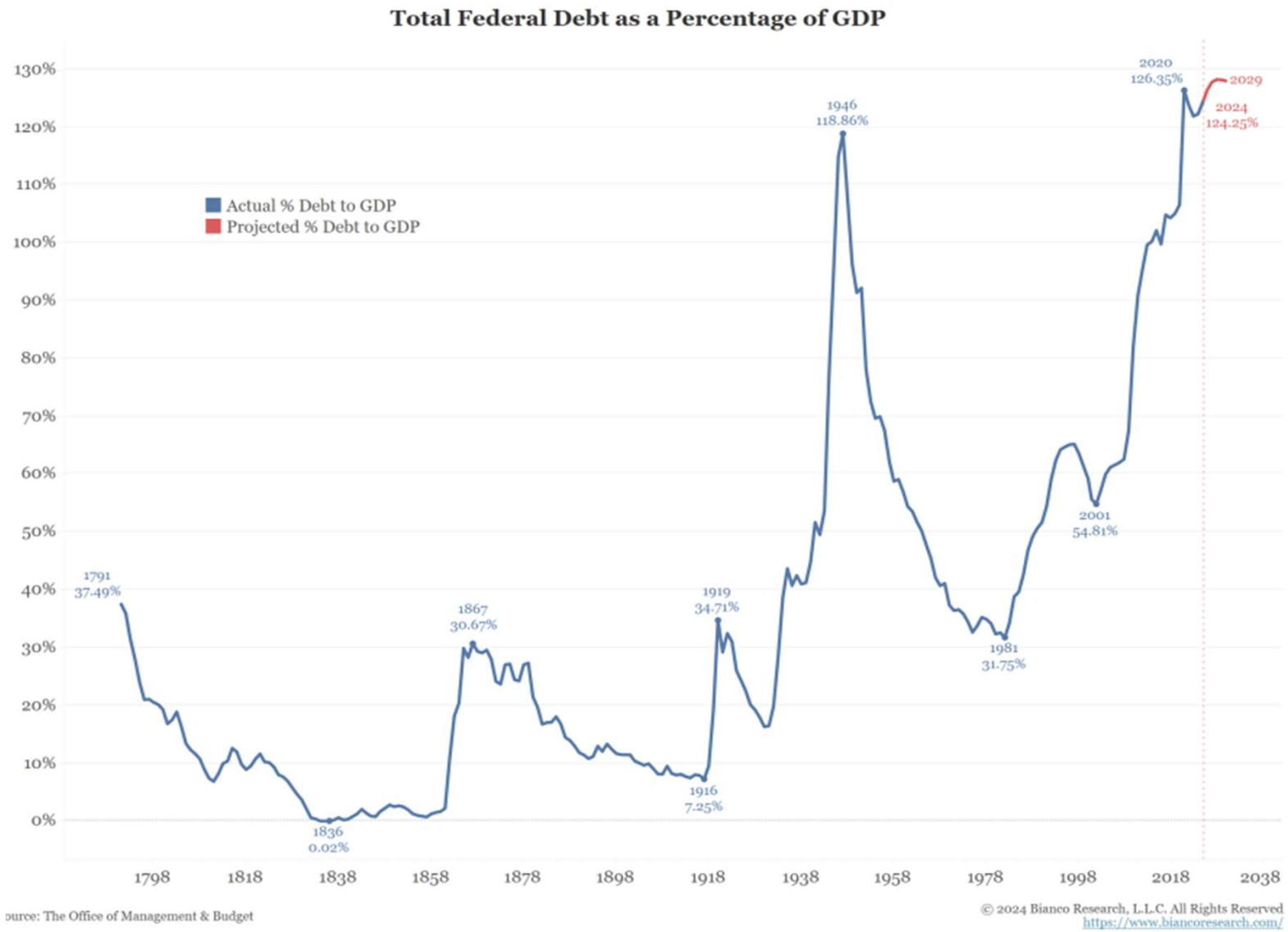
Dallas Fed Manufacturing Outlook, Dec '20 - Now

Source: Bloomberg

10-year Treasury and Core CPI

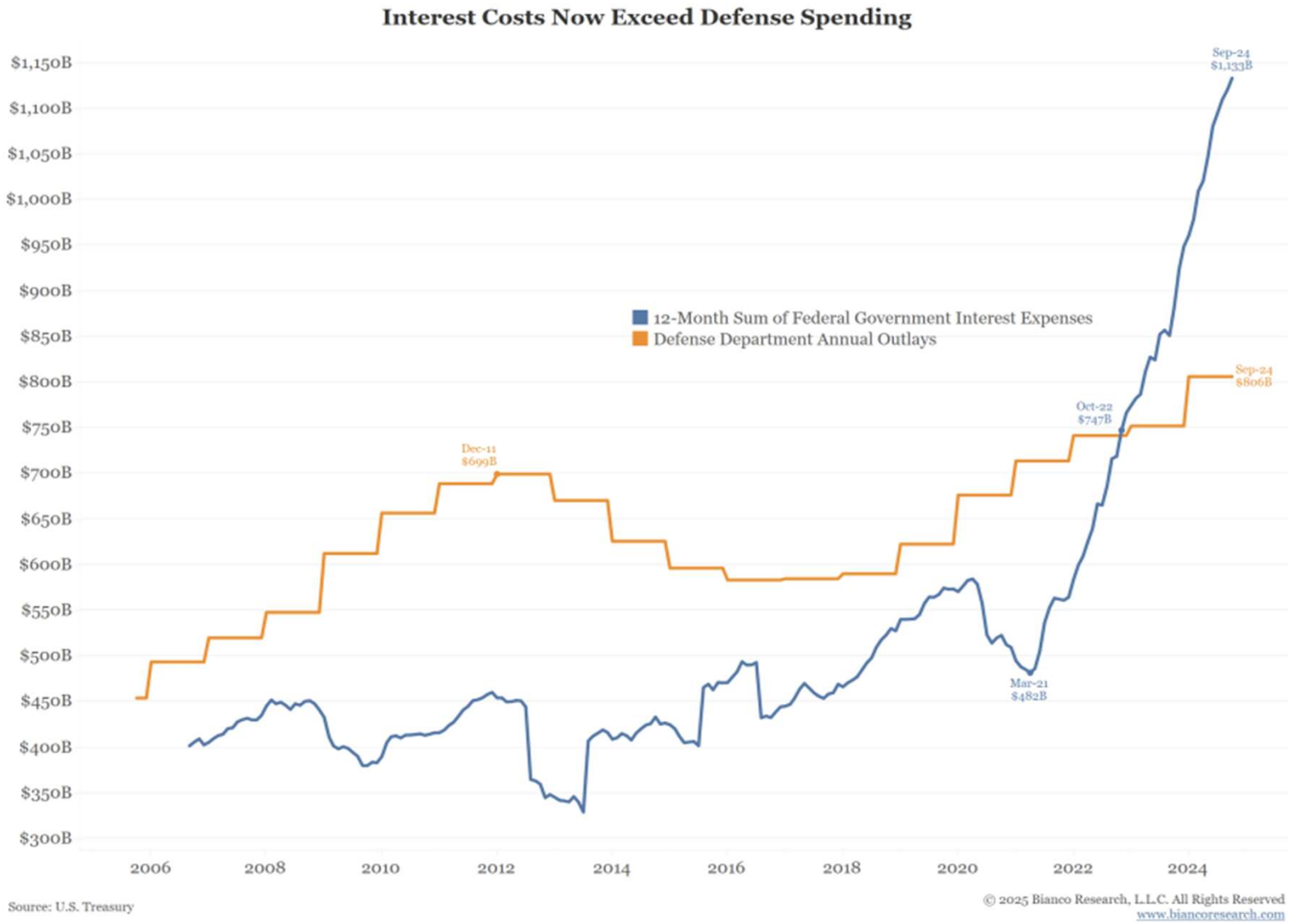
Source: Bloomberg

Total Federal Debt as a Percentage of GDP



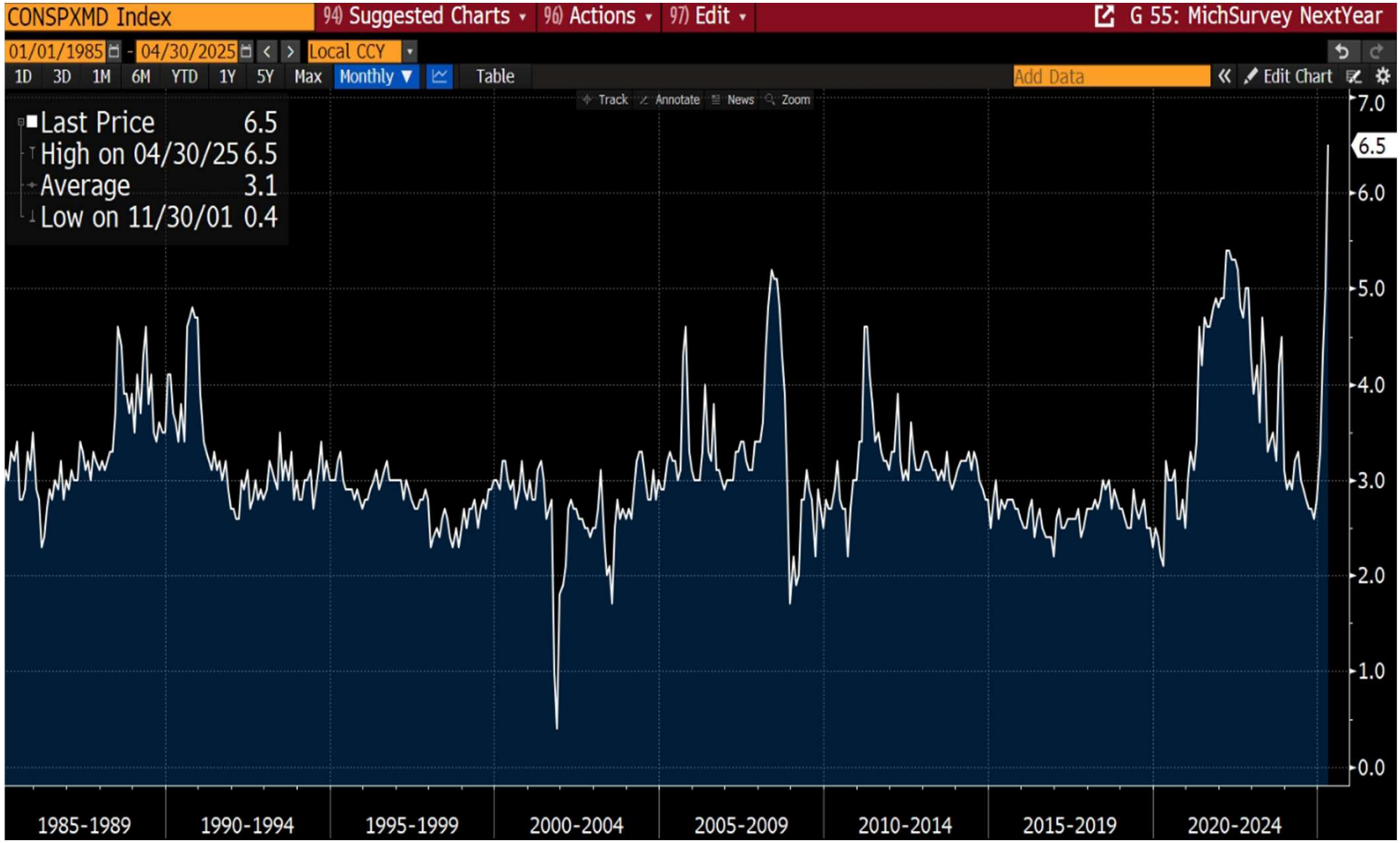
Courtesy of Bianco Research, LLC

Interest Costs and Defense Spending



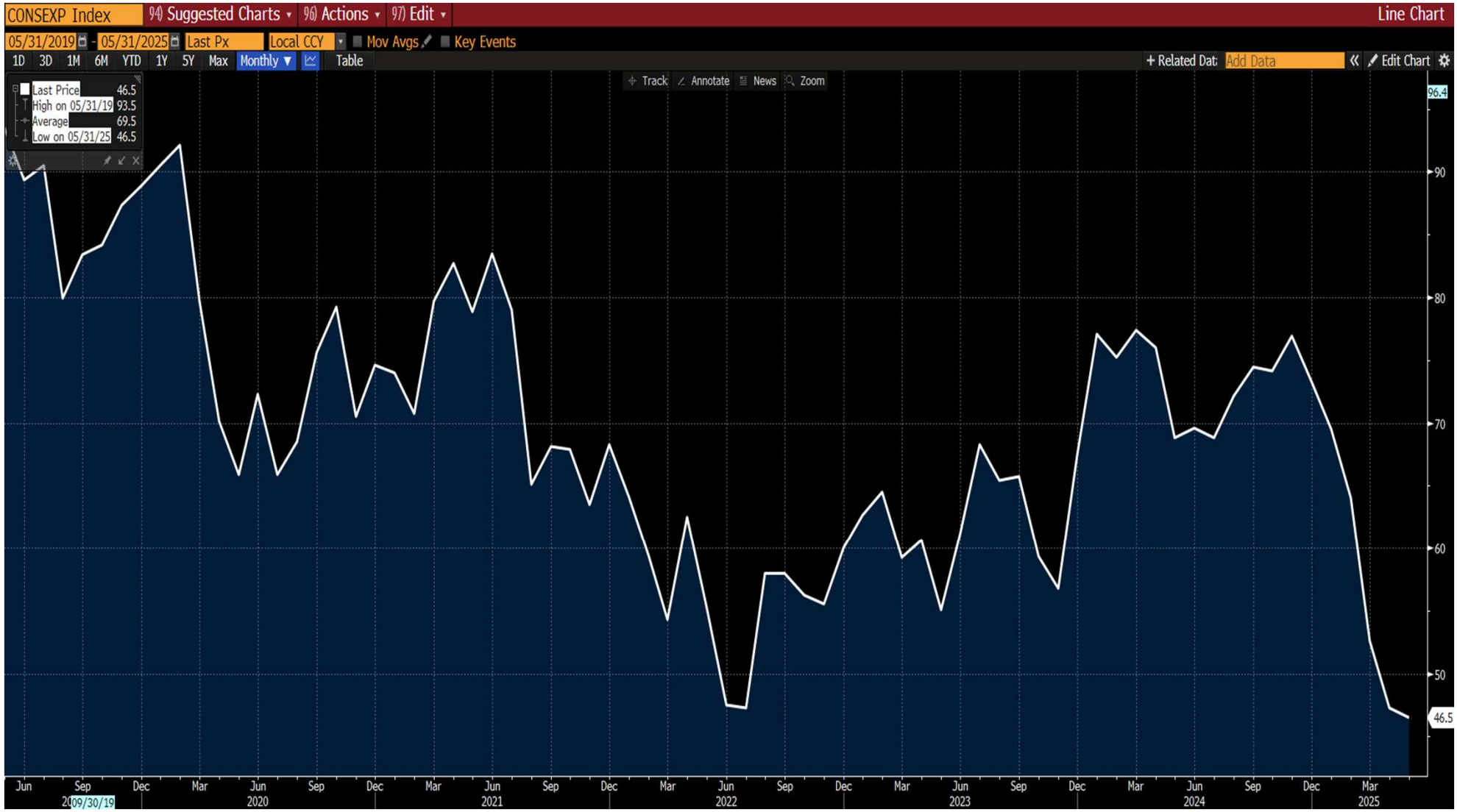
Courtesy of Bianco Research, LLC

University of Michigan Survey: Expected Change in Prices During Next Year



Source: Bloomberg

University of Michigan Sentiment Index



Source: Bloomberg

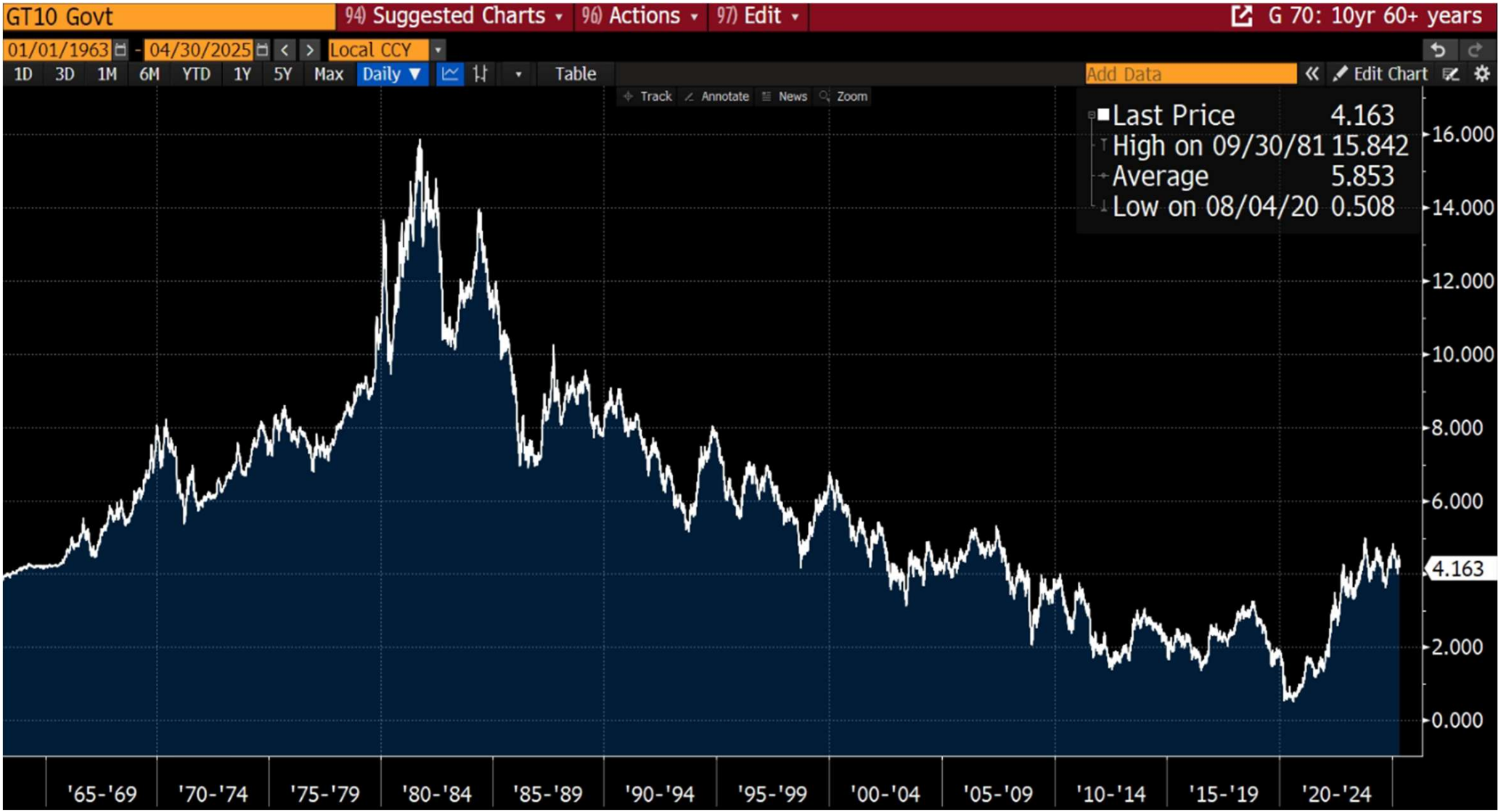
Investment Grade Corporate Spreads

Source: Bloomberg

2-Year & 10-Year Treasury Yield, 5 years

Source: Bloomberg

62 Years of Government Yields



Source: Bloomberg

Disclosure

All material presented is compiled from sources believed to be reliable. However, accuracy cannot be guaranteed. Past performance is no guarantee of future results. All investments involve risk including loss of principal. Fixed income investments are subject to interest rate and credit risk.

CUMBERLAND
ADVISORS

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: June 3, 2025
SUBJECT: Site Plan Amendment
LOCATION: 987 Hillsboro Mile

This Agenda report is regarding a Site Plan Amendment request for the property located at 987 Hillsboro Mile (HM) submitted to the Town, in conjunction with an application for a variance, on May 5, 2025. The Property Owners, Mark & Tiffany Berch (Applicants), and their authorized agent, Nectaria M. Chakas, Esq., are requesting approval of a site plan amendment, in accordance with Section 12-48(B)(8) of the Land Development Code (Code) to show the location of a proposed generator, located at 987 HM. The property is within the RS-2 Single-Family residential district.

Background

The Applicants are seeking to place a generator in their north side yard area, adjacent to the north property line and a six (6) foot wall adjacent to the neighboring property at 989 HM. Placement of the generator is required to be shown on a site plan, pursuant to section 12-48(B)(8), and requires prior approval of a variance for encroachment in the side yard of a property (violating Section 12-124 of the Town Code, entitled "Yard regulations").

987 Hillsboro Mile – Location of proposed generator

The existing property, located at 987 Hillsboro Mile, is a single lot totaling roughly 30,981 square feet (0.71 acres).

The Applicants initially received site plan approval from the Town Commission on November 1, 2022. This was in conjunction with building permit applications submitted to the Town in regards to a remodel of the existing house at 987 HM, with modifications to the lot that required site plan approval by the Commission. On May 7, 2024, due to the revisions to building permits and changes to the original approved site plan, the Applicants received approval of a site plan amendment. This site plan did not indicate the location of a generator, due to the Applicants' interest in receiving approval of other changes to their site plan, and staff's indication that the proposed amended site plan would not be approved (without a variance) due to the Applicants' interest in placing the generator within the side yard. The generator was not shown on the amended site plan that was approved in 2024.

Site Plan Review and Comments

The Consultant Planner reviewed the site plan application submitted on May 5, 2025 with the Town's Land Development Regulations. The proposed site plan only includes one change, the placement of the generator in the north side yard area. Please find below the applicable section of the Town Code and the Planner's determination. The item requiring variance relief is shown in **red** font:

STANDARDS / RESULTS

Town of Hillsboro Beach Zoning Code, Applicable Requirements

Sec. 12-124. - Yard regulations.

Residential	**Requirements**	**Proposed**
Side yard	Not less than 15 feet measured from the roof overhang, or 6 inches per foot of building height, whichever is greater *Encroachments into side yards:* Generators and athletic play areas shall not be permitted in the minimum required side yard, and their location or future proposed location shall be provided on a site plan.	Existing structure (to remain) side yard setbacks shown as 15' and 15' respectively. Generators are not permitted within the side yard.

Staff Recommendation

Based on the analysis of the Town code's requirements, and the modification to the site plan, the Consultant Planner recommends approval of the amended site plan, provided that a variance has been previously approved to allow a generator in the side yard area.

LOCHRIE & CHAKAS P.A.

699 N. Federal Highway, Suite 400
Fort Lauderdale, Florida 33304
Direct Dial: 954.779.1123
Email: NChakas@lochrielaw.com
Main Phone: 954.779.1119
Fax: 954.779.1117

May 5, 2025

RECEIVED
MAY 05 2025
5/5/2025

TOWN OF HILLSBORO BEACH
1210 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

Hand Delivered
Sherry D. Henderson, CMC, Town Clerk
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, Florida 33062

Re: 987 Hillsboro Mile – Site Plan Application Submittal

Dear Ms. Henderson:

Enclosed with this letter, please find the following documents:

1. Development Application;
2. 2 original signed and sealed sets of plans;
3. 2 Narrative;
4. Letter of Support;
5. Agent Authorization Letter;
6. USB – Electronic copy of plans; and
7. Check 1430 in the amount of $2,000.

