



MINUTES

TOWN OF HILLSBORO BEACH REGULAR COMMISSION MEETING

TUESDAY

JUNE 3, 2025

10:58 AM

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

Mayor Dawn Miller called the meeting to order at 10:58 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. Ravanese

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

Mayor Miller noted that two changes were proposed for today's Agenda:

- Christine Shaw, representative of Florida Power & Light will address the Commission instead of the presentation of the Town Investment Report
- The Site Plan Review under Item III will be heard at the beginning of today's meeting

Motion was made by Vice Mayor Ravanese, seconded by Commissioner Reiser, to make these two changes to the agenda. In a roll call vote, the **motion** passed unanimously (5-0).

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

The following Item was taken out of order on the agenda.

III. SITE PLAN REVIEW

A. 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

Attorney Nectaria Chakas, representing the Applicant, recalled that at the Board of Zoning and Appeals meeting immediately preceding today's Town Commission meeting, a variance requested by the Applicant was denied. As a result, the Site Plan was withdrawn from consideration by the Applicant.

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

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

II. PRESENTATIONS

A. Town Investment Report and Future Outlook

Presented by John Mousseau, Cumberland Advisors

It was noted that a presentation by Christine Shaw of Florida Power and Light (FPL) would be heard in lieu of the Town Investment Report and Future Outlook.

Ms. Shaw, External Affairs Manager for FPL, addressed the hurricane season, which began on June 1 and will end on November 30, 2025. This year is expected to have a very active storm season. In 2024, there were 18 named storms, three of which made landfall in Florida. FPL's territory was directly impacted by Hurricanes Helene and Milton. Restoration efforts for those storms brought approximately 20,000 individuals to Florida from other states to assist. Power was restored to roughly 95% of Florida customers in the three days following Hurricane Helene, while five days' restoration was required for Hurricane Milton.

FPL's commitment to its customers includes improved reliability and keeping utility bills as low as possible. They have made significant investments in the power grid and infrastructure to ensure that restoration can take place in days rather than weeks. These

include hardening lines and poles, undergrounding where possible, and regular vegetation maintenance.

Technology is another tool used to improve reliability. Instead of waiting for individuals to visually assess damage to equipment or infrastructure following a storm, FPL can now remotely assess locations where there may be infrastructure issues.

Once the initial assessment is complete, restoration efforts typically begin within 24 hours of the storm's passage. These include ensuring the function of power plants and substations. Broward County provides FPL with a critical infrastructure list, including hospitals, Fire and Police services, 911 centers, and similar facilities. Once these are addressed, FPL focuses on major roadways to gas stations, grocery stores, pharmacies, and other essential services. The next area of focus is restoring power to neighborhoods.

FPL prepares for hurricanes and other storms on a year-round basis. They encourage municipalities and residents to develop their own storm plans in advance of actual storm events. This includes securing supplies and documentation as well as awareness of evacuation routes, flood zones, and shelters, including shelters for individuals with special needs and/or pets. Households are encouraged to sign up for these shelter spaces in advance of storms.

FPL's Storm Center provides information for residents and businesses before, during, and after storms. It also has information on outages and restoration times outside storm events. Additional communication tools for FPL customers include social media, as well as updates with local news outlets.

IV. ORDINANCES – Public Hearings

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.

At this time Mayor Miller opened the public hearing, which she closed upon receiving no input.

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

V. RESOLUTIONS & CONTRACTS

A. Resolution 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.

Mayor Miller noted a change to Resolution 2025-21: remove paragraph 6.1.3, provision #6 from the document.

Motion made by Vice Mayor Ravanese, seconded by Commissioner Reiser, to amend the Resolution as stated. In a roll call vote, the **motion** was carried unanimously (5-0).

Town Attorney Doody read the Resolution by title only.

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

The full Commission recognized and thanked Chief O'Neill for his service and congratulated him on his elevation to the role of Police Chief.

B. Resolution 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

Town Attorney Doody read the Resolution by title only.

Mayor Miller noted that this monitoring is required for two years following beach renourishment.

Town Manager Mac Serda recognized the efforts of Procurement Manager Donna Rockfeld in ensuring understanding of what is required of the Town and reducing the

Resolution's scope of services. This saved the Town approximately \$9,000 in total expenses. The Town Engineer was also instrumental in clarifying the scope of work.

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

VI. CONSENT

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

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

VII. STAFF UPDATES

A. Police Department

Rob O'Neill, Interim Police Chief

Police Chief Rob O'Neill thanked the Commission and Staff for their confidence in him and in his team. He reported that field training is now complete for the Police Department's newest Officer, who will serve primarily as a Marine Unit Officer as well as other functions.

Two significant emergency responses occurred in April 2025, both of which involved open water drowning reports. Neither event resulted in loss of life.

It was noted that several traffic flags have been deployed at a key intersection to help slow traffic and call attention to pedestrians. Chief O'Neill emphasized that this is addressed regularly at the Town's Coffee with a Cop events.

It was also mentioned that pending legislation may prohibit the Marine Unit from stopping vessels and/or conducting safety inspections in the absence of violations. This legislation has not yet been signed into law by the Governor.

B. Building Department

George Folles, Building Official, CG&A

Building Official George Folles reported that both Related Group parcels are proceeding with construction as well as inspection by both the Special Inspector and Town Inspectors. The Building Department is reviewing the requested revisions. Inspections are up to date.

Mr. Folles gave a PowerPoint presentation on Broward County's Building Safety Inspection Report, which is intended to ensure that building structures are safe for continued use under present occupancy. Broward and Miami-Dade Counties have required 40-year inspection reports for over 25 years. The Florida Building Code now requires subsequent building safety and inspection reports after the initial 25 years of a building rather than 40 years, recurring in 10-year intervals thereafter. The reports are based on the age of the building as dated from its Certificate of Occupancy (CO).

