



TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile, Hillsboro Beach, Florida 33062
December 2, 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 Commisison 9/12/2023

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

I. QUASI-JUDICIAL PUBLIC HEARINGS

A. VARIANCE REQUEST for property located at 987 Hillsboro Mile, Hillsboro Beach, FL 33062

Property Owner: Mark and Tiffany Berch

Address: 987 Hillsboro Mile, Hillsboro Beach, FL 33062

Request: The Authorized Agent is seeking a variance from the Town's Land Development Code (Chapter 12)

Staff: Graham Long, Development Planner, CG&A Solutions

The applicant is seeking a variance to be permitted 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.”

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.

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

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- Commission Vote

Submitting Dept: Planning & Zoning, LaToya Little, Office Assistant

Agenda Date: December 2, 2025

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

2. FINANCIAL IMPACT

3. RECOMMENDATION

- ATTACHMENTS:**
1. HB Staff Report - 987 HM (variance reconsideration & site plan) 12.2.25
 2. 987 Hillsboro Mile Variance letter
 3. Development Application - Variance
 4. Berch Residence Power Point Presentation
 5. Narrative-variance with Exhibit A excerpts of building plans
 6. Letter of Support signed - Zach Thomas
 7. Sun Sentinel Proof
 8. Sun Sentinel Affidavit
 9. Certification Letter



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: December 2, 2025
SUBJECT: Reconsideration of a Variance, and Site Plan Amendment: Placement of generator in a side yard, 987 Hillsboro Mile

The Property Owners, Mark & Tiffany Berch (Applicants) and their authorized agents, are requesting reconsideration of a previously denied variance. The variance was to allow for placement of a generator in a side yard, located at 987 Hillsboro Mile (HM). The property at 987 HM is within the RS-2 Single-Family residential district.

Background:

On June 3, 2025, the Board of Zoning Appeals (BZA) denied a variance request to permit the placement of the generator within the side yard setback, constituting a variance from section 12-124 of the Town's Code of Ordinances.

The Applicant has an active, previously approved Site Plan that would need to be amended (should the variance be approved), to show the location of the generator, per Town code section 12-48.

Analysis:

The Applicants have stated that certain extenuating circumstances prevent placement of the generator in other locations on the lot that would be zoning compliant. The following is a list of the other locations at which the generator could typically be placed, and an analysis of the Applicants' explanations for why those locations would be prohibitive.

- *Front yard (outside):* Placement of the generator outside in the front yard area would require a variance as it would encroach upon the 45' setback from the centerline of A1A. An existing structural wall confining space for the generator to within the 45' setback is original to the property. This location is also within a flood zone that would require the generator to be raised 3' or more above grade, thereby requiring a 10' tall wall to screen the generator (which would itself require a variance for walls exceeding 6' in height).
- *Existing garage within front yard area:* Sections of the west end of the existing underground garage are within the 45' front yard setback. Additionally, due to the flood zone, the generator would have to be raised approximately 5' above the existing garage elevation. This would require modification to the existing garage ceiling to accommodate the generator, thereby exacerbating the preexisting, non-conforming garage structure and would require a variance.
- *Rear yard:* The active site plan and ongoing construction preserves the existing house, which was built from the 85' front yard setback to the Easterly Building Line (EBL) in the

rear yard. Placement of the generator in the rear yard would thereby have to be east of the EBL, which would require a variance.

Actions:

- **BZA:** The BZA may approve or deny the Applicants' request for reconsideration of the previous variance denial, for placement of the generator in the proposed side yard location.
- **Town Commission:** Should the BZA approve of the variance, the Town Commission may approve of the amended Site Plan to show the location of the generator within the side yard.

September 22, 2025

RE: 987 Hillsboro Mile, Generator Variance

Dear Mr Long et al.

Please find below a summary of the 3 possible locations for the generator. Option 1 was the original requested location in the side yard. Options 2 & 3 were recommendations that were later found to require a variance.

1. **North Side Yard** – Encroaches side yard setback. Preferred location as infrastructure was installed per City approved Building Permit Plans, has adjacent neighbor approval, and would be the least visually intrusive for the town. As discussed, we would also add a 3-sided enclosure and trellised roof to help mitigate any sound toward neighbor.
2. **Front Yard** – Encroaches Front Yard setback. The generator location that was recommended during variance hearing, requires a front yard variance as it encroaches within the 45’ setback from the centerline of A1A. The existing structural wall east of the proposed location is original to the property. The location is also within a flood Zone that required the generator to be raised 3’+ above the grade, this would require a 10’ tall wall on A1A to screen the generator, excluding the south side, which would remain open due to access in order to service the unit.
3. **Existing Garage** – Encroaches Front Yard Setback. Due to the flood zone, the generator would have to be raised +/- 5’ above the existing garage entrance elevation. Due to limited ceiling height, this would require the existing structure to be modified to be able to allow the generator to fit. In order to obtain the ceiling height required to house the generator, an enclosed concrete house extending above the raised parking deck structure by approximately 4’-5’. This would require a massive restructuring of the grandfathered structure and would require a variance into the required 75’ front yard setback for structures.
4. **All options in side and rear yard** – The renovation used existing footprint of the old home which was built from setback to setback. Upon review, there are no options that allow the generator to conform to requirements of the Town setbacks.

Should you have any questions, please feel free to contact me at 954.650.8484.

Regards,



Nick Terziev



VARIANCE 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: 5/1/25

Zoning Board Meeting Date: _____

Property Control # 4849 20 00 0130

Town Commission Meeting Date: _____

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: <u>MARK + TIFFANY BERCH</u>		NAME: <u>NICK TERZIEV</u>	
ADDRESS: <u>987 HILLSBORO MILE HILLSBORO BEACH, FL 33062</u>		ADDRESS: <u>2495 E. COMMERCIAL BLVD. FORT LAUDERDALE, FL 33308</u>	
PHONE: <u>561.843.7893</u>	CELL: _____	PHONE: <u>954.779.7525</u>	CELL: <u>954.650.8484</u>
E-MAIL: <u>markberch43@gmail.com</u>	FAX: _____	E-MAIL: <u>nterziev@doublep construction.com</u>	FAX: <u>954.779.7526</u>

APPLICANT'S CERTIFICATION

(1) NICK TERZIEV (owner), (architect) or (authorized agent) affirm and certify that I understand and will comply with 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

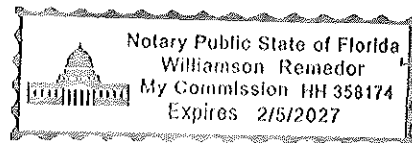
NICK TERZIEV
Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 20 day of NOVEMBER 20 25, by Nick Terziev as Agent for owner

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

[Signature]
Notary Signature
Williamson Remedor
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
- N/A4. 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
- N/A7. 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 East Parcel: 0.711
West Parcel: 1,214 Sq. Ft. 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.)

This is a variance request to allow a generator to be placed in the side yard setback.
The house has been under construction since 2022 proposed single family residence is consistent with the zoning requirements, subject to approval of the location of the generator in the north 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)

Berch Residence

987 Hillsboro Mile

Variance for Generator and
Site Plan Amendment



STHY A1A

A1A

HILLSBORO MILE

SR A

987
Hillsboro Mile

STATE ROAD A1A HILLSBORO MILE

1
A0.6

1

4

11

Proposed Generator & Pad

35' - 0 3/4"

96' - 1 1/4"

PROPERTY LINE

A

DN

DASHED LINE INDICATES GARAGE ENTRY BELOW

PLAZA (REFER TO LANDSCAPE DWGS)

A0.101 A

DRIVEWAY (REFER TO LANDSCAPE DWGS)

75' - 0"

FRONT SETBACK

DRIVEWAY (REFER TO LANDSCAPE DWGS)

F

STATE ROAD A-1-A SETBACK

PROPERTY LINE

4 STORY SINGLE FAMILY HOME

POOL (BY OTHERS)

COASTAL CONSTRUCTION CONTROL LINE

EASTERLY BUILDING LINE

44' - 4"

6' WALL

PROPERTY LINE

PLANTING
LANDSCAPE DWGS)

PL
(REFER TO LA



GENERATOR PAD
13'-7" X 6'-3"

L
(REFER TO LA

SITE WALL WITH
PEDESTRIAN GATE
(REFER TO LANDSCAPE
DWGS)

15.386'

EXISTING SIDE SETBACK

AC P

RAISED WATER FEATURE
(REFER TO LANDSCAPE DWGS)

TE (REFER
DWGS)

STAFF RM @
14.41 T.O.S

DOG GROOMING DOG
DOOR @ 14.41 T.O.S

ED PLANTER (REFER TO
SCAPE DWGS)

DOG GROOMING
DOOR @ 14.41 T.O.S

IDE (REFER
DWGS)

ED PLANTER LEDGE

ICATES
TRY BELOW

SD

SD

ORDINANCE #2022-11
Adopted 12/6/2022

...
(B) *Submission requirements.* An application for final site plan approval shall include a development plan, the overall size of which shall be 24 inches by 36 inches, drawn at a scale not less than 1 inch = 50 feet and depicting the following:

...
(8) Location of a proposed or future generator(s)

...
(B) Side yard. There shall be a side yard on each side of the building, having a width of not less than 15 feet measured from the roof overhang, or 6 inches per foot of building height, whichever is the greater.

(1) Landscaping. Each side yard shall include a Side Yard Landscaped Buffer which shall consist solely of landscaping as defined in Sec. 12-90, including:

(a) Trees and/or large shrubbery no less than fourteen (14) to sixteen (16) feet in height at time of planting. Palm trees shall be a minimum of eighteen (18) feet in height at the time of planting.

(b) Hedges and/or other natural products no less than four (4) feet in height at the time of planting.

(2) Exception: Encroachments into setback: Unless otherwise provided in the Code of Ordinances, only the following structures are allowed within side yard setbacks, but not within the Side Yard Landscape Buffer.

(a) Air conditioning compressors equipment, pool pumps equipment and pool heaters may be placed in the side yard provided that:

(i) None shall be separated from the primary structure a greater distance than is necessary for installation, operation and maintenance thereof as determined by manufacturers' specifications;

(ii) Landscaping shall screen all such accessory equipment from horizontal view from all points off the lot on which situated.

(iii) Equipment that emits noise, odors or fumes shall be fully shielded and screened in such a way to minimize such noise, odor or fumes as required by the building official prior to the issuance of a permit.

(b) Open terraces, staircases, and walkways, pursuant to Sec. 12-262(D).

(c) Parking areas, connected to but apart from a driveway street entrance or exit as defined in Section 12-263(B), and pursuant to Section 12-123.

(3) Generators shall not be permitted within side yard setbacks and their location or future proposed location shall be provided on a site plan.

Location of Generator





EXISTING



PROPOSED

Letter of Support

A1A

HILLSBORO MILE

SR. A

987
Hillsboro Mile

Letter of Support

STHY A1A

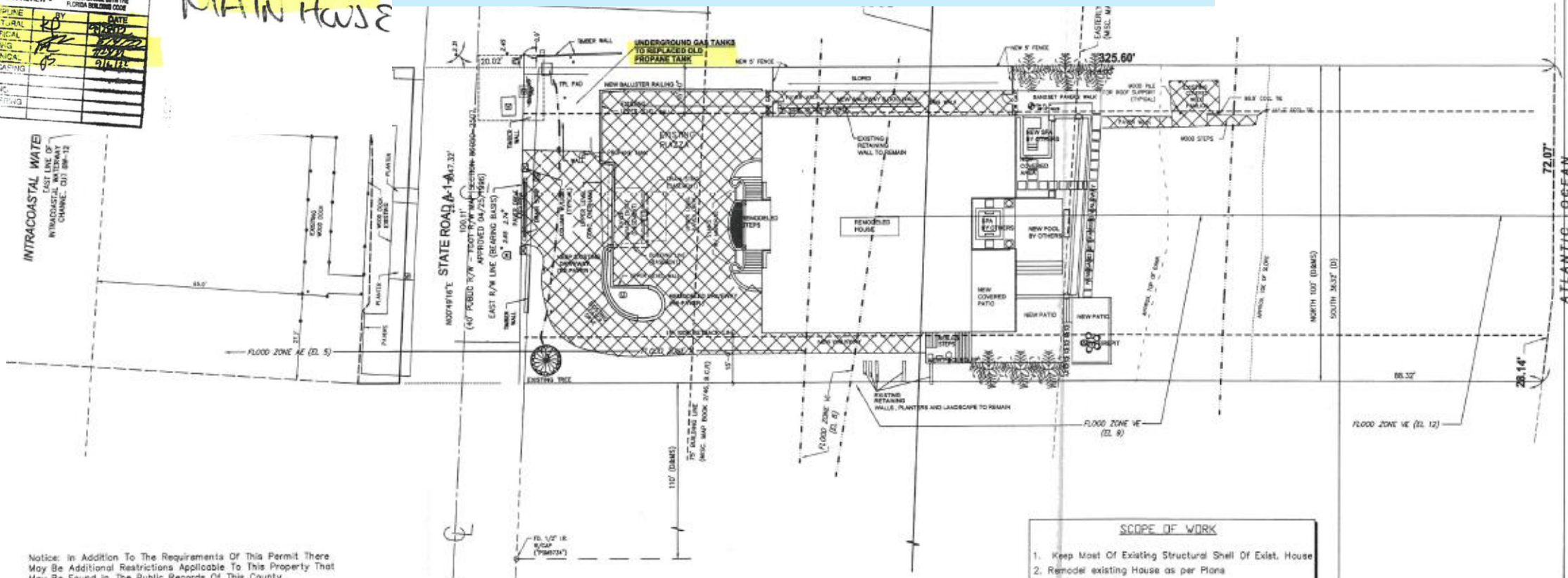
ORIGINAL BUILDING PERMIT PLAN SET

AP#490068

Sept 2022

AP# 490068 - ALTERATION - MAIN HOUSE

TOWN OF HILLSBORO BEACH PLAN REVIEW		
DISCIPLINE	BY	DATE
STRUCTURAL	RD	9/1/22
ELECTRICAL	RD	9/1/22
PLUMBING	RD	9/1/22
MECHANICAL	RD	9/1/22
LANDSCAPING	RD	9/1/22
FIRE		
PLANNING		
ENGR. REVIEW		



Notice: In Addition To The Requirements Of This Permit There May Be Additional Restrictions Applicable To This Property That May Be Found In The Public Records Of This County.

Lot Grading: Rainwater And Other Liquid Wastes Shall Not Be Allowed To Flow On Or Across Adjoining Property In Violation Of Local Building Code.

Areas Adjacent To Lake Or Canal (If Any) To Be Graded So As To Prevent Direct Overland Discharge Of Stormwater Into Lake Or Canal.

- SCOPE OF WORK**
1. Keep Most Of Existing Structural Shell Of Exist. House
 2. Remodel existing House as per Plans
 3. Repair Irrigation
 4. Existing Driveway to be repaired. Replace Pavers at Same Location
 5. Keep All Existing Landscape
 6. Keep Existing Open 'Sod' Yard At Top Of Dune
- NOTE: REPAIR EXISTING FRONT GATES AS NEEDED



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

ZONING INFORMATION

Zoning: RS-2

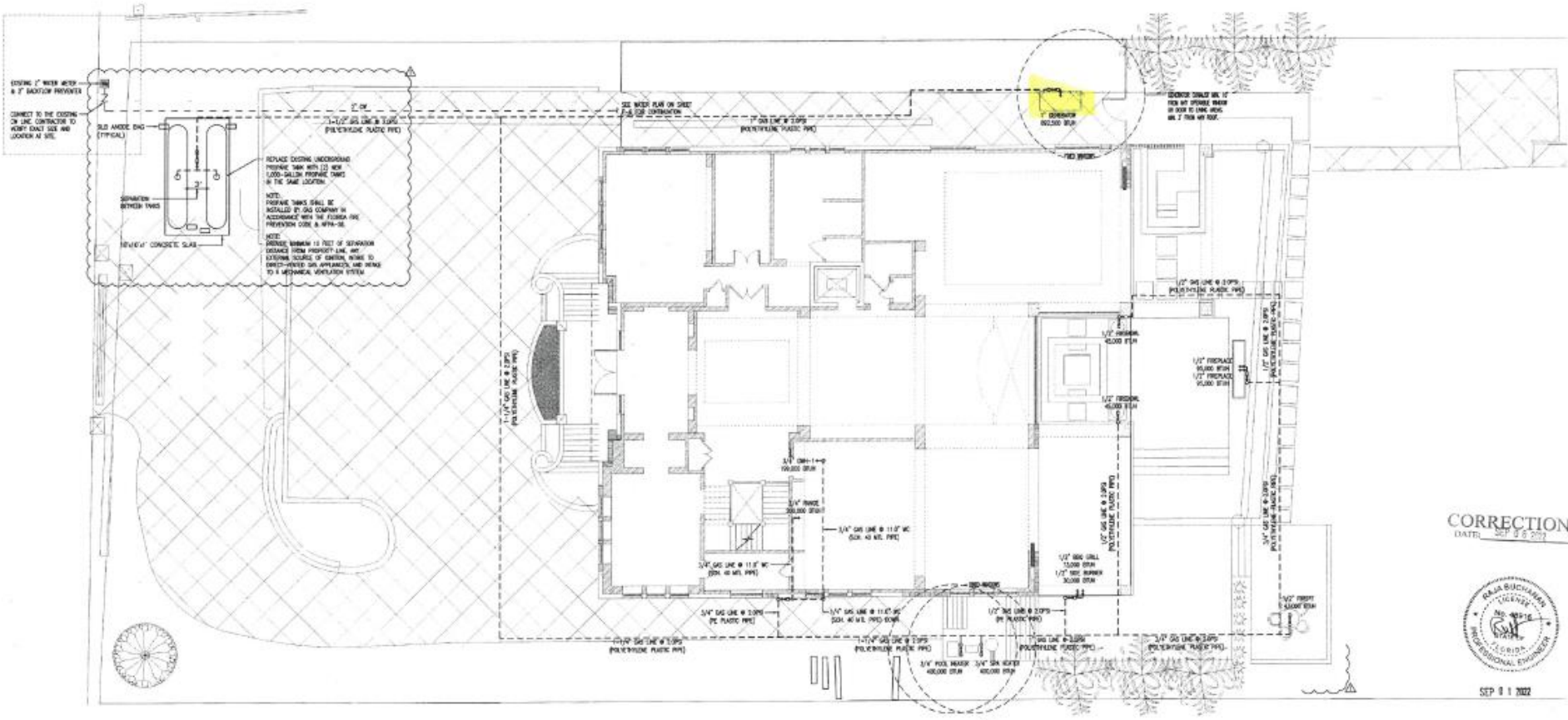
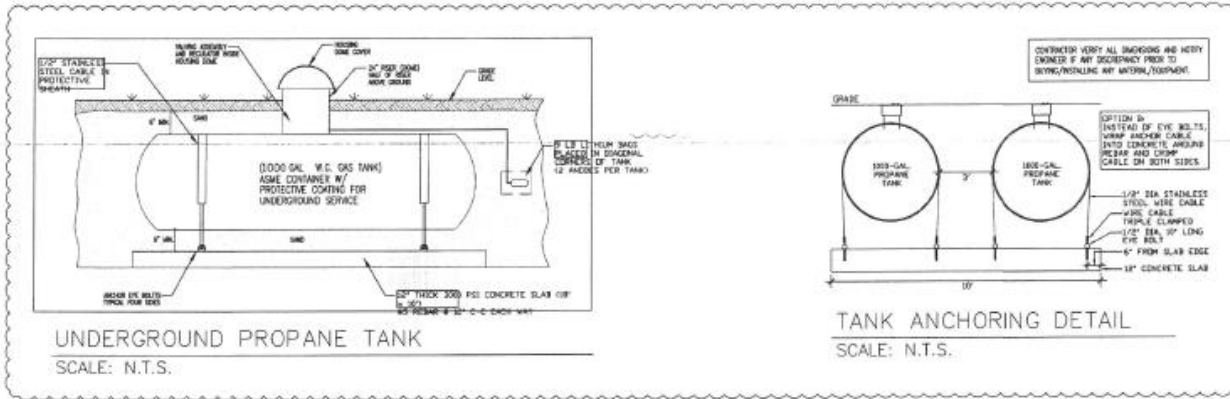
Max Height: For property west of SR A1A, no building shall exceed 35 feet in height above the base elevation. For property east of SR A1A, no building shall exceed 35 feet in height above the roadway crown elevation of SR A1A adjacent to the property.

Setbacks:
 (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.
 (b) Rear yard: up to 2 air conditioning compressors, pool pumps and pool heaters may be placed in the rear yard a maximum of 10 feet from the center line of State Highway A1A provided that same (2022) shall be compliant with. An emergency generator may also be placed in this area provided it complies with Item (2)(C) below.
 (c) Side yard: There shall be a side yard on each side of the building, having a width of not less than 5 feet.