If you should have any questions, please do not hesitate to contact me.

Very truly yours,

Nectaria Chakas

Nectaria M. Chakas

NMC/em
Enclosures

SITE PLAN
APPLICATION

TOWN OF HILLSBORO BEACH
1210 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
PHONE (954) 427-4011 • FAX (954) 427-4834
www.townofhillsborobeach.com

DEVELOPMENT APPLICATION

Submittal Date: _____ Zoning Board Meeting Date: _____

Property Control # 4849 20 00 0130 Town Commission Meeting Date: _____

PROPERTY OWNER(S)			AUTHORIZED AGENT		
NAME: Mark and Tiffany Berch			NAME: Nectaria M. Chakas, Esq. | Lochrie & Chakas, P.A.		
ADDRESS: 379 Mizner Lake Estates Dr. Boca Raton, FL 33432			ADDRESS: 699 N. Federal Highway, Suite 400 Fort Lauderdale, FL 33304		
PHONE: - - -	CELL: 561-843-7893		PHONE: 954-779-1123	CELL: - - -	
E-MAIL Mark.Berch@svcfin.com	FAX: - - -		E-MAIL NChakas@LochrieLaw.com	FAX: - - -	

APPLICANT'S CERTIFICATION

(I) Nectaria M. Chakas ~~(owner) (architect) or~~ (authorized agent) affirm and certify that I understand and will comply will all provisions and regulations of the Town of Hillsboro Beach Florida. I certify that all drawings and specifications for buildings or structures costing $5,000 or over for commercial buildings or $10,000 for residential building must be drawn or verified by a state registered architect or engineer and his seal of office imprinted thereon. Additionally, I certify that the drawings that the drawings and specifications show full compliance and do fully comply with the Zoning Code. I understand that if any drawings or specifications are not in full compliance, the application will be rejected. If approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Hillsboro Beach and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Code. I further certify that all statements and diagrams submitted herewith are true and accurate to the best of my knowledge and belief. Further, I understand that this Application and attachments become part of the Official Records of the Town of Hillsboro Beach, Florida, and are not returnable.

Nectaria Chakas
Signature

Nectaria Chakas
Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 1 day of May 20 25, by Nectaria Chakas as Authorized Agent/Attorney for 987 Hillsboro Mile, Hillsboro Beach, FL

Personally know X or has produced identification _____. Type of Identification _____

Notary Signature

Elizabeth Mendez
Print Notary Name

ELIZABETH MENDEZ
Notary Public - State of Florida
Commission # HH 373260
My Comm. Expires Apr 21, 2027
Bonded through National Notary Assn.

CHECK BELOW WHERE APPLICABLE

	FINAL PLAT - $1,000.00		REZONING - $3,500.00
	LAND USE PLAN AMENDMENT - $3,500.00		SITE PLAN REVIEW - $2,000.00
	PRELIMINARY PLAT - $1,000.00		VARIANCE – $1,050.00

Hillsboro Beach Town Code Sec. 12.1.3d provides for the collection of service charges or fees, consultant review fees, etc. for the administrative processing and review of applications for development permits submitted to the Town for review and approval. The owner, architect or other authorized agents are urged to attend the Zoning Board of Appeals and Town Commission meetings. Each applicant must familiarize himself with the criteria and procedures. **If all required information is not presented with this application by the submittal date, the project will not be placed on the agenda for review and consideration.** PLEASE NOTE: THE FEES LISTED ABOVE ARE **ADMINISTRATIVE FEES ONLY**. YOU WILL BE BILLED BY THE TOWN OF HILLSBORO BEACH FOR ANY AND ALL ADDITIONAL EXPENSES WHICH WILL BE INCURRED BY THE TOWN THROUGH THE SERVICES OF THE TOWN ENGINEER/PLANNER, LEGAL ADVERTISING, REBUTTALS, CONSULTATION AS WELL AS POSTAGE FOR MAILINGS AND COURIER SERVICES RELATED TO YOUR PROJECT.

Items Required for Submittal: Must be submitted **30 days prior** to the Town Commission Meeting date.

1. This application and all applicable fees
2. Narrative letter describing the request
3. Letters from each adjoining property owners (with approvals, if possible) – Variance Application only
4. Approval letter from the Association and minutes (when applicable)
5. Agent's authorization letter (when applicable)
6. 1 electronic copy and 2 signed and sealed – Plans are to be standard architectural size
7. 1 set of plans for the City of Deerfield Fire Inspector / Plans Examiner (when applicable)

Code References: (All sections are available for viewing and printing n the website)

- Chapter 12 – Division 1. General Provisions
- Chapter 12 – Division 2. Development Review Requirements
- Chapter 12 – Division 3. Platting and Subdivision Regulations
- Chapter 12 – Division 4. Site Plan Procedures & Requirements
- Chapter 12 – Division 5. Zoning

GENERAL DATA

Project Location: 987 Hillsboro Mile District: RS-2

Proposed Zoning: no change

Existing Comprehensive Plan Designation: Residential Low (2 dwelling units per acre)

Proposed Comprehensive Plan Designation: No change

Existing Land Use: Single Family

Proposed Land Use: Single Family

Total Site Area: East parcel: 30,978 ~~West Parcel: 1,214~~ Sq. Ft. East Parcel: 0.711 West Parcel: 0.028 Acres

Flood Zone Category: AE, X and VE

Is site currently serviced by public water? Yes ☒ No ☐

Is site currently serviced by public sewer? Yes ☒ No ☐

Describe briefly the nature of any improvements presently located on the subject property. Single family home under construction

Describe the type of operation or business proposed; or the proposed construction. N/A

Estimated construction cost: _____

Describe in detail the phasing of the proposed development.

Construction is under one phase.

State the reasons or basis for the Approval request, and explain why this request is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances must be addressed. (Attach a separate Justification Statement if insufficient space.)

The proposed single family residence is consistent with the zoning requirements, subject to approval of the location of the generator in the side yard setback. See narrative for additional details.

Has any previous Application been filed within the last year in connection with the subject property?

Yes ☐ No ☐ If yes, briefly describe the nature of the Application.

Yes, site plan application approved on 11/1/2022 and amendments approved on 5/7/2024 by Town Commission.

Has a site plan been previously approved by the Town Commission for this property?

Yes ☒ No ☐ If yes, please note date of previous approval. 11/1/2022 and 5/7/2024

(A) Every general contractor or other person being issued a building permit, shall deposit with the Town Clerk a bond in the amount of $500 per each $100,000 with a minimum of $1,000 for any complete new building or an addition to existing building. The bond shall be in the form of a cashier's check.

(B) By the deposit of the funds the contractor authorizes the Town of Hillsboro Beach, through its proper officials, to expend all or any portion of the bond to effect cleanup, during and after construction, if not satisfactorily performed by the contractor or person. Subsequent to the satisfactory cleanup of the vicinity of the construction, unused funds in whole or in part will be refunded to the contractor or person.

(C) (1) It shall be the duty of the general contractor or other person receiving the permit to see that the premises and adjoining public areas shall be policed at all times during and after construction to prevent debris from being discarded on adjoining properties.

(2) The DRO or the DRO's designate shall certify in writing to the Town Commission his or her determination and recommendation. The building plans and specifications shall be approved by the Town Commission prior to the issuance of a building permit. (1976 Code, CH. 12, Div. 5, Art. XV § 9)

LOCHRIE & CHAKAS P.A.

699 N. Federal Highway, Suite 400
Fort Lauderdale, Florida 33304
Direct Dial: 954.779.1123
Email: NChakas@lochrielaw.com
Main Phone: 954.779.1119
Fax: 954.779.1117

May 5, 2025

Graham Long, AICP
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

RE: SITE PLAN AMENDMENT - Berch Residence - 987 Hillsboro Mile

This Firm represents Mark and Tiffany Berch ("Applicants"), the owners of the single family home located at 987 Hillsboro Mile ("Property") located in the RS-2 zoning district. An aerial of the Property is shown below.

The Applicants purchased the Property on August 5, 2021, and thereafter, retained an architect and contractor to begin renovations. The Applicants are submitting this application to amend the previously approved site plan (approved on 11/1/2022 and amended on 5/7/2024) to show a generator in the north side setback. The placement of the generator in the north side setback is the subject of a variance application concurrently filed with this application for site plan amendment. Both the variance application and this application are expected to be considered in the same day. Other than the generator location, the plans have not changed since the 5/7/2024 approval of the site plan.

We trust this information is sufficient to place this item on the Town Commission agenda for consideration. Should you require additional information in order to fulfill this request, please feel free to contact me.

Sincerely,

Nectaria Chakas

Nectaria M. Chakas, Esq.

Sherry D. Henderson, CMC City Clerk
City of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Re: Permitting for property located at 987 Hillsboro Mile identified by folio number 484320000130 in the City of Hillsboro Beach, FL 33062 ("Property")

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to property referenced above.

Sincerely,

MARK BERCH

By: _____
Date: 4-1-2025

STATE OF Florida)
) ss
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me, by means of (check one): X physical presence or ____ online notarization, this 1st day of April, 2025 by MARK BERCH who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of April, 2025.

_____
Notary Public
Jaclynn Johnston-Gunning
Typed, printed or stamped name of Notary Public

My Commission Expires:

Jaclynn Johnston-Gunning
Notary Public
State of Florida
Comm# HH633914
Expires 3/11/2029

TIFFANY BERCH

By: _____
Date: 04/01/2025

MARK BERCH
TIFFANY BERCH
City of Hillsboro Beach Authorization Letter

STATE OF Florida)
) ss
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me, by means of (check one): X physical presence or ____ online notarization, this 1st day of April, 2025 by TIFFANY BERCH who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of April, 2025.

Notary Public

Jaclynn Johnston-Gunning
Typed, printed or stamped name of Notary Public

My Commission Expires:

Jaclynn Johnston-Gunning
Notary Public
State of Florida
Comm# HH633914
Expires 3/11/2029

ZACHARY AND MARITZABEL THOMAS
989 Hillsboro Mile
Hillsboro Beach, FL 33306

Graham Long, Development Planner
TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

RE: Letter of Support for variance request filed by Mark and Tiffany Berch relating to 987 Hillsboro Mile

Dear Mr. Long,

We are the owners of the property located immediately north of the property which is the subject of the variance request. It is our understanding that our neighbors, Mark and Tiffany Berch, are requesting a variance to allow their generator to be placed in the north side setback. As the neighbors most impacted by this request, we are writing to express our **support** for their variance request and urge the City to approve the variance request.

Sincerely,

Zachary Thomas

Maritzabel Thomas

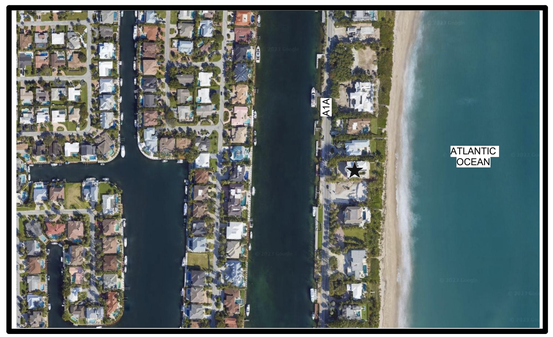
Date: 4/22/25

BERCH RESIDENCE - VARIANCE AND SITE PLAN AMENDMENT

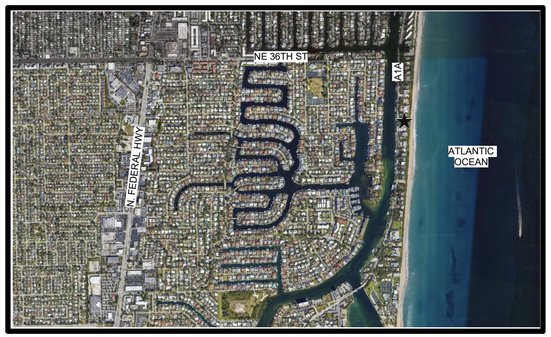
TABLE OF CONTENTS

- SURVEY
- SITE PLAN AND GENERATOR PLAN
- PHOTOS OF EXISTING AND RENDERINGS

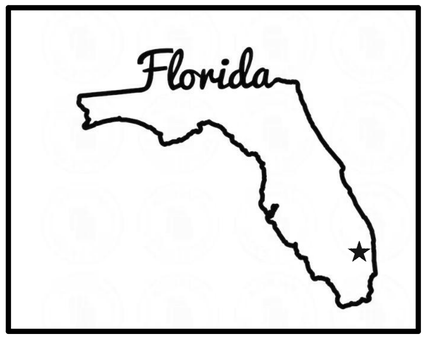
LOCATION PLAN:



VICINITY MAP:



STATE:



Andrew Dunlap
ANDREW@D3FLORIDA.COM
754.207.2002
Architectural Design

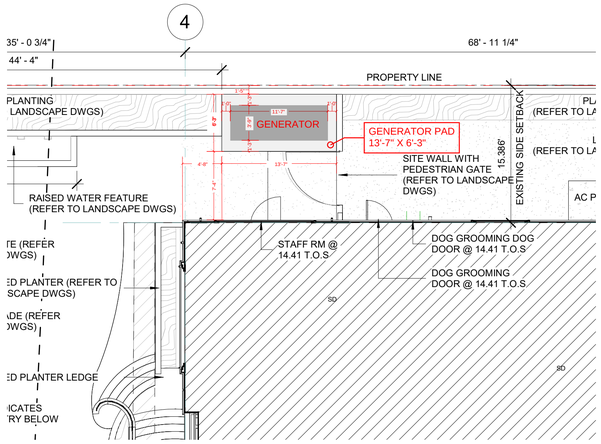
REVISIONS

#	DESCRIPTION	DATE

PROJECT
BERCH RESIDENCE REMODEL
PROJECT
987 HILLSBORO MILE
HILLSBORO BEACH, FL
33062
D3 PROJECT NUMBER:
23008

SHEET NAME
COVER

SHEET NO.
A0.0



2 ENLARGED GENERATOR PLAN

1/8" = 1'-0"

The Kohler® Advantage

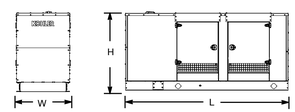
- **High Quality Power**
  Kohler generators provide advanced voltage and frequency regulation along with ultra- low levels of harmonic distortion for excellent generator power quality to protect your valuable electronics.
- **Fast Response**
  Kohler's Fast- Response® X excitation system delivers excellent voltage response and short- circuit capability Using a rare- earth permanent magnet (PM)- excited alternator.
- **Extraordinary Reliability**
  Kohler is known for extraordinary reliability and performance and backs that up with a 5- year/2000- hour basic warranty.
- **Quiet Operation**
  Kohler home generators provide quiet, neighborhood friendly performance.

Dimensions and Weights

Overall Size, L x W x H, mm (in.) :
3525 x 1154 x 1665 (138.8 x 45.4 x 65.5)

Weight, wet, kg (lb.):

With steel sound enclosure	1616 (3562)
With aluminum sound enclosure	1515 (3340)



PROJECT DATA

PROJECT TITLE:

BERCH RESIDENCE REMODEL

PROJECT ADDRESS:

987 HILLSBORO MILE, HILLSBORO BEACH, FL 33062

SCOPE OF WORK:

A RECONSTRUCTED FOUR (4) STORY SINGLE FAMILY RESIDENCE OVER A PARTIAL EXISTING FOUNDATION SHALL INCLUDE A NEW DRIVEWAY WITH GATE, SITE AND PLANTER WALLS, WATER FEATURES, AND A POOL (BY OTHERS). LEVEL III ALTERATION.

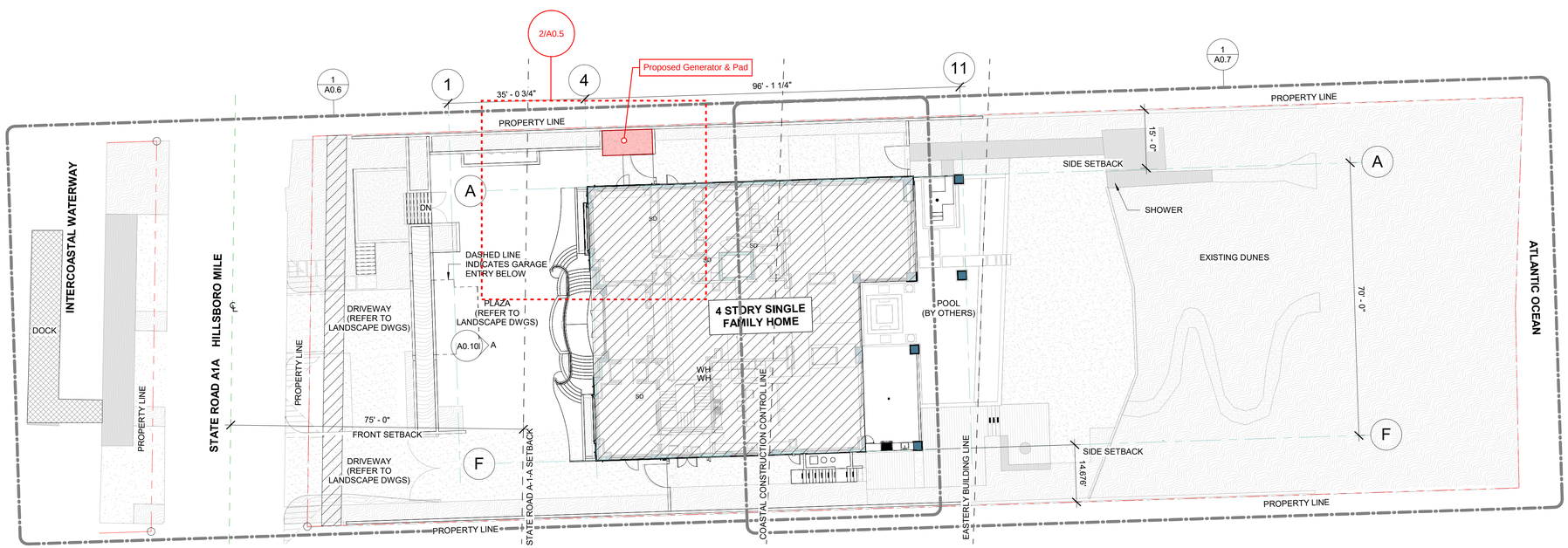
CODE REFERENCE:

CITY	HILLSBORO BEACH, FL. MUNICODE
BUILDING:	FBC 7TH EDITION 2020
ELECTRICAL:	NEC 2017

ZONING:

PARCEL ID:	484320000130
PROPERTY OWNER:	BERCH, MARK BERCH, TIFFANY
JURISDICTION:	TOWN OF HILLSBORO
DISTRICT ZONE:	RS-2
LEGAL DESCRIPTION:	20-48-43 N 100 OF S 3632 OF THAT PART OF GOV LOT 1 LYING E OF INTRA- COASTAL WATERWAY
FLOOD ZONE:	VE (EL9) AND AE(EL5) SPECIAL FLOOD HAZARD AREA
FEMA PANEL:	12011C0189H
FUTURE BASE ELEVATION	+9' + 1' FB = 10' FIN FLOOR MIN.

BASE FLOOD ELEVATION OR DEPTH: N/A NAVD 1988



1 SITE PLAN OVERALL

1/16" = 1'-0"

DUNLAP D3

Andrew Dunlap
ANDREW@D3FLORIDA.COM
754.207.2002
Architectural Design

REVISIONS

#	DESCRIPTION	DATE

PROJECT

BERCH RESIDENCE REMODEL

PROJECT

987 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

D3 PROJECT NUMBER:

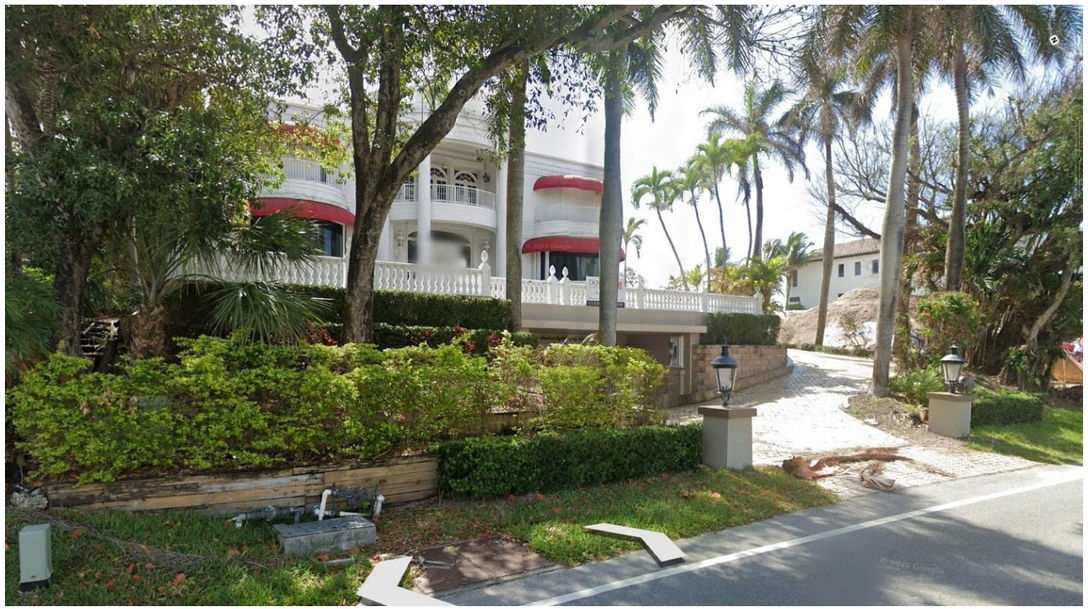
23008

SHEET NAME

SITE PLAN

SHEET NO.