Hillsboro Beach's permit fee for each Building Safety Inspection Report is \$350. All buildings that participated in the prior 40-year Building Safety Inspection Report program are deemed compliant with the Milestone Report, as the Town's report is more restrictive than the state's report.

The Building Safety Inspection Report is conducted by an independent architectural firm which is licensed for structural and electrical inspections. The owner or agent of the building is responsible for submitting the report. Occupied buildings or structures with a gross floor area of 3,500 sq. ft. or more are required to take part in the Building Safety Inspection Report program. Single-family and two-family dwellings are not required to participate.

Each Broward County municipality receives a list of properties due for 25- or 10-year inspection reports in June of each year. From June through August, the Town's Building Department notifies each building owner or association by certified mail that their properties are due for inspection reports. Within 90 days of receiving this notice, the owner or association must have an engineer or architect complete the Building Safety Inspection Report and submit it to the Building Department for review. The Building Official must be notified of any life safety issues no more than 10 days after the inspection has been carried out.

If repairs are required, the owner or association has 180 days from the date of the inspection report to complete these repairs. Failure to submit the report gives the Building Official the right to send a copy of the notification to the Special Magistrate. If repairs are required, a building permit must be separately acquired for each discipline by a licensed general contractor. Permit fees for work are separate from the cost of repairs in accordance with the Town's permit fee schedule and are based on the price of the job.

If repairs cannot be completed within 180 days, the Building Official must be notified, and permits must be extended. After all repairs are completed, a new Building Safety Inspection Report must be completed and submitted to the Building Department for review.

Following the Champlain Towers condominium collapse in the City of Surfside in June 2021, the state of Florida enacted the Milestone Report, which required all condominiums and cooperative buildings with three or more stories to have a licensed engineer or architect perform required inspections. An initial Milestone Report was required by December 31, 2024.

Mr. Folles emphasized that Florida's Milestone Report is based on the number of floors in a building, while Broward County's Building Safety Inspection Report is based on square footage. A building with two floors but over 3,500 sq. ft. is required to submit a Building Safety Inspection Report. Additional information on these programs is available through the Building Department or its website.

Commissioner Reiser requested clarification of whether the report schedule is based on a building's proximity to the ocean. Mr. Folles advised that the Milestone Report addresses condominium buildings of three or more floors located three or fewer miles from the ocean. Broward County's Building Safety Inspection Report is required for any building that meets the size requirement.

Town Manager Mac Serda clarified that if a building's submission of a report is late, but that building demonstrates that it is working toward compliance and there are no life safety issues, the building is unlikely to be closed. Mr. Folles emphasized the importance of ongoing communication between a building and the Building Department.

Commissioner Reiser asked if there is a backlog of buildings seeking to secure an engineer of record to perform their reports. Mr. Folles confirmed that this is likely, as the entire state of Florida now requires the submittal of Milestone Reports in accordance with that program. It is no longer just for Broward and Miami-Dade Counties.

C. Code Compliance

Bernard Pita, Code Compliance Supv, CG&A

Code Compliance Supervisor Bernard Pita reviewed cases currently going through the Special Magistrate process, including a building inspection report that has not been submitted, a property maintenance case involving a parking lot, a nuisance report, and a renovation awaiting permits. There are no new items in this month's report.

Mr. Pita advised that he has noticed gravel on the roadway at a property that has committed repeat offenses, and he will reach out to a representative of that property. He has also reviewed turtle patrols and found lighting to be compliant. Surveyors have not expressed any major concerns.

VIII. TOWN MANAGER REPORT

A. Update on Bocce Court Construction Project

Mr. Serda advised that construction of the bocce court is complete except for the installation of pavers. The Town's outside design consultant will work with Town Staff to select the color and style of these pavers, which will be delivered within approximately two weeks.

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

Beginning later this week, Staff will remove the window treatments throughout Town Hall and replace them with sunshades. The interior of Town Hall will also be repainted using the same color as the exterior. No further changes are planned currently.

The Town recently received an invoice for a binding cost estimate from FPL. This gives the utility the approval and financial commitment for them to review interim designs and provide the cost of burying utility lines. The length of this project has not yet been finalized due to cost increases, and the beginning and end points of the project have not been determined. Once this information is available, easement agreements may be sought for the affected parcels, followed by the procurement and construction processes. The cost of related parking enhancements at Town Hall will come before the Commission for approval.

IX. TOWN ATTORNEY REPORT

None.

X. TOWN COMMISSION COMMENTS/REPORTS

Commissioner Reiser stated that the Condominium Board is scheduled to meet on June 19, 2025. Items covered at that meeting will include discussion of condominium association assessments, maintenance, and reserves.

Commissioner Reiser advised that a property north of 1117 Hillsboro Mile, although not developed for building, has been landscaped and provided with irrigation. She complimented this property on its adherence to the Town's maintenance requirements.

XI. PUBLIC COMMENTS

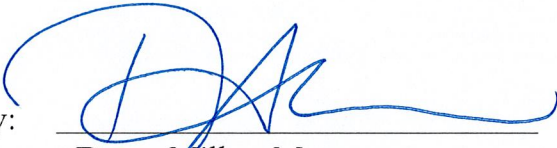
At this time Mayor Miller opened the public hearing, which she closed upon receiving no input.

