

TOWN OF HILLSBORO BEACH
Meeting Agenda

April 7, 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

April 7, 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. March 3, 2026 Commission Meeting

B. March 17, 2026 Reorganization Meeting

II. SITE PLAN REVIEW

A. QUASI-JUDICIAL HEARING
Address: 997 Hillsboro Mile, Hillsboro Beach, FL 33062
Property Owner: SIBCHAU IV LLC
Authorized Agent: Bob Mayer with Bomar Builders
Request: Seek Site Plan Approval
Staff: Graham Long, Development Planner, CG&A

B. QUASI-JUDICIAL HEARING
Address: 1111 Hillsboro Mile, Hillsboro Beach, FL 33062
Property Owner: Hillsboro Beach 1111 LLC
Authorized Agent: Hugh Johnson
Request: Seek Site Plan Approval
Staff: Graham Long, Development Planner, CG&A

III. ORDINANCES

A. Ordinance No. 2026-02 Text Amendment Parking & Landscaping West of A1A (First Reading)

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.

IV. RESOLUTIONS & CONTRACTS

A. Resolution No. 2026-13
Consideration of the Hillsboro Beach Town Commission to Approve and Authorize Appropriate Town Officials to Execute an Interlocal Agreement with the City of Lighthouse Point, Florida for the Sample Road Bridge Water Main Replacement Project.

B. Resolution No. 2026-14
Consideration of the Hillsboro Beach Town Commission to Accept the Recommendation of Award - Invitation to Bid (ITB) No. 2026-12-02 Town of Hillsboro Beach Parking Lot Improvements and Authorize the Appropriate Town Officials to Execute Agreement for Services.

V. CONSENT

A. INVOICES FOR APPROVAL
1. CG&A Invoice #3548347 (Feb 2026) **$11,614.37**
2. GCDE Invoice #77555 (Mar 2026) **$5,811.35**
3. GCDE Invoice #77556 (Mar 2026) **$1,258.35**

B. May Mental Health Awareness Month Proclamation

VI. STAFF UPDATES

A. Finance Department
Stephen Bloom

B. Police Department
Chief Rob O'Neill

C. Building Department
George Folles, Building Official, CG&A

D. Code Compliance
Bernard Pita, Code Compliance Supervisor, CG&A

VII. TOWN MANAGER REPORT

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

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

C. Update on FPL Underground Utility Lines

D. Town Hall Parking Design Update

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.
- All comments shall be directed to the commission or board as a body, through its presiding officer. Comments shall not be addressed to a single member of the commission or board, or to Town staff including the attorney, the manager, or the clerk, unless a majority of the members present on the commission or board shall so agree.
- The public comment period is for receipt of public comments, not debate. It is not intended as a time for problem solving but rather for hearing the citizens for their input.
- Anger, rudeness, ridicule, personal attacks, profane language, and lack of respect for others is unacceptable behavior. Demonstrations to support or oppose a speaker or idea, such as clapping, cheering, booing, hissing, or the use of intimidating body language are not permitted.
- If a person refuses to abide by these rules of civility and decorum, a commissioner may request a motion to temporarily recess.
- Continued disruptions by any person may result in the request of the person to depart the meeting.

Resolution No. 2023-36, adopted 9-12-2023

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decision made by the Town Commission, Special Master or any other Boards or Commissions of the Town with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The meeting/hearing may be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting. IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. Please contact Sherry D. Henderson, IIMC-CMC, Town Clerk (954) 427-4011 Town Hall - 1210 Hillsboro Mile, Hillsboro Beach, Florida 33062.

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MINUTES
TOWN OF HILLSBORO BEACH
REGULAR COMMISSION MEETING
TUESDAY **MARCH 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
Vice Mayor David A. Ravanesi
Commissioner Vinnie Andreano
Commissioner Heather Berman
Commissioner Jane Reiser

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

I. APPROVAL OF MINUTES

A. February 3, 2026 Regular Commission Meeting

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

II. PRESENTATIONS

A. Coastal Protection Engineering Inc. Beach Update

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

Mayor Miller introduced Thomas Pierro, Principal Engineer, and Dylan Nestler, Coastal Engineer, both representing Coastal Protection Engineering, Inc. (CPE) They provided a presentation to the Commission on the Town's beach program, including project background, seasonal beach patterns, and the approach for a forthcoming permit application, as well as potential alternative strategies.

Mr. Pierro explained that the basis for the Town's beach program began as part of the settlement agreement executed by the Town with the City of Deerfield Beach in October 2020. The agreement establishes provisions for the joint monitoring and management of the beach by these two municipalities. It stipulates that beach nourishment should be undertaken every five years for a 30-year period.