A0.5

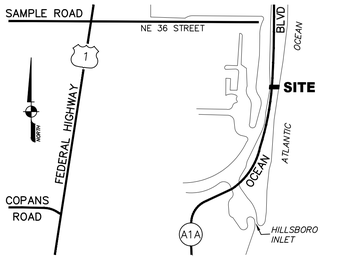


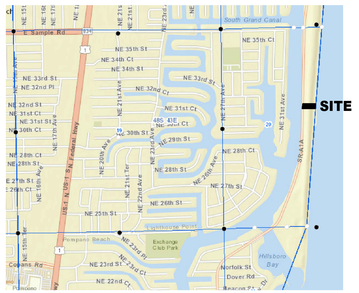
EXISTING

PROPOSED

EXISTING

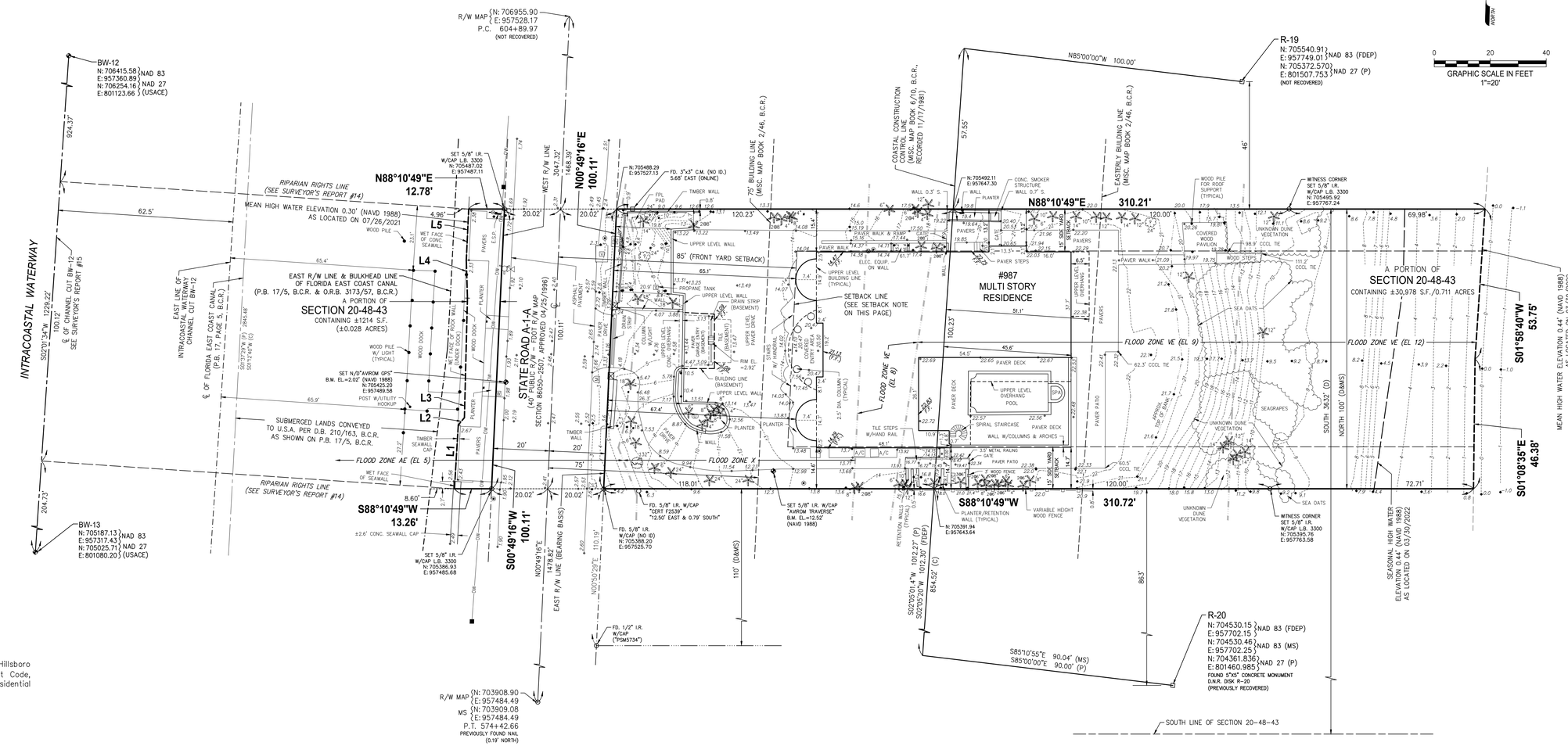
PROPOSED





LOCATION SKETCH (NOT TO SCALE)
SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°36'47"E	22.85'
L2	N38°06'05"E	3.41'
L3	N00°21'29"W	42.76'
L4	N03°34'42"W	13.55'
L5	N00°52'31"E	18.31'



SETBACK:

Unless noted, setbacks shown hereon are per the Town of Hillsboro Beach Florida (2016) Code, Chapter 12 – Land Development Code, Division 5. – Zoning Article V. – RS–2 Single Family Residential Regulations, Sec. 12–124. – Yard regulations.

LAND DESCRIPTION:

The north 100 feet of the south 3,632 feet of Government Lot 1, Section 20, Township 48 South, Range 43 East, Broward County, Florida.

Said lands situate in Broward County, Florida and containing 30,978 square feet (0.711 acres) more or less.

PROPERTY ADDRESS: 987 Hillsboro Mile, Hillsboro Beach, Florida 33062.

PROPERTY OWNERS: Mark Berch and Tiffany Berch.

SUMMARY TABLE FOR:

SCHEDULE B-II EXCEPTIONS (SEE SURVEYOR'S REPORT #2)

TITLE COMMITMENT NO.1117647		
EXCEPTION NUMBER AND RECORDING INFORMATION		ACTION TAKEN
No. 5	D.B. 297/109	Illegible document
No. 6	O.R.B. 3173/57	As shown

TREE LEGEND

- Ficus
- Palm
- Unknown Species
- 12" Denotes 12" Diameter Trunk (Typical)

LEGEND

- BACK FLOW PREVENTOR VALVE
- BENCHMARK
- CABLE TELEVISION RISER
- CATCH BASIN
- CLEAN OUT
- CONCRETE UTILITY POLE
- ELECTRIC OUTLET
- ELECTRIC SERVICE BOX
- EXISTING ELEVATION
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- OVERHEAD WIRES
- MAIL BOX
- PILE
- SEWER VALVE
- SPIGOT
- UNKNOWN SERVICE BOX
- VAULT
- WATER METER
- WATER VALVE

CERTIFICATION:

To: Mark Berch and Tiffany Berch; The Law Offices of Neal B. Lechtner, P.A.; and Old Republic National Title Insurance Company.

I HEREBY CERTIFY that the attached Boundary and Tidal Water Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Tidal Water Survey meets the Standards of Practice set forth in Chapter 5J–17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes, it complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Tidal Water Survey File 8244.

Digitally signed by Marisha M. Kreitman, PSM
Date: 2022.10.06 '16:04:23 -04'00

MARISHA M. KREITMAN, P.S.M.
Florida Registration No. 6555
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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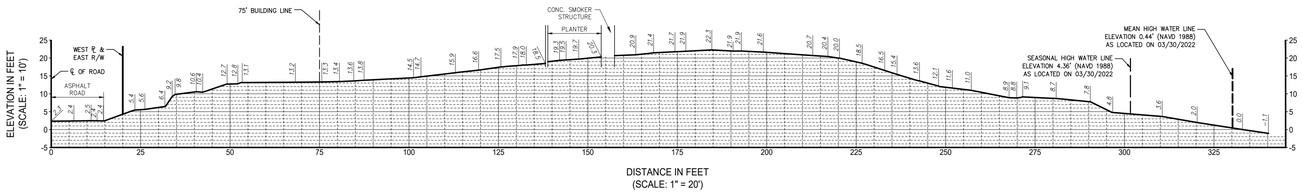
REVISIONS	DATE	F.B. / PG.	BY	CK'D
ADD INTRACOASTAL CHANNEL & RIPARIAN RIGHT INFO; REVISED TITLE SUMMARY TABLE & ADD MHW FILE NUMBER	09/05/2021	N/A	M.M.K.	
UPDATE BOUNDARY, ADDED TOPO & MAP SEAWARD LIMITS OF IMPROVEMENTS ON ADJOINERS	03/30/2022	2002/63–66	S.K.	M.M.K.
ADD SETBACK INFORMATION AND WALL TIE TO PROPERTY LINE	10/06/2022	N/A	M.M.K.	

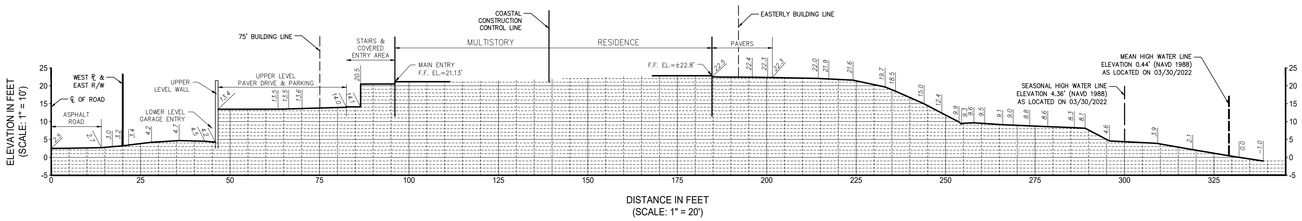
REVISIONS	DATE	F.B. / PG.	BY	CK'D

BOUNDARY & TIDAL WATER SURVEY
987 HILLSBORO MILE
A PORTION OF SECTION 20
TOWNSHIP 48 SOUTH, RANGE 43 EAST
TOWN OF HILLSBORO BEACH
BROWARD COUNTY
FLORIDA

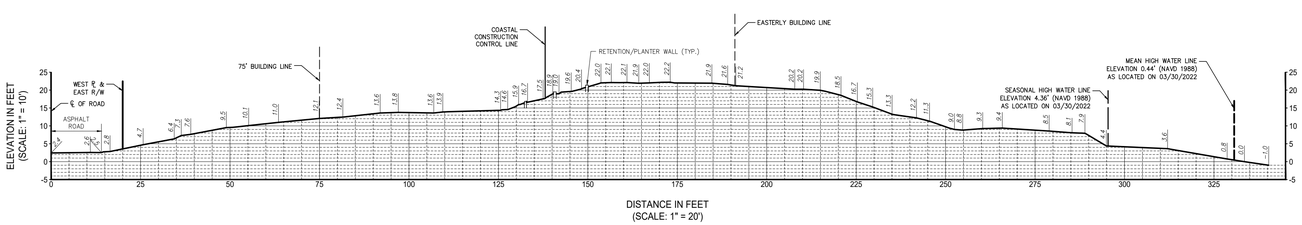
JOB #:	12150
SCALE:	1" = 20'
DATE:	07/26/2021
BY:	S.K. & M.M.K.
CHECKED:	M.M.K.
F.B. 2002	PG. 41-48
SHEET:	1 OF 3



NORTH LOT



CENTER LOT



SOUTH LOT

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Old Republic National Title Insurance Company, Title Commitment No. 1117647, effective date July 20, 2021 at 11:00 pm, as prepared by the Law Offices of Neal B. Lechtner, P.A. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avirom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown hereon is in accord with the Title Commitment.
4. No underground improvements were located.
5. The undersigned surveyor has no knowledge as to whether any of the hereon property is filled formerly submerged lands.
6. Bearings shown hereon are relative to the Right-of-Way Map of State Road A-1-A, with the east right-of-way line having a bearing of N00°49'16"E.
7. (a) Coordinates shown hereon were established by a Real-time Kinematic (RTK) GPS Control Survey which is certified to a 2 centimeter local accuracy, are referenced to Grid North and are based on the 2018 Adjustment of the North American Datum of 1983 (NAD 83/2018, Epoch 2010.00), of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone.
   (b) "NAD 27" coordinates depicted on the Coastal Construction Line are relative to the plat of record, Miscellaneous Plat Book 6, Page 10, Broward County Records.
   (c) Coordinates and Coastal Construction Control Line depicted as "FDEP" were obtained from the Florida Department of Environmental Protection and are based on the North American Datum of 1983 (NAD 83/90), 1990 adjustment.
8. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988). To convert NAVD 1988 elevations to National Geodetic Vertical Datum of 1929 (NGVD 1929) for this property, the model value of (+) 1.568 must be added algebraically to the NAVD 1988 height. This conversion was calculated utilizing the U.S. Army Corps of Engineers Program Corpscon for Windows, Version 6.0.1.
9. Benchmark Description: A closed loop between National Geodetic Survey Benchmarks# "872 2854 B" (PID 'DM1504') (NAVD 1988 EL. 6.20 feet) and Benchmarks# "872 2854 A" (PID 'DM1503') (NAVD 1988 EL. 3.15 feet).
10. (a) The property described hereon is subject to Flood Zone AE (EL 5), ZONE X, Zone VE (EL 8), Zone VE (EL 9) and Zone VE (EL 12) as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Map Number 12011C0189H, Community No. 120040, dated 08/18/2014.
    (b) Flood Zone lines shown hereon were scaled from the above 1" = 500' FEMA Flood Insurance Rate Map.
11. (a) The Tidal Water Survey depicted hereon complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection (FDEP), Bureau of Surveying and Mapping as Mean High Water Survey File Number 8244.
    (b) Atlantic Ocean Mean High Water Elevation is 0.44 feet, NAVD 1988 as located on 07/26/2021 and updated on 03/30/2022.
    (c) Intracoastal Waterway Mean High Water Elevation is 0.30 feet, NAVD 1988 as located on and updated on 03/30/2022.
    (d) Mean High Water Elevations indicated hereon are based on established data provided by FDEP.
    (e) Atlantic Ocean Seasonal High Water Elevation abutting the subject property is 4.36 feet, NAVD 1988, as located on 03/30/2022. This elevation was calculated from data provided by FDEP as follows: Mean High Water Elevation (0.44 feet, NAVD 1988) plus 150% of Mean Range (2.61 feet) = Seasonal High Water Elevation of 4.36 feet, NAVD 1988.
12. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
13. This map is intended to be displayed at a scale of 1" = 20'.
14. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
15. Riparian Rights Lines depicted hereon are based on the professional opinion of the Surveyor's as referenced to the "Guidelines for Allocation of Riparian Rights", dated 02/26/2013, obtained from Florida Department of Environmental Protection website: LABINS.org. These lines are subjective and the ultimate decision of their position are determined by the courts.
16. The Intracoastal Waterway channel depicted hereon was established from a Project Condition Survey by the U.S. Army Corps of Engineers Jacksonville district, dated June 2004. The coordinates depicted on the centerline of the Intracoastal Water Channel, labeled (USACE) are per said survey and are based on the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone, North American Datum of 1927 (NAD 27). These coordinates were transformed to the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone, North American Datum of 1983, 1990 adjustment utilizing the U.S. Army Corps of Engineers Program Corpscon for Windows, Version 6.0.1. No scaling or rotation parameters were applied.
17. The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
18. Abbreviation Legend: A/C = Air conditioner; APPROX. = Approximate; B.C.R. = Broward County Records; BLDG. = Building; B.M. = Benchmark; C = Calculated; ℄ = Centerline; CCCL = Coastal Construction Control Line; C.M. = Concrete Monument; CONC. = Concrete; D = Per Deed; D.B. = Deed Book; DIA. = Diameter; DNR = Department of Natural Resources; EL. = Elevation; ELEC. = Electric; E.S.P. = Electric Service Panel; EQUIP. = Equipment; F.B. = Field Book; FD. = Found; FDEP = Florida Department of Environmental Protection; FDOT = Florida Department of Transportation; F.F. = Finished Floor; FPL = Florida Power & Light Company; ID. = Identification; INV. = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; MHW = Mean High Water; MISC. = Miscellaneous; MS = Measured; N = North; NAD = North American Datum; NAVD = North American Vertical Datum; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; N/TT = Nail & Tin Tab; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.C. = Point of Curvature; PG. = Page; PK = Parker-Kalon; P.S.M. = Professional Surveyor & Mapper; P.T. = Point of Tangency; R.L.S. = Registered Land Surveyor; R/W = Right-of- Way; S = South; S.F. = Square Feet; S.R. = State Road; STA. = Station; TYP. = Typical; USACE = United States Army Corps of Engineers; W/ = With; W/CAP = With Surveyors Cap.

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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BOUNDARY & TIDAL WATER SURVEY

987 HILLSBORO MILE

A PORTION OF SECTION 20
TOWNSHIP 48 SOUTH, RANGE 43 EAST
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BROWARD COUNTY
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JOB #:	**12150**
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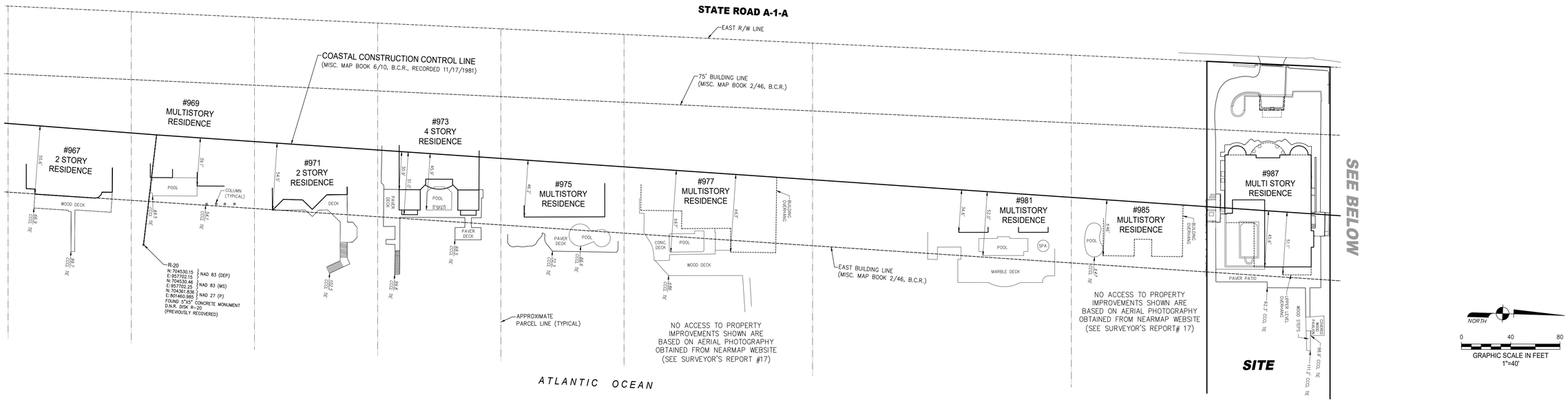
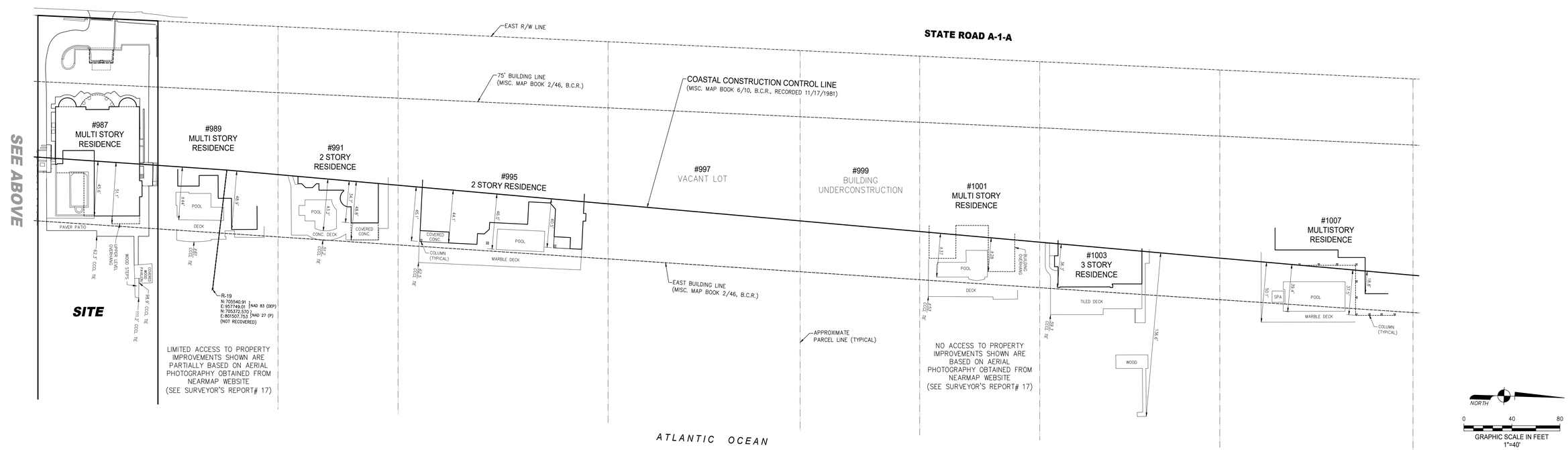
F.B. 2002	PG. 41-48
SHEET:	**2 OF 3**





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A PORTION OF SECTION 20
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TOWN OF HILLSBORO BEACH
BROWARD COUNTY
FLORIDA

JOB #:	**12150**
SCALE:	1" = 40'
DATE:	07/26/2021
BY:	S.K. & M.M.K.
CHECKED:	M.M.K.
F.B. 2002	PG. 41-48
SHEET:	**3 OF 3**

memo

TO: Terri Lusk – Inframark

FROM: Sherry D. Henderson, Town Clerk

Date: May 19, 2025

RE: **Payment for Site Plan Review: DEVELOPMENT APPLICATION**

987 Hillsboro Mile

Site Plan Review

Hello Terri,

Please post the attached check into the Town's Bank Account – payment for Development Application for Site Plan Review

- Check #1430 $2,000

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER . HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

1430

LOCHRIE & CHAKAS, P.A.
699 N FEDERAL HWY STE 400
FORT LAUDERDALE, FL 33304

TRUIST

63-215/631

5/1/2025

PAY TO THE ORDER OF Town of Hillsboro Beach $ **2,000.00

Two Thousand and 00/100********** DOLLARS

MEMO

Site Plan Application fee

AUTHORIZED SIGNATURE

[redacted]

LOCHRIE & CHAKAS, P.A. 1430

Town of Hillsboro Beach		5/1/2025	
	Site plan app fee		2,000.00

Timeslips
Date 5/1/25
Check#

SUN-SENTINEL

Sold To:
Town Of Hillsboro Beach - CU00114721
1210 Hillsboro Mile
Hillsboro Beach,FL 33062

Bill To:
Town Of Hillsboro Beach - CU00114721
1210 Hillsboro Mile
Hillsboro Beach,FL 33062

Published Daily
Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting ,
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on May 23, 2025
987 HM Variance & Site Plan
Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature of Affiant

Sworn to and subscribed before me this: May 24, 2025.

Signature of Notary Public

Notary Public State of Florida
Leanne Rollins
My Commission HH 500022
Expires 4/27/2028

Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ( )

Affidavit Delivery Method: E-Mail
Affidavit Email Address: shenderson@townofhillsborobeach.com
7815849

PUBLIC NOTICE

TOWN OF HILLSBORO BEACH, FLORIDA
TUE, JUNE 3, 2025

VARIANCE REQUEST AND SITE PLAN REVIEW FOR 987 HILLSBORO MILE, HILLSBORO BEACH, FLORIDA 33062

NOTICE IS HEREBY GIVEN the Town of Hillsboro Beach, Florida Board of Zoning & Appeals will meet Tuesday, June 3, 2025, at 9:00 am for a Quasi-Judicial Public Hearing. The Authorized Agent for 987 Hillsboro Mile, Hillsboro Beach, Florida 33062, is seeking Variance Approval to allow a generator to be placed in the side yard setback. The Variance is to Section 12-124 of the Town's Code of Ordinance as stated below:

Section 12-124(B)(3):
"Generators and athletic play areas shall not be permitted in the minimum required side yard, and their location or future proposed location shall be provided on a site plan."

NOTICE IS FURTHER GIVEN the Town of Hillsboro Beach, Florida Town Commission will meet Tuesday, June 3, 2025, at 9:30 am for a Regular Commission Meeting (or immediately following adjournment of the Board of Zoning & Appeals) to consider Site Plan approval for property located at 987 Hillsboro Mile, Hillsboro Beach, Florida 33062.