EXISTING BUILDING RENOVATION
(SEE FBC 2020 7TH EDITION EXISTING BUILDINGS)

RESTORATION LEVEL	LEVEL 2
OCCUPANCY DESIGNATION	R-3
ZONING DESIGNATION	RS-2

Fixed Zones (see plan and survey)
 NOTES: ALL UTILITY CONNECTIONS ARE EXISTING TO REMAIN



REVISIONS	DATE	BY
1	08-06-22	CF

855 S.E. 8TH AVENUE SUITE 101
DEERFIELD BEACH, FL 33441
www.bpc.com
PH (561) 427-1985 FAX (561) 428-8133

1031 NORTH MANALAPAN STREET #111
TAMPA, FLORIDA 33602
PH (813) 384-0100 FAX (813) 384-0101

ARCHITECT COM ONE
ARCHITECTURE

BERCH
RESIDENCE REMODEL
987 HILLSBORO MILE
HILLSBORO BEACH, FL

C. WAYNE FERRELL, RA

CORRECTIONS
DATE: SEP 08 2022



SEP 01 2022

AT 14 885	30304	CFW
30304	DWD	EC
WORKING DWD	EC	EC
800 REVIEW	D	
PERMIT REVIEW	D	
ISSUE DATE	4-8-22	
SCALE	AS NOTED	
JOB NO.	20220331	

SHEET
P-11

BUCHANAN P.E. CONSULTING INC.
ELECTRICAL * MECHANICAL * PLUMBING
E N D I N E E R S
618 W. ATLANTIC BLVD. BERCH 2 MARATE, FL 33663
PH 813-295-2280 FAX 813-295-2282
Email: BUCHANAN@BUCHANANPE.COM

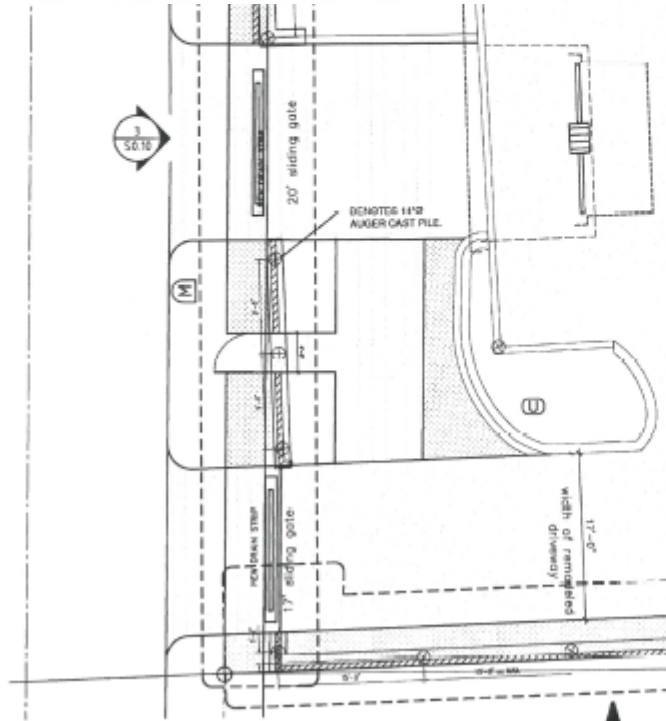
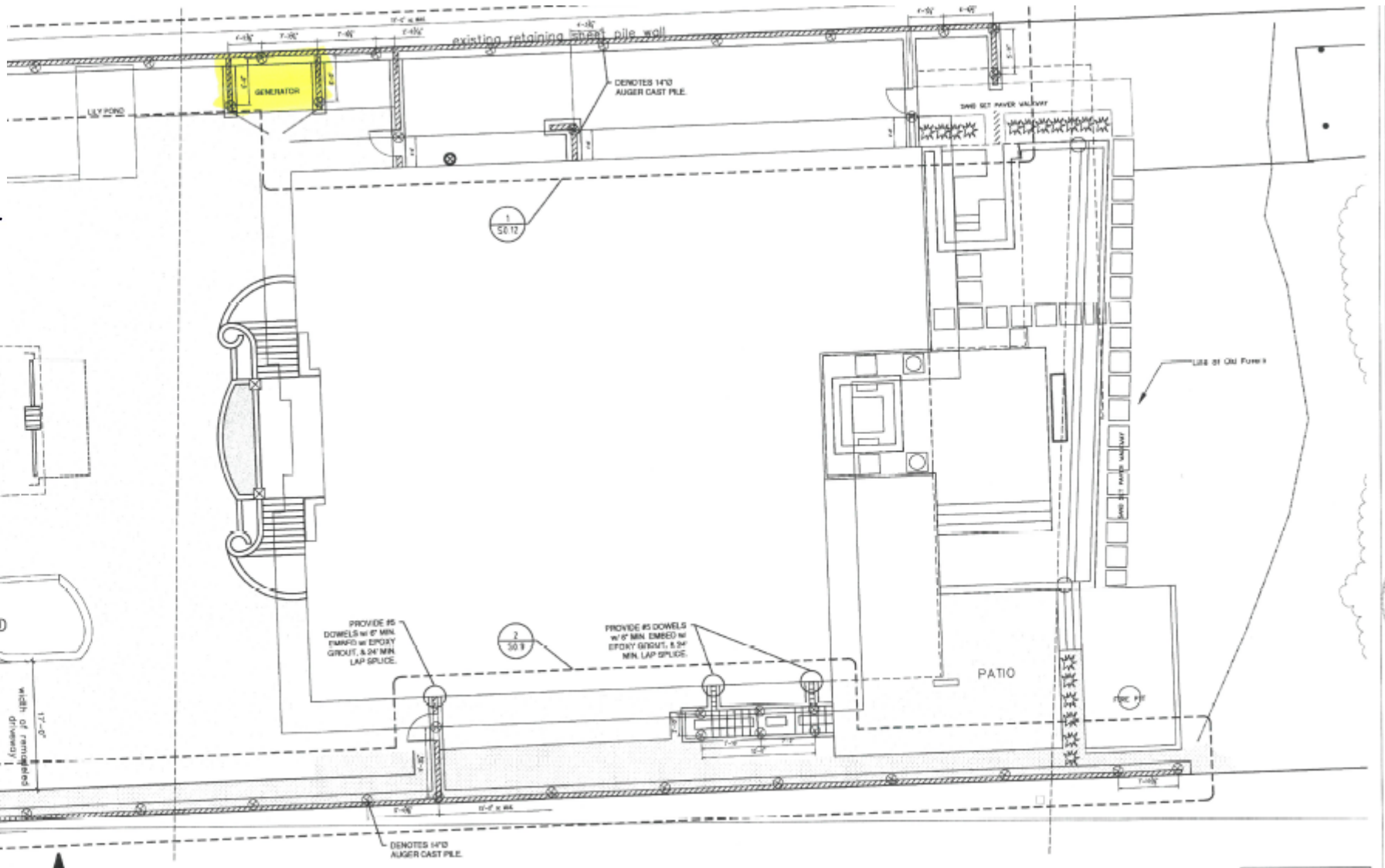
REVISION #1
May 2023

TOWN OF HILLSBORO BEACH		
• PLAN REVIEW • IN ACCORDANCE WITH THE FLORIDA BUILDING CODE		
DISCIPLINE	BY	DATE
STRUCTURAL	RP	5/22/23
ELECTRICAL		
PLUMBING		
MECHANICAL		
LANDSCAPING		
FIRE		
PLANNING		
ENGINEERING		

AP# 490068

REVISIONS #1

FIELD COPY



1 SITE PLAN
 SCALE: N.T.S.

Town of Hillsboro Beach P.P.
 Florida P.E. #40750
 1108 S.E. 14th Ave.
 Deerfield Beach, FL 33441
 Phone: (561) 265-8828 Fax: (561) 383-0713

REVISION #2

Sept. 2023

REVISIONS #2

AP# 490068

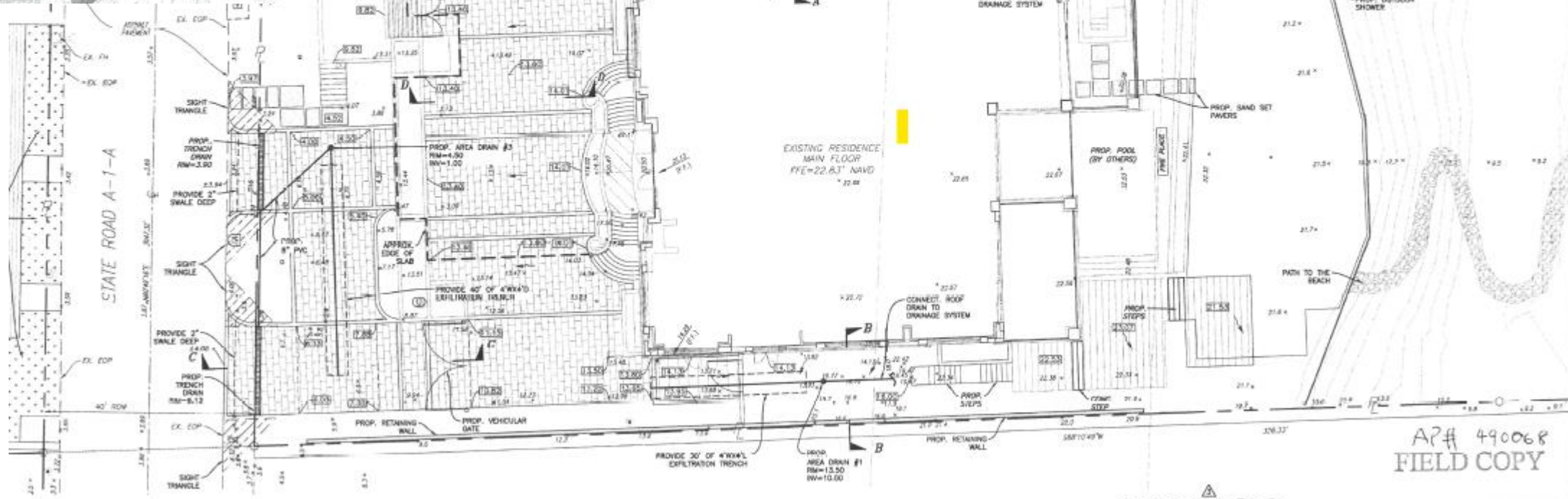
DISCIPLINE	BY	DATE
STRUCTURAL	RD	10/12/22
ELECTRICAL	RD	10/12/22
PLUMBING	RD	10/12/22
MECHANICAL	RD	9/26/23
LANDSCAPING		
FIRE		
PLANNING	GL	9/19/23
ENGINEERING		

OF THE COOL SHALL MEET THE REQUIREMENTS OF 62B-33.006(7)(A.G.)

RECEIVED
AUG 8 1 2023

REVISIONS #2

FIELD COPY



HOLLAND ENGIN
CIVIL ENGINEERING
101 SW 7th Street, Ft
Lauderdale, FL 33307
Phone: 954 207 0171
Certificate of Authority



NO.	DATE	BY	CHK'D	DESCRIPTION	DATE	BY	CHK'D	COMMENTS
1	8/2/23	RD	RD	CITY COMMENTS				
2	8/16/23	A.L.	RD	PER PREP COMMENTS				
3	8/26/23	RD	RD	PER COORDINATION				

MARK BERCH & TIFFANY BERCH
RESIDENCE
987 HILLSBORO MILE
HILLSBORO, FLORIDA 33062

AP# 490068
FIELD COPY

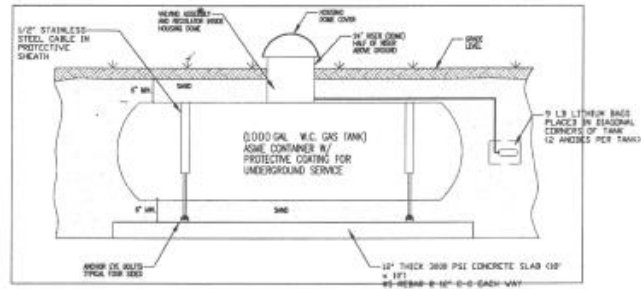
ENTIRE SHEET REVISED

PAVING, GRADING & DRAINAGE PLAN

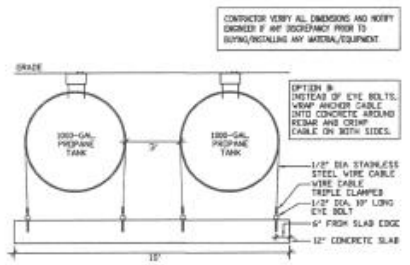
SCALE: 1"=10'



NO. OF SHEETS: 2
SHEET NO.: C-1
CAD FILE NO.: 22-02

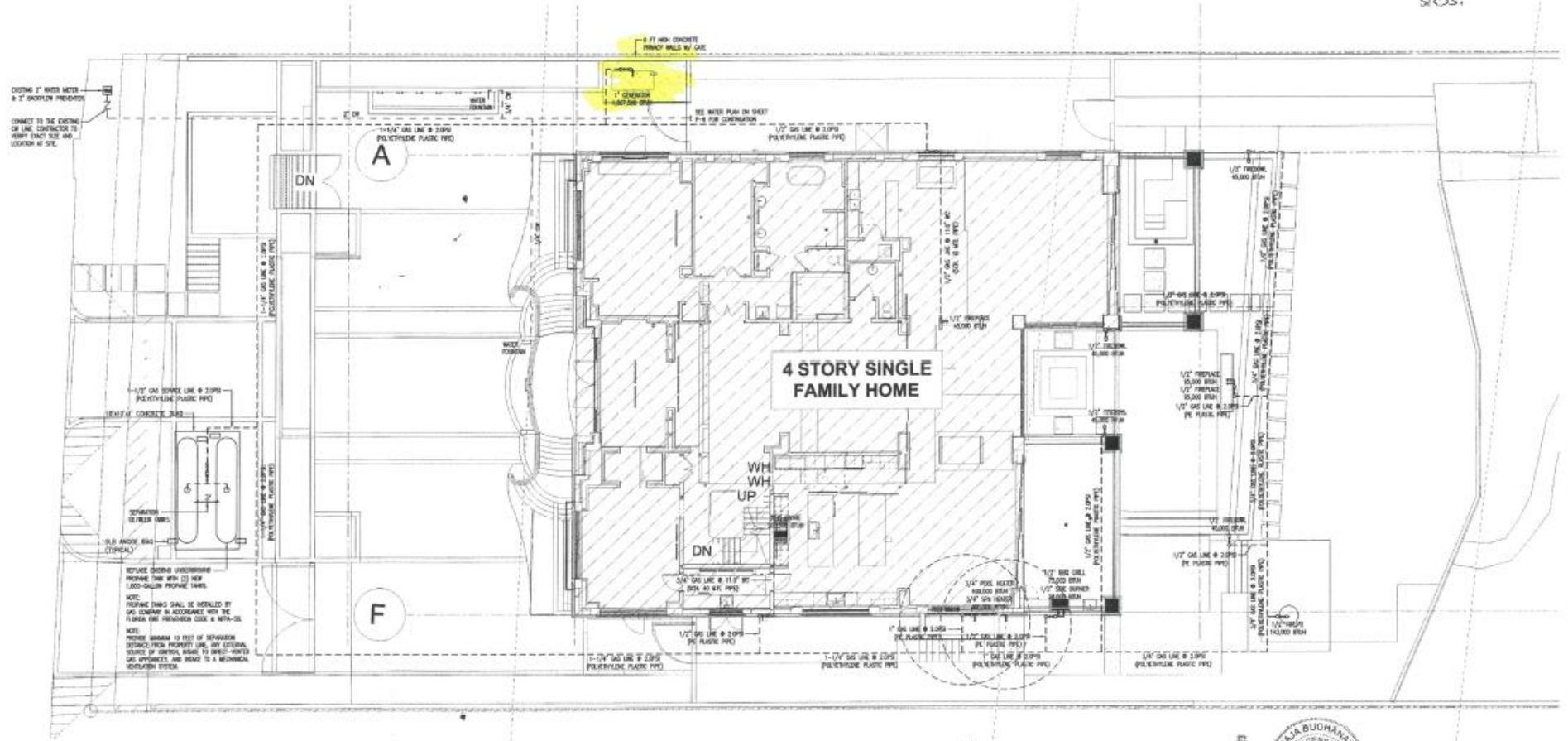


UNDERGROUND PROPANE TANK
SCALE: N.T.S.



TANK ANCHORING DETAIL
SCALE: N.T.S.

*PE Pipe - also
enlarged - not under
slabs.*



PLUMBING SITE PLAN
SCALE: 1/8" = 1'-0"



BUCHANAN P.E. CONSULTING INC.
ELECTRICAL * MECHANICAL * PLUMBING
P. E. C. I. M. E. P. I. M. C.
4100 W. ATLANTIC BLVD. SUITE 80, WINGATE, FL 33009
PH: 954-590-3300 FAX: 954-590-2202
WWW.BUCHANANPECONSULTING.COM
RAJA BUCHANAN P.E. # 4956

PERMIT SET
09-23-2022

#	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	09-23-2022

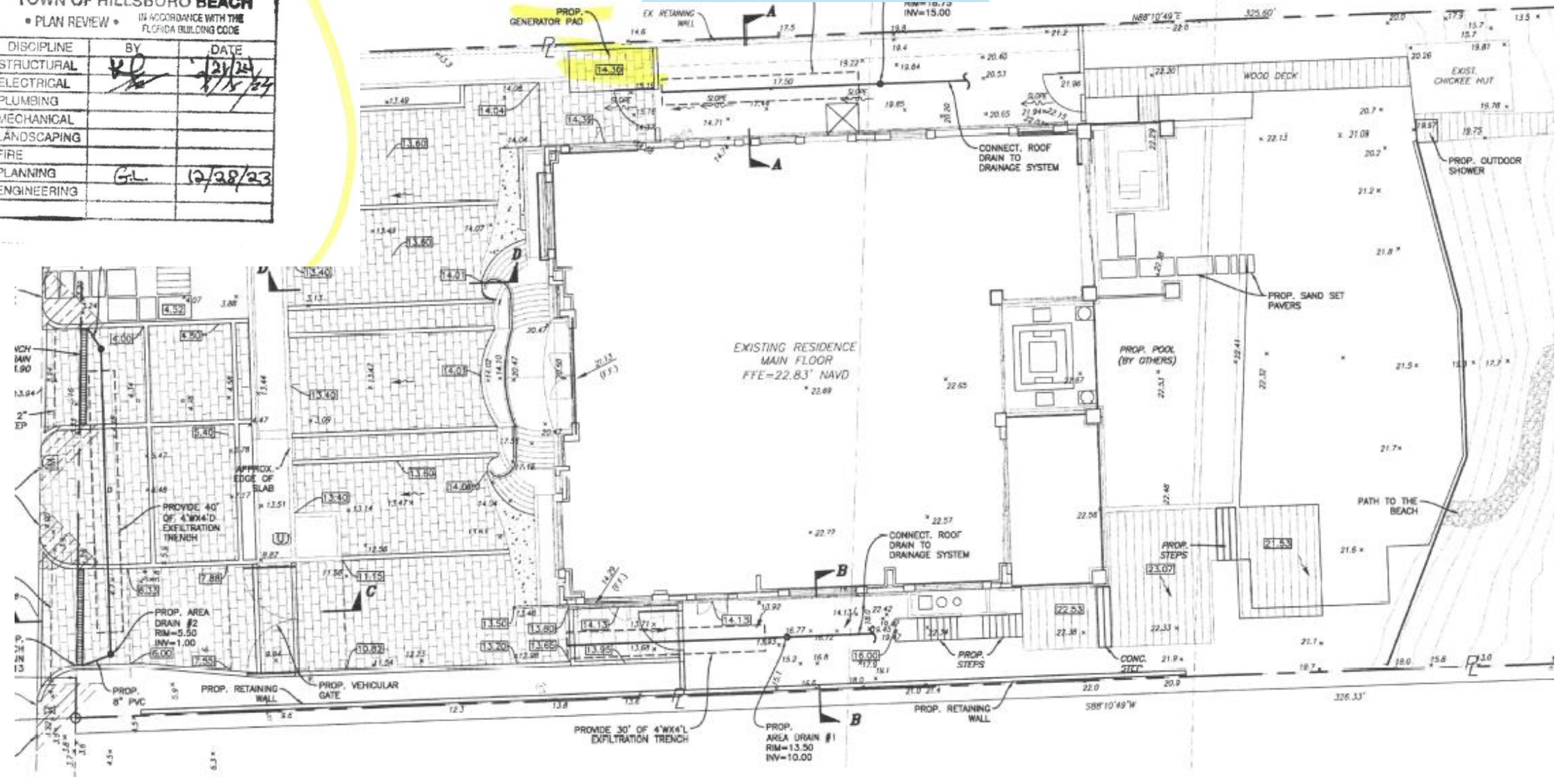
PROJECT NAME:
BERCH RESIDENCE REMODEL
PROJECT ADDRESS:
987 HILLSBORO MILE
HILLSBORO BEACH, FL 33002
03 PROJECT NUMBER:
23006

SHEET NAME:
PLUMBING SITE PLAN
SHEET NO:
P-11

REVISION #3 December 2023

AP # 490068

TOWN OF HILLSBORO BEACH		
• PLAN REVIEW • IN ACCORDANCE WITH THE FLORIDA BUILDING CODE		
DISCIPLINE	BY	DATE
STRUCTURAL	<i>[Signature]</i>	12/14/23
ELECTRICAL	<i>[Signature]</i>	1/15/24
PLUMBING		
MECHANICAL		
LANDSCAPING		
FIRE		
PLANNING	GL	12/28/23
ENGINEERING		



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

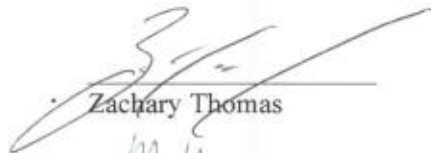
Graham Long, Development Planner
TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

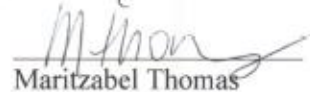
RE: Letter of Support for variance request filed by Mark and Tiffany Berch relating to 987 Hillsboro Mile

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

JOHN H. MACMILLAN IV LIVING TRUST
and
LOUISE PARK MACMILLAN LIVING TRUST
985 Hillsboro Mile
Hillsboro Beach, FL 33306

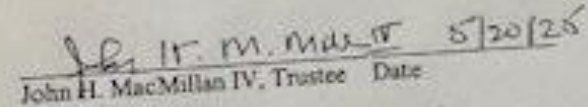
Graham Long, Development Planner
TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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 south of the above referenced property. Our neighbors, Mark and Tiffany Berch, are requesting a variance to allow their generator to be placed in the north side setback. We are writing to state that we have no objection to the requested variance and would like to express our **support** for their application.