XII. ADJOURNMENT

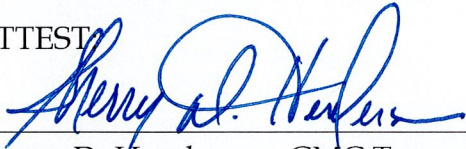
Motion made by Vice Mayor Ravanese, seconded by Commissioner Berman, to adjourn. In a roll call vote, the **motion** passed unanimously (5-0).

The meeting was adjourned at 11:57 a.m.

ADOPTED THIS 1st DAY OF July, 2025.

By: 
Dawn Miller, Mayor

ATTEST


Sherry D. Henderson, CMC Town Clerk
7/1/2025

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



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

JUNE 3, 2025

Regular Commission Meeting

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



Florida Power & Light Hurricane Season Overview

Christine Shaw
External Affairs Manager - North Broward
Florida Power & Light Company

As America's largest electric utility, Florida Power & Light Company serves more customers and sells more power than any other utility

43 counties served

35,550 square miles

81,823 miles of distribution lines

9,537 miles of transmission lines

1.4 million poles

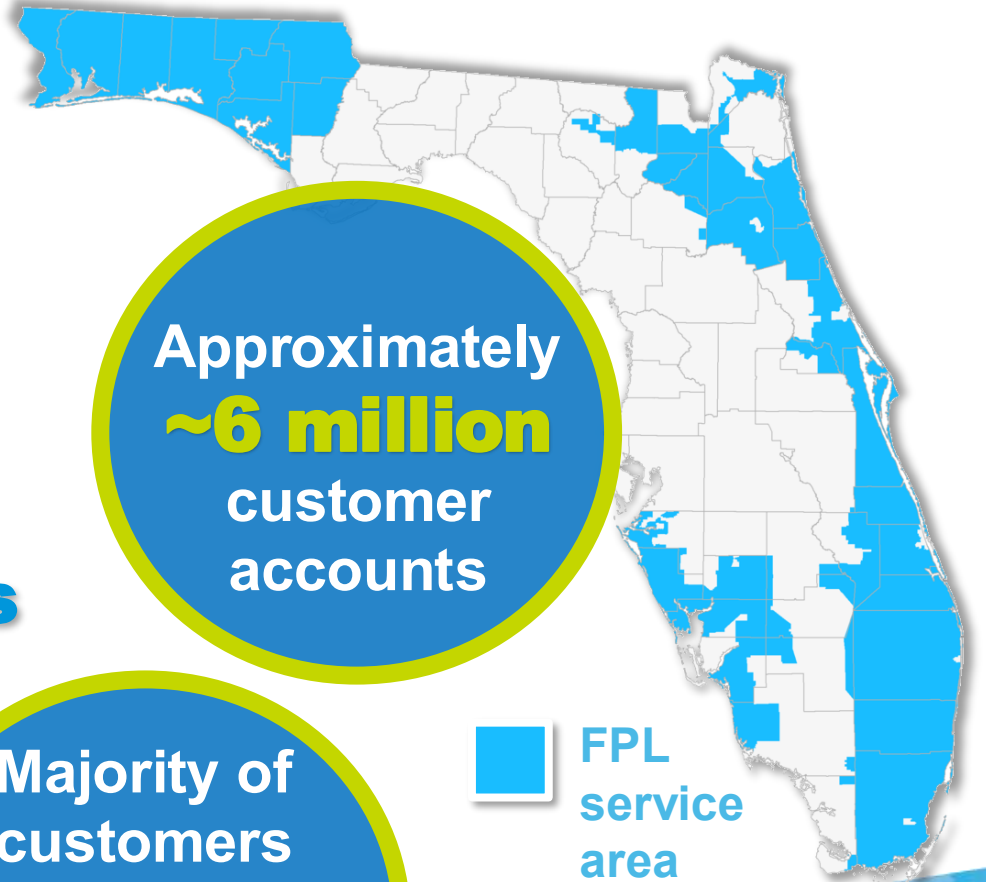
1.15 million transformers

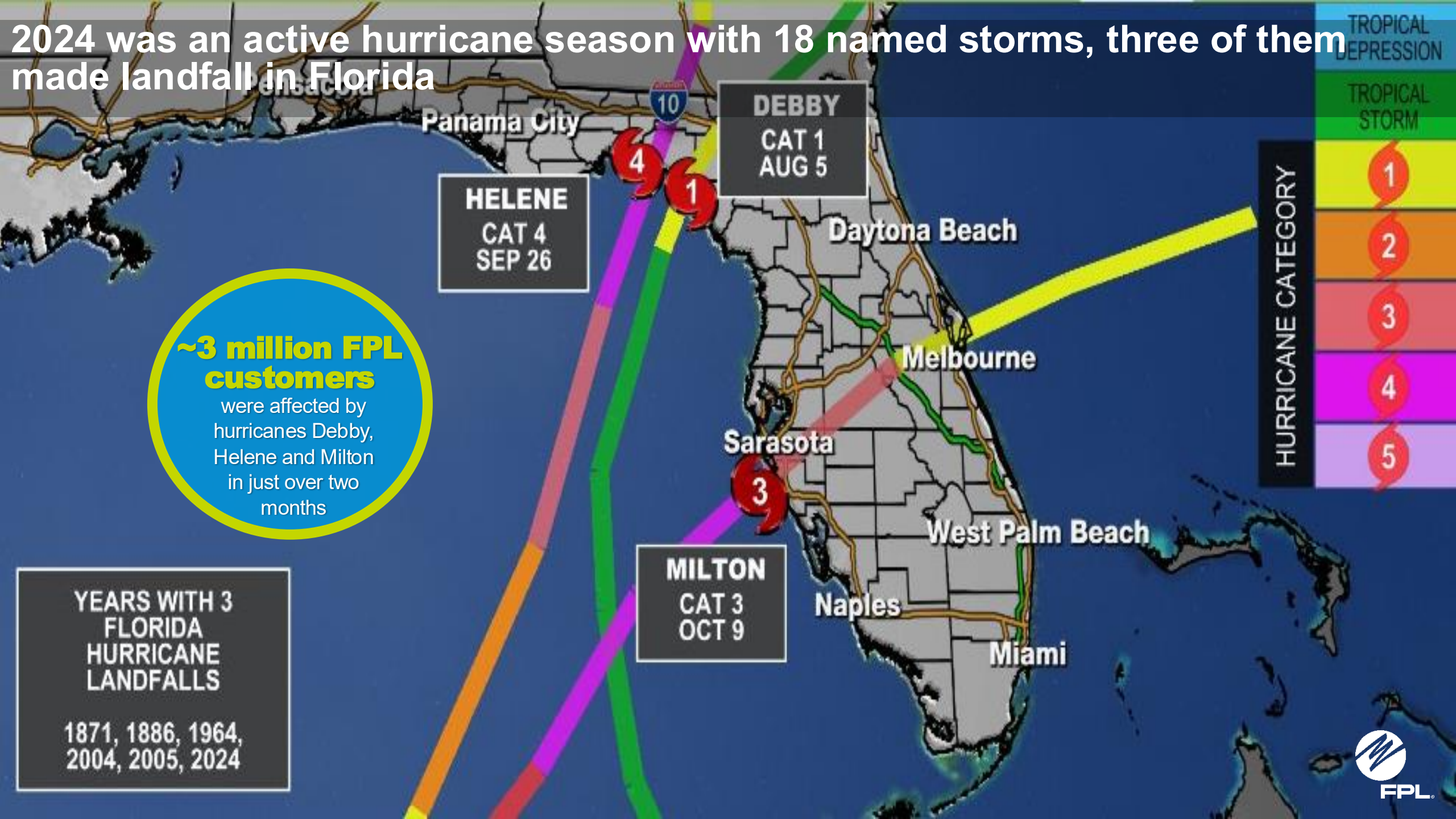