Information on the Development Application(s) for Variance Request and Site Plan Review can be obtained at Town Hall 10 days prior to the meeting(s). Public comments on the request will be at the meeting on June 3, 2025. The public can attend in person at Town Hall, located at 1210 Hillsboro Mile, Hillsboro Beach, Florida or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details are provided on the Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC
Town Clerk

Town of Hillsboro Beach
5/23/2025 7815849

Order # - 7815849

TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile
Hillsboro Beach, Florida 33062
(P) 954-427-4011
(F) 954-427-4834

CERTIFICATION LETTER

I, **SHERRY D. HENDERSON,** Town Clerk of the TOWN OF HILLSBORO BEACH, FLORIDA and official records keeper of town documents certifies to the best of my knowledge; the following are TRUE and CORRECT:

Date:	May 19, 2025
Property Owner:	Mark & Tiffany Berch
Authorized Agent:	Nectaria M. Chakas, Esq | Lochrie & Chakas, P.A.
Abbreviated Legal Description:	20-48-43 N 100 OF S 3632 OF THAT PART OF GOV LOT 1 LYING E OF INTRA- COASTAL WATERWAY
Property Address:	987 Hillsboro Mile, Hillsboro Beach, FL 33062
Type of Application:	Variance and Site Plan Review

This letter certifies that the enclosed list of property owners was mailed **PUBLIC NOTICE** of the June 3, 2025 Quasi-Judicial / Board of Appeals Public Hearing concerning **Variance Request** and Town Commission Meeting to consider **Site Plan Approval** for property located at 987 Hillsboro Mile, Hillsboro Beach, FL 33062. The list below includes all properties within 300 feet from the property line of the subject site in compliance with the Town of Hillsboro Beach notification regulations.

This letter also certifies that the notices were mailed to property owners on May 16, 2025.

NOTICE MAILED TO:

- James Lambert 981 Hillsboro Mile, Hillsboro Beach, FL 33062
- John H. MacMillan 985 Hillsboro Mile, Hillsboro Beach, FL 33062
- Mark & Tiffany Berch 987 Hillsboro Mile, Hillsboro Beach, FL 33062
- Zachary M. Thomas 989 Hillsboro Mile, Hillsboro Beach, FL 33062
- Rita Case 991 Hillsboro Mile, Hillsboro Beach, FL 33062
- Kishore & Anjali Mirchandani 995 Hillsboro Mile, Hillsboro Beach, FL 33062

Sherry D. Henderson

SHERRY D. HENDERSON, CMC
Town Clerk

NOTARY PUBLIC
State of Florida
Broward County

Sworn to and subscribed before me this 19 day of May, 2025.

William Serda

Notary Signature

WILLIAM M SERDA
Notary Public - State of Florida
Commission # HH 469635
My Comm. Expires Dec 3, 2027
Bonded through National Notary Assn.

TOWN OF HILLSBORO BEACH

Sherry D. Henderson, CMC Town Clerk

OFFICE OF THE TOWN CLERK
1210 Hillsboro Mile • Hillsboro Beach, FL 33062
Phone 954-427-4011 • SHenderson@TownofHillsboroBeach.com

PUBLIC NOTICE

TOWN OF HILLSBORO BEACH, FLORIDA

JUNE 3, 2025

VARIANCE REQUEST AND SITE PLAN REVIEW FOR
987 HILLSBORO MILE, HILLSBORO BEACH, FLORIDA 33062

NOTICE IS HEREBY GIVEN the Town of Hillsboro Beach, Florida Board of Zoning & Appeals will meet **Tuesday, June 3, 2025, at 9:00 am for a Quasi-Judicial Public Hearing.** The Authorized Agent for 987 Hillsboro Mile, Hillsboro Beach, Florida 33062, is seeking Variance Approval to allow a generator to be placed in the side yard setback. The Variance is to Section 12-124 of the Town's Code of Ordinance as stated below:

Section 12-124(B)(3):
"Generators and athletic play areas shall not be permitted in the minimum required side yard, and their location or future proposed location shall be provided on a site plan."

NOTICE IS FURTHER GIVEN the Town of Hillsboro Beach, Florida Town Commission will meet **Tuesday, June 3, 2025, at 9:30 am for a Regular Commission Meeting** *(or immediately following adjournment of the Board of Zoning & Appeals)* to consider Site Plan approval for property located at 987 Hillsboro Mile, Hillsboro Beach, Florida 33062.

Information on the Development Application(s) for Variance Request and Site Plan Review can be obtained at Town Hall 10 days prior to the meeting(s). Public comments on the request will be at the meeting on June 3, 2025. The public can attend in person at Town Hall, located at 1210 Hillsboro Mile, Hillsboro Beach, Florida, or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details are provided on the Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, Town Clerk
Town of Hillsboro Beach, Florida SDH.

PUBLIC NOTICE: 5/15/2025
SUN SENTINEL LEGAL AD: 5/23/2025

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: **Ordinance No. 2025-02**
Maintenance of the Right of Way Landscaping **(Second Reading)**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED "LAND DEVELOPMENT CODE", BY SPECIFICALLY AMENDING SECTION 12-399 ENTITLED "MAINTENANCE OF LANDSCAPED AREAS"; PROVIDING FOR MAINTENANCE OF LANDSCAPED AREAS ADJACENT TO STATE HIGHWAY A1A; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Submitting Dept: **Town Clerk, Stacy-Marie Boodoo, Town Clerk**
Agenda Date: **June 3, 2025**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:
1. Staff Report
2. Ordinance (2nd Reading)
3. SSC_7816049_Affidavit
4. sun sentinel advertisement

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: Land Development Code Amendment, to Require Maintenance of Landscaping Adjacent to State Highway A1A – First Reading
LOCATION: Town-wide

This Agenda staff report is regarding an amendment to the Town's Land Development Code by the Town Commission, to require property owners of landscaped areas along State Highway A1A to provide for the maintenance of landscaping in these areas. The Town Commission must hold two readings on this item for adoption.

Background

Landscaping located adjacent to State Highway A1A needs to be properly maintained in order to ensure the safety of residents, motorists, cyclists and pedestrians. Furthermore, maintenance standards exist to provide for access to and preservation of utility lines, sight triangles for motorists exiting driveways, preventing runoff onto the street, and other basic safety and aesthetic concerns. However, the person or entity responsible for maintaining landscaping in these areas is not always clear, as property owners have often asked the Town staff to address maintenance concerns, and the property ownership of these areas is often ambiguous without reviewing a survey of property lines.

Section 12-399 of the Town Code provides for various requirements related to the maintenance of landscaping applying to both private and public property. However, the Code currently does not specifically reference what entity is responsible for maintaining landscaping adjacent to State Highway A1A.

This ordinance would require that the owners of the property on which the landscaping is situated would be responsible for maintaining that landscaping to all applicable standards (such as Town, FDOT, or utility requirements).

Staff Analysis

The Town's planning consultant assisted in the development of the language included in this ordinance and determined it consistent with best practices and regulations. It should be clear in the Town Code that the maintenance of landscaping is the responsibility of the property owner in any particular location. In the areas adjacent to State Highway A1A, the property owners could be a single-family homeowner, associations owning the common areas of condo properties, other

private property owners, Broward County, or FDOT. The Town does not own any of these areas adjacent to A1A (with the exception of the Town Hall property). This code amendment would make it clear that the property owners are responsible for landscaping maintenance in these areas, not the Town.

Staff Recommendation

The Town planning consultant recommends the Town Commission approve the maintenance of landscaping adjacent to State Highway A1A by property owners as a requirement of the Town Code.

State of Florida
Broward County
Town of Hillsboro Beach

SECOND READING 6/3/2025

ORDINANCE NO. 2025 -02

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED "LAND DEVELOPMENT CODE", BY SPECIFICALLY AMENDING SECTION 12-399 ENTITLED "MAINTENANCE OF LANDSCAPED AREAS"; PROVIDING FOR MAINTENANCE OF LANDSCAPED AREAS ADJACENT TO STATE HIGHWAY A1A; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission hereby finds it is in the best interest of the Town to amend the Town Code of Ordinances, by amending Chapter 12 entitled "Land Development Code"; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF HILLSBORO BEACH, FLORIDA THAT:

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

Section 2. Chapter 12 entitled "Land Development Code" of the Code of Ordinances is hereby amended by specifically amending Section 12-399 entitled "Maintenance of landscaped areas" as follow:

Sec. 12-399. Maintenance of landscaped areas.

(A) All persons providing landscape maintenance services for hire (including town maintenance operations staff, and institutional landscape workers) shall perform their work in accordance with the recommendations in the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries.

(B) An owner of land subject to this division shall be responsible for the maintenance of said land and landscaping so as to present a healthy, sustainable, vigorous, and neat appearance free from refuse and debris. All landscaped areas shall be maintained to ensure that the plant materials are kept in a healthy condition.

(C) In no case shall grass clippings, vegetative material, and/or vegetative debris either intentionally or accidentally, be washed, swept, or blown off into stormwater drains, ditches, conveyances, water bodies, wetlands, or sidewalks or roadways.

(D) Yard wastes shall not be disposed of or stored by shorelines, in ditches or swales, or near storm drains. Yard waste/compost sites must be hidden from street view, maintained to prevent odor, and be free of weeds.

(E) Turfgrass clippings should be left on the lawn to replace nutrients. Shredded yard clippings and leaves should be used for mulch or be composted for use as fertilizer. However, diseased material should not be mulched and should be properly disposed of to avoid spreading disease.

(F) Composting of yard waste provides many benefits and is strongly encouraged. The resulting materials are excellent soil amendments and conditioners. Other recycled solid waste products are also available and should be used when appropriate.

(G) A layer of organic mulch 3 inches deep shall be specified on the landscape plans in plant beds and around individual trees in turfgrass areas. Use of byproduct or recycled organic mulch is recommended. Mulch is not required in annual beds. Mulch rings should extend to at least 3 feet

CODING: Words in ~~struck through~~ type are deletions from existing law; Words in <u>underlined</u> type are additions.

around freestanding trees and shrubs. All mulch should be renewed periodically. Mulches should be kept at least 6 inches away from any portion of a building or structure, or the trunks of trees, and at least 3 inches away from the base of shrubs. Plastic sheeting and other impervious materials shall not be used under mulched areas.

(H) Turfgrass should be mowed frequently enough so that no more than 1/3 of the blade height is removed per mowing.

(I) An owner is responsible to ensure that landscaping that has been required to be planted pursuant to this division, or installed in compliance with the landscape requirements previously in effect, be maintained in a healthy condition, including but not limited to owners of single-family residences, multifamily residences. If landscaping is found to be in a state of decline, dead or missing, it must be replaced with Florida-friendly plant species that will be at least equivalent in size at maturity. If total replacement is required, species conforming to this division shall be used. If any preserved vegetation dies which is being used to satisfy current landscape code requirements, such vegetation shall be replaced with the same landscape material, as available.

(J) It shall be unlawful to allow a coconut tree between June 1 and November 30 of each year to have coconuts exceeding six (6) inches in diameter.

(K) *Maintenance of Sight Triangles at the intersection of driveways and State Highway A1A.* All landscaping within the areas referred to as Sight Triangles as defined in section 12-49 of the Code, shall be maintained at a level no greater than twenty-four (24) inches in height. No other obstructions shall be permitted in these areas at a height greater than twenty-four (24) inches, except as otherwise provided for in the code.

(L) *Maintenance of landscaped areas adjacent to State Highway A1A.* All landscaped areas adjacent to State Highway A1A, including areas with easements, shall be maintained to all applicable standards by the property owners of those landscaped areas.

Section 3. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 4. That all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 5. It is the intention of the Town Commission of the Town of Hillsboro Beach, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Town of Hillsboro Beach, Florida, and the Sections of this ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article," or such other word or phrase in order to accomplish such intention.

Section 6. This Ordinance shall be effective after its passage and adoption by the Town Commission of the Town of Hillsboro Beach.

CODING: Words in ~~struck through~~ type are deletions from existing law; Words in underlined type are additions.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ON FIRST READING, THIS 6th DAY OF MAY, 2025.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ON SECOND AND FINAL READING, THIS _____DAY OF _____, 2025.

TOWN OF HILLSBORO BEACH, FLORIDA

_____,
Dawn Miller, Mayor

ATTEST:

By: _____
Sherry D. Henderson, CMC
Town Clerk

APPROVED AS TO FORM:

_____
Donald J. Doody, Town Attorney

ORDINANCE NO. 2025-02
Maintenance of the Right of Way Landscaping

Passed and adopted this _____ day of _____2025.

The foregoing ordinance was offered by _____ moved its adoption on SECOND READING. The motion was seconded by _____ upon being put to a vote, the vote was as follows:

	YES	NO
MAYOR DAWN MILLER	☐	☐
VICE MAYOR DAVID RAVANESI	☐	☐
COMMISSIONER VINNIE RAVANESI	☐	☐
COMMISSIONER JANE REISER	☐	☐
COMMISSIONER HEATHER BERMAN	☐	☐

CODING: Words in ~~struck through~~ type are deletions from existing law; Words in underlined type are additions.

SUN-SENTINEL

Sold To:
Town Of Hillsboro Beach - CU00114721
1210 Hillsboro Mile
Hillsboro Beach,FL 33062

Bill To:
Town Of Hillsboro Beach - CU00114721
1210 Hillsboro Mile
Hillsboro Beach,FL 33062

Published Daily
Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting ,
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on May 23, 2025
ORDINANCE NO. 2025-02
Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature of Affiant

Sworn to and subscribed before me this: May 24, 2025.

Signature of Notary Public

Notary Public State of Florida
Leanne Rollins
My Commission HH 500022
Expires 4/27/2028

Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ( )

Affidavit Delivery Method: E-Mail
Affidavit Email Address: shenderson@townofhillsborobeach.com
7816049

TOWN OF HILLSBORO BEACH, FLORIDA
PUBLIC HEARING
JUNE 3, 2025, AT 9:30 AM

ORDINANCE NO. 2025-02
MAINTENANCE OF THE RIGHT OF WAY LANDSCAPING

NOTICE IS HEREBY GIVEN that prior to the Town of Hillsboro Beach Commission's consideration of the Second Reading of Ordinance No. 2025-02 a PUBLIC HEARING will be held on Tuesday, June 3, 2025, 2025, at 9:30 a.m., or immediately following adjournment of the BZA Hearing, in Town Hall, located at 1210 Hillsboro Mile, Hillsboro Beach, FL 33062. The Public can attend in person or provide comments via Live Zoom Video Conference.

ORDINANCE NO. 2025-02

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED "LAND DEVELOPMENT CODE", BY SPECIFICALLY AMENDING SECTION 12-399 ENTITLED "MAINTENANCE OF LANDSCAPED AREAS"; PROVIDING FOR MAINTENANCE OF LANDSCAPED AREAS ADJACENT TO STATE HIGHWAY A1A; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at said meeting in-person at Town Hall or attend virtually via Zoom Video, and be heard with respect to the proposed Ordinance, which may be inspected by the public in the Office of The Town Clerk, Town Hall, 1210 Hillsboro Mile, Hillsboro Beach, FL 33062. Zoom meeting log-in details are available on the Town website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, Town Clerk
5/23/2025
5/23/2025 7816049

Order # - 7816049

Order ID: 7816049

* Agency Commission not included

GROSS PRICE * : $165.44

PACKAGE NAME: SSC_Notice of Public Meeting

Order ID: 7816049

* Agency Commission not included

GROSS PRICE * : **$165.44**

PACKAGE NAME: SSC_Notice of Public Meeting

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal

AdSize(s): 1 Column

Run Date(s): Friday, May 23, 2025

Zone: Full Run

Color Spec. B/W

Preview

TOWN OF HILLSBORO BEACH, FLORIDA
PUBLIC HEARING
JUNE 3, 2025, AT 9:30 AM

ORDINANCE NO. 2025-02
MAINTENANCE OF THE RIGHT OF WAY LANDSCAPING

NOTICE IS HEREBY GIVEN that prior to the Town of Hillsboro Beach Commission's consideration of the Second Reading of Ordinance No. 2025-02 a PUBLIC HEARING will be held on Tuesday, June 3, 2025, 2025, at 9:30 a.m., or immediately following adjournment of the BZA Hearing, in Town Hall, located at 1210 Hillsboro Mile, Hillsboro Beach, FL 33062. The Public can attend in person or provide comments via Live Zoom Video Conference.

ORDINANCE NO. 2025-02

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED "LAND DEVELOPMENT CODE", BY SPECIFICALLY AMENDING SECTION 12-399 ENTITLED "MAINTENANCE OF LANDSCAPED AREAS"; PROVIDING FOR MAINTENANCE OF LANDSCAPED AREAS ADJACENT TO STATE HIGHWAY A1A; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at said meeting in-person at Town Hall or attend virtually via Zoom Video, and be heard with respect to the proposed Ordinance, which may be inspected by the public in the Office of The Town Clerk, Town Hall, 1210 Hillsboro Mile, Hillsboro Beach, FL 33062. Zoom meeting log-in details are available on the Town website.

If any person decides to Appeal any decision made with respect to any matter

Order ID: 7816049

* Agency Commission not included

GROSS PRICE * : $165.44

PACKAGE NAME: SSC_Notice of Public Meeting

considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, Town Clerk
5/23/2025
5/23/2025 7816049

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: **Resolution No. 2025-21**
Resolution of the Town Commission of the Town of Hillsboro Beach, Florida Approving and Authorizing the Appropriate Town officials to Execute the Professional Services Agreement Between the Town of Hillsboro Beach and Rob O'Neill, as Chief of Police.

Submitting Dept: **Town Clerk, Stacy-Marie Boodoo, Town Clerk**

Agenda Date: **June 3, 2025**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:
1. Resolution
2. Professional Services Agreement - Rob ONeill

RESOLUTION NO. 2025-21

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE APPROPRIATE TOWN OFFICIALS TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE TOWN OF HILLSBORO BEACH, FLORIDA AND ROBERT O'NEILL, AS CHIEF OF POLICE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission deems it to be in the best interests of the Town to approve and authorize the appropriate Town officials to execute a Professional Services Agreement between the Town of Hillsboro Beach, Florida ("Town") and Robert O'Neill, as Chief of Police.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA THAT:

SECTION 1. The foregoing "WHEREAS" clause is true and correct and hereby ratified and confirmed by the Town Commission. All exhibits attached hereto are hereby incorporated herein.

SECTION 2. The Town Commission of the Town of Hillsboro Beach, Florida, hereby approves and authorizes the appropriate Town officials to execute a Professional Services Agreement between the Town and Robert O'Neill, as Chief of Police; a copy of the Agreement is attached hereto as Exhibit "A".

SECTION 3. The appropriate Town officials are authorized and directed to execute the necessary documents to comply with this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

SECTION 6. This Resolution shall become effective immediately upon its passage and adoption.

ADOPTED by the Town Commission of the Town of Hillsboro Beach, Florida this _____ day of _____ 2025.

TOWN OF HILLSBORO BEACH, FLORIDA

_____
Dawn Miller, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC
Town Clerk

RESOLUTION NO. 2025-21

Passed and adopted this _____ day of _____2025.

The foregoing resolution was offered by _____ moved its adoption. The motion was seconded by _____ upon being put to a vote, the vote was as follows:

	YES	**NO**
MAYOR DAWN MILLER	☐	☐
VICE MAYOR DAVID RAVANESI	☐	☐
COMMISSIONER VINNIE RAVANESI	☐	☐
COMMISSIONER JANE REISER	☐	☐
COMMISSIONER HEATHER BERMAN	☐	☐

PROFESSIONAL SERVICES AGREEMENT

THIS IS AN AGREEMENT, dated the _____between:

THE TOWN OF HILLSBORO BEACH, FLORIDA, a municipal corporation, hereinafter referred to as "TOWN",

And

Robert O'Neill as Chief of Police, hereinafter referred to as "CHIEF".

WITNESSETH:

In consideration of the mutual terms and conditions, promises, covenants and payments hereinafter set forth, the TOWN and CHIEF, do hereby agree to the terms set forth in this Professional Services Agreement entered into between the parties which states as follows:

1.0 CHIEF'S REPRESENATIONS, SERVICES AND RESPONSIBILITIES

1.1 CHIEF hereby represents to TOWN, with full knowledge that TOWN is relying upon these representations when entering into this Agreement with CHIEF, that CHIEF has the professional expertise, and experience to perform the services to be provided by CHIEF pursuant to the terms of this Agreement.

1.2 CHIEF understands and agrees the services may change from time to time upon receipt of written notice from the Town Manager.

1.3 CHIEF shall fulfill the obligations and responsibilities that are customarily attributed to the position and title of Chief of Police as determined by the Town Manager and approved by the Town Commission. The CHIEF shall perform all of the duties, work and services determined by the Town Commission and functions as the position of Chief of Police to be attached hereto and incorporated by reference herein as Exhibit "A" and as it may be reasonably amended from time to time by the Town Commission acting on the recommendation of the Town Manager.

1.4 The position of CHIEF is a management position that may require the Chief to work in excess of forty (40) hours per week without additional compensation such as overtime. In consideration of the salary and other benefits accruing to the CHIEF pursuant to the terms of this Agreement. CHIEF does expressly waive, release and discharge any claim that he may have during or after his term of employment with the Town for any overtime compensation. The CHIEF shall be subject to being "on call" by the Town Manager for active duty at any hour of the day or night. The CHIEF shall be accessible by cellular phone at all times with the exception that he may provide advance written notification to the Town Manager in the event of vacation time to be used or similar such event where he may be physically or telephonically unavailable.

2.0 TOWN RIGHTS & RESPONSIBILITIES

2.1 Pursuant to this contract, TOWN reaffirms the appointment of the CHIEF as TOWN's Chief of Police, a certified law enforcement officer, for the term of this contract. As Chief of Police, TOWN through its Town Manager shall be entitled to request or call on CHIEF, during normal TOWN business hours or any other time, Monday through Sunday, either in person or by telephone, to provide TOWN with the services described in this Agreement.

3.0 COMPENSATION, EVALUATION AND METHOD OF PAYMENT

3.1.1 A. TOWN agrees to pay the CHIEF an annual salary of $ $155,000 for the services performed pursuant to the provisions of this Agreement. The salary shall be paid to the CHIEF in accordance with the Town's time schedule for all other Town employees.

B. The Chief shall be entitled to the same COLA as the other non-bargaining employees.

C. Other than Section B, hereinabove, nothing in this Section shall require the TOWN to increase the base salary of the CHIEF.

3.2 Method of Billing and Payment

3.2.1 Payment will be made to the CHIEF at: Hillsboro Beach Police Department, 1210 Hillsboro Mile, Hillsboro Beach, FL 33062.

4.0 Annual Performance Review

4.1 The Town Manager may review and evaluate the service of the CHIEF. Said review and evaluation shall be based on mutually agreed upon attainable performance objectives by the Town Manager and CHIEF. Said goals and objectives may be added or deleted from time to time upon mutual consent of the Town Manager and CHIEF. The Town Manager and CHIEF shall further establish a relative priority and weight among the written goals and objectives. The CHIEF's service shall then be reviewed and measured in terms of attaining these mutually defined goals and objectives.

4.2 The TOWN shall accrue and compensate the CHIEF for the agreed upon sick time as follows:

a. Sick leave shall be earned at a rate of one day per month for a total of twelve days yearly;
b. CHIEF shall accumulate sick time in either the TOWN's sick bank, ICMA's retirement health savings account or be paid out according to how many hours are used;
c. Up to 500 hours: ½ is paid out and ½ is banked into TOWN's sick banks;
d. Over 500 hours: ½ is paid out at the end of the year and ½ banked into ICMA RHS;
e. Upon retirement TOWN's sick bank will be paid at 100%;

f. In the event the Town Manager recommends to the Town Commission to terminate the CHIEF without cause pursuant to Section 6.1.5 herein, TOWN shall pay to CHIEF his accrued and unused sick time.

4.3 The TOWN shall provide the following benefits:

a. The CHIEF shall continue his current accrual for each pay period, totaling 160 hours annually of vacation time,

b. The TOWN shall provide the following benefits:

c. The TOWN shall pay for a term life insurance policy at one time the current annual salary;
d. The TOWN shall maintain a pension benefit through the Florida Retirement System;
e. The TOWN shall pay 100% of the TOWN's health insurance premium for the CHIEF and Family coverage;
f. The TOWN shall pay $125.00 monthly towards the CHIEF's retiree health insurance until age 65, or Medicare eligibility is reached;
g. A vehicle allowance of $450 shall be provided by the TOWN
h. The Town shall grant the same holidays to the CHIEF as other Town employees receive.

4.4 The TOWN agrees to budget for and to pay for the professional dues and subscriptions of the Chief of Police for participation in the work, national and regional, state and local associations and organizations necessary and desirable for the CHIEF's continued professional participation, growth and advancement, and for the safety and security of the TOWN.

5.0 RESIDENCY REQUIREMENT

Residency requirement is waived for the Chief, but it is expected the Chief will respond expeditiously at anytime when the need arises.

6.0 MISCELLANEOUS

6.1 Term and Termination

6.1.1 The Town's employment of CHIEF shall be effective on the signing of this agreement. Notice of termination shall be given at least ninety (90) days prior to the termination except for cause. In the event the Agreement is not renewed, all compensation, benefits and requirements of the Agreement shall remain in effect until the expiration of the term of the Agreement unless Employee voluntarily resigns.

6.1.2 In the event the CHIEF voluntarily terminates service with the TOWN before the expiration of the aforesaid terms of this agreement, then the CHIEF shall give the TOWN ninety (90) calendar days' notice unless the parties otherwise agree.

6.1.3 In the event the Town Manager recommends to the Town Commission to terminate this Employment Agreement for no cause prior to the expiration hereof, the Town Commission shall provide the CHIEF with not less than thirty (30) days' written notice and will pay the equivalent of twelve (12) weeks' pay as provided in Florida Statute 215.425 of his base salary in a lump sum payment at the CHIEF's then current salary. In the event the Town Manager recommends to the Town Commission to terminate this Employment Agreement for cause, the CHIEF shall not be entitled to any advance notification or any compensation as referenced in Section 4.3 and severance as referenced in Section 6.1.3 herein.

For purposes of this Agreement, "just cause" is defined and limited for purposes of this Agreement to any of the following:

1. Malfeasance, malfeasance and/or nonfeasance in performance of the CHIEF'S duties and responsibilities.

2. Conviction of a plea of guilty or no contest to a felony crime, whether or not adjudication is withheld.

3. Neglect of duty, including the inability or unwillingness to properly discharge the responsibilities of office.

4. Violation of any written substantive Town policy, rule, or regulation, which would subject any other Town employee to termination.

5. The commission of any fraudulent act against the interest of the Town.

6. Any action or lack of action as determined by the Commission to have caused hardship or avoidable expense in excess of $5,000.00 to the Town of Hillsboro Beach.

7. Any violation of the International Association of Chiefs of Police, Policing Code of Ethics

6.1.4 In addition to the above, the parties may terminate this Agreement at any time and on any agreed basis by mutual consent of both parties provided same is reduced to writing.

6.2 <u>Indemnification</u>

6.2.1 TOWN shall indemnify and hold harmless and defend the CHIEF from and against any claim, demand and cause of action resulting from CHIEF's performance of, or in connection with the CHIEF's performance of services under this Agreement.

6.2.2 CHIEF shall indemnify and hold harmless and defend the TOWN, its elected and appointed officials, agents, servants and employees from and against any claim, demand or cause of action rising from actions of CHIEF which were outside the scope and performance of his duties with the TOWN.

6.3 For purposes of this Agreement, the CHIEF shall be considered a contract employee of the TOWN.

6.4 Assignments: Amendments

6.4.1 This Agreement, or any interest herein, shall not be assigned, transferred or otherwise encumbered, under any circumstances, by CHIEF, without the prior written consent of TOWN. However, this Agreement shall run to the TOWN and its successors and assigns.

6.4.2 It is further agreed that no modification, amendment or alteration in the terms or conditions contained here shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

6.5 No Contingent Fees

CHIEF warrants that he has not employed or retained any company or person, other than a bona fide employee working solely for the CHIEF to solicit or secure this Agreement, and that he has not paid or agreed to pay any person, company, corporation, individual or firm, any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, the TOWN shall have the right to terminate the Agreement without liability at its discretion, to deduct from the contract price, or otherwise recover the full amount of such commission, percentage, gift or consideration.

6.6 Notice

Whenever any party desires to give notice unto any other party, it must be given by written notice, sent by registered United State mail, with return receipt requested, addressed to the party for whom it is intended at the places last specified, and the places for giving of notice shall remain such until they shall have been changed by written notice in compliance with the provisions of this section. For the present, the CHIEF and the TOWN designate the following as the respective places for giving of notice:

TOWN: William M. Serda, Town Manager
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

CHIEF: Robert O'Neill
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

6.7 Binding Authority

Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the part for whom he or

she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

6.8 Severability

If any provision of this Agreement or application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

6.9 Governing Law

This Agreement shall be governed by the laws of the State of Florida with venue lying in Broward County, Florida.

6.10 Extent of Agreement

This Agreement represents the entire and integrated agreement between the TOWN and the CHIEF and supersedes all prior negotiations, representations or agreements, either written or oral.

Executed by the TOWN this _____ day of _____, 2025.

TOWN:

Town of Hillsboro Beach

By _____
Dawn Miller, Mayor

_____
Donald J. Doody, Town Attorney

ATTEST:

_____
Sherry D. Henderson, CMC Town Clerk

State of Florida
)ss:
County of Broward)

On this _____ day of _____ before me, the undersigned notary public, personally appeared _____ personally known to me, or who has produced _____ as identification, and is the person who subscribed to the foregoing instrument and who acknowledged that she executed the same on behalf of said Corporation and that she was duly authorized to do so.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
My Commission Expires:

CHIEF:

By: _____

Print: _____
Title: Chief of Police

ATTEST:

_____
Signature

(Corporate Seal)

_____
Print Name and Title

State of Florida
)ss:
County of Broward:)

On this _____ day of _____before me, the undersigned notary public, personally appeared _____ personally known to me, or who has produced _____ as identification, and is the person who subscribed to the foregoing instrument and who acknowledged that he executed the same on behalf of said Corporation and that he was duly authorized to do so.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
My Commission Expires:

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: **Resolution No. 2025-22**
Resolution of the Town of Hillsboro Beach Town Commission Accepting DB Ecological Services, Inc. Proposal for Post-Construction Shorebird Monitoring Surveys, and Authorize the Appropriate Town Officials to Execute Agreement for Professional Services Not to Exceed $29,700.00.

Submitting Dept: **Town Clerk, Sherry Henderson, Town Clerk**

Agenda Date: **June 3, 2025**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:

1. Staff Report
2. Resolution
3. DE Ecological Services PROPOSAL
4. Ecological Associates Proposal

MEMORANDUM

DATE: June 3, 2025

TO: Honorable Mayor and Commission

FROM: Mac Serda, Town Manager

RE: **Post Construction Piping Plover Monitoring – Hillsboro Beach**

BACKGROUND:

The Hurricane Dorian beach renourishment project has been recently completed under FDEP permit 0289706-001-JC.

Post-construction piping plover monitoring is required following the beach restoration work. Twice-monthly piping plover surveys must be conducted in the Town of Hillsboro Beach Truck Haul Beach Renourishment Project Area (approx. one mile of beach between R-6+750 to R-12) for two years following construction per the USFWS.

SCOPE:

Post construction piping plover surveys will occur for two (2) full migration and winter seasons following the beach renourishment construction. The piping plover surveys are to occur twice per month through the piping plover migration and winter season which extends from July 15th to May 15th. The plover surveys will begin on July 15, 2025 and continue to May 15, 2026 at which time surveys will cease. There will be 22 surveys conducted in the first post construction plover migration and winter season. The surveys will then resume again on July 15, 2026 and continue until May 15, 2027, resulting in 22 surveys conducted in the second post construction plover migration and winter season. There will be a total of 44 plover surveys for the two seasons.

During each survey, experienced surveyors will note the number of piping plovers present, their behavior at the time of sighting (feeding, resting, etc.), their location on the beach, and presence of any leg bands. The location of each bird will be recorded using GPS. Recreational use of the

beach by humans and the presence of other shorebirds will also be documented. The surveys will be submitted to the Florida Fish and Wildlife Conservation Commission.

Proposals were requested by forms with extensive experience in conducting shorebird and other coastal wildlife surveys and that have been approved by Florida Wildlife Conservation to perform the surveys with the following responses:

	Cost per Survey	Total Surveys	Total Cost
D.B. Ecological Services, Inc.	$675.00	44	$29,700.00
Ecological Associates, Inc.	$775.00	44	$34,100.00

RECOMMENDATION:

After review of proposals submitted for the shorebird monitoring survey as required by the Florida Fish and Wildlife Conservation Commission (FWC), Commission approval is recommended for DB Ecological to perform the work. In addition to their competitive pricing, DB Ecological has successfully completed numerous similar projects across Florida, demonstrating a clear understanding of both the biological and regulatory aspects of these studies.

Attached: Proposal D.B. Ecological Services, Inc.

RESOLUTION NO. 2025-22

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ACCEPTING DB ECOLOGICAL SERVICES, INC. PROPOSAL FOR POST-CONSTRUCTION SHOREBIRD MONITORING SURVEYS, AND AUTHORIZING THE APPROPRIATE TOWN OFFICIALS TO EXECUTE AN AGREEMENT FOR PROFESSIONAL SERVICES NOT TO EXCEED $29,700.00; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission deems it to be in the best interests of the Town to accept the proposal from DB Ecological Services, Inc., for Post-Construction Shorebird Monitoring Surveys and authorize the appropriate Town officials to execute an Agreement for Professional Services in an amount not to exceed $29,700.00.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA THAT:

SECTION 1. The foregoing "WHEREAS" clause is true and correct and hereby ratified and confirmed by the Town Commission.

SECTION 2. The Town Commission of the Town of Hillsboro Beach, Florida hereby accepts the proposal from DB Ecological Services, Inc., for Post-Construction Shorebird Monitoring Surveys and authorize the appropriate Town officials to execute an Agreement for Professional Services in an amount not to exceed $29,700.00. A copy of the Agreement for Professional Services is attached hereto as Exhibit “A”.

SECTION 3. The appropriate Town officials are authorized and directed to execute the necessary documents to comply with this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

SECTION 6. This Resolution shall become effective immediately upon its passage and adoption.

ADOPTED by the Town Commission of the Town of Hillsboro Beach, Florida this 3rd day of June, 2025.

TOWN OF HILLSBORO BEACH, FLORIDA

_____
Dawn Miller, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC
Town Clerk

RESOLUTION NO. 2025-22

Passed and adopted this _____ day of _____2025.

The foregoing resolution was offered by _____ moved its adoption. The motion was seconded by _____ upon being put to a vote, the vote was as follows:

	YES	NO
MAYOR DAWN MILLER	☐	☐
VICE MAYOR DAVID RAVANESI	☐	☐
COMMISSIONER VINNIE RAVANESI	☐	☐
COMMISSIONER JANE REISER	☐	☐
COMMISSIONER HEATHER BERMAN	☐	☐

D. B. Ecological Services, Inc.
1562 Park Lane South, Suite 400
Jupiter, FL 33458
Phone (561) 376-5502

4/27/25

HILLSBORO BEACH SAND PLACEMENT PROJECT PIPING PLOVER SURVEYS

This cost proposal is provided by DB Ecological Services, Inc. to perform post-construction piping plover monitoring surveys for the Town of Hillsboro Beach Nourishment Project. Surveys will be conducted within the fill placement area from R6.75-R12.

The costs provided below are based upon the specifications in the USFWS Statewide Programmatic Biological Opinion (SPBO) for the project, the Piping Plover BO. Costs are provided on a per event basis.

Piping plover surveys will include the following data collection, mapping, and reporting:

- Date, location, time of day, weather, and tide cycle when survey was conducted.
- Latitude and longitude of observed piping plover locations
- Any color bands observed on piping plovers.
- Behavior of piping plovers (e.g., foraging, roosting, preening, bathing, flying, aggression, walking)
- Landscape features(s) where piping plovers are located (e.g., inlet spit, tidal creeks, shoals, lagoon shoreline)
- Habitat features(s) used by piping plovers when observed (e.g., intertidal, fresh wrack, old wrack, dune, mid-beach, vegetation)
- Substrata used by piping plovers (e.g., sand, mud/sand, mud, algal mat)
- The amount and type of recreational use (e.g., people, dogs on or off leash, vehicles, kite-boarders)
- All other shorebirds/waterbirds seen within the survey area.

Pricing includes travel, personnel, data reporting, equipment, and report generation. Clear safe access for personnel throughout the work area, personnel parking must be provided onsite for the bird monitoring to be conducted.

Post Construction Piping Plover Surveys: Piping plover surveys are to occur twice per month through the piping plover migration and winter season which extends from 15 July to 15 May. Post construction piping plover surveys are to occur for 2 full migration and winter seasons following construction.

Plover surveys will begin on 15 July 2025 and continue to 15 May 2026 at which time surveys will cease. This period will result in 22 surveys being performed in the first post construction plover migration and winter season.

Surveys will resume on 15 July 2026 and continue until 15 May 2027, resulting in 22 surveys being performed in the second post construction plover migration and winter season.

The total of 44 plover surveys will be conducted from R6.75- R12. The 44 piping plover surveys will be conducted to fulfill piping plover post construction monitoring requirements for two winter seasons following construction. 44x$675 = $29,700.00.

Surveys and Costs:
Total 44 post construction plover surveys for 2 seasons x $675/survey = $29,700.00

Total costs for all survey work outlined in this cost proposal = $29,700.00

Above costs are not to exceed total costs based on the surveys to be conducted.

Respectfully,

Christine Perretta

Christine Perretta
DB Ecological Services, Inc.

ECOLOGICAL ASSOCIATES, INC.
3552 NE CANDICE AVE.
JENSEN BEACH, FLORIDA 34957

COST PROPOSAL – April 30, 2025

PROJECT NAME: Town of Hillsboro Beach Piping Plover Monitoring – 2025-2027 (EAI Project No. 25-6007)

CLIENT: Donna Rockfeld
Town of Hillsboro Beach
Phone: (954) 675-1632 Email: drockfeld@townofhillsborobeach.com

PROJECT DESCRIPTION: Twice-monthly piping plover surveys must be conducted in the Town of Hillsboro Beach Truck Haul Beach Renourishment Project Area (approx. one mile of beach between R-6+750 to R-12) and in any other intertidal or shoreline areas within or affected by the project for two years following construction per the USFWS' Piping Plover Programmatic Biological Opinion. Surveys are to be performed from July 15 each year through May 15 of the following year.

During each survey, experienced surveyors will note the number of piping plovers present, their behavior at the time of sighting (feeding, resting, etc.), their location on the beach, and presence of any leg bands. The location of each bird will be recorded using GPS. Recreational use of the beach by humans and the presence of other shorebirds will also be documented. Summary reports will be submitted to the Town of Hillsboro Beach and the USFWS within 60 days of completion of monitoring for the 2025-2026 and 2026-2027 over-wintering periods.

PROJECT DURATION: July 2025 – July 2027

PROJECT COSTS: All services will be provided at the per-item rates specified below, inclusive of all time and materials required to perform the Scope of Work, as itemized below.

Task	Activity	Cost
1	Piping plover monitoring, including survey, data management, and reporting ***(Per Survey Rate: $775.00/survey; not to exceed 40 surveys)***	$31,000.00

BILLING: Charges will be invoiced at the end of each calendar month during which services are performed.

TERMS: 30 days from receipt of invoice.

EARLY TERMINATION: EAI's services may be terminated at any time by providing seven (7) days written notice. There is no penalty for early termination. Only charges accrued to the effective date of termination will be assessed.

LATE PAYMENT: Invoices shall be considered **PAST DUE** if payment is not received by EAI within 30 calendar days of the invoice date. Any unpaid balances for other than disputed charges will draw interest at the rate of one and one-half percent (1½ %) per month commencing 30 days after the date of invoice.

DISPUTED CHARGES: EAI shall be notified in writing of any disputed amount within 10 calendar days after receipt of invoice; otherwise, all invoice charges will be considered acceptable and correct.

ENTITLEMENT: EAI is entitled to all reasonable costs, including attorney's fees, associated with the collection of past due charges.

AGREEMENT

Town of Hillsboro Beach
and
Ecological Associates, Inc.

Town of Hillsboro Beach accepts the terms of Ecological Associates, Inc.'s (EAI's) Cost Proposal dated April 30, 2025 and agrees to all conditions, fees and schedules set forth therein by inclusion or reference.

_____	_____
Officer, Trustee, or Agent (Signature)	Date
_____	
(Printed Name)	
_____	
Title	

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

Invoice

Invoice Number: 1828717
Invoice Date: 4/30/2025
Terms: Net 30 Days
Due Date: 5/30/2025
Customer #: AJ-0005085
Customer PO #:

Hillsboro Beach, FL, Town of
Attn: Bloom, Stephen
1210 Hillsboro Mile
Hillsboro, FL 33062
Stephen.Bloom@inframark / terri.lusk@inframark
/Sh

FF - Building Code Services

Summary

Description	Current Amount
Building Insp %Fee	$37,469.78
Invoice Total	**$37,469.78**

Supporting Detail

Building Insp %Fee

Date	Units	Rate	Amount	Description
4/30/2025	1.00	$37,469.78	$37,469.78	Building Permit Services % of Fee
Subtotal	**1.00**		**$37,469.78**	

Please remit to:
P.O BOX 919903
Orlando, FL 32891-9903

Net Invoice:	$37,469.78
Freight:	$0.00
Sales Tax:	$0.00
Invoice Total:	**$37,469.78**

	Permit Fees	Town Revenue	Fire Fees	Zoning Fees	Admin Fees	CGA Revenue	BORA	DBPR
MTD	$43,758.57	$6,563.79	$0.00	$1,650.00	$275.00	$37,194.78	$895.56	$476.44
YTD	**$2,370,741.59**	**$355,611.24**	**$5,250.00**	**$12,000.00**	**$2,775.00**	**2,015,130.35**	**$77,085.96**	**$37,286.31**

DCA
$684.46
$55,758.69

The Town of Hillsboro Beach
All Fees Collected

Start Date: 04/01/2025
End Date: 04/30/2025

Transaction #	Application #	Fee Description	Quantity	Amount	Date
612568	39201439	Building Administrative Fee	1	$ 25.00	4/1/2025
612568	39201439	Goverment Fees FL DBPR Surcharge	2692.4	$ 26.92	4/1/2025
612568	39201439	Goverment Fees FL BCAIF Surcharge	2692.4	$ 40.38	4/1/2025
612568	39201439	Building Administrative Fee	2	$ 50.00	4/1/2025
612568	39201439	BRA - Board of Rules & Appeals Fee	101600	$ 53.04	4/1/2025
612568	39201439	Zoning Inspection Fee	1	$ 150.00	4/1/2025
612568	39201439	Zoning Plan Review	2	$ 300.00	4/1/2025
612568	39201439	Building Permit Fee	101600	$ 2,692.40	4/1/2025
612589	1057337	Re-Inspection Fee	1	$ 95.00	4/1/2025
612593	39203352	Goverment Fees FL DBPR Surcharge	755.25	$ 7.55	4/1/2025
612593	39203352	Goverment Fees FL BCAIF Surcharge	755.25	$ 11.32	4/1/2025
612593	39203352	BRA - Board of Rules & Appeals Fee	28500	$ 15.08	4/1/2025
612593	39203352	Building Permit Fee	28500	$ 755.25	4/1/2025
612646	39203839	Goverment Fees FL DBPR Surcharge	138.99	$ 2.00	4/2/2025
612646	39203839	Goverment Fees FL BCAIF Surcharge	138.99	$ 2.08	4/2/2025
612646	39203839	BRA - Board of Rules & Appeals Fee	5245	$ 3.12	4/2/2025
612646	39203839	Building Permit Fee	5245	$ 138.99	4/2/2025
612661	1057337	Re-Inspection Fee	1	$ 95.00	4/2/2025
612661	1057337	Re-Inspection Fee	1	$ 95.00	4/2/2025
612788	39204576	Goverment Fees FL BCAIF Surcharge	125	$ 2.00	4/4/2025
612788	39204576	Goverment Fees FL DBPR Surcharge	125	$ 2.00	4/4/2025
612788	39204576	BRA - Board of Rules & Appeals Fee	3280.58	$ 2.08	4/4/2025
612788	39204576	Building Permit Fee	3280.58	$ 125.00	4/4/2025
612955	39200730	BRA - Board of Rules & Appeals Fee	1500	$ 2.00	4/8/2025
612955	39200730	Goverment Fees FL BCAIF Surcharge	125	$ 2.00	4/8/2025
612955	39200730	Goverment Fees FL DBPR Surcharge	125	$ 2.00	4/8/2025
612955	39200730	Goverment Fees FL DBPR Surcharge	286.2	$ 2.86	4/8/2025
612955	39200730	Goverment Fees FL BCAIF Surcharge	286.2	$ 4.29	4/8/2025
612955	39200730	BRA - Board of Rules & Appeals Fee	10800	$ 5.72	4/8/2025
612955	39200730	Plan Review Fee	1	$ 95.00	4/8/2025
612955	39200730	Building Permit Fee	1500	$ 125.00	4/8/2025
612955	39200730	Building Permit Fee	10800	$ 286.20	4/8/2025
612956	501091	Building Administrative Fee	2	$ 50.00	4/8/2025
612956	501091	Plan Review Fee	2	$ 190.00	4/8/2025
612956	501091	Zoning Plan Review	2	$ 300.00	4/8/2025
612995	39204443	BRA - Board of Rules & Appeals Fee	1820	$ 2.00	4/9/2025
612995	39204443	Goverment Fees FL BCAIF Surcharge	125	$ 2.00	4/9/2025
612995	39204443	Goverment Fees FL DBPR Surcharge	125	$ 2.00	4/9/2025
612995	39204443	Building Permit Fee	1820	$ 125.00	4/9/2025
613072	39205061	BRA - Board of Rules & Appeals Fee	1495	$ 2.00	4/9/2025
613072	39205061	Goverment Fees FL BCAIF Surcharge	125	$ 2.00	4/9/2025
613072	39205061	Goverment Fees FL DBPR Surcharge	125	$ 2.00	4/9/2025