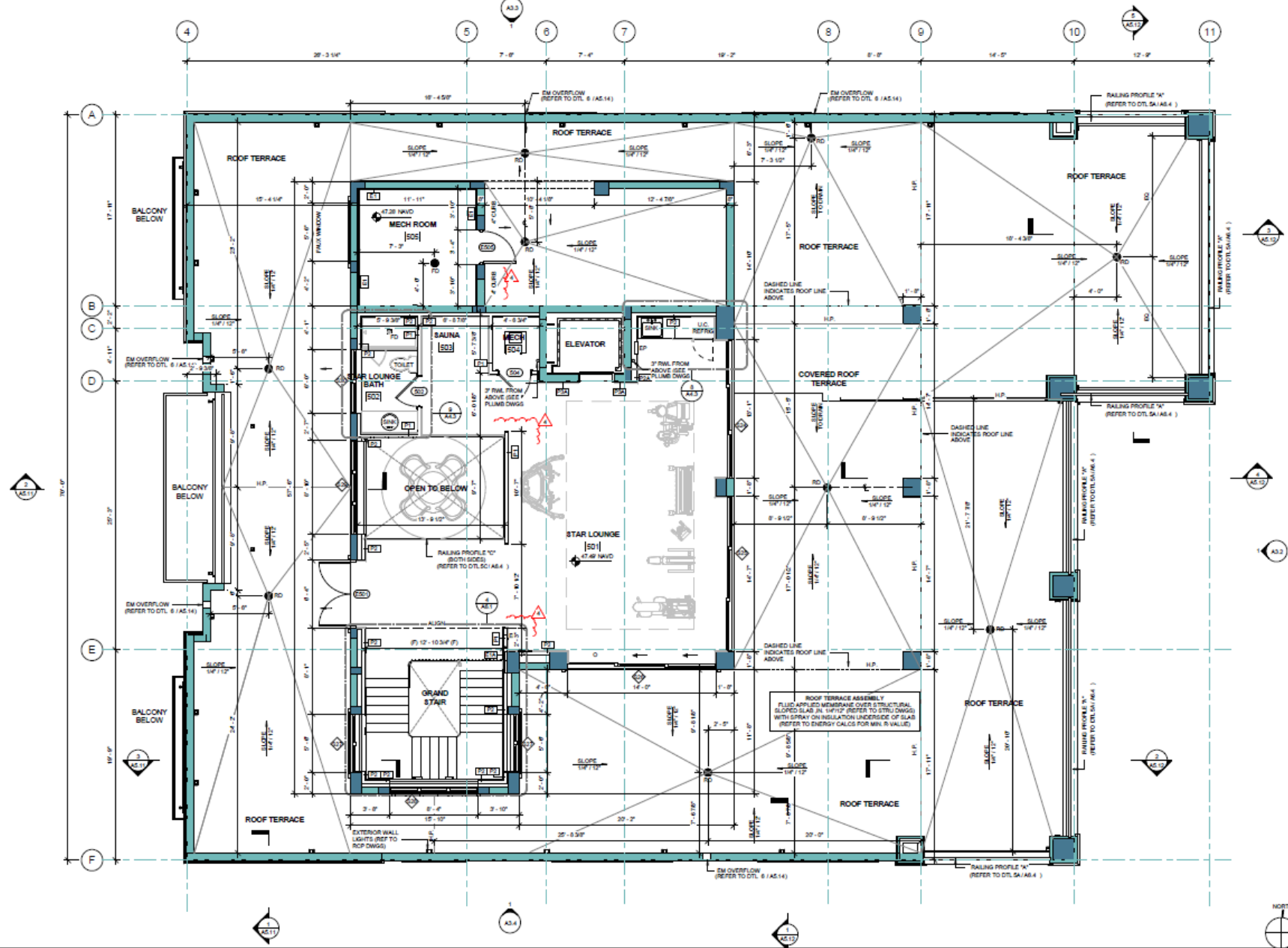
Sincerely,


John H. MacMillan IV, Trustee Date 5/20/25


Louise Park MacMillan, Trustee Date 5/20/25

ADDITIONAL SLIDES

3rd Floor (Terrace level)



May 5, 2025

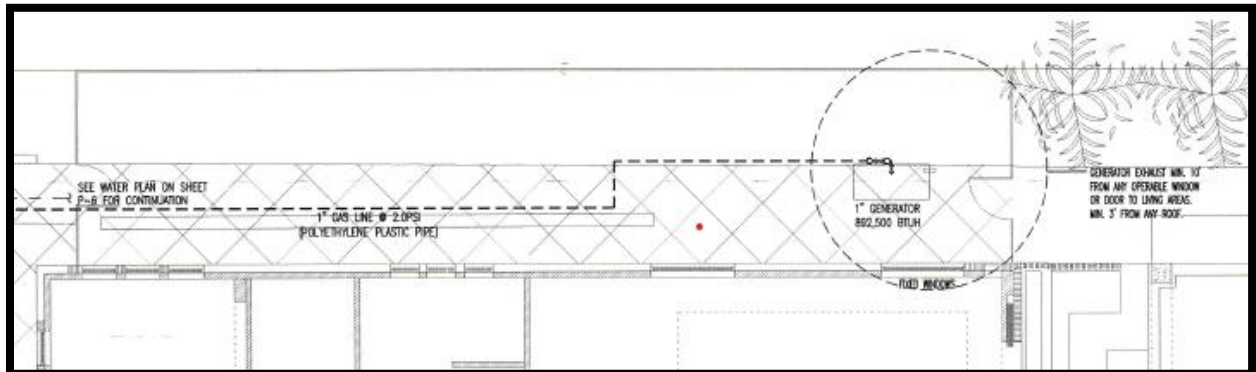
Graham Long, AICP
 Town of Hillsboro Beach
 1210 Hillsboro Mile
 Hillsboro Beach, FL 33062

**RE: Berch Residence - 987 Hillsboro Mile
 Narrative for Variance Application**

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. The Applicants purchased the Property on August 5, 2021, and thereafter, retained an architect and contractor to begin renovations. An aerial of the Property is shown below.



1. Background. The Applicants submitted for a building permit to remodel the home, which was issued in the fall of 2022 pursuant to Permit No. AP 490068 (“Permit”). The plans submitted for the Permit noted a generator to be placed in the north side setback. See excerpt from plans below.



Comments from the building department to the permit also acknowledged that there was a generator.

Generator:

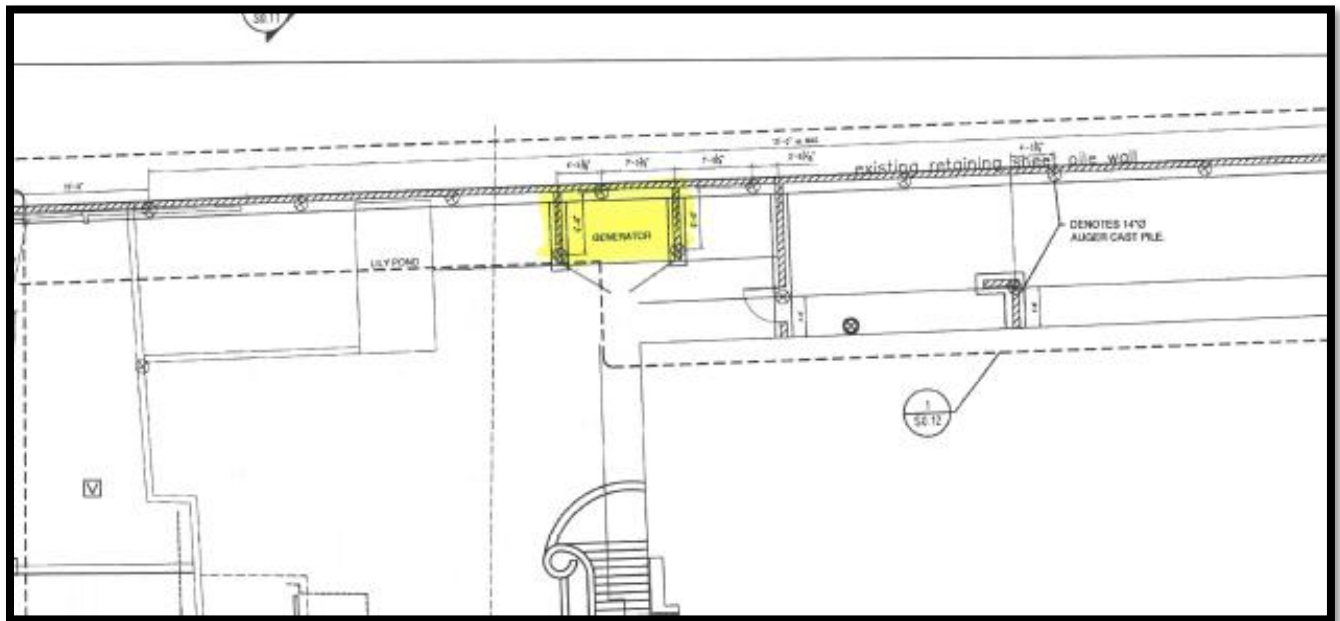
1. Please show clearances from generator exhaust to any building openings per manufacture installation instructions. FBC(Broward) 107.2.1, FBC(Broward) 107.1
Re: By Mep engineer - See mep engineer response sheet- Added clearances from generator exhaust to sheet P-11.

2. Please provide product approvals and listings for the generator. FBC(Broward) 107.1

Re: By GC *Attached*

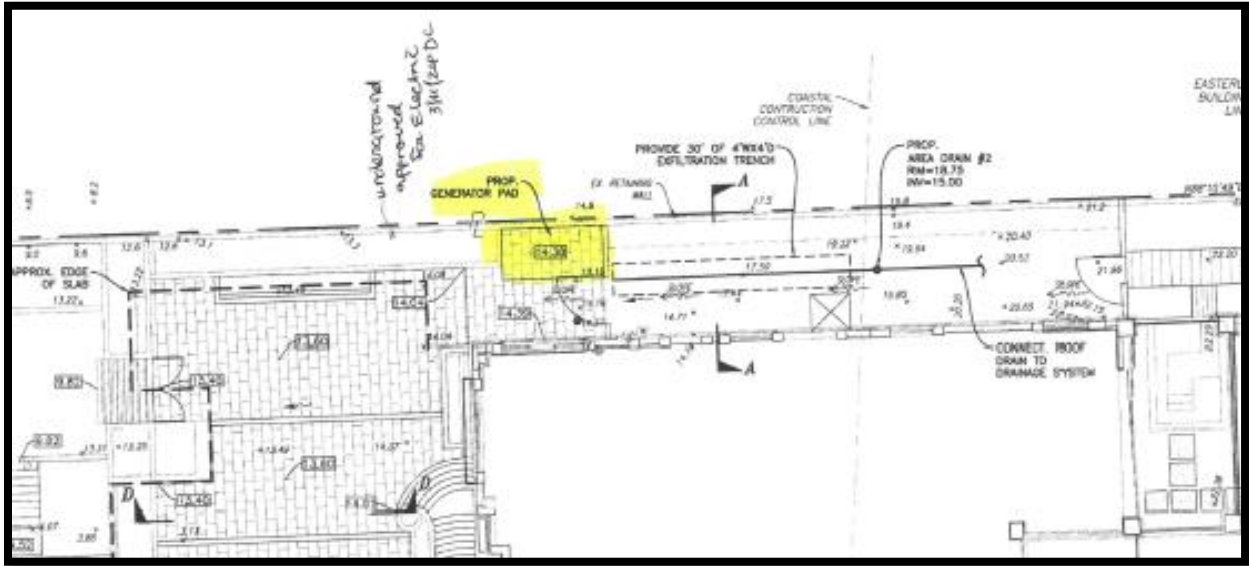
The infrastructure for the generator (propane tank, gas lines leading to the proposed generator pad) have all been installed (Permit No. 22350744-1). In addition, a site plan for the proposed exterior modifications involving patio, new pool, and two new spas was approved by the Town Commission on November 9, 2022. The plans approved by the Town Commission did not show the generator,¹ but the building permit plans did show a generator in the north side setback. Later, the scope of the renovations increased and several revisions to the building permit drawings were approved. Below are excerpts from subsequent building permit plans which show the generator location:

Revision #1:

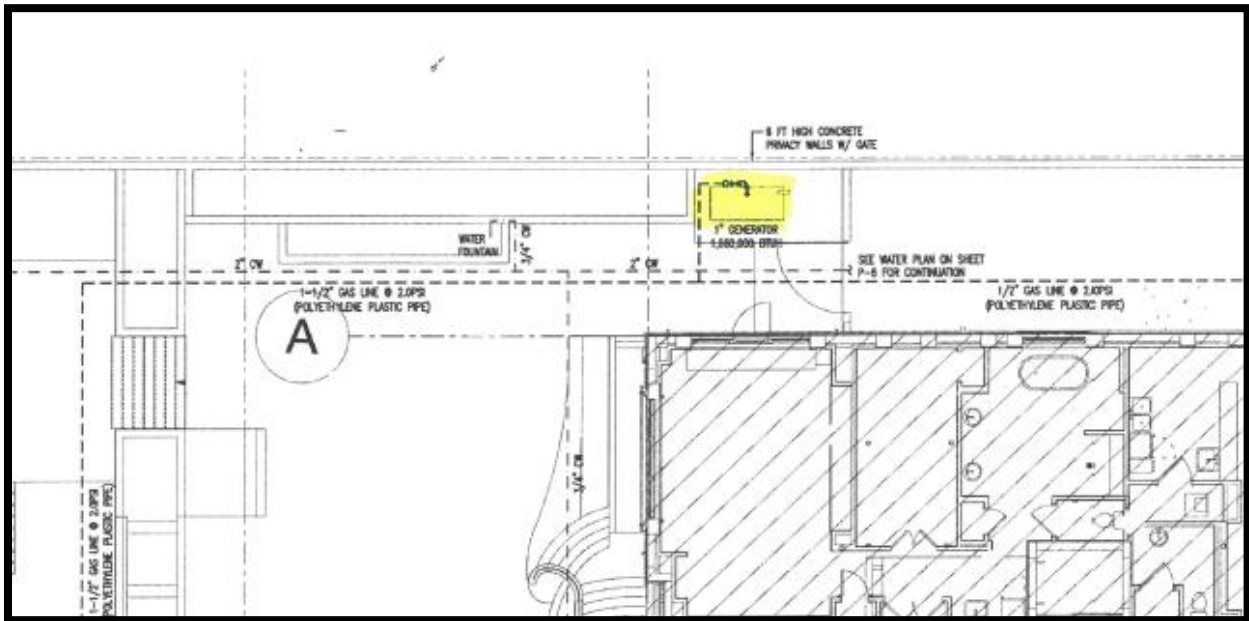


¹ At that time, the City’s Land Development Code did not require generators to be shown on the site plan. On December 6, 2022, the Town adopted Ordinance 2022-11 which amended Sec. 12-48 “Site Plan Submission Requirements” and Sec. 12-124 “Yard Regulations” of the RS-2 to require that site plans show the location of the generators and prohibited generators from being located in the side setback. The code amendment was adopted after the Applicants’ permits were issued and work commenced on the project.

Revision #2:



Revision #3:



Subsequent to the permit approvals, the Town realized that a site plan amendment should be processed to reconcile the building permit plans to the site plan approved by the Town Commission. During this review process, the Applicants' architect was informed that the generator was not permitted in the north setback and in order to move the site plan amendment forward to Commission the notation to the generator would need to be removed from the plans. In an effort to not delay the project, the Applicants' architect removed the generator from the plans, and the Town Commission approved the site plan amendment on May 7, 2024.

The Applicants are now requesting this variance from Land Development Code Section 12-90 entitled Delineation and Section 12-124(B)(3) entitled Yard Regulations which were added pursuant

Ordinance No. 2022-11 adopted on December 6, 2022 after the master permit for the project was approved and construction commenced on the Property. The Applicants have obtained a letter of support from the adjacent neighbor which is included in this submittal package. The code provisions which are the subject of this variance provide as follows:

Section 12-90 – Delineation.

Yard. An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining its width or depth, the minimum horizontal distance between the lot line and the main building shall be used.

(1) *Front yard.* A yard facing State Highway A1A and extending across the full width of the plot between the north and south lot or property lines.

(2) *Rear yard, intracoastal side.* A yard facing the Intracoastal Waterway and extending across the full width of the plot between the north and south lot or property lines.

(3) *Rear yard, ocean side.* A yard facing the Atlantic Ocean and extending across the full width of the plot between the north and south lot or property lines.

(4) *Side yard.* A yard extending from the front yard to the rear yard, between the north and south lot or property lines, and the nearest line of any building on the lot.

(5) *Side yard landscaped buffer.* Each side yard shall include a landscaped buffer not less than eight (8) feet in width, adjacent to the side property line, which shall only contain landscaping, or a fence or wall as set forth in [12-263\(A\)](#).

Sec. 12-124. Yard regulations.

(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. Exception: up to 2 air conditioning compressors, pool pumps and pool heaters may be placed in the front yard a minimum of 45 feet from the center line of State Highway A1A provided that item (B)(2) below is complied with. An emergency generator may also be placed in this area provided it complies with item (B)(2) below.

(B) *Side yard.* There shall be a minimum side yard on each side of the building, having a width of not less than 15 feet measured from the roof overhang, or 6 inches per foot of building height, whichever is the greater.

(1) *Landscaping.* Each side yard shall include a minimum eight (8) foot wide side yard landscaped buffer which shall consist solely of landscaping as defined in Sec. 12-90, so as to create a privacy screening effect, to include:

(a) Trees and/or large shrubs or hedges no less than fourteen (14) to sixteen (16) feet in height at time of planting. Palm trees shall be a minimum of eighteen (18) feet in height at the time of planting.

(b) Hedges and/or other natural products no less than four (4) feet in height at the time of planting.

(c) Trees, including palm trees, and/or shrubs or hedges of an intermediate height between four (4) feet and fourteen (14) feet.

(2) *Encroachments into side yards.* Unless otherwise provided in the Code of Ordinances, only the following structures are allowed in the minimum required side yard, but not within the minimum eight (8) foot wide side yard landscaped buffer.

(a) Air conditioning equipment, pool equipment and pool heaters may be placed in the side yard provided that:

- (i) None shall be separated from the primary structure a greater distance than is necessary for installation, operation and maintenance thereof as determined by manufacturers' specifications;
 - (ii) Landscaping shall screen all such accessory equipment from horizontal view from all points off the lot on which situated.
 - (iii) Equipment that emits noise, odors or fumes shall be fully shielded and screened in such a way to minimize such noise, odor or fumes as required by the Building Official prior to the issuance of a permit.
- (b) Open unenclosed staircases and walkways, pursuant to Section 12-262(D).
 - (c) Parking areas, connected to but apart from a driveway street entrance or exit as defined in Section 12-263(B), and pursuant to Section 12-123.

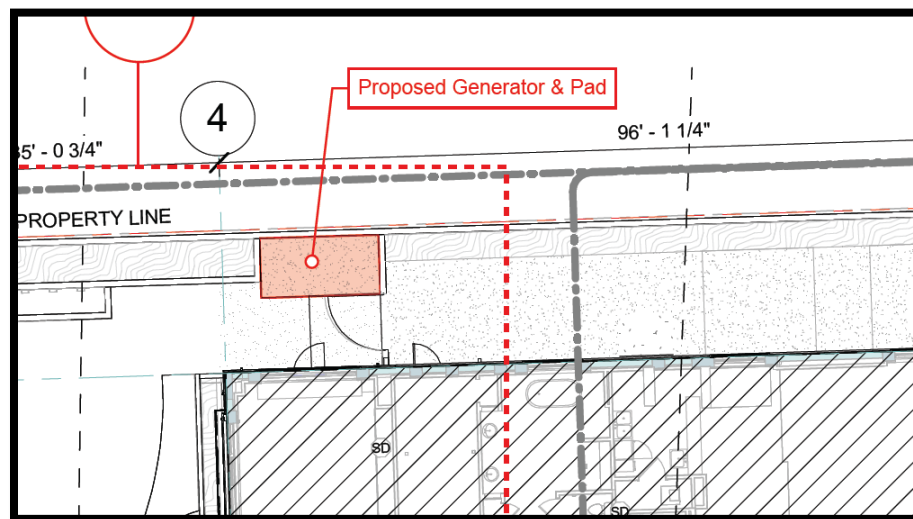
(3) Generators and athletic play areas shall not be permitted in the minimum required side yard, and their location or future proposed location shall be provided on a site plan.

2. Variance criteria. Below is the Applicant's justification addressing the criteria contained in Section 12-283(C) of the Town's Land Development Code.

(C) Authority on variances. The Board shall have the authority to grant the following variances.

(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.

Applicant's Response: This is a request to allow the generator to be located in the north side setback. Excerpt from the plans is shown below.



The infrastructure for the generator was installed and due to existing configuration of the site, placing the generator in the front or the rear of the Property is not possible. The propane tanks have already been installed in the front yard and the gas lines are already in place. The proposed generator, although located in the side setback, is situated toward the front and is screened from the neighboring property by a 6-foot

wall. Applicants have explored other locations in the front and the rear, but the pool and deck are already located in the rear and the front has an existing driveway and garage which remained in mostly the same configuration even with the new design. The Applicant has also obtained a letter of support from the neighbor to the north.

(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.

Applicant's Response: The strict application of the Land Development Code would pose practical difficulties or a particular hardship. The garage and driveway areas remained as they existed (subject to aesthetic upgrades), so the location of the generator in the side setback is the only plausible location given the existing structure location. Moreover, this project was permitted prior to the code amendment which clarified that generators are not permitted in the side setback and must be shown on the site plan. Although the site plan approved by the Town Commission did not show the generator, the code at that time, did not require generators to be delineated on the site plan. The ambiguity in the code was clarified via a code amendment adopted after the permits were approved and construction commenced on the site. The proposed generator will be properly screened from the neighboring property by a 6' wall which mitigates any perceived negative impacts from the generator. Additionally, the Applicant obtained a letter of support from the neighbor to the north.

(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.

Applicant's Response: The proposed location of the generator will not impair the adequate supply of light, air and sunshine to the adjacent property because the generator will be shielded by a 6' tall wall that is located on the shared property line with the northern neighbor (height of generator is less than 6'). Similarly, the proposed location of the generator has no effect on the streets, highways nor does it increase the danger of fire as it is located in the side hard setback. Moreover, the proposed variance to locate the generator in the side yard setback will not diminish or impair property values within the surrounding area or in any other respect impair public health, safety, comfort, morals or welfare of inhabitants. The generator is not visible from neighboring properties or the street. The most affected neighbor to this request is the north neighbor and they have issued a letter of support for this request.

Graham Long, AICP
May 5, 2025
Page 7

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

Sincerely,

A handwritten signature in black ink that reads "Nectaria Chakas". The signature is written in a cursive, flowing style.

Nectaria M. Chakas, Esq.

Attachments:
Exhibit A - Excerpts of Building Permit plans

Berch Residence
987 Hillsboro Mile

Building Permit Drawings Original Approved Set

987 HB Mile

AP# 490068 - ALTERATION - MAIN HOUSE

TOWN OF HILLSBORO BEACH • PLAN REVIEW •		
DISCIPLINE	BY	DATE
STRUCTURAL	RD	9/29/22
ELECTRICAL		
PLUMBING		
MECHANICAL		
LANDSCAPING		
FIRE		
PLANNING		
ENGINEERING		

AP# 497527 - IRRIGATION

TOWN OF HILLSBORO BEACH • PLAN REVIEW •		
DISCIPLINE	BY	DATE
STRUCTURAL		
ELECTRICAL		
PLUMBING		
MECHANICAL		
LANDSCAPING		
FIRE		
PLANNING		
ENGINEERING		

ORIGINAL BUILDING PERMIT PLAN SET

AP# 490086 - GAS LINES

TOWN OF HILLSBORO BEACH • PLAN REVIEW •		
DISCIPLINE	BY	DATE
STRUCTURAL		
ELECTRICAL		
PLUMBING		
MECHANICAL		
LANDSCAPING		
FIRE		
PLANNING		
ENGINEERING		

AP# 497516 - STORM DRAINAGE

TOWN OF HILLSBORO BEACH • PLAN REVIEW •		
DISCIPLINE	BY	DATE
STRUCTURAL		
ELECTRICAL		
PLUMBING		
MECHANICAL		
LANDSCAPING		
FIRE		
PLANNING		
ENGINEERING		

RECEIVED JUN 26 2022

AP# 497519 - TANKS

TOWN OF HILLSBORO BEACH • PLAN REVIEW •		
DISCIPLINE	BY	DATE
STRUCTURAL		
ELECTRICAL		
PLUMBING		
MECHANICAL		
LANDSCAPING		
FIRE		
PLANNING		
ENGINEERING		

FIELD COPY

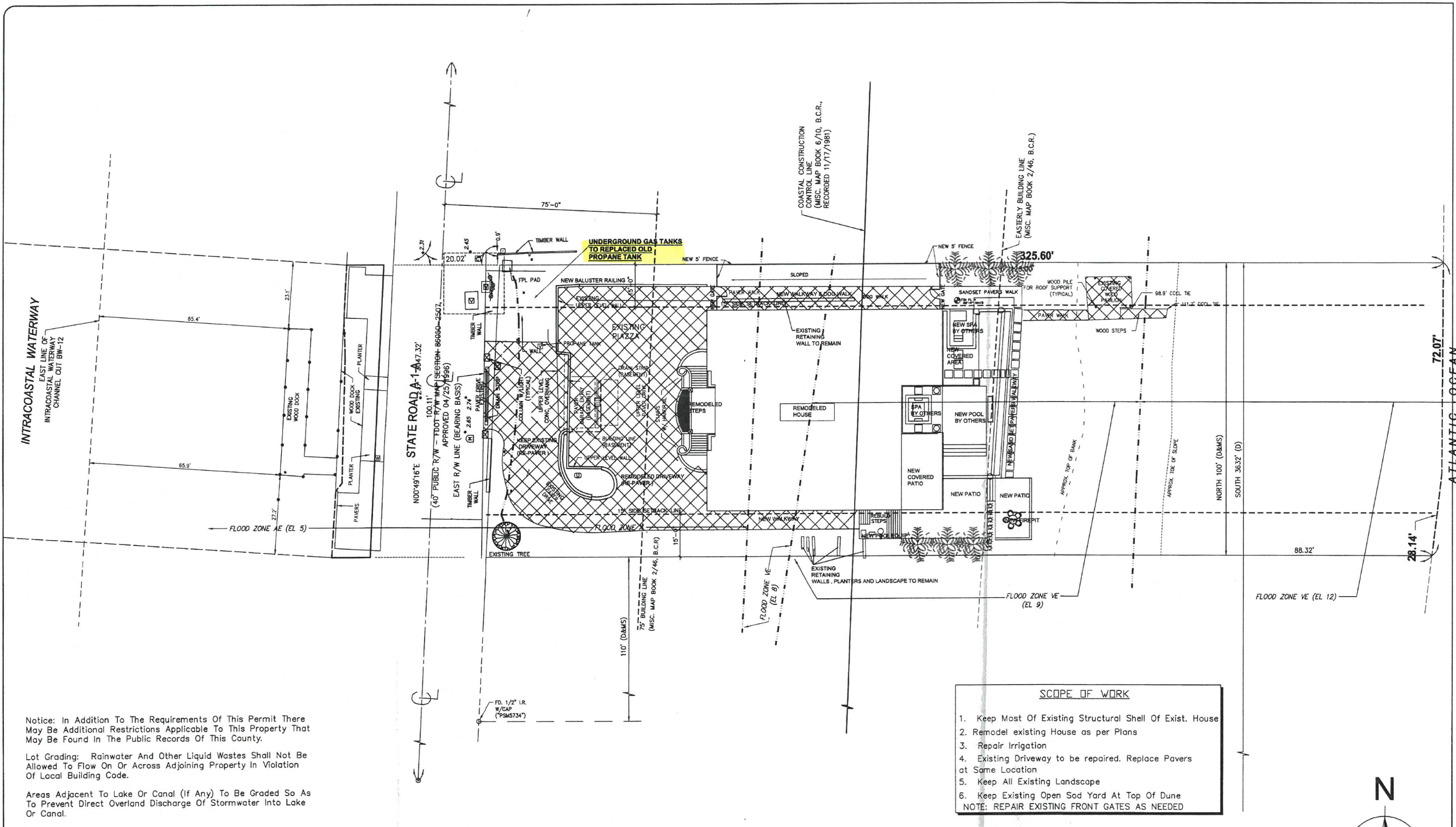
987 HB Mile Renovation AP# 4900102

AP# 497502 - ROOF

TOWN OF HILLSBORO BEACH • PLAN REVIEW •		
DISCIPLINE	BY	DATE
STRUCTURAL	RD	9/29/22
ELECTRICAL		
PLUMBING		
MECHANICAL		
LANDSCAPING		
FIRE		
PLANNING		
ENGINEERING		

AP# 497534 - LOW VOLTAGE

TOWN OF HILLSBORO BEACH • PLAN REVIEW •		
DISCIPLINE	BY	DATE
STRUCTURAL		
ELECTRICAL	RD	9/16/22
PLUMBING		
MECHANICAL		
LANDSCAPING		
FIRE		
PLANNING		
ENGINEERING		



Notice: In Addition To The Requirements Of This Permit There May Be Additional Restrictions Applicable To This Property That May Be Found In The Public Records Of This County.

Lot Grading: Rainwater And Other Liquid Wastes Shall Not Be Allowed To Flow On Or Across Adjoining Property In Violation Of Local Building Code.

Areas Adjacent To Lake Or Canal (If Any) To Be Graded So As To Prevent Direct Overland Discharge Of Stormwater Into Lake Or Canal.

- SCOPE OF WORK**
1. Keep Most Of Existing Structural Shell Of Exist. House
 2. Remodel existing House as per Plans
 3. Repair Irrigation
 4. Existing Driveway to be repaired. Replace Pavers at Same Location
 5. Keep All Existing Landscape
 6. Keep Existing Open Sod Yard At Top Of Dune
- NOTE: REPAIR EXISTING FRONT GATES AS NEEDED

ZONING INFORMATION:
Zoning RS-2

Max height: For property east of SR A1A, no building shall exceed 35 feet in height above the dune elevation. For property west of SR A1A, no building shall exceed 35 feet in height above the roadway crown elevation of SR A1A adjacent to the property.

Setbacks
(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. Exception: up to 2 air conditioning compressors, pool pumps and pool heaters may be placed in the front yard a minimum of 45 feet from the center line of State Highway A1A provided that item (B)(2) below is complied with. An emergency generator may also be placed in this area provided it complies with item (B)(2) below.
(B)Side yard: There shall be a side yard on each side of the building, having a width of not less than 15 feet measured from the roof overhang, or 6 inches per foot of building height, whichever is the greater. Exception: air conditioning compressors, pool pumps and pool heaters may be placed in the side yard provided that: (1) None shall be separated from the primary structure a greater distance than is necessary for installation, operation and maintenance thereof as determined by manufacturers' specifications; (2) Landscaping shall screen all such accessory equipment from horizontal view from all points off the lot on which situated.
(C)Rear yard, ocean front: No building or part of a building shall extend easterly beyond a line as shown on plat of easterly building line as defined herein. Retaining walls, fences, barricades, whether connected with the buildings or for the improvement of lots shall not be built, erected or constructed closer than the building setback line as shown on the plat.
(D)Rear yard, intracoastal side: No building shall be erected closer than 15 feet to the easterly right-of-way line of the Intracoastal Waterway, or 15 feet east of any seawall which is erected east of the easterly right-of-way line of the Intracoastal Waterway.

EXISTING BUILDING RENOVATION
(SEE FBC 2020 7TH EDITION EXISTING BUILDINGS)

RESTORATION LEVEL	LEVEL 2
OCCUPANCY DESIGNATION	R-3
ZONING DESIGNATION	RS-2

Flood Zones (see plan and survey)
AE (5); X; VE (8); VE (9) and VE (12)

NOTES: ALL UTILITY CONNECTIONS ARE EXISTING TO REMAIN
FENCE SHOP DRAWINGS BY FENCE COMPANY (TYPICAL)

Contractor To Coordinate With Surveyer And Maintain Min. 18" Above Crown Of Road For New Slab And Equipment Elevation.

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



REVISIONS		
REF.	DATE	BY

626 S.E. 8TH AVENUE SUITE 101
DEERFIELD BEACH, FL 33441
wayne@arc.com
PH:(854) 427-1088 FAX:(854) 428-9133

833 NORTH FRANKLIN STREET #711
TAMPA, FLORIDA 33602
PH:(813) 318-9100 FAX:(813) 318-9101

ARCHITECT COM ONE
ARCHITECTURE

AA 26002488

BERCH
RESIDENCE REMODEL
987 HILLSBORO MILE
HILLSBORO BEACH, FL

C.WAYNE FERRELL, RA



AR 14 855	DESIGN	CWF
DESIGN DWG	BC	
WORKING DWG	BC	
BID REVIEW	O	
PERMIT REVIEW	O	
ISSUE DATE	6-22-22	
SCALE	AS NOTED	
JOB NO.	20220331	

SHEET
SP-1.1

SEE SITE PLAN ON SHEET P-11 FOR CONTINUATION

1" GAS LINE @ 2.0PSI (POLYETHYLENE PLASTIC PIPE)

1" GENERATOR 892,500 BTUH

REVISIONS		
REF.	DATE	BY
1. CITY COMMENTS	08-08-22	RB

625 S.E. 8TH AVENUE SUITE 101
DEERFIELD BEACH, FL 33441
wayne@arc1.org
PH: (954) 427-1069 FAX: (954) 428-9133

633 NORTH FRANKLIN STREET #711
TAMPA, FLORIDA 33602
PH: (813) 318-9100 FAX: (813) 318-9101

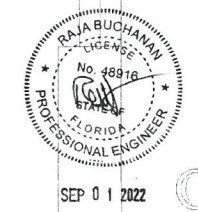
ARCHITECT ONE
COM
ARCHITECTURE

AA 26002488

BERCH
RESIDENCE REMODEL
987 HILLSBORO MILE
HILLSBORO BEACH, FL

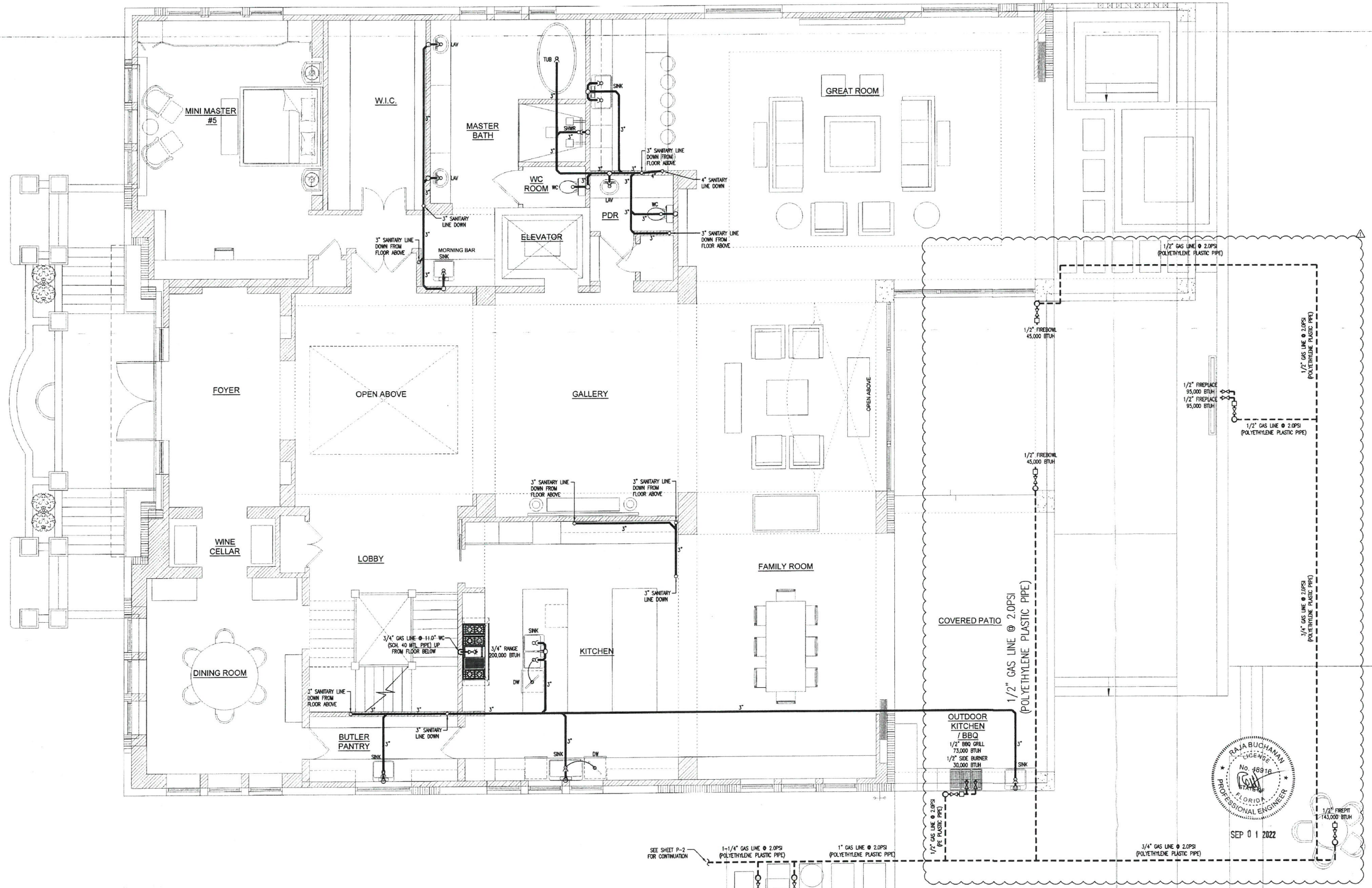
C.WAYNE FERRELL, RA

CORRECTIONS
DATE: SEP 06 2022



AR 14,855
DESIGN CWF
DESIGN DWG EC
WORKING DWG EC
BID REVIEW O
PERMIT REVIEW O
ISSUE DATE 4-9-22
SCALE AS NOTED
JOB NO. 20220351
SHEET

P-3



PIANO NOBILE PRIMO ③ SANITARY PLAN

SCALE: 1/4" = 1'-0"

SEE SHEET P-2 FOR CONTINUATION

1-1/4" GAS LINE @ 2.0PSI (POLYETHYLENE PLASTIC PIPE)

1" GAS LINE @ 2.0PSI (POLYETHYLENE PLASTIC PIPE)

3/4" POOL HEATER 400,000 BTUH
3/4" SPA HEATER 400,000 BTUH

BUCHANAN P.E. CONSULTING INC.
ELECTRICAL * MECHANICAL * PLUMBING
ENGINEERING
6191 V. ATLANTIC BLVD, SUITE 2 MARGATE, FL 33063
PH: 954-590-3200 FAX: 954-590-3232
EMAIL: BUCHANANPEENGINEERS.COM

REVISIONS		
REF.	DATE	BY
1.01	08-08-22	RB

825 S.E. 8TH AVENUE SUITE 101
 DEERFIELD BEACH, FL 33441
 PH: (954) 427-1069 FAX: (954) 428-9133
 633 NORTH FRANKLIN STREET #711
 TAMPA, FLORIDA, 33602
 PH: (813) 315-9100 FAX: (813) 315-9101

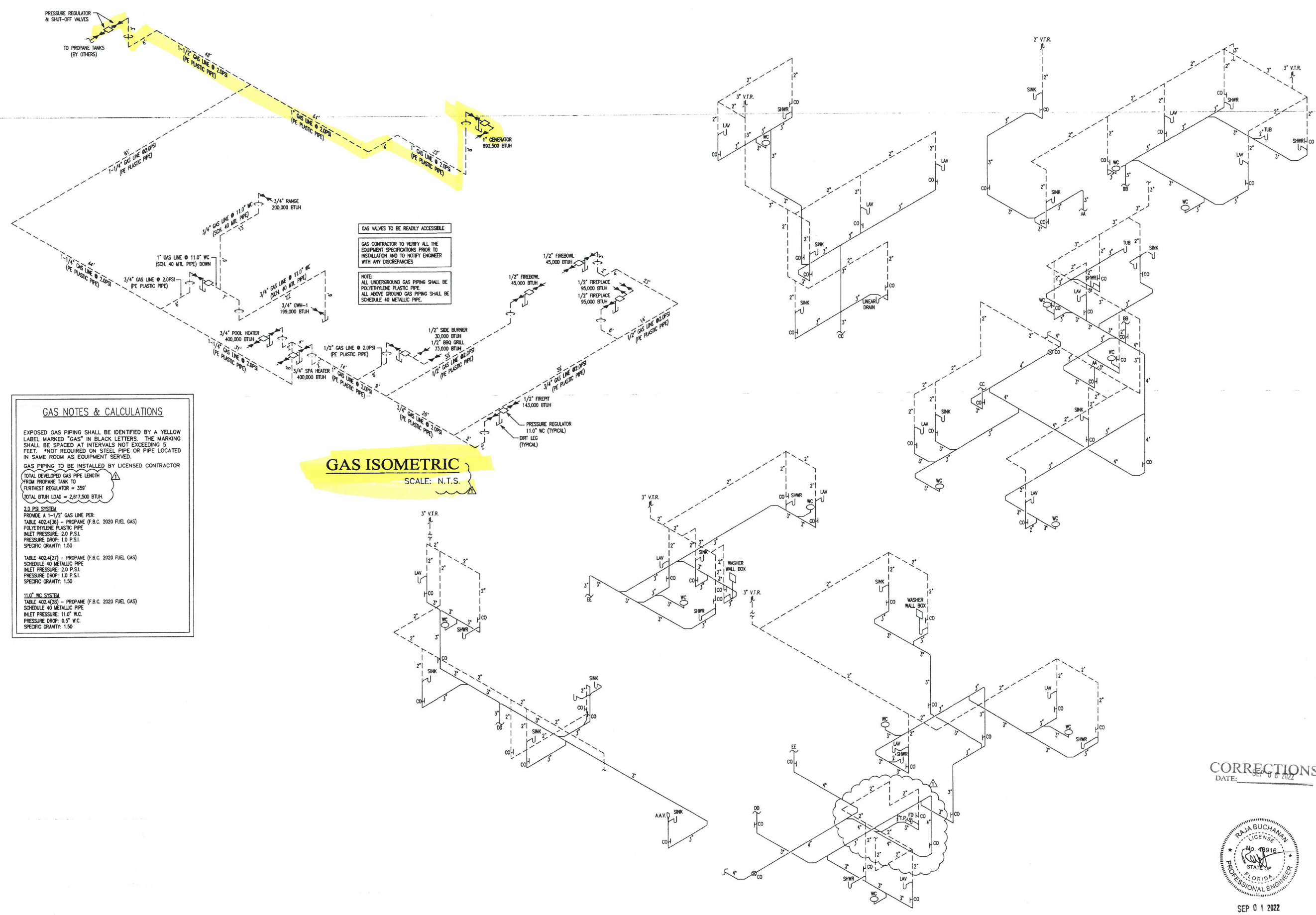
ARCHITECT COM ONE
 ARCHITECTURE

BERCH
 RESIDENCE REMODEL
 987 HILLSBORO MILE
 HILLSBORO BEACH, FL

C.WAYNE FERRELL, RA

AR 14,855
DESIGN CWF
DESIGN DWG EC
WORKING DWG EC
BID REVIEW O
PERMIT REVIEW O
ISSUE DATE 4-9-22
SCALE AS NOTED
JOB NO. 20220331

SHEET
P-12



GAS NOTES & CALCULATIONS

EXPOSED GAS PIPING SHALL BE IDENTIFIED BY A YELLOW LABEL MARKED "GAS" IN BLACK LETTERS. THE MARKING SHALL BE SPACED AT INTERVALS NOT EXCEEDING 5 FEET. *NOT REQUIRED ON STEEL PIPE OR PIPE LOCATED IN SAME ROOM AS EQUIPMENT SERVED.

GAS PIPING TO BE INSTALLED BY LICENSED CONTRACTOR

TOTAL DEVELOPED GAS PIPE LENGTH FROM PROPANE TANK TO FURTHEST REGULATOR = 359'

TOTAL BTUH LOAD = 2,617,500 BTUH

2.0 P.S.I. SYSTEM
 PROVIDE A 1-1/2" GAS LINE PER TABLE 402.4(36) - PROPANE (F.B.C. 2020 FUEL GAS) POLYETHYLENE PLASTIC PIPE
 INLET PRESSURE: 2.0 P.S.I.
 PRESSURE DROP: 1.0 P.S.I.
 SPECIFIC GRAVITY: 1.50

11.0" WC SYSTEM
 PROVIDE A 1-1/2" GAS LINE PER TABLE 402.4(36) - PROPANE (F.B.C. 2020 FUEL GAS) SCHEDULE 40 METALLIC PIPE
 INLET PRESSURE: 11.0" WC
 PRESSURE DROP: 0.5" WC
 SPECIFIC GRAVITY: 1.50

GAS VALVES TO BE READILY ACCESSIBLE

GAS CONTRACTOR TO VERIFY ALL THE EQUIPMENT SPECIFICATIONS PRIOR TO INSTALLATION AND TO NOTIFY ENGINEER WITH ANY DISCREPANCIES

NOTE: ALL UNDERGROUND GAS PIPING SHALL BE POLYETHYLENE PLASTIC PIPE. ALL ABOVE GROUND GAS PIPING SHALL BE SCHEDULE 40 METALLIC PIPE.

GAS ISOMETRIC
 SCALE: N.T.S.

SANITARY ISOMETRIC
 SCALE: N.T.S.

CORRECTIONS
 DATE: 9/1/2022



SEP 01 2022

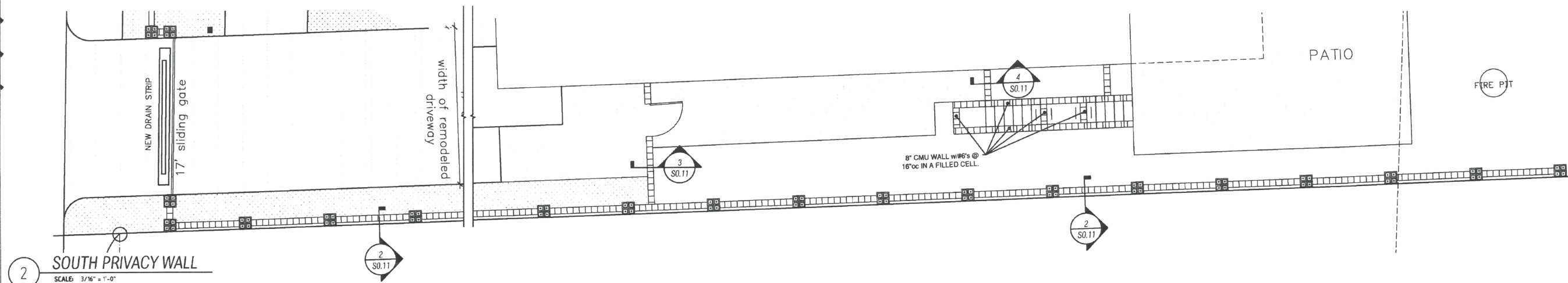
BUCHANAN P.E CONSULTING INC.
 ELECTRICAL * MECHANICAL * PLUMBING
 ENGINEERING
 6191 V. ATLANTIC BLVD. SUITE 2 WARGATE, FL 33663
 Ph: 954-590-3300 Fax: 954-590-2232
 Email: BUCHANAN@PEENGINEERS.COM

Berch Residence
987 Hillsboro Mile

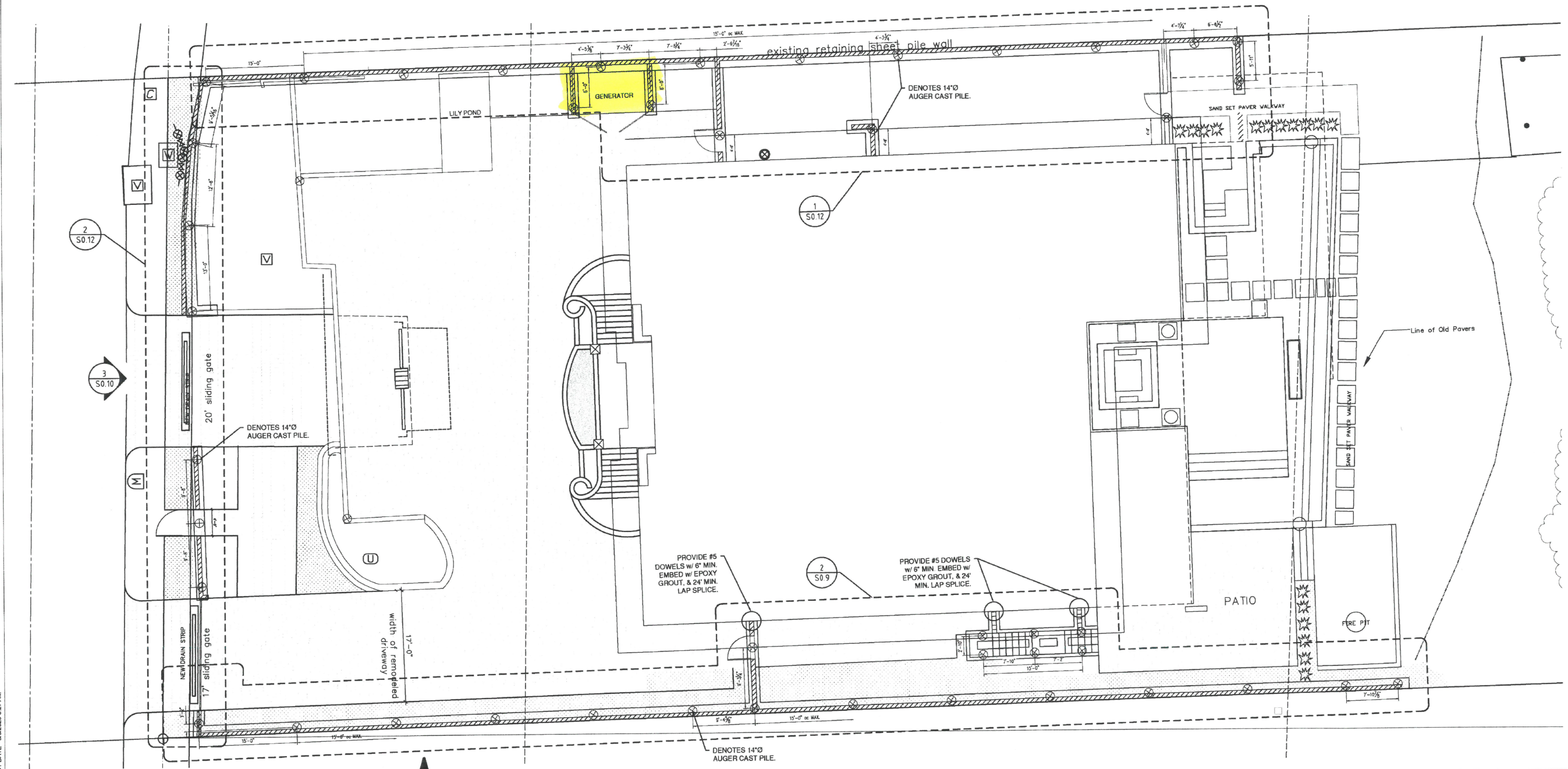
Building Permit Drawings Revision #1



Andrew Dunlap
 D3Florida@gmail.com
 754.207.2002
 Architectural Design
 Certificate of Authorization No. AR68977



2 SOUTH PRIVACY WALL
 SCALE: 3/16" = 1'-0"

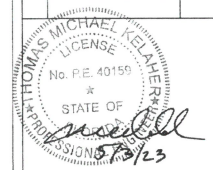


1 SITE PLAN
 SCALE: N.T.S.

PERMIT SET

09.23.2022

REVISIONS		
#	DESCRIPTION	DATE
1	DESIGN CHANGE	5.03.2023



PROJECT NAME:
BERCH RESIDENCE REMODEL
 PROJECT ADDRESS:
 987 HILLSBORO MILE
 HILLSBORO BEACH FL
 D3 PROJECT NUMBER:
 23008

SHEET NAME
 SITE PLAN
 SHEET NO.

Thomas M. Kelsh, P.E.
 Florida P.E. #40159
 1108 S.E. 14 Terr.
 Deerfield Beach, FL 33441
 Phone: (954) 360-9628 Fax: (954) 360-0712

S0.9

PLOT DATE - 5/3/23 8:27 AM

File location: C:\Projects\2022\23-0501 BERCHSHEFTS\S0 9 SITE PLAN.dwg

Berch Residence
987 Hillsboro Mile

Building Permit Drawings Revision #2

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

- GENERAL NOTES**
- ELEVATIONS ARE REFERENCED TO NAVD 1988.
 - LOCATION OF DRAINAGE PIPES AND STRUCTURES TO BE COORDINATED WITH LANDSCAPING AND UTILITIES. CONTRACTOR TO CONTACT ENGINEER SHOULD A SIGNIFICANT ADJUSTMENT BE REQUIRED.
 - CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES AND REPLACE/REPAIR ALL UTILITIES DAMAGED DURING CONSTRUCTION
 - CONTRACTOR TO ADJUST ALL UTILITY BOXES AND COVERS LOCATED WITHIN THE CONSTRUCTION AREA TO BE LEVEL WITH THE NEW GRADES.
 - CONTRACTOR RESPONSIBLE FOR REMOVING AND RELOCATING EXISTING ITEMS IN CONFLICT WITH NEW CONSTRUCTION.
 - CONTRACTOR TO VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT ENGINEER SHOULD A SIGNIFICANT ADJUSTMENT BE REQUIRED.
 - MAXIMUM CROSS-SLOPE ON WALKWAYS TO BE 2% (50:1).
 - REFER TO HARDSCAPE PLANS FOR SITE LAYOUT AND DIMENSIONS.
 - REFER TO HARDSCAPE PLANS FOR PAVEMENT MATERIALS, SITE FINISHES, PAVEMENT INSTALLATION DETAILS AND STEP DETAILS.
 - REFER TO HARDSCAPE PLANS FOR DETAILS ON GATES.

- FLOOD INFORMATION:**
- 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.
 - FLOOD ZONE LINES SHOWN HEREON WERE SCALED FROM THE ABOVE 1" = 500' FEMA FLOOD INSURANCE RATE MAP.
 - (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, 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.
 - (c) INTRACOASTAL WATERWAY MEAN HIGH WATER ELEVATION IS 0.30 FEET, NAVD 1988 AS LOCATED ON 07/26/2021.
 - (d) MEAN HIGH WATER ELEVATIONS INDICATED HEREON ARE BASED ON ESTABLISHED DATA PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

LEGAL DESCRIPTION:

THE NORTH 100 FEET OF S 3,632 OF THAT PART OF GOV LOT 1 LYING E OF INTRA-COASTAL WATERWAY THE NORTH 100 FEET OF THE SOUTH 3,632 FEET OF GOVERNMENT LOT 1, BROWARD COUNTY, FLORIDA.

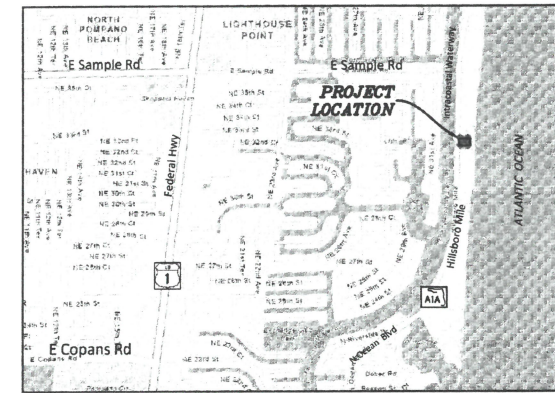
SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA AND CONTAINING 90,978 SQUARE FEET (0.711 ACRES) MORE OR LESS.

NOTE:

ALL FILL MATERIAL PLACE SEAWARD OF THE CCCL SHALL MEET THE REQUIREMENTS OF 62B-33.005(7)F.A.C.

- LEGEND**
- PROPOSED PAVERS
 - PROPOSED STABILIZED SOD
 - PROPOSED ASPHALT
 - PROPOSED 4" THICK CONCRETE
 - PROPOSED 6" THICK CONCRETE
 - PROPOSED REINFORCED TURF
 - PROPOSED GRADE ELEVATION
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER METER
 - PROPOSED VALVE
 - PROPOSED FIRE DEPARTMENT CONNECTION
 - PROPOSED CATCH BASIN
 - PROPOSED YARD DRAIN
 - PROPOSED SIGN (AS INDICATED)
 - PROPOSED CLEANOUT
 - PROPOSED RPZ BACKFLOW PREVENTER
 - PROPOSED PIPING
 - PROPOSED SURFACE FLOW
 - EXISTING PAVERS TO REMAIN
 - EXISTING PIPING AND APPURTENANCES
 - EXISTING BACKFLOW PREVENTOR
 - EXISTING CATCH BASIN
 - EXISTING CLEANOUT
 - EXISTING ELEVATION
 - EXISTING GAS METER
 - EXISTING MANHOLE (AS DESIGNATED)
 - EXISTING MONITORING WELL
 - EXISTING SIGN (AS INDICATED)
 - EXISTING VALVE BOX
 - EXISTING WATER METER
 - EXISTING CONCRETE POLE
 - EXISTING FENCE

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS ARE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



LOCATION MAP

N.T.S.

SEC 20, TWP 48S, RNG 43E

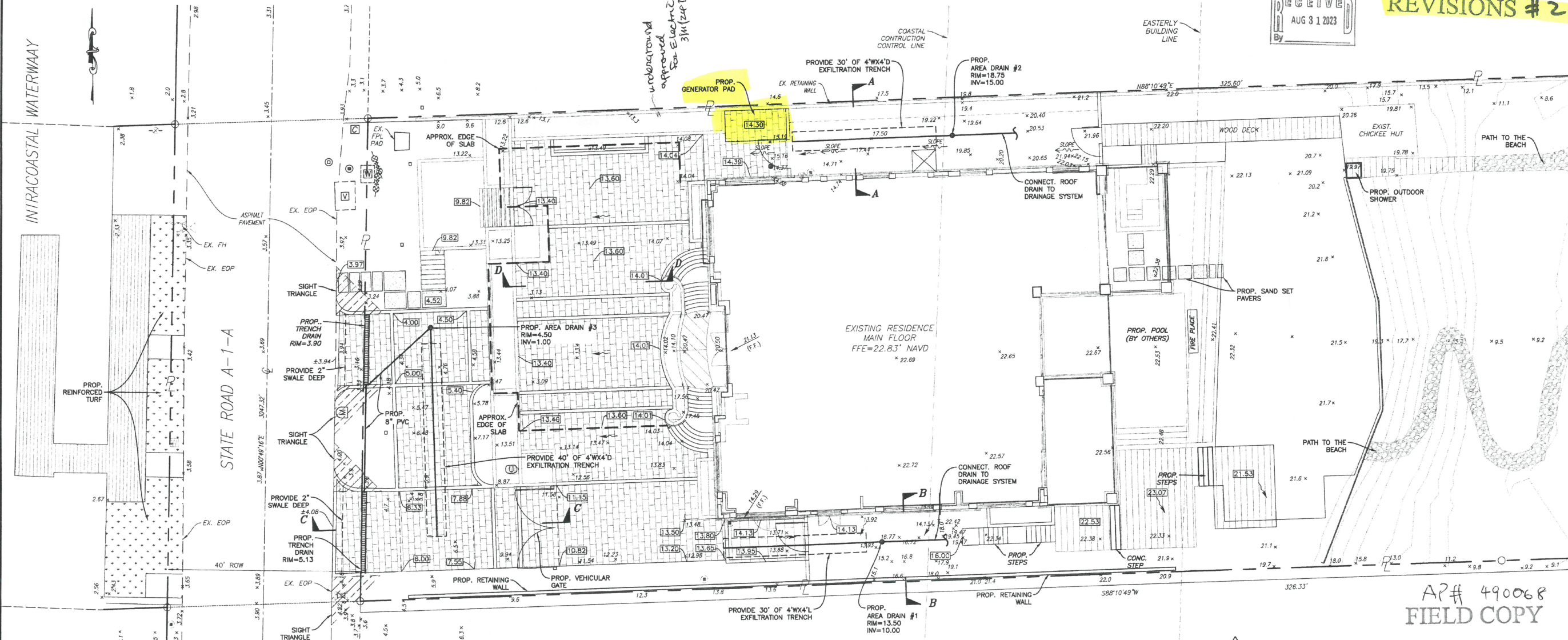
NOTE:

ALL ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988

RECEIVED

AUG 3 1 2023

REVISIONS # 2



SCALE:	1" = 10'
DRAWN BY:	HS
DESIGNED BY:	HS
CHECKED BY:	HS
DATE:	08/18/23
STATE OF FLORIDA:	PROFESSIONAL ENGINEER
FIELD BOOK:	N/A

HOLLAND ENGINEERING SOLUTIONS

301 SW 7th Street
 Fort Lauderdale, Florida 33315
 Phone: 954.387.0371
 Certificate of Authorization 73825

SUSAN C. HOLLAND
 STATE OF FLORIDA PROFESSIONAL ENGINEER
 LICENSE NO. 4181

REVISIONS

NO.	DATE	BY	CHK'D	DESCRIPTION
1	8/9/22	HS	HS	CITY COMMENTS
2	10/10/22	A.A.	HS	FDPR COMMENTS
3	8/29/23	HS	HS	COORDINATION

MARK BERCH & TIFFANY BERCH
 RESIDENCE
 987 HILLSBORO MILE
 HILLSBORO, FLORIDA 33062

NO. OF SHEETS:	2
SHEET NO.:	C-1
CAD FILE NO.:	22-02

ENTIRE SHEET REVISED

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1" = 10'

Sunshine811

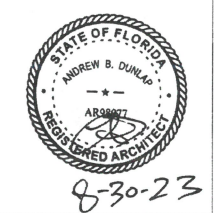
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

C:\CAD\22-02\CAD Files\22-02_C-1_Site Plan.dwg - 8/23/2023 3:49 PM

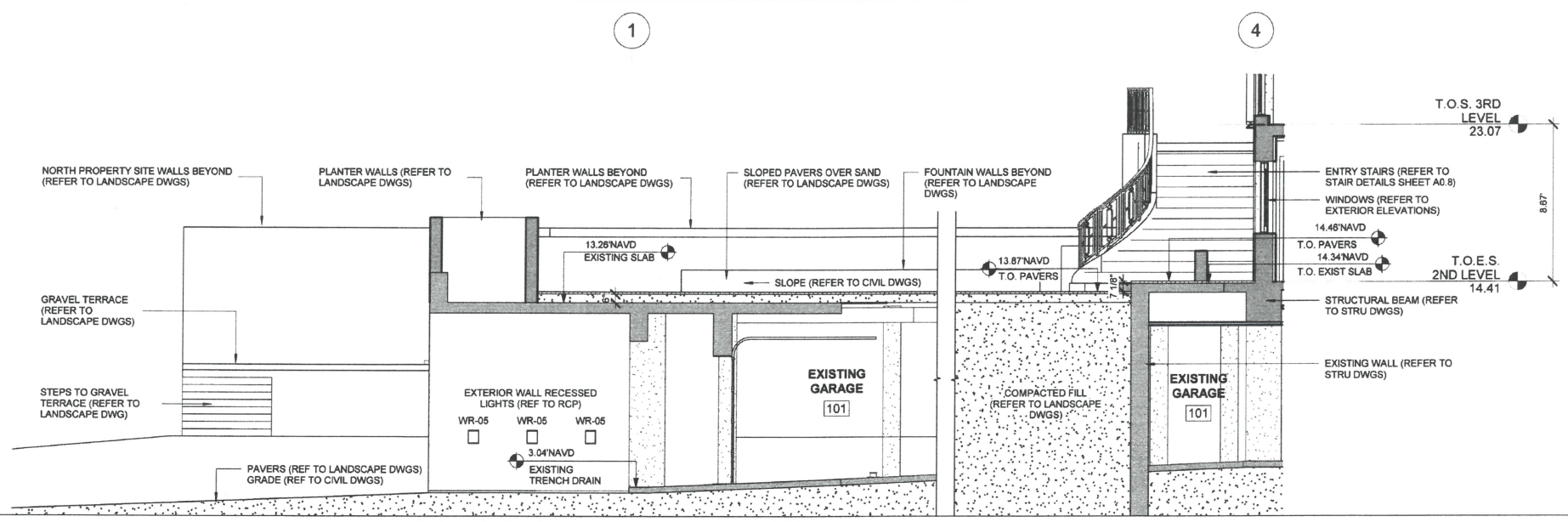
REV. 2



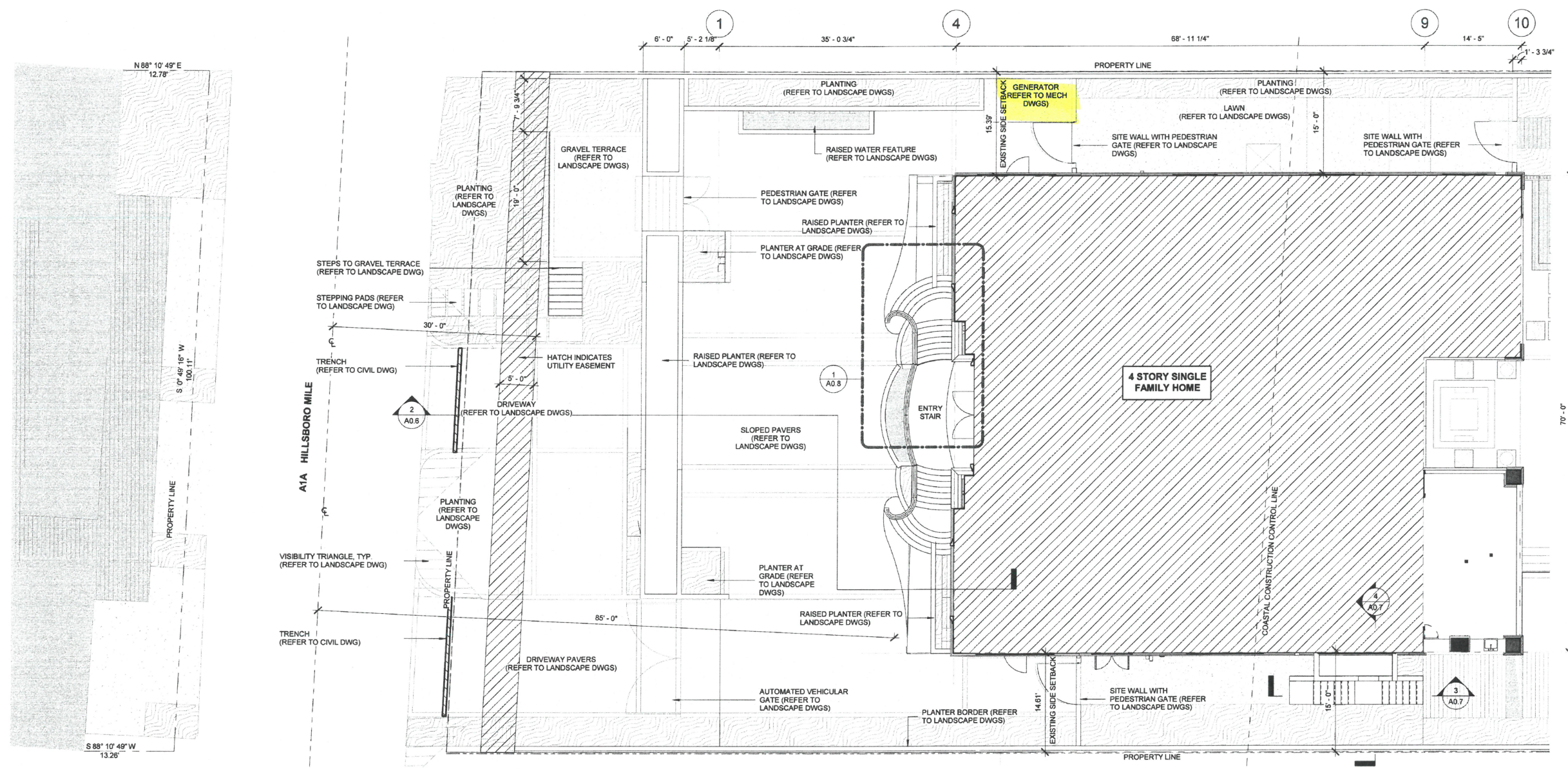
Andrew Dunlap
 ANDREW@D3FLORIDA.COM
 754.207.2002
 Architectural Design



8-30-23



2 WEST SITE SECTION
 1/4" = 1'-0"



1 SITE PLAN WEST PARTIAL
 1/8" = 1'-0"

PERMIT SET
 06.22.2022

REVISIONS		
#	DESCRIPTION	DATE
3	COORDINATION	8.18.2023

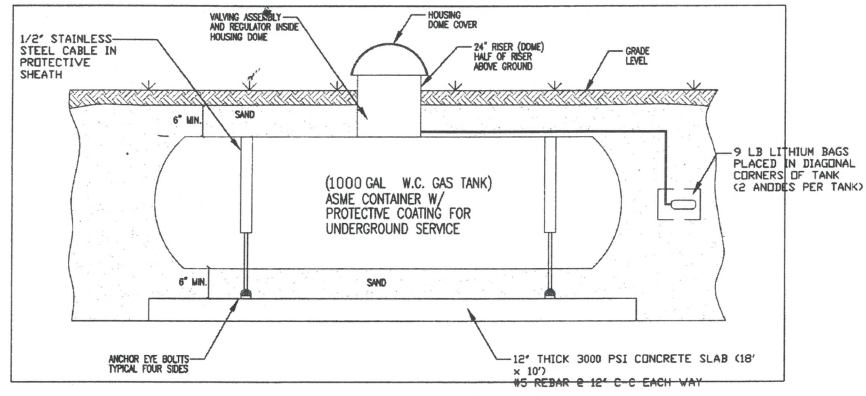
PROJECT NAME:
BERCH RESIDENCE REMODEL
 PROJECT ADDRESS:
 987 HILLSBORO MILE
 HILLSBORO BEACH, FL 33062
 D3 PROJECT NUMBER:
 23008

SHEET NAME
SITE PARTIAL PLAN - WEST

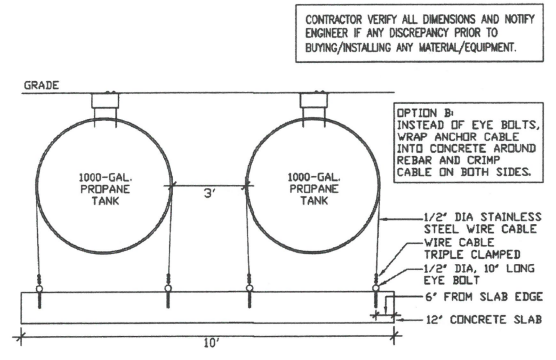
SHEET NO
A0.6



Andrew Dunlap
 ANDREW@D3FLORIDA.COM
 754.207.2022
 Architectural Design

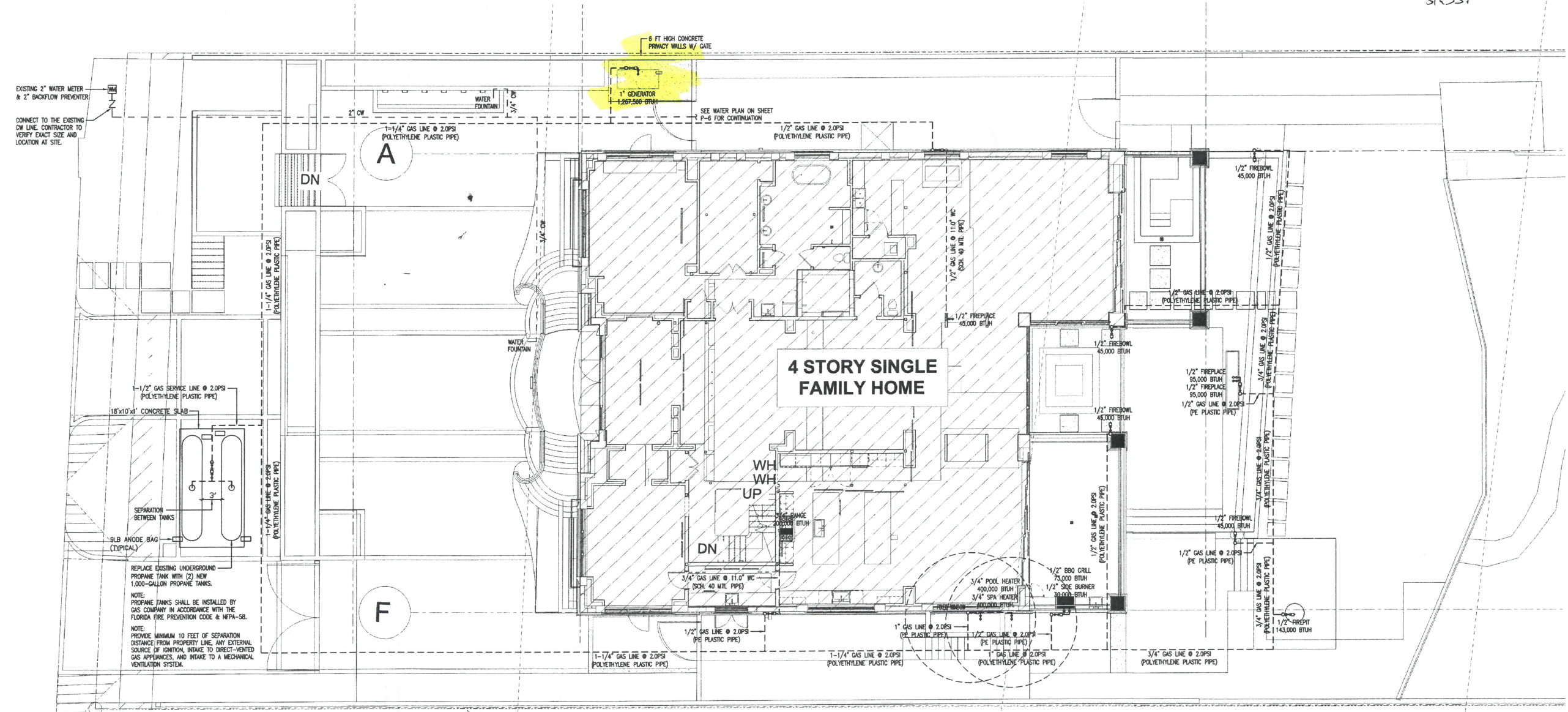


UNDERGROUND PROPANE TANK
 SCALE: N.T.S.



TANK ANCHORING DETAIL
 SCALE: N.T.S.

*PE Pipe - outside
 underground - not under
 slabs.*



REPLACE EXISTING UNDERGROUND PROPANE TANK WITH (2) NEW 1,000-GALLON PROPANE TANKS.
 NOTE: PROPANE TANKS SHALL BE INSTALLED BY GAS COMPANY IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE & NFPA-58.
 NOTE: PROVIDE MINIMUM 10 FEET OF SEPARATION DISTANCE FROM PROPERTY LINE, ANY EXTERNAL SOURCE OF IGNITION, INTAKE TO DIRECT-VENTED GAS APPLIANCES, AND INTAKE TO A MECHANICAL VENTILATION SYSTEM.

PLUMBING SITE PLAN
 SCALE: 1/8" = 1'-0"



BUCHANAN P.E. CONSULTING INC.
 ELECTRICAL • MECHANICAL • PLUMBING
 ENGINEERING
 6191 W. ATLANTIC BLVD, SUITE #2, MARGATE, FL 33063
 Piv 954-590-3300 Fax 954-590-2232
 Email: BUCHANANPEENGINEERS.COM
 RAJA BUCHANAN P.E. # 48916

PERMIT SET
 09.23.2022

REVISIONS		
#	DESCRIPTION	DATE
3	COORDINATION	08-18-23

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

SHEET NAME
PLUMBING SITE PLAN

SHEET NO.
P-11

PERMIT SET
09.23.2022

REVISIONS

#	DESCRIPTION	DATE
3	COORDINATION	08-18-23

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

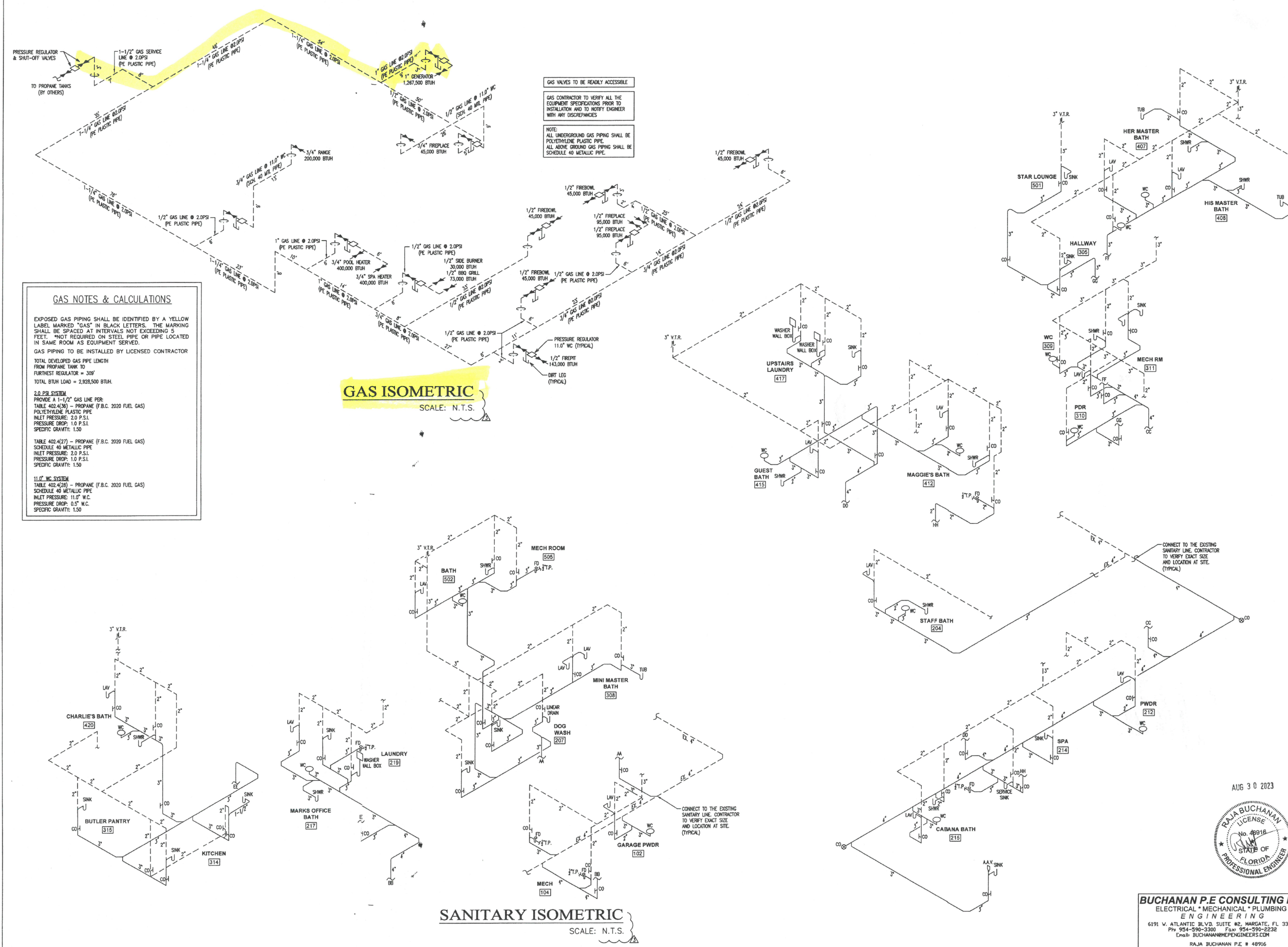
SHEET NAME
PLUMBING ISOMETRICS

SHEET NO.
P-12

AUG 30 2023



BUCHANAN P.E CONSULTING INC.
ELECTRICAL * MECHANICAL * PLUMBING
ENGINEERING
6191 W. ATLANTIC BLVD. SUITE #2, MARGATE, FL 33063
Ph: 954-990-3300 Fax: 954-990-2232
Email: BUCHANAN@PEENGINEERS.COM
RAJA BUCHANAN P.E. # 48916



GAS VALVES TO BE READILY ACCESSIBLE

GAS CONTRACTOR TO VERIFY ALL THE EQUIPMENT SPECIFICATIONS PRIOR TO INSTALLATION AND TO NOTIFY ENGINEER WITH ANY DISCREPANCIES

NOTE:
ALL UNDERGROUND GAS PIPING SHALL BE POLYETHYLENE PLASTIC PIPE.
ALL ABOVE GROUND GAS PIPING SHALL BE SCHEDULE 40 METALLIC PIPE.

GAS NOTES & CALCULATIONS

EXPOSED GAS PIPING SHALL BE IDENTIFIED BY A YELLOW LABEL MARKED "GAS" IN BLACK LETTERS. THE MARKING SHALL BE SPACED AT INTERVALS NOT EXCEEDING 5 FEET. *NOT REQUIRED ON STEEL PIPE OR PIPE LOCATED IN SAME ROOM AS EQUIPMENT SERVED.

GAS PIPING TO BE INSTALLED BY LICENSED CONTRACTOR

TOTAL DEVELOPED GAS PIPE LENGTH FROM PROPANE TANK TO FURTHEST REGULATOR = 309'

TOTAL BTUH LOAD = 2,928,500 BTUH

2.0 P.S.I. SYSTEM
PROVIDE A 1-1/2" GAS LINE PER: TABLE 402.4(36) - PROPANE (F.B.C. 2020 FUEL GAS)
POLYETHYLENE PLASTIC PIPE
INLET PRESSURE: 2.0 P.S.I.
PRESSURE DROP: 1.0 P.S.I.
SPECIFIC GRAVITY: 1.50

TABLE 402.4(27) - PROPANE (F.B.C. 2020 FUEL GAS)
SCHEDULE 40 METALLIC PIPE
INLET PRESSURE: 2.0 P.S.I.
PRESSURE DROP: 1.0 P.S.I.
SPECIFIC GRAVITY: 1.50

11.0" W.C. SYSTEM
TABLE 402.4(28) - PROPANE (F.B.C. 2020 FUEL GAS)
SCHEDULE 40 METALLIC PIPE
INLET PRESSURE: 11.0" W.C.
PRESSURE DROP: 0.5" W.C.
SPECIFIC GRAVITY: 1.50

GAS ISOMETRIC
SCALE: N.T.S.

SANITARY ISOMETRIC
SCALE: N.T.S.

RECEIVED
AUG 31 2023
By

REVISIONS #2

AP# 490068

TOWN OF HILLSBORO BEACH		
PLAN REVIEW		
DISCIPLINE	BY	DATE
STRUCTURAL	KD	10/12/22
ELECTRICAL	JD	10/12/22
PLUMBING	JD	10/12/22
MECHANICAL	JD	10/12/22
LANDSCAPING	JD	10/12/22
FIRE		
PLANNING	GL	9/16/23
ENGINEERING		

FIELD COPY



Berch Residence
987 Hillsboro Mile

Building Permit Drawings Revision #3

SHEET #	DESCRIPTION	REV 1 - 5.03.23 - COORDINATION	REV 2 - 6.09.23 - COORDINATION	REV 3 - 8.18.23 - COORDINATION	REV 4 - 12.15.23 - COORDINATION
0-GENERAL					
A0.0	COVER			X	X
SURVEY					
SU.1	SURVEY SITE PLAN				
SU.2	CUT & FILL				
CIVIL					
C-1	PAVING, GRADING & DRAINAGE PLAN		X	X	
C-2	DETAILS & SECTIONS				
SP1.0	DEMO SITE PLAN				
SP1.1	NEW SITE PLAN				
SP1.2	SILT & CONSTRUCTION				
LANDSCAPE					
L-0.00	COVER SHEET			X	
L-0.01	EXISTING SURVEY			X	
L-1.00	OVERALL HARDSCAPE PLAN			X	
L-2.00	HARDSCAPE SECTION			X	
L-2.01	HARDSCAPE SECTION			X	
L-2.10	HARDSCAPE DETAILS			X	
L-2.11	HARDSCAPE DETAILS			X	
L-2.12	HARDSCAPE DETAILS			X	
L-3.00	TREE DISPOSITION PLAN			X	
L-3.10	OVERALL LANDSCAPE PLAN			X	
L-3.30	GENERAL PLANTING DETAILS			X	
L-3.40	PLANTING REFERENCE IMAGES			X	
L-4.00	OVERALL LIGHTING PLAN			X	X
L-4.01	LIGHTING CUT SHEETS			X	

SHEET #	DESCRIPTION	REV 1 - 5.03.23 - COORDINATION	REV 2 - 6.09.23 - COORDINATION	REV 3 - 8.18.23 - COORDINATION	REV 4 - 12.15.23 - COORDINATION
ARCHITECTURE					
A0.1	GENERAL		X	X	
A0.5	SITE PLAN		X	X	
A0.6	SITE PARTIAL PLAN - WEST		X	X	
A0.7	SITE PARTIAL PLAN - EAST		X	X	
A0.8	ENLARGED ENTRY STAIR PLAN		X	X	
A0.9	ENLARGED ENTRY STAIR SECTIONS		X	X	
A0.10	SITE LIGHTING PLAN		X	X	
A1.1	OVERALL FLOOR PLAN - LEVEL 1 - EXISTING GARAGE	X	X	X	
A1.2	OVERALL FLOOR PLAN - LEVEL 2 - THEATER LOBBY	X	X	X	
A1.3	OVERALL FLOOR PLAN - LEVEL 3 - FIRST FLOOR	X	X	X	
A1.4	OVERALL FLOOR PLAN - LEVEL 4 - SECOND FLOOR	X	X	X	
A1.5	OVERALL FLOOR PLAN - LEVEL 5 - BALCONY	X	X	X	
A1.8	OVERALL FLOOR PLAN - LEVEL 6 - ROOF	X	X	X	
A2.2	LEVEL 1 UNDER GARAGE DEMOLITION PLAN				
A2.4	LEVEL 2 DEMOLITION PLAN				
A2.6	LEVEL 3 DEMOLITION PLAN				
A2.8	LEVEL 4 DEMOLITION LAN				
A2.11	OVERALL REFLECTED CEILING PLAN - LEVEL 1 - EXISTING GARAGE		X	X	
A2.12	OVERALL REFLECTED CEILING PLAN - LEVEL 2 - THEATER LOBBY		X	X	
A2.13	OVERALL REFLECTED CEILING PLAN - LEVEL 3 - FIRST FLOOR		X	X	
A2.14	OVERALL REFLECTED CEILING PLAN - LEVEL 4 - SECOND FLOOR		X	X	
A2.15	OVERALL REFLECTED CEILING PLAN - LEVEL 5 - BALCONY FLOOR		X	X	
A2.16	LIGHTING SCHEDULE		X	X	

SHEET #	DESCRIPTION	REV 1 - 5.03.23 - COORDINATION	REV 2 - 6.09.23 - COORDINATION	REV 3 - 8.18.23 - COORDINATION	REV 4 - 12.15.23 - COORDINATION
WEST ELEVATION DEMOLITION					
A3.0	WEST ELEVATION DEMOLITION				
A3.1	BUILDING WEST ELEVATION		X	X	
A3.2	BUILDING EAST ELEVATION		X	X	
A3.3	BUILDING NORTH ELEVATION		X	X	
A3.4	BUILDING SOUTH ELEVATION		X	X	
A3.5	EXTERIOR STOREFRONTS, WINDOWS, AND LOUVER		X	X	
A3.6	DOORS SCHEDULE AND AQUARIUM TANK DETAIL		X	X	
ENLARGED PLANS					
A4.1	ENLARGED PLANS		X	X	
A4.2	ENLARGED PLANS		X	X	
A4.3	ENLARGED PLANS		X	X	
A5.11	PARTIAL SECTIONS AND DETAILS		X	X	
A5.12	PARTIAL SECTIONS AND DETAILS		X	X	
A5.14	DETAILS		X	X	
A5.15	DETAILS		X	X	
A6.1	GRAND STAIR ENLARGED PLANS		X	X	
A6.2	STAIR @ GARAGE		X	X	
A6.4	ELEVATOR AND DETAILS		X	X	

SHEET #	DESCRIPTION	REV 1 - 5.03.23 - COORDINATION	REV 2 - 6.09.23 - COORDINATION	REV 3 - 8.18.23 - COORDINATION	REV 4 - 12.15.23 - COORDINATION
MECHANICAL					
M-1	LEVEL 1 MECHANICAL PLAN		X	X	
M-2	LEVEL 2 MECHANICAL PLAN		X	X	
M-3	LEVEL 3 MECHANICAL PLAN		X	X	
M-4	LEVEL 4 MECHANICAL PLAN		X	X	
M-5	LEVEL 5 MECHANICAL PLAN		X	X	
M-6	MECHANICAL NOTES & DETAILS		X	X	
ELECTRICAL					
E-1	POWER PLAN LEVEL 1		X	X	
E-1.1	LIGHTING PLAN LEVEL 1		X	X	
E-2	POWER PLAN LEVEL 2		X	X	
E-2.1	LIGHTING PLAN LEVEL 2		X	X	
E-3	POWER PLAN LEVEL 3		X	X	
E-3.1	LIGHTING PLAN LEVEL 3		X	X	
E-4	POWER PLAN LEVEL 4		X	X	
E-4.1	LIGHTING PLAN LEVEL 4		X	X	
E-5	POWER PLAN LEVEL 5		X	X	
E-5.1	LIGHTING PLAN LEVEL 5		X	X	
E-6	PANEL SCHEDULES		X	X	
E-6.1	PANEL SCHEDULES		X	X	
E-7	PANEL SCHEDULES		X	X	
E-8	RISER DIAGRAM & A/C		X	X	
E-9	ELECTRICAL NOTES		X	X	
E-10	SITE PLAN		X	X	
E-11	LIGHTING SCHEDULE		X	X	
E-12	POWER PLAN DOCK		X	X	
PLUMBING					
P-1	LEVEL 1 SANITARY PLAN		X	X	
P-2	LEVEL 2 SANITARY PLAN		X	X	
P-3	SANITARY PLAN		X	X	
P-4	SANITARY PLAN		X	X	
P-5	SANITARY PLAN		X	X	
P-6	WATER PLAN		X	X	
P-7	WATER PLAN		X	X	
P-8	WATER PLAN		X	X	
P-9	WATER PLAN		X	X	
P-10	WATER PLAN		X	X	
P-11	PLUMBING SITE PLAN		X	X	
P-12	PLUMBING ISOMETRICS		X	X	
P-13	PLUMBING NOTES & DETAILS		X	X	
P-14	ROOF PLAN		X	X	
P-15	DOCK PLUMBING PLAN		X	X	

SHEET #	DESCRIPTION	REV 1 - 5.03.23 - COORDINATION	REV 2 - 6.09.23 - COORDINATION	REV 3 - 8.18.23 - COORDINATION	REV 4 - 12.15.23 - COORDINATION
STRUCTURE					
AB1.0	GARAGE AS-BUILT		X		
AB2.0	GARAGE LOBBY AS-BUILT		X		
AB3.0	GROUND FLOOR AS-BUILT		X		
S0.0	NOTES		X	X	
S0.1	WIND LOADS		X	X	
S0.2	GENERAL STRUCTURAL DETAILS		X	X	
S0.3	GENERAL STRUCTURAL DETAILS		X	X	
S0.4	GENERAL STRUCTURAL DETAILS		X	X	
S0.5	GENERAL STRUCTURAL DETAILS		X	X	
S0.6	PILE DETAILS		X	X	
S0.6A	PILE DETAILS		X	X	
S0.7	WINDLOAD ELEVATIONS		X	X	
S0.8	WINDLOAD ELEVATIONS		X	X	
S0.9	SITE PLAN		X	X	
S0.10	SITE WALL ELEVATIONS		X	X	
S0.11	SITE WALL		X	X	
S0.12	SITE WALL		X	X	
S1.0	LEVEL 1 EXISTING FOUNDATION		X	X	
S1.1	LEVEL 1 FOUNDATION DEMO		X	X	
S1.2	LEVEL 1 FOUNDATION PLAN		X	X	
S1.3	LEVEL 1 COLUMN LAYOUT PLAN		X	X	
S2.0	LEVEL 2 LOBBY DEMO PLAN		X	X	
S2.1	LEVEL 2 LOBBY FRAMING		X	X	
S2.2	LEVEL 2 LOBBY COLUMN LAYOUT PLAN		X	X	
S3.0	LEVEL 3 DEMO PLAN		X	X	
S3.1	LEVEL 3 FRAMING PLAN		X	X	
S3.1A	LEVEL 3 SCHEDULES		X	X	
S3.2	LEVEL 3 COLUMN LAYOUT PLAN		X	X	
S4.0	LEVEL 4 FRAMING PLAN		X	X	
S4.0A	LEVEL 4 SCHEDULES		X	X	
S4.1	LEVEL 4 COLUMN LAYOUT PLAN		X	X	
S5.0	LEVEL 5 FRAMING PLAN		X	X	
S5.0A	LEVEL 5 SCHEDULES		X	X	
S5.1	LEVEL 5 COLUMN - PARAPET LAYOUT PLAN		X	X	
S6.0	LEVEL 6 FRAMING PLAN		X	X	
S6.0A	LEVEL 6 SCHEDULES		X	X	
S6.1	LEVEL 6 PARAPET LAYOUT PLAN		X	X	
S7.0	STAIRS		X	X	
S7.1	STAIRS		X	X	
S7.2	SECTIONS - DETAILS		X	X	
S8.0	SECTIONS - DETAILS		X	X	
S8.1	SECTIONS - DETAILS		X	X	
S8.2	SECTIONS - DETAILS		X	X	
S9.0	BLDG SECTION A-A		X		
S9.1	BLDG SECTION B-B		X		
S9.2	BLDG SECTION C-C		X		
S9.3	BLDG SECTION D-D		X		
S9.4	BLDG SECTION E-E		X		
Grand total: 149					

PERMIT SET 6.22.22				PERMIT SET 6.22.22			
SHEET NAME	SHEET NUMBER	VOID	SHEET NAME	SHEET NUMBER	VOID	SHEET NAME	SHEET NUMBER
Cover Sheet	TS-1	X	Structural Notes	S0.0			
Notes 1 Sheet	A1.0	X	Wind Loads	S0.1			
Notes 2 Sheet	A1.1	X	General Structural Details	S0.2			
Civil Engineering	C.1		General Structural Details	S0.3			
Landscape Plan	LA.1	X	Windload Elevations	S0.4			
Landscape Details & Notes	LA.2	X	Windload Elevations	S0.5			
Demo Site Plan	SP1.0		Garage As Built	AB1.0			
New Site Plan	SP1.1		Theater Level As Built	AB2.0			
Sill & Construction	SP1.2		1st Floor as built	AB3.0			
Survey & Site Plan	SU.1		Existing Garage Level Foundation	S1.0			
Cut & Fill	SU.2		Garage Level demo	S1.1			
Level 1 Under Garage Demolition Plan	A2.2		Garage Level Foundation Plan	S1.2			
Level 1 Under Garage New Floor Plan	A2.3	X	Garage Level Column Layout...	S1.3			
Level 2 Demolition Plan	A2.4		Existing Theater Level Demo Plan	S2.0			
Level 2 New Floor Plan	A2.5	X	Theater Level Framing Plan	S2.1			
Level 3 Main Demolition Plan	A2.6	X	Theater Level Column Layout...	S2.2			
Level 3 Main New Floor Plan	A2.7	X	1st Floor Demo Plan	S3.0			
Level 4 Demolition Plan	A2.8	X	1st Floor Framing Plan	S3.1			
Level 4 New Floor Plan	A2.9	X	1st Floor Column Layout Plan	S3.2			
Balcony Deck Plan	A2.10	X	2nd Floor Framing Plan	S4.0			
Roof Plan	A2.11	X	2nd Floor Column Layout Plan	S4.1			
Level 1 Reflected Ceiling Plan	A2.12	X	Main Roof Framing Plan	S5.0			
Level 2 Reflected Ceiling Plan	A2.13	X	Main Roof Column-Parapet...	S5.1			
Level 3 Reflected Ceiling Plan	A2.14	X	High Roof Framing Plan	S6.0			
Level 4 Reflected Ceiling Plan	A2.15	X	Stairs	S7.0			
Level 5 Reflected Ceiling Plan	A2.16	X	Stairs	S7.1			
Windows and Doors Schedule	A2.17	X	Sections - Details	S8.0			
West Elevations Demolition	A3.0	X	Building Section A-A Demo	S8.1			
New West Elevation	A3.1	X	Building Section A-A Proposed	S8.2			
East Elevation	A3.2	X	Building Section B-B Demo	S8.3			
South Elevation	A3.3	X	Building Section B-B Proposed	S8.4			
North Elevation	A3.4	X	Building Section C-C Demo	S8.5			
Details	A3.5	X	Building Section C-C Proposed	S8.6			
Cross Section A-A Demo Plan	A5.0	X	Building Section D-D Demo	S8.7			
Cross Section A-A New Plan	A5.1	X	Building Section D-D Proposed	S8.8			
Cross Section B-B Demo Plan	A5.2	X	Building Section E-E Demo	S8.11			
Cross Section B-B New Plan	A5.3	X	Building Section E-E Proposed	S8.12			
Cross Section C-C Demo Plan	A5.4	X	Landscape Plan	LS1.0	X		
Cross Section C-C New Plan	A5.5	X					
Cross Section D-D Demo Plan	A5.6	X					
Cross Section D-D New Plan	A5.7	X					
Cross Section E-E New Plan	A5.8	X					
Level 1 (Garage) Mechanical Plan	M.1						
Level 2 Mechanical Plan	M.2						
Level 3 Mechanical Plan	M.3						
Level 4 Mechanical Plan	M.4						
Level 5 Mechanical Plan	M.5						
Mechanical Notes & Details	M.6						
Level 1 Electrical Plan	E.1						
Level 2 Electrical Plan	E.2						
Level 3 Electrical Plan	E.3						
Level 4 Electrical Plan	E.4						
Level 5 Electrical Plan	E.5						
Electrical Panels Schedules	E.6						
Electrical Panels Schedules	E.7						
a/c calculations	E.8						
Electrical Notes, Details & Risers	E.9						

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK; ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

- GENERAL NOTES**
- ELEVATIONS ARE REFERENCED TO NAVD 1988.
 - LOCATION OF DRAINAGE PIPES AND STRUCTURES TO BE COORDINATED WITH LANDSCAPING AND UTILITIES. CONTRACTOR TO CONTACT ENGINEER SHOULD A SIGNIFICANT ADJUSTMENT BE REQUIRED.
 - CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES AND REPLACE/REPAIR ALL UTILITIES DAMAGED DURING CONSTRUCTION.
 - CONTRACTOR TO ADJUST ALL UTILITY BOXES AND COVERS LOCATED WITHIN THE CONSTRUCTION AREA TO BE LEVEL WITH THE NEW GRADES.
 - CONTRACTOR RESPONSIBLE FOR REMOVING AND RELOCATING EXISTING ITEMS IN CONFLICT WITH NEW CONSTRUCTION.
 - CONTRACTOR TO VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT ENGINEER SHOULD A SIGNIFICANT ADJUSTMENT BE REQUIRED.
 - MAXIMUM CROSS-SLOPE ON WALKWAYS TO BE 2% (50:1).
 - REFER TO HARDSCAPE PLANS FOR SITE LAYOUT AND DIMENSIONS.
 - REFER TO HARDSCAPE PLANS FOR PAVEMENT MATERIALS, SITE FINISHES, PAVEMENT INSTALLATION DETAILS AND STEP DETAILS.
 - REFER TO HARDSCAPE PLANS FOR DETAILS ON GATES.

- FLOOD INFORMATION:**
- 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.
 - FLOOD ZONE LINES SHOWN HEREON WERE SCALED FROM THE ABOVE 1" = 500' FEMA FLOOD INSURANCE RATE MAP.
 - (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, BUREAU OF SURVEYING AND MAPPING AS MEAN HIGH WATER SURVEY FILE NUMBER 8244.
 - ATLANTIC OCEAN MEAN HIGH WATER ELEVATION IS 0.44 FEET, NAVD 1988 AS LOCATED ON 07/26/2021.
 - INTRACOASTAL WATERWAY MEAN HIGH WATER ELEVATION IS 0.30 FEET, NAVD 1988 AS LOCATED ON 07/26/2021.
 - MEAN HIGH WATER ELEVATIONS INDICATED HEREON ARE BASED ON ESTABLISHED DATA PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

LEGAL DESCRIPTION:

THE NORTH 100 FEET OF S 3,632 OF THAT PART OF GOV LOT 1 LYING E OF INTRA-COASTAL WATERWAY THE NORTH 100 FEET OF THE SOUTH 3,632 FEET OF GOVERNMENT LOT 1, BROWARD COUNTY, FLORIDA.

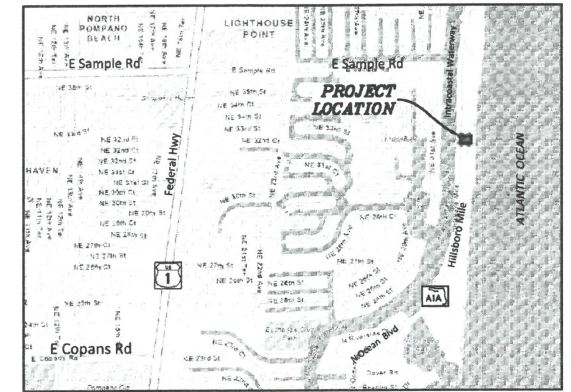
SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA AND CONTAINING 30,978 SQUARE FEET (0.711 ACRES) MORE OR LESS.

NOTE:

ALL FILL MATERIAL PLACE SEAWARD OF THE COOL SHALL MEET THE REQUIREMENTS OF 62B-33.005(7)F.A.C.

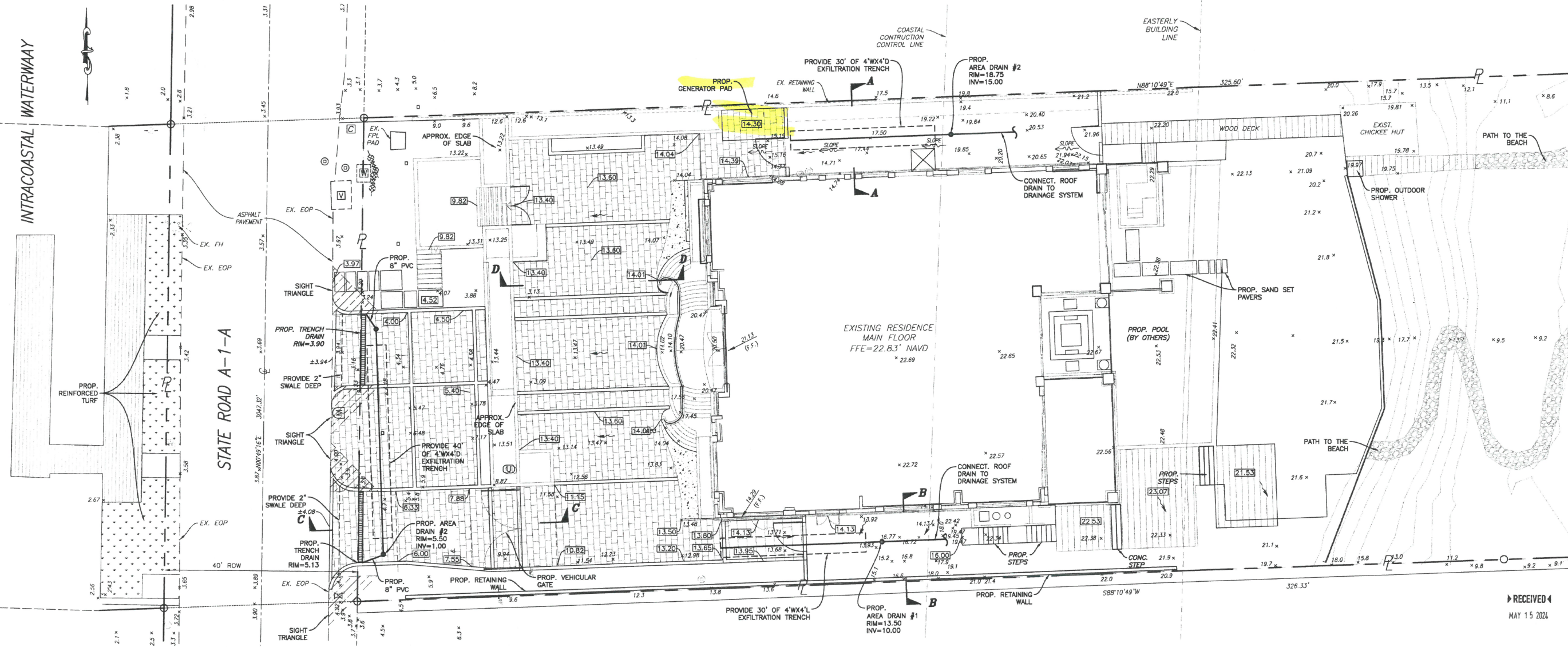
- LEGEND**
- PROPOSED PAVERS
 - PROPOSED STABILIZED SOO
 - PROPOSED ASPHALT
 - PROPOSED 4" THICK CONCRETE
 - PROPOSED 6" THICK CONCRETE
 - PROPOSED REINFORCED TURF
 - PROPOSED GRADE ELEVATION
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER METER
 - PROPOSED VALVE
 - PROPOSED FIRE DEPARTMENT CONNECTION
 - PROPOSED CATCH BASIN
 - PROPOSED YARD DRAIN
 - PROPOSED SIGN (AS INDICATED)
 - PROPOSED CLEANOUT
 - PROPOSED RPZ BACKFLOW PREVENTER
 - PROPOSED PIPING
 - PROPOSED SURFACE FLOW
 - EXISTING PAVERS TO REMAIN
 - EXISTING PIPING AND APPURTENANCES
 - EXISTING BACKFLOW PREVENTER
 - EXISTING CATCH BASIN
 - EXISTING CLEANOUT
 - EXISTING ELEVATION
 - EXISTING GAS METER
 - EXISTING MANHOLE (AS DESIGNATED)
 - EXISTING MONITORING WELL
 - EXISTING SIGN (AS INDICATED)
 - EXISTING VALVE BOX
 - EXISTING WATER METER
 - EXISTING CONCRETE POLE
 - EXISTING FENCE

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



LOCATION MAP
N.T.S.
SEC 20, TWP 48S, RNG 43E

NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988



FINAL APPROVAL

SCALE: 1" = 10'

DRAWN BY: HS

DESIGNED BY: SCH

DATE: 08/18/23

CHECKED BY: SCH

FIELD BOOK: N/A

HOLLAND ENGINEERING & SURVEYING, INC.
301 SW 7th Street, Ft. Lauderdale, FL 33301
Phone: 954-387-0371
Certificate of Authorization No. 12001
Professional Engineer License No. 11851

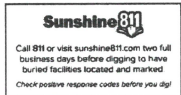
NO.	DATE	BY	CHK'D	REVISIONS
1	8/9/22	HS	SCH	CITY COMMENTS
2	10/10/22	A.A.	SCH	FDEP COMMENTS
3	8/23/23	HS	SCH	COORDINATION
4	12/15/23	HS	SCH	COORDINATION
5	3/12/24	HS	SCH	PERMIT COMMENT
6	1/6/24	HS	SCH	PLAN COORDINATION

MARK BERCH & TIFFANY BERCH
RESIDENCE
987 HILLSBORO MILE
HILLSBORO, FLORIDA 33062

NO. OF SHEETS: 2

SHEET NO.: C-1

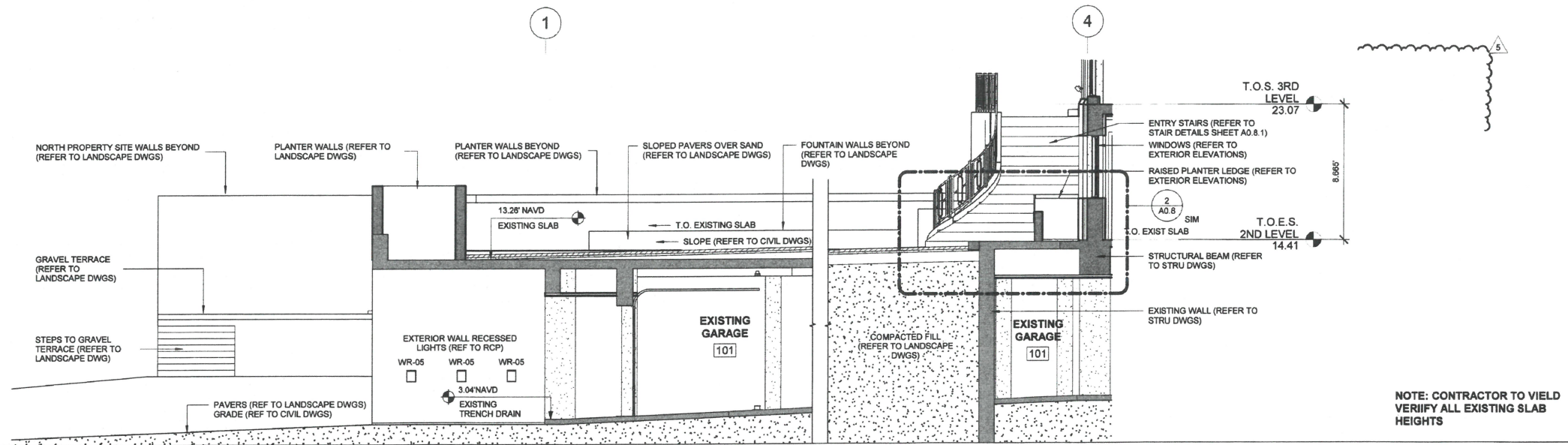
CAD FILE NO. 22-02



PAVING, GRADING & DRAINAGE PLAN
SCALE: 1" = 10'

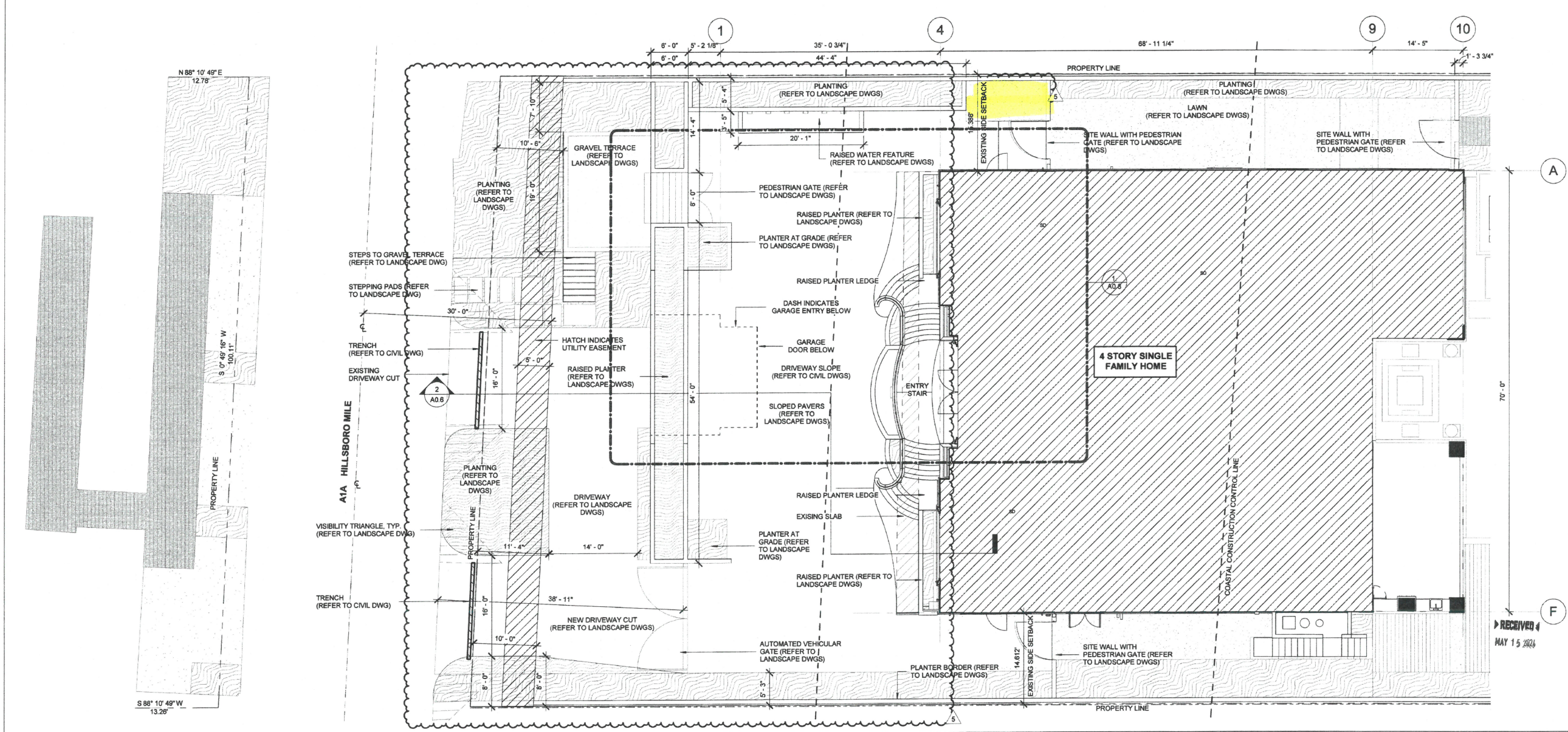
RECEIVED
MAY 15 2024

I:\CAD\22-02\CAD Files\22-02_C-1_Site Plan.dwg - 5/8/2024 2:16 PM



NOTE: CONTRACTOR TO YIELD
VERIFY ALL EXISTING SLAB
HEIGHTS

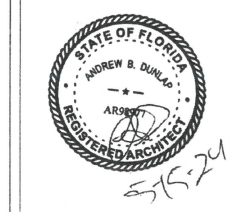
2 WEST SITE SECTION
1/4" = 1'-0"



1 SITE PLAN WEST PARTIAL
1/8" = 1'-0"



Andrew Dunlap
ANDREW@D3FLORIDA.COM
754.207.2002
Architectural Design



PERMIT SET
11.06.2023

REVISIONS		
#	DESCRIPTION	DATE
3	COORDINATION	8.18.2023
4	COORDINATION	12.15.2023
5	PERMIT COMMENT	03.12.2024

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

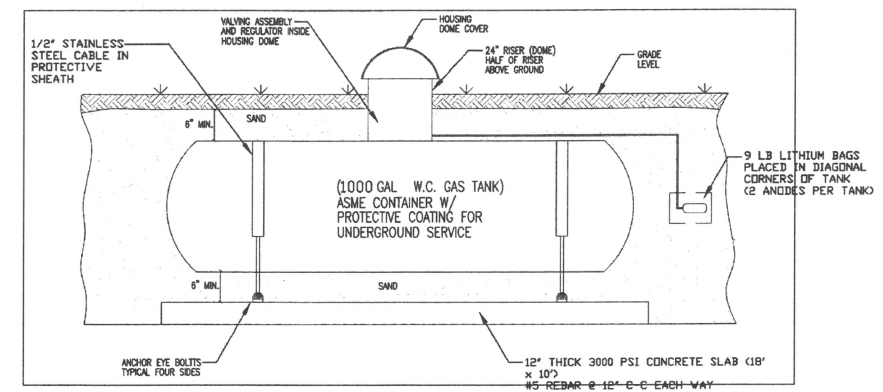
SHEET NAME
SITE PARTIAL PLAN - WEST
SHEET NO.

A0.6

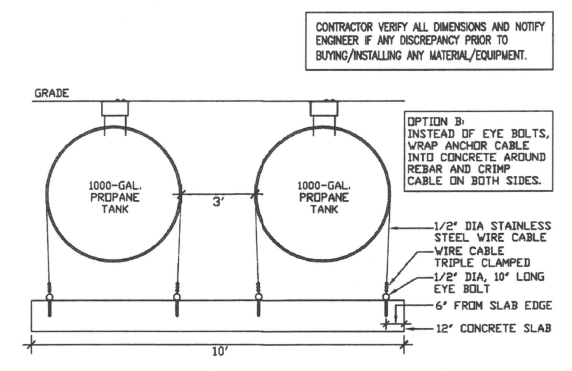
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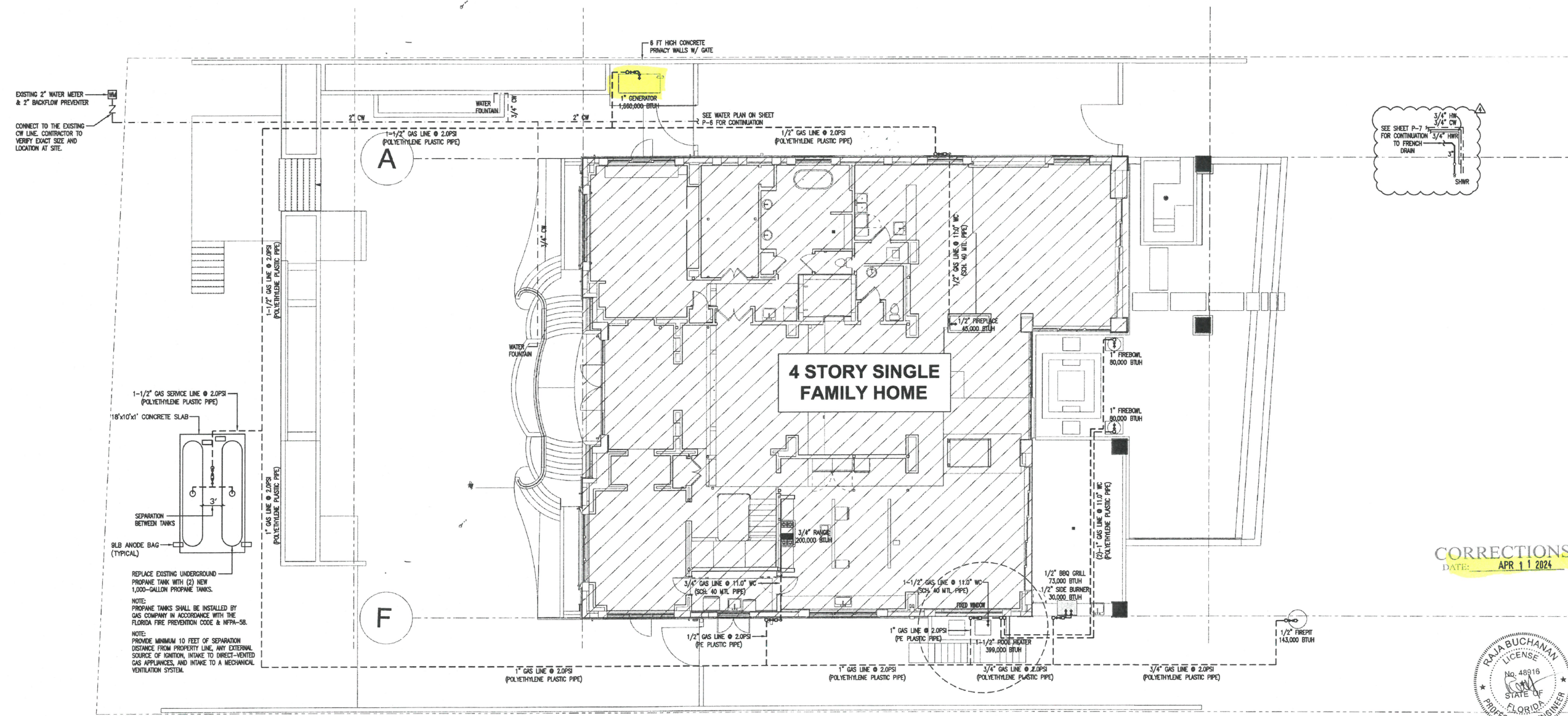
Andrew Dunlap
 ANDREW@D3FLORIDA.COM
 754.207.2002
 Architectural Design



UNDERGROUND PROPANE TANK
 SCALE: N.T.S.



TANK ANCHORING DETAIL
 SCALE: N.T.S.



REPLACE EXISTING UNDERGROUND PROPANE TANK WITH (2) NEW 1,000-GALLON PROPANE TANKS.
 NOTE: PROPANE TANKS SHALL BE INSTALLED BY GAS COMPANY IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE & NFPA-58.
 NOTE: PROVIDE MINIMUM 10 FEET OF SEPARATION DISTANCE FROM PROPERTY LINE, ANY EXTERNAL SOURCE OF IGNITION, INTAKE TO DIRECT-VENTED GAS APPLIANCES, AND INTAKE TO A MECHANICAL VENTILATION SYSTEM.

CORRECTIONS
 DATE: APR 11 2024



PLUMBING SITE PLAN
 SCALE: 1/8" = 1'-0"



BUCHANAN P.E CONSULTING INC.
 ELECTRICAL * MECHANICAL * PLUMBING ENGINEERING
 6191 W. ATLANTIC BLVD., SUITE #2, MARGATE, FL 33063
 Ph: 954-590-3300 Fax: 954-590-2232
 Email: BUCHANANPEENGINEERS.COM
 RAJA BUCHANAN P.E # 48916

PERMIT SET
 09.23.2022

REVISIONS		
#	DESCRIPTION	DATE
3	COORDINATION	08-18-23
4	COORDINATION	12-15-23
5	PERMIT COMMENT	03-12-24

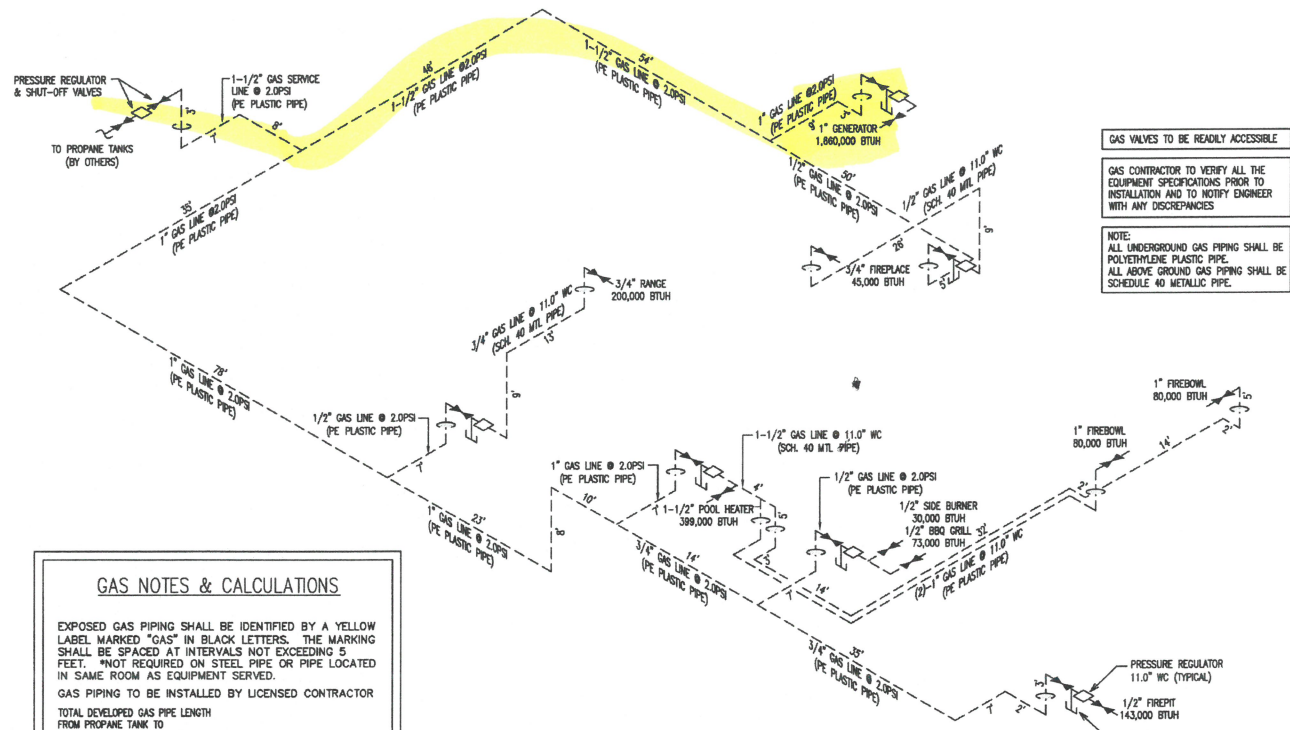
PROJECT NAME:
BERCH RESIDENCE REMODEL
 PROJECT ADDRESS:
 987 HILLSBORO MILE
 HILLSBORO BEACH, FL 33062
 D3 PROJECT NUMBER:
 23008

SHEET NAME
PLUMBING SITE PLAN

SHEET NO.
P-11



Andrew Dunlap
 ANDREW@D3FLORIDA.COM
 754.207.2002
 Architectural Design



GAS VALVES TO BE READILY ACCESSIBLE

GAS CONTRACTOR TO VERIFY ALL THE EQUIPMENT SPECIFICATIONS PRIOR TO INSTALLATION AND TO NOTIFY ENGINEER WITH ANY DISCREPANCIES

NOTE: ALL UNDERGROUND GAS PIPING SHALL BE POLYETHYLENE PLASTIC PIPE. ALL ABOVE GROUND GAS PIPING SHALL BE SCHEDULE 40 METALLIC PIPE.

GAS NOTES & CALCULATIONS

EXPOSED GAS PIPING SHALL BE IDENTIFIED BY A YELLOW LABEL MARKED "GAS" IN BLACK LETTERS. THE MARKING SHALL BE SPACED AT INTERVALS NOT EXCEEDING 5 FEET. *NOT REQUIRED ON STEEL PIPE OR PIPE LOCATED IN SAME ROOM AS EQUIPMENT SERVED.

GAS PIPING TO BE INSTALLED BY LICENSED CONTRACTOR

TOTAL DEVELOPED GAS PIPE LENGTH FROM PROpane TANK TO FURTHEST REGULATOR = 233'

TOTAL BTUH LOAD = 2,710,000 BTUH.

2.0 P.S.I. SYSTEM

PROVIDE A 1-1/2" GAS LINE PER: TABLE 402.4(3) - PROPANE (F.B.C. 2020 FUEL GAS) POLYETHYLENE PLASTIC PIPE INLET PRESSURE: 2.0 P.S.I. PRESSURE DROP: 1.0 P.S.I. SPECIFIC GRAVITY: 1.50

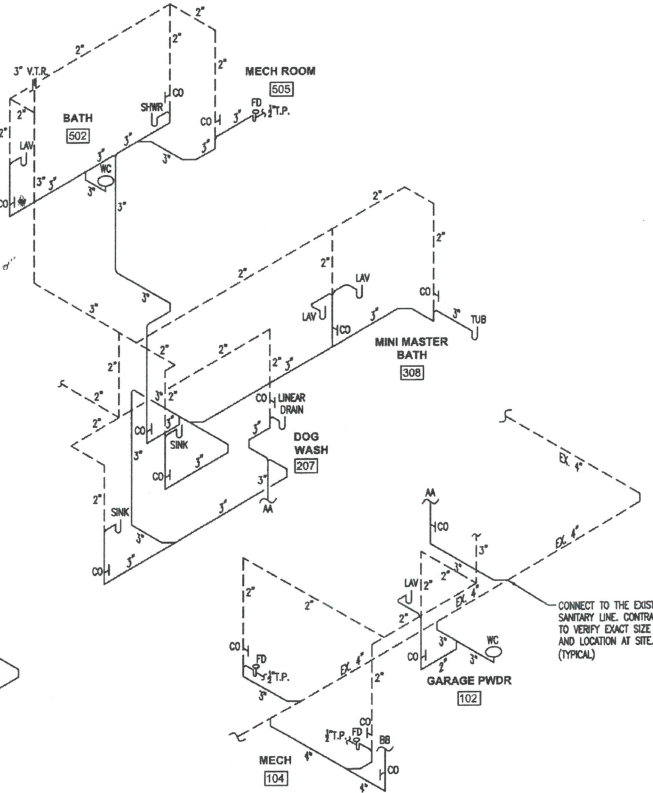
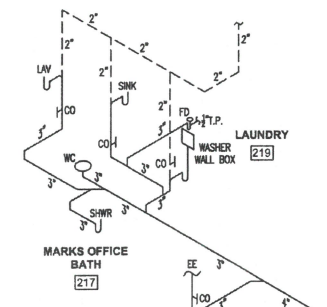
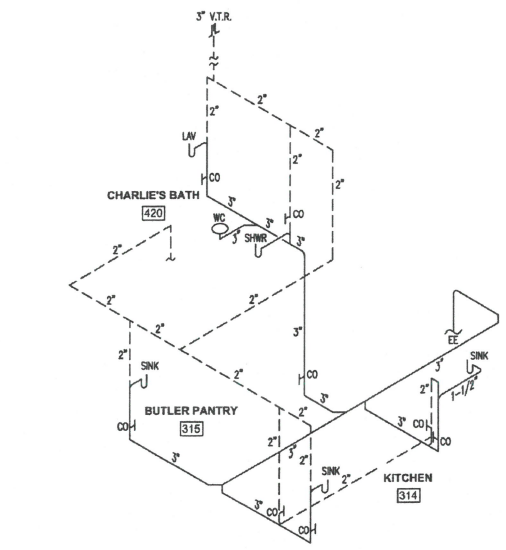
TABLE 402.4(27) - PROPANE (F.B.C. 2020 FUEL GAS) SCHEDULE 40 METALLIC PIPE INLET PRESSURE: 2.0 P.S.I. PRESSURE DROP: 1.0 P.S.I. SPECIFIC GRAVITY: 1.50

11.0" W.C. SYSTEM

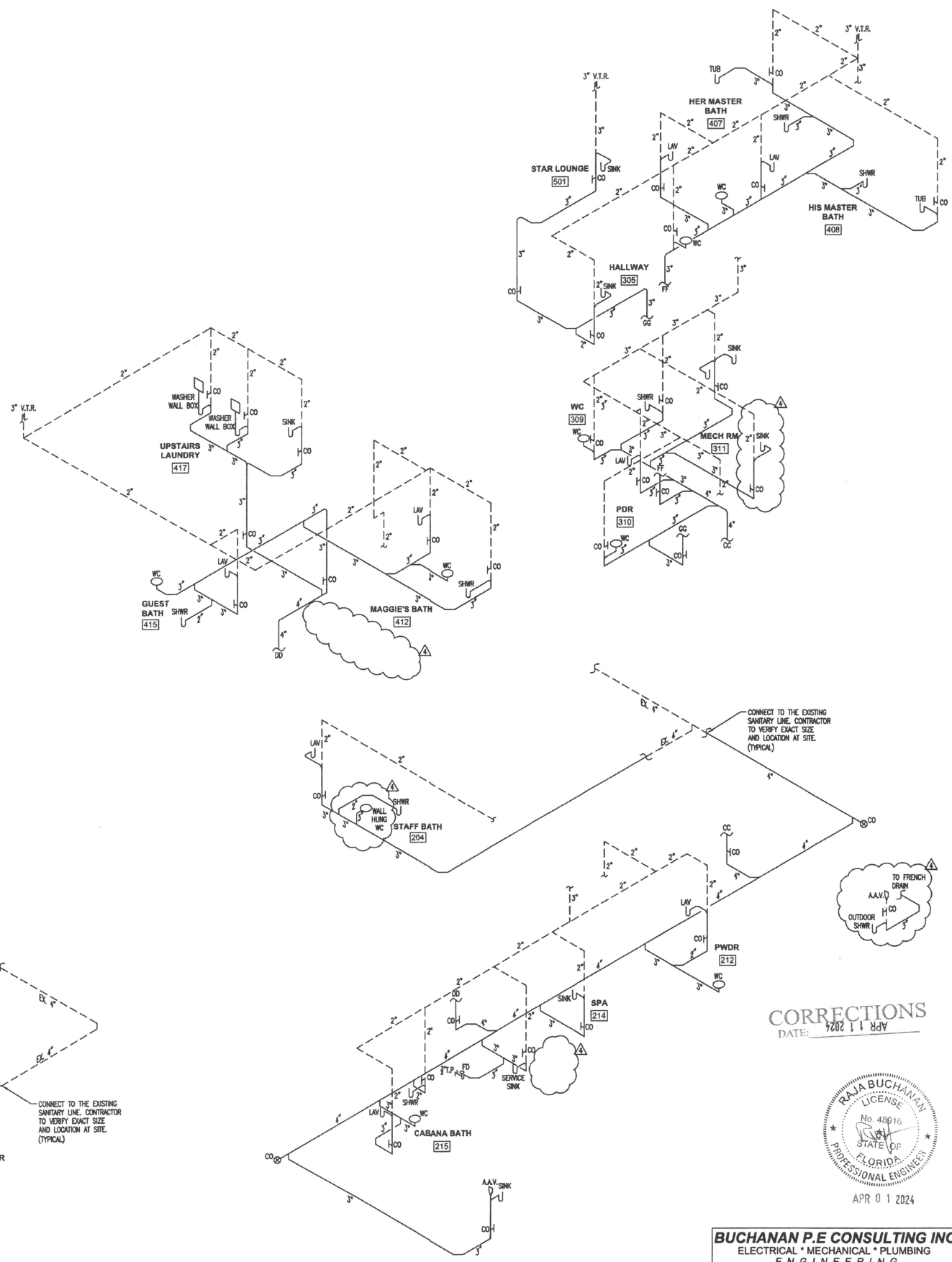
TABLE 402.4(28) - PROPANE (F.B.C. 2020 FUEL GAS) SCHEDULE 40 METALLIC PIPE INLET PRESSURE: 11.0" W.C. PRESSURE DROP: 0.5" W.C. SPECIFIC GRAVITY: 1.50

TABLE 402.4(27) - PROPANE (F.B.C. 2020 FUEL GAS) SCHEDULE 40 METALLIC PIPE INLET PRESSURE: 11.0" W.C. PRESSURE DROP: 0.5" W.C. SPECIFIC GRAVITY: 1.50

GAS ISOMETRIC
 SCALE: N.T.S.



SANITARY ISOMETRIC
 SCALE: N.T.S.



CORRECTIONS
 DATE: APR 11 2024



BUCHANAN P.E CONSULTING INC.
 ELECTRICAL * MECHANICAL * PLUMBING ENGINEERING
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 Ph: 954-596-3300 Fax: 954-596-2532
 Email: BUCHANANPEENGINEERS.COM
 RAJA BUCHANAN P.E # 48916

PERMIT SET
 09.23.2022

REVISIONS		
#	DESCRIPTION	DATE
3	COORDINATION	08-18-23
4	COORDINATION	12-15-23
5	PERMIT COMMENT	03-12-24

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

SHEET NAME
PLUMBING ISOMETRICS

SHEET NO.
P-12

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

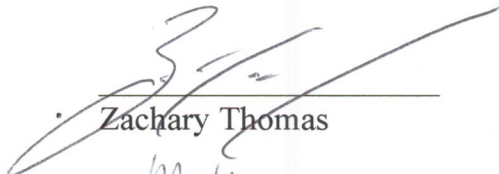
Graham Long, Development Planner
TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

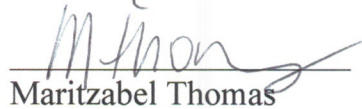
Dear Mr. Long,

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

Order ID: 7893631

* Agency Commission not included

GROSS PRICE * : **\$151.34**

PACKAGE NAME: SSC_Notice of Public Meeting

Order ID: 7893631

* Agency Commission not included

GROSS PRICE * : \$151.34

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, November 21, 2025

Zone: Full Run

Color Spec. B/W

Preview

PUBLIC NOTICE TOWN OF HILLSBORO BEACH

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, December 2, 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, December 2, 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. 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 proceed-

Order ID: 7893631

* Agency Commission not included

GROSS PRICE * : **\$151.34**

PACKAGE NAME: SSC_Notice of Public Meeting

... 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
11/21/25 7893631

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 Nov 21, 2025
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

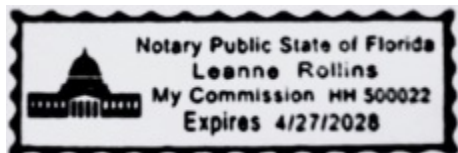


Signature of Affiant

Sworn to and subscribed before me this: November 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: llittle@townofhillsborobeach.com
7893631

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TOWN OF HILLSBORO BEACH**

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Sherry D. Henderson, Town Clerk
Town of Hillsboro Beach
11/21/25 7893631



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, Florida 33062

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

CERTIFICATION LETTER

Date: November 12, 2025

Property Owner: Mark & Tiffany Berch
Authorized Agent: Mark & Tiffany Berch

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 Request and Site Plan Review

This letter certifies that the enclosed list of property owners were mailed **PUBLIC NOTICE** of December 02, 2025, Quasi-Judicial / Board of Appeals Public Hearing concerning **Variance request 9:00 am** and **Site Plan review 9:30am** 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 November 12, 2025.

NOTICE MAILED TO:

- 977 Hillsboro Mile, Hillsboro Beach, FL 33062
- 981 Hillsboro Mile, Hillsboro Beach, FL 33062
- 985 Hillsboro Mile, Hillsboro Beach, FL 33062
- 989 Hillsboro Mile, Hillsboro Beach, FL 33062
- 991 Hillsboro Mile, Hillsboro Beach, FL 33062
- 995 Hillsboro Mile, Hillsboro Beach, FL 33062

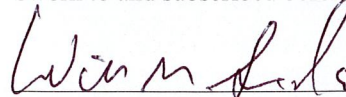


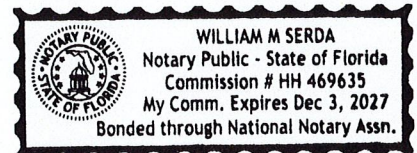
 SHERRY D. HENDERSON, CMC
 Town Clerk

NOTARY PUBLIC

State of Florida
Broward County

Sworn to and subscribed before me this 12 day of November, 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

Phone 954-427-4011 • SHenderson@TownofHillsboroBeach.com

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Sherry D. Henderson, Town Clerk
Town of Hillsboro Beach
Public Notice: 11/10/2025
Sun-Sentinel Ad: 11/21/2025