



TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile, Hillsboro Beach, Florida 33062
July 31, 2025 | 9:00 AM

BOARD OF ZONING & APPEALS 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

Please refer to the end of the Agenda for the RULES OF DECORUM (RES 2023-36) adopted by the Town Commission 9/12/2023

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

I. QUASI-JUDICIAL PUBLIC HEARINGS

A. Variance Request for Property Located at 955 Hillsboro Mile, Hillsboro Beach, FL 33062

Property Owner: Mike Manley

Request: The Authorized Agent, Bob Mayor, is seeking approval of a variance from Section 12-124 of the Land Development Code to allow for an elevated pool/garage structure within the front yard setback, located at 955 Hillsboro Mile.

Staff: Graham Long, Development Planner, CG&A

All interested parties are sworn in by the Town Attorney.

- Staff Presentation
-Commission Discussion
-Public Hearing Opened
-Public Comments
-Public Hearing Closed
-Commission Discussion
-Commission Motion & Second
-Commission Vote

II. ADJOURNMENT

RULES OF DECORUM

- The goal of Commission Meetings and Public Hearings is to accomplish the public's business in an environment that encourages fair discussion and exchange of ideas.
Everyone will have three (3) minutes when recognized for public comment, participants should step forward to the podium and state their name & address for the record.
All comments shall be directed to the commission or board as a body, through its presiding officer. Comments shall not be addressed to a single member of the commission or board, or to Town staff including the attorney, the manager, or the clerk, unless a majority of the members present on the commission or board shall so agree.
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.

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.



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: Variance Request for Property Located at 955 Hillsboro Mile, Hillsboro Beach, FL 33062

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All interested parties are sworn in by the Town Attorney.

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- Commission Motion & Second
- Commission Vote

Submitting Dept: Town Clerk, Sherry Henderson, Town Clerk

Agenda Date: July 31, 2025

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

- ATTACHMENTS:**
1. HB Staff Report - 955 HM (setback variance) FINAL 7.31.25
 2. 955 HM - Development Application (Variance)
 3. 955 - DSS Proposed Section & Elevations_060625_SP-1.1
 4. 955 - DSS Proposed Site Plan_060625_SP-1.0
 5. 955-1
 6. 955-2



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7. 955-3
8. 955-4
9. 955-5
10. 955-6
11. 955-7
12. 955 Certification Letter
13. SSC_7835162_Affidavit



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: July 31, 2025
SUBJECT: Request for Variance: Structure within front yard setback, 955 HM

The property owner, Mike Manley (Applicant), and their authorized agent, Robert Mayer, are requesting approval of a variance from Section 12-124 of the Land Development Code (Code) to allow for an elevated pool/garage structure within the front yard setback, located at 955 Hillsboro Mile (HM). The property at 955 HM is within the RS-2 Single-Family residential district.

Background:

The Applicant is seeking to maintain and renovate an existing home at 955 HM. The site currently has a driveway, small parking area, and in-ground pool in the front yard area. The existing house meets the required front yard setback of 85' feet from the centerline of state highway A1A, and in the rear abuts the Easterly Building Line. The front of the house contains three single-car garage bays. The existing in-ground pool is located in the front yard area and meets the required 45' foot setback for swimming pools.

The Applicant is proposing to reconfigure the front yard area, constructing an extension on the front of the house that would include an elevated swimming pool, with a garage space partially underneath. The extension structure containing the pool would be setback 45-feet from the centerline of A1A, and therefore does not meet the required 85' foot front yard setback for structures. The Applicant seeks to have the garage space underneath the proposed pool replace the garage space on the north side of the house, which would be blocked-off by the addition of the elevated pool.

As the proposed pool/garage structure would encroach in the front yard area of the property, the proposal violates Section 12-124 of the Town Code, entitled "Yard regulations."

Per Code section 12-124(A):

"Front yard. On the east and west sides of State Highway A1A there shall be an open yard having a depth of not less than 85 feet from the center line of the State Highway A1A."

The Applicant proposes to construct a structure in the front yard area. Thus, the Applicant seeks variance relief from the required 85' foot front yard setback, as described in code section 12-124(A).

Variance Criteria Analysis:

Per Section 12-283, the Board of Zoning Appeals (Board) has the powers and should be its duty to grant variances from the Code. The Applicant is requesting relief through the criteria set forth in 12-283(C)(1) Yard requirements, 12-283(C)(2) Instances of Hardship, and 12-283(C)(3) Additional provisions which are as follows:

- “(1) Yard requirements. Permit a variance in the yard requirement of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions, provided such variations will not seriously affect any adjoining property or the general welfare.*
- (2) Instances of hardship. Authorize upon appeal, whenever a property owner can show that a strict application of the terms of this chapter relating to the use, construction or alterations of buildings or structures, or the use of land will impose upon him or her unusual and practical difficulties or particular hardship, such variances of land will impose upon him or her unusual and practical difficulties or particular hardship, such variances of the strict application of the terms of this chapter as are in harmony with its general purpose and intent, but only when the Board is satisfied that a granting of the variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the comprehensive plan as established by this chapter, and at the same time, the surrounding property will be properly protected.*
- (3) Additional provisions. In consideration of all appeals and all proposed exceptions or variances to this chapter, the Board shall, before making any exceptions or variations from the chapter in a specific case, first determine that it will not impair an adequate supply of light, air and sunshine to adjacent property or unreasonably increase the congesting in streets or highways or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the Town of Hillsboro Beach.”*

Below are the Code-required criteria listed above with consultant planner’s analysis of how the proposal relates to the criteria:

12-283(C)(1) Yard requirements.