613072	39205061	Building Permit Fee	1495	$	125.00	4/9/2025
613272	39199158	Goverment Fees FL DBPR Surcharge	384.55	$	3.84	4/14/2025
613272	39199158	Goverment Fees FL BCAIF Surcharge	384.55	$	5.76	4/14/2025
613272	39199158	BRA - Board of Rules & Appeals Fee	14511.42	$	7.80	4/14/2025
613272	39199158	Building Permit Fee	14511.42	$	384.55	4/14/2025
613276	39199166	Goverment Fees FL DBPR Surcharge	1851.59	$	18.51	4/14/2025
613276	39199166	Goverment Fees FL BCAIF Surcharge	1851.59	$	27.77	4/14/2025
613276	39199166	BRA - Board of Rules & Appeals Fee	69871.54	$	36.40	4/14/2025
613276	39199166	Building Permit Fee	69871.54	$	1,851.59	4/14/2025
613277	39199169	Goverment Fees FL DBPR Surcharge	1440.82	$	14.40	4/14/2025
613277	39199169	Goverment Fees FL BCAIF Surcharge	1440.82	$	21.61	4/14/2025
613277	39199169	BRA - Board of Rules & Appeals Fee	54370.71	$	28.60	4/14/2025
613277	39199169	Building Permit Fee	54370.71	$	1,440.82	4/14/2025
613278	39199175	Goverment Fees FL DBPR Surcharge	1440.82	$	14.40	4/14/2025
613278	39199175	Goverment Fees FL BCAIF Surcharge	1440.82	$	21.61	4/14/2025
613278	39199175	BRA - Board of Rules & Appeals Fee	54370.71	$	28.60	4/14/2025
613278	39199175	Building Permit Fee	54370.71	$	1,440.82	4/14/2025
613279	39199178	Goverment Fees FL DBPR Surcharge	1440.82	$	14.40	4/14/2025
613279	39199178	Goverment Fees FL BCAIF Surcharge	1440.82	$	21.61	4/14/2025
613279	39199178	BRA - Board of Rules & Appeals Fee	54370.71	$	28.60	4/14/2025
613279	39199178	Building Permit Fee	54370.71	$	1,440.82	4/14/2025
613281	39199181	Goverment Fees FL DBPR Surcharge	814.89	$	8.14	4/14/2025
613281	39199181	Goverment Fees FL BCAIF Surcharge	814.89	$	12.22	4/14/2025
613281	39199181	BRA - Board of Rules & Appeals Fee	30750.89	$	16.12	4/14/2025
613281	39199181	Building Permit Fee	30750.89	$	814.89	4/14/2025
613282	39199186	Goverment Fees FL DBPR Surcharge	814.88	$	8.14	4/14/2025
613282	39199186	Goverment Fees FL BCAIF Surcharge	814.88	$	12.22	4/14/2025
613282	39199186	BRA - Board of Rules & Appeals Fee	30750.39	$	16.12	4/14/2025
613282	39199186	Building Permit Fee	30750.39	$	814.88	4/14/2025
613283	39199187	Goverment Fees FL DBPR Surcharge	1019.23	$	10.19	4/14/2025
613283	39199187	Goverment Fees FL BCAIF Surcharge	1019.23	$	15.28	4/14/2025
613283	39199187	BRA - Board of Rules & Appeals Fee	38461.54	$	20.28	4/14/2025
613283	39199187	Building Permit Fee	38461.54	$	1,019.23	4/14/2025
613284	39199189	Goverment Fees FL DBPR Surcharge	728.73	$	7.28	4/14/2025
613284	39199189	Goverment Fees FL BCAIF Surcharge	728.73	$	10.93	4/14/2025
613284	39199189	BRA - Board of Rules & Appeals Fee	27499.45	$	14.56	4/14/2025
613284	39199189	Building Permit Fee	27499.45	$	728.73	4/14/2025
613285	39199192	Goverment Fees FL DBPR Surcharge	1019.23	$	10.19	4/14/2025
613285	39199192	Goverment Fees FL BCAIF Surcharge	1019.23	$	15.28	4/14/2025
613285	39199192	BRA - Board of Rules & Appeals Fee	38461.54	$	20.28	4/14/2025
613285	39199192	Building Permit Fee	38461.54	$	1,019.23	4/14/2025
613286	39199194	Goverment Fees FL DBPR Surcharge	1440.82	$	14.40	4/14/2025
613286	39199194	Goverment Fees FL BCAIF Surcharge	1440.82	$	21.61	4/14/2025

613286	39199194	BRA - Board of Rules & Appeals Fee	54370.71	$	28.60	4/14/2025
613286	39199194	Building Permit Fee	54370.71	$	1,440.82	4/14/2025
613287	39199195	Goverment Fees FL DBPR Surcharge	1440.82	$	14.40	4/14/2025
613287	39199195	Goverment Fees FL BCAIF Surcharge	1440.82	$	21.61	4/14/2025
613287	39199195	BRA - Board of Rules & Appeals Fee	54370.71	$	28.60	4/14/2025
613287	39199195	Building Permit Fee	54370.71	$	1,440.82	4/14/2025
613289	39187432	BRA - Board of Rules & Appeals Fee	400	$	2.00	4/14/2025
613289	39187432	Goverment Fees FL BCAIF Surcharge	125	$	2.00	4/14/2025
613289	39187432	Goverment Fees FL DBPR Surcharge	125	$	2.00	4/14/2025
613289	39187432	BRA - Board of Rules & Appeals Fee	700	$	2.00	4/14/2025
613289	39187432	Goverment Fees FL BCAIF Surcharge	125	$	2.00	4/14/2025
613289	39187432	Goverment Fees FL DBPR Surcharge	125	$	2.00	4/14/2025
613289	39187432	BRA - Board of Rules & Appeals Fee	850	$	2.00	4/14/2025
613289	39187432	Goverment Fees FL BCAIF Surcharge	125	$	2.00	4/14/2025
613289	39187432	Goverment Fees FL DBPR Surcharge	125	$	2.00	4/14/2025
613289	39187432	BRA - Board of Rules & Appeals Fee	800	$	2.00	4/14/2025
613289	39187432	Goverment Fees FL BCAIF Surcharge	125	$	2.00	4/14/2025
613289	39187432	Goverment Fees FL DBPR Surcharge	125	$	2.00	4/14/2025
613289	39187432	Goverment Fees FL DBPR Surcharge	267.03	$	2.67	4/14/2025
613289	39187432	Goverment Fees FL BCAIF Surcharge	267.03	$	4.00	4/14/2025
613289	39187432	BRA - Board of Rules & Appeals Fee	10076.9	$	5.72	4/14/2025
613289	39187432	Building Administrative Fee	1	$	25.00	4/14/2025
613289	39187432	Building Administrative Fee	3	$	75.00	4/14/2025
613289	39187432	Plan Review Fee	1	$	95.00	4/14/2025
613289	39187432	Plan Review Fee	1	$	95.00	4/14/2025
613289	39187432	Building Permit Fee	400	$	125.00	4/14/2025
613289	39187432	Building Permit Fee	700	$	125.00	4/14/2025
613289	39187432	Building Permit Fee	850	$	125.00	4/14/2025
613289	39187432	Building Permit Fee	800	$	125.00	4/14/2025
613289	39187432	Zoning Inspection Fee	1	$	150.00	4/14/2025
613289	39187432	Plan Review Fee	2	$	190.00	4/14/2025
613289	39187432	Plan Review Fee	2	$	190.00	4/14/2025
613289	39187432	Building Permit Fee	10076.9	$	267.03	4/14/2025
613289	39187432	Zoning Plan Review	3	$	450.00	4/14/2025
613307	39205862	Goverment Fees FL BCAIF Surcharge	125	$	2.00	4/14/2025
613307	39205862	Goverment Fees FL DBPR Surcharge	125	$	2.00	4/14/2025
613307	39205862	BRA - Board of Rules & Appeals Fee	3500	$	2.08	4/14/2025
613307	39205862	Building Permit Fee	3500	$	125.00	4/14/2025
613382	39203452	Application Fee Credit	4656.16	$	(4,656.16)	4/15/2025
613382	39203452	Goverment Fees FL DBPR Surcharge	198.75	$	2.00	4/15/2025
613382	39203452	Goverment Fees FL BCAIF Surcharge	198.75	$	2.98	4/15/2025
613382	39203452	BRA - Board of Rules & Appeals Fee	7500	$	4.16	4/15/2025
613382	39203452	Goverment Fees FL DBPR Surcharge	488.6	$	4.88	4/15/2025

613382	39203452	Goverment Fees FL BCAIF Surcharge	488.6	$	7.32	4/15/2025
613382	39203452	BRA - Board of Rules & Appeals Fee	18438	$	9.88	4/15/2025
613382	39203452	Goverment Fees FL DBPR Surcharge	1053.77	$	10.53	4/15/2025
613382	39203452	Goverment Fees FL BCAIF Surcharge	1053.77	$	15.80	4/15/2025
613382	39203452	BRA - Board of Rules & Appeals Fee	39765	$	20.80	4/15/2025
613382	39203452	Goverment Fees FL DBPR Surcharge	12338.82	$	123.38	4/15/2025
613382	39203452	Goverment Fees FL BCAIF Surcharge	12338.82	$	185.08	4/15/2025
613382	39203452	Building Permit Fee	7500	$	198.75	4/15/2025
613382	39203452	BRA - Board of Rules & Appeals Fee	465616	$	242.32	4/15/2025
613382	39203452	Building Permit Fee	18438	$	488.60	4/15/2025
613382	39203452	Building Permit Fee	39765	$	1,053.77	4/15/2025
613382	39203452	Building Permit Fee	465616	$	12,338.82	4/15/2025
613422	39205854	BRA - Board of Rules & Appeals Fee	1625	$	2.00	4/16/2025
613422	39205854	Goverment Fees FL BCAIF Surcharge	125	$	2.00	4/16/2025
613422	39205854	Goverment Fees FL DBPR Surcharge	125	$	2.00	4/16/2025
613422	39205854	Building Permit Fee	1625	$	125.00	4/16/2025
613425	723040	Building Administrative Fee	1	$	25.00	4/16/2025
613425	723040	Plan Review Fee	1	$	95.00	4/16/2025
613425	723040	Zoning Plan Review	1	$	150.00	4/16/2025
613428	39205475	Goverment Fees FL DBPR Surcharge	141.35	$	2.00	4/16/2025
613428	39205475	Goverment Fees FL BCAIF Surcharge	141.35	$	2.12	4/16/2025
613428	39205475	BRA - Board of Rules & Appeals Fee	5334	$	3.12	4/16/2025
613428	39205475	Building Permit Fee	5334	$	141.35	4/16/2025
613453	39206034	BRA - Board of Rules & Appeals Fee	1295	$	2.00	4/16/2025
613453	39206034	Goverment Fees FL BCAIF Surcharge	125	$	2.00	4/16/2025
613453	39206034	Goverment Fees FL DBPR Surcharge	125	$	2.00	4/16/2025
613453	39206034	BRA - Board of Rules & Appeals Fee	1295	$	2.00	4/16/2025
613453	39206034	Goverment Fees FL BCAIF Surcharge	125	$	2.00	4/16/2025
613453	39206034	Goverment Fees FL DBPR Surcharge	125	$	2.00	4/16/2025
613453	39206034	Building Permit Fee	1295	$	125.00	4/16/2025
613453	39206034	Building Permit Fee	1295	$	125.00	4/16/2025
613461	39205447	BRA - Board of Rules & Appeals Fee	2000	$	2.00	4/16/2025
613461	39205447	Goverment Fees FL BCAIF Surcharge	125	$	2.00	4/16/2025
613461	39205447	Goverment Fees FL DBPR Surcharge	125	$	2.00	4/16/2025
613461	39205447	Building Permit Fee	2000	$	125.00	4/16/2025
613463	934863	Plan Review Fee	1	$	95.00	4/16/2025
613463	934863	Plan Review Fee	3	$	285.00	4/16/2025
613468	39206399	BRA - Board of Rules & Appeals Fee	500	$	2.00	4/16/2025
613468	39206399	Goverment Fees FL BCAIF Surcharge	125	$	2.00	4/16/2025
613468	39206399	Goverment Fees FL DBPR Surcharge	125	$	2.00	4/16/2025
613468	39206399	Building Permit Fee	500	$	125.00	4/16/2025
613469	39186463	Change Of Contractor	1	$	95.00	4/16/2025
613502	39200471	Goverment Fees FL DBPR Surcharge	481.63	$	4.81	4/17/2025

613502	39200471	Goverment Fees FL BCAIF Surcharge	481.63	$	7.22	4/17/2025
613502	39200471	Goverment Fees FL DBPR Surcharge	895.7	$	8.95	4/17/2025
613502	39200471	BRA - Board of Rules & Appeals Fee	18175	$	9.88	4/17/2025
613502	39200471	Goverment Fees FL BCAIF Surcharge	895.7	$	13.43	4/17/2025
613502	39200471	BRA - Board of Rules & Appeals Fee	33800	$	17.68	4/17/2025
613502	39200471	Plan Review Fee	1	$	95.00	4/17/2025
613502	39200471	Building Permit Fee	18175	$	481.63	4/17/2025
613502	39200471	Building Permit Fee	33800	$	895.70	4/17/2025
613521	39206035	Goverment Fees FL DBPR Surcharge	206.7	$	2.06	4/17/2025
613521	39206035	Goverment Fees FL BCAIF Surcharge	206.7	$	3.10	4/17/2025
613521	39206035	BRA - Board of Rules & Appeals Fee	7800	$	4.16	4/17/2025
613521	39206035	Building Permit Fee	7800	$	206.70	4/17/2025
613534	39184495	Goverment Fees FL DBPR Surcharge	1323.01	$	13.23	4/17/2025
613534	39184495	Goverment Fees FL BCAIF Surcharge	1323.01	$	19.84	4/17/2025
613534	39184495	BRA - Board of Rules & Appeals Fee	49925	$	26.00	4/17/2025
613534	39184495	Plan Review Fee	1	$	95.00	4/17/2025
613534	39184495	Building Permit Fee	49925	$	1,323.01	4/17/2025
613538	39205527	Goverment Fees FL BCAIF Surcharge	133.56	$	2.00	4/17/2025
613538	39205527	Goverment Fees FL DBPR Surcharge	133.56	$	2.00	4/17/2025
613538	39205527	BRA - Board of Rules & Appeals Fee	5040	$	3.12	4/17/2025
613538	39205527	Building Permit Fee	5040	$	133.56	4/17/2025
613539	39205522	Goverment Fees FL DBPR Surcharge	154.49	$	2.00	4/17/2025
613539	39205522	Goverment Fees FL BCAIF Surcharge	154.49	$	2.31	4/17/2025
613539	39205522	BRA - Board of Rules & Appeals Fee	5830	$	3.12	4/17/2025
613539	39205522	Building Permit Fee	5830	$	154.49	4/17/2025
613540	39205514	Goverment Fees FL DBPR Surcharge	393.26	$	3.93	4/17/2025
613540	39205514	Goverment Fees FL BCAIF Surcharge	393.26	$	5.89	4/17/2025
613540	39205514	BRA - Board of Rules & Appeals Fee	14840	$	7.80	4/17/2025
613540	39205514	Building Permit Fee	14840	$	393.26	4/17/2025
613542	39205531	Goverment Fees FL DBPR Surcharge	164.3	$	2.00	4/17/2025
613542	39205531	Goverment Fees FL BCAIF Surcharge	164.3	$	2.46	4/17/2025
613542	39205531	BRA - Board of Rules & Appeals Fee	6200	$	3.64	4/17/2025
613542	39205531	Building Permit Fee	6200	$	164.30	4/17/2025
613543	39205537	Goverment Fees FL BCAIF Surcharge	133.56	$	2.00	4/17/2025
613543	39205537	Goverment Fees FL DBPR Surcharge	133.56	$	2.00	4/17/2025
613543	39205537	BRA - Board of Rules & Appeals Fee	5040	$	3.12	4/17/2025
613543	39205537	Building Permit Fee	5040	$	133.56	4/17/2025
613544	39205539	Goverment Fees FL BCAIF Surcharge	133.56	$	2.00	4/17/2025
613544	39205539	Goverment Fees FL DBPR Surcharge	133.56	$	2.00	4/17/2025
613544	39205539	BRA - Board of Rules & Appeals Fee	5040	$	3.12	4/17/2025
613544	39205539	Building Permit Fee	5040	$	133.56	4/17/2025
613619	39206658	Goverment Fees FL DBPR Surcharge	146.81	$	2.00	4/21/2025
613619	39206658	Goverment Fees FL BCAIF Surcharge	146.81	$	2.20	4/21/2025

613619	39206658	BRA - Board of Rules & Appeals Fee	5540	$	3.12	4/21/2025
613619	39206658	Building Permit Fee	5540	$	146.81	4/21/2025
613725	39207114	Goverment Fees FL BCAIF Surcharge	125	$	2.00	4/22/2025
613725	39207114	Goverment Fees FL DBPR Surcharge	125	$	2.00	4/22/2025
613725	39207114	BRA - Board of Rules & Appeals Fee	4892	$	2.60	4/22/2025
613725	39207114	Building Permit Fee	4892	$	125.00	4/22/2025
613744	39202676	Goverment Fees FL DBPR Surcharge	265	$	2.65	4/22/2025
613744	39202676	Goverment Fees FL BCAIF Surcharge	265	$	3.97	4/22/2025
613744	39202676	BRA - Board of Rules & Appeals Fee	10000	$	5.20	4/22/2025
613744	39202676	Building Permit Fee	10000	$	265.00	4/22/2025
613755	39206030	Goverment Fees FL DBPR Surcharge	442.78	$	4.42	4/22/2025
613755	39206030	Goverment Fees FL BCAIF Surcharge	442.78	$	6.64	4/22/2025
613755	39206030	BRA - Board of Rules & Appeals Fee	16709	$	8.84	4/22/2025
613755	39206030	Building Permit Fee	16709	$	442.78	4/22/2025
613774	39195821	Goverment Fees FL DBPR Surcharge	339.91	$	3.39	4/22/2025
613774	39195821	Goverment Fees FL BCAIF Surcharge	339.91	$	5.09	4/22/2025
613774	39195821	BRA - Board of Rules & Appeals Fee	12826.9	$	6.76	4/22/2025
613774	39195821	Goverment Fees FL DBPR Surcharge	2192.46	$	21.92	4/22/2025
613774	39195821	Goverment Fees FL BCAIF Surcharge	2192.46	$	32.88	4/22/2025
613774	39195821	BRA - Board of Rules & Appeals Fee	82734.51	$	43.16	4/22/2025
613774	39195821	Plan Review Fee	1	$	95.00	4/22/2025
613774	39195821	Plan Review Fee	1	$	95.00	4/22/2025
613774	39195821	Building Permit Fee	12826.9	$	339.91	4/22/2025
613774	39195821	Building Permit Fee	82734.51	$	2,192.46	4/22/2025
613866	39207321	Goverment Fees FL DBPR Surcharge	170.39	$	2.00	4/24/2025
613866	39207321	Goverment Fees FL BCAIF Surcharge	170.39	$	2.55	4/24/2025
613866	39207321	BRA - Board of Rules & Appeals Fee	6430	$	3.64	4/24/2025
613866	39207321	Plan Review Fee	1	$	95.00	4/24/2025
613866	39207321	Building Permit Fee	6430	$	170.39	4/24/2025
613867	39203000	BRA - Board of Rules & Appeals Fee	2630	$	2.00	4/24/2025
613867	39203000	Goverment Fees FL BCAIF Surcharge	125	$	2.00	4/24/2025
613867	39203000	Goverment Fees FL DBPR Surcharge	125	$	2.00	4/24/2025
613867	39203000	Building Administrative Fee	1	$	25.00	4/24/2025
613867	39203000	Plan Review Fee	1	$	95.00	4/24/2025
613867	39203000	Building Permit Fee	2630	$	125.00	4/24/2025
613867	39203000	Zoning Plan Review	1	$	150.00	4/24/2025
613900	39207303	Goverment Fees FL BCAIF Surcharge	297.46	$	4.46	4/24/2025
613900	39207303	BRA - Board of Rules & Appeals Fee	11225	$	6.24	4/24/2025
613900	39207303	Building Permit Fee	11225	$	297.46	4/24/2025
613900	39207303	Goverment Fees FL DBPR Surcharge	297.46	$	2.97	4/24/2025
613902	39207304	Goverment Fees FL DBPR Surcharge	166.95	$	2.00	4/24/2025
613902	39207304	Goverment Fees FL BCAIF Surcharge	166.95	$	2.50	4/24/2025
613902	39207304	BRA - Board of Rules & Appeals Fee	6300	$	3.64	4/24/2025

613902	39207304	Building Permit Fee	6300	$	166.95	4/24/2025
613933	513223	Plan Review Fee	1	$	95.00	4/24/2025
613933	513223	Plan Review Fee	1	$	95.00	4/24/2025
613933	513223	Plan Review Fee	2	$	190.00	4/24/2025
613985	39207185	BRA - Board of Rules & Appeals Fee	1295	$	2.00	4/25/2025
613985	39207185	Goverment Fees FL BCAIF Surcharge	125	$	2.00	4/25/2025
613985	39207185	Goverment Fees FL DBPR Surcharge	125	$	2.00	4/25/2025
613985	39207185	Building Permit Fee	1295	$	125.00	4/25/2025
614001	39205468	BRA - Board of Rules & Appeals Fee	2100	$	2.00	4/28/2025
614001	39205468	Goverment Fees FL BCAIF Surcharge	125	$	2.00	4/28/2025
614001	39205468	Goverment Fees FL DBPR Surcharge	125	$	2.00	4/28/2025
614001	39205468	BRA - Board of Rules & Appeals Fee	300	$	2.00	4/28/2025
614001	39205468	Goverment Fees FL BCAIF Surcharge	125	$	2.00	4/28/2025
614001	39205468	Goverment Fees FL DBPR Surcharge	125	$	2.00	4/28/2025
614001	39205468	Plan Review Fee	1	$	95.00	4/28/2025
614001	39205468	Building Permit Fee	2100	$	125.00	4/28/2025
614001	39205468	Building Permit Fee	300	$	125.00	4/28/2025
614017	39207754	Goverment Fees FL DBPR Surcharge	166.95	$	2.00	4/28/2025
614017	39207754	Goverment Fees FL BCAIF Surcharge	166.95	$	2.50	4/28/2025
614017	39207754	BRA - Board of Rules & Appeals Fee	6300	$	3.64	4/28/2025
614017	39207754	Building Permit Fee	6300	$	166.95	4/28/2025
614018	39207764	Goverment Fees FL DBPR Surcharge	166.95	$	2.00	4/28/2025
614018	39207764	Goverment Fees FL BCAIF Surcharge	166.95	$	2.50	4/28/2025
614018	39207764	BRA - Board of Rules & Appeals Fee	6300	$	3.64	4/28/2025
614018	39207764	Building Permit Fee	6300	$	166.95	4/28/2025
614044	39208113	Goverment Fees FL DBPR Surcharge	212	$	2.12	4/28/2025
614044	39208113	Goverment Fees FL BCAIF Surcharge	212	$	3.18	4/28/2025
614044	39208113	BRA - Board of Rules & Appeals Fee	8000	$	4.16	4/28/2025
614044	39208113	Building Permit Fee	8000	$	212.00	4/28/2025
614089	39207886	Goverment Fees FL DBPR Surcharge	437.25	$	4.37	4/29/2025
614089	39207886	Goverment Fees FL BCAIF Surcharge	437.25	$	6.55	4/29/2025
614089	39207886	BRA - Board of Rules & Appeals Fee	16500	$	8.84	4/29/2025
614089	39207886	Building Permit Fee	16500	$	437.25	4/29/2025
614162	39208275	Goverment Fees FL DBPR Surcharge	180.73	$	2.00	4/29/2025
614162	39208275	Goverment Fees FL BCAIF Surcharge	180.73	$	2.71	4/29/2025
614162	39208275	BRA - Board of Rules & Appeals Fee	6820	$	3.64	4/29/2025
614162	39208275	Building Permit Fee	6820	$	180.73	4/29/2025
614172	39202061	BRA - Board of Rules & Appeals Fee	2865.04	$	2.00	4/30/2025
614172	39202061	Goverment Fees FL BCAIF Surcharge	125	$	2.00	4/30/2025
614172	39202061	Goverment Fees FL DBPR Surcharge	125	$	2.00	4/30/2025
614172	39202061	Goverment Fees FL DBPR Surcharge	515.16	$	5.15	4/30/2025
614172	39202061	Goverment Fees FL BCAIF Surcharge	515.16	$	7.72	4/30/2025
614172	39202061	BRA - Board of Rules & Appeals Fee	19440	$	10.40	4/30/2025