921 substations

Approximately
~6 million
customer
accounts

Majority of
customers
live within
20 miles
of the coast

 **FPL**
service
area





2024 was an active hurricane season with 18 named storms, three of them made landfall in Florida

~3 million FPL customers
were affected by hurricanes Debby, Helene and Milton in just over two months

YEARS WITH 3 FLORIDA HURRICANE LANDFALLS
1871, 1886, 1964, 2004, 2005, 2024





Crews worked safely and as quickly as possible following each storm

Restoration
workforce of
**>20,000 men
and women**
combined for
both storms

Essentially
restored in **3**
days after
Helene

Essentially
restored in **5**
days after
Milton

We also were quick to support our neighbors in need outside of Florida

July
**Hurricane
Beryl**
Texas

September
**Hurricane
Francine**
Louisiana

October
**Hurricane
Helene**
Georgia

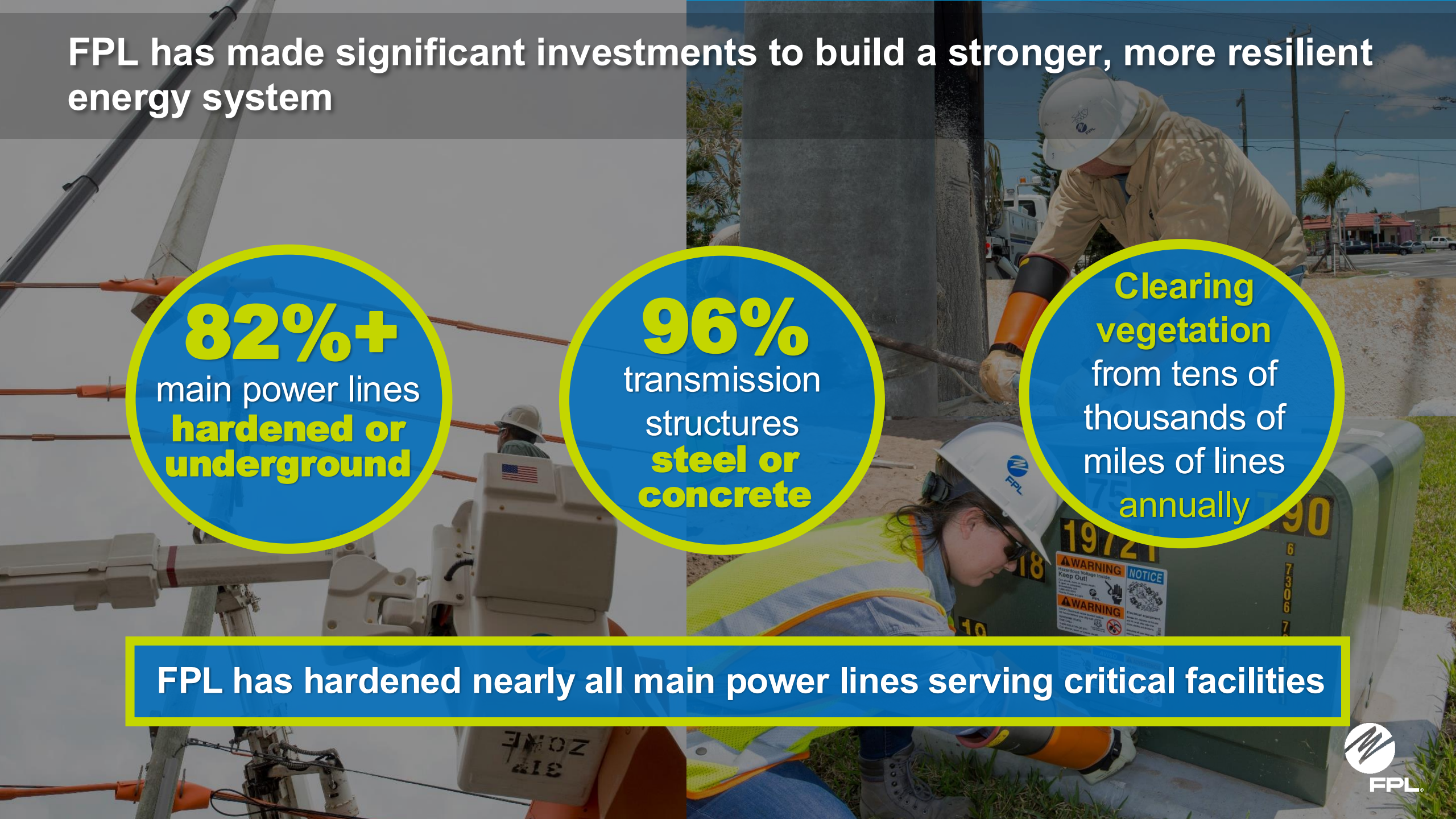
FPL sent nearly 900 contractors to various events, including winter storms and hurricane restoration efforts, totaling approximately 162,000 working hours