The regulations of section 12-124 prohibit structures within the front yard area (85 feet east from the centerline of A1A). In-ground swimming pools and open unenclosed parking areas are permitted in the front yard at a setback of 45’ feet from the centerline of A1A, as the site’s current front yard configuration complies. The Applicant’s proposal to construct an elevated structure containing a new pool and garage space is necessitated, according to the Applicant, by the irregular shape of the lot, it being the smallest single-family lot in the Town. The existing house is built to the required 85’ front yard setback on the west side, and the Easterly Building Line on the east side. The house is approximately 9,040 sq. ft. (including garage space) according to County records. There is no buildable area in the rear yard space, as the house abuts the Easterly Building Line.

Staff finds the front yard area of the site as currently configured to pose difficulties in maneuverability for vehicles. The current configuration does allow for required parking spaces, driveway, and swimming pool that all meet the Town’s zoning requirements. However, the size of the lot, being the smallest of those in the RS-2 district, does put constraints on the applicant with the existing house remaining in place, forcing the pool, driveway and required parking space to be situated in the front yard area with limited space for vehicle maneuverability.

12-283(C)(2) Instances of Hardship.

The strict application of section 12-124 prevents the Applicant from constructing a structure in the front yard area. As evidenced by the current configuration of the lot, there exists sufficient space in the front yard area for driveway access, parking area, an in-ground swimming pool, and landscaped area. A reconfiguration of the front yard area could contain all of these elements, and meet the code-required front yard setbacks, although the maneuverability of vehicles on site could still be constrained depending on the number and size of vehicles to be stored on site. The Applicant is proposing to construct the elevated structure to accommodate the pool and replace the existing garage bay within the house, which would be blocked by the proposed structural addition.

Staff finds the criteria for an instance of hardship to be met only by the practical difficulties associated with the placing of required parking spaces, driveway, and a swimming pool in the front yard area while maintaining the footprint of the existing house. As the existing house is situated at the 85' front setback and rear setback of the Easterly Building Line, the inclusion of a permitted swimming pool can only be placed in the front yard area of the lot.

12-283(C)(3) Additional provisions.

Staff does not find the proposal would impair an adequate supply of light, air and sunshine to adjacent property or unreasonably increase the congesting in streets or highways or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property values within the surrounding area.

Recommendation:

Based on the application and review of the criteria set forth in Town Code section 12-283, the consultant planner finds the Applicant's request for a variance may meet the criteria as outlined in "Yard Requirements," 12-283(C)(1), but may not meet the criteria for "Instances of Hardship," 12-283(C)(2). The application is presented to the Board of Zoning Appeals for their determination.

Should the Board seek to approve the variance request, staff recommends the following conditions be placed on the approval:

1. The pool/garage structure shall be constructed to the minimum height possible to accommodate a garage bay for vehicles of personal use.
2. The pool/garage structure shall be constructed at a minimum setback of forty-five (45) feet from the centerline of A1A.
3. Berming with landscaping shall be placed on the west and north sides of the pool-garage structure to minimize the exposure of any wall 6' above ground level.

955 HM
Variance



SDH
RECEIVED
JUN 06 2025

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: June 3, 2025

Zoning Board Meeting Date: 9/9/2025

Property Control # _____

Town Commission Meeting Date: July 01, 2025

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: Mr. Mike Manley		NAME: Robert G. Mayer	
ADDRESS: <u>955 Hillsboro Mile</u> <u>Town of Hillsboro Beach, FL 33062</u>		ADDRESS: 230 SW Natura Avenue Deerfield Beach, FL 33441	
PHONE: 954-428-2522	CELL: 954-650-4682	PHONE: 954-428-2522	CELL: 954-650-4684
E-MAIL jamesw@bomarbuilders.com	FAX: 954-428-0024	E-MAIL bobm@bomarbuilders.com	FAX: 954-428-0024

APPLICANT'S CERTIFICATION

(I) Robert G. Mayer (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.

[Signature]
Signature

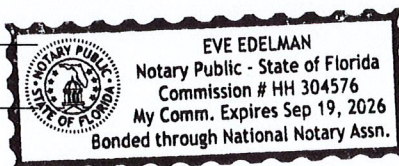
Robert G. Mayer
Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 03 day of June 20 25, by Robert G. Mayer as President for Bomar Builders, Inc.