The five-year schedule requires that the next construction will occur in fiscal year (FY) 2027-2028. The two most recent beach renourishment projects were constructed in phases, with the 2023 project consisting of joint nourishment with the cities of Boca Raton and Deerfield Beach and a second project in 2025, supported by the Federal Emergency Management Agency (FEMA), in which sand was hauled in by truck to repair damage from Hurricane Dorian.

The 2023 project moved approximately 390,000 cubic yards of sand from the Boca Raton Inlet. Roughly half of the sand was placed on the beach at Boca Raton and the other half in Deerfield Beach and Hillsboro Beach. This saved significant mobilization costs, which were shared among the communities. Because it was an inlet project, the state of Florida contributed 50% of the project's costs back to the local governments.

The 2025 truck haul project was a FEMA project strictly intended to replace sand lost during Hurricane Dorian; it was not intended to address erosion. This project moved roughly 65,000 cubic yards of sand and was completed with a 75% cost share from FEMA, as well as an additional 12.5% from the Florida Department of Emergency Management. The state of Florida assumed 50% of the remaining costs. The Town paid approximately 10% of this project's costs.

Mr. Pierro addressed seasonal beach patterns, which were determined using drone photography of Hillsboro Beach and Deerfield Beach. The king tides that occur in the fall affect water levels on the beach. There are also waves from the north during this same time of year which increase water on the beach, creating "hot spots."

As part of the settlement agreement, Deerfield Beach and Hillsboro Beach must collect beach survey data once per year. CPE analyzed this data as part of their ongoing monitoring efforts to determine if there are ways to improve products, as well as to get an overall sense of what is happening at the beach.

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Mr. Nestler referred to surveys taken before the 2023 and 2025 projects. The two data sets show that all activity in the project area is positive, which means the sand put into place has remained in the project area but is not evenly distributed. This indicates that northern Hillsboro Beach is a recurring hot spot for erosion which has not been stabilized by beach nourishment alone. Another recurring erosional hot spot is in front of the Port De Meir condominium in the northern part of the Town.

Mr. Nestler provided a general update on ongoing efforts to update the Town's permit application for the next beach nourishment projects. CPE has been operating with a permit authorized in 2011 before the settlement agreement was executed. The new permit application currently being prepared will address some of these terms and help both Hillsboro Beach and Deerfield Beach create projects that are more consistent with the settlement agreement.

CPE is currently modifying the permit to place more sand further north in Deerfield Beach as well as the ability to place sand throughout the entire Town of Hillsboro Beach. An updated permit would provide the option for sand placement anywhere in the Town if needed, including the ability to construct a dune. The current permit does not allow for the placement of sand above a certain elevation to create a dune. CPE is also seeking more sand sources for the projects, coordinating with both Hillsboro Inlet and the Boca Raton Inlet on sand-sharing opportunities.

The reef offshore of Hillsboro Beach and Deerfield Beach is recognized as a protected natural resource by both state and federal agencies. This has limited the amount of sand that can be placed on the beach. The settlement agreement states that groins must be covered, however, which means compromise between those two interests when updating the design.

Mr. Nestler reviewed design goals for Hillsboro Beach and Deerfield Beach, which include:

- Placement of as much sand as possible without impacting the near-shore reef
- Covering the groins and placing more sand south of the pier to increase the supply to northern Hillsboro Beach
- Along-shore net movement of sand to the south would help feed northern Hillsboro Beach and keep it wider for a longer period of time

The intent is to maintain beach widths moving forward and extend the permitted beach width further south. For the southern mile next to the inlet, the proposal is to place less sand, as sand placed beside an inlet will fall into it. In comparison to previous large-scale beach nourishment projects, the proposed project would have a narrower but longer area, placing sand throughout the Town. This design will require roughly 700,000 cubic yards. Everything outside the settlement agreement, however, is optional.

Next steps include:

- Continuing the required biological and physical monitoring of the beaches
- Working on a new permit application that will give the Town the ability to place sand in different configurations
- Evaluating the beach for shoreline erosion mitigation strategies, including address of the erosional hot spot in northern Hillsboro Beach

Mr. Pierro explained that according to Florida Statutes, a shore protection structure includes shore hardening, beach and dune restoration, and other structures intended to prevent erosion or deal with waves. If sand cannot be held in a specific area, the strategic use of coastal structures becomes an option. These may include seawalls, sand retention erosion control structures such as berms, breakwaters, artificial reefs, or more.

Mr. Pierro noted that there has been some discussion of innovative technologies such as PDM, which can install vertical pipes on beaches with the intent of enhancing drainage between layers of sand to reduce erosion. CPE does not object to new technologies but cannot recommend PDM as a proven technology to address erosion.

Mr. Pierro continued that several regulatory agencies must comment on coastal engineering approaches, including the U.S. Army Corps of Engineers, Florida Department for Environmental Protection (FDEP), and more. The permitting for coastal structures is extensive and uncertain.

Mayor Miller requested clarification of the potential range of a hot spot erosion control study. Mr. Pierro replied that while no scope has been prepared, studies such as this can cost hundreds of thousands of dollars and may take a year or more to complete. He recommended comparison of different alternatives to each other, adding that agencies would require demonstration of due diligence for any potentially permanent structures.

Mayor Miller requested additional information on the distance that must be kept between sand and the reef. Mr. Pierro replied that buffers are site-specific and depend upon the type of monitoring to which the Town has committed. Sand intrusion would require mitigation such as physical construction of artificial reefs to offset impacts.

Mayor Miller recalled that groins were previously created for the Town but were ultimately removed because the wood in their construction became dilapidated. Mr. Pierro confirmed that coastal structures, like other infrastructure, have a useful life, degrading 1% to 2% each year; when they reach 50% degradation, the useful life is considered to be over.

Mr. Pierro identified the permit area, stating that the feeder beach will extend to the north into Deerfield Beach. Permits last for 15 years and may be used repeatedly for

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multiple projects. The joint coastal permit from the state of Florida allows for a minimum of two projects which may go beyond 15 years, or as many projects as needed within that 15-year period. He estimated that the Town could get roughly three projects from the new permit.

Mr. Pierro continued that the Town's existing template does not include dunes, which will be added to the new permit in order to provide additional storm protection but an environmental function for sea turtle nesting as well, as a dune would block some lights from the nesting area. Another nuance would be sloping the beach berm, which also encourages sea turtle hatchlings to move in the right direction. The sandbar will continue to grow as long as it has a sediment supply.

Commissioner Andreano asked how manmade reefs could be built without adversely affecting sea turtle nesting. Mr. Pierro replied that the state would view manmade reefs as coastal structures, which must be regulated.

Commissioner Berman noted that there is a limitation on how big the Town's beach may be. Mr. Pierro confirmed this, noting that the hardbottom is very close to the beach in Deerfield Beach and farther offshore in Hillsboro Beach. The current permit allows for sand placement in the water in northern Deerfield Beach, while in Hillsboro Beach sand may only be placed on the dry beach due to the proximity of the reef.

Mayor Miller asked if the pending permit would allow the Town to provide more beach nourishments in hot spot areas. Mr. Pierro noted that the 15-year permit allows for at least two nourishment projects, regardless of the time in between, or as many nourishments as needed within the 15-year time frame. The entire beach does not have to be nourished.

At this time Mayor Miller opened public comment.

Jim Lambert, 981 Hillsboro Mile, stated that while the Town has commissioned several studies over the years, it would be more useful to determine how much sand is necessary, secure a permit, and find a way to pay for it. He felt the nourishment process was repetitive, and concluded that the Hillsboro Inlet District is not going to move sand to the north unless their permits are changed.

Andrew Bernstein, resident of Port De Meir, asked if the cost of a study might be covered by an assessment of the Town. Mayor Miller advised that this discussion was premature, as the Town is considering all its options at present. If the funds needed are not within the Town's budget, an assessment may be one of the possibilities.

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Mr. Bernstein continued that Port De Meir's board of directors is considering the installation of a ramp or stairs to provide residents with safer access to the beach. He asked if the Town's engineers might work with the condominium's engineers on this issue. Mayor Miller requested that this be discussed further outside today's meeting.

Mr. Nestler pointed out that one of the Town's key achievements in preparing its projects has been securing cost sharing from the state of Florida, which was possible because the Town joined forces with Boca Raton and Deerfield Beach. This makes the state a partner in the projects, which means studies to address erosional hot spots within the project area are also eligible for up to 50% state cost sharing.

Larry Hagerop, 1239 Hillsboro Mile, resident of Port De Meir, asked how a dune would be constructed behind that condominium. Mayor Miller advised that the nourishment plan would not be the same at every point along the beach.

Mr. Hagerop also expressed concern that turtles might not be able to access most of the beach and asked how this might be addressed. Mr. Pierro confirmed that sea turtle nesting is possibly the greatest environmental consideration when projects are designed and clarified that the template presented at today's meeting is not a site-specific design for all properties along the beach. That level of design will come during construction planning. The template does, however, include several components that are beneficial to sea turtles, including the dune and sloped berm.

Don Masakowitz, 1239 Hillsboro Mile, resident of Port De Meir, recalled that previous groins near the condominium had created a hazard when water came up behind the structures.

Ed Burlin, 1239 Hillsboro Mile, resident of Port De Meir, requested clarification of the endpoint of the reef, and described beach nourishment efforts in other parts of the United States, which include dredging. Mr. Pierro briefly described this process, noting that dredging can cost millions of dollars in mobilization alone.

Helen Bers, resident of Port De Meir, