



TOWN OF HILLSBORO BEACH Meeting Agenda

March 3, 2026

9:00 AM



MAYOR

Honorable Dawn Miller

VICE MAYOR

Honorable David A. Ravanesi

COMMISSIONERS

Honorable Vinnie Andreano

Honorable Jane Reiser

Honorable Heather Berman

TOWN MANAGER

Mac Serda, ICMA-CM

TOWN ATTORNEY

Donald J. Doody

TOWN CLERK

Sherry D. Henderson, CMC

HILLSBORO BEACH TOWN HALL

1210 Hillsboro Mile

Hillsboro Beach, FL 33062

954-427-4011

www.TownofHillsboroBeach.com



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile, Hillsboro Beach, Florida 33062

March 3, 2026 | 9:00 AM

REGULAR TOWN COMMISSION MEETING AGENDA

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

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

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

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

I. APPROVAL OF MINUTES

- A. February 3, 2026 Commission Meeting

II. PRESENTATIONS

- A. **Coastal Protection Engineering Inc. Beach Update**
Dylan Nestler PE (Coastal Engineer) and Thomas Pierro PE (Principal Engineer)

III. DISCUSSION & POSSIBLE ACTION

- A. **Discussion on Proposed Code Text Amendment for Parking Regulations & Landscaping West of State Road A1A**

IV. RESOLUTIONS & CONTRACTS

- A. **Resolution No. 2026-02 FDOT District 4 Landscape MMOA**
Resolution of the Town Commission of the Town of Hillsboro Beach, Florida Approving and Authorizing the Appropriate Town Officials to Execute the Florida Department of Transportation, District 4 Landscape Maintenance Memorandum of Agreement for Property Located at 987 Hillsboro Mile, Hillsboro Beach, FL 33062, Permit #2024-L-491-00012.
- B. **Resolution No. 2026-03 Adopt Engineering Fees for Building Permitting Plan Review & Update the Town's Fee Schedule**
A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida, Approving the Addition of Engineering Fees for Building Permitting Plan Review and Authorizing the Town Manager to Update the Town's Fee Schedule Accordingly.

V. CONSENT

A. INVOICES FOR APPROVAL

- 1. CG&A** Invoice #3363002 (Jan 2026) **\$137,201.03**
- 2. GCDE** Invoice #76789 (Feb 2026) **\$2,688.15**
- 3. GCDE** Invoice #76790 (Feb 2026) **\$4,453.65**
- 4. Proclamation** Irish American Heritage Month (Mar 2026)

VI. STAFF UPDATES

A. Police Department

Chief Rob O'Neill

B. Building Department

George Folles, Building Official, CG&A

C. Code Compliance

Bernard Pita, Code Compliance Supervisor, CG&A

VII. TOWN MANAGER REPORT

A. Broward County Property Appraiser Office Mobile Team April 9, 2026 (11am-1pm)

B. Community Event - Shred, Recycling, Blood Drive April 25, 2026 (9am-12pm)

C. WastePro Recycling

D. Saturday ICW Yoga

E. Beach Clean-up Station

VIII. TOWN ATTORNEY REPORT

IX. TOWN COMMISSION COMMENTS/REPORTS

X. PUBLIC COMMENTS

XI. ADJOURNMENT

RULES OF DECORUM

- The goal of Commission Meetings and Public Hearings is to accomplish the public's business in an environment that encourages fair discussion and exchange of ideas.
- Everyone will have three (3) minutes when recognized for public comment, participants should step forward to the podium and state their name & address for the record.

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.



DRAFT

**MINUTES
TOWN OF HILLSBORO BEACH
REGULAR COMMISSION MEETING**

TUESDAY

FEBRUARY 3, 2026

9:00 A.M.

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

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

Town Commission:

Mayor Dawn Miller

Commissioner Vinnie Andreano

Commissioner Jane Reiser (via Zoom)

Vice Mayor David A. Ravanese

Commissioner Heather Berman

Town Staff:

Town Manager William "Mac" Serda, ICMA-CM

Donald J. Doody, Town Attorney, Esq.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA

Motion made by Vice Mayor Ravanese, seconded by Commissioner Berman, to approve. In a roll call vote, the **motion** passed unanimously (4-0).

I. APPROVAL OF MINUTES

A. January 6, 2026 Regular Commission Meeting

Mayor Miller noted that a correction of a speaker's name would be made at a later time.

Motion made by Vice Mayor Ravanese, seconded by Commissioner Berman, to approve. In a roll call vote, the **motion** passed unanimously (4-0).

Commissioner Reiser joined the meeting via Zoom at 9:02 a.m.

II. PRESENTATIONS

A. Presentation by Sarah Perry – Life Rings to Prevent Drownings (Mother of Carnegie Medal Hero Aden Perry)

Mayor Miller introduced Sarah Perry, who founded the Life Rings to Prevent Drownings program following the loss of her son, Aden Perry, who passed away in an attempt to save another person. The program seeks to provide life rings at every waterway possible and has given away over 600 life rings throughout South Florida, Florida State University, and other states.

The life rings are installed on a post with signage directing any individuals to call 911 immediately if a waterway emergency occurs. Ms. Perry presented the Commission with the first 10 life rings for use in Hillsboro Beach. Additional rings can be placed along the beach without a permit, and any other permitting fees will be waived by the Town. They will also be placed along the Intracoastal Waterway, including the dune side, and at Town Hall.

III. ORDINANCES

A. Ordinance No. 2025-05 Certified Recovery Residences

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA AMENDING THE TOWN'S LAND DEVELOPMENT CODE BY CREATING SECTION 12-270 ENTITLED "REASONABLE ACCOMMODATION"; PROVIDING FOR INTENT, PURPOSE AND DEFINITIONS; PROVIDING FOR THE ESTABLISHMENT OF PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR REASONABLE ACCOMMODATION TO CONFORM WITH LEGISLATION; PROVIDING FOR CONFLICTS; CODIFICATION; SEVERABILITY; AND AN EFFECTIVE DATE.

Mayor Miller explained that Ordinance 2025-05 is a new requirement under Florida law which establishes a procedure for the review and approval of certified recovery residences, as well as a process for reasonable accommodation of those residences.

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

Town Attorney Doody further clarified that Florida Statutes now mandate that each municipality in the state adopt an Ordinance of this nature. The intent is to ensure the Town is compliant with State Statutes. If a certified recovery residence is requested, the Ordinance will ensure that there are procedures in place to address and review reasonable accommodation. If accommodation is denied, the Ordinance also provides for an appeal process.

Vice Mayor Ravanese commented that the size of Hillsboro Beach made it unlikely that a certified recovery residence would locate or relocate there. Town Attorney Doody added that most such residences are acquired and converted from existing properties; it is unlikely that a business would acquire and develop the necessary land without an investor.

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

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

IV. RESOLUTIONS & CONTRACTS

A. Resolution 2026-01

Amend and Restate Resolution No. 2025-25 Adopted 7/1/25 to Accept the Selection/Evaluation Committee Ranking for Request for Qualifications (RFQ) #2025-02-01 Comprehensive Vulnerability Assessment, and Authorize Town Officials to Negotiate and Execute an Agreement with Top Ranked Firm, Kimley-Horn and Associates, Inc., and if Negotiations are Unsuccessful to Negotiate with Cummings Cederberg, Inc. as the Second-Ranked Proposer.

Town Manager Mac Serda explained that this Resolution will amend a previous Resolution in which the positions of the two named firms were reversed. Following the receipt of additional information, it was determined that the Town's best interest was to reverse these positions and rank Kimley-Horn and Associates as the highest-ranked firm and Cummings Cederberg, Inc. as the second-highest ranked firm.

Mr. Serda added that the vulnerability assessment will be fully funded through the Florida Department of Environmental Protection (FDEP) for approximately \$380,000. All Florida municipalities are encouraged to participate in an assessment of this nature, as it qualifies them for additional funding for projects that fall within the purview of FDEP and the State Legislature.

Town Attorney Doody read the Resolution by title only.

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

V. CONSENT

A. INVOICES FOR APPROVAL

1. CG&A	Invoice #3189903	Dec. 2025	\$67,207.82
2. GCDE	Invoice #76273	Dec/Jan 2026	\$5,040.30 (General Matters)
3. GCDE	Invoice #76274	Jan 2026	\$60.00 (R. Crusco et al, 4 th District Case)
4. GCDE	Invoice # 76275	Jan 2026	\$507.30 (RCrusco, CDoherty ORD 2024-06)

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

VI. STAFF UPDATES

A. Police Department Chief Rob O'Neill

Police Chief Rob O'Neill reported that the Town has filled its last remaining position with a new Officer (Jennifer Favors) who has 26 years' law enforcement experience across several areas.

The Police Department will be awarded its reaccreditation at the upcoming Commission for Florida Law Enforcement Accreditations Conference in St. Augustine, Florida. They have recently undertaken mandatory in-service training, including annual firearms and defensive tactics training.

Mayor Miller commented that there was a significant increase in motor vehicle activity from November to December 2025. Chief O'Neill explained that much of this was due to vehicle interactions and observations at the Town's holiday lighting event. Two new Officers recently joined the Department, also increasing interactions.

Chief O'Neill advised that contacts are not always related to enforcement; the number of contacts is not exclusively indicative of enforcement interactions. Mayor Miller recommended that data be broken down to reflect this more accurately.

Commissioner Reiser requested that the Police Department inform the Commission if there is any specific activity of concern, as the Commissioners can reach out through the Condo Forum or other means to share information.

Commissioner Reiser also asked when the increase in cyclist activity is occurring in terms of days of the week. Chief O'Neill replied that larger groups of cyclists are typically present on weekends, but individual contacts continue throughout the week.

He confirmed that a proactive approach from the Department is resulting in the increases in contacts. The Department continues to monitor bicycle club activity, and most clubs are in compliance with traffic rules.

Mayor Miller advised that a resident had expressed concern regarding the ongoing issue of boaters disobeying No Wake and speed zone regulations on the Intracoastal Waterway. She requested more information on existing means of enforcing these laws. Chief O'Neill explained that the Town uses two speed radar trailers along that waterway, although these are less accurate than the trailers used on roadways. If a boater exceeds the posted speed limit, message boards caution them to slow down.

Chief O'Neill continued that Marine Unit contacts have also increased, as a Marine Unit Officer is on the water on a full-time basis and is supplemented by part-time Marine Unit Officers as well. This unit works in concert with Deerfield Beach and Lighthouse Point. He noted that Lighthouse Point in particular plans to implement a similar monitoring program using speed enforcement devices on their side of the waterway.

Vice Mayor Ravanese requested clarification of the reason for increased interactions with cyclists. Chief O'Neill replied that these could occur because cyclists may be riding in tandem in bike lanes, may fail to yield to pedestrians in crosswalks or on sidewalks, and similar thoroughfare safety concerns.

Mr. Serda further clarified that the Town continues to work with adjacent municipalities to gather data on speeding on the Intracoastal Waterway. This data will eventually be provided to the U.S. Coast Guard and the state of Florida to encourage creation of more No Wake or Slow Wake Zones. This effort is being led by Deerfield Beach. He concluded that he will provide an update at the next Commission meeting.

B. Building Department

George Folles, Building Official, CG&A

Building Official George Folles reported that most plan reviews at present are related to the Rosewood project, which is entering its construction phase. A top-out ceremony, which marks the placement of the project's final highest structural beam, is planned for Thursday, February 5, 2026. Work on the dune crossover is also underway in order to complete most construction before the beginning of sea turtle nesting season.

The Building Department is also working on a new computer system which will make the processing of permits quicker and easier. This system is expected to go live on February 9, 2026. The goal is to implement electronic plan review in the future, which will speed up the process.

The Building Department is also looking into the possibility of adopting fees for engineering review in order to recapture expenses for Site Plan review. The fee would not apply to submissions that do not require engineering review. More information will be available at a later meeting.

Commissioner Reiser observed that a recently emptied lot at 971 Hillsboro Mile is unsightly, and asked how the Town might address this. Mayor Miller suggested that Code Compliance may be one means of enforcement. Mr. Serda noted that there is no runoff from the site, but it must be properly graded and repaired unless there is a pending application.

C. Code Compliance

Bernard Pita, Code Compliance Supv, CG&A

Code Compliance Supervisor Bernard Pita stated that there are new cases going through the Special Magistrate process. He has met with some of these property owners, who are working to address violations. He briefly reviewed the Police Action Report. There have been 11 inspections and 78 re-inspections related to Code cases with a total of 89.

Mr. Pita noted that turtle nesting season begins on March 1, 2026.

With regard to Commissioner Reiser's earlier question relating to 971 Hillsboro Mile, Mr. Pita advised that there is a Code Compliance case for this property, which is a vacant lot and therefore requires sod.

Mr. Serda pointed out that there are some seawall violations among open Code Compliance cases, some of which relate to incomplete landscaping. Cases related to the Rosewood development have been closed but are being monitored to ensure the area is free of debris and dust.

Mr. Serda also recalled that Commissioner Reiser had previously indicated concern with parcels on the beach and the Intracoastal Waterway that do not display their addresses on the waterway side. The Town has identified these parcels and letters will be sent to them with photos of their violations. He clarified that these are not considered Code cases at this time, and owners will have roughly 30 days in which to comply before any Code action begins. The notice also includes examples of where this signage can be purchased or made.

VII. TOWN MANAGER REPORT

A. Broward County Property Appraisers Mobile Team Community Room,
Feb. 12, 2026 / 1 pm to 3 pm

B. Free Saturday Yoga Classes Jan 31-Mar 28, 2026 / 10 am

C. Reorganization Meeting March 17, 2026 / 9:30 am

Mr. Serda reported that the undergrounding of utilities continues to move forward, as the Town has met the necessary threshold for voluntary support or compliance by properties in the subject area. Florida Power and Light (FPL) is in the process of completing their design over the next two months. After that, a survey will be done and easements will be executed over the following three months. The project will then go out for bid and the Town will determine whether they wish to contract with a provider or continue with FPL. The project will use the first \$2.25 million payment received to the Town by the Rosewood complex toward the undergrounding project.

The Commission's reorganizational meeting is scheduled for March 17, 2026 at 9:30 a.m. Mr. Serda also announced an appearance on February 12, 2026 by representatives of the Broward County Property Appraiser's Office. This event will address exemptions, title fraud prevention, and other concerns.

Commissioner Reiser asked if the entities approached with regard to undergrounding have any options regarding where boxes are placed on their properties. Mr. Serda confirmed that options are available to some extent.

Commissioner Berman advised that the teacher of the Town's yoga classes has recommended that outdoor classes not be held if the temperature is 60 degrees or lower.

VIII. TOWN ATTORNEY REPORT

Town Attorney Doody advised that the Town is currently subject to three separate lawsuits brought by residents, and has requested before a summary judge that these suits be consolidated. This would end the litigation of note in two cases. The Town will submit orders to the court in support of its position, and the plaintiffs' attorney will do the same to support the residents' position. The court will then issue an order that is favorable to either the Town or the plaintiffs. The order is expected within the next several weeks. He noted that there is always the possibility of appeal.

IX. TOWN COMMISSION COMMENTS / REPORTS

Commissioner Reiser stated that the next Condo Forum meeting is scheduled for February 18, 2026.

Mayor Miller advised that she would hold her comments until she has heard from residents during the Public Comments period.

X. PUBLIC COMMENTS

At this time Mayor Miller opened the public hearing.

Laura Degiacomo Coughlin, resident of Port De Meir, referred to Resolution 2026-01, requesting clarification of what the vulnerability study will address. She also recalled that the Town has had a Strategic Beach Management Plan since April 2020, which reflected a strategy of continued nourishment of the beach, conducting a feasibility study, determining the cause of erosion, and establishing design alternatives to address that erosion.

Ms. Coughlin continued that a feasibility study was produced for the Town in June 2023 which included shoreline analysis, mitigation alternatives, resiliency planning, and next steps. She asked what would be the difference between the new study proposed under Resolution 2026-01 and the previously existing studies.

Mayor Miller explained that the study addressed in Resolution 2026-01 is a resiliency study, which differs from a coastal erosion plan and mitigation study. More information on the proposed study is available online, including proposals prepared by the responding firms. The City employs a coastal engineer who will review the study, and who is expected to attend the next Commission meeting.

Mr. Serda further clarified that a vulnerability study will be a comprehensive document, involving more aspects of vulnerability than a Beach Management Plan. It will examine the Town as a whole rather than focusing solely on the beach. This study is required for every Florida municipality and will assist with state emergency planning. He offered to meet with Ms. Coughlin to discuss this issue further.

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

Mayor Miller returned to the issue of beach erosion, particularly at the Port De Meir condominium. She emphasized the need to develop a solution for this area, acknowledging that the greatest issue will be funding. The response will also take some time, as it will require several permits. The Town has engaged CTE, which will take a closer look at the area and will make recommendations at the March 2026 Commission meeting.

Mayor Miller strongly emphasized that any response to this issue will be extraordinarily expensive, and the Town will need to determine how to proceed fairly. She noted that Deerfield Beach currently has a nourishment program underway at a cost of \$15 million. In addition, it is possible that the coming year may bring tax cuts that severely impact the Town's budget. It may be necessary to consider whether the Town wishes to maintain a private beach or consider making it a public facility. A public beach will be eligible for more funding.

Mayor Miller continued that one reason the Town needed the funding provided by the Rosewood project is the necessity of establishing a beach and sand Reserve Fund. The sooner the project can come online, the sooner it can begin paying property taxes and providing the funding needed for nourishment. She noted that the Town's beach plays a key role in the success of Hillsboro Beach.

Mayor Miller advised that while all the Commissioners are interested in identifying alternative methods of dealing with beach erosion, they will need evidence that the method to be used will work. She pointed out that some of the emerging technologies proposed as potential solutions do not have a successful track record thus far, and concluded that the Town will do all it can to meet this need.

XI. ADJOURNMENT

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

The meeting was adjourned at 10:12 a.m.

ADOPTED THIS _____ DAY OF _____, 2026.

By: _____
Dawn Miller, Mayor

ATTEST:

Sherry D. Henderson, Town Clerk



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item: Coastal Protection Engineering Inc. Beach Update

Dylan Nestler PE (Coastal Engineer) and Thomas Pierro PE (Principal Engineer)

Submitting Dept: Town Clerk, LaToya Little, Office Assistant

Agenda Date: March 3, 2026

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. 2026.03.03 Hillsboro Commission_final

HILLSBORO/DEERFIELD BEACH NOURISHMENT PROJECT UPDATE

Commission Meeting
March 3, 2026

Coastal Protection Engineering

Thomas Pierro, PE, BC.CE, Principal Engineer

Dylan Nestler, PE, Coastal Engineer



AGENDA

- Project Background
- Seasonal Beach Patterns
- Beach Conditions Monitoring
- Permit Application Updates
- Alternative Strategies

PROJECT BACKGROUND

SETTLEMENT AGREEMENT

- Effective Date: October 8, 2020
- Provisions to jointly manage and monitor beaches
- Beach nourishment every 5 years for 30 years
- City of Deerfield Beach
 - 1,500 feet: SE 6th St to SE 10th St
 - Coordinate with City of Boca Raton (inlet ebb shoal)
 - Cover groins with sand after projects
- Town of Hillsboro Beach
 - 2,300 feet - SE 10th St to Hillsboro Imperial Condo
 - Coordinate with Hillsboro Inlet District
- Initial construction April 2023, next winter 27/28



RECENT BEACH NOURISHMENT PROJECTS

Project Achievements

- 1st time the City of Deerfield Beach and the Town of Hillsboro Beach worked with the City of Boca Raton.
- Regionalization among three municipalities spanning two counties.
- Tri-party agreement to split up mobilization costs and share sand.
- Truck haul project conducted with FEMA support to repair damages from Hurricane Dorian.

2023

- ✓ Joint Beach Renourishment Project
- ✓ City of Boca Raton and City of Deerfield Beach

2025

- ✓ FEMA supported Truck Haul Project
- ✓ Repaired damages from Hurricane Dorian

2023 BOCA INLET PROJECT

- Constructed March - April 2023
- 388,943 cy of fill in three areas
 - Boca Raton: 209,643 cy (53.9%)
 - Deerfield Beach: 33,667 cy (8.7%)
 - Hillsboro Beach: 145,633 cy (37.4%)
- Total Project Cost \$9.4M
 - Boca Raton: \$4.5M
 - Deerfield Beach: \$834K
 - Hillsboro Beach: \$4.0M
 - Project cost shared with FDEP





2025 TRUCK HAUL PROJECT

- Constructed Jan. to March 2025
- 64,500 cy from upland mine
- Total Project Cost \$4.8M
 - FEMA 75% cost-share
 - FDEM 12.5% cost-share
 - FDEP 50% of remainder for sand placement north of Imperial Condo
 - Hillsboro paid around 10%



FEMA

SEASONAL BEACH PATTERNS

TYPICAL FALL CONDITIONS

NOVEMBER 10, 2023



- King tides in the fall months result in elevated water levels along the coast.
- Seasonal changes and erosional hotspots start to emerge ...

TYPICAL WINTER CONDITIONS

FEBRUARY 9, 2024



- Winter cold fronts bring larger waves from northeast that erode the dry beach.
- Sand migrates from the upper beach into nearshore sandbars and to the south.

TYPICAL SPRING CONDITIONS

MAY 28, 2024



- Milder waves start to come from the east and southeast in early spring.
- Sand moves back from the nearshore and the beach gets wider.

2025 WINTER CONDITIONS

DECEMBER 19, 2025



- When fall/winter season comes again, the cycle starts over ...
- Tropical systems and winter storms can change the system dramatically.

CURRENT CONDITIONS

FEBRUARY 2025



- February 2, 2026
- Photo by Mayor Dawn Miller



- February 27, 2026
- Photo by Mac Serda

BEACH CONDITIONS MONITORING

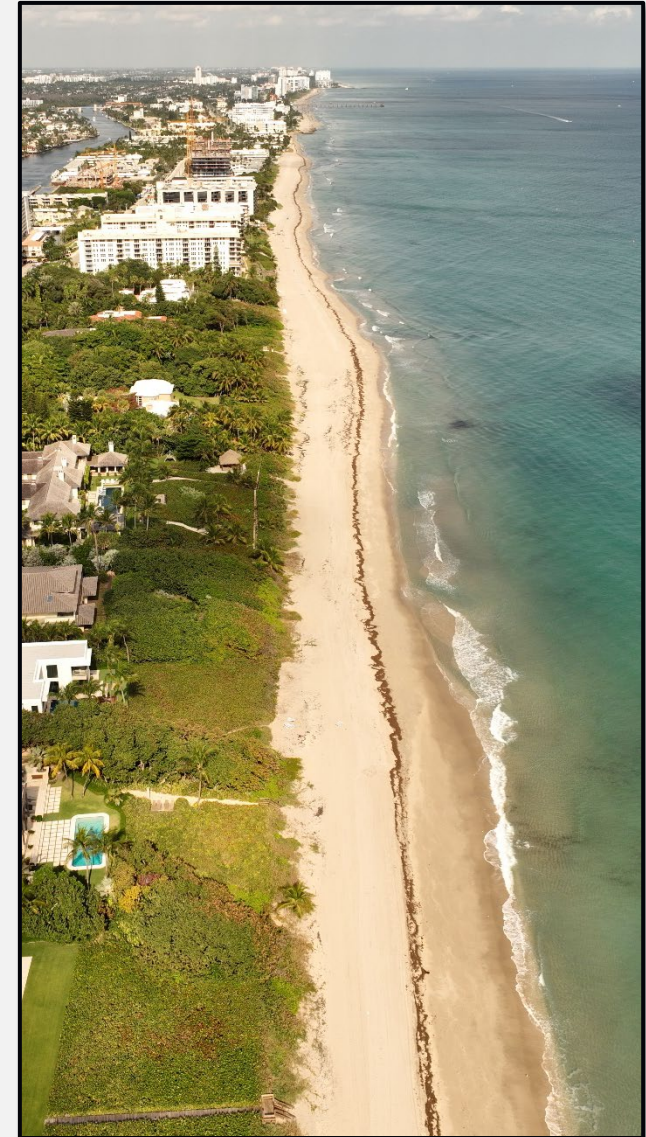
DECEMBER 2025 CONDITIONS



Port de Mer to Sea Club



Sea Club to Rosewood

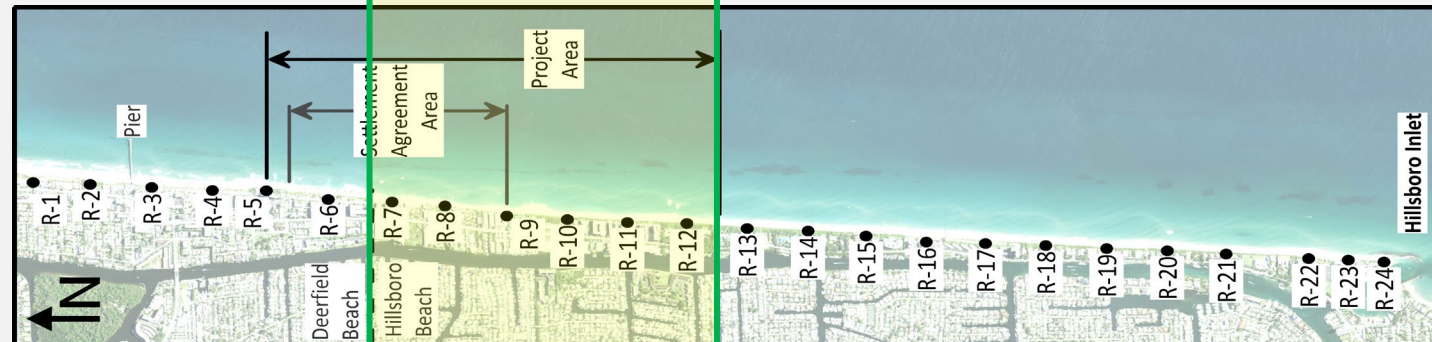
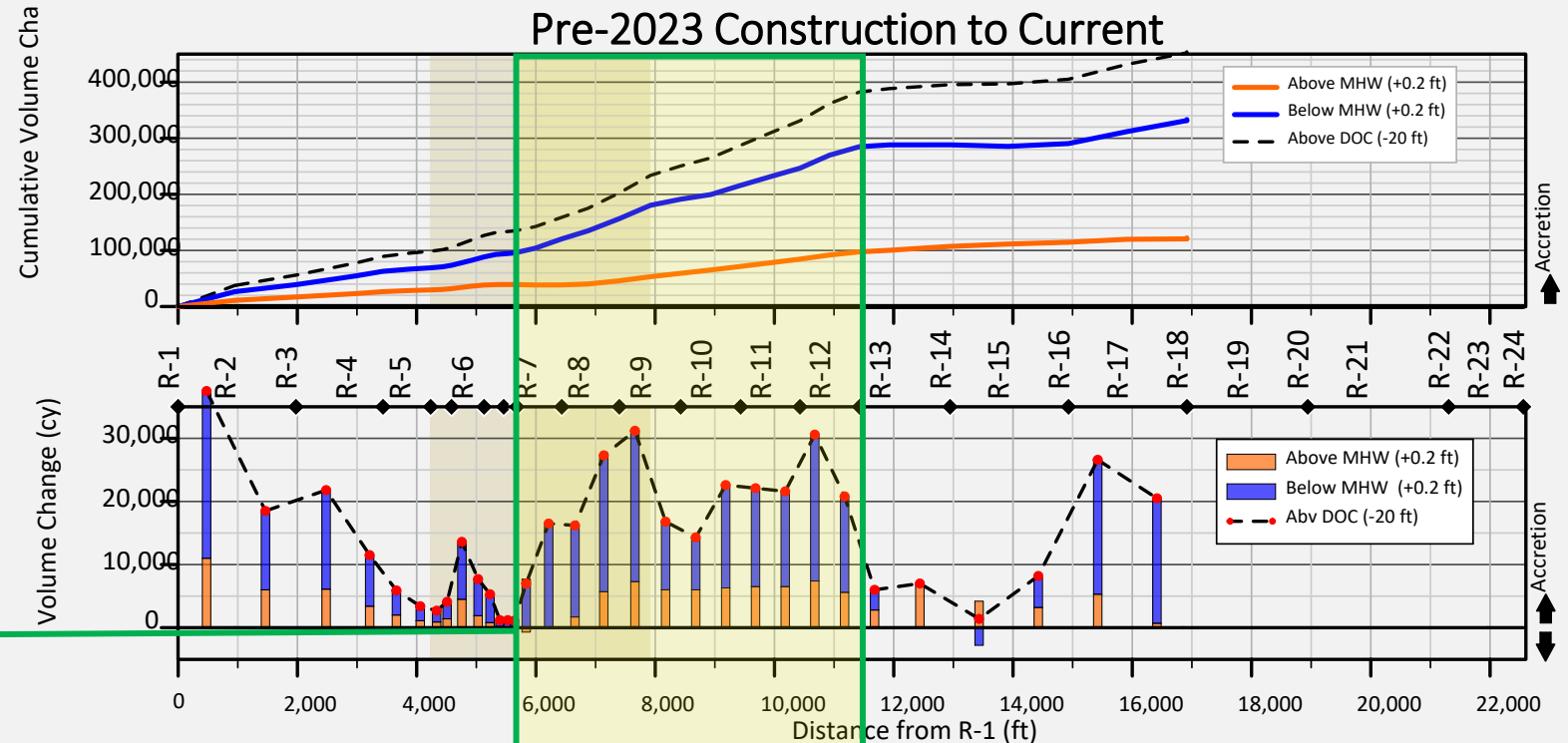


Rosewood to 1131 Hillsboro Mile

2023 JOINT PROJECT: 2-YEARS POST-CONSTRUCTION

Dec. 2022 to Dec. 2025

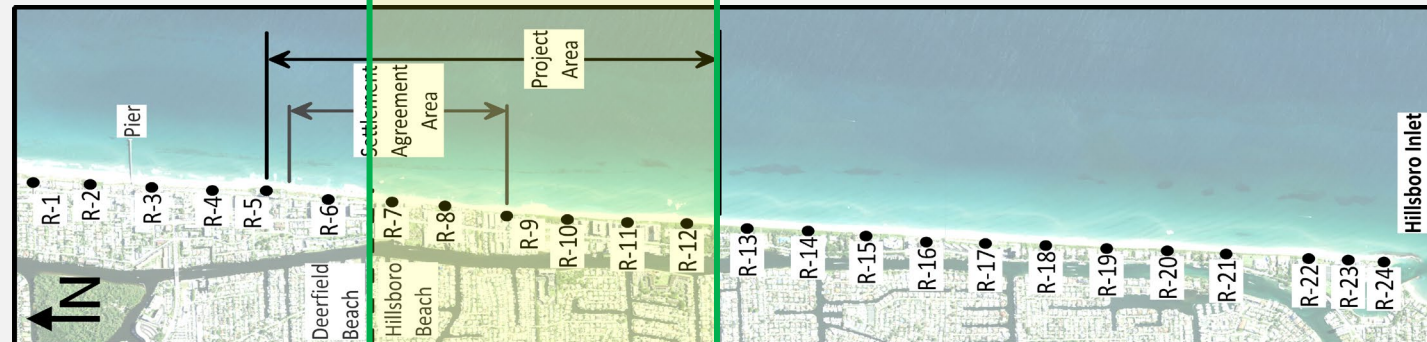
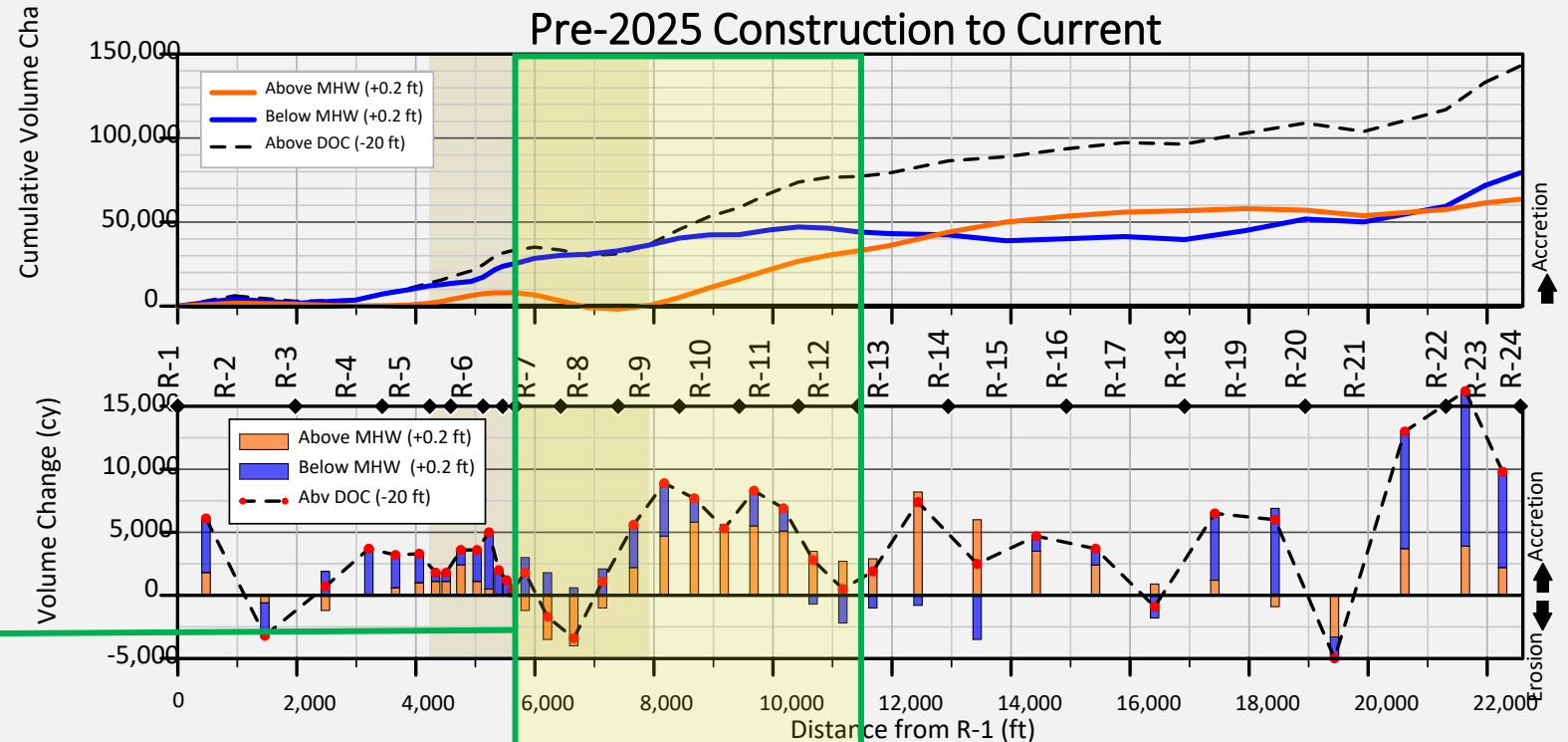
- **Project Volume: +158,700 cy**
- Northern hotspot:
 - 750 ft from Town border
 - -600 cy above MHW
 - +23,500 cy above DOC
- Project area:
 - 5,750 ft from Town border
 - +58,400 cy above MHW
 - +247,000 cy above DOC
- Monitored area:
 - 11,240 ft from Town border
 - +81,500 cy above MHW
 - +316,700 cy above DOC



2025 FEMA PROJECT: 9-MONTH POST-CONSTRUCTION

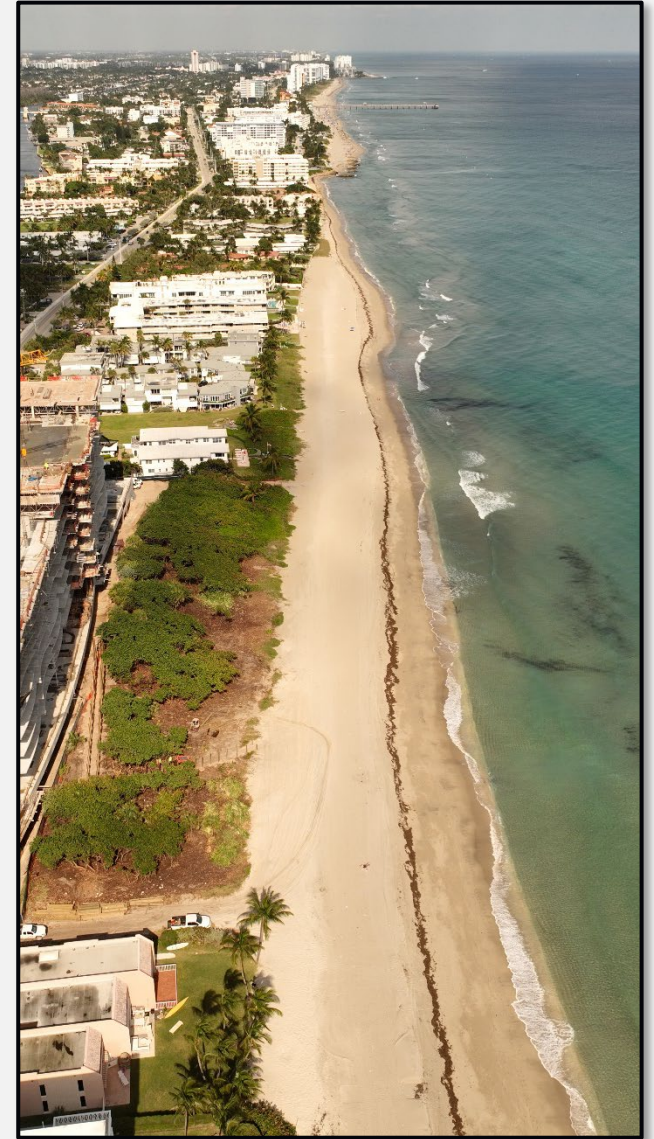
Jan. to Dec. 2025

- **Project Volume: +64,500 cy**
- **Northern hotspot:**
 - 750 ft from Town border
 - -4,700 cy above MHW
 - +100 cy above DOC
- **Project area:**
 - 5,750 ft from Town border
 - +25,000 cy above MHW
 - +43,800 cy above DOC
- **Town-wide:**
 - 16,880 ft
 - +55,700 cy above MHW
 - +109,600 cy above DOC



MONITORING SUMMARY

- Highly erosional area in front of Port de Mer
- Beach to the south is moderately erosional to accretional
- Sand eroded from dry beach is typically transferred offshore to sand bars and migrates to south over time
- Sand bars have been growing for decades
- 115% of the sand volume placed in 2023 was measured within project area
- 68% of sand placed in 2025 FEMA project remains in placement area
- Sand quantities are increasing Town-wide but not evenly distributed (i.e., Port de Mer recurring hotspot)



PERMIT APPLICATION UPDATES

PERMITTING STRATEGY

- Comply with Settlement Agreement
- Fill placement updates:
 - Modify previously permitted templates
 - Extend permit to north and south
 - Allow for dune restoration
- Diversify sand sources
- Seek inlet sand-sharing opportunities

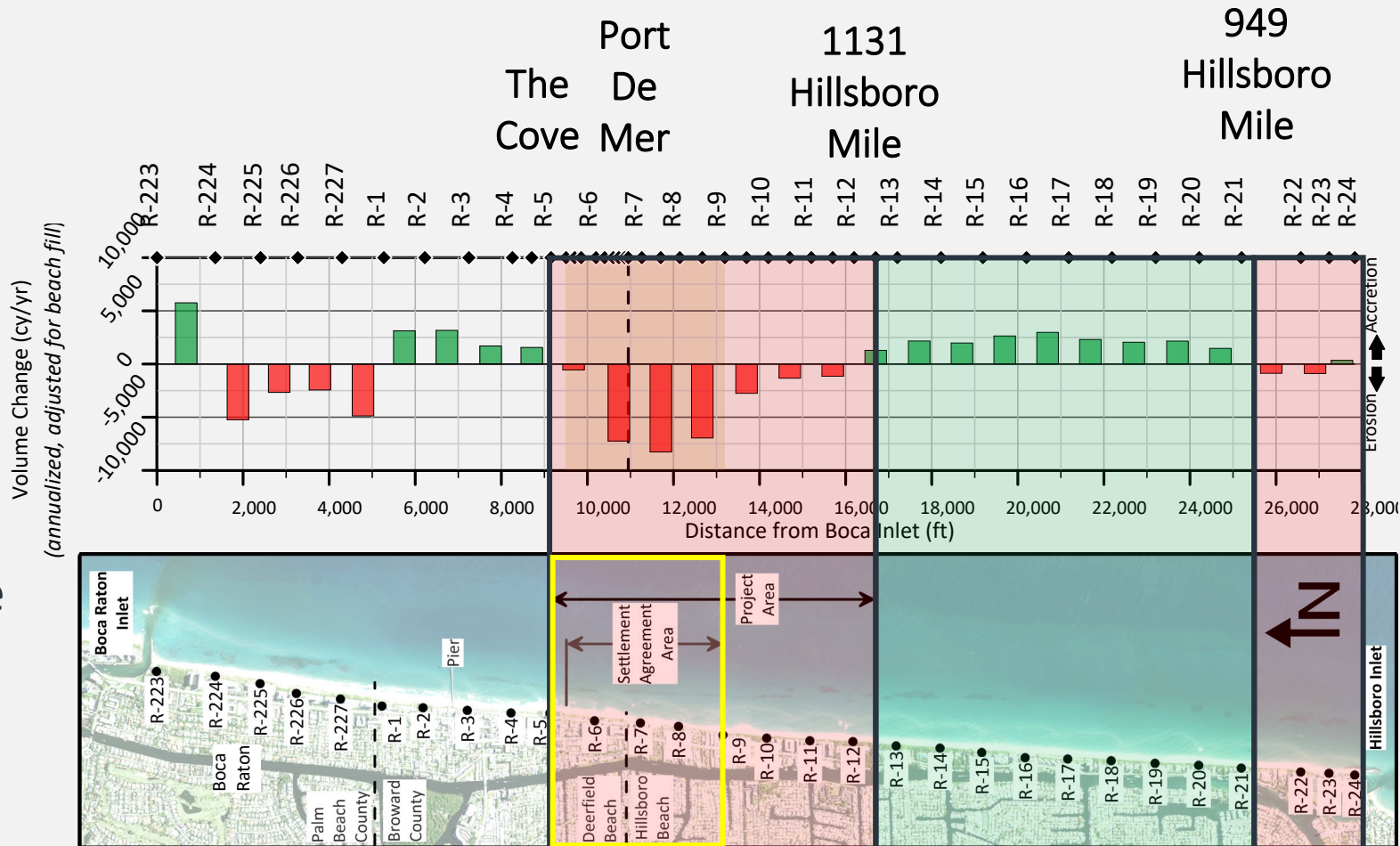
TYPICAL TRENDS AND VOLUME NEEDS

Settlement Agreement Area

- SE 6th St to Hillsboro Imperial
- 20,400 cy/yr erosion
- ~100,000 cy needed for 5 years

Previous Project Area

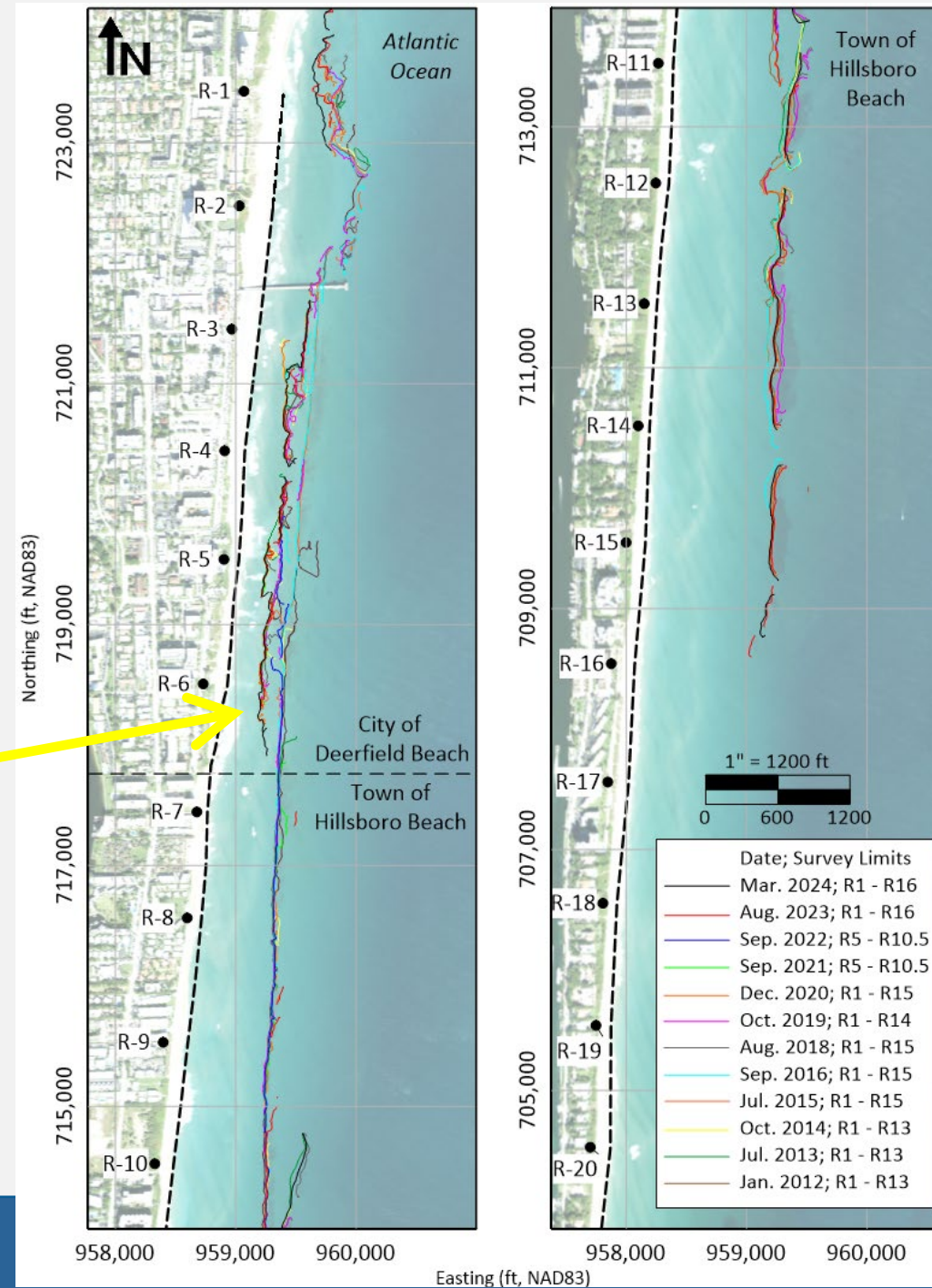
- The Cove to 1131 Hillsboro Mile
- 25,700 cy/yr erosion
- ~125,000 cy needed for 5 years



2011-2023

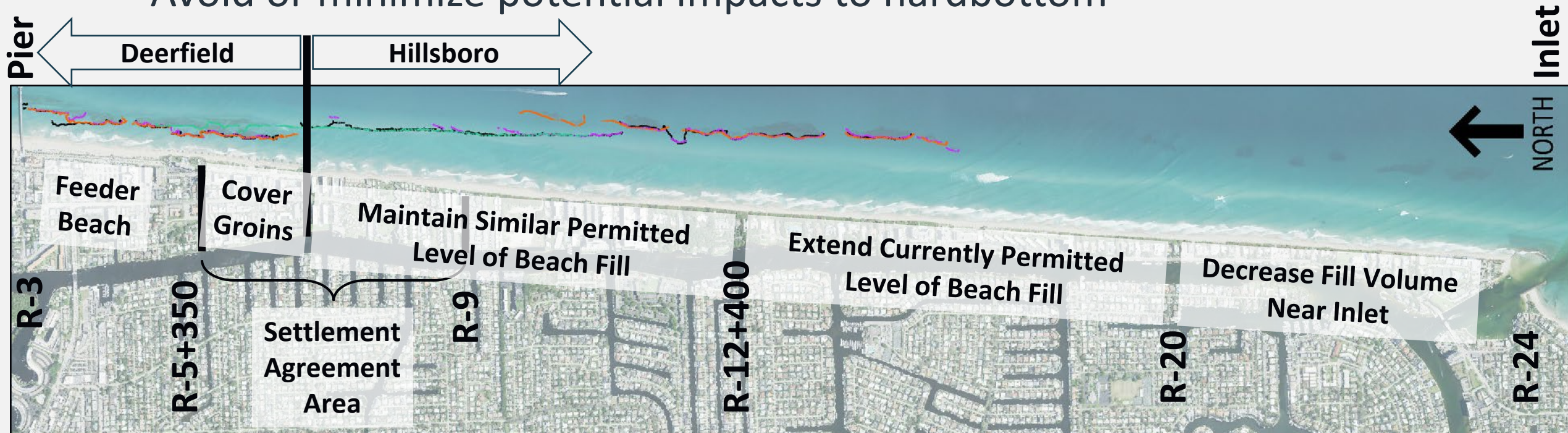
NEARSHORE HARDBOTTOM

- Protected natural resource
- Beach fill design constraint



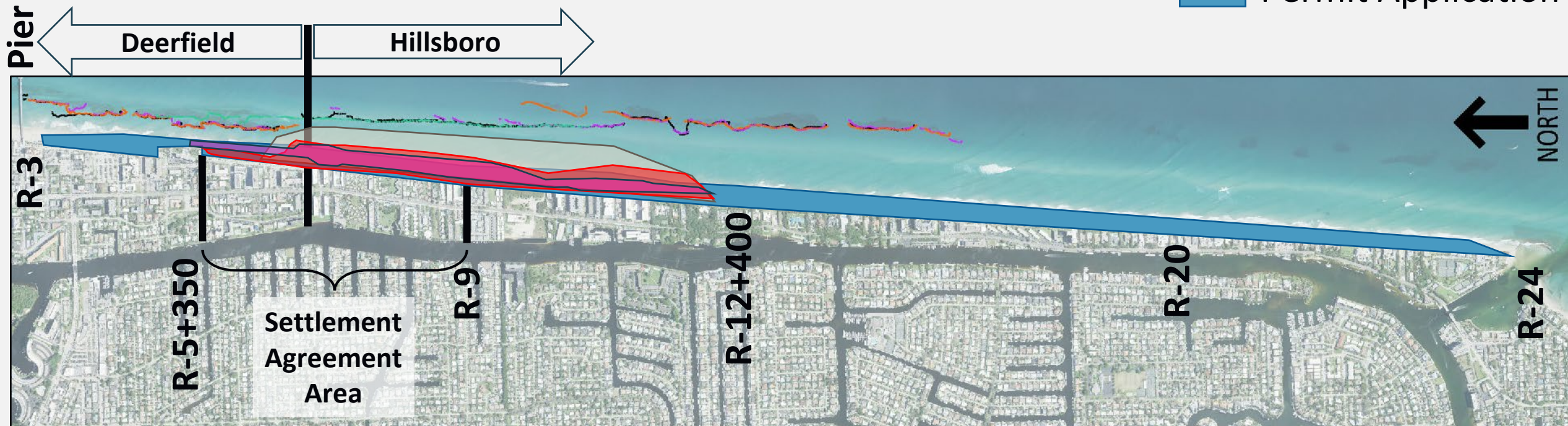
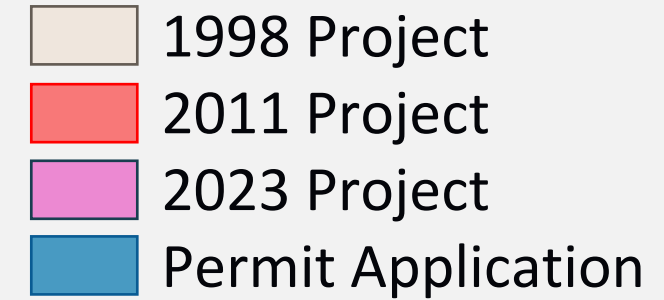
BEACH DESIGN GOALS

- Allow for sand placement from Deerfield Pier to Hillsboro Inlet
- Create feeder beach from southern Deerfield to northern Hillsboro
- Avoid or minimize potential impacts to hardbottom

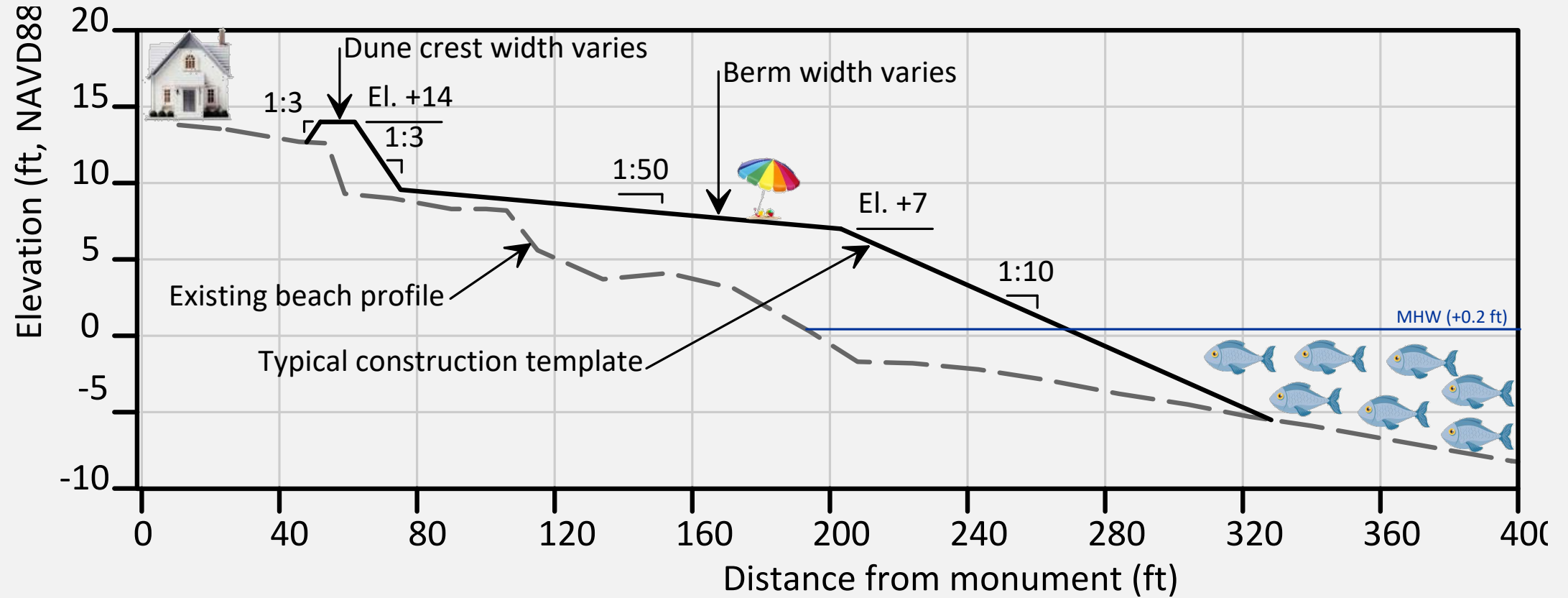


FILL PLACEMENT COMPARISON

- Previous projects limited placement to north end
- Permit application to allow for Town-wide placement

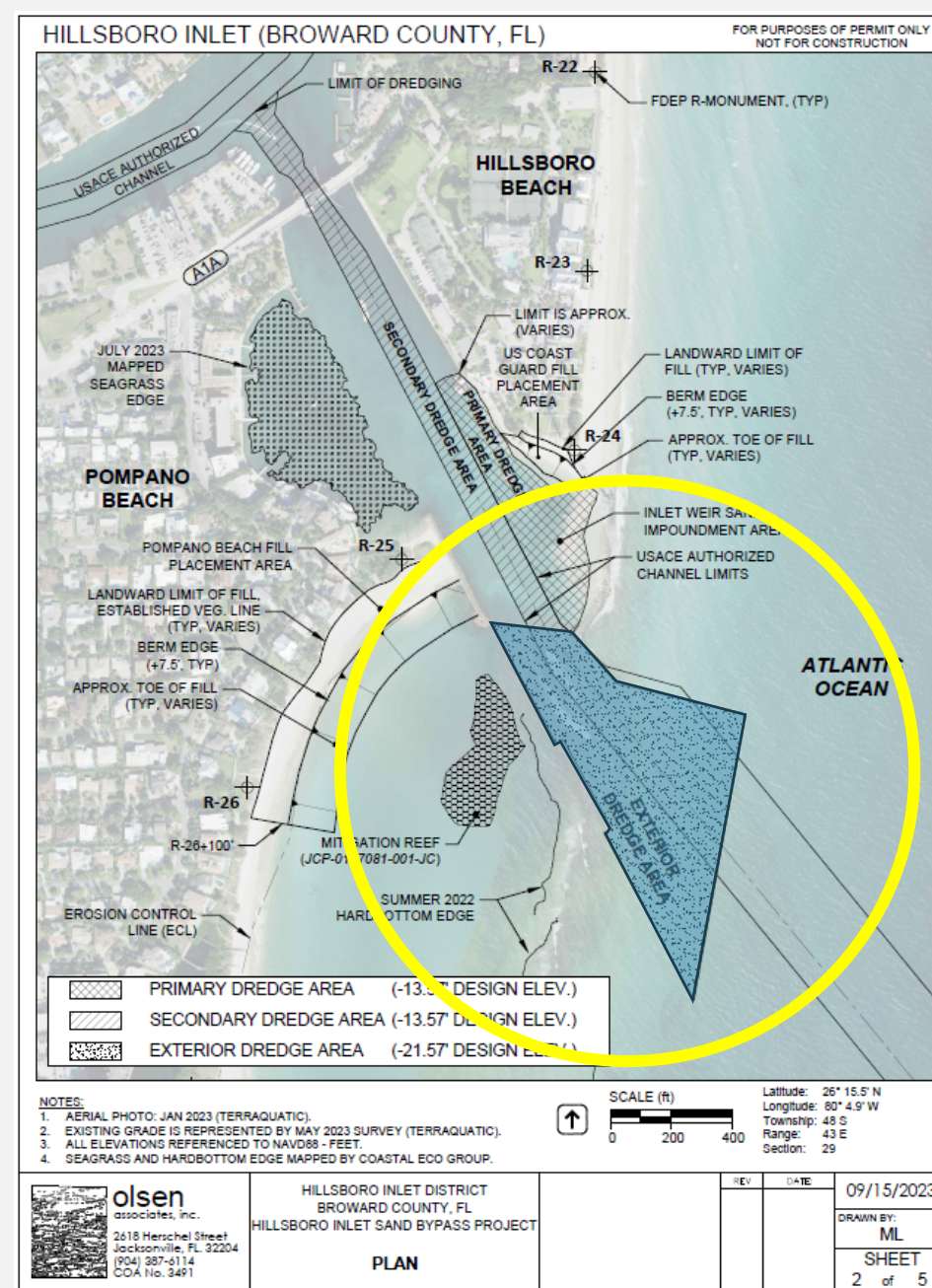
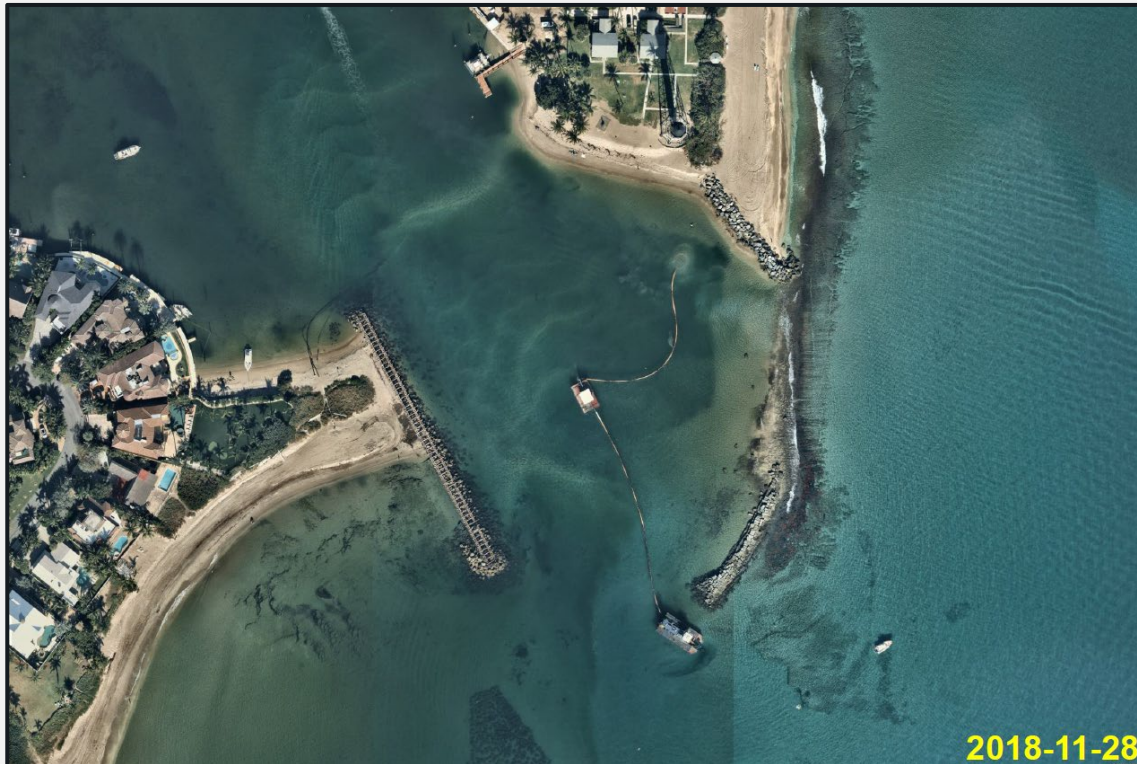


NEW BEACH FILL TEMPLATE



HILLSBORO INLET SAND SOURCE

- Exterior dredge area (ebb shoal)
- Last dredged in 2002



NEXT STEPS ...

PROJECT MONITORING

Ongoing:

- Semi-annual beach profile surveys
- Nearshore hardbottom and swimming sea turtle monitoring
- Sea turtle nesting monitoring, escarpment surveys, tilling of the beach



NEW PERMIT APPLICATION

In Progress:

- Incorporate monitoring results
- Focus on sand retention, constructability, feeder beach
- Coordinate with agencies on regulatory process
- Evaluate available sand sources
- Continue coordination with adjacent inlet governments



FUTURE TASKS

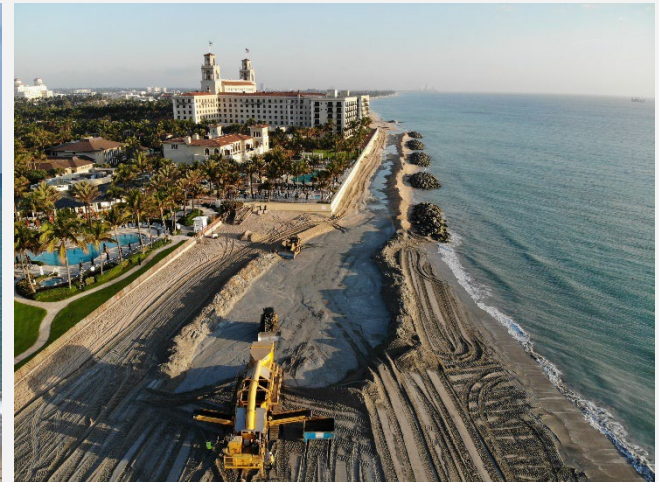
Upcoming:

- Continue coordination on Hillsboro Inlet sand source
- Extend ECL as required for new fill placement template
- Nearshore hardbottom mitigation considerations
- Consider potential for offshore sand search investigation
- Evaluate need for alternative erosion mitigation strategies

ALTERNATIVE STRATEGIES

SHORE PROTECTION - FLORIDA STATUTES

“Coastal or shore protection structure” means shore-hardening structures, such as seawalls, bulkheads, revetments, rubble mound structures, groins, breakwaters, and aggregates of materials other than beach sand used for shoreline protection; beach and dune restoration; and other structures which are intended to prevent erosion or protect other structures from wave and hydrodynamic forces. – **Chapter 161.54(6)(d) F.S.**



COASTAL STRUCTURES

- Shoreline Hardening:
 - Seawalls
 - Revetments
 - Bulkheads
- Sand Retention / Erosion Control:
 - Groins (Jetties)
 - Breakwaters
 - Artificial Reefs
- Can be used to control sand transport and slow erosion
- Cannot “create” sand and often require periodic nourishment

Benefits:

- ✓ Highly effective for beach stabilization
- ✓ Can help to address erosional hotspots
- ✓ Extends life of beach nourishment projects
- ✓ Strategic use can reduce long term costs

Risks:

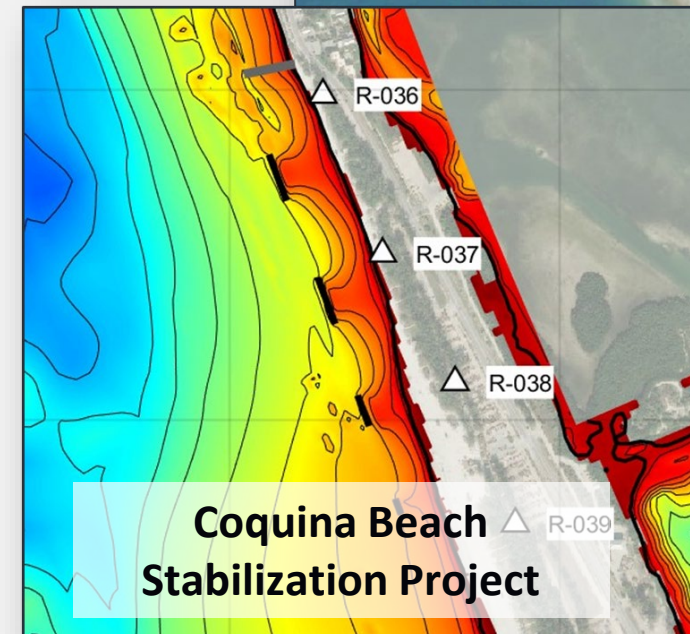
- ❖ Lengthy process to design and permit
- ❖ Regulatory approvals are not certain
- ❖ Can influence adjacent beaches
- ❖ Upfront payment and permanent

PRESSURE EQUALIZING MODULES (PEM)

- **Concept:** Vertical pipes installed in the beach with the intent of enhancing drainage between layers of sand to reduce erosion
- The PEM system was installed by the Town in early 2008
- Found to be ineffective after 18 months of monitoring and was removed
- Has not been installed at any other oceanfront location in Florida
- Would need to overcome environmental issues and regulatory hurdles
- Does not create sand and may transfer erosion to adjacent beaches
- Beach nourishment may be required as a permit condition
- Unproven strategy for addressing coastal erosion in Florida

HOTSPOT EROSION CONTROL STUDY

- Review body of knowledge
- Focus on problem areas
- Technical analysis of potential alternatives:
 - Sand placement modifications
 - Use of coastal structures
 - Innovative technologies
- Cost / Benefit assessment
- Basis for decision making and support for permit applications
- Significant investment in time and cost
- **Permitting is extensive and uncertain**



HILLSBORO/DEERFIELD BEACH NOURISHMENT PROJECT UPDATE



THANK YOU!

Coastal Protection Engineering

Thomas Pierro, PE, BC.CE, Principal Engineer
Dylan Nestler, PE, Coastal Engineer



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: Discussion on Proposed Code Text Amendment for Parking Regulations & Landscaping West of State Road A1A

Submitting Dept: Planning & Zoning, Sherry Henderson, Town Clerk

Agenda Date: March 3, 2026

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

- ATTACHMENTS:**
1. STAFF REPORT - Text Amendment Parking & Landscaping West of A1A (Discussion Only 3-3-2026)
 2. ORD - Text Amendment Parking & Landscaping West of A1A (Discussion Only 3-3-2026)
 3. Business Impact Statement



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: March 3, 2026
SUBJECT: Code Amendment - Regarding Parking/Landscaping west of A1A

The Town's Planning Consultant reviewed the regulations and existing conditions regarding parking space and landscaped areas in the Town's RS-2 single-family zoning district. The review centers upon those narrow areas of lots along the west side of A1A at the south end of Town (between addresses 1015 Hillsboro Mile and 965 Hillsboro Mile). The regulations regarding parking and landscaping in these areas were last updated by the Town Commission in December 2022.

Background

The Town of Hillsboro Beach has seen significant redevelopment over the past several years in the RS-2 area. The redevelopment, combined with the ongoing marine uses on the Intracoastal Waterway, has created additional traffic and parking/standing issues of vehicles in this area. Furthermore, the Commission has expressed a desire for the beautification of this area, to minimize the appearance of a row of vehicles parked along the west side of A1A, as many of the lots west of A1A have been paved and include minimal to no landscaping (see existing conditions photos below).

Section 12-123 of the Town Code requires that a minimum of 10 feet in width, adjacent to A1A, must consist of landscaping that prevents parking of vehicles, along both sides of A1A. Prior to the December 2022 change in the code, the code created an exception for the west side of A1A for lots that are less than 15 feet wide between A1A and the Intracoastal Waterway. The exception historically resulted in many of the lots having been paved for vehicle parking, standing, and marine loading.

The December 2022 code change, which currently applies to all of these lots, allows for only one paved parking spot (10' x 20') and the remainder of these areas to be covered in landscaping that prevents parking of vehicles.

Existing Conditions

Many of the lots in the narrow area between A1A and the Intracoastal (between addresses 1015 HM and 965 HM) are completely or mostly paved. Some include artificial turf, and others gravel. Some minimal landscaping exists which is not uniform along this stretch of the west side of A1A. Construction/reconstruction of seawalls has been ongoing, and many property owners have simply repaired the existing paved areas. Other lots that have been redeveloped had approved site plans prior to the December 2022 code change, and thus do not comply with the current code requirements.



Existing Conditions along A1A

Summary of Current Code (sec. 12-123) Requirements

On lots with less than 15 feet between the west side of A1A and the Intracoastal shoreline, the following is required:

- Only 1 parallel paved parking space, measuring 10' by 20'
- Remainder of this area is to consist of landscaping between 18 inches and 30 inches in height

Practical Application

Currently there are no lots in this area of the RS-2 zoning district that are developed on the west side of A1A following the current code. Most that have been redeveloped replaced existing paving or left existing landscaping in place. Vehicles are frequently parked in these areas, including those providing marine deliveries/services, or related to construction east of A1A.

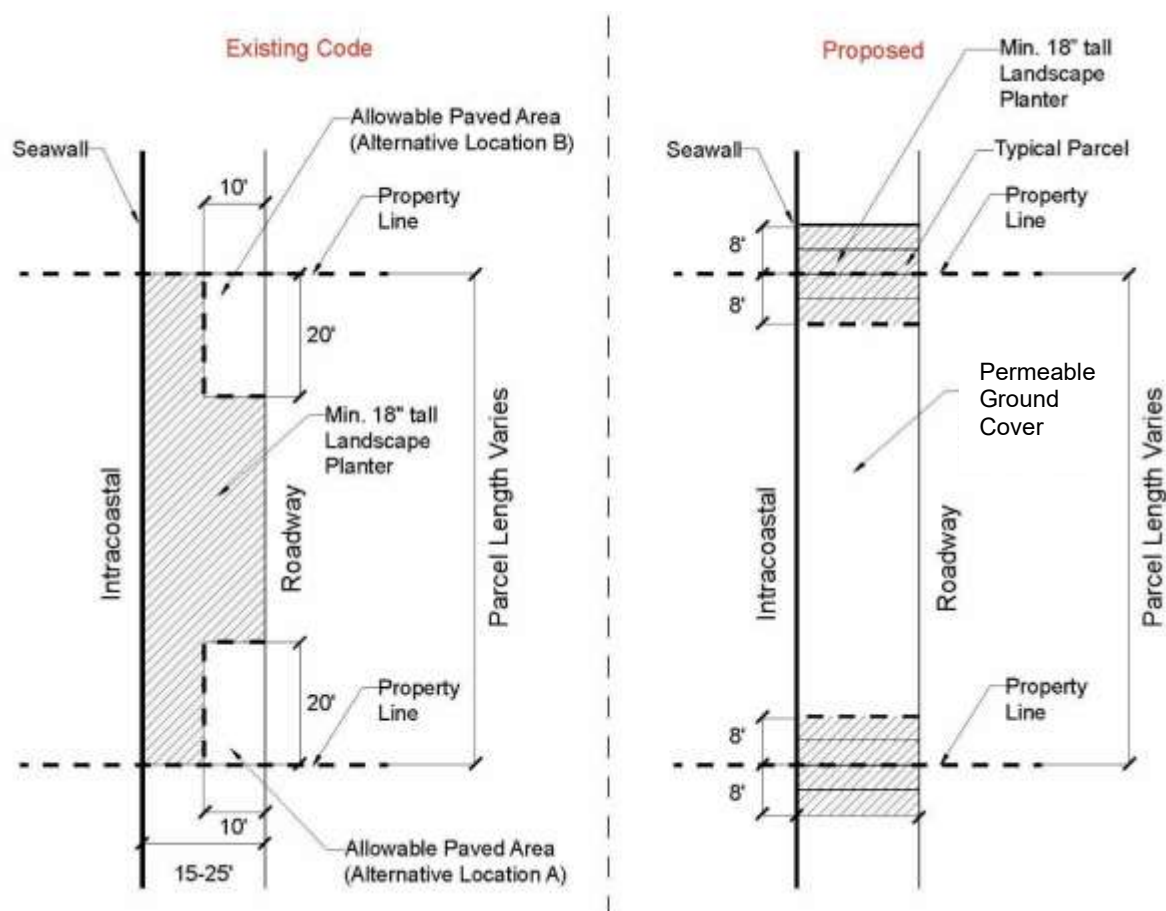
Although the current code if implemented on any lot would greatly limit the use for parking, it would also likely result in vehicles partially blocking A1A (which at times occurs under the existing conditions).

Summary of Proposed Change

On lots with less than 25 feet between the west side of A1A and the Intracoastal shoreline (a change from 15' to 25' to more accurately describe this area as seawalls have changed such distance), the following would be required:

- Permeable ground cover
- No dirt, gravel, or sod
- Eight (8) feet of landscape buffering adjacent to north and south property lines (from A1A to the seawall/shoreline)
- No landscape height restriction in the buffer
- If less than 10 feet total distance exists between the west side of A1A and the Intracoastal shoreline, area must be entirely landscaped

The following diagram shows the effect of the code as can be currently implemented (left) and as proposed with this code amendment (right):



Analysis of Proposed Change: Impact Over Time

The proposed changes, if implemented, would allow for the additional space needed on the west side of A1A for vehicles and other marine related equipment that would help prevent blocking of the roadway. The current limitation of the code to one parking space could create additional

blocking of the roadway, and does not take into account the need for marine uses, such as fuel delivery, to have adequate space for servicing (which is already limited).

To mitigate the visual effect of the rows of parked/standing vehicles, the addition of the 8-foot-wide landscape buffer adjacent to the north and south property lines would break up the continuous row of vehicles. It would effectively create 16 feet of continuous landscaping in between the paved areas of each lot. Allowing for additional height of landscaping above 30-inches in these buffer areas would have a greater visual impact than the current landscaping height limit would have. Many lots currently have some landscaping above this height limit.

The requirement for permeable ground cover would help alleviate the standing water that can occur in the paved areas.

It should be noted that like the current code requirements, implementation of the proposed changes would not be immediate. New site plans associated with future redevelopment would be subject to the new requirements, thus the effects of the code change would happen gradually over time.

Changes to other code sections 12-143, 12-163, 12-183, 12-213

Similar text regarding areas with less than 15' distance between A1A and the easterly waterline of the Intracoastal appears in the parking regulations for other zoning districts, including RM-16, RM-30, RPC, and CF. However, there exist no areas in any other districts in which there is less than 15' distance between A1A and the easterly waterline of the Intracoastal. For clarity, it is proposed to remove this language.

Conclusion and Recommendation

The purpose of this code amendment is to preserve the Commission's desire for beautification of this section along A1A, limit the effect of a continuous row of parking along the west side, and allow for vehicles and other equipment to be off the roadway. Although the implementation of both the current and proposed code could take significant time, the ultimate outcome would allow for desired visual effect, while balancing the need for space for vehicles and equipment within this area.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED "LAND DEVELOPMENT CODE", BY SPECIFICALLY AMENDING SECTION 12-123 ENTITLED "PARKING REGULATIONS"; AMENDING SECTION 12-143 ENTITLED "PARKING REGULATIONS"; AMENDING SECTION 12-163 ENTITLED "PARKING REGULATIONS"; AMENDING SECTION 183 ENTITLED "PARKING REGULATIONS"; AMENDING SECTION 12-213 ENTITLED "PARKING REGULATIONS"; PROVIDING FOR REGULATIONS IN AREAS OF THE TOWN IN WHICH THERE IS LESS THAN TWENTY FIVE (25) FEET DISTANCE BETWEEN THE WESTERLY PAVED EDGE OF STATE HIGHWAY A1A AND ADJOINING BICYCLE LANE AND THE EASTERLY EDGE OF A SEAWALL ALONG THE INTRACOASTAL WATERWAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Town Commission finds that it is in the best interest of the residents of the Town to revise the Town's Parking Regulations for the purpose of implementing specific guidelines.

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

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

Section 2. Chapter 12 entitled "Land Development Code" of the Code of Ordinances is hereby amended as follow:

Sec. 12-123. Parking regulations.

~~Whenever a single-family dwelling is erected or reconstructed, there shall be provided a minimum of two (2) solidly enclosed and covered parking spaces, and one unenclosed parking space, excluding driveway space. One additional unenclosed parking space shall be required for building areas exceeding 5,000 square feet of habitable area, excluding garage space utilized for parking, and one additional unenclosed parking space shall also be required for each additional 5,000 square feet, for visitor parking and service vehicles. Such unenclosed parking spaces shall not be located within the minimum eight (8) foot wide side yard landscaped buffer, nor closer than twenty-five (25) feet to center line of State Highway A1A. Portions of driveways designated for use as a required unenclosed parking space must have a minimum width of eighteen (18) feet. Parking areas and driveways must be paved or other material as approved by the Town Commission, and must have drainage or sump to ensure no runoff or flow of water into State Highway A1A or adjoining properties. Parking areas must be shielded from State Highway A1A with landscaping of a minimum height of six (6) feet at the time of planting, and the parking space shall be appropriately landscaped with grass, trees or shrubbery. A minimum of 10 feet in width, immediately adjacent to the paved edge of State Highway A1A and adjoining bicycle lane, shall consist of ground cover landscaping which naturally grows and/or can be maintained~~

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at a height no less than eighteen (18) inches and no greater than thirty (30) inches, so as to prevent the use of the space for parking, and this 10-foot area shall be clear and contain no obstructions. Exceptions to the 10-foot requirement:

- (A) In any area of the Town of Hillsboro Beach in which there is not more than 15 feet distance between the westerly paved edge of State Highway A1A and adjoining bicycle lane and the mean high water line along the easterly shore of the Intracoastal Waterway, only one (1) parallel paved parking space, not more than 10 feet by 20 feet in dimension, shall be permitted. The remainder of this area shall consist of ground cover landscaping which naturally grows and/or can be maintained at a height no less than eighteen (18) inches and no greater than thirty (30) inches. No additional parking, other than for emergency purposes, shall be permitted in any of the areas to which this exception applies;
- (B) Frangible, vertical markers;
- (C) Rounded domes not exceeding 12 inches in diameter, not more than 6 inches high, and spaced not less than 6 feet apart;
- (D) Mirrors, on posts not exceeding 4 inches by 4 inches;
- (E) Mailboxes; and
- (F) Vegetation.

Whenever a single-family dwelling is erected or reconstructed, the following shall be required:

- (A) There shall be provided a minimum of two (2) solidly enclosed and covered parking spaces, and one unenclosed parking space, excluding driveway space.
- (B) One additional unenclosed parking space shall be required for building areas exceeding 5,000 square feet of habitable area, excluding garage space utilized for parking, and one additional unenclosed parking space shall also be required for each additional 5,000 square feet, for visitor parking and service vehicles.
- (C) Unenclosed parking spaces shall not be located within the minimum eight (8) foot wide side yard landscaped buffer, nor closer than twenty-five (25) feet to center line of State Highway A1A.
- (D) Portions of driveways designated for use as a required unenclosed parking space must have a minimum width of eighteen (18) feet.
- (E) Parking areas and driveways must be paved or other material as approved by the Town Commission, and must have drainage or sump to ensure no runoff or flow of water into State Highway A1A or adjoining properties.
- (F) Parking areas must be shielded from State Highway A1A with landscaping of a minimum height of six (6) feet at the time of planting, and the parking space shall be appropriately landscaped with grass, trees or shrubbery.
- (G) A minimum of 10 feet in width, immediately adjacent to the paved edge of State Highway A1A and adjoining bicycle lane, shall consist of ground cover landscaping which naturally grows and/or can be maintained at a height no less than eighteen (18) inches and no greater than thirty (30) inches, so as to prevent the use of the space for

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parking, and this 10-foot area shall be clear and contain no obstructions, with the following exceptions:

- (1) Frangible, vertical markers;
- (2) Rounded domes not exceeding 12 inches in diameter, not more than 6 inches high, and spaced not less than 6 feet apart;
- (3) Mirrors, on posts not exceeding 4 inches by 4 inches;
- (4) Mailboxes;
- (5) Vegetation;
- (6) In any area of the Town in which there is less than twenty-five (25) feet distance between the westerly paved edge of State Highway A1A and adjoining bicycle lane, and the easterly edge of a seawall or the mean high water line along the easterly shore of the Intracoastal Waterway, the following shall apply:

(a) The area shall consist of permeable ground cover (excluding dirt, gravel or crushed rock, and sod), provided a minimum of ten (10) feet of distance exists from the westerly paved edge of State Highway A1A and adjoining bicycle lane to the easterly edge of a seawall or the mean high water line along the easterly shore of the Intracoastal Waterway.

1. Should ten (10) feet of distance not exist from the westerly paved edge of State Highway A1A and adjoining bicycle lane to the easterly edge of a seawall or the mean high water line along the easterly shore of the Intracoastal Waterway, the area shall consist solely of landscaping which naturally grows and/or can be maintained at a height no less than eighteen (18) inches.

(b) A minimum eight (8) foot wide landscaped buffer within the side yard, as defined in section 12-90, shall be required adjacent to the side property lines. The buffer area shall consist of landscaping which naturally grows and/or can be maintained at a height no less than eighteen (18) inches.

Sec. 12-143. Parking regulations.

(A) *Enclosed underground parking.*

...

(B) *Open parking.*

...

(3) Parking areas located east of State Highway A1A must be shielded from State Highway A1A with landscaping of a minimum height of six (6) feet at the time of planting. Parking areas located west of State Highway A1A must be shielded from the highway by appropriate landscaping. The area between State Highway A1A and the parking area shall be appropriately landscaped with trees or shrubbery. A minimum of 10 feet in width, immediately adjacent to the paved edge of State Highway A1A and adjoining bicycle lane, shall consist of ground cover landscaping which naturally grows and/or can be maintained at a height no less than eighteen

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(18) inches and no greater than thirty (30) inches. This 10-foot area shall be green and contain no obstructions. Exceptions to the 10-foot requirement:

~~(a) — In any area of the Town of Hillsboro Beach in which there is not more than 15 feet distance between the westerly paved edge of State Highway A1A and adjoining bicycle lane and the mean high water line along the easterly shore of the Intracoastal Waterway, only one (1) parallel paved parking space, not more than 10 feet by 20 feet in dimension, shall be permitted. The remainder of this area shall consist of ground cover landscaping which naturally grows and/or can be maintained at a height no less than eighteen (18) inches and no greater than thirty (30) inches. No additional parking, other than for emergency purposes, shall be permitted in any of the areas to which this exception applies;~~

~~(b)~~ Frangible, vertical markers;

~~(e)~~ Rounded domes not exceeding 12 inches in diameter, not more than 6 inches high, and spaced not less than 6 feet apart;

~~(d)~~ Mirrors, on posts not exceeding 4 inches by 4 inches;

~~(e)~~ Mailboxes; and

~~(f)~~ Vegetation.

Sec. 12-163. Parking regulations.

(A) *Enclosed underground parking.*

...

(B) *Open parking.*

...

(2) Parking areas located east of State Highway A1A must be shielded from State Highway A1A with landscaping of a minimum height of six (6) feet at the time of planting. Parking areas located west of State Highway A1A must be shielded from the highway by appropriate landscaping. The area between State Highway A1A and the parking area shall be appropriately landscaped with trees or shrubbery. A minimum of 10 feet in width, immediately adjacent to the paved edge of State Highway A1A and adjoining bicycle lane, shall consist of ground cover landscaping which naturally grows and/or can be maintained at a height no less than eighteen (18) inches and no greater than thirty (30) inches. This 10-foot area shall be green and contain no obstructions. Exceptions to the 10-foot requirement:

~~(a) — In any area of the Town of Hillsboro Beach in which there is not more than 15 feet distance between the westerly paved edge of State Highway A1A and adjoining bicycle lane and the mean high water line along the easterly shore of the Intracoastal Waterway, only one (1) parallel paved parking space, not more than 10 feet by 20 feet in dimension, shall be permitted. The remainder of this area shall consist of ground cover landscaping which naturally grows and/or can be maintained at a height no less than eighteen (18) inches and no greater than thirty (30) inches. No additional parking, other than for emergency purposes, shall be permitted in any of the areas to which this exception applies.~~

~~(b)~~ Frangible, vertical markers;

~~(e)~~ Rounded domes not exceeding 12 inches in diameter, not more than 6 inches high, and spaced not less than 6 feet apart;

~~(d)~~ Mirrors, on posts not exceeding 4 inches by 4 inches;

~~(e)~~ Mailboxes; and

~~(f)~~ Vegetation.

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Sec. 12-183. Parking regulations.

Parking shall be open or enclosed at the option of the owner. At least 1½ parking spaces per individual guest dwelling unit shall be provided. Each parking space shall be not less than 9 feet by 20 feet and shall be clearly marked. Each parking space facing a property line shall have an approved tire bumper curb to prohibit parked automobiles from projecting over property lines. Parking areas including necessary driveways shall be not less than 7½ feet from the north and south property lines and not closer than 45 feet from the center of State Highway A1A, and not closer than 15 feet from the easterly right-of-way line of the Intracoastal Waterway, nor east of a southerly continuation of the easterly building line of the Town of Hillsboro Beach as shown on plat of easterly building line as defined herein. Parking areas and driveways must be paved, and must have drainage or sumps to ensure no runoff or flow of water into State Highway A1A or adjoining properties. Parking areas must be shielded from State Highway A1A by appropriate landscaping. The area between State Highway A1A and the parking space shall be appropriately landscaped with grass, trees or shrubbery. A minimum of 10 feet in width, immediately adjacent to the paved edge of State Highway A1A shall be in grass and this 10-foot area shall be clear and contain no obstructions. Exceptions to the 10-foot requirement:

~~(A) — In any area of the Town of Hillsboro Beach in which there is not more than 15 feet distance between the westerly paved edge of State Highway A1A and the mean high water line along the easterly shore of the Intracoastal Waterway the requirement that "a minimum of 10 feet in width, immediately adjacent to the paved edge of State Highway A1A shall be in grass" shall not apply. No parking, other than for emergency purposes, shall be permitted in any of the areas to which this exception applies;~~

(BA) Frangible, vertical markers;

(CB) Rounded domes not exceeding 12 inches in diameter, not more than 6 inches high, and spaced not less than 6 feet apart;

(DC) Mirrors, on posts not exceeding 4 inches by 4 inches;

(ED) Mailboxes; and

(FE) Vegetation.

Sec. 12-213. Parking regulations.

Each community facility shall be required to have a minimum of 1 parking space for each 250 square feet of office and administration building floor area in use plus 1 parking space for each 50 square feet of public meeting room floor area. Each parking space facing a property line shall have an approved tire bumper curb to prohibit parked automobiles from projecting over property lines. Open parking areas, exclusive of in and/or out driveways, shall be located not closer than 45 feet to center line of State Highway A1A. Parking areas and driveways shall not be located closer than 15 feet to the easterly right-of-way line of the Intracoastal Waterway or to the easterly building line as described in Article III, § 12-90. Parking areas must have drainage or sump pumps discharging into the Intracoastal Waterway to ensure that water will not flow into the state highway, or the adjoining properties. Parking areas must be shielded from State Highway A1A by appropriate landscaping. The area between State Highway A1A and the parking space shall be appropriately landscaped with grass, trees or shrubbery. A minimum of 10 feet in width, immediately adjacent to the paved edge of State Highway A1A shall be in grass and this 10-foot area shall be green and contain no obstructions. Exceptions to the 10-foot requirement:

~~(A) — In any area of the Town of Hillsboro Beach in which there is not more than 15 feet distance between the westerly paved edge of State Highway A1A and the mean high water line along the easterly shore of the Intracoastal Waterway the requirement that "a minimum of 10 feet in width, immediately adjacent to the paved edge of State Highway A1A shall be in grass" shall not apply. No parking, other than for emergency purposes, shall be permitted in any of the areas to which this exception applies;~~

~~(BA)~~ Frangible, vertical markers;

~~(CB)~~ Rounded domes not exceeding 12 inches in diameter, not more than 6 inches high, and spaced not less than 6 feet apart;

~~(DC)~~ Mirrors, on posts not exceeding 4 inches by 4 inches;

~~(ED)~~ Mailboxes; and

~~(FE)~~ Vegetation.

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

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

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

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

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PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH,
FLORIDA, ON FIRST READING, THIS ____ DAY OF _____, 2026.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH,
FLORIDA, ON SECOND AND FINAL READING, THIS ____ DAY OF _____, 2026.

TOWN OF HILLSBORO BEACH, FLORIDA

Dawn Miller, Mayor

ATTEST:

By: _____
Sherry D. Henderson, CMC

APPROVED AS TO FORM:

Donald J. Doody, Town Attorney

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Town of Hillsboro Beach

Business Impact Estimate Form

*This Business Impact Estimate Form is provided in accordance with **Section 166.041(4), Florida Statutes** and must be included in the agenda item backup for each proposed ordinance on first reading. A Business Impact Estimate Form must be prepared and posted on the Town's website for each ordinance by the date that the notice of the proposed ordinance is published, regardless of whether the ordinance is exempted under Section A below. This Business Impact Estimate Form may be revised following its initial posting.*

Title and File ID # of proposed ordinance:

Ordinance No. 2025-05 Parking & Landscaping west of A1A

The provisions contained in this Section A. constitute exemptions as provided in Section 166.041(4)(c). If one or more boxes are checked in Section A below, a business impact estimate is not required by state law for the proposed ordinance.

Section A.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the Town;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If an exemption in Section A is applicable, then only Section A. needs to be completed. If there is no exemption in Section A, Section B must be completed.

Section B. This section with the business impact estimate must be completed if the proposed ordinance does not meet any of the exemptions in Section A.

1. A summary of the proposed ordinance which must include a statement of the public purpose (e.g., public health, safety, morals and welfare).

The proposed ordinance would modify the regulations for landscaping & parking on private property west of A1A in such areas where there is less than 20' between the roadway and the Intracoastal waterway, in order to improve safety for motorists, cyclists, and pedestrians.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur.

None.

- (b) Any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

None.

- (c) An estimate of the Town's regulatory costs, including an estimate of from any new charges or fees to cover such costs.

None.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Zero.

4. Additional information/methodology for preparation, if any:

Prepared by: _____

Graham Long, Development Senior Planner

Signature and Date

10/22/25



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: Resolution No. 2026-02 FDOT District 4 Landscape MMOA
Resolution of the Town Commission of the Town of Hillsboro Beach, Florida
Approving and Authorizing the Appropriate Town Officials to Execute the Florida
Department of Transportation, District 4 Landscape Maintenance Memorandum of
Agreement for Property Located at 987 Hillsboro Mile, Hillsboro Beach, FL 33062,
Permit #2024-L-491-00012.

Submitting Dept: Town Clerk, LaToya Little, Office Assistant

Agenda Date: March 3, 2026

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:

1. Agenda Cover Memo - FDOT landscape agreement
2. Resolution
3. SR-A1A_24L-491-00012 for Town Approval
4. Email from Denise Logue @ FDOT



1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

Agenda Item Cover Memo

Agenda Item: FDOT Landscape Agreement – 987 Hillsboro Mile

Submitting Dept: Town Manager

Agenda Date: February 24 2026

1. BACKGROUND / HISTORY

For properties where there is a Florida Department of Transportation (FDOT) right of way easement along A1A and private property, a landscape maintenance agreement is required by the state when a property is being redeveloped to ensure that the FDOT area will be maintained properly.

2. CURRENT ACTIVITY

The Commission approved a site plan for the property located at 987 which triggered the attached Landscape Maintenance Agreement. The agreement requires approval of landscape installations and proper maintenance of the area. Section 12-339 of the Town's Code requires the proper maintenance by the parcel owner.

FINANCIAL IMPACT

No significant costs are expected as a result of this agreement.

3. RECOMMENDATION

Staff recommends approval of the Resolution to allow Town Officials to execute the agreement.

1
2
3 **RESOLUTION NO. 2026-02**
4

5 **A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF**
6 **HILLSBORO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE**
7 **APPROPRIATE TOWN OFFICIALS TO EXECUTE THE FLORIDA**
8 **DEPARTMENT OF TRANSPORTATION, DISTRICT 4 LANDSCAPE**
9 **MAINTENANCE MEMORANDUM OF AGREEMENT; PROVIDING FOR**
10 **CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN**
11 **EFFECTIVE DATE.**
12

13 WHEREAS, the Town Commission deems it to be in the best interests of the Town to
14 approve and authorize the appropriate Town Officials to execute the Florida Department of
15 Transportation, District 4 Landscape Maintenance Memorandum of Agreement for Property
16 Located at 987 Hillsboro Mile, Hillsboro Beach, FL 33062, Permit #2024-L-491-00012.
17

18 **NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF**
19 **HILLSBORO BEACH, FLORIDA THAT:**
20

21 **SECTION 1.** The foregoing "WHEREAS" clause is true and correct and is hereby
22 ratified and confirmed by the Town Commission. All exhibits attached hereto are hereby
23 incorporated herein.
24

25 **SECTION 2.** The Town Commission of the Town of Hillsboro Beach, Florida,
26 hereby approves and authorizes the appropriate Town Officials to execute the Florida
27 Department of Transportation, District 4 Landscape Maintenance Memorandum of
28 Agreement for Property Located at 987 Hillsboro Mile, Hillsboro Beach, FL 33062, Permit
29 #2024-L-491-00012. A copy of the Agreement is attached hereto as Exhibit "A".
30

31 **SECTION 3.** The appropriate Town officials are authorized and directed to
32 execute the necessary documents to comply with this Resolution.
33

34 **SECTION 4.** All Resolutions or parts of Resolutions in conflict herewith, be and the
35 same are repealed to the extent of such conflict.
36

37 **SECTION 5.** If any clause, section or other part of this Resolution shall be held by
38 any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional
39 or invalid part shall be considered eliminated and will in no way affect the validity of the
40 other provisions of this Resolution.
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SECTION 6. This Resolution shall become effective immediately upon its passage and adoption.

ADOPTED by the Town Commission of the Town of Hillsboro Beach, Florida this ____ day of _____ 2026.

TOWN OF HILLSBORO BEACH, FLORIDA

Dawn Miller, Mayor

ATTEST:

Sherry D. Henderson, CMC

RESOLUTION NO. 2026-02		
Execute the Florida Department of Transportation, District 4 Landscape Maintenance Memorandum of Agreement for Property Located at 987 Hillsboro Mile, Hillsboro Beach, FL 33062, Permit #2024-L-491-00012.		
Record of Vote Hillsboro Beach Town Commission		
	<u>YES</u>	<u>NO</u>
Mayor Dawn Miller	☐	☐
Vice Mayor David Ravanese	☐	☐
Commissioner Vinnie Andreano	☐	☐
Commissioner Jane Reiser	☐	☐
Commissioner Heather Berman	☐	☐

SECTION: 86050000
PERMIT: 2025-L-491-00012
COUNTY: BROWARD
STATE ROAD: A1A

**FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT 4
LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT**

THIS AGREEMENT, made and entered into this ____ day of _____ 202__, by and between the **DEPARTMENT OF TRANSPORTATION**, a component agency of the State of Florida, hereinafter called the DEPARTMENT and the **TOWN OF HILLSBORO BEACH**, a municipal corporation, existing under the Laws of Florida, hereinafter called the AGENCY.

W I T N E S S E T H:

WHEREAS, the DEPARTMENT has jurisdiction over **State Road A1A (Hillsboro Mile)** as part of the State Highway System; and

WHEREAS, as part of the continual updating of the State Highway System, the DEPARTMENT, for the purpose of safety, protection of the investment and other reasons, has constructed and does maintain the highway facility as described in **Exhibit "A"**, within the corporate limits of the AGENCY; and

WHEREAS, the AGENCY seeks to install by permit and maintain certain landscape improvements within the right-of-way of **State Road A1A (Hillsboro Mile) from M.P. 12.811 to M.P. 12.830** as described in **Exhibit "B"**; and

WHEREAS, the AGENCY is agreeable to maintaining those landscape improvements within the AGENCY'S limits, including plant materials, irrigation systems and/or hardscape (such as specialty surfacing, site furnishings, or other nonstandard items (if applicable), but excluding standard concrete sidewalk (see, **Exhibit "C"** Maintenance Plan for Landscape Improvements). The AGENCY agrees that such improvements shall be maintained by periodic mowing, fertilizing, weeding, litter pick-up, pruning, necessary replanting, irrigation repair and/or repair/replacement of the specialty surfacing, as needed; and

WHEREAS, the parties hereto mutually recognize the need for entering into an Agreement designating and setting forth the responsibilities of each party; and

WHEREAS, the AGENCY, by Resolution No. _____, dated _____, 202__, attached hereto as **Exhibit "D"** and by this reference made a part hereof, desires to enter into this Agreement and authorizes its officers to do so.

NOW THEREFORE, for and in consideration of the mutual benefits to flow each to the other, the parties covenant and agree as follows:

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1. The recitals set forth above are true and correct and are deemed incorporated herein.

2. INSTALLATION OF FACILITIES

The AGENCY shall install and agrees to maintain the *landscape improvements* described herein as: plant materials, irrigation and/or hardscape on the highway facilities substantially as specified in plans and specifications hereinafter referred to as the Project(s) and incorporated herein as Exhibit "B". *Hardscape* shall mean, but not be limited to, any site amenities such as landscape accent lighting, bike racks, fountains, tree grates, decorative free-standing walls, and/or sidewalk, median and/or roadway specialty surfacing such as concrete pavers, stamped colored concrete and/or stamped colored asphalt (also known as patterned pavement).

- (a) All plant materials shall be installed and maintained in strict accordance with sound nursery practice prescribed by the International Society of Arboriculture (ISA). All plant materials installed shall be Florida #1 or better according to the most current edition of Florida Department of Agriculture, *Florida Grades and Standards for Nursery Stock*; and all trees shall meet Florida Power & Light, *Right Tree, Right Place, South Florida*.
- (b) Trees and palms within the right-of-way shall be installed and pruned to prevent encroachment to roadways, lateral offsets, and sidewalks. Definition of these criteria is included in the most current editions of FDOT standards for design, construction, maintenance, and utility operations on the state highway system and Exhibit "C", the Maintenance Plan.
- (c) Tree and palm pruning shall be supervised by properly trained personnel trained in tree pruning techniques and shall meet the most current standards set forth by the International Society of Arboriculture (ISA) and the American National Standard Institute (ANSI), Part A-300.
- (d) Irrigation installation and maintenance activities shall conform to the standards set forth by the Florida Irrigation Society (FIS) latest edition of FIS, *Standards and Specifications for Turf and Landscape Irrigation Systems*.
- (e) The AGENCY shall provide the FDOT Local Operation Center accurate as-built plans of the irrigation system so if in the future there is a need for the DEPARTMENT to perform work in the area, the system can be accommodated as much as possible. (See paragraph (g) for contact information.)

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- (f) If it becomes necessary to provide utilities (water/electricity) to the median or side areas, it shall be the AGENCY'S responsibility to obtain a permit for such work through the local Operations Center (see paragraph (g) below) and the AGENCY shall be responsible for all associated fees for the installation and maintenance of these utilities.
- (g) The AGENCY shall provide the local FDOT Operation Center located at Palm Beach Operation Center, 7900 Forest Hill Boulevard, West Palm Beach, FL 33413 (561) 432-4966, a twenty-four (24) hour telephone number and the name of a responsible person that the DEPARTMENT may contact. The AGENCY shall notify the local maintenance office forty-eight (48) hours prior to the start of the landscape improvements.
- (h) All specialty surfacing shall be installed and maintained in strict accordance with the most current edition of the *Florida Accessibility Code for Building Construction* and the *Interlocking Concrete Pavement institute (ICPI)*.
- (i) All activities, including landscape improvements installation and future maintenance operations performed on State highway right of way, must be in conformity with the most current edition of the *Manual on Uniform Traffic Control (MUTCD)* and *FDOT Standard Plans for Road Construction, 102-XXX series, Maintenance of Traffic*.
- (j) The most current edition of *FDOT Design Manual, Section 212.11 and Exhibits 212.4 through 212.7 regarding clear sight triangles at intersections* must be adhered to.
- (k) Clear Zone Lateral Offset and as specified in the *FDOT Design Manual, Chapter 215* must be adhered to.
- (l) Landscape improvements shall not obstruct roadside signs or permitted outdoor advertising signs, (see Florida Administrative Code [F.A.C.] Rule Chapter 14-10.)
- (m) If there is a need to restrict the normal flow of traffic, it shall be done on non-holiday, weekday, off-peak hours (9 AM to 3 PM), and the party performing such work shall give notice to the local law enforcement agency within whose jurisdiction such road is located prior to commencing work on the landscape improvements. The DEPARTMENT'S Public Information Officer (see telephone number in paragraph (g) for Operation Center) shall also be notified.
- (n) The AGENCY shall be responsible for ensuring no impacts to utilities will occur within the landscape improvement limits before construction commences.

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- (o) The AGENCY shall follow the minimum level of maintenance guidelines as set forth in FDOT'S Rule Chapter 14-40 *Highway Beautification and Landscape Management*, in the FDOT *Guide to Roadside Mowing and Maintenance Management System*, and Exhibit "C", the *Maintenance Plan* for maintenance activities for landscape improvements.

3. MAINTENANCE OF FACILITIES

- (a) The AGENCY agrees to maintain the landscape improvements, as existing and those to be installed, within the physical limits described in Exhibit "A" and as further described in Exhibit "B". The non-standard improvements within and outside the traveled way shall be maintained by the AGENCY regardless if the said improvement was made by the DEPARTMENT, the AGENCY, or others authorized pursuant to Section 7, by periodic mowing, pruning, fertilizing, weeding, curb and sidewalk edging, litter pickup, necessary replanting, irrigation system repair and/ or repair of any median concrete replacement associated with specialty surfacing (if applicable) following the DEPARTMENT'S landscape safety and maintenance guidelines, Exhibit "C", the Maintenance Plan. The AGENCY'S responsibility for maintenance shall include all landscaped, turfed and hardscape areas on the sidewalk or within the medians and areas outside the traveled way to the right of way and/or areas within the traveled way containing specialty surfacing. The AGENCY shall be responsible for all maintenance and repairs to FDOT sidewalks directly attributable to tree roots or other AGENCY-maintained improvements. It shall be the responsibility of the AGENCY to restore an unacceptable ride condition of the roadway caused by the differential characteristics of non-standard traveled way surfacing (if applicable) on DEPARTMENT right of way within the limits of this Agreement.
- (b) Such maintenance to be provided by the AGENCY is specifically set out as follows: to maintain, which means to properly water and fertilize all plant materials; to keep them as free as practicable from disease and harmful insects; to properly mulch the planting beds; to keep the premises free of weeds; to mow the turf to the proper height; to properly prune all plants which at a minimum includes: (1) removing dead or diseased parts of plants, (2) pruning such parts thereof to provide clear visibility to signage, permitted outdoor advertising signs per Florida Statute 479.106 and for those using the roadway and/or sidewalk; (3) preventing any other potential roadway hazards. *Plant materials* shall be those items which would be scientifically classified as plants and include trees, palms, shrubs, groundcover and turf. To maintain also means to remove or replace dead or diseased plant materials in their entirety, or to remove or replace those that fall below original project standards. Palms shall be kept fruit free year-round. To maintain also means to keep the header curbs that

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contain the specialty surfacing treatment in optimum condition. To maintain also means to keep the nonstandard hardscape areas clean, free from weeds and to repair said hardscape as is necessary to prevent a safety hazard. To maintain also means to keep litter removed from the median and areas outside the travel way to the right of way line. All plants removed for whatever reason shall be replaced by plants of the same species type, size, and grade as specified in the original plans and specifications. Any changes to the original plans shall be submitted by permit application to the DEPARTMENT for review and approval.

- (c) If it becomes necessary to provide utilities (water/electricity) to the medians or areas outside the traveled way to maintain these improvements, all costs associated with such utilities are the maintaining AGENCY'S responsibility.

The AGENCY shall be directly responsible for:

- 1) Impact and connection fees.
 - 2) The on-going cost of utility usage for water and electricity.
- (d) The maintenance functions to be performed by the AGENCY may be subject to periodic inspections by the DEPARTMENT at the discretion of the DEPARTMENT. Such inspection findings will be shared with the AGENCY and shall be the basis of all decisions regarding repayment, reworking or agreement termination. The AGENCY shall not change or deviate from said plans without written approval of the DEPARTMENT.

4. DEPARTMENT ACCESS TO FACILITIES

The DEPARTMENT will periodically need access to various features within the limits of this Agreement. Upon request of the DEPARTMENT, the AGENCY will have 14 calendar days to provide access to the items noted by the DEPARTMENT. This may require temporary or permanent removal of improvements such as hardscape, landscape or other items conflicting with the items to which the Department needs access.

Should the AGENCY fail to remove or relocate items as requested, the Department may:

- (a) Remove conflicting improvements or any portion thereof.
- (b) Restore the area with any material meeting Department standards.
- (c) Restore the improvements at the request and funding of the AGENCY.

5. NOTICE OF MAINTENANCE DEFICIENCIES

- (a) If at any time after the AGENCY has undertaken the responsibility for installation and/or maintenance of the landscape improvements, it comes to the attention of the DEPARTMENT'S District Secretary that the limits, or any part thereof, are not being

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properly maintained pursuant to the terms of this Agreement, the District Secretary, may at his/her option, issue a certified written notice of existing deficiency or deficiencies to the AGENCY, thereby placing the AGENCY on notice. Thereafter, the AGENCY shall have a period of thirty (30) calendar days to correct the cited deficiencies. If the deficiencies are not corrected within this time period, the DEPARTMENT may, at its option, proceed as follows:

- i. Perform maintenance of the AGENCY-installed landscape improvements or any part thereof, using DEPARTMENT or Contractor personnel and invoice the AGENCY for expenses incurred; and/or
 - ii. Remove the landscape improvements, or any part thereof, under this Agreement or any preceding Agreements, using DEPARTMENT or Contractor personnel, and invoice the AGENCY for expenses incurred; and/or
 - iii. Terminate this Agreement in accordance with Paragraph 9 of this Agreement.
- (b) If the landscape improvements fail to be maintained in accordance with the terms and conditions of this Agreement, the AGENCY shall reimburse the DEPARTMENT for all monies expended by the DEPARTMENT in order to address the issue of non-compliance.

6. FUTURE DEPARTMENT IMPROVEMENTS

It is understood between the parties hereto that the landscape improvements covered by this Agreement may be removed, relocated, or adjusted at any time in the future, as determined to be necessary by the DEPARTMENT, in order that the adjacent state road be widened, altered, or otherwise changed to meet future criteria or planning needs of the DEPARTMENT.

The AGENCY shall be given sixty (60) calendar days' notice to remove said landscape improvements at the AGENCY'S expense after which time the DEPARTMENT may remove same. All permits (including tree permits), fees, and any mitigation associated with the removal, relocation or adjustments of these improvements are the AGENCY'S responsibility.

7. FUTURE AGENCY IMPROVEMENTS

The AGENCY may construct additional landscape improvements within the limits of this Agreement, identified in Exhibit "A", subject to the following conditions:

- (a) Plans for any new landscape improvements shall be subject to approval by the DEPARTMENT. The AGENCY shall not change or deviate from said plans without written approval by the DEPARTMENT.
- (b) All landscape improvements shall be developed and implemented in accordance with appropriate state safety and roadway design standards.

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- (c) The AGENCY agrees to comply with the requirements of this Agreement with regard to any additional landscape improvements installed by a different owner, at no cost to the DEPARTMENT.

8. ADJACENT PROPERTY OWNER IMPROVEMENTS

The DEPARTMENT may allow an adjacent property owner to construct additional landscape improvements within the limits of the right of way identified in Exhibit "A" that the AGENCY shall be responsible for maintaining under this Agreement, subject to the following conditions:

- (a) Plans for any new landscape improvements shall be subject to approval by the DEPARTMENT and shall require a valid permit attached with a letter of consent to said plans by the AGENCY. The plans shall not be changed or deviated from without written approval by the DEPARTMENT and the AGENCY.
- (b) All landscape improvements shall be developed and implemented in accordance with appropriate state safety and roadway design standards.
- (c) The AGENCY agrees to comply with the requirements of this Agreement with regard to any additional landscape improvements installed by an adjacent owner.

9. AGREEMENT TERMINATION

In addition to those conditions otherwise contained herein, this Agreement may be terminated under any one (1) of the following conditions:

- (a) By the DEPARTMENT, if the AGENCY fails to perform its duties under this Agreement, following ten (10) days written notice.
- (b) By the DEPARTMENT, for refusal by the AGENCY to allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the AGENCY in conjunction with this Agreement.

10. AGREEMENT TERM

The term of this Agreement commences upon execution by all parties and shall remain in effect, if the improvements shall exist, or until this Agreement is terminated by either party in accordance with Paragraph 9.

11. LIABILITY AND INSURANCE REQUIREMENTS

- (a) With respect to any of the AGENCY'S agents, consultants, sub-consultants, contractors and/or sub-contractors, such party in any contract for the landscape improvements shall agree to indemnify, defend, save and hold harmless the DEPARTMENT from all claims, demands, liabilities, and suits of any nature arising

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out of, because of or due to any intentional and/or negligent act or occurrence, omission or commission of such agents, consultants, subconsultants, contractors and/or subcontractors. The AGENCY shall provide the DEPARTMENT with written evidence of the foregoing upon the request of the DEPARTMENT. It is specifically understood and agreed that this indemnification clause does not cover or indemnify the DEPARTMENT for its own negligence.

- (b) In the event that AGENCY contracts with a third party to provide the services set forth herein, any contract with such third party shall include the following provisions:
- i. AGENCY'S contractor shall at all times during the term of this Agreement keep and maintain in full force and effect, at contractor's sole cost and expense, Comprehensive General Liability with minimum limits of \$1,000,000.00 per occurrence combined single limit for Bodily Injury Liability and Property Damage Liability and Worker's Compensation insurance with minimum limits of \$500,000.00 per Liability. Coverage must be afforded on a form that is no more restrictive than the latest edition of the Comprehensive General Liability and Worker's Compensation policy without restrictive endorsements, as filed by the Insurance Services Office. The AGENCY and DEPARTMENT shall be named as additional insured on such policies
 - ii. AGENCY'S contractor shall furnish AGENCY with Certificates of Insurance of Endorsements evidencing the insurance coverage specified herein prior to the beginning performance of work under this Agreement.
 - iii. Coverage is not to cease and is to remain in full force and effect (subject to cancellation notice) until all performance required of AGENCY'S contractor is completed. All policies must be endorsed to provide the DEPARTMENT providing at least thirty (30) days' notice of cancellation and/or restriction. If any of the insurance coverage expires prior to the completion of work, copies of renewal policies shall be furnished at least (30) days prior to the date of expiration.

12. E-VERIFY REQUIREMENTS

The AGENCY shall:

- (a) Utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the AGENCY during the term of the contract; and
- (b) Expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

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13. SUPERSEDED AGREEMENTS

This writing embodies the entire Agreement and understanding between the parties hereto and there are no other Agreements and understanding, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby.

14. FISCAL TERMS

The DEPARTMENT, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money will/may be paid on such contract. The DEPARTMENT shall require a statement from the Comptroller of the DEPARTMENT that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding one (1) year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the DEPARTMENT which are for an amount in excess of TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) and which have a term for a period of more than one year.

15. DISPUTES

The DEPARTMENT'S District Secretary shall decide all questions, difficulties, and disputes of any nature whatsoever that may arise under or by reason of this Agreement, the prosecution or fulfillment of the service hereunder and the character, quality, amount, and value thereof; and his/her decision upon all claims, questions, and disputes shall be final and conclusive upon the parties hereto.

16. ASSIGNMENT

This Agreement may not be assigned or transferred by the AGENCY, in whole or in part, without the prior written consent of the DEPARTMENT.

17. LAWS GOVERNING

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. In the event of a conflict between any portion of the contract and Florida law, the laws of Florida shall prevail. The AGENCY agrees to waive forum and jurisdictional venue. The DEPARTMENT shall determine the forum and venue in which any dispute under this Agreement is decided.

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18. NOTICES

All notices given or required under this Agreement shall be in writing and either personally delivered with receipt acknowledgement or sent by certified mail, return receipt requested. All notices shall be sent to the following addresses:

If to the DEPARTMENT:

Florida Dept. of Transportation
3400 West Commercial Blvd.
Ft. Lauderdale, FL 33309-3421
Attn: Kaylee Kildare
District IV Landscape Manager

If to the AGENCY:

Town of Hillsboro Beach
201 West Palmetto Park Road
Boca Raton, FL 33432
Attn: Eric Schneider
Title: Principal Planner

19. LIST OF EXHIBITS

Exhibit A: Landscape Improvements Maintenance Boundaries
Exhibit B: Landscape Improvement Plans
Exhibit C: Maintenance Plan for Landscape Improvements
Exhibit D: Resolution

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective the day and year first written above.

TOWN OF HILLSBORO BEACH

By: _____
Chairperson / Mayor / Manager

Date: _____

Attest: _____
Sherry D. Henderson, CMC
City Clerk

(SEAL)

Legal Approval: _____

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: _____
John P. Krane, P.E. (or designee)
Director of Transportation Development

Date: _____

Attest: _____
Alia Chanel (or designee)
District 4 Secretary

Legal Approval: _____
Pamela G. Eidenberg (or designee)
Office of the General Counsel, District 4

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EXHIBIT A

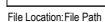
LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARIES

I. LANDSCAPE MAINTENANCE LIMITS FOR IMPROVEMENTS:

State Road A1A (Hillsboro Mile) From **M.P. 12.811 to M.P. 12.830**

II. LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARY MAP

**See attached Map*



FDOT REQUIREMENTS FOR BORE SHOOT OR JACK AND BORE SLEEVES UNDER ROADWAY

- Sleeving must be .36" below the roadway surface. Verify with FDOT Maintenance that sleeving/directional bore is permitted at this time. A newly resurfaced road cannot be disturbed for 5 years.
- The permittee's representative & an FDOT Inspector must be on site during any and all boring activities. Upon completion of the boring activities, Permittee shall provide all documentation to be in accordance with FDOT Standard Specifications, Section 555 or 556, whichever is applicable.
- Permittee's contractors that are performing directional drilling and/or jack and bore activities shall provide the Department (Permits Office) proof of a proper state contractor's license and certificate of liability insurance prior to any commencement of permitted work.
- Permittee will ensure that all locates have been performed prior to scheduling of any boring activities. This shall include soft digs to verify vertical & horizontal alignment.

SLEEVES SIZE
LEGEND

- A 2"
- B 4"
- C 2 1/2"
- D 4 1/2"
- E 6 1/2"
- F 4 1/2 1/2"
- G 6 1/2 1/2"
- H 4 1/4 1/2"



Andrew Dunlap
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Architectural Design



FDOT
PERMIT
2024.08.06

REVISIONS

#	DESCRIPTION	DATE
01	REVISION 01	09.26.2024
02	REVISION 02	11.27.2024
03	REVISION 03	07.21.2025
04	REVISION 04	12.22.2025

PROJECT NAME:

Berch Residence

PROJECT ADDRESS:

987 HILLSBORO MILE

HILLSBORO BEACH, FL

D3 PROJECT NUMBER:

SHEET NAME

OVERALL IRRIGATION PLAN

SHEET NO.

IR-3.10



DESIGN SPEED: 35 MPH
FDOT LANDSCAPE PERMIT NUMBER:
2024-L-491-00012

NOTE: LANDSCAPE DESIGNER TO
APPROVE ON-SITE LAYOUT PRIOR TO
IMPLEMENTATION

TO THE BEST OF OUR KNOWLEDGE,
THESE PLANS COMPLY WITH ALL
APPLICABLE BUILDING AND ZONING CODES.

SCALE: 3/32"=1'-0"



Saved on: 5/31/2017 1:11:16 PM

IRRIGATION WATER SUPPLY
1" TAP AND 1" WATER METER BY SITE UTILITY
CONTRACTOR. VERIFY LOCATION IN THE FIELD.
MINIMUM FLOW RATE OF 25 GPM AT 60 PSI STATIC WATER
PRESSURE REQUIRED.

1" REDUCED PRESSURE ZONE BACKFLOW PREVENTER BY
IRRIGATION INSTALLER PER LOCAL CODES. MOUNT THE
BACKFLOW INTO THE PROPERTY NEXT TO THE PRIVACY
WALL, CONCEAL IN SHRUB AREA, VERIFY LOCATION IN THE
FIELD.

12 STATION ELECTRIC IRRIGATION CONTROLLER WITH RAIN
SWITCH. RAIN SWITCH TO BE MOUNTED ON A STATIONARY
STRUCTURE, CLEAR OF ANY OVERHEAD OBSTRUCTIONS.
VERIFY MOUNT LOCATIONS IN THE FIELD.
120VAC, 1.0 AMP, ELECTRIC POWER SUPPLY PROVIDED BY
THE BUILDING ELECTRICAL CONTRACTOR.

"FDOT IRRIGATION NOTES"

- The irrigation system shall use the lowest quality water available, which adequately and safely meets the water needs of the system. Storm water, reclaimed water, or grey water shall be used whenever possible.
- FDOT requires 24-hour emergency access to the water source.
- The contractor shall provide FDOT District Operations Manager with a set of "As-Built" irrigation plans.

OVERALL IRRIGATION PLAN

SCALE: 3/32" = 1'-0"

SECTION: 86050000
PERMIT: 2025-L-491-00012
COUNTY: BROWARD
STATE ROAD: A1A

EXHIBIT B

LANDSCAPE IMPROVEMENT PLANS

The Landscape Improvements shall be installed in accordance with the plans and specifications of FDOT **permit 2025-L-491-00012**, attached hereto and incorporated herein.

Please see attached plans prepared by: Luis Arencibia, RLA
NaturalFicial

Date: July 2, 2025



Andrew Dunlap
ANDREW@D3FLORIDA.COM
754.207.2002
Architectural Design



Digitally signed by
Luis A. Berch
Date: 2024.12.05
12:05:46
-05'00'

FDOT
PERMIT
2024.08.06

REVISIONS		
#	DESCRIPTION	DATE
01	REVISION 01	09.26.2024
02	REVISION 02	11.27.2024

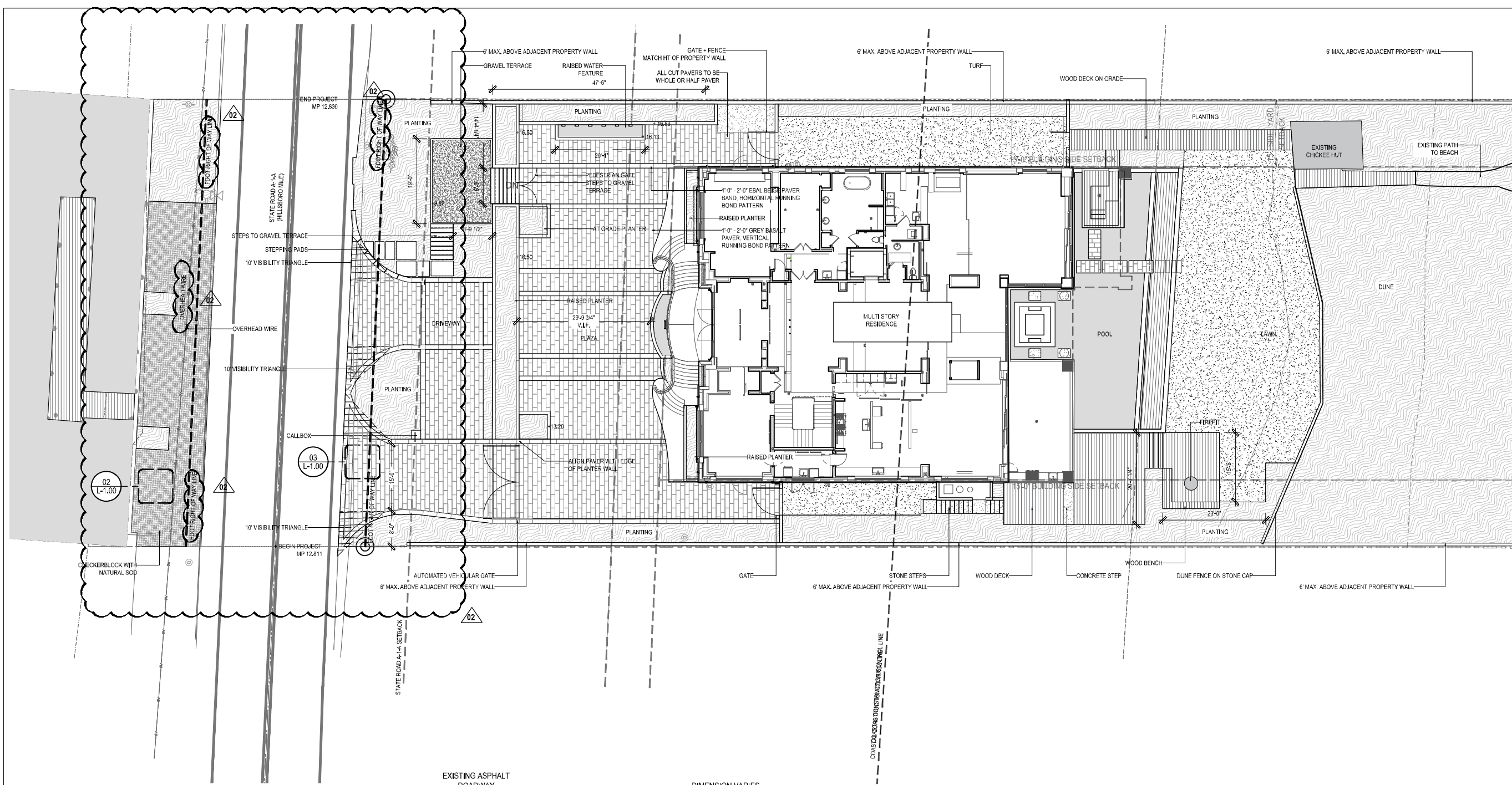
PROJECT NAME:
Berch Residence

PROJECT ADDRESS:
987 HILLSBORO MILE
HILLSBORO BEACH, FL

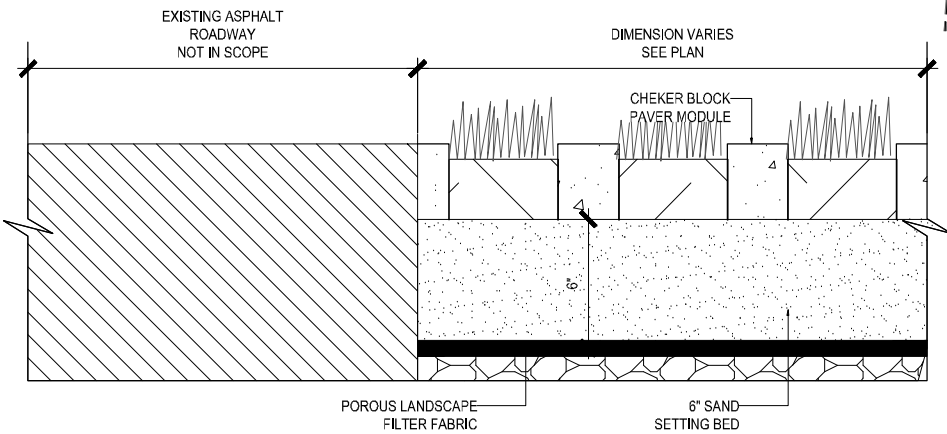
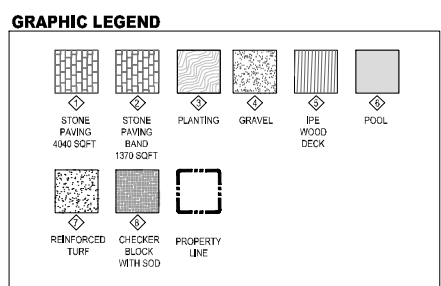
D3 PROJECT NUMBER:

SHEET NAME
OVERALL HARDSCAPE PLAN
SHEET NO.