FPL delivered best overall service reliability in company history in 2024

Improved
overall
reliability by
40%
in past two
decades





FPL has made significant investments to build a stronger, more resilient energy system

82%+
main power lines
**hardened or
underground**

96%
transmission
structures
**steel or
concrete**

**Clearing
vegetation**
from tens of
thousands of
miles of lines
annually

FPL has hardened nearly all main power lines serving critical facilities

Smart grid technology prevents outages and allows us to restore power before it's safe to deploy crews

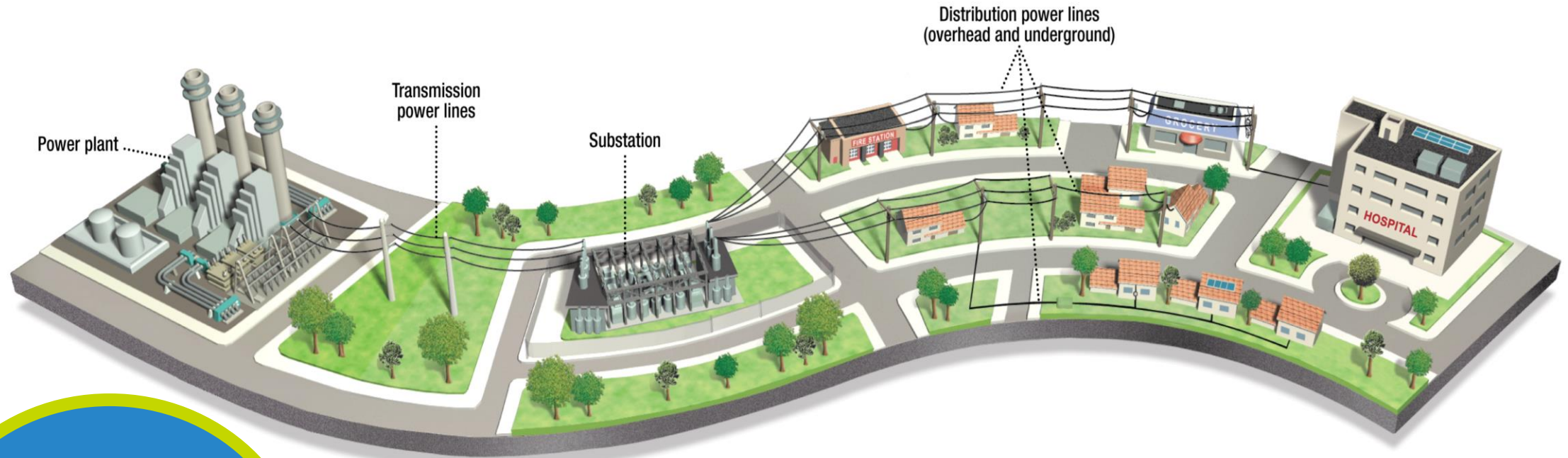
- ▶ Deployed **6 million** smart meters
- ▶ Installed **227,000+** intelligent devices
- ▶ Established **multiple diagnostic centers**
- ▶ Helps keep bills as low as possible

Drones survey damage faster and pinpoint where to send crews



- ▶ Provide a **bird's-eye view** of storm damage
- ▶ **Quickly share information** and video with our restoration teams
- ▶ **Pinpoint** where to send crews in the field
- ▶ First storm deployment of **FPLAir One fixed-wing drone** during Hurricane Ian in 2022

After a storm, FPL restores power safely and quickly with efficient storm recovery process



Safety is always FPL's **top priority**, we urge customers to make it their top priority, too

WEST PALM BEACH, FL
DOT 413426FL

Clean Biodiesel



FPL

FPL partners with local leaders to identify critical infrastructure

FPL works with local leaders to designate major hospitals and 911 centers as **critical infrastructure functions** for priority restoration

- ▶ County emergency management identifies further **critical infrastructure functions**
- ▶ Balance **critical functions** and **customer needs**
- ▶ Focus on **restoration priorities** that bring communities back faster



FPL has a proven plan and experienced team

**Year-round
preparations**
for storms and
other emergencies

**Annual
storm
drill**

Mobile
Command
Center



FPL

Storm activation typically begins 96 hours pre-landfall

- ▶ **Activate** the storm organization
- ▶ **Analyze** damage forecasts
- ▶ **Assemble** the restoration team
- ▶ **Contact** suppliers and vendors
- ▶ **Communicate** to customers and stakeholders

Preparing now – before a hurricane forms or threatens Florida – will make a meaningful difference in how we recover together

A woman with long brown hair, wearing a white t-shirt and dark pants, is sitting outdoors on a lawn, reading a newspaper. In the foreground, there are several large, cylindrical batteries labeled 'HEAVY DUTY' and a portable generator. A large blue circle with a yellow border is overlaid on the image, containing the text 'FPL urges customers to be prepared and have a storm plan'.

FPL urges
customers to
**be prepared
and have a
storm plan**

For tips on how to prepare for hurricane season, visit [FPL.com/Storm](https://www.fpl.com/storm)



FPL's Storm Center serves as a resource to help customers prepare



FPL

Services

Explore

Support



Log In

User ID

Password

LOG IN

Remember my user ID ☐

Forgot [Email/User ID](#) or [Password?](#) | [Register](#)

Storm Center

We prepare year-round to respond to severe weather safely and as quickly as possible. We encourage you to do so too.



Outage information

Report issues or check the status of an outage.

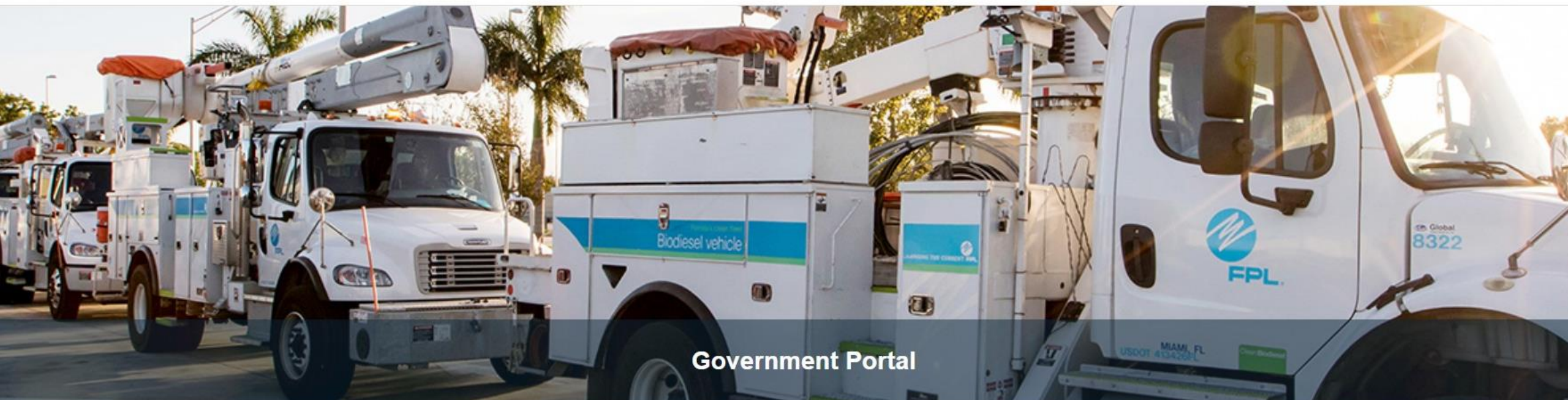


Storm preparation

Find resources to help you get ready before a storm hits.



FPL's Government Portal serves as a resource to help our stakeholders prepare



Government Portal

Statewide Information

- [Latest Updates](#)
- [News Releases](#)
- [Customer Outages](#)
- [Critical Infrastructure Facilities](#)

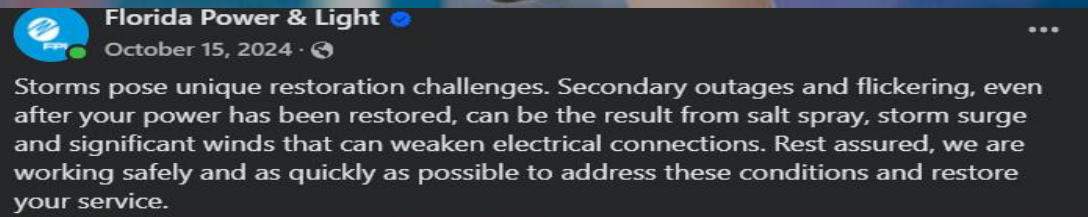
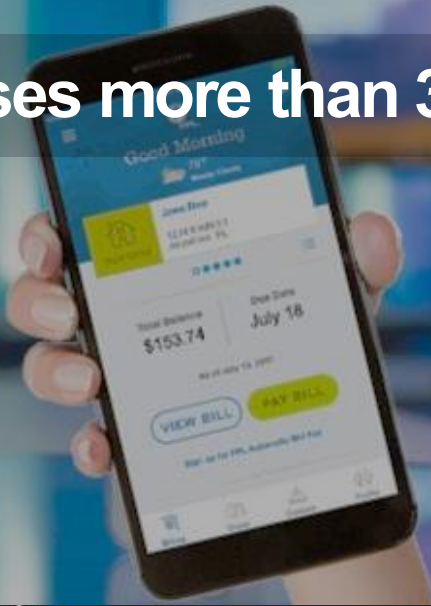
Quick Links

- [Report an Outage in FPL Region](#)
- [Report an Outage in FPL Northwest FL Region](#)
- [Storm Center](#)
- [Storm Center for FPL Northwest FL Region](#)
- [Local Governmental Contacts](#)
- [Report a Pole/Wire Down](#)

County Information



FPL uses more than 30 channels to interact with customers



Multi-faceted approach to keep customers informed includes:

- ▶ Outreach
- ▶ Advertising
- ▶ Website and App
- ▶ Automated Calls
- ▶ Customer Care Center
- ▶ Email
- ▶ Social Media
- ▶ Traditional Media



The circumstances may change; FPL's commitment does not

FPL works
24/7
until
**all customers
are restored**





FPL®

RECEIVED

MAY 28 2025

Sherry D. Henderson

From: Mac Serda <mserda@townofhillsborobeach.com> on behalf of Mac Serda
Sent: Wednesday, May 28, 2025 4:01 PM
To: Dawn Miller; David A. Ravanese; Vinnie andreano; Jane Reiser; Heather Berman
Cc: Sherry D. Henderson
Subject: FW: The Related Project: Noise, traffic, and non-permitted work.
Attachments: IMG_1235.MOV

Good afternoon and FYI,

I am sharing an email from Laura Fish, a resident of the Windsor, and have included the video she sent. She references pictures, but they were not attached.

The sidewalk referenced can have spider cracks during construction, but any tripping hazards will be repaired.

I have building inspectors going onsite for the next concrete pour to ensure work is isolated to what is required, but the contractor has responded they have not had crews working beyond what was approved by the Town.

Thank you,
Mac

From: Mac Serda <mserda@townofhillsborobeach.com>
Sent: Monday, May 26, 2025 8:48 AM
To: 'Laura Fish' <fishonthemile@gmail.com>
Cc: Sherry D. Henderson <shenderson@townofhillsborobeach.com>
Subject: RE: The Related Project: Noise, traffic, and non-permitted work.

Good morning Laura,

Thank you for your email. While no pictures were attached, I did see the 6-second video. The footage did not indicate any immediate traffic concerns, though I understand your frustration with the disruptions caused by trucks entering parcels throughout town. As with commercial and garbage hauling trucks, slower-moving or stopped vehicles can understandably cause delays and frustration to those of us affected. I will personally assess the traffic flow at the Rosewood site during the week and will also direct police to review the maintenance of traffic in the area.

I appreciate your recognition of the complexity of traffic patterns along A1A. Pedestrians and drivers alike expect uninterrupted movement, creating a difficult balance. If trucks wait for pedestrians, traffic backs up, affecting access to condo entryways. Conversely, if trucks are expedited into the Rosewood site, pedestrians must wait. While there is no perfect solution, I will ensure that a reasonable balance is maintained.

Regarding the sidewalk, thank you for bringing this to my attention. While it is likely to experience cracks during construction, I want to ensure pedestrian access remains as unobstructed as possible during the process. Rest assured the sidewalk will be fully restored at the construction completion.

You also raise an important point about verifying activity occurring outside normal construction hours. I will have our building team review this to confirm compliance with approved work parameters.

Finally, to clarify your last point, the county does not impose a 35-foot height restriction—this is part of the Town code. However, the project has received approvals from all relevant regulatory agencies, including Broward County.

Thank you for the email me and your interest in the Town's activity.

Mac Serda
Town Manager
Hillsboro Beach
Ofc: 954-427-4011

-----Original Message-----

From: Laura Fish <fishonthemile@gmail.com>
Sent: Saturday, May 24, 2025 10:55 AM
To: Mac Serda <mserda@townofhillsborobeach.com>
Cc: Sherry D. Henderson <shenderson@townofhillsborobeach.com>
Subject: The Related Project: Noise, traffic, and non permitted work.

Hi Mac, I hope this note finds you well.
I would like this email and your reply to be "on the record", please and thank you.

This past week's concrete pour (and other previously approved and designated concrete pours) that I understand were given 'exception permits' based on the Related Groups' stated 'safety concerns' to start at 4am, are quite loud, quite bright, and quite dangerous. I can only speak to the 6:15- 8:45 am conditions that bring local vehicular traffic to a standstill while the project's work trucks are accommodated first*- causing blocked exits and entires into the neighboring driveways along with dangerous sidewalk traffic between workers and pedestrians where during early morning walks, I and my neighbors have had to step off the crumbling sidewalk, into the street, to avoid workers standing or gathering.

* I, along with my neighbors, would like the project's truck traffic, be required to follow the same traffic laws the residents follow. When the coast is clear, they may proceed. The residents do not appreciate the special treatment they have been given at our expense. Our time is equally as important as theirs. Please confirm this will happen.

The other reason for the email is to request that the town look into the probability that the 4 am special approvals of the project's concrete pours that were regrettably approved by our commissioners are blatantly being taken advantage of.

Based on the attached pictures (I have more) of this past week's concrete pour on the north west side of the property, it looks like ALL areas of the property on both sides, unrelated to the unfortunate approved early concrete pours, were fully staffed with workers running equipment, and causing additional noise and unnatural lighting. I am unaware that this was also approved by the commissioners. Please advise.

Side note and question: Does this project even have Broward County's approval to build above the 35 foot zone?? I believe they are still in court, but the Commissioners are allowing the project to move forward? Please advise.

Looking forward to your comments, reply, and proposed actions.

Sincerely, Laura Fish
Hillsboro Windsor.

>
>

RECEIVED

MAY 28 2025 *SH*

Sherry D. Henderson

From: Laura Fish <Lauraf@springfootwear.com> on behalf of Laura Fish
Sent: Wednesday, May 28, 2025 10:42 PM
To: Mac Serda
Cc: Sherry D. Henderson
Subject: Workers parking and getting dressed in Windsor parking lot

Not happy that I asked them to leave- so they didn't- until they did- 30 minutes later.
I have not seen them again but wanted this to be on the record.



stat.
RECEIVED
MAY 28 2025



St.

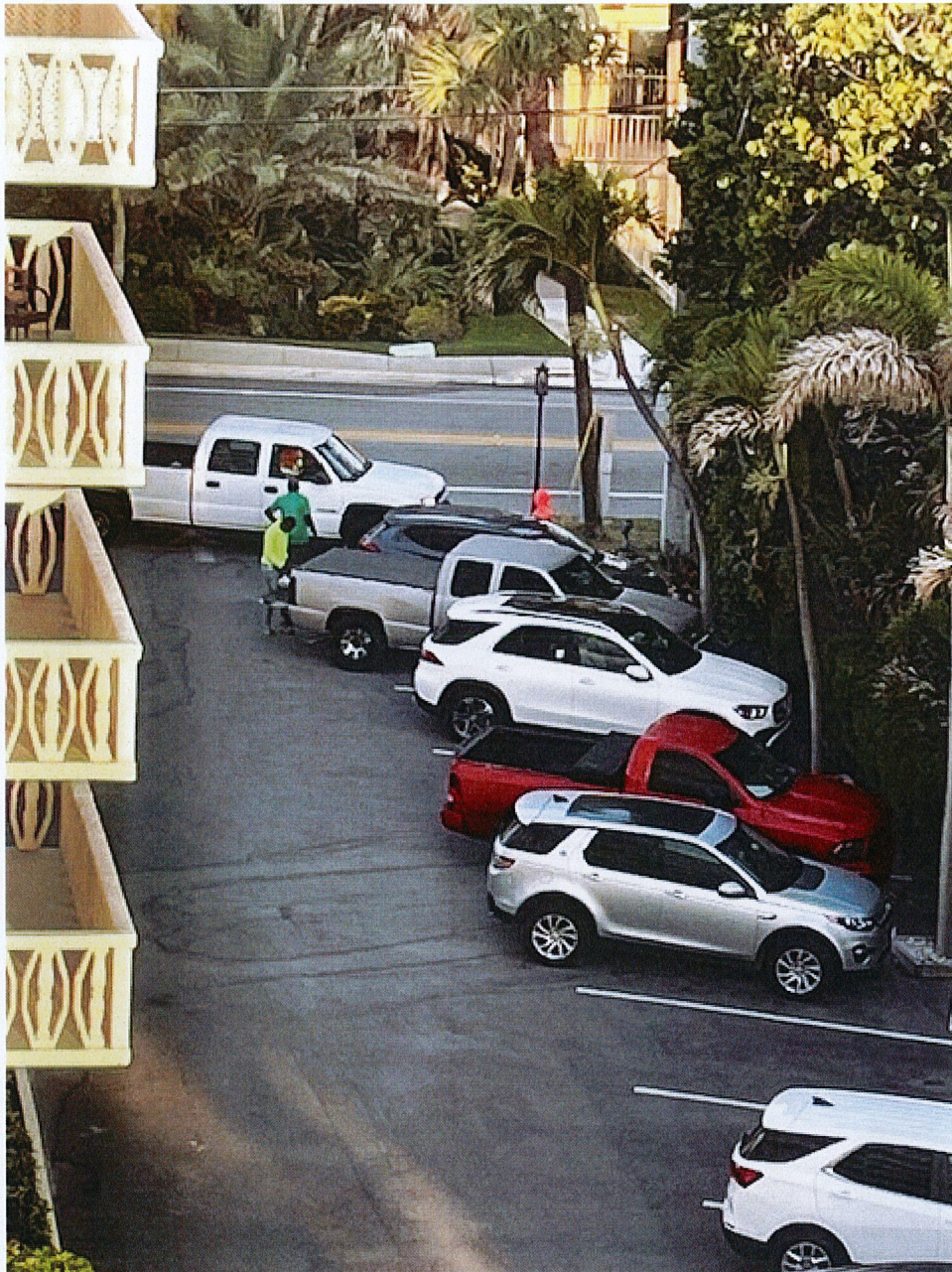
RECEIVED

MAY 28 2025

RECEIVED

MAY 28 2025

Stt.



Sent from my iPad

RECEIVED

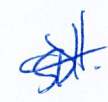
MAY 28 2025

Sherry D. Henderson

From: Laura Fish <fishonthemile@gmail.com> on behalf of Laura Fish
Sent: Wednesday, May 28, 2025 10:36 PM
To: Mac Serda
Cc: Sherry D. Henderson
Subject: Workers part 1 - non permitted hours of work.
Attachments: IMG_1225.JPG; Untitled attachment 01295.txt; IMG_1226.JPG; Untitled attachment 01298.txt; IMG_1227.JPG; Untitled attachment 01301.txt; IMG_1228.JPG; Untitled attachment 01304.txt

Workers busy before permitted hours.
For the record.

>
>
>

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Sherry D. Henderson

From: Laura Fish <Lauraf@springfootwear.com> on behalf of Laura Fish
Sent: Wednesday, May 28, 2025 10:29 PM
To: Mac Serda
Cc: Sherry D. Henderson
Subject: Workers part 2

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Workers on unrelated parts of the project during early a.m. cement pour

[cid:fbe91aa2-df77-43d0-8ea3-132b0d896315@namprd22.prod.outlook.com]

[cid:5887cb15-986b-4d99-a031-ea3d9b2c625b@namprd22.prod.outlook.com]

Sent from my iPad



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SH.

MAY 28 2025



<IMG_1232.MOV>

-----Original Message-----

From: Laura Fish <fishonthemile@gmail.com>

Sent: Thursday, June 19, 2025 7:16 AM

To: Mac Serda <mserda@townofhillsborobeach.com>

Cc: Sherry D. Henderson <shenderson@townofhillsborobeach.com>

Subject: More blocking. Not acceptable

Water unloading blocking us from walking and riding. They are getting very brazen doing what they want. Please add this to the record and the previous email as well.