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

[Signature]
Notary Signature
Eve Edelman
Print Notary Name



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: 955 Hillsboro Mile District: _____

Proposed Zoning: SFR

Existing Comprehensive Plan Designation: NA

Proposed Comprehensive Plan Designation: NA

Existing Land Use: SFR

Proposed Land Use: SFR

Total Site Area: 19,728 Sq. Ft. _____ Acres

Flood Zone Category: VE 10, 13 AE

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. _____
Existing home with pool

Describe the type of operation or business proposed; or the proposed construction. NA

Estimated construction cost: TBD

Describe in detail the phasing of the proposed development. Demo the existing pool and home down to the concrete shell, rebuild on the same footprint with the exception of building a new elevated pool on the NW side of the home and reconfigure a new home within the existing shell.

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 new remodeled home will look much like the existing home other than the new pool location. There will be no impact/disturbance to the existing dune. The new home will be brought up to new building codes and be architecturally pleasing.

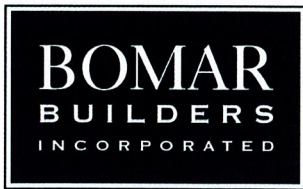
Has any previous Application been filed within the last year in connection with the subject property?

Yes No If yes, briefly describe the nature of the Application. Over ten (10) years old

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

Yes No If yes, please note date of previous approval. _____

- (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)



FINE ESTATE HOMES
OCEANFRONT | INTRACOASTAL | DEEPWATER | COUNTRY CLUB

June 6, 2025

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

To Whom It May Concern;

Owner's desire is to keep the existing residence at the property located at 955 Hillsboro Mile and renovate the home rather than raise the house and build from scratch. The homesite is the smallest single family parcel on Hillsboro Mile and due to the size of the parcel with the existing residence requires the pool to be located in the front yard which is allowable with a 45' setback. The owners are requesting a variance to build structure within the 85' front yard setback to elevate the pool to resolve front yard issues that are created by the existing garage, driveway, and pool locations. The variance request includes the elevating of the pool and patio deck with a 42" glass rail at pool deck with one wall of the structure to be approximately 9' - 4" above existing grade by 32' - 4" long which allows a generator and parking to be underneath. If the pool and pool deck were directly sitting on dirt, a variance would not be needed as long as no retaining walls were higher than 6' in height but because we are trying to resolve a parking issue and creating space under the pool deck area, the definition of retaining wall in the code becomes the definition of structure which requires a variance in the front yard setback. Allowing this variance will resolve these current parking, driveway, generator and pool issues.

230 South West Natura Avenue
Deerfield Beach, Florida 33441
Office 954.428.2522
Facsimile 954.428.0024
www.BomarBuilders.com

POWER OF ATTORNEY


KNOW ALL MEN BY THESE PRESENTS:

THAT, I, MIKE MANLEY has constituted and appointed, and by these presents do make , constitute and appoint ROBERT G. MAYER, President of BOMAR BUILDERS, INC., true and lawful representative for me in my name, place and stead to execute contracts, building applications, and permits relating to our property located 955 Hillsboro Mile, Town of Hillsboro Beach, Florida 33062 only for the purposes of construction thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3 day of June, 2025.

Sealed and Delivered in the presence of

Signature of Witness

By: 
Mike Manley

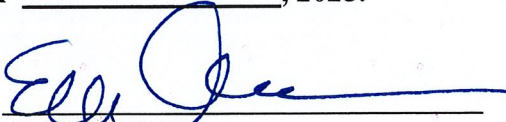
Printed Name of Witness

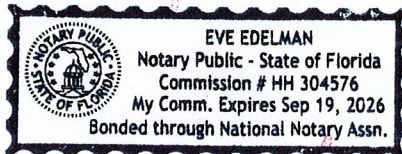
STATE OF FLORIDA
COUNTY OF BROWARD

BE IT KNOWN, that on this 03 day of June, 2025 before me, Notary Public in and for the State of Florida duly commissioned and sworn, personally came and appeared MIKE MANLEY, to me personally known, and known to me to be the same person described in and who executed the within Power of Attorney, and he acknowledged the within Power of Attorney to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office, this 03 day of June, 2025.

My Commission Expires:


Notary Public



Bomar Builders, Inc.
230 SW Natura Avenue
Deerfield Beach, FL 33441



DATE

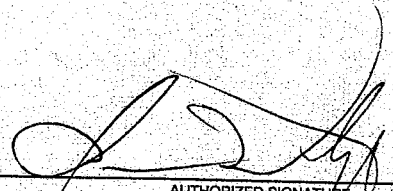
AMOUNT

06/06/2025

\$ *1,050.00

PAY EXACTLY ONE THOUSAND FIFTY DOLLARS

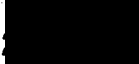
TO THE ORDER OF:
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach FL 33062




AUTHORIZED SIGNATURE



Bomar Builders 



Check#: 	Date: 06/06/2025	Amount: 1,050.00	Vendor: 1150 Town of Hillsboro Beach			
Invoice#	Invoice Date	Job/Description	Balance	Retain	Discount	This Check
955-Variance	06/06/2025	955 - Variance	1,050.00			1,050.00

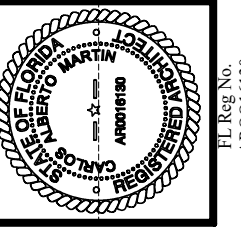
RECEIVED
JUN 06 2025

Security Features: Details on back.



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY CARLOS
MARTIN ON THE DATE ADJACENT
TO THE SEAL.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
COPIES.

LOT 5, SECTION 20,
TOWNSHIP 48
SOUTH RANGE 43
EAST
BROWARD COUNTY
HILLSBORO BEACH,
FLORIDA



CARLOS MARTIN ARCHITECTS, INC. HEREBY
CERTIFIES THAT THE ARCHITECTURAL
DRAWINGS AND ELEVATIONS SHOWN
HEREON WERE PREPARED BY HIM OR
UNDER HIS CLOSE PERSONAL SUPERVISION
AND TO HIS KNOWLEDGE AND BELIEF
THEY COMPLY WITH ALL CITY, COUNTY,
STATE AND FEDERAL REQUIREMENTS
AND REGULATIONS AND ARE TRUE AND
CORRECT TO THE BEST OF HIS KNOWLEDGE
AND BELIEF.

Carlos Martin
Architects, Inc.
Parkland, Florida 33076
O: 954-979-2850 C: 561-310-5950
CarloMartinArch@aol.com

955 Hillsboro Mile
Residence
Hillsboro Beach, Florida

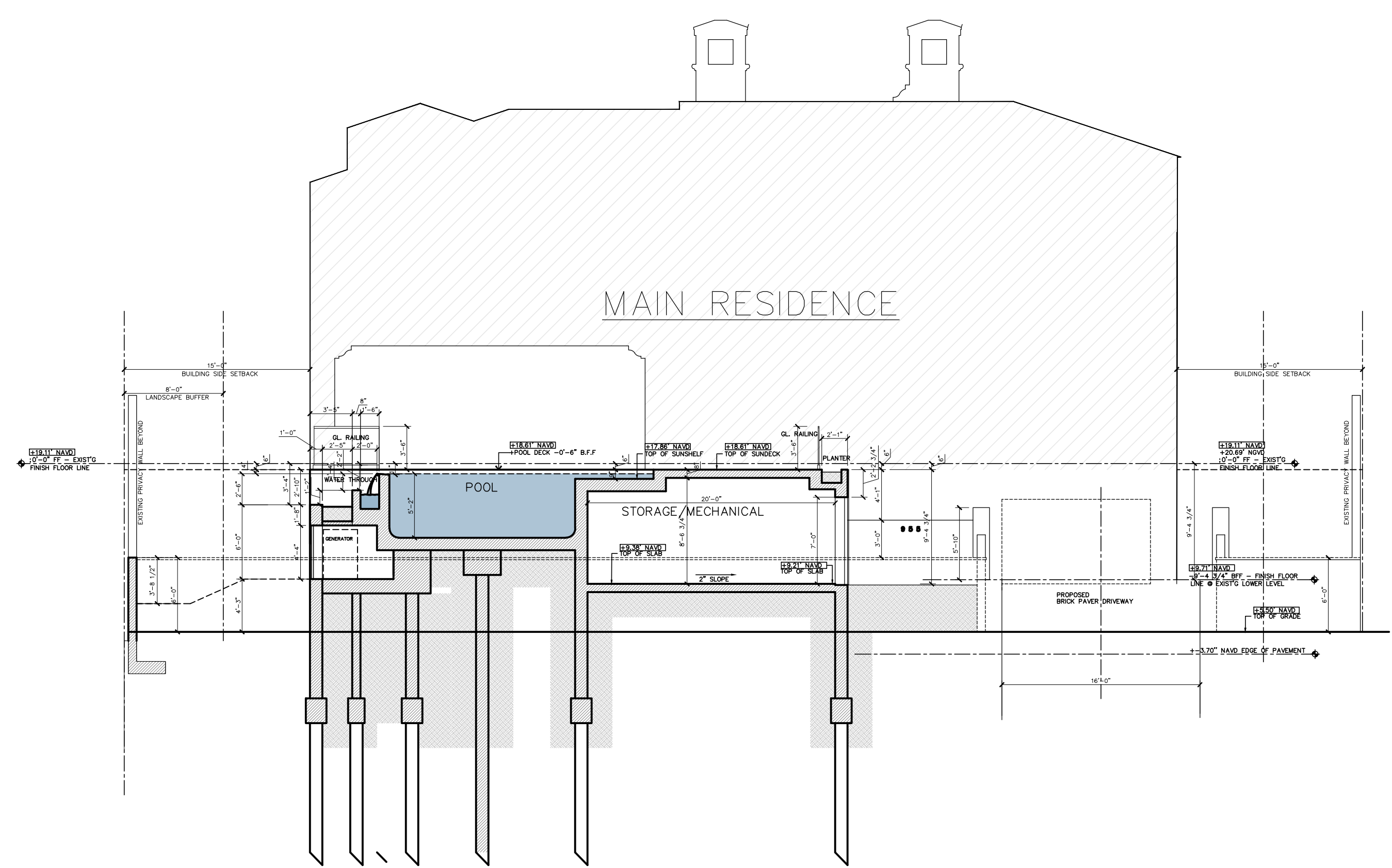
REVISIONS
COMMISSION
MANLEY
DATE
06/06/25

VARIANCE NO:
Proposed Elevated Pool
Section & Elevations
955 Hillsboro Mile
Hillsboro Beach, Florida 33432

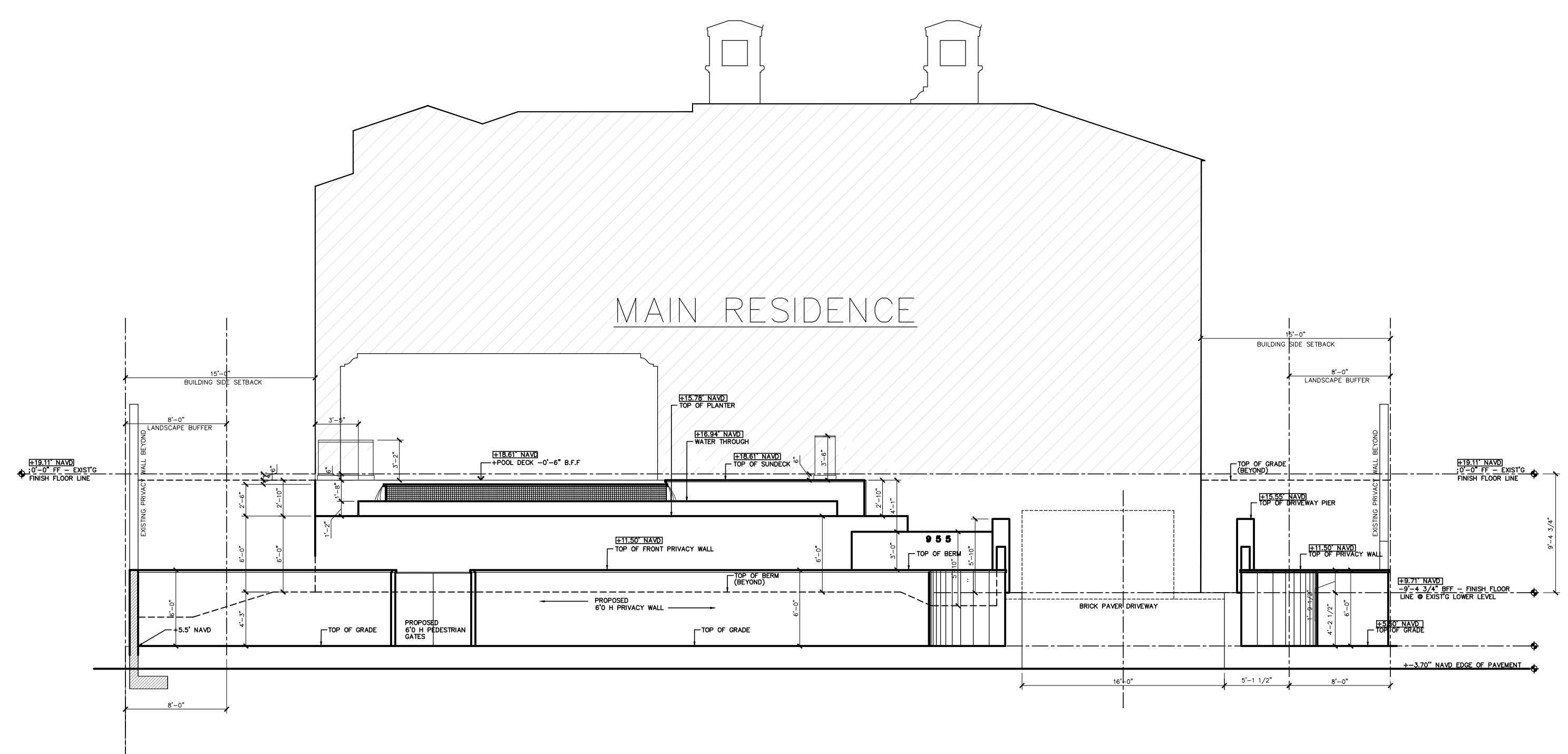
SHEET
SP-1.1
DRAWN BY
CAM/HLL



PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



POOL/ PLANTER SECTION A-A
SCALE: 1/8" = 1'-0"



FRONT POOL/ PLANTER WALLS ELEVATION
SCALE: 1/8" = 1'-0"

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 MARTIN ON THE DATE ADJACENT
 TO THE SEAL.
 PRINTED COPIES OF THIS
 DOCUMENT ARE NOT CONSIDERED
 COPIES.

LOT 5, SECTION 20,
 TOWNSHIP 48
 SOUTH RANGE 43
 EAST
 BROWARD COUNTY
 HILLSBORO BEACH,
 FLORIDA

CARLOS MARTIN ARCHITECTS, INC. BEHOLD
 OTHER PROFESSIONAL ARCHITECTS, ENGINEERS AND
 DESIGNERS. THIS SEAL IS VALID ONLY FOR THE
 STATE OF FLORIDA. IT IS VOID IF IT IS REPRODUCED
 IN ANY MANNER. FOR SIGNATURE, THE ARCHITECT
 MUST BE PRESENT AT THE TIME OF CONSTRUCTION.
 THESE DRAWINGS MUST NOT BE SEALED.

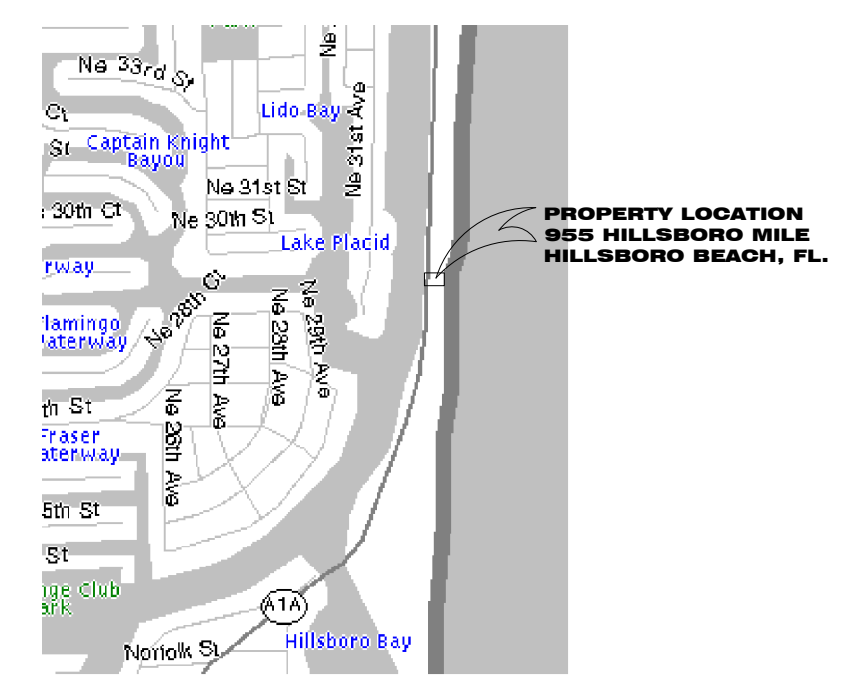
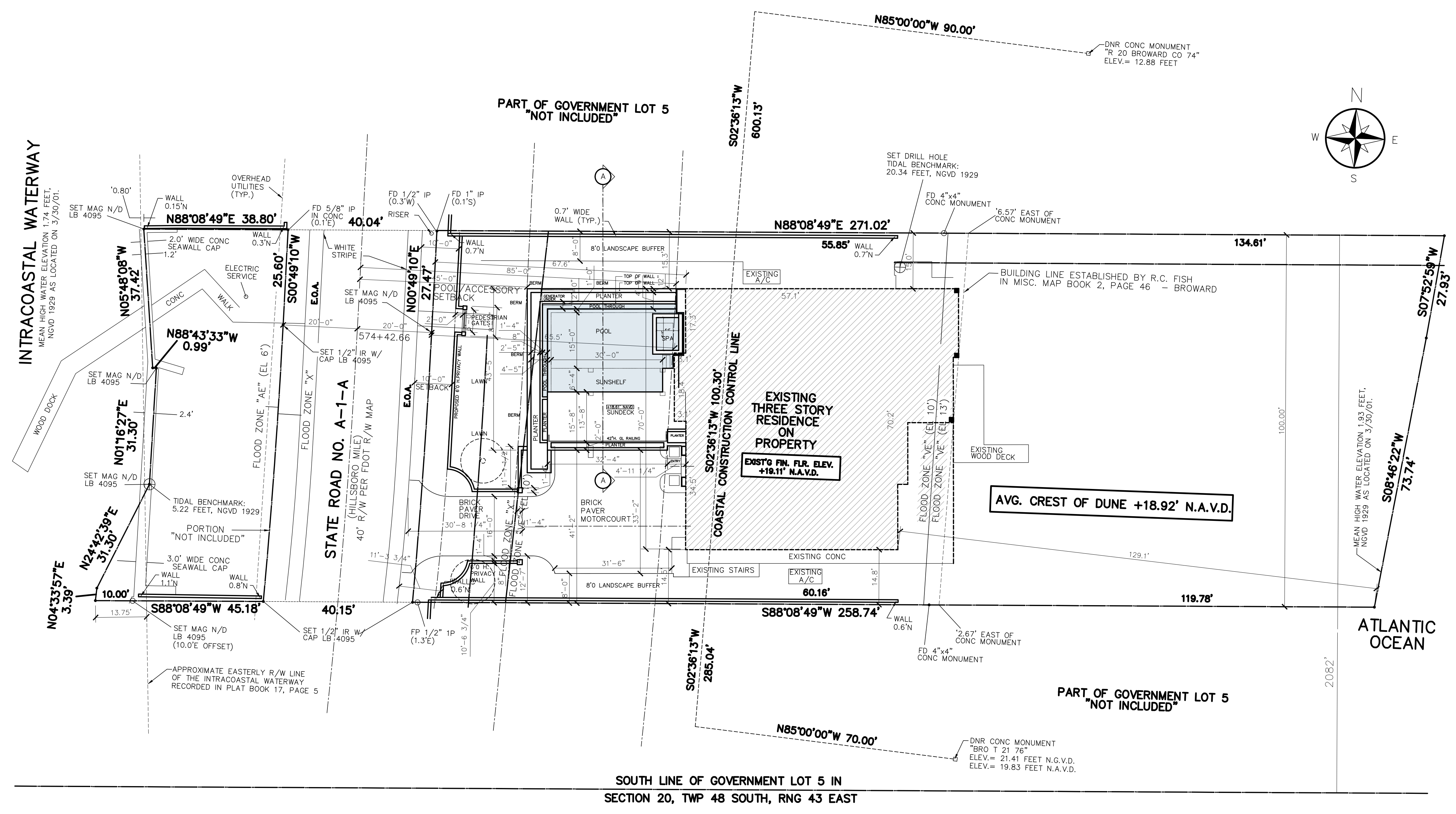
Carlos Martin
 Architects, Inc.
 Parkland, Florida 33076
 C-301.310.2920 carlos@carlosmartin.com

955 Hillsboro Mile
 Residence
 Hillsboro Beach
 Florida

REVISIONS
 COMMISSION
 MANLEY
 DATE
 06/06/25

VARIANCE NO:
 Proposed Elevated Pool
 Site Plan
 955 Hillsboro Mile
 Hillsboro Beach, Florida, 33432

SHEET
 SP-1.0
 DRAWN BY
 CAMHILL
 CARLOS MARTIN
 ARCHITECTS, INC.
 ARCHITECTURE • DESIGN



LAND DESCRIPTION:
 A PARCEL OF LAND IN GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THAT PART OF THE NORTH 100 FEET OF THE SOUTH 2028 FEET OF SAID GOVERNMENT LOT 5 OF SAID SECTION 20 MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF LYING EAST OF THE RIGHT OF WAY OF THE INTRACOASTAL WATERWAY, AS NOW LOCATED AND ESTABLISHED, TOGETHER WITH ALL LITTORAL AND RIPARIAN RIGHTS, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CONTAINING ONE ACRE, MORE OR LESS (STATE ROAD A-1-A IS NOT INCLUDED IN ACREAGE COMPUTATION)
 (955 HILLSBORO MILE, HILLSBORO BEACH, FLORIDA)

PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"

NOTE:
 SURVEYOR SHALL VERIFY ALL SITE DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY TO THE CONSTRUCTION DOCUMENTS.

ZONING:
 ZONED "RS-2" SINGLE FAMILY RESIDENTIAL DISTRICT

AREA CALCULATIONS:

EXISTING 1ST FLOOR ASSEMBLY/GARAGES	2,340 SF
2ND FLOOR EXISTING LIVING A/C	4,083 SF
3RD FLOOR EXISTING LIVING A/C	1,852 SF
TOTAL	8,365 SF
EXISTING 1ST FLOOR COVERED ENTRY	37 SF
EXISTING 2ND FLOOR COVERED LOGGIA	806 SF
EXISTING 3RD FLOOR BALCONY	806 SF
EXISTING 3RD FLOOR COVERED BALCONY	508 SF
EXISTING 3RD FLOOR PATIO	181 SF
EXISTING 3RD FLOOR BALCONY	32 SF
EXISTING 4TH FLOOR MECHANICAL DECK	334 SF
MISC. TOTAL	1,852 SF
GROSS TOTAL	10,217 SF

PROPOSED NEW AREAS:

1ST LEVEL STORAGE/MECHANICAL	748 SF
1ST LEVEL COVERED ENTRY	89 SF
2ND LEVEL ELEVATED POOL/SPA/SUNDECK	1,533 SF
TOTAL	2,341 SF



**VARIANCE REQUEST
GARAGE**



PER CODE - NO GARAGE



PER CODE - NO GARAGE



VARIANCE REQUEST



VARIANCE REQUEST



VARIANCE REQUEST



VARIANCE REQUEST



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, Florida 33062

(P) 954-427-4011
(F) 954-427-4834

CERTIFICATION LETTER

Date: July 21, 2025
Property Owner: Mike Manley
Authorized Agent: Bob Mayer, Bomar Builders

Abbreviated Legal Description: 20-48-43 GOV LOT 5 N 100 OF S 2082 LESS ST RD A1A & LESS CANAL R/WLESS POR DESC IN OR 37695/85 TO DOT FOR ADDITIONAL R/W FOR ST RD A-A

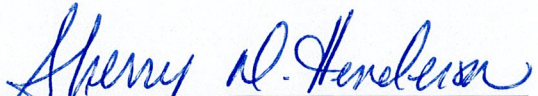
Property Address: 955 Hillsboro Mile, Hillsboro Beach, FL 33062
Type of Application: Variance

This letter certifies that the enclosed list of property owners were mailed **PUBLIC NOTICE** of July 31, 2025, Quasi-Judicial / Board of Appeals Public Hearing concerning variance request for property located at 955 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 June 25, 2025.

NOTICE MAILED TO:

- 953 Hillsboro Mile, Hillsboro Beach, FL 33062
- 951 Hillsboro Mile, Hillsboro Beach, FL 33062
- 941 Hillsboro Mile, Hillsboro Beach, FL 33062
- 957 Hillsboro Mile, Hillsboro Beach, FL 33062
- 961 Hillsboro Mile, Hillsboro Beach, FL 33062
- 963 Hillsboro Mile, Hillsboro Beach, FL 33062

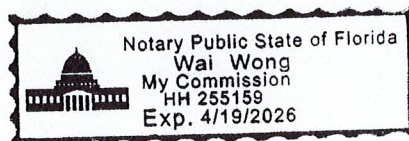

SHERRY D. HENDERSON, CMC
Town Clerk

NOTARY PUBLIC

State of Florida
Broward County

Sworn to and subscribed before me this 21 day of July, 2025.


Notary Signature





TOWN OF HILLSBORO BEACH

Sherry D. Henderson, CMC Town Clerk

OFFICE OF THE TOWN CLERK

1210 Hillsboro Mile • Hillsboro Beach, FL 33062

954-427-4011 • SHenderson@TownofHillsboroBeach.com

PUBLIC NOTICE TOWN OF HILLSBORO BEACH, FLORIDA

BOARD OF ZONING APPEALS JULY 31, 2025 at 9:00 AM

VARIANCE REQUEST 955 HILLSBORO MILE, HILLSBORO BEACH, FLORIDA 33062

NOTICE IS HEREBY GIVEN the Town of Hillsboro Beach, Florida Board of Zoning Appeals will meet **Thursday, July 31, 2025, at 9:00 am.** The Authorized Agent for property is seeking approval of a variance from Section 12-124 of the Land Development Code to allow for an elevated pool/garage structure within the front yard setback, located at 955 Hillsboro Mile, Hillsboro Beach, FL 33062, the property is within the RS-2 Single-Family Residential District.

The applicant is seeking a variance to the Town's Code Section 12-124(A) entitled "Yard Regulations"

"Front yard. On the east and west sides of State Highway A1A there shall be an open yard having a depth of not less than 85 feet from the center line of the State Highway A1A."

The applicant proposes to construct a structure in the front yard area. Thus, the applicant seeks variance relief from the required 85' foot front yard setback, as described in the code section 12-124(A).

Information on the Development Application and supporting documents can be obtained at Town Hall, 10 days prior to the meeting. Public comments on the request will be at the meeting on July 31, 2025.

The public can attend in person at Town Hall, located at 1210 Hillsboro Mile, Hillsboro Beach, Florida, or virtually via Zoom video conference. Zoom Meeting log-in details are provided on 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

NOTICE: 6/25/2025
SUN SENTINEL AD: 7/21/2025

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 Jul 21, 2025
955 HM Variance Request
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

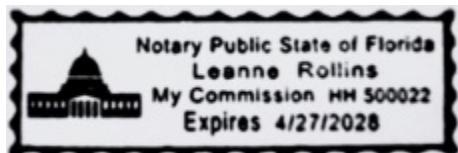


Signature of Affiant

Sworn to and subscribed before me this: July 22, 2025.



Signature of Notary Public



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

Affidavit Delivery Method: E-Mail
Affidavit Email Address: shenderson@townofhillsborobeach.com
7835162

**PUBLIC NOTICE
TOWN OF HILLSBORO BEACH, FLORIDA**

**SPECIAL CALLED MEETING OF THE
BOARD OF ZONING APPEALS
JULY 31, 2025 AT 9:00 AM**

**VARIANCE REQUEST
955 HILLSBORO MILE, HILLSBORO
BEACH, FLORIDA 33062**

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Sherry D. Henderson
Town Clerk
7/21/2025 7835162