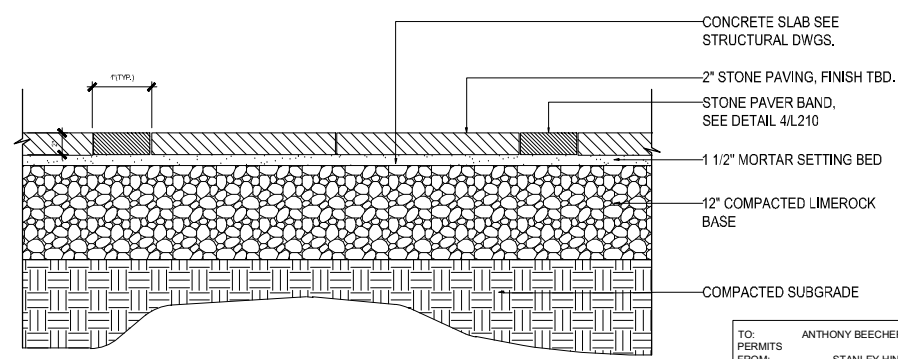
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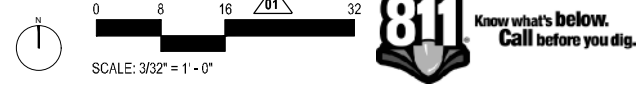
01 OVERALL HARDSCAPE PLAN
SCALE: 3/32" = 1'-0"



02 CHECKERBOARD WITH NATURAL SOD
SCALE: 3 = 1'-0"



03 ALTERNATING STONE PAVING AT DRIVE
SCALE: 1 1/2" = 1'-0"



TO: PERMITS ANTHONY BEECHER, DISTRICT 4
FROM: STANLEY HINDE, PLA
COPIES: KAYLEE KILDARE, PSM-EPM
DISTRICT LANDSCAPE MANAGER
PERMIT: 2024-L-491-00012

DESIGN SPEED: 35 MPH
FDOT LANDSCAPE PERMIT NUMBER:
2024-L-491-00012

NOTE: LANDSCAPE DESIGNER TO
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IMPLEMENTATION

TO THE BEST OF OUR KNOWLEDGE,
THESE PLANS COMPLY WITH ALL
APPLICABLE BUILDING AND ZONING CODES.



Andrew Dunlap
ANDREW@D3FLORIDA.COM
754.207.2002
Architectural Design



Digitally signed by
Luis A. Arenchiba
Date: 2024.12.05
12:07:08 -05'00'

**FDOT
PERMIT**
2024.08.06

REVISIONS		
#	DESCRIPTION	DATE
01	REVISION 01	09.26.2024
02	REVISION 02	11.27.2024

PROJECT NAME:
Berch Residence

PROJECT ADDRESS:
987 HILLSBORO MILE
HILLSBORO BEACH, FL

D3 PROJECT NUMBER:

SHEET NAME

CLEAR SIGHT LINE EXHIBIT

SHEET NO.

L-3.10A

GENERAL PLANTING NOTES AND SPECIFICATIONS:

GENERAL

- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS SCARRED OR DESTROYED DESIGNATED TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES, SIZE AND QUALITY.
- EXISTING TREES DESIGNATED TO BE STUMPED OR REMOVED SHALL BE PROTECTED AND CARED FOR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ANY TREES OR SHRUBS SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES, SIZE AND QUALITY.
- LANDSCAPE CONTRACTOR SHALL SECURE FAMILIAR WITH ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION. CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES AND/OR CONSTRUCTION CAUSED BY UTILITY DAMAGE AT NO COST TO THE OWNER.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLANTS TO THE PRECEDENCE OVER PLANT LIST.
- EXISTING PLANT MATERIAL NOT SHOWN ON THE PLAN AND IN CONFLICT WITH NEW PLANTING SHALL BE EVALUATED AT THE TIME OF NEW PLANTING INSTALLATION BY THE LANDSCAPE ARCHITECT.
- ALL PLANTING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND RELOCATED NEAR THE SITE OR AS PER SPECIFICATIONS. ALL ISLANDS IN PARKING LOTS AND AROUND BUILDINGS SHALL BE EXCAVATED TO A DEPTH OF 3 INCHES AND RELAYED WITH 60% PLANT MATERIAL, 25% PER SPECIFICATIONS.
- ALL PLANT MATERIALS SHOWN ON CONSTRUCTION PLAN SHALL BE COMBINED OR SEPARATED AS SHOWN IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS AFTER CONSULTING THE LANDSCAPE ARCHITECT.
- ALL BIDS SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC TREES OR SHRUBS OR PLANTS ON THE PLAN SHALL ALSO BE INCLUDED FOR ALL BIDS. ALL TREES TO HAVE SINGLE TRUNK UNLESS OTHERWISE NOTED ON THE PLANS OR PLANT LIST.
- SITE PREPARATION SHALL INCLUDE THE PREPARATION AND REMOVAL OF ANY WEEDS, GRASS AS WELL AS CLEARING OF ANY DEAD MATERIAL AND BRUSH SHOWN AS PER THE SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS AND RUBBISH.
- THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ANY NON-HARDSCAPE CONSTRUCTION OR INFRASTRUCTURE. ANY DAMAGE SHALL BE REPAIRED OR REFINISHED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANT MATERIAL TO BE PLANTED AT OR BETTER AS DEFINED BY THE LOCAL DEPARTMENT OF AGRICULTURES, SOILS AND STANDARDS FOR NURSERY PLANTS PART II.
- MULCH ALL PLANTING AREAS WITH SHREDDED ORGANIC MULCH TO A MINIMUM DEPTH OF 2" WITH THE EXCEPTION OF BENCH PLANTING.
- ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL BE 100% FULLY IRRIGATED. THE IRRIGATION CONTRACTOR FURNISHED THE BID SHALL COMPLY WITH THE PROPOSED IRRIGATION DESIGN.
- ON-SITE LAYOUT OF PLANT MATERIAL MUST BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR TO INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR RESELECTION. ANY CORRECTIVE ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE GOVERNING COUNTY AND/OR AGRICULTURAL DEPARTMENTAL PERMITS.
- TREE PROTECTION BARRIERS MUST BE INSTALLED AT THE DISPLACEMENT OF ALL TREES AND PALMS TO BE RELOCATED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. OTHERS MAY BE RELOCATED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. OTHERS MAY BE RELOCATED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- MULCH SHALL NOT BE APPLIED WITHIN 8' OF ANY TREE OR PALM TRUNKS THAT ARE INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES PLANTING, MULCH AMOUNTS TO BE PROVIDED SHALL BE 100% BROWN SHREDDED MULCH OR ANY TYPE APPROVED BY THE ARCHITECT.
- SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ON SITE DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS, THE PRUNING SHALL BE DIRECTED BY PERFORMED BY AN ISA OR ISA CERTIFIED FORESTER IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A300 PRUNING STANDARDS AND 3000 HORTICULTURAL PRACTICES. THE CITY JRBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY PRIOR TO THE PRUNING ACTIVITIES BEING IN PLACE.
- ON-SITE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM SHAPES OF TREES SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL. DISSECTED BY AN ISA CERTIFIED FORESTER, AND IN ACCORDANCE WITH THE ANSI A300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT AND SHREDDERS. BRANCHED OR BROKEN ROOTS SHOULD BE CUT AND REMOVED WITH THE LANDSCAPE ARCHITECT PRIOR TO ANY ROOT PRUNING TAKING PLACE.

WARRANTY

- LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES PLANTS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND CLIENT.
- LANDSCAPE CONTRACTOR SHALL REMOVE COMPLETELY AND DISPOSE OF OFF-SITE, ANY RELOCATED TREES PLANTS THAT FAIL TO THRIVE AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- FOR ANY RELOCATED TREE PLANT REMOVED DUE TO ITS FAILURE TO THRIVE, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND INSTALLING WITH A SPECIFIC OF EQUAL OR GREATER SPECIFICATION OF ORIGINAL REPLACEMENT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT. PREPARATION OF INSTALLATION.

TREE, PALM RELOCATION NOTES

- VERIFY AND INSURE ALL TREES PLANTS IDENTIFIED ON THE CONSTRUCTION DRAWINGS AND THOSE TAGGED IN THE FIELD CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE PLANT PROTECTION OF ALL RELOCATED MATERIAL. INSTALL BARRIERS OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE TRUNK OF THE TREE. PALM BARRIERS TO BE REMOVED UPON COMPLETION OF BACKFILLING.
- FREE ROOT BALL SHALL BE ROOT PRUNED 50% EQUALLY AROUND TREE 60 DAYS PRIOR TO TRANSPLANT. THE REMAINING 50% TO BE PRUNED 30 DAYS PRIOR TO TRANSPLANTING.
- PALMS TO BE RELOCATED MUST BE MINIMALLY RELOCATED AFTER 10 MONTHS.
- ROOTS TO BE PRUNED WITH CLEAN SHARP TOOLS. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL BE NEATLY AND CLEANLY CUT WITH A HAND SAW OR OTHER APPROVED CUTTING IMPLEMENT.
- LANDSCAPE CONTRACTOR TO APPLY MYCORRHIZA APPLICATION TO ROOTS DURING ROOT PRUNING AND CLOSING OBSTRUCTIONS. ALL TREES TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.
- 30% WOOD CROSSING BRANCHES AND GENERAL CANOPY PRUNING SHALL BE PERFORMED OR DIRECTED BY AN ISA OR ISA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A300 PRUNING STANDARDS AND 3000 HORTICULTURAL PRACTICES IMMEDIATELY AFTER COMPLETION OF ROOT PRUNING OF EACH SPECIMEN TO BE RELOCATED. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.
- ROOT BALL SIZE TABLE:
(NOTE: ROOT BALL SIZES SHALL EXCEED MINIMUM STANDARDS SET FORTH IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, PALMS AND TREES, FLORIDA DEPARTMENT OF AGRICULTURE.)

TREE/PALM CALIPER MINIMUM ROOT BALL DIAMETER

TREE/PALM CALIPER	MINIMUM ROOT BALL DIAMETER
1" - 2"	18"
2" - 3"	24"
3" - 4"	30"
4" - 5"	36"
5" - 6"	42"

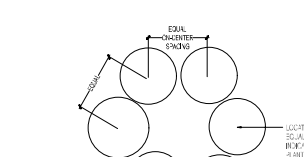
INSTALLATION

- VERIFY ALL UNDERGROUND CONSTRUCTIONS OR OBSTRUCTION UTILITIES, SEWER SYSTEMS, ETC.) ARE IDENTIFIED, LOCATED AND CLEARLY MARKED AS APPROPRIATE PRIOR TO EXCAVATION OF PLANTING AREAS FOR RELOCATED TREES AND PALMS. ANY UNKNOWN OBSTRUCTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO INSTALLING AND BACKFILLING.
- LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
- PLANTING AREAS SHALL BE A MINIMUM OF TWO (2) TIMES LARGER IN DIAMETER AND THE MID-1/4 INCHES TIMES LARGER IN DEPTH THAN THE ROOT BALL, ROUGH SIDES AND BOTTOM OF PIT.
- AFTER EACH PLANTING PIT IS EXCAVATED, PLACE SUFFICIENT PLANTING MIX IN BOTTOM OF EXCAVATION, AND SET PLANT, INSURING TOP OF ROOT BALL IS FLUSH WITH FINISHED SURFACE OF EXCAVATED PIT OR PROPOSED GRADE.
- LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION, REFER TO LANDSCAPE PLANS AND CIVIL ENGINEERS GRADING PLANS FOR PROPOSED SITE ELEVATIONS.
- LANDSCAPE CONTRACTOR TO INSURE ALL ROOT BALLS ARE EXPOSED.
- CENTER EACH RELOCATED TREE PLANT IN ITS PLANTING PIT AND BACKFILL WITH SPECIFIC PLANTING MIX.
- PLACE PLANTING MIX IN 12 INCH LIFTS LAYERS AROUND ROOT BALL AND COMPACT UNTIL ALL VOID ARE FILLED WITH COMPACTED PLANTING MIX.
- BUILD SOIL SAUCER OF MOUNDING EXCAVATED SOIL AROUND PERIMETER OF EACH PLANTING PIT TO FORM WATERING BASIN. MULCH TO A DEPTH OF 3" WITH SPECIFIC PLANTING MIX.

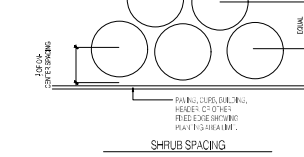
TREE PROTECTION MATERIALS

- TESTS 2X2 WOOD.
- ACCESS PRUNING MINED LATHING GATE.
- 3/4" INCH PERFORATED DRAINPIPE 3 INCH DIAMETER X 4 FEET LONG WITH PERFORATED CAP. FILL WITH WASHED PEAGRAVEL.

SHRUB SPACING



GROUND COVER & PERENNIAL SPACING



PLANT SPACING DETAIL

SCALE: N.T.S.

VINE PLANTING DETAIL

SCALE: N.T.S.

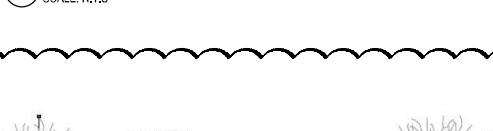
1 PALM PLANTING AND STAKING DETAIL

SCALE: N.T.S.



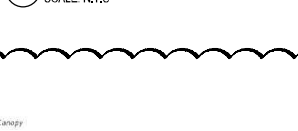
2 LARGE TREE PLANTING AND STAKING DETAIL

SCALE: N.T.S.



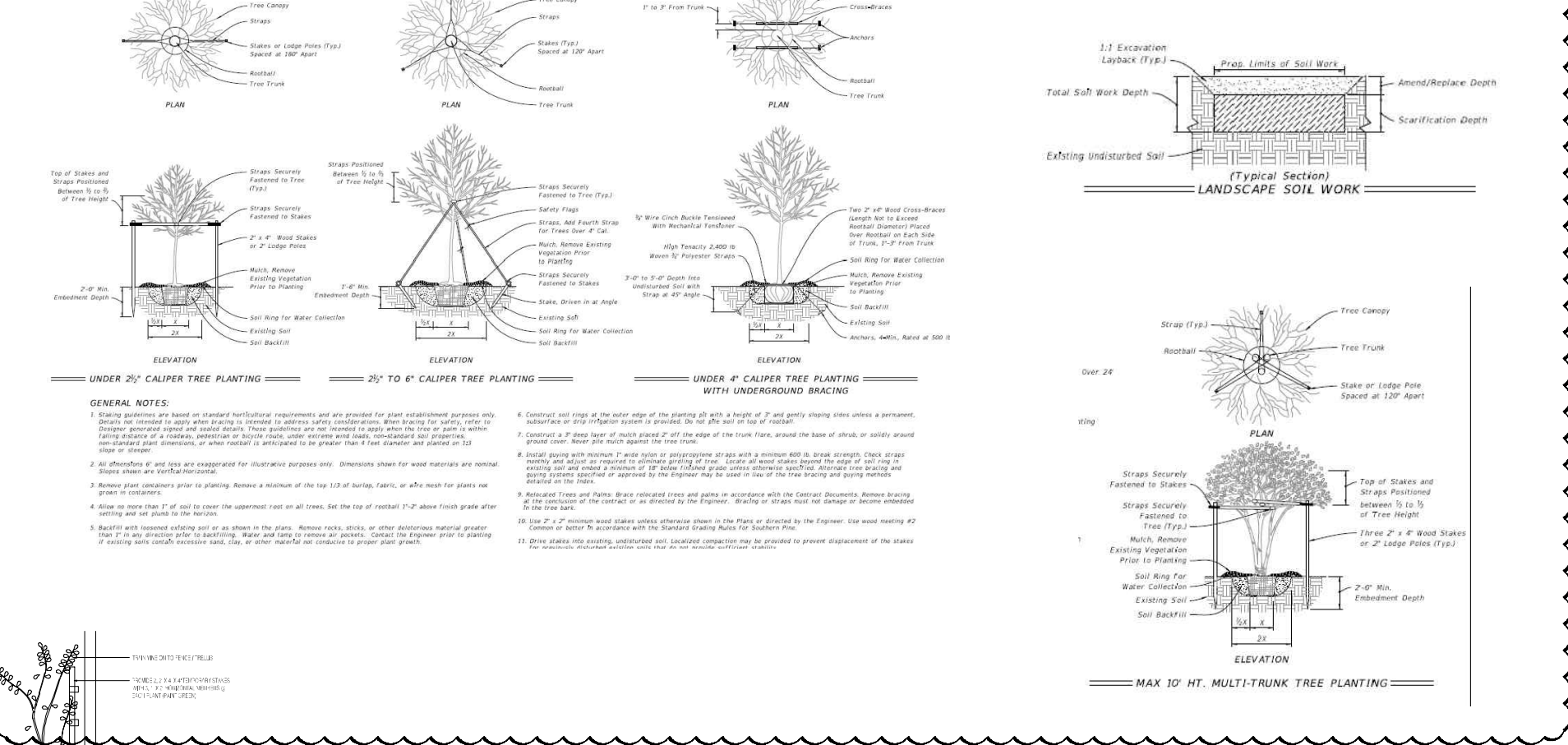
3 SHRUB PLANTING DETAIL

SCALE: N.T.S.



4 GROUND COVER PLANTING DETAIL

SCALE: N.T.S.



PLANT SPACING DETAIL

SCALE: N.T.S.

VINE PLANTING DETAIL

SCALE: N.T.S.

PLANT SPACING DETAIL

SCALE: N.T.S.



Andrew Dunlap

ANDREW@D3FLORIDA.COM

754.207.2002

Architectural Design



Digitally signed by Luis Arenas cibia Date: 2024.12.05 12:08:00 -05'00'

FDOT

PERMIT

2024.08.06

REVISIONS

#	DESCRIPTION	DATE
01	REVISION 01	09.26.2024
02	REVISION 02	11.27.2024

PROJECT NAME:

Berch Residence

PROJECT ADDRESS:

987 HILLSBORO MILE

HILLSBORO BEACH, FL

D3 PROJECT NUMBER:

SHEET NAME

GENERAL PLANTING

DETAILS

SHEET NO.

L-3.30

TO: PERMITS ANTHONY BEECHER, DISTRICT 4

FROM: STANLEY HINDE, PLA

COPIES: KAYLEE KILDARE, PSM-EPM

DISTRICT LANDSCAPE MANAGER

PERMIT: 2024-L-491-00012

DESIGN SPEED: 35 MPH

FDOT LANDSCAPE PERMIT NUMBER:

2024-L-491-00012

NOTE: LANDSCAPE DESIGNER TO

APPROVE ON-SITE LAYOUT PRIOR TO

IMPLEMENTATION

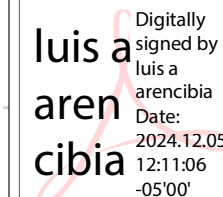
TO THE BEST OF OUR KNOWLEDGE,

THESE PLANS COMPLY WITH ALL

APPLICABLE BUILDING AND ZONING CODES.

1. Slewing must be 36" below the roadway surface. Verify with FDOT Maintenance that slewing/directional bore is permitted at this time. A newly resurfaced road cannot be disturbed for 5 years.
2. The permittee's representative & an FDOT Inspector must be on site during any and all boring activities. Upon completion of the boring activities, Permittee shall provide all documentation to be in accordance with FDOT Standard Specifications, Section 555 or 556, whichever is applicable.
3. Permittee's contractors that are performing directional drilling and/or jack and bore activities shall provide the Department (Permits Office) proof of a proper state contractor's license and certificate of liability insurance prior to any commencement of permitted work.
4. Permittee will ensure that all locates have been performed prior to scheduling of any boring activities. This shall include soft digs to verify vertical & horizontal alignment.

(A) 2"
 (B) 4"
 (C) 2"/2"
 (D) 4"/2"
 (E) 6"/2"
 (F) 4"/2"/2"
 (G) 6"/2"/2"
 (H) 4"/4"/2"



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2024.08.06

REVISIONS		
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PROJECT NAME:
Berch Residence

PROJECT ADDRESS:
987 HILLSBORO MILE
HILLSBORO BEACH, FL

D3 PROJECT NUMBER:

SHEET NAME

OVERALL IRRIGATION PLAN

SHEET NO.

IR-3.10







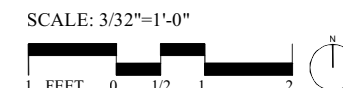
**Know what's below.
Call before you dig.**

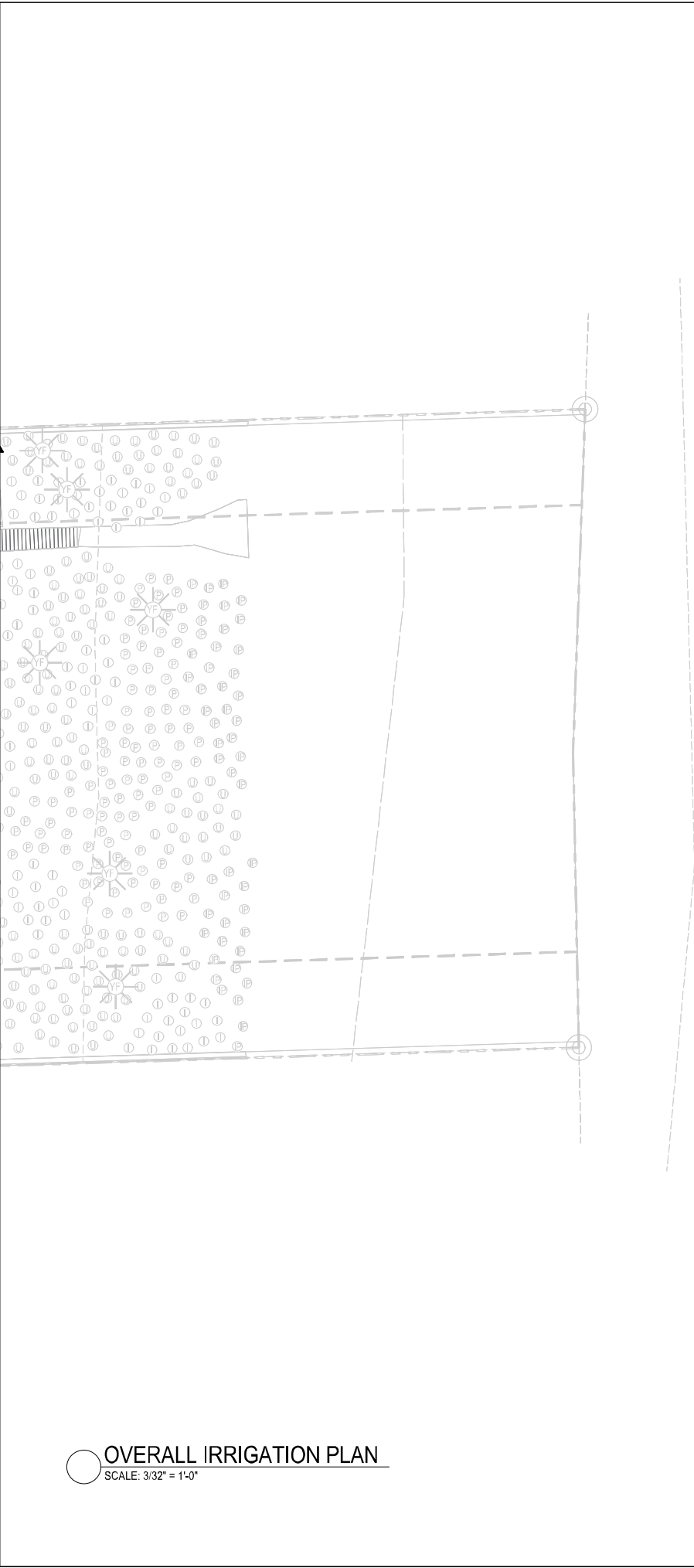
DESIGN SPEED: 35 MPH
 FDOT LANDSCAPE PERMIT NUMBER:
 2024-L-491-00012

NOTE: LANDSCAPE DESIGNER TO
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 IMPLEMENTATION



TO THE BEST OF OUR KNOWLEDGE,
 THESE PLANS COMPLY WITH ALL
 APPLICABLE BUILDING AND ZONING CODES





SLEEVES SIZE
LEGEND

- A 2"
- B 4"
- C 2"/2"
- D 4"/2"
- E 6"/2"
- F 4"/2"/2"
- G 6"/2"/2"
- H 4"/4"/2"



Andrew Dunlap
ANDREW@D3FLORIDA.COM
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NATURALFICIAL
LANDSCAPE ARCHITECTURE + DESIGN
8915 Real Road, Suite 204
Coral Gables, FL 33143
O: 786.717.6564 | M: 305.321.2341
www.naturalficial.com
FIRM REG. NO. LC28000548

Digitally
signed by
luis a
aren
cibia
Date:
2024.12.05
12:14:40
-05'00'

**FDOT
PERMIT**
2024.08.06

REVISIONS

#	DESCRIPTION	DATE
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PROJECT NAME:
Berch Residence

PROJECT ADDRESS:
987 HILLSBORO MILE
HILLSBORO BEACH, FL

D3 PROJECT NUMBER:

SHEET NAME

OVERALL IRRIGATION PLAN

SHEET NO.

IR-3.11

OVERALL IRRIGATION PLAN
SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"





811 Know what's below.
Call before you dig.

DESIGN SPEED: 35 MPH
FDOT LANDSCAPE PERMIT NUMBER:
20241-491-00012

NOTE: LANDSCAPE DESIGNER TO
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TO THE BEST OF OUR KNOWLEDGE,
THESE PLANS COMPLY WITH ALL
APPLICABLE BUILDING AND ZONING CODES.

IRRIGATION NOTES

- SOME PIPE LINES ARE DRAWN OFF SET FOR CLARITY. INSTALL ALL IRRIGATION LINES IN LANDSCAPED AREAS.
- REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE ROOT BALLS TO INSTALL HEADS AT APPROPRIATE LOCATIONS.
- ADJUST ALL NOZZLES TO REDUCE OVERTHROW ON PAVING & WALLS. THROTTLE ALL IRRIGATION CONTROL VALVES AS REQUIRED TO PREVENT FOGGING. SET CONTROLLER RUN TIMES TO MATCH PLANT WATER NEEDS AND SOIL CONDITIONS.
- INSTALL RISERS 18" FROM WALLS OR BUILDINGS, AND 24" FROM PAVED SURFACES. PAINT ALL RISERS AND SUPPORTS FLAT BLACK.
- INSTALL POP-UP HEADS 18" FROM WALLS, 6" FROM WALKS, DECKS AND CURBS, 6 FEET FROM CURBLESS ROADS, AND 30" FROM THE END OF PARKING SPACES.
- SET TOP OF POP-UP HEAD CAPS 1" ABOVE FINISHED GRADE PRIOR TO SOO OR MULCH INSTALLATION.
- REFER TO UTILITY PLANS PRIOR TO TRENCHING. THE IRRIGATION INSTALLER SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES CAUSED BY THEIR WORK DURING THE PROJECT.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- ELECTRIC POWER SUPPLY FOR THE IRRIGATION CONTROLLER SHALL BE BROUGHT TO A JUNCTION BOX AT THE CONTROLLER LOCATION BY THE BUILDING ELECTRICAL CONTRACTOR. IRRIGATION INSTALLER TO PROVIDE ELECTRICAL PERMITS AND LICENSED ELECTRICIAN TO CONNECT THE IRRIGATION CONTROLLER EQUIPMENT TO THE POWER SUPPLY.
- IRRIGATION WATER CONNECTIONS AND SYSTEM CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL CODES FOR IRRIGATION INSTALLATION AND CONNECTIONS TO THE WATER SUPPLY.
- IRRIGATION INSTALLER TO ACQUIRE ALL PERMITS AND UTILIZE ALL SAFETY PRECAUTIONS REQUIRED TO WORK IN ROW OF ROADWAY.
- SIXTY (60) PSI MINIMUM STATIC WATER PRESSURE IS REQUIRED FOR THE EFFICIENT OPERATION OF THE IRRIGATION SYSTEM AS DESIGNED. VERIFY THE MINIMUM STATIC WATER PRESSURE IS AVAILABLE AT THE PROJECT SITE PRIOR TO BEGINNING THE IRRIGATION INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IF THE MINIMUM STATIC WATER PRESSURE OR WATER VOLUME IS NOT AVAILABLE.
- AT THE END OF PARKING SPACES PLACE HEADS IN LINE WITH PARKING STRIPES OR 2.5 FEET FROM BACK OF CURB, (TYPICAL).
- PRIOR TO STARTING THE WORKS, INSPECT THE SITE AND LOCATE ALL EXISTING IRRIGATION PIPES, WIRES AND EQUIPMENT. PROVIDE LABOR AND MATERIALS TO REPAIR ANY DAMAGED EXISTING IRRIGATION. PROVIDE "FELTLINE" PIPES AND WIRES TO KEEP ADJACENT IRRIGATION ZONES OPERATIONAL THROUGHOUT THE WORKS.
- THE IRRIGATION MAINLINE IS DRAWN OFF SET FOR GRAPHIC CLARITY. DO NOT SCALE THE MAINLINE FROM THE DRAWING FOR INSTALLATION. LAYOUT THE IRRIGATION MAINLINE ROUTE IN THE FIELD TO AVOID PROPOSED AND EXISTING TREE ROOT ZONES AND UTILITIES.

IRRIGATION LEGEND



SPRAY BODIES

RAINBIRD 1800 SERIES SPRAY BODIES & ADAPTERS
POLY PIPE AND INSERT FITTING SWING JOINTS
PROVIDE U-SERIES SPRAY NOZZLES PER PLAN
HE-VAN SERIES NOZZLES FOR 1/2" SERIES NOZZLE DESIGNATIONS

LETTER	GPM AT 30 PSI	RADIUS	PATTERN
A	0.82	15"	QUARTER
B	1.30	15"	ONE THIRD
C	1.85	15"	HALF
D	2.48	15"	TWO THIRD
E	2.92	15"	THREE QTR.
F	3.70	15"	FULL
G	0.85	12"	QUARTER
H	0.90	12"	ONE THIRD
I	1.30	12"	HALF
J	1.75	12"	TWO THIRD
K	2.00	12"	THREE QTR.
L	2.60	12"	FULL
N	0.39	10"	QUARTER
O	0.57	10"	ONE THIRD
P	0.79	10"	HALF
Q	1.58	10"	FULL
U	0.61	4' X 15'	END STRIP
UJ	0.5	4' X 15'	LEFT CORNER STRIP
Ur	0.5	4' X 15'	RIGHT CORNER STRIP
V	1.21	4' X 30'	SIDE STRIP
W	1.2	4' X 30'	CENTER STRIP
Y	0.5	2' X 4'	SQUARE PATTERN
VARIES	VARIES	10'	ADJUSTABLE ARC
Z	VARIES	12'	ADJUSTABLE ARC
Z	VARIES	15'	ADJUSTABLE ARC
X	0.5	1"	FLOOD BUBBLER
O	1.0	5'	STREAM BUBBLER
Q	0.28	8"	QUARTER
2	0.32	8"	ONE THIRD
3	0.52	8"	HALF
4	1.05	8"	FULL
5	.1	5'	QUARTER
6	.2	5'	ONE THIRD
7	.2	5'	HALF
8	.38	5'	FULL

ROTOR HEADS

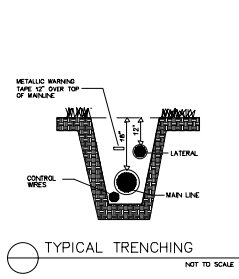
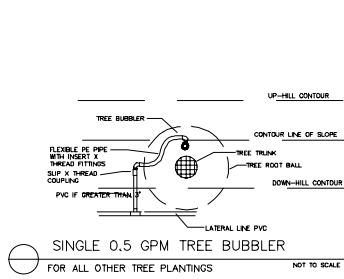
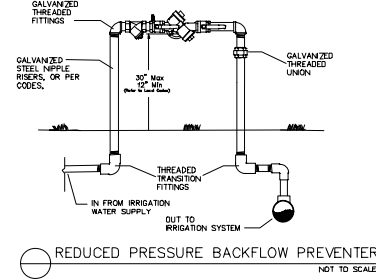
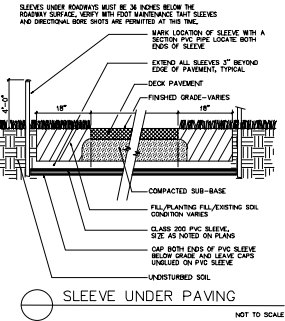
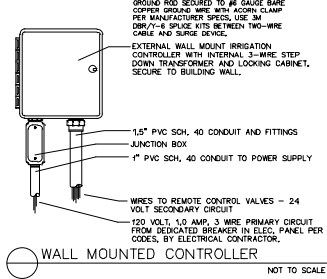
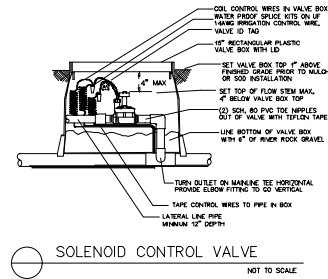
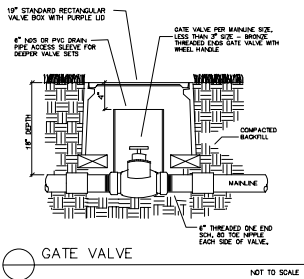
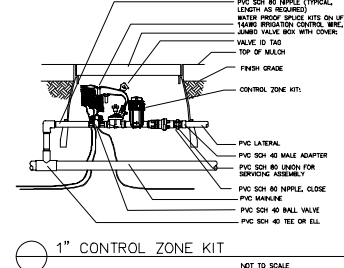
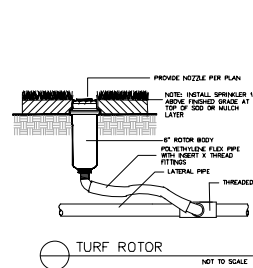
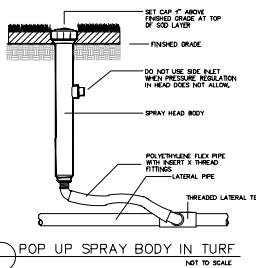
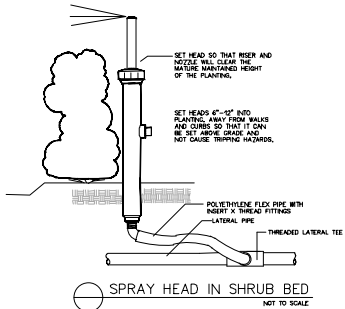
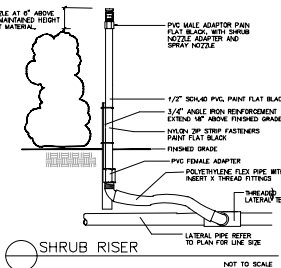
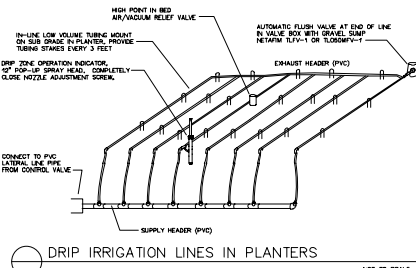
HUNTER POP SERIES ROTOR HEADS (6" POP-UP)
POLY PIPE AND INSERT FITTING SWING JOINTS
PROVIDE STANDARD AND LOW ANGLE NOZZLES PER PLAN
6" POP-UP BODY IN TURF

AT 25' SPACING - USE GRAY LOW ANGLE NOZZLES AT 40 GPM OPERATING PRESSURE		
▽	25'	90 DEGREE #4.4 NOZZLE (1.7 GPM)
▽	32'	180 DEGREE #7.4 NOZZLE (3.1 GPM)
□	38'	360 DEGREE #10.4 NOZZLE (6.5 GPM)
AT 35' SPACING - USE RED STANDARD NOZZLES AT 40 PSI OPERATING PRESSURE		
▽	35'	90 DEGREE #5 NOZZLE (1.8 GPM)
▽	38'	180 DEGREE #7 NOZZLE (3.0 GPM)
□	46'	360 DEGREE #10 NOZZLE (6.8 GPM)
AT 20' SPACING - USE RED STANDARD PGJ NOZZLES AT 40 PSI OPERATING PRESSURE		
⊕	20'	90 DEGREE #1.0 NOZZLE (1.0 GPM)
⊕	20'	180 DEGREE #2.0 NOZZLE (2.0 GPM)
⊕	20'	360 DEGREE #4.0 NOZZLE (4.0 GPM)
AT 35' SPACING - USE ULTRA STANDARD NOZZLES AT 40 PSI OPERATING PRESSURE		
▽	35'	90 DEGREE 1.5 NOZZLE (1.8 GPM)
▽	35'	180 DEGREE 3.0 NOZZLE (3.0 GPM)
□	35'	360 DEGREE 6.0 NOZZLE (6.0 GPM)

CIRCLE IN ROTOR INDICATES SHRUB APPLICATION
USE 12" POP-UP BODY ADJACENT TO TURF OR PAVED AREAS
USE SHRUB ROTOR ON RISERS IN CENTER OF BEDS AND BESIDE WALLS

FOOT REQUIREMENTS FOR BORE SHOOT OR JACK AND BORE SLEEVES UNDER ROADWAY

- Sleeving must be 36" below the roadway surface. Verify with FDOT Maintenance that sleeving/directional bore is permitted at this time. A newly resurfaced road cannot be disturbed for 5 years.
- The permittee's representative & an FDOT Inspector must be on site during any and all boring activities. Upon completion of the boring activities, Permittee shall provide all documentation to be in accordance with FDOT Standard Specifications, Section 555 or 556, whichever is applicable.
- Permittee's contractors that are performing directional drilling and/or jack and bore activities shall provide the Department (Permits Office) proof of a proper state contractor's license and certificate of liability insurance prior to any commencement of permitted work.
- Permittee will ensure that all locales have been performed prior to scheduling of any boring activities. This shall include soft digs to verify vertical & horizontal alignment.



IRRIGATION LEGENDS, NOTES & DETAILS

REVISIONS		
#	DESCRIPTION	DATE

PROJECT NAME:
Berch Residence

PROJECT ADDRESS:
987 HILLSBORO MILE
HILLSBORO BEACH, FL

D3 PROJECT NUMBER:

SHEET NAME
IRRIGATION LEGENDS,
NOTES & DETAILS

SHEET NO.

811 Know what's below. Call before you dig.

DESIGN SPEED: 35 MPH
FDOT LANDSCAPE PERMIT NUMBER:
2024-491-00012

NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING AND ZONING CODES.

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EXHIBIT C

MAINTENANCE PLAN FOR LANDSCAPE IMPROVEMENTS

This Exhibit forms an integral part of the LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT between the Florida Department of Transportation and the AGENCY.

SECTION: 86050000
PERMIT: 2025-L-491-00012
COUNTY: BROWARD
STATE ROAD: A1A

MAINTENANCE PLAN Landscape Improvements

Project State Road No(s): State Road 794 from (M.P. 12.811) to (M.P. 12.830)
Permit or FM No(s): 2025-L-491-00012
RLA of Record: Luis Arencibia RLA
Maintaining Agency: Town of Hillsboro Beach
Date: July 2, 2025

PART I. GENERAL MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS:

WATERING REQUIREMENTS

Watering is a critical concern for not only the maintenance of healthy plant material but also for observing water conservation practices. The amount of water to apply at any one time varies with the weather, drainage conditions and water holding capacity of the soil. For plant materials that have been established, it is imperative that any mandated water restrictions be fully conformed to on FDOT roadways.

Proper watering techniques should provide even and thorough water dispersal to wet the entire root zone but not saturate the soil or overspray onto travel lanes.

IRRIGATION SYSTEM

The Agency shall ensure there are no roadway overspray or irrigation activities during daytime hours (most notably "rush hour" traffic periods). It is imperative that the irrigation controller is properly set to run early enough that the watering process will be entirely completed before high traffic periods, while adhering to mandated water restrictions. To ensure water conservation, the Agency shall monitor the system for water leaks and the rain sensors to ensure they are functioning properly so that the system shuts down when there is sufficient rainfall.

MULCHING

Mulch planting beds to prevent weed growth, retain moisture to the plants, protect against soil erosion and nutrient loss, maintain a more uniform soil temperature, and improve the appearance of the planting beds. Do not mound mulch against the trunks of trees, palms, and the base of shrubs to allow air movement which aids in lowering disease susceptibility. Cypress mulch is prohibited on state right of way.

INTEGRATED PLANT MANAGEMENT

An assessment of each planting area's soil is recommended to periodically determine the nutrient levels needed to sustain healthy, vigorous plant growth. Palms, shrubs, trees, and turf areas shall be fertilized in such a manner and frequency to ensure that the plant material remains healthy and vigorously growing. Please be alert to changes in fertilization types per University of Florida, Institute of Food and Agricultural Services (I.F.A.S.) recommendations. Establishment of an integrated pest management program is encouraged to ensure healthy plants, which are free of disease and pests.

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PRUNING

All pruning, and the associated safety criteria, shall be performed according to American National Standard Institute (ANSI) A300 standards and shall be supervised by an International Society of Arboriculture (ISA) Certified Arborist. Pruning shall be carried out with the health and natural growth of plant materials in mind, to achieve the FDOT requirements for maintaining clear visibility for motorists, and provide vertical clearance for pedestrian, bicyclist, and truck traffic where applicable. Visibility windows must be maintained free of view obstructions, and all trees and palms must be maintained to prevent potential roadway and pedestrian hazards. All palms should be kept fruit free. The understory plant materials selected for use within the restricted planting areas (Limits of Clear Sight) are to be mature height in compliance with the *FDM Window Detail*. Vertical clear zones for vegetation heights over roadways and sidewalks must meet the requirements of the *FDOT Maintenance Rating Program* (MRP) standards. See Reference pages. The R.L.A. of Record will provide the specific pruning heights for mature or maintained height and spread of all plant material to achieve the design intent shall be noted in Part II, Specific Project Site Maintenance Requirements and Recommendations.

STAKING AND GUYING

All staking materials are to be removed after one year or as directed by the RLA of Record.). Any subsequent staking and guying activities by the Agency must adhere to *FDOT Standard Plans* guidelines (See Index 580-001). The Agency shall closely monitor staking and guying attachment materials so that they are securely fastened to avoid potential roadway hazards.

TURF MOWING

All grassy areas are to be mowed and trimmed with sufficient frequency to maintain a deep, healthy root system while providing a neat and clean appearance to the urban landscape. All turf efforts, mowing, curb/sidewalk edging and turf condition, must at a minimum, meet *FDOT Maintenance Rating Program* (MRP).

LITTER CONTROL

The project site shall remain as litter free as practicable. It is recommended to recycle this litter to avoid unnecessary waste by its reuse. Litter removal efforts must meet *FDOT Maintenance Rating Program* (MRP) standards.

WEEDING/HERBICIDE

All planting areas shall be maintained as weed free as practicable by enlisting integrated pest management practices in areas specified on the plans and maintaining proper mulch levels. Extreme care is recommended when using a chemical herbicide to avoid overspray onto plant materials. It is the applicator's responsibility to restore any damage resulting from overspray to the plantings, as per the approved plans.

PLANT REPLACEMENT

Plant replacement shall be the same species and specification as the approved plan. Move and replace all plant materials that may conflict with utility relocations and service. Only plants graded Florida #1 or better, per the *Florida Department of Agriculture and Consumer Services, Grades and Standards for Nursery Plants* are permitted on FDOT roadways. Should it become necessary to change the species, a permit is required from FDOT for approval by the FDOT District Landscape Architect.

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TREE CELL STRUCTURES

Underground tree cells shall be maintained in such a manner as to prolong the life of the structure and prevent potential safety hazards. If the structures fail or become damaged, they shall be replaced with the same type and specification as the approved plan.

LANDSCAPE ACCENT LIGHTING

Landscape accent lighting shall be maintained in such a manner as to prolong the life of the lighting fixture and prevent potential safety hazards. If the lighting fixtures and their system become damaged, they shall be replaced with the same type and specification as the approved plan. Landscape lighting shall meet requirements for the sea turtle nesting and hatching.

HARDSCAPE (SPECIALTY SURFACING)

All tree grates and specialty surfacing (if applicable) shall be maintained in such a manner as to prevent any potential tripping hazards and protect damage to the surfacing and tree grates. Final surface tolerance from grade elevations shall, at a minimum, meet the most current FDOT Maintenance Rating Program Handbook for a sidewalk; ADA accessible sidewalk; and FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on The State Highway System. If the specialty surfacing or tree grates become damaged, they shall be replaced with the same type and specification as the approved plan.

HARDSCAPE (CONCRETE PAVERS)

All concrete pavers (if applicable) shall be maintained in such a manner as to prevent any potential tripping hazards and protect damage to the pavers. Final surface tolerance from grade elevations shall, at a minimum, meet the most current *Interlocking Concrete Pavement Institute (ICPI), Guide Specifications for Pavers on an Aggregate Base, Section 23 14 13 Interlocking Concrete Pavers*, Part 3.05. If the concrete pavers become damaged, they shall be replaced with the same type and specification as the approved plan.

It shall be the responsibility of the AGENCY to maintain all signs located within a non-standard surfacing area. Such maintenance to be provided by the AGENCY shall include repair and replacement of the sign panel, post, and base.

HARDSCAPE (NON-STANDARD TRAVELED WAY SURFACING)

It shall be the responsibility of the AGENCY to restore an unacceptable ride condition of the roadway, including asphalt pavement (if applicable), caused, or contributed by the installation or failure of non-standard surfacing, and/or the header curb, on the Department of Transportation right of way within the limits of this Agreement. Pavement restoration areas or "patches" will have a minimum length of 10-ft, measured from the edge of the header curb, and a width to cover full lanes for each lane affected by the restoration.

Pavement restoration will be performed in accordance with the most current edition of the *FDOT Standard Specifications for Road and Bridge Construction*, and the *FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on the State Highway System*.

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SITE FURNISHINGS

Site furnishing such as Trash Receptacles, Benches, Bollards and Bicycle Racks shall be maintained in such a manner as to prolong the life of the fixture and prevent potential safety hazards. If the fixtures and their overall function and mounting systems become damaged, they shall be replaced with the same type and specification as the approved plan.

ARTIFICIAL OUTDOOR TURF/SYNTHETIC GRASS (IF APPLICABLE)

Artificial turf, or synthetic grass, shall be maintained in a clean condition and brushed free from the accumulation of debris. Spills and stains must be promptly addressed to prevent permanent discoloration, staining, and/or damage to the surface. Animal waste must be promptly removed and disinfected to prevent staining, odors, and/or compaction through the material.

The area should be regularly inspected for infill replacement, signs of wear, tearing, seam separation, or other forms of damage. When such conditions are observed, appropriate remedial action must be taken in a timely manner. The minimal standard of care shall include repairs using seaming tape and adhesive. If damage is significant, professional removal and installation with like-kind synthetic material or sod (live grass) shall be required.

MAINTENANCE OF TRAFFIC CONTROL

Reference the FDOT website regarding the selection of the proper traffic control requirements to be provided during routine maintenance and / or new installations of this DOT roadway.

VEGETATION MANAGEMENT AT OUTDOOR ADVERTISING (ODA) (IF APPLICABLE)

To avoid conflicts with permitted outdoor advertising, please reference the State of Florida website regarding the vegetation management of outdoor advertising. This website provides a portal to search the FDOT Outdoor Advertising Inventory Management System Database. The database contains an inventory of outdoor advertising structures, permits and other related information maintained by the Department.

Also, reference the *Florida Highway Beautification Program* website link for *Vegetation Management at ODA signs* Florida Statutes and Florida Administrative Code related to vegetation management at outdoor advertising sign, permit applications for vegetation management and determining mitigation value of roadside vegetation.

TREE GRATES

The Agency is required to conduct regular inspections to all Tree grates installed within FDOT right-of-way. The Agency shall inspect the grates to ensure they are free of debris, damage, or uneven surfaces which could potentially create safety or accessibility issues for the public. The Agency shall also inspect the tree grate annually to ensure the tree grate opening is not in conflict with the on-going growth of the tree trunk. Modify the tree grate as needed to account for future growth.

ROOT BARRIERS

Periodic visual inspections shall be conducted by the Agency in areas where root barriers have been installed to ensure adjacent facilities are not being impacted. Areas that are noted with early signs of impacts, should have the compromised root barriers removed and replaced with new

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barriers, root pruning the tree in the process. Additionally, the areas in which barriers have been installed should be inspected to ensure that the roots do not grow over the barrier. Chemical root barriers, while effective, have a more limited lifespan than physical barriers and should be replaced at the end of their manufacturer specified guarantee.

II. SPECIFIC PROJECT SITE MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS

1. The design intent consists of Limestone Pavers for Vehicular Entry along east side of State Road A-1-A with planting beds housing a low groundcover. On the west side of State Road A-1-A the design consists of a grass block concrete paver with planting beds housing low groundcover.
2. To maintain the intended appearance of all shrubs or turf grass, apply the latest fertilizer *recommended by the University of Florida IFAS Extension per the manufacturer's specifications*.
3. Groundcover and shrub horizontal growth shall be maintained to prevent foliage from growing beyond the limits of the planting areas shown on the plan. Maintain a 6" setback from the foliage to the edge of curb, pavement, sidewalk and/or other hardscape improvements.
4. Maintain the vertical height of:
 - o Carissa macrocarpa 'Emerald Blanket' between 12" and 18", Full to Ground
5. Inspect groundcovers and shrubs monthly for maintaining full ground coverage.
6. Evaluate plant material on monthly basis for pests, diseases, drought stress or general decline. If required, follow the integrated pest management program established by the Agency to ensure healthy plants.
7. Concrete pavers shall be inspected on monthly basis for the aesthetic appearance and safety conditions. Address any issues identified by repairing or replacing those specific locations. To maintain the overall aesthetic appearance and safety of the concrete pavers they shall be cleaned on a yearly basis to prevent mold, dirt, oil, and gum build up. Joints and cracks in concrete, patterned concrete or asphalt, concrete pavers, concrete curbs, expansion joints, catch basins, gutter areas, etc. shall be inspected on a monthly basis to keep those areas free of weeds.
8. Inspect the irrigation system performance on a monthly basis to ensure the system is providing 100% coverage, does not have sections of low pressure, heads and valves are clean and clear of debris and any damaged irrigation components (i.e., spray nozzles, spray heads, valve boxes, etc.) are repaired or replaced.

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EXHIBIT D

RESOLUTION

This Exhibit forms an integral part of the LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT between the DEPARTMENT and the AGENCY.

Please see attached

(To be provided by the Agency)

From: Logue, Denise
Sent: Tuesday, December 23, 2025 2:08 PM
To: Sherry D. Henderson <shenderson@townofhillsborobeach.com>; Mac Serda <mserda@townofhillsborobeach.com>
Cc: andres@naturalficial.com; Susan@hollandengineering.us; Nick Terziev <NTerziev@doublepconstruction.com>; Andrew Dunlap <andrew@d3-b.com>; Alex Rodriguez <alex@naturalficial.com>
Subject: FDOT LANDSCAPE MMOA FOR APPROVAL : 2024-L-491-00012 (Berch Residence)
Importance: High

Good afternoon,

Please see attached for your City Commission's review and approval, the attached FDOT MMOA for landscape improvements at the Berch Residence.

When the agreement has been approved and signed, please attach the resolution at the end of the agreement and return to me. Once our Director has added his signature, I will insert the date on page 1 indicating that execution is complete. I will then return a copy for your records.

It has been a pleasure working with you and we wish everyone a very special Holiday Season,

If I may ask you to please ensure the date is not entered on the first line when your Commission have partially executed the agreement.

I will enter the final date once our Director of Transportation Development has signed and return a copy for your records.

I look forward to our continued beneficial relationship.

Many thanks.

Denise Logue
Agreement Coordinator
Landscape Architecture Unit In-house Consultant
Florida Department of Transportation - District 4
3400 W Commercial Blvd, Ft Lauderdale, FL 33309
E: Denise.Logue@dot.state.fl.us O: 954-777-4525





TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: Resolution No. 2026-03 Adopt Engineering Fees for Building Permitting Plan Review & Update the Town's Fee Schedule

A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida, Approving the Addition of Engineering Fees for Building Permitting Plan Review and Authorizing the Town Manager to Update the Town's Fee Schedule Accordingly.

Submitting Dept: Town Clerk, LaToya Little, Office Assistant

Agenda Date: March 3, 2026

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:

1. Agenda Cover Memo - Adopt Engineering Fees Town Fee Schedule
2. Resolution
3. TOHB Building Fee Schedule



1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

Agenda Item Cover Memo

Agenda Item: Adopt Engineering Fees to the Town's Fee Schedule

Submitting Department: George Folles, Building Official

Agenda Date: March 3, 2026

BACKGROUND / HISTORY

The Building Department is requesting approval to add Engineering Fees to the Town's Fee Schedule to recover costs associated with required engineering plan reviews and inspections related to Building Permits. These services require licensed engineering review to ensure compliance with applicable codes, regulations, and safety standards.

CURRENT ACTIVITY

Currently, the Town's Fee Schedule does not include engineering fees, resulting in costs being absorbed without a formal mechanism for cost recovery. Permitting activity requires engineering plan review prior to approval. To ensure cost recovery and maintain fiscal responsibility, staff is recommending the addition of engineering fees to the Town's Fee Schedule.

PROPOSED FEES

The proposed fees are structured to reflect actual service costs and include an administrative component. Time is billed in accordance with standard professional practices, rounded to the next quarter hour with a minimum billing threshold.

Plan Review

- \$179 per hour +
- \$25 administrative fee per review
- Fees rounded to the next ¼ hour
- ½ hour minimum charge

Inspections

- \$179 per hour +
- \$25 administrative fee per review
- Fees rounded to the next ¼ hour
- ½ hour minimum charge

FISCAL IMPACT

There is no negative fiscal impact. The proposed fees allow for cost recovery of engineering plan reviews and inspections related to Building Permits.

RECOMMENDATION

Staff recommend approval of the proposed engineering fees and the incorporation of these fees into the Town's fees schedule.

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RESOLUTION NO. 2026-03

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ADOPTING THE PROPOSED ENGINEERING FEES FOR PLAN REVIEW; AUTHORIZING THE UPDATE TO THE TOWN'S FEE SCHEDULE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town's administrative staff has recommended to the Town Commission that the Town's Fee Schedule be revised to add Engineering fees to recover costs associated with required engineering plan reviews and inspections related to building permits; and

WHEREAS, the Town Commission deems it to be in the best interests to adopt the proposed Engineering Fees for Plan Review and to update the Town's Fee Schedule.

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

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

SECTION 2. The Town Commission of the Town of Hillsboro Beach, Florida accepts the recommendation of staff and hereby approves and adopts the proposed Engineering Fees to be added to the Town's Fee Schedule for Plan Review and authorizes the revision to the Town's Fee Schedule.

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

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

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

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

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ADOPTED by the Town Commission of the Town of Hillsboro Beach, Florida this ____day
of _____ 2026.

TOWN OF HILLSBORO BEACH, FLORIDA

Dawn Miller, Mayor

ATTEST:

Sherry D. Henderson, CMC

RESOLUTION NO. 2026-03		
Approving the Addition of Engineering Fees for Plan Review and Authorizing the Town Manager to Update the Town's Fee Schedule Accordingly.		
Record of Vote Hillsboro Beach Town Commission		
	<u>YES</u>	<u>NO</u>
Mayor Dawn Miller	☐	☐
Vice Mayor David Ravanese	☐	☐
Commissioner Vinnie Andreano	☐	☐
Commissioner Jane Reiser	☐	☐
Commissioner Heather Berman	☐	☐

Town of Hillsboro Beach - Building Fee Schedule

1. **Building Permit Fees** shall be based upon the cost of construction, as attested to by the applicant on the submitted permit application. A permit application is required for each trade, for each structure.

- The Building Official, in addition to verifying the completeness and accuracy of the application, shall review the application for the cost of construction. If the Building Official determines that the cost of construction attested to does not accurately reflect the cost of construction for the scope of work covered by the permit, the following methods may be used to calculate the fee:
 - a. Copy of a signed contract for work to be completed under requested permit.
 - b. Apply the values in the most current edition of the RS Means Construction Valuation system.
- The greatest of the methods of the applicant's statement of value, or (a.) or (b.) above, shall be used in calculating the permit fee.

Permit Fees Calculations:

Construction costs up to \$5,000 (Per structure, per trade)	\$125
Construction costs greater than \$5,000 and up to \$5,000,000	2.65%
Construction costs greater than \$5,000,000	2.45%

Permit fees include first plan review and standard inspections.

Permit fees do not include subsequent plan review(s) or re-inspection(s).

For projects valued in excess of \$75,000, an application fee equal to 1% of the job valuation is due at the time of submittal. The application fee will be applied against the final permit cost.

2. **Plan Review Fees** are collected for review of previously rejected plans, revised or as-builts plans, duplicate plans, or pre-submittal reviews.

Plan Review Fee \$95 per hour, one hour minimum, per discipline

3. **Required State, County, and Local Fees:**

- Broward County Board of Rules and Appeals Fee (BORA)
\$0.52 per each \$1,000.00 or any fraction of the **Total Cost of Construction**. Minimum \$2.00
In accordance with the Broward County Administrative Code:
Chapter 43 - FEES AND OTHER CHARGES, MISCELLANEOUS
PART I. - BOARD OF RULES AND APPEALS FEES

"43.1. - Fee in Connection with Permits.

In compliance with Article IX, Section 9.02D, Broward County Charter, each governmental authority within Broward County that is required to issue permits pursuant to the Florida Building Code, Broward County Edition, shall charge a fee in connection with permits issued pursuant to that Code according to the following formula:

a. A fee equal to the greater of \$2.00 or \$0.52 for each \$1,000.00, or any fraction thereof, of "Total Construction Cost" shall be collected for any building, electrical, plumbing, mechanical, engineering, and liquefied petroleum permit issued, including but not limited to permits issued for alteration, repair, installation, and demolition.

b. "Total Construction Cost" shall be provided by the permit applicant or designer of record and approved by the Building Official using contracts, current R.S. Means catalog, or other methods."

- Florida DBPR/ Florida Building Code Compliance Program F.S.553.721
Minimum \$2.00 per Permit, 1% of the **Permit Fee**
- Building Code Administrators and Inspectors Fund F.S. 468.631
Minimum \$2.00 per Permit, 1.5% of the **Permit Fee**

4. **Miscellaneous Fees:**

Re-Inspection Fee	\$95
Change of Contractor Fee	\$95
Permit Card Replacement, Certificate of Occupancy/Completion document	\$25
40-year inspection program (required by Broward County)	\$350
Work Without Permit	200% of standard permit fee
Garbage Disposal Permit	Flat Fee \$50
Overtime Inspections / Plan Reviews	\$125.00 per Hour / 3 hr. min
Expired Permit Renewal Fee	
within 180 days of expiration,	50% of the original permit fee, but not less than minimum
After 180 days	100% of the current fee
Private Provider	Inspection OR plan review services (10% permit fee discount) Up to the Building Official if only one item can be performed by Private Provider.
	Plan review & inspection services (15% permit fee discount)

Cost Recovery Fees for Fire and Zoning

Fire Fees

Plan Review	\$150 per hour + \$25 Administrative Fee per review
Inspections	\$150 per hour + \$25 Administrative Fee per review (Fees rounded to next ¼ Hour, ½ hour minimum)

Zoning Fees

Plan Review	\$150 per hour + \$25 Administrative Fee per review
Inspections	\$150 per hour + \$25 Administrative Fee per review (Fees rounded to next ¼ Hour, ½ hour minimum)

Engineering Fees

Plan Review	\$179 per hour + \$25 Administrative Fee per review (Fees rounded to next ¼ Hour, ½ hour minimum)
Inspections	\$179 per hour + \$25 Administrative Fee per review (Fees rounded to next ¼ Hour, ½ hour minimum)



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

Hillsboro Beach, FL, Town of
Attn: Accounts, Payable
1210 Hillsboro Mile
Hillsboro, FL 33062
inframarkcms@payableslockbox.com

Invoice

Invoice Number: 3363002
Invoice Date: 1/31/2026
Terms: Net 30 Days
Due Date: 3/2/2026
Customer #: AJ-0005085
Customer PO #:

Description	Amount
Percent of fee total	\$137,201.03

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

Net Invoice:	\$137,201.03
Freight:	\$0.00
Sales Tax:	\$0.00
Invoice Total:	\$137,201.03

Hillsboro Beach January 2026 Fees	
Total Permit Fees	\$ 160,383.56
Town Rev - 15%	\$ 24,057.53
CGA Rev - 85%	\$ 136,326.03
➤ CGA Admin Fees	\$ 875.00
CGA TOTAL	\$ 137,201.03



**Town of Hillsboro Beach
Building Department
Finance Report**

**Start Date: 1/1/2026
End Date: 1/31/2026**

	Permit Fees	Town Revenue	Fire Fees	Zoning Fees	Admin Fees	CGA Revenue	BORA	DBPR	DCA
MTD	\$160,383.56	\$24,057.53	\$1,650.00	\$3,600.00	\$875.00	\$136,326.03	\$2,999.84	\$1,537.63	\$2,295.91
YTD	\$368,044.27	\$55,206.64	\$4,350.00	\$11,250.00	\$2,600.00	312,837.63	\$6,816.20	\$3,523.72	\$5,215.18



**The Town of Hillsboro Beach
All Fees Collected**

Start Date: 01/01/2026
End Date: 01/31/2026

Transaction #	Application #	Fee Description	Quantity	Amount	Date
627984	39242269	Building Permit Fee	13780	\$ 365.17	1/5/2026
627984	39242269	BRA - Board of Rules & Appeals Fee	13780	\$ 7.28	1/5/2026
627984	39242269	Goverment Fees FL BCAIF Surcharge	365.17	\$ 5.47	1/5/2026
627984	39242269	Goverment Fees FL DBPR Surcharge	365.17	\$ 3.65	1/5/2026
627989	488886	Plan Review Fee	1	\$ 95.00	1/5/2026
627998	489412	Building Permit Fee	6460	\$ 171.19	1/5/2026
627998	489412	BRA - Board of Rules & Appeals Fee	6460	\$ 3.64	1/5/2026
627998	489412	Goverment Fees FL BCAIF Surcharge	171.19	\$ 2.56	1/5/2026
627998	489412	Goverment Fees FL DBPR Surcharge	171.19	\$ 2.00	1/5/2026
627998	489412	Change Of Contractor	1	\$ 95.00	1/5/2026
627999	489408	Change Of Contractor	1	\$ 95.00	1/5/2026
628042	1060683	Re-Inspection Fee	1	\$ 95.00	1/6/2026
628081	39216748	Building Permit Fee	165000	\$ 4,372.50	1/7/2026
628081	39216748	BRA - Board of Rules & Appeals Fee	165000	\$ 85.80	1/7/2026
628081	39216748	Goverment Fees FL BCAIF Surcharge	4372.5	\$ 65.58	1/7/2026
628081	39216748	Goverment Fees FL DBPR Surcharge	4372.5	\$ 43.72	1/7/2026
628081	39216748	Plan Review Fee	1	\$ 95.00	1/7/2026
628092	39243089	Building Permit Fee	3337	\$ 125.00	1/7/2026
628092	39243089	BRA - Board of Rules & Appeals Fee	3337	\$ 2.08	1/7/2026
628092	39243089	Goverment Fees FL BCAIF Surcharge	125	\$ 2.00	1/7/2026
628092	39243089	Goverment Fees FL DBPR Surcharge	125	\$ 2.00	1/7/2026
628109	39243387	Building Permit Fee	6954	\$ 184.28	1/8/2026
628109	39243387	BRA - Board of Rules & Appeals Fee	6954	\$ 3.64	1/8/2026
628109	39243387	Goverment Fees FL BCAIF Surcharge	184.28	\$ 2.76	1/8/2026
628109	39243387	Goverment Fees FL DBPR Surcharge	184.28	\$ 2.00	1/8/2026
628130	39237274	Building Permit Fee	121542	\$ 3,220.86	1/8/2026
628130	39237274	BRA - Board of Rules & Appeals Fee	121542	\$ 63.44	1/8/2026
628130	39237274	Goverment Fees FL BCAIF Surcharge	3220.86	\$ 48.31	1/8/2026
628130	39237274	Goverment Fees FL DBPR Surcharge	3220.86	\$ 32.20	1/8/2026
628130	39237274	Building Permit Fee	17800	\$ 471.70	1/8/2026
628130	39237274	BRA - Board of Rules & Appeals Fee	17800	\$ 9.36	1/8/2026
628130	39237274	Goverment Fees FL BCAIF Surcharge	471.7	\$ 7.07	1/8/2026
628130	39237274	Goverment Fees FL DBPR Surcharge	471.7	\$ 4.71	1/8/2026
628130	39237274	Building Permit Fee	16600	\$ 439.90	1/8/2026
628130	39237274	BRA - Board of Rules & Appeals Fee	16600	\$ 8.84	1/8/2026
628130	39237274	Goverment Fees FL BCAIF Surcharge	439.9	\$ 6.59	1/8/2026
628130	39237274	Goverment Fees FL DBPR Surcharge	439.9	\$ 4.39	1/8/2026
628130	39237274	Building Permit Fee	5800	\$ 153.70	1/8/2026
628130	39237274	BRA - Board of Rules & Appeals Fee	5800	\$ 3.12	1/8/2026
628130	39237274	Goverment Fees FL BCAIF Surcharge	153.7	\$ 2.30	1/8/2026
628130	39237274	Goverment Fees FL DBPR Surcharge	153.7	\$ 2.00	1/8/2026
628130	39237274	Building Administrative Fee	1	\$ 25.00	1/8/2026



The Town of Hillsboro Beach
All Fees Collected

Start Date: 01/01/2026
End Date: 01/31/2026

628130	39237274	Fire Plan Review	1	\$	150.00	1/8/2026
628130	39237274	Fire Inspection	1	\$	150.00	1/8/2026
628130	39237274	Building Administrative Fee	1	\$	25.00	1/8/2026
628130	39237274	Plan Review Fee	2	\$	190.00	1/8/2026
628130	39237274	Plan Review Fee	2	\$	190.00	1/8/2026
628130	39237274	Plan Review Fee	1	\$	95.00	1/8/2026
628138	39239715	Building Permit Fee	7102.18	\$	188.20	1/8/2026
628138	39239715	BRA - Board of Rules & Appeals Fee	7102.18	\$	4.16	1/8/2026
628138	39239715	Government Fees FL BCAIF Surcharge	188.2	\$	2.82	1/8/2026
628138	39239715	Government Fees FL DBPR Surcharge	188.2	\$	2.00	1/8/2026
628138	39239715	Plan Review Fee	1	\$	95.00	1/8/2026
628153	39202837	Plan Review Fee	1	\$	95.00	1/9/2026
628160	488886	Plan Review Fee	1	\$	95.00	1/9/2026
628160	488886	Plan Review Fee	1	\$	95.00	1/9/2026
628163	39243256	Building Permit Fee	6800	\$	180.20	1/9/2026
628163	39243256	BRA - Board of Rules & Appeals Fee	6800	\$	3.64	1/9/2026
628163	39243256	Government Fees FL BCAIF Surcharge	180.2	\$	2.70	1/9/2026
628163	39243256	Government Fees FL DBPR Surcharge	180.2	\$	2.00	1/9/2026
628199	39237511	Building Permit Fee	300	\$	125.00	1/10/2026
628199	39237511	BRA - Board of Rules & Appeals Fee	300	\$	2.00	1/10/2026
628199	39237511	Government Fees FL BCAIF Surcharge	125	\$	2.00	1/10/2026
628199	39237511	Government Fees FL DBPR Surcharge	125	\$	2.00	1/10/2026
628220	39205539	Expired Permit - 180 Days Or Less	133.56	\$	125.00	1/12/2026
628241	39231907	Building Permit Fee	13200	\$	349.80	1/13/2026
628241	39231907	BRA - Board of Rules & Appeals Fee	13200	\$	7.28	1/13/2026
628241	39231907	Government Fees FL BCAIF Surcharge	349.8	\$	5.24	1/13/2026
628241	39231907	Government Fees FL DBPR Surcharge	349.8	\$	3.49	1/13/2026
628241	39231907	Plan Review Fee	1	\$	95.00	1/13/2026
628295	39238291	Plan Review Fee	1	\$	95.00	1/14/2026
628296	39198256	Plan Review Fee	2	\$	190.00	1/14/2026
628297	39186439	Plan Review Fee	2	\$	190.00	1/14/2026
628317	607934	Expired Permit - Greater Than 180 Days	935.23	\$	935.23	1/15/2026
628318	607938	Expired Permit - Greater Than 180 Days	1020.27	\$	1,020.27	1/15/2026
628329	490086	Plan Review Fee	1	\$	95.00	1/15/2026
628330	39244245	Building Permit Fee	1800	\$	125.00	1/15/2026
628330	39244245	BRA - Board of Rules & Appeals Fee	1800	\$	2.00	1/15/2026
628330	39244245	Government Fees FL BCAIF Surcharge	125	\$	2.00	1/15/2026
628330	39244245	Government Fees FL DBPR Surcharge	125	\$	2.00	1/15/2026
628330	39244228	Building Permit Fee	1600	\$	125.00	1/15/2026
628330	39244228	BRA - Board of Rules & Appeals Fee	1600	\$	2.00	1/15/2026
628330	39244228	Government Fees FL BCAIF Surcharge	125	\$	2.00	1/15/2026
628330	39244228	Government Fees FL DBPR Surcharge	125	\$	2.00	1/15/2026
628331	39240067	Building Permit Fee	58000	\$	1,537.00	1/15/2026



**The Town of Hillsboro Beach
All Fees Collected**

**Start Date: 01/01/2026
End Date: 01/31/2026**

628331	39240067	BRA - Board of Rules & Appeals Fee	58000	\$	30.16	1/15/2026
628331	39240067	Government Fees FL BCAIF Surcharge	1537	\$	23.05	1/15/2026
628331	39240067	Government Fees FL DBPR Surcharge	1537	\$	15.37	1/15/2026
628331	39240067	Building Permit Fee	28000	\$	742.00	1/15/2026
628331	39240067	BRA - Board of Rules & Appeals Fee	28000	\$	14.56	1/15/2026
628331	39240067	Government Fees FL BCAIF Surcharge	742	\$	11.13	1/15/2026
628331	39240067	Government Fees FL DBPR Surcharge	742	\$	7.42	1/15/2026
628331	39240067	Building Permit Fee	42000	\$	1,113.00	1/15/2026
628331	39240067	BRA - Board of Rules & Appeals Fee	42000	\$	21.84	1/15/2026
628331	39240067	Government Fees FL BCAIF Surcharge	1113	\$	16.69	1/15/2026
628331	39240067	Government Fees FL DBPR Surcharge	1113	\$	11.13	1/15/2026
628331	39240067	Building Permit Fee	30000	\$	795.00	1/15/2026
628331	39240067	BRA - Board of Rules & Appeals Fee	30000	\$	15.60	1/15/2026
628331	39240067	Government Fees FL BCAIF Surcharge	795	\$	11.92	1/15/2026
628331	39240067	Government Fees FL DBPR Surcharge	795	\$	7.95	1/15/2026
628331	39240067	Plan Review Fee	1	\$	95.00	1/15/2026
628339	39230270	Building Permit Fee	28500	\$	755.25	1/15/2026
628339	39230270	BRA - Board of Rules & Appeals Fee	28500	\$	15.08	1/15/2026
628339	39230270	Government Fees FL BCAIF Surcharge	755.25	\$	11.32	1/15/2026
628339	39230270	Government Fees FL DBPR Surcharge	755.25	\$	7.55	1/15/2026
628339	39230270	Building Administrative Fee	1	\$	25.00	1/15/2026
628339	39230270	Zoning Plan Review	1	\$	150.00	1/15/2026
628339	39230270	Zoning Inspection Fee	1	\$	150.00	1/15/2026
628339	39230270	Building Administrative Fee	1	\$	25.00	1/15/2026
628349	39205539	Permit Card Replacement; CO/CC	1	\$	25.00	1/15/2026
628350	39235458	Re-Inspection Fee	1	\$	95.00	1/15/2026
628350	39235458	Permit Card Replacement; CO/CC	1	\$	25.00	1/15/2026
628351	39221607	Re-Inspection Fee	1	\$	95.00	1/15/2026
628356	39244345	Building Permit Fee	20850	\$	552.52	1/15/2026
628356	39244345	BRA - Board of Rules & Appeals Fee	20850	\$	10.92	1/15/2026
628356	39244345	Government Fees FL BCAIF Surcharge	552.52	\$	8.28	1/15/2026
628356	39244345	Government Fees FL DBPR Surcharge	552.52	\$	5.52	1/15/2026
628396	616451	Building Administrative Fee	1	\$	25.00	1/18/2026
628396	616451	Fire Plan Review	1	\$	150.00	1/18/2026
628396	616451	Plan Review Fee	1	\$	95.00	1/18/2026
628396	616451	Plan Review Fee	1	\$	95.00	1/18/2026
628396	616451	Building Administrative Fee	1	\$	25.00	1/18/2026
628396	616451	Fire Plan Review	1	\$	150.00	1/18/2026
628396	616451	Plan Review Fee	1	\$	95.00	1/18/2026
628397	616485	Plan Review Fee	1	\$	95.00	1/18/2026
628397	616485	Building Administrative Fee	1	\$	25.00	1/18/2026
628397	616485	Fire Plan Review	1	\$	150.00	1/18/2026
628397	616485	Plan Review Fee	1	\$	95.00	1/18/2026



**The Town of Hillsboro Beach
All Fees Collected**

**Start Date: 01/01/2026
End Date: 01/31/2026**

628397	616485	Plan Review Fee	1	\$	95.00	1/18/2026
628397	616485	Plan Review Fee	1	\$	95.00	1/18/2026
628397	616485	Building Administrative Fee	1	\$	25.00	1/18/2026
628397	616485	Fire Plan Review	1	\$	150.00	1/18/2026
628397	616485	Plan Review Fee	1	\$	95.00	1/18/2026
628397	616485	Plan Review Fee	1	\$	95.00	1/18/2026
628397	616485	Plan Review Fee	1	\$	95.00	1/18/2026
628426	39240734	Building Permit Fee	26000	\$	689.00	1/20/2026
628426	39240734	BRA - Board of Rules & Appeals Fee	20600	\$	10.92	1/20/2026
628426	39240734	Government Fees FL BCAIF Surcharge	689	\$	10.33	1/20/2026
628426	39240734	Government Fees FL DBPR Surcharge	689	\$	6.89	1/20/2026
628426	39240734	Plan Review Fee	1	\$	95.00	1/20/2026
628426	39240734	Building Permit Fee	6400	\$	169.60	1/20/2026
628426	39240734	BRA - Board of Rules & Appeals Fee	6400	\$	3.64	1/20/2026
628426	39240734	Government Fees FL BCAIF Surcharge	169.6	\$	2.54	1/20/2026
628426	39240734	Government Fees FL DBPR Surcharge	169.6	\$	2.00	1/20/2026
628461	39221607	Re-Inspection Fee	1	\$	95.00	1/21/2026
628475	39202837	Plan Review Fee	1	\$	95.00	1/21/2026
628475	39202837	Building Administrative Fee	1	\$	25.00	1/21/2026
628475	39202837	Zoning Plan Review	1	\$	150.00	1/21/2026
628484	39244707	Building Permit Fee	6995	\$	185.36	1/21/2026
628484	39244707	BRA - Board of Rules & Appeals Fee	6995	\$	3.64	1/21/2026
628484	39244707	Government Fees FL BCAIF Surcharge	185.36	\$	2.78	1/21/2026
628484	39244707	Government Fees FL DBPR Surcharge	185.36	\$	2.00	1/21/2026
628508	39214574	Building Permit Fee	10000	\$	265.00	1/22/2026
628508	39214574	BRA - Board of Rules & Appeals Fee	10000	\$	5.20	1/22/2026
628508	39214574	Government Fees FL BCAIF Surcharge	265	\$	3.97	1/22/2026
628508	39214574	Government Fees FL DBPR Surcharge	265	\$	2.65	1/22/2026
628508	39214574	Plan Review Fee	2	\$	190.00	1/22/2026
628508	39214574	Zoning Plan Review	2	\$	300.00	1/22/2026
628508	39214574	Building Administrative Fee	1	\$	25.00	1/22/2026
628528	39237364	Plan Review Fee	1	\$	95.00	1/22/2026
628528	39237364	Building Administrative Fee	1	\$	25.00	1/22/2026
628528	39237364	Zoning Inspection Fee	1	\$	150.00	1/22/2026
628528	39237364	Building Administrative Fee	3	\$	75.00	1/22/2026
628528	39237364	Zoning Plan Review	4	\$	600.00	1/22/2026
628528	39237364	Building Permit Fee	615000	\$	16,297.50	1/22/2026
628528	39237364	BRA - Board of Rules & Appeals Fee	615000	\$	319.80	1/22/2026
628528	39237364	Government Fees FL BCAIF Surcharge	16297.5	\$	244.46	1/22/2026
628528	39237364	Government Fees FL DBPR Surcharge	16297.5	\$	162.97	1/22/2026
628528	39237364	Engineering Plan Review	2	\$	358.00	1/22/2026
628528	39237364	Building Administrative Fee	2	\$	50.00	1/22/2026
628539	39210087	Building Permit Fee	100450	\$	2,661.92	1/23/2026



**The Town of Hillsboro Beach
All Fees Collected**

**Start Date: 01/01/2026
End Date: 01/31/2026**

628539	39210087	BRA - Board of Rules & Appeals Fee	100450	\$	52.52	1/23/2026
628539	39210087	Government Fees FL BCAIF Surcharge	2661.92	\$	39.92	1/23/2026
628539	39210087	Government Fees FL DBPR Surcharge	2661.92	\$	26.61	1/23/2026
628539	39210087	Plan Review Fee	1	\$	95.00	1/23/2026
628572	39218541	Building Administrative Fee	2	\$	50.00	1/23/2026
628572	39218541	Zoning Plan Review	2	\$	300.00	1/23/2026
628572	39218541	Building Administrative Fee	1	\$	25.00	1/23/2026
628572	39218541	Zoning Inspection Fee	1	\$	150.00	1/23/2026
628572	39218541	Building Administrative Fee	4	\$	100.00	1/23/2026
628572	39218541	Fire Plan Review	4	\$	600.00	1/23/2026
628572	39218541	Building Administrative Fee	1	\$	25.00	1/23/2026
628572	39218541	Fire Inspection	1	\$	150.00	1/23/2026
628572	39218541	Plan Review Fee	2	\$	190.00	1/23/2026
628572	39218541	Building Permit Fee	863750	\$	22,889.37	1/23/2026
628572	39218541	BRA - Board of Rules & Appeals Fee	863750	\$	449.28	1/23/2026
628572	39218541	Government Fees FL BCAIF Surcharge	22889.37	\$	343.34	1/23/2026
628572	39218541	Government Fees FL DBPR Surcharge	22889.37	\$	228.89	1/23/2026
628572	39218541	Building Permit Fee	3445735	\$	91,311.97	1/23/2026
628572	39218541	BRA - Board of Rules & Appeals Fee	3445735	\$	1,791.92	1/23/2026
628572	39218541	Government Fees FL BCAIF Surcharge	91311.97	\$	1,369.67	1/23/2026
628572	39218541	Government Fees FL DBPR Surcharge	91311.97	\$	913.11	1/23/2026
628572	39218541	Plan Review Fee	1	\$	95.00	1/23/2026
628604	39224412	Re-Inspection Fee	1	\$	95.00	1/26/2026
628624	39244458	Building Permit Fee	803	\$	125.00	1/26/2026
628624	39244458	BRA - Board of Rules & Appeals Fee	803	\$	2.00	1/26/2026
628624	39244458	Government Fees FL BCAIF Surcharge	125	\$	2.00	1/26/2026
628624	39244458	Government Fees FL DBPR Surcharge	125	\$	2.00	1/26/2026
628626	39244460	Building Permit Fee	803	\$	125.00	1/26/2026
628626	39244460	BRA - Board of Rules & Appeals Fee	803	\$	2.00	1/26/2026
628626	39244460	Government Fees FL BCAIF Surcharge	125	\$	2.00	1/26/2026
628626	39244460	Government Fees FL DBPR Surcharge	125	\$	2.00	1/26/2026
628628	39244463	Building Permit Fee	803	\$	125.00	1/26/2026
628628	39244463	BRA - Board of Rules & Appeals Fee	803	\$	2.00	1/26/2026
628628	39244463	Government Fees FL BCAIF Surcharge	125	\$	2.00	1/26/2026
628628	39244463	Government Fees FL DBPR Surcharge	125	\$	2.00	1/26/2026
628629	39244468	Building Permit Fee	2410	\$	125.00	1/26/2026
628629	39244468	BRA - Board of Rules & Appeals Fee	2410	\$	2.00	1/26/2026
628629	39244468	Government Fees FL BCAIF Surcharge	125	\$	2.00	1/26/2026
628629	39244468	Government Fees FL DBPR Surcharge	125	\$	2.00	1/26/2026
628658	39229268	Permit Card Replacement; CO/CC	1	\$	25.00	1/27/2026
628704	39244247	Building Permit Fee	73248	\$	1,941.07	1/29/2026
628704	39244247	BRA - Board of Rules & Appeals Fee	73248	\$	38.48	1/29/2026
628704	39244247	Government Fees FL BCAIF Surcharge	1941.07	\$	29.11	1/29/2026



The Town of Hillsboro Beach
All Fees Collected

Start Date: 01/01/2026
End Date: 01/31/2026

628704	39244247	Goverment Fees FL DBPR Surcharge	1941.07	\$	19.41	1/29/2026
628737	39241148	Plan Review Fee	1	\$	95.00	1/30/2026
628737	39241148	Building Administrative Fee	2	\$	50.00	1/30/2026
628737	39241148	Zoning Plan Review	2	\$	300.00	1/30/2026
628738	39241140	Building Administrative Fee	2	\$	50.00	1/30/2026
628738	39241140	Zoning Plan Review	2	\$	300.00	1/30/2026
628738	39241140	Plan Review Fee	1	\$	95.00	1/30/2026
628739	39217779	Building Administrative Fee	2	\$	50.00	1/30/2026
628739	39217779	Zoning Plan Review	2	\$	300.00	1/30/2026
628739	39217779	Plan Review Fee	1	\$	95.00	1/30/2026
628739	39217779	Plan Review Fee	2	\$	190.00	1/30/2026
628740	39243772	Building Administrative Fee	1	\$	25.00	1/30/2026
628740	39243772	Zoning Plan Review	1	\$	150.00	1/30/2026
628740	39243772	Plan Review Fee	1	\$	95.00	1/30/2026
628741	39243775	Building Administrative Fee	1	\$	25.00	1/30/2026
628741	39243775	Zoning Plan Review	1	\$	150.00	1/30/2026
628741	39243775	Plan Review Fee	1	\$	95.00	1/30/2026
628742	39243777	Building Administrative Fee	1	\$	25.00	1/30/2026
628742	39243777	Zoning Plan Review	1	\$	150.00	1/30/2026
628742	39243777	Plan Review Fee	1	\$	95.00	1/30/2026
628773	93131	Building Administrative Fee	1	\$	25.00	1/30/2026
628773	93131	Zoning Plan Review	1	\$	150.00	1/30/2026
628773	93131	Plan Review Fee	1	\$	95.00	1/30/2026
628774	93133	Building Administrative Fee	1	\$	25.00	1/30/2026
628774	93133	Zoning Plan Review	1	\$	150.00	1/30/2026
628774	93133	Plan Review Fee	1	\$	95.00	1/30/2026
					\$173,699.94	

GOREN, CHEROF, DOODY & EZROL, P.A.
Attorneys at Law
3099 East Commercial Boulevard
Suite 200
Fort Lauderdale, Florida 33308
Telephone (954) 771-4500

TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile
Hillsboro Beach FL 33062

Attn: Mac Serda, Town Manager

Page: 1
02/23/2026
ACCOUNT NO: 1182-0606490
STATEMENT NO: 76789

General Matters

			HOURS	
01/22/2026	SMS	Correspondence on Inter-Local Agreement with LHP.	0.20	
01/27/2026	SMS	Call with Florida Department of Environmental Protection And review of Inter-Local Agreement.	1.00	
	DJD	Telephone call with Mayor Miller; review agenda.	0.80	
02/02/2026	DJD	Prepare for Commission meeting.	0.50	
02/03/2026	DJD	Prepare for and attend Town Commission meeting.	2.60	
	SMS	Discussion and review related to Inter-Local Agreement.	0.60	
02/06/2026	DJD	Address Inter-Local Agreement with Lighthouse Point.	1.20	
02/13/2026	SMS	Review Sample Road Inter-Local Agreement.	0.50	
02/19/2026	SMS	Correspondence and review related to Inter-Local Agreement.	0.30	
	DJD	Preparation of Resolution for Agenda.	0.90	
		FOR CURRENT SERVICES RENDERED	8.60	2,580.00

RECAPITULATION

TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
D.J. Doody	6.00	\$300.00	\$1,800.00
Sean M. Swartz	2.60	300.00	780.00

Photocopies	108.15
TOTAL OUT-OF-POCKET EXPENSES THROUGH 02/22/2026	108.15
TOTAL CURRENT WORK	2,688.15
BALANCE DUE	<u>\$2,688.15</u>

AMOUNTS PREVIOUSLY BILLED NOT INCLUDED ABOVE

GOREN, CHEROF, DOODY & EZROL, P.A.
Attorneys at Law
3099 East Commercial Boulevard
Suite 200
Fort Lauderdale, Florida 33308
Telephone (954) 771-4500

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

Page: 1
02/23/2026
ACCOUNT NO: 1182-1201006
STATEMENT NO: 76790

Attn: Mac Serda, Town Manager

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

			HOURS	
01/26/2026	DJD	Review pleadings in preparation for court hearing.	1.20	
01/27/2026	DJD	Prepare for hearing on pending Summary Judgments.	2.20	
01/28/2026	SN	Prepare for hearing on Motion for Summary Judgment/Motion to Dismiss; confer with Lynn Swanson about file.	0.50	
	DJD	Prepare for hearing in Summary Judgment ; ZOOM meeting with Jeff Bass, Esquire; review caselaw.	2.60	
01/29/2026	SN	Attend hearing summary judgment motion.	2.00	
	DJD	Prepare for and attend hearing on Summary Judgment in pending cases; telephone call with Mayor Miller.	6.30	
		FOR CURRENT SERVICES RENDERED	14.80	4,440.00

RECAPITULATION			
TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
D.J. Doody	12.30	\$300.00	\$3,690.00
Susannah Nesmith	2.50	300.00	750.00

Photocopies	13.65
TOTAL OUT-OF-POCKET EXPENSES	13.65
TOTAL CURRENT WORK	4,453.65
BALANCE DUE	<u>\$4,453.65</u>

AMOUNTS PREVIOUSLY BILLED NOT INCLUDED ABOVE



Proclamation of the Honorable Mayor and Town Commission
of the Town of Hillsboro Beach, Florida recognizing:

Irish American Heritage Month March 2026



Whereas, by 1776 nearly 300,000 Irish nationals had emigrated to the American colonies and played a crucial role in America's War for Independence; and

Whereas, five signers of the Declaration of Independence were of Irish descent and three signers were Irish born; and

Whereas, Irish Americans helped to fashion a system of government for our young Nation; and

Whereas, in 1792 Irish born James Hoban provided the architectural plans for the White House and served as one of the supervising architects for the construction of the Capitol; and

Whereas, Irish born Commodore John Barry was recognized by the United States Congress in September of 2002 as the "First Flag Officer of the United States Navy"; and

Whereas, in 1813, Captain Oliver Perry, An Irish American, achieved a major naval victory in the Battle of Lake Erie; and

Whereas, in 1942, the 5 Sullivan brothers made the ultimate sacrifice for democracy and freedom during the Naval Battle of Guadalcanal and later had the Destroyer USS Sullivan commissioned in their memory; and

Whereas, the Irish first came to Spanish "La Florida" in the 1500s - first as missionaries and mercenary soldiers and then as planters, traders, businessmen, doctors, and administrators; and

Whereas, Fr. Richard Arthur, an Irish-born priest from Limerick who was appointed parish priest for St. Augustine in 1597 and ecclesiastical judge of "La Florida" established the first public school in America and opened it to both boys and girls of all races; and

Whereas, Irish Americans, since America's inception, have provided and continue to provide leadership and service to this nation's political, business, and religious establishments; and

Whereas, it is fitting and proper to celebrate the rich cultural heritage and the many valuable contributions of Irish Americans.

Now, Therefore, I, Mayor Dawn Miller, acknowledge March as "**Irish American Heritage Month.**"

In Witness Whereof, have hereunto set my hand on this 3rd day of March 2026 and cause the official seal of the Town of Hillsboro Beach, Florida to be affixed.

By:

Attested By:

(seal)

Honorable Dawn Miller
Mayor

Sherry D. Henderson, CMC
Town Clerk



The Ancient Order of **HIBERNIANS** Irish · Catholic · American

Office of the Florida State Secretary

Greg Seán Canning

Grioghár Seán Ó Canannáin

National Deputy Secretary, Past National Director & Past FL State President

20 January 2026

Mayor Dawn Miller
Hillsboro Beach Town Hall
1210 Hillsboro Mile
Hillsboro Beach, FL 33062-1420

Dear Mayor Miller,

Once again, Florida's Irish American community will be celebrating its Irish heritage during the month of March. Ever since the military governorship of Irish American Andrew Jackson, Irish Americans in Florida have provided leadership and service to their state, counties, and local communities. Irish Floridians can look back with pride on the legacy of their Irish forebears, who have contributed significantly to education, business, sports, literature, science, engineering, medicine, science and the arts. Today, we continue to recognize and honor the service of our current State, County and Town/City Council leaders and the contributions of fellow Irish Floridians.

In the past, March has been designated "Irish American Heritage Month" throughout the United States to coincide with the celebration of St. Patrick's Day on the 17th. Across the State of Florida, the Ancient Order of Hibernians and other Irish organizations will be conducting parades, celebrations, and cultural events.

The Florida Ancient Order of Hibernians respectfully requests that your office issue a Proclamation designating **March 2026** as "Irish American Heritage Month" in recognition of the long history of Irish American contributions to the State of Florida. To assist you in this request, I have taken the liberty of providing a few "WHEREAS" for your consideration and possible use.

On behalf of the Ancient Order of Hibernians in America, I would like to thank you for your kind consideration of this request. Should you have any questions or need additional information, please do not hesitate to contact me.

In Friendship, Unity, & Christian Charity,

Greg Seán Canning

AOH National Deputy Secretary and Florida State Secretary
Past Florida State President and National Director



Greg Seán Canning, FL AOH State Secretary, 4530 Caladium Ct., Kissimmee, FL 34758-2156

Hm Ph (407) 350-4205

Cell Ph (201) 787-6650

Grioghar@mac.com

The Florida State Board of The Ancient Order of Hibernians: <https://floridaaoh.org/>



Suggested “**WHEREAS**” for Irish American Heritage Month

WHEREAS, by 1776 nearly 300,000 Irish nationals had emigrated to the American colonies and played a crucial role in America’s War for Independence; and

WHEREAS, five signers of the Declaration of Independence were of Irish descent and three signers were Irish born; and

WHEREAS, Irish Americans helped to fashion a system of government for our young Nation; and

WHEREAS, twenty-two Presidents have proudly proclaimed their Irish American heritage; and

WHEREAS, in 1792 Irish born James Hoban provided the architectural plans for the the White House and served as one of the supervising architects for the construction of the Capitol; and

WHEREAS, Irish born Commodore John Barry was recognized by the United States Congress in September of 2002 as the “First Flag Officer of the United States Navy”; and

WHEREAS, Commodore John Barry fought the last sea battle of the American Revolution off the coast of Florida; and

WHEREAS, in 1813, Captain Oliver Perry, An Irish American, achieved a major naval victory in the Battle of Lake Erie; and

WHEREAS, in 1942, the 5 Sullivan brothers made the ultimate sacrifice for democracy and freedom during the Naval Battle of Guadalcanal and later had the Destroyer USS Sullivan commissioned in their memory; and

WHEREAS, the Irish first came to Spanish “*La Florida*” in the 1500s - first as missionaries and mercenary soldiers and then as planters, traders, businessmen, doctors and administrators; and

WHEREAS, three of the Spanish Governors of “*La Florida*” were actually Irish military officers; and

WHEREAS, Fr. Richard Arthur, an Irish-born priest from Limerick who was appointed parish priest for St. Augustine in 1597 and ecclesiastical judge of “*La Florida*,” established the first public school in America and opened it to both boys and girls of all races; and

WHEREAS, Andrew Jackson, whose family came from County Antrim, served as Florida’s military governor following its acquisition by the United States; and

WHEREAS, Irish Americans, since America’s inception, have provided and continue to provide leadership and service to this nation’s political, business and religious establishments; and

WHEREAS, it is fitting and proper to celebrate the rich cultural heritage and the many valuable contributions of Irish Americans





TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: Police Department
Chief Rob O'Neill

Submitting Dept: Town Clerk, LaToya Little, Office Assistant

Agenda Date: March 3, 2026

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Chief Monthly Jan-26.rmo



Hillsboro Beach Police Monthly Report

To: Town Manager, Mac Serda
 From: Police Chief, Robert O'Neill
 Subject: January 2026 Monthly Report

Patrol Snapshot:

Activity	Current Month	December 2025	January 2025
Contacts			
Motor Vehicle	356	538	260
Crosswalk	186	100	143
Marine Unit	46	89	105
Beach Unit	81	282	0
Cyclists	228	239	199
Arrests	2	4	0
Service			
Alarms	18	12	19
Assist Other Agency	10	4	11
Dogs on Beach/Animal	5	2	11
Vessel	4	10	2
Noise	0	1	0
Open Doors	1	1	3
Police Assists	111	129	117
Domestic/Disturbance	7	2	4
Sick/Injured	22	8	19
Crash	3	3	2
Trespassing	2	1	1
Security Checks	5863	6721	7117
Total Calls	297	275	284

Training:

Police Law Institute (Online): Interviews, Interrogation, and Miranda Compliance.

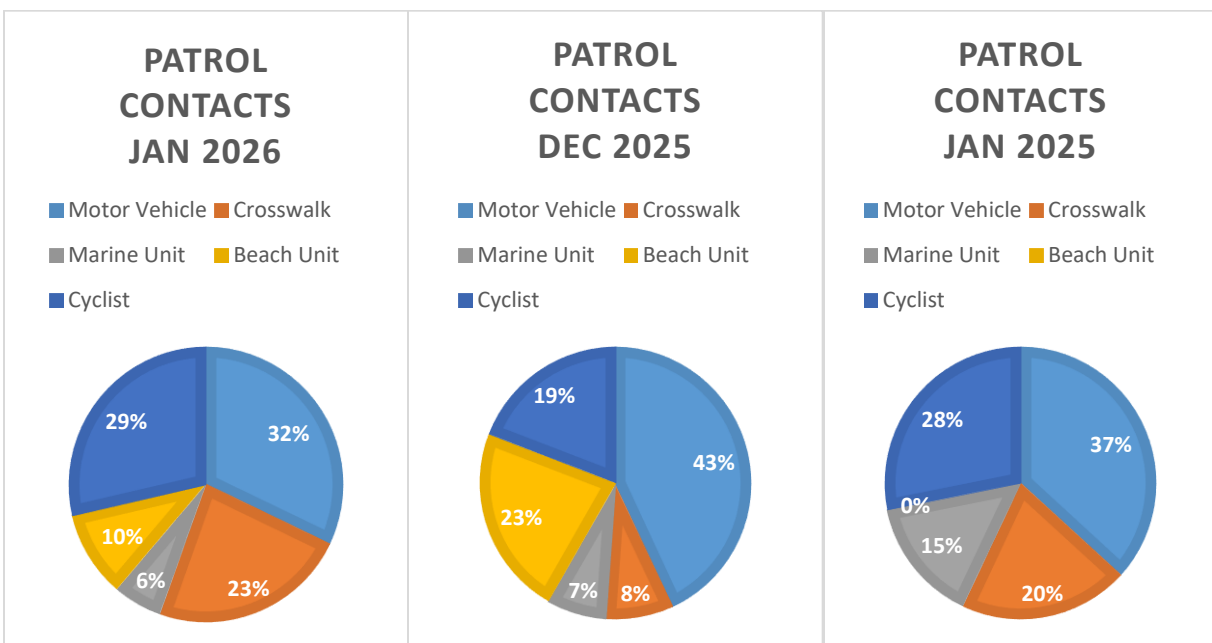
In-Service Topics: Annual - Firearms Qualification, De-escalation & Defensive Tactics, Use of Force.

Personnel News: Officer Jennifer Favors joined HBPD on January 26th, she comes to us with 26 years experience in Palm Beach County. Officer Favors is completing training & orientation prior to her field assignment.

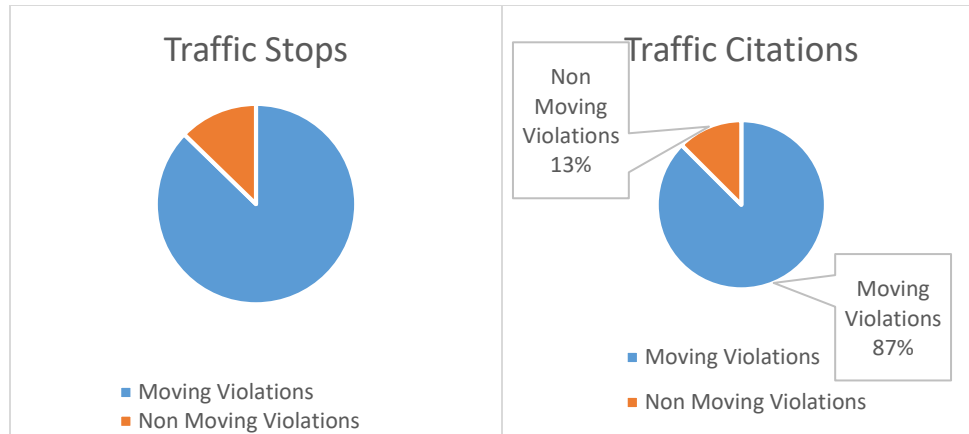
Investigations Snapshot:

January 2025 (new)	Actively Working	Inactivated/Cleared
Theft (#260133)	Rental Listing Scam (#251674)	Grand Theft/Dealing in Stolen Property (#253324)
	Identity Theft (#252616)	Fraud (#253009)
	Scheme to Defraud (#251317)	Stolen License Plate (#253074)
	Fraud (#250681)	Stolen Vehicle (#242556)
	Grand Theft (#252715)	Information (#253046)
	Burglary (#242927)	Criminal Mischief (#253279)
	Found Property (#242931)	
	Identity Theft (#250392)	
	Grand Theft (#251924)	
	Stolen Vehicle (#250603)	
	Stalking (#251867)	
	Grand Theft/Forgery (#252565)	
	Stalking (#252630)	
	Hit & Run (#253286)	

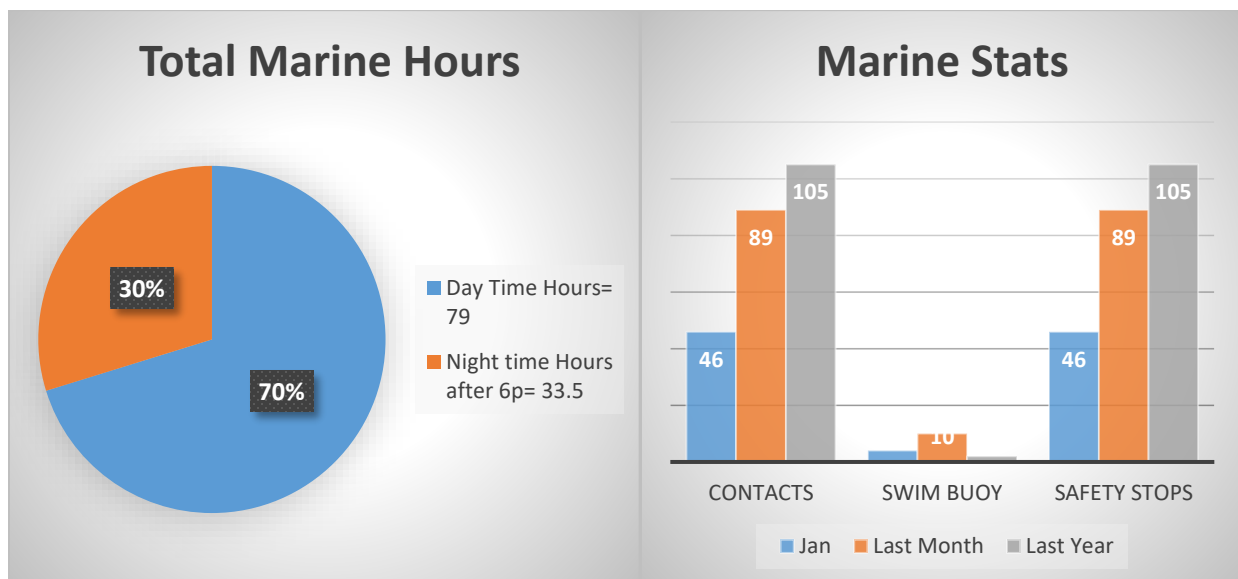
Patrol Services:



Traffic:



Marine/Beach Patrol:



January Notable Events:

On January 11th HBPD received a 911/CAD alert in reference to a cyclist that had fallen and sustained a possible head injury in the 1100 block of Hillsboro Mile. Our Officers arrived on-scene along with Broward County Sheriff's Office Fire Rescue and rendered aid to the fallen cyclist. The cyclist was transported to North Broward Hospital for his head laceration treatment and evaluation. Our follow-up determined the cyclist received wound treatment and was released from the hospital. Assistance rendered.

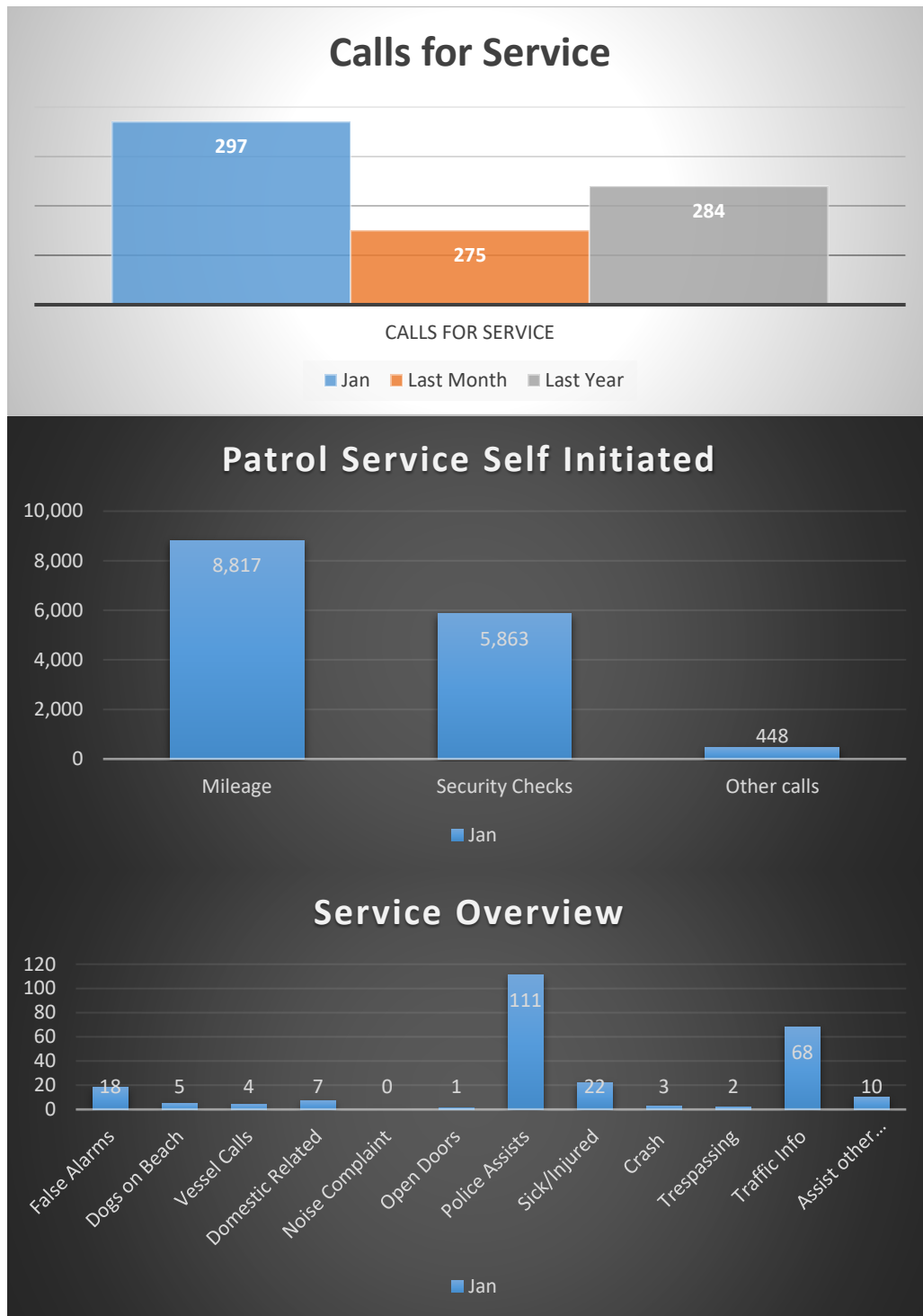
On January 16th a resident arrived at HBPD Headquarters and was visibly shaken after having just received a phone call, from an out of state police agency, advising her that her daughter was deceased. Our Officers made contact with the police agency and we assisted our resident by gathering all pertinent information. All available resources were offered to our resident to assist her with the situation, local family members were also contacted and responded. We later followed-up to ensure her needs were addressed.

On January 18th HBPD received a phone complaint from security in the 900 block of Hillsboro Mile regarding a delivery driver that was belligerent and creating a problem. Our Officers arrived on-scene and made contact with the complainant and the delivery driver, the issue was resolved. Officers gathered information from the delivery driver to complete a Field Interview report. Assistance rendered.

On January 19th HBPD received a phone complaint regarding two Seagulls that were in distress on the beach in the 900 block of Hillsboro Mile. Our Officers located the birds and determined both had become entangled in a fishing hook and line. The Officers were able to free the Seagulls from the fishing line, no apparent injuries were sustained as both birds took flight resuming their quest for fish. Assistance rendered.

On January 26th an HBPD Officer on patrol observed wave-runner operators in the 900 block of Hillsboro Mile driving erratically. Our Officer made contact with the operators and took the appropriate education and enforcement actions. The Officer conducted a follow-up with the Watersports Company in Pompano Beach that rented out the PWC's and informed them of the incident and action taken, assistance rendered.

Overall Calls for Service:





TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: Building Department

George Folles, Building Official, CG&A

Submitting Dept: Town Clerk, LaToya Little, Office Assistant

Agenda Date: March 3, 2026

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:

1. JAN 2026 Memo
2. January 2026 Commission Report



1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

TO: Mayor Dawn Miller and Commission

FROM: George Folles Building Official

DATE: March 2026 Commission Report

SUBJECT: Building Department Report

- The Related Group's Rosewood Project Parcel's A & B have been proceeding with Special Inspector and Town inspections. Parcel B has all their large concrete pours completed. Parcel A has 2- 3 additional large concrete pours requiring Early Starts.
- We are rolling out a permit program- Community Core - to facilitate electronic permit submittal starting 2/16/26.
- Plan review and inspections are up to date.
- Engineering Plan Review Fees were added to our Permit Fee Schedule.

Respectfully Submitted,

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

Calvin, Giordano & Associates, Inc.

1210 Hillsboro Mile | Hillsboro Beach FL 33062

Office: 954.427.4011 | Fax: 954.427.4834 | Cell: 954.592.5057

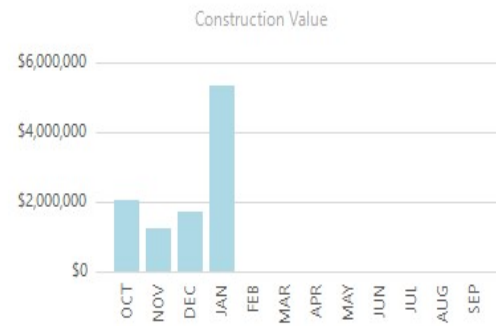
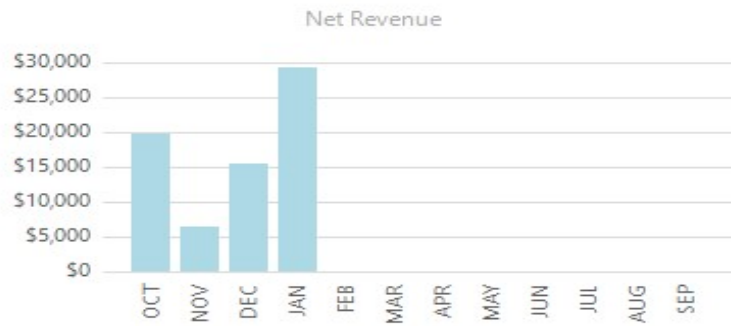
Fort Lauderdale | Miami-Dade | West Palm Beach | Clearwater/Tampa | Estero | Port St. Lucie



**Town of Hillsboro Beach
Building Department
Summary Report**

**Start Date: 1/1/2026
End Date: 1/31/2027**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD
Construction Value	\$2,017,194	\$1,213,342	\$1,711,790	\$5,322,562	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,264,889
Building Permit Fees	\$94,498	\$34,800	\$78,362	\$160,384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$368,044
Fire & Zoning Fees	\$5,550	\$1,200	\$3,600	\$5,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,600
Total Revenue	\$100,048	\$36,000	\$81,962	\$165,634	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$383,644
CGA Expense	\$80,323	\$29,580	\$66,608	\$136,326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$312,838
Town Revenue	\$19,725	\$6,420	\$15,354	\$29,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,807





**Town of Hillsboro Beach
Building Department
Finance Report**

**Start Date: 1/1/2026
End Date: 1/31/2026**

	Permit Fees	Town Revenue	Fire Fees	Zoning Fees	Admin Fees	CGA Revenue	BORA	DBPR	DCA
MTD	\$160,383.56	\$24,057.53	\$1,650.00	\$3,600.00	\$875.00	\$136,326.03	\$2,999.84	\$1,537.63	\$2,295.91
YTD	\$368,044.27	\$55,206.64	\$4,350.00	\$11,250.00	\$2,600.00	312,837.63	\$6,816.20	\$3,523.72	\$5,215.18



**Town of Hillsboro Beach
Building Department
Permit Report**

**Start Date: 1/1/2026
End Date: 1/31/2026**

Permit Type	# Issued	Building Permit Fees
COMMERCIAL CONCRETE RESTORATION	4	7,697.62
COMMERCIAL DOCK	1	114,486.34
COMMERCIAL ELECTRICAL MISCELLANEOUS	4	500.00
COMMERCIAL NEW ROOF	2	380.00
COMMERCIAL RE-ROOF	1	1,941.07
COMMERCIAL STRUCTURAL MISCELLANEOUS	1	16,392.50
COMMERCIAL SWIMMING POOL/SPA	6	760.00
COMMERCIAL WATER HEATER	1	125.00
RESIDENTIAL A/C CHANGE OUT	3	549.84
RESIDENTIAL ALTERATION	4	10,091.76
RESIDENTIAL DOCK	1	190.00
RESIDENTIAL FENCE	1	755.25
RESIDENTIAL GAS LINE	2	190.00
RESIDENTIAL GAS TANK	1	266.19
RESIDENTIAL GENERATOR	1	95.00
RESIDENTIAL MULTI FAMILY	2	950.00
RESIDENTIAL RETAINING WALLS	1	455.00
RESIDENTIAL STRUCTURAL MISCELLANEOUS	1	444.80
RESIDENTIAL WATER HEATER	3	275.00
RESIDENTIAL WINDOWS/DOORS/SHUTTERS	8	3,363.19
SIGN	2	190.00
SINGLE FAMILY RESIDENCE	1	285.00
	51	\$160,383.56



**Town of Hillsboro Beach
Building Department
Activity Report**

**Start Date: 1/1/2026
End Date: 1/31/2026**

Discipline	Total # of Inspections	Plan Review	Permits Applied
Building	94	39	23
Electrical	39	39	25
Plumbing	57	48	26
Mechanical	14	15	19
Fire	5	14	3
Zoning	0	26	7
Totals	209	182	103



**Town of Hillsboro Beach
Building Department
Issued Permits Report**

**Start Date: 1/1/2026
End Date: 1/31/2026**

Folio #	Permit #	Date Issued	Job Address	Job Sub Division	Construction Value
RESIDENTIAL ALTERATION					
484308CJ0260	26389927-0	1/8/2026	1161 HILLSBORO MILE, UNIT 408	HILLSBORO COLONNADE CONDO	\$161,742.00
484308CH0090	26390101-0	1/20/2026	1167 HILLSBORO MILE (UNIT 110)	OVERLOOK CONDO	\$212,400.00
484308BJ0010	26390103-0	1/20/2026	1173 HILLSBORO MILE, UNIT 1-1	HILLSBORO SQUARE CONDO	\$158,000.00
				Grand Total	\$532,142.00



**Town of Hillsboro Beach
Building Department
Plan Review Times Report**

**Start Date: 1/1/2026
End Date: 1/31/2026**

	Number of Reviews	Average Days In Review	Most Days In Review
Completed Reviews	160	4.76	26.96



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: Code Compliance

Bernard Pita, Code Compliance Supervisor, CG&A

Submitting Dept: Code Enforcement , Sherry Henderson, Town Clerk

Agenda Date: March 3, 2026

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

- ATTACHMENTS:**
1. Jan 2026 Code Summary Report Report
 2. Jan 2026 Code Case Action Report
 3. January 2026 Code Cases In Special Magistrate Process



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

Code Compliance Summary Report

From 1/1/2026 To 1/31/2026 Corridor (All Corridors)

Case Totals for Period

Cases Open at Start of Period	183
Cases Opened During Period	2
Cases Opened as result of Complaint	2
Cases Closed During Period	2
Cases Closed due to compliance	1
Cases Open at End of Period	183
Inspections	2
Reinspections	2
Total	4
Special Magistrate Cases During Period	5

Case Summary by Officer

Officer	Open at Start	Opened During Period	Opened as result of Complaint	Closed During Period	Closed due to compliance	Open at End of Period
B. Pita/N/A	183	2	2	2	1	183
Total	183	2	2	2	1	183



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

Code Compliance Summary Report

From 1/1/2026

To 1/31/2026

Corridor (All Corridors)

Inspections by Officer

Officer	Inspections	Reinspections	Total
B. Pita/N/A	2	2	4
Total	2	2	4

Summary of Cases Opened by Incident Type

Incident Type	Number
Building Permit Requirement	1
Property Maintenance	1
Total	2

Revenue Summary

	Period Start	During Period	Period End
Total Fines Assessed	\$3,624,075.00	\$157,250.00	\$3,781,325.00
Total Payments	\$0.00	\$0.00	\$0.00
Balance	\$3,624,075.00		\$3,781,325.00



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

Case Action Report*

From 1/1/2026 To 1/31/2026 Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
1/6/2026	Property Maintenance	1167 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				1/6/2026	Notice of Violation	B. Pita
				1/6/2026	Complaint	B. Pita

*Cases included in this report are those where the owner was first cited within the date range and corridor specified

	Incident Type	Owner	Site Address
1	Property Maintenance	COMMON AREA / OVERLOOK CONDO	1167 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
2	Property Maintenance	COMMON AREA / HILLSBORO MILE TOWER CO-OP	1035 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
3	Landscape Requirements	JOHN H MACMILLAN IV LIV TR LOUISE PARK MACMILLAN LIV TR	985 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
4	Landscape Requirements	DAVID C HARDIN TRUSTEE DAVID C HARDIN LAND TR	991 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
5	Landscape Requirements	MEDZ LLC	997 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
6	Landscape Maintenance Violation	1079 HILLSBORO MILE LLC	1079 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
7	Landscape Requirements	SEAGRAPE REV TR PRATT,DAVID TRSTEE	963 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
8	Construction Site Violation	MIRCHANDANI,KISHORE H/E MIRCHANDANI,ANJALI	995 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
9	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 10
10	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 8 # 33483
11	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 6
12	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 5
13	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 14
14	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 9 # 33483
15	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 12
16	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 3
17	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 16

18	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 7
19	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 2 #
20	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 15
21	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 11
22	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1
23	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 13
24	Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 4
25	Property Maintenance	WINTER SUN INVESTMENTS LLC	1205 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 101
26	Nuisance	MILLIONAIRE PORTFOLIO GROUP LLC	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 812



TOWN OF HILLSBORO BEACH

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Agenda Item Cover Memo

Agenda Item: Broward County Property Appraiser Office Mobile Team April 9, 2026 (11am-1pm)
Submitting Dept: Town Clerk, LaToya Little, Office Assistant
Agenda Date: March 3, 2026

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. BCPA 4-9-2026 event



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

Broward County Property Appraiser
Mobile Exemption Education Team



Mobile Property Tax Exemption Assistance

Broward County Property Appraiser
Mobile Exemption Education Team



Thursday, April 9, 2026



11:00 AM – 1:00 PM



Town of Hillsboro Beach Community Room

Get One-on-One Assistance With:

- ✓ Homestead Exemption
- ✓ Senior & Low-Income Exemptions
- ✓ Disability & Veteran Exemptions
- ✓ Other Property Tax Exemptions

General Property Assessment Questions



bcpa.net



(954) 357-5579



HILLSBORO
BEACH *florida*



TOWN OF HILLSBORO BEACH

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Agenda Item Cover Memo

Agenda Item: Community Event - Shred, Recycling, Blood Drive April 25, 2026 (9am-12pm)

Submitting Dept: Town Clerk, LaToya Little, Office Assistant

Agenda Date: March 3, 2026

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Hillsboro Community Event (Shred Recycle- NEW FLYER)



Community Event

Saturday, April 25, 2026
9 a.m. to 12 p.m.

- Shredding
- Electronic Recycling
- Household Hazardous Waste Drop-off
- Prescription Drug Take-Back
- Blood Drive



1210 Hillsboro Mile, Hillsboro Beach, FL 33062
www.townofhillsborobeach.com • (954) 427-4011

Proof of Residency Required

Mayor Dawn Miller
Vice Mayor David Ravanese
Commissioner Vinnie Andreano
Commissioner Jane Reiser
Commissioner Heather Berman



TOWN OF HILLSBORO BEACH

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Agenda Item Cover Memo

Agenda Item: WastePro Recycling

Submitting Dept: Town Clerk, LaToya Little, Office Assistant

Agenda Date: March 3, 2026

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. NEW Condo Recycling Guide (2-18-2026)



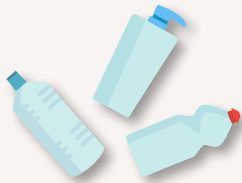
CONDO RECYCLING GUIDE

HELP KEEP OUR RECYCLING STREAM CLEAN!



✓ YES, PLEASE – RECYCLE THESE

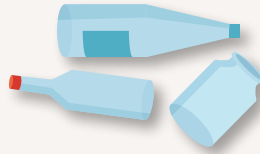
EMPTY – CLEAN – DRY



**Plastic Bottles
& Containers**



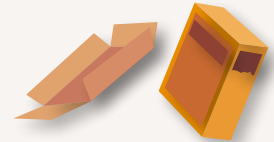
Metal Cans



**Glass Bottles
& Jars**

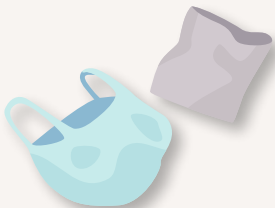


**Paper &
Newspaper**



**Flattened
Cardboard**

✗ NO, THANK YOU – DO NOT RECYCLE



**Plastic Bags
& Wrappers**



**Soiled Food
Containers**



**Styrofoam &
Foam Cups**



Cups & Straws



Pizza Boxes

? COMMON QUESTIONS

- **Pizza Boxes** ✗ Greasy = Trash
- **Plastic Clamshells (Takeout)** ✗
- **Aluminum Foil** ✗ (Even If Clean)
- **Bottle Caps & Lids** ✗
- **Aerosol Cans** ✗
- **To-Go Containers** ✗
- **Egg Cartons** ✗ (Foam) /
✓ (Paper Only)

WHEN IN DOUBT... THROW IT OUT!

One dirty item can cause the
entire load to be rejected.



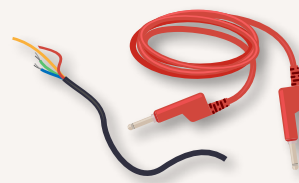
COASTAL REMINDER

- **Fishing Line & Nets** → ✗
- **Pool Chemical Containers** → ✗
- **Propane Tanks** → ✗
- **Marine Batteries** → ✗

(SPECIAL DISPOSAL REQUIRED)



TO BE RECYCLED AT THE TOWN HALL DURING HHW EVENTS



**Electrical Cords,
Wires, & Hoses**

For more information, contact your Property Manager, or visit the Town of Hillsboro Beach website
www.townofhillsborobeach.com



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Agenda Item Cover Memo

Agenda Item: Saturday ICW Yoga

Submitting Dept: Town Manager, Sherry Henderson, Town Clerk

Agenda Date: March 3, 2026

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

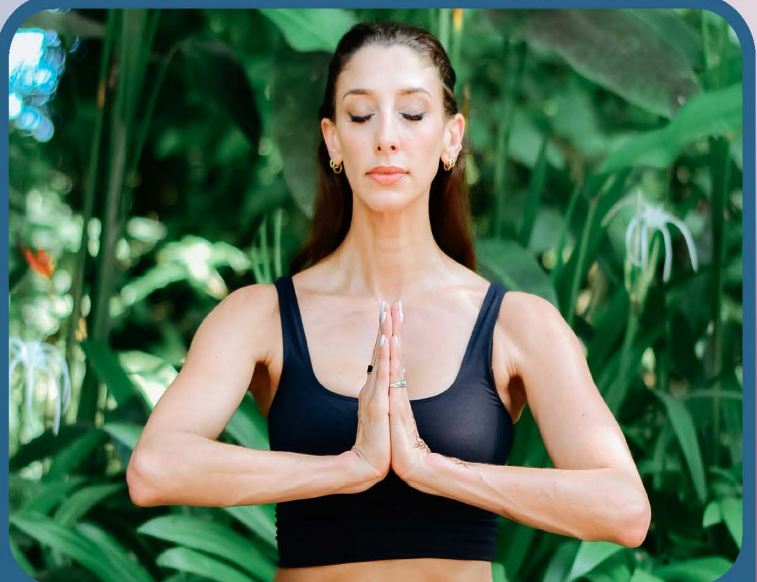
ATTACHMENTS: 1. YOGA flyer

ICW YOGA

Free Saturday Classes
10 a.m. - 11 a.m.

January 31, 2026 through March 28, 2026

Grass Park (behind Town Hall)



Join Christa Goulakos for a free
yoga class on Saturdays
for all levels.

Please bring a yoga mat,
towel, and water.



1210 Hillsboro Mile, Hillsboro Beach, FL 33062
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Mayor Dawn Miller
Vice Mayor David Ravanese
Commissioner Vinnie Andreano
Commissioner Jane Reiser
Commissioner Heather Berman



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Agenda Item Cover Memo

Agenda Item: Beach Clean-up Station

Submitting Dept: Town Clerk, LaToya Little, Office Assistant

Agenda Date: March 3, 2026

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Beach Clean Up Station (sample)

BEACH BUCKET CLEAN-UP STATION

- Grab a bucket
- Pick up debris while you enjoy the beach.
- Empty trash in the bin
- Return the bucket

**THANKS FOR HELPING
KEEP OUR BEACH CLEAN!**

SCAN HERE
FOR MORE
INFORMATION

