



TOWN OF HILLSBORO BEACH Meeting Agenda

November 5, 2025

9:00 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



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile, Hillsboro Beach, Florida 33062

November 5, 2025 | 9:00 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. October 7, 2025 Regular Commission Meeting

II. SITE PLAN REVIEW

- A. **Site Plan Review for Property Located at 1085 Hillsboro Mile, Hillsboro Beach, FL 33062**
Property Owner: Land Banc Trust
Request: Authorized Agent, Morris Flancabaum, is Seeking Site Plan Approval
Staff: Graham Long, Development Planner, CG&A

III. DISCUSSION AND POSSIBLE ACTION

- A. Motion to Approve the Board of Zoning Appeals (BZA) to Re-Hear the Sworn Testimony of Authorized Agents for the Property Located at 987 Hillsboro Mile, Hillsboro Beach, FL 33062, Seeking Variance Approval to Section 12-124 of the Town's Code of Ordinances; Variance was previously denied on June 3, 2025; Authorizing the BZA to Re-Hear this Matter for Reconsideration at the December 2, 2025 Hearing.

IV. RESOLUTIONS & CONTRACTS

- A. **Resolution No. 2025-43**
Resolution to Ratify the Second Amendment to the Agreement with WastePro of Florida, Inc. Extending the Agreement for an Additional Ninety (90) Days for Solid Waste Collection and Disposal Services for the Town.
- B. **Resolution No. 2025-40 (Tabled at 10/7/2025 Meeting)**
A Resolution of the Town Commission of Town of Hillsboro Beach, Florida to Accept the Recommendation of the Evaluation Committee for RFP 2025-07-01 Residential Solid Waste, Bulk Waste and Recycling Collection Services.

C. Resolution 2025-44

A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida, Approving the Town Staff Recommendation to Amend the Debt Service Fund Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Providing for Conflicts, Providing for Severability; Providing for An Effective Date.

D. Resolution 2025-45

A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida, Approving the Town Staff Recommendation to Amend the Capital Improvements Fund Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Providing for Conflicts, Providing for Severability; Providing for An Effective Date.

E. Resolution 2025-46

A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida, Approving the Town Staff Recommendation to Amend the Permit / Planning & Zoning / Code Compliance Fund Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Providing for Conflicts, Providing for Severability; Providing for An Effective Date.

V. CONSENT

A. INVOICES FOR APPROVAL

- 1. **CG&A** Invoice #2669257 Sept. 2025 **\$31,346.11**
- 2. **GCDE** Invoice #74188 Oct. 2025 **\$6,706.50**
- 3. **GCDE** Invoice #74189 Oct. 2025 **\$8,891.20**
- 4. **GCDE** Invoice #74190 Oct. 2025 **\$32.55**

VI. STAFF UPDATES

A. Police Department

Police Chief Rob O'Neill

B. Building Department

George Folles, Building Official, CG&A

C. Code Compliance

Bernard Pita, Code Compliance Supv, CG&A

VII. TOWN MANAGER REPORT

- A.** Community Shred/Recycle Event Recap
- B.** Holiday Program, Dec 2, 2025 at 5:30 PM

VIII. TOWN ATTORNEY REPORT

IX. TOWN COMMISSION COMMENTS

X. PUBLIC COMMENTS

XI. 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.