The Town of Hillsboro Beach
All Fees Collected

Start Date: 04/01/2025
End Date: 04/30/2025

614172	39202061	Plan Review Fee	1	$	95.00	4/30/2025
614172	39202061	Plan Review Fee	1	$	95.00	4/30/2025
614172	39202061	Building Permit Fee	2865.04	$	125.00	4/30/2025
614172	39202061	Building Permit Fee	19440	$	515.16	4/30/2025
614173	39208471	BRA - Board of Rules & Appeals Fee	1295	$	2.00	4/30/2025
614173	39208471	Goverment Fees FL BCAIF Surcharge	125	$	2.00	4/30/2025
614173	39208471	Goverment Fees FL DBPR Surcharge	125	$	2.00	4/30/2025
614173	39208471	Building Permit Fee	1295	$	125.00	4/30/2025
614205	39208387	Goverment Fees FL DBPR Surcharge	533.6	$	5.33	4/30/2025
614205	39208387	Goverment Fees FL BCAIF Surcharge	533.6	$	8.00	4/30/2025
614205	39208387	BRA - Board of Rules & Appeals Fee	20136	$	10.92	4/30/2025
614205	39208387	Building Permit Fee	20136	$	533.60	4/30/2025
614207	39208384	Goverment Fees FL DBPR Surcharge	185.5	$	2.00	4/30/2025
614207	39208384	Goverment Fees FL BCAIF Surcharge	185.5	$	2.78	4/30/2025
614207	39208384	BRA - Board of Rules & Appeals Fee	7000	$	3.64	4/30/2025
614207	39208384	Building Permit Fee	7000	$	185.50	4/30/2025
614209	39208072	Goverment Fees FL DBPR Surcharge	206.7	$	2.06	4/30/2025
614209	39208072	Goverment Fees FL BCAIF Surcharge	206.7	$	3.10	4/30/2025
614209	39208072	BRA - Board of Rules & Appeals Fee	7800	$	4.16	4/30/2025
614209	39208072	Building Permit Fee	7800	$	206.70	4/30/2025
					$47,740.03	

GOREN, CHEROF, DOODY & EZROL, P.A.
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3099 East Commercial Boulevard
Suite 200
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Telephone (954) 771-4500

05/22/2025

TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile
Hillsboro Beach FL 33062

ACCOUNT NO: 1182-0606490
STATEMENT NO: 71445

Attn: Mac Serda, Town Manager

General Matters

			HOURS
04/23/2025	SMS	Review Waste Production Contract and amendment; Research related to additional renewals periods and contradicting terms.	0.70
04/25/2025	SMS	Review and search related to code liens for 1205 and 1206 and related settlement agreement.	1.40
04/29/2025	SMS	Review of Court Order and research on motion for surplus funds.	0.50
	DJD	Address terms of Settlement Agreement regarding 1205 and 1206 Hillsboro Mile.	0.40
	DJD	Prepare resolution for agenda.	0.60
04/30/2025	DJD	Review sign code and address ethics training.	0.30
	SMS	Initial draft settlement agreement for code lien	0.50
05/01/2025	DJD	Address issue with ordinance and municode.	0.30
05/02/2025	DJD	Address settlement for 1205 and 1206.	0.20
	SMS	Draft Settlement Agreement; Review Code Liens.	1.00
05/05/2025	DJD	Review agenda in preparation of Town Commission meeting.	0.50
	SMS	Revisions to settlement agreement with winter sun investments.	0.60
05/06/2025	SMS	Research on ability to charge attorney fees for code violation; Discussion related to Ethics Training.	1.30
	DJD	Prepare for and attend Town Commission meeting.	2.50
05/07/2025	DJD	Telephone call with Mayor Miller; initial preparation of Addendum with Sports Services.	0.80
	SMS	Research and correspondence on Business Impact statement; Correspondence on Chapter 162.	0.60
05/09/2025	MDC	review materials, meet with Sean Swartz; prepare for 5-12-25 training presentations	0.90
	SMS	Meeting to discuss ethics training and review for current cases.	0.70
05/12/2025	MDC	review materials, prepare for ethics training presentations; conduct ethics training with Commissioners	1.00
	SMS	Prepare for and presentation to Elected Officials; Correspondence related to Settlement Agreement.	2.00
	JGH	Prepare for and attend Ethics Training.	1.00
	DJD	Address Winter Sun Code Lien.	0.40

TOWN OF HILLSBORO BEACH

05/22/2025

ACCOUNT NO: 1182-0606490
STATEMENT NO: 71445

General Matters

			HOURS	
05/13/2025	DJD	Address settlement of code liens regarding WInter Sun.	0.40	
05/14/2025	DJD	Telephone conference with Town Manager.	0.40	
05/19/2025	DJD	Review notice of variance (987 Hillsboro Mile); email Nectaria Chakas, Esq.	0.40	
05/21/2025	DJD	Prepare resolutions for Agenda.	0.40	
		FOR CURRENT SERVICES RENDERED	19.80	5,940.00

RECAPITULATION

TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
D.J. Doody	7.60	$300.00	$2,280.00
Michael D. Cirullo	1.90	300.00	570.00
Sean M. Swartz	9.30	300.00	2,790.00
Jacob G. Horowitz	1.00	300.00	300.00

Photocopies	309.75
TOTAL OUT-OF-POCKET EXPENSES THROUGH 05/21/2025	309.75
TOTAL CURRENT WORK	6,249.75
BALANCE DUE	$6,249.75

AMOUNTS PREVIOUSLY BILLED NOT INCLUDED ABOVE

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05/22/2025

TOWN OF HILLSBORO BEACH
Town Clerk
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach FL 33062
E: Sherry D. Henderson, CMC TOWN CLERK

ACCOUNT NO: 1182-1201006
STATEMENT NO: 71448

Attn: Mac Serda, Town Manager

adv. Richard Crusco, Charles Doherty (ORD 2024-06)

			HOURS	
05/07/2025	DJD	Review Motion for Summary Judgment.	1.20	
		FOR CURRENT SERVICES RENDERED	1.20	360.00

RECAPITULATION

TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
D.J. Doody	1.20	$300.00	$360.00

TOTAL CURRENT WORK	360.00
BALANCE DUE	$360.00

AMOUNTS PREVIOUSLY BILLED NOT INCLUDED ABOVE

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05/22/2025

TOWN OF HILLSBORO BEACH
Town Clerk
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach FL 33062
E: Sherry D. Henderson, CMC TOWN CLERK

ACCOUNT NO: 1182-1201005
STATEMENT NO: 71447

Attn: Mac Serda, Town Manager

adv. U.S. Department of Housing and Urban Development — Foreclosure

			HOURS	
05/02/2025	SMS	Review filing.	0.30	
		FOR CURRENT SERVICES RENDERED	0.30	90.00

RECAPITULATION

TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
Sean M. Swartz	0.30	$300.00	$90.00

TOTAL CURRENT WORK	90.00
BALANCE DUE	$90.00

AMOUNTS PREVIOUSLY BILLED NOT INCLUDED ABOVE

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Suite 200
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05/22/2025

TOWN OF HILLSBORO BEACH
Town Clerk
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach FL 33062
E: Sherry D. Henderson, CMC TOWN CLERK

ACCOUNT NO: 1182-1201004
STATEMENT NO: 71446

Attn: Mac Serda, Town Manager

adv. Richard Crusco & Charles Doherty (re: ORD12-269)

			HOURS	
04/29/2025	DJD	Initial review of Plaintiff's Motion for Summary Judgment ; Review of Motion for Supplemental Relief.	1.30	
		FOR CURRENT SERVICES RENDERED	1.30	390.00

RECAPITULATION

TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
D.J. Doody	1.30	$300.00	$390.00

TOTAL CURRENT WORK	390.00
BALANCE DUE	$390.00

AMOUNTS PREVIOUSLY BILLED NOT INCLUDED ABOVE

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Telephone (954) 771-4500

05/22/2025

TOWN OF HILLSBORO BEACH
Town Clerk
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach FL 33062
E: Sherry D. Henderson, CMC TOWN CLERK

ACCOUNT NO: 1182-1201007
STATEMENT NO: 71449

Attn: Mac Serda, Town Manager

adv. Richard Crusco in Re-Zoning Change and Approval

			HOURS	
05/02/2025	DJD	Review Joint Motion to Stay Proceedings.	0.50	
05/06/2025	DJD	Telephone conference w/ Jeff Bass (2); review pleadings.	1.00	
		FOR CURRENT SERVICES RENDERED	1.50	450.00

RECAPITULATION

TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
D.J. Doody	1.50	$300.00	$450.00

Photocopies	9.80
TOTAL OUT-OF-POCKET EXPENSES THROUGH 05/21/2025	9.80
TOTAL CURRENT WORK	459.80
BALANCE DUE	$459.80

AMOUNTS PREVIOUSLY BILLED NOT INCLUDED ABOVE

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: **POLICE DEPARTMENT**
Rob O'Neill, Interim Police Chief
Submitting Dept: **Police, Sherry Henderson, Town Clerk**
Agenda Date: **June 3, 2025**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Chief Monthly Apr-25.rmo

Hillsboro Beach Police Monthly Report

To: Town Manager, Mac Serda
From: Interim Chief Rob O'Neill
Subject: April 2025 Monthly Report

Patrol Snapshot:

Activity	Current Month	March 2025	April 2024
Contacts			
Motor Vehicle	217	267	179
Crosswalk	96	83	133
Marine Unit	51	35	138
Beach Unit	3	0	48
Cyclists	137	163	197
Arrests	1	0	1
Service			
Alarms	15	14	12
Assist Other Agency	5	5	5
Dogs on Beach/Animal	9	7	9
Vessel	8	7	5
Noise	0	2	5
Open Doors	3	10	2
Police Assists	113	126	129
Domestic/Disturbance	0	7	3
Sick/Injured	30	21	17
Crash	1	1	2
Trespassing	6	7	0
Security Checks	6077	5940	6757
Total Calls	276	306	308

Training:

Police Law Institute (Online): Driving Under the Influence (DUI)

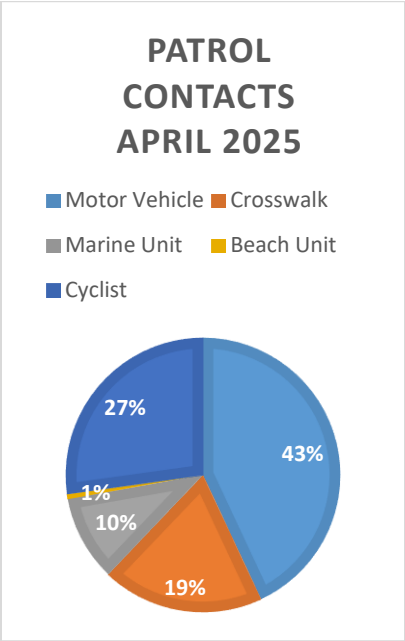
Power DMS Topics: Unusual Occurrences Annual Training

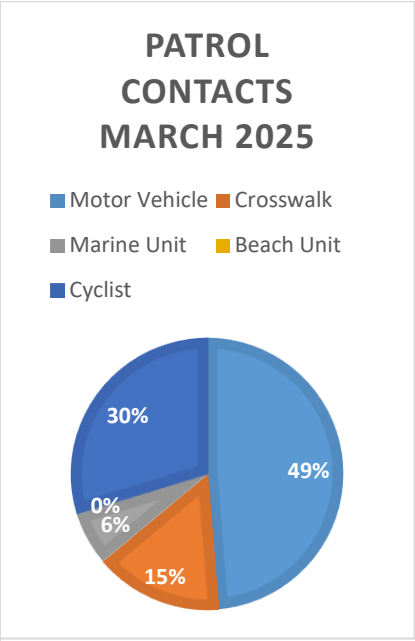
Personnel News: Officer Paul Creelman has successfully completed FTO Trainining

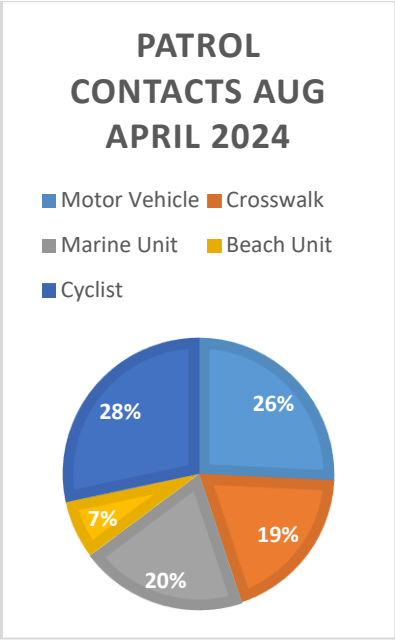
Investigations Snapshot:

Apr. 2025 (new)	Actively Working	Inactivated/Cleared
Found Property (250902)	Fraud (#250681)	Found Property (250999)
Found Property (250999)	Identity Theft (#240278)	Prostitution Tip (241518)
Elderly Exploit (250913)	Stolen Vehicle (#242556)	Hit and Run (250403)
Hit and Run (251020)	Prop Damage (#250601)	Found Gun (243087)
Contractor Disp (251109)	Burg Resident (#242927)	
Fraud (232634)	Found Property (#242931)	
	Identity Theft (#250392)	
	Stolen Vehicle (#250603)	
	Hit and Run (#250776)	

Patrol Services:







April Notable Events:

On April 6th an HBPD Officer on patrol was flagged down by a pedestrian advising her husband was struck by a vehicle while walking on the Pompano Beach side of the Hillsboro Inlet Bridge. Our Officer made contact, HBPD Communications notified the Broward Sheriff's Office and BSO Fire Rescue, no significant injury reported. Incident was turned over to BSO, assistance rendered.

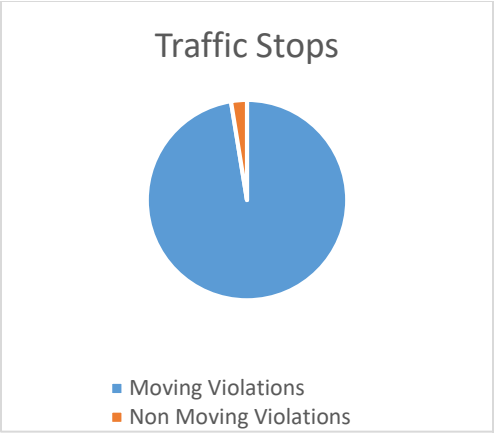
On April 7th HBPD received a 911/CAD alert regarding a caller who appeared to be confused and was rambling incoherently. The CAD complaint further advised the caller was located in the 1100 block of Hillsboro Mile. HBPD Communications was able to search our database and locate a unit number for the subject. Officers responded and made contact with the nurses' aide who was unaware the elderly resident she cares for called 911, everything appeared in order. Assistance rendered.

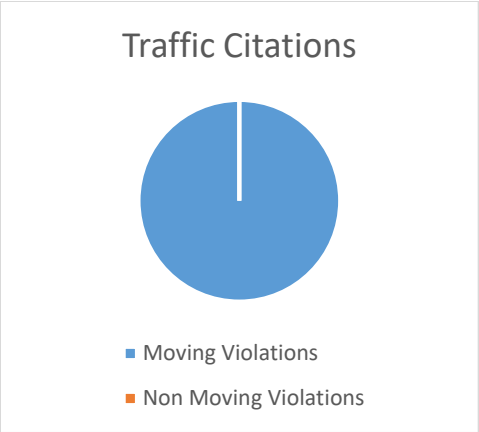
On April 9th HBPD received a call from a resident in the 1100 block of Hillsboro Mile, observing a male adult possibly drowning in the ocean. Multiple HBPD Officers were dispatched to the area, Broward Sheriff's Office and BSO Fire Rescue was contacted and an open water drowning response was initiated. Arriving units made contact with the caller who pointed out a kite surfer she believed to be in distress. Our officers were finally able to get the kite surfers attention and determine he was new to the sport and not in any danger. Additional responding assets were cancelled, assistance rendered.

On April 14th HBPD received a 911/CAD alert regarding a caller in the 1200 block of Hillsboro Mile advising of a possible ocean drowning. The caller advised her husband had gone for a swim over an hour ago and has not returned. Our HBPD Officers were dispatched to the area, Broward Sheriff's Office Fire Rescue was contacted and an open water drowning response was initiated. Arriving units made contact with the caller who was visibly shaken and upset over her overdue husband. Multiple units were able to scan the area utilizing binoculars while awaiting the arrival of water assets. A male adult swimmer was finally spotted approaching from the north toward our location. We confirmed it was the missing swimmer and cancelled additional responding assets.

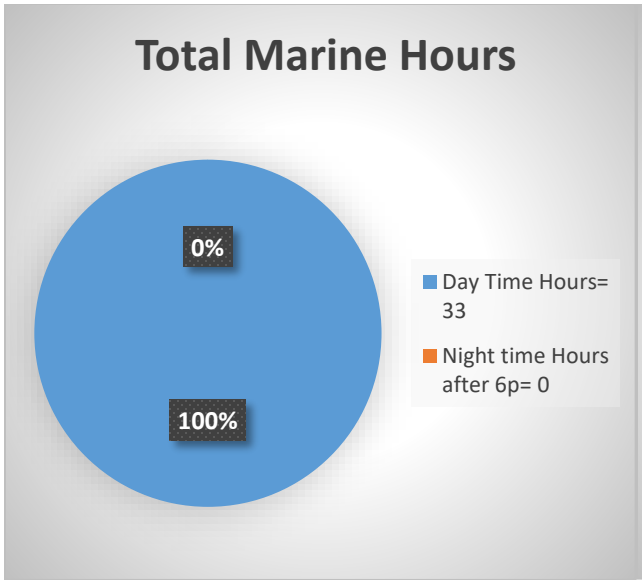
On April 18th HBPD received a call from the United States Coast Guard Investigative Service requesting our assistance at the Inlet in the area of the Lighthouse. A USCG special agent at that location was initiating the arrest of two subjects and requested units to standby until a transport unit arrives to take custody. Officers made contact, assistance rendered.

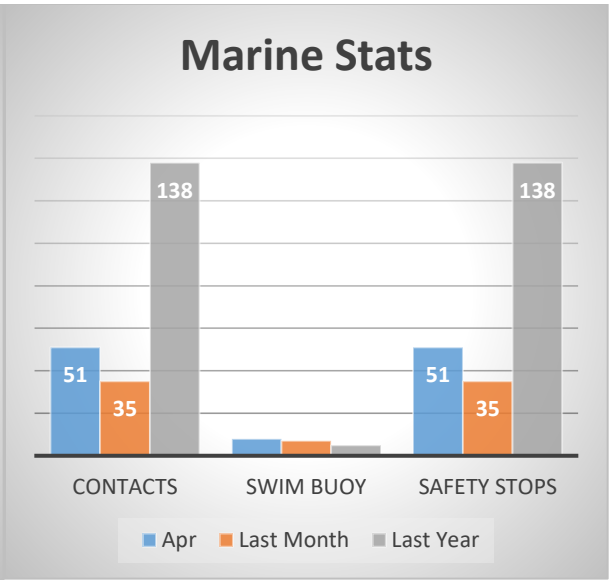
Traffic:



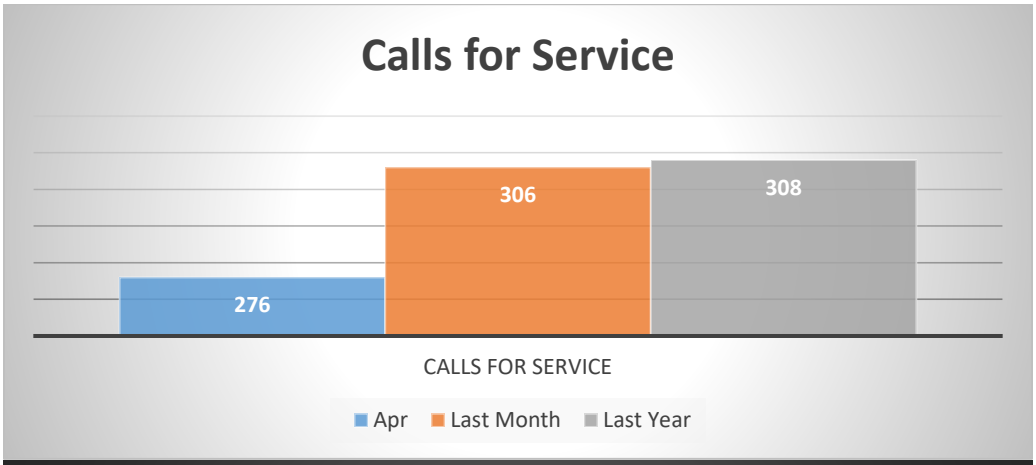


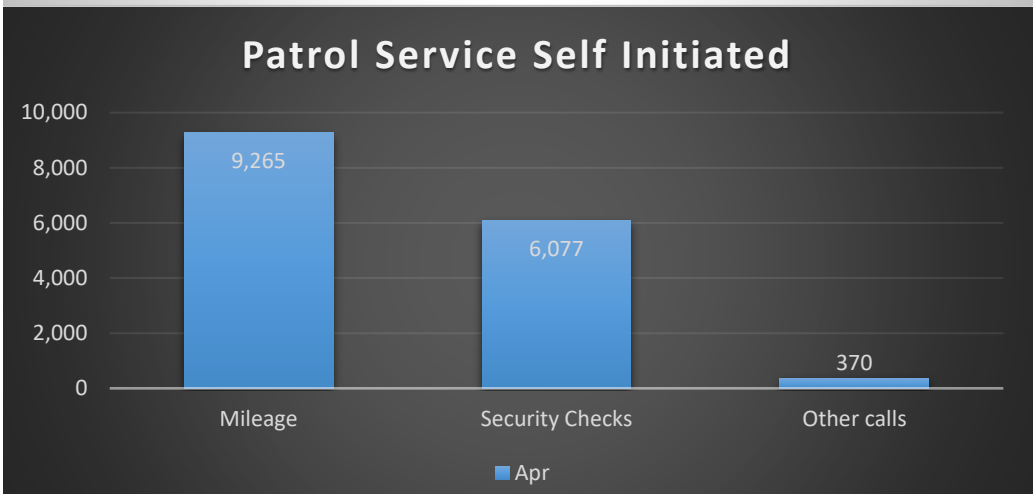
Marine/Beach Patrol:

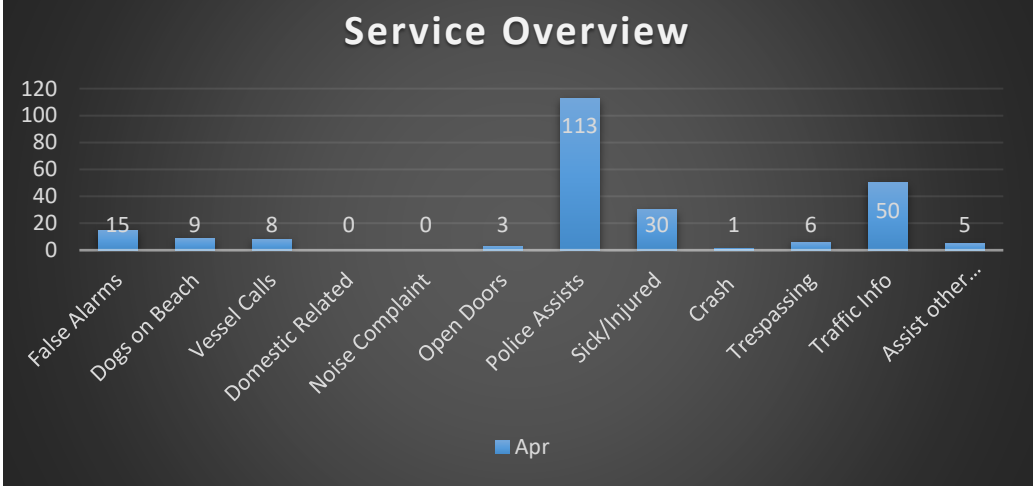




Overall Calls for Service:







TOWN OF HILLSBORO BEACH

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

Agenda Item: **BUILDING DEPARTMENT**
George Folles, Building Official, CG&A
Submitting Dept: **Building Permits, Sherry Henderson, Town Clerk**
Agenda Date: **June 3, 2025**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:
1. Building Safety Inspection 2025
2. APRIL 2025 Memo
3. APRIL 2025 CommissionReport

Broward County Building Safety Inspection Guide

A quick guide to Building Safety Recertification information.

Building Department: Calvin, Giordano & Associates, Inc.
Building Official: George Folles

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

Building Safety Inspection Report

- The purpose of the required Building Safety Inspection Report is to confirm that the building or structure is safe for continued use under its present occupancy. Broward and Dade Counties have had the 40 Year building Safety Inspection Report for over 25 years.

What is Required?

- The Florida Building Code requires subsequent Building Safety Inspection Reports after the initial 25-year report at 10 -year intervals (Based on the age of the building).

- The Town of Hillsboro Beach Permit Fee for each Building Inspection Report is $350.00, as per our permit fee schedule.

- All buildings or structures that have performed a building safety inspection under the prior program ("40 Year Building Safety Inspection Program") are deemed compliant with F.S.553.899 (Milestone Report) and are now on the subsequent building safety inspections of every ten (10) year intervals from the year the initial building safety inspection was completed.

- The date is based on the anniversary of the occupancy date, as noted by the Broward County Property Appraiser's Office, not the date of the submitted Building Safety Inspection Report.

Who Performs the Inspections?

- A Building Safety Inspection is to be conducted by an independent Architectural or Engineering firm that is licensed in the State of Florida for structural & electrical inspections.
- The owner/agent is responsible for submitting the report.

What Buildings and Structures Are Affected?

- Buildings or structures in any occupancy group having a gross floor area of three thousand five hundred (3,500) square feet or more are required to have a Building Safety inspection Report.

- Single Family and 2 Family Dwellings are not required to complete the Inspection Report.

- Each Municipality receives the list of properties due for reports in June from Broward County.

Timeline and Guidelines

- From June through August, the Building Department shall notify the building owner or association by certified mail, return receipt, that their properties are due for the Inspection Report.
- Within 90 days of receiving the Notice from the Building Department, the owner/association must have an Engineer/Architect complete the Building Safety Inspection Report and submit it to the Building Department for review.
- No later than 10 days after a licensed professional performs the inspection, they must notify the building official if there are any life safety issues.
- If repairs are required, the owner/association shall have 180 days from the date of the inspection report to complete the required repairs.
- Failure to submit the report gives the Building Official the right to send the property to the Special Magistrate.

What If Repairs Are Required?

- All repairs require a permit.
- If repairs are required, a building permit must be obtained for each discipline separately by a licensed general contractor and electrical contractor in accordance with all the provisions of the Florida Building Code. Permit fees for the work are subject to the cost of the repairs in accordance with the Town of Hillsboro Beach current fee schedule.
- If repairs can't be completed in 180 days, the Building Official must be notified.
- After all repairs are completed, a new building safety report must be completed and submitted to the Building Department for review.

Broward County Milestone Reports

- After the Champlain Towers in Surfside collapsed in June 2021, the State of Florida in May 2022 enacted Fl. Statute 55.899 requiring mandatory structural inspections for aging condominiums called the Milestone Report. This required all condominiums and cooperative buildings that are three or more stories in height to have a licensed architect or engineer perform the required inspections. The initial Milestone Report was to be performed by December 31,2024.

- Milestone Requirement:
  - The State's Milestone Report and Broward's Building Safety Report differ in what buildings require. The Milestone Report is based on the number of floors while Broward's Building Safety Report is based on square footage.

Hillsboro Beach 25/40 Year Building List

BUILDING NAME	ADDRESS	YEAR BUILT	40 Year Due	40 yr Submitted	AP #	25/40 year due	10 yr Follow-Up Complete	STATUS	NOTES	Building Official Notes
900 HILLSBORO	900	1998	2038		N/A			Not Needed		5/10/2024
HILLSBORO CLUB	901	1962	2002			2012		Reports submitted		Engineer's Letter - no life safety issues
LANDMARK	1021	1984	2024	2022	503630	2034		Not Needed		permits required for repairs
HILLSBORO MILE TOWER CO-OP	1035	1964	2004			2014	2022	Completed		
A-F CO-OPS	1039	1957	1997			2007	2023	Completed		Concrete restoration permit submitted On 9/18
A-F CO-OPS	1041	1957	1997			2007	2023	Completed		
A-F CO-OPS	1043	1957	1997			2007	2023	Submitted/DENIED- Repairs Needed	Concrete Restoration Applied For- AP# 777	Electrical Repairs required
A-F CO-OPS	1045	1957	1997			2007	2023	Submitted/DENIED- Repairs Needed	Permit 24362243-0	Left message on 5/5/25
LE BARON	1050	1969	2009			2019	2024	Completed		
LE BARON	1051	1969	2009			2019	2024	Completed		
DIAMONDHEAD	1057	1966	2006			2016	2023	Completed		
OCEAN GRANDE	1063	2002	2042		N/A	2027		Not Needed		
OCEAN HILLSBORO	1069	1966	2006			2016	2023	COMPLETED	Concrete Restoration Applied For- AP# 735	5/13/2024
KINGSLEY ARMS	1073	1992	2032		N/A			Structural Completed 2022	Electrical Requires repairs	Engineer's letter 4/19/25 no life safety issues
OPAL TOWERS EAST	1147	1971	2011			2021		PERMIT ISSUED 4/6/23	23353868-0 Active	Email sent on 5/5/25 To Engineer
OPAL TOWERS EAST	1149	1971	2011			2021		Not Submitted		Email sent to Engineer on 5/5/25
OPAL TOWERS WEST	1150	1974	2014	2017	14-02037 (BC Permit)	2025	DUE NEXT YEAR		ELECTRICAL APPROVED	Concrete restoration permit approved. Il met with Engineer 3/31/25
WATERS EDGE	1153	1996	2036		N/A	2022		Not Needed		
WATERS EDGE	1154	1996	2036		N/A	2022		Not Needed		
HILLSBORO OCEAN CLUB	1155	1984	2024		730653	2025		Not Needed		
SEABONAY HOTEL	1159	2021	2061		N/A	2046		Not Needed		
ISLAND HOUSE	1160	1971	2011			2021	2020	Completed		
PIECES 'O EIGHT	1166	1971	2011			2032	2023	Concrete permit 23354805-0	COMPLETED	Structural 3/23 Electrical 4/22
OVERLOOK	1167	1987	2027	2024	730643	2014/2029		Permit 23354805-0	Require Electrical permits for repairs 9/26	Emailed Boardon 5/5/25
WINDSOR	1169	1965	2005			2025		2015 SUBMITTED in 2020	DUE in 2025	Letter emailed on 4/28/25 to Paul Oneil
HARBORSIDE	1170	1982	2022	2023	493920	2032		Concrete Restoration Issued- AP# 470199	Permit 493920	tructural & Electrical Approved 3/25
VIRGINIA KAYE	1187	1957	1997			2007		Report appd. In 2010	Emailed on 5/5/25	2017 Report required. 9/26 Letter from Engineer - no life safety issues
OCEAN CREST	1189	1968	2008			2018		No Record of Report	Received Engineer's letter on 9/5 No Life S	Applying For Demo Permit
IMPERIAL	1198	1965	2005	2024	970653	2015	2024	Completed		5/10/2024
IMPERIAL	1199	1965	2005	2024	970699	2015	2024	Completed		5/10/2024
1200 THE OCEAN	1200	2016	2056		N/A	2041		Not Needed		
SHORELAND	1202	1958	1998			2029		2022 Report on file	Report Received 10/15/24	
SHORELAND	1203	1958	1998			NR		2022 Report on file	Report Received 10/15/24	NOT REQUIRED
CASTLE REEF	1205	1984	2024		730569	2034		25 required		Been in contact with owners concerning Demolition requirements
RECESS	1207	1951	1991			2001		Not Required All BLDGS. Under 3500SF		
PALM HILL	1212	1955	1995			2005		NOT REQUIRED		Not required
SEA CLUB	1221	1958	1998			2008		No Record of Report		Email again on 5/5/25. They have submitted a Milestone Report
OCEAN VISTA	1222	1979	2019			2020				5/6 Working with Stone Building Solutions for Report
OCEAN VISTA	1223	1979	2019			2020				5/6 Working with Stone Building Solutions for Report
ROYAL FLAMINGO	1225	1971	2011			2021		NOT REQUIRED		5/10/2024
MEDITERRANEA	1228	1999	2039		N/A	2049		Not Needed		
MEDITERRANEA	1230	1999	2039		N/A	2049		Not Needed		
SUNRISE RAINBOW SUITES	1231	1957	1997			2007		7/9 Report repairs req'd for str' & elec.	Report submitted. Repairds S/E req'd	Permit approved 12/23/24
PORT DE MER	1236	1974	2014	2022	480683	2024		Need Letter	9/6 SubmittedStructural	Electrical Repairs being done 10/8
PORT DE MER	1237	1974	2014	2022	480685	2024		Need Letter	9/6 Submitted Structural	Electrical Repairs being done 10/8
PORT DE MER	1238	1974	2014	2022	480687	2024		Need Letter	9/6 Submitted Structural	Electrical Repairs being done 10/8
PORT DE MER	1239	1974	2014	2022	480688	2024		Need Letter	9/6 Submitted Structural	Electrical repairs being done 10/8
HILLSBORO SQUARE	1172 Bldg.3	1978	2018	2023	93047	2024		1172 has open AP#93046		Spoke to Spencer - Engineer on 10/16
HILLSBORO SQUARE	1172 Bldg.4	1978	2018		93048	2024		1173 completed in 2020		Spoke to Spencer - Engineer on 10/16
HILLSBORO SQUARE	1173 Bldg.1	1978	2018		93045	2024		REPORT from 2020		
HILLSBORO SQUARE	1173 Bldg.2	1978	2018	2021	93046	2024		REPORT FROM 2020		

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

Thank You!

Contact Information

George Folles

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Telephone: 561.587.6230

Calvin, Giordano & Associates, Inc.
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RIVIERA 2040

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Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

TO: Mayor Dawn Miller and Commission

FROM: George Folles Building Official

DATE: June 2025 Commission Report
SUBJECT: Building Department Report

- The Related Group's Rosewood Project Parcel's A & B have been proceeding with Special Inspector and Town inspections
- Revisions have been brought into the Building Department for review.
- Plan review and inspections are up to date.
- I have a PowerPoint updating the Commission on Broward's 25/40 Year Building Safety Inspection Process.

Respectfully Submitted,

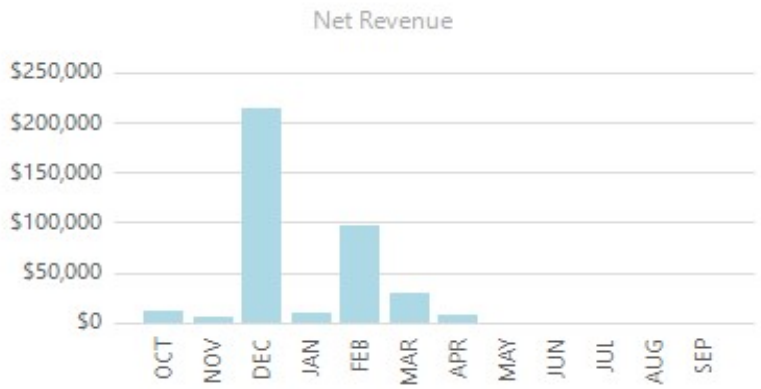
George Folles Building Official
Building Code Services | Town of Hillsboro Beach

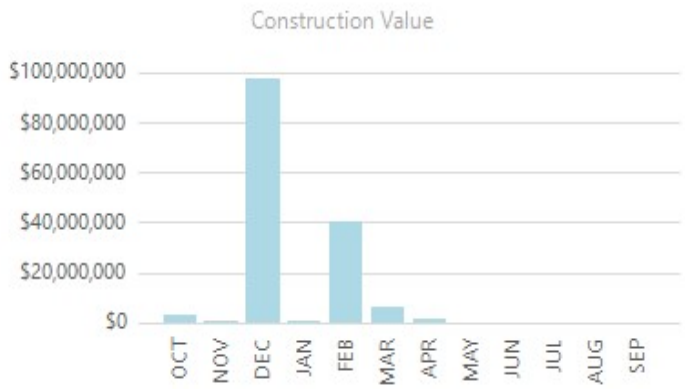
Calvin, Giordano & Associates, Inc.
1210 Hillsboro Mile |Hillsboro Beach FL 33062
Office: 954.427.4011 |Fax: 954.427.4834 |Cell: 954.592.5057
Fort Lauderdale | Miami-Dade | West Palm Beach | Clearwater/Tampa | Estero | Port St. Lucie

Town of Hillsboro Beach
Building Department
Summary Report

Start Date: 4/1/2025
End Date: 4/30/2026

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Au	Sep	YTD
Construction Value	$2,589,083	$590,367	$97,912,462	$741,090	$40,256,158	$6,138,378	$1,599,340	$0	$0	$0	$0	$0	$149,826,879
Building Permit Fees	$58,115	$20,963	$1,402,480	$53,448	$623,642	$168,335	$43,759	$0	$0	$0	$0	$0	$2,370,742
Fire & Zoning Fees	$2,700	$2,250	$3,750	$750	$3,000	$3,150	$1,650	$0	$0	$0	$0	$0	$17,250
Total Revenue	$60,815	$23,213	$1,406,230	$54,198	$626,642	$171,485	$45,409	$0	$0	$0	$0	$0	$2,387,992
CGA Expense	$49,398	$17,819	$1,192,108	$45,431	$530,096	$143,085	$37,195	$0	$0	$0	$0	$0	$2,015,130
Town Revenue	$11,417	$5,394	$214,122	$8,767	$96,546	$28,400	$8,214	$0	$0	$0	$0	$0	$372,861





Town of Hillsboro Beach
Building Department
Finance Report

Start Date: 4/1/2025
End Date: 4/30/2025

	Permit Fees	Town Revenue	Fire Fees	Zoning Fees	Admin Fees	CGA Revenue	BORA	DBPR	DCA
MTD	$43,758.57	$6,563.79	$0.00	$1,650.00	$275.00	$37,194.78	$895.56	$476.44	$684.46
YTD	**$2,370,741.59**	**$355,611.24**	**$5,250.00**	**$12,000.00**	**$2,775.00**	**2,015,130.35**	**$77,085.96**	**$37,286.31**	**$55,758.69**

Town of Hillsboro Beach
Building Department
Permit Report

Start Date: 4/1/2025
End Date: 4/30/2025

Permit Type	# Issued	Building Permit Fees
COMMERCIAL CONCRETE RESTORATION	1	1,418.01
COMMERCIAL FENCE	2	410.00
RESIDENTIAL A/C CHANGE OUT	7	1,277.98
RESIDENTIAL ALTERATION	7	13,087.47
RESIDENTIAL BACKFLOW	1	138.99
RESIDENTIAL DOCK	1	2,692.40
RESIDENTIAL ELECTRICAL MISCELLANEOUS	2	250.00
RESIDENTIAL IRRIGATION SYSTEM/SPRINKLERS	1	437.25
RESIDENTIAL LOW VOLTAGE	1	125.00
RESIDENTIAL MECHANICAL MISCELLANEOUS	1	2,722.37
RESIDENTIAL PATIO/SCREEN ENCLOSURE	1	1,337.03
RESIDENTIAL RE-ROOF	13	14,592.45
RESIDENTIAL SITE	1	95.00
RESIDENTIAL STRUCTURAL MISCELLANEOUS	1	206.70
RESIDENTIAL SWIMMING POOL/SPA	1	285.00
RESIDENTIAL WATER HEATER	6	1,095.00
RESIDENTIAL WINDOWS/DOORS/SHUTTERS	16	3,587.92
	63	***$43,758.57***

Town of Hillsboro Beach
Building Department
Activity Report

Start Date: 4/1/2025
End Date: 4/30/2025

Discipline	Total # of Inspections	Plan Review	Permits Applied
Building	93	55	40
Electrical	33	21	26
Plumbing	34	22	16
Mechanical	6	20	14
Fire	6	0	0
Zoning	0	6	5
Totals	**172**	**124**	**101**

Town of Hillsboro Beach
Building Department
Issued Permits Report

Start Date: 4/1/2025
End Date: 4/30/2025

	Folio #	Permit #	Date Issued	Job Address	Job Sub Division	Construction Value
RESIDENTIAL ALTERATION						
	484308NN0900	25380388-0	4/9/2025	1221 HILLSBORO MILE, UNIT 48A (BATHROOM REMODEL)	THE SEA CLUB INC	$12,300.00
	484317AH0710	25380718-0	4/15/2025	1063 HILLSBORO MILE, UNIT 807	OCEAN GRANDE BEACH & MARINA CONDO	$531,319.00
	484308CH0040	25380809-0	4/17/2025	1167 HILLSBORO MILE, UNIT 104 (KITCHEN CABINETS AND SHOWER)	OVERLOOK CONDO	$51,975.00
	484308080590	25381301-0	4/30/2025	1194 HILLSBORO MILE, UNIT 59 (SHOWER PAN REPLACEMENT)	HILLSBORO BCH & YACHT VILLAS	$22,305.04
					Grand Total	**$617,899.04**

Town of Hillsboro Beach
Building Department
Plan Review Times Report

Start Date: 4/1/2025
End Date: 4/30/2025

	Number of Reviews	Average Days In Review	Most Days In Review
Completed Reviews	122	3.64	17.97

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
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Agenda Item Cover Memo

Agenda Item: **CODE COMPLIANCE**
Bernard Pita, Code Compliance Supv, CG&A
Submitting Dept: **Code Enforcement , Sherry Henderson, Town Clerk**
Agenda Date: **June 3, 2025**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:
1. April 2025 Code Summary Report
2. April 2025 Cases in Magistrate Process

Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Code Compliance Summary Report

From 4/1/2025 **To** 4/30/2025 **Corridor** (All Corridors)

Case Totals for Period

Cases Open at Start of Period	489
Cases Opened During Period	32
Cases Opened as result of Complaint	32
Cases Closed During Period	142
Cases Closed due to compliance	140
Cases Open at End of Period	379

Inspections	32
Reinspections	119
Total	**151**

Special Magistrate Cases During Period 0

Case Summary by Officer

Officer	Open at Start	Opened During Period	Opened as result of Complaint	Closed During Period	Closed due to compliance	Open at End of Period
B. Pita/N/A	489	32	32	142	140	379
Total	**489**	**32**	**32**	**142**	**140**	**379**

Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Code Compliance Summary Report

From 4/1/2025 **To** 4/30/2025 **Corridor** (All Corridors)

Inspections by Officer

Officer	Inspections	Reinspections	Total
B. Pita/N/A	32	119	151
Total	**32**	**119**	**151**

Summary of Cases Opened by Incident Type

Incident Type	Number
Fire Inspection Violation	24
Landscape Requirements	7
Construction Site Violation	1
Total	**32**

Revenue Summary

	Period Start	During Period	Period End
Total Fines Assessed	$2,281,925.00	$144,000.00	$2,425,925.00
Total Payments	$0.00	$0.00	$0.00
Balance	**$2,281,925.00**		**$2,425,925.00**

Code Cases In Special Magistrate Process

1	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 10
2	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 8 # 33483
3	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 6
4	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 5
5	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 14
6	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 9 # 33483
7	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 12
8	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 3
9	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 16
10	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 7
11	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 2 #
12	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 15
13	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 11
14	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1
15	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 13
16	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 4
17	Property Maintenance	COMMON AREA / RAINBOW OCEAN SHORES APTS CO-OP	1231 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 #Property Manager
18	Property Maintenance	WINTER SUN INVESTMENTS LLC	1205 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 101
19	Nuisance	MILLIONAIRE PORTFOLIO GROUP LLC	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 812

TOWN OF HILLSBORO BEACH

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Agenda Item Cover Memo

Agenda Item: **Update on Bocce Court Construction Project**
Submitting Dept: **Town Clerk, Sherry Henderson, Town Clerk**
Agenda Date: **June 3, 2025**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. New Bocce Court (5-22-2025)

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: **Update on Town Hall Window Treatment & Interior Painting Project**
Submitting Dept: **Town Manager, Sherry Henderson, Town Clerk**
Agenda Date: **June 3, 2025**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: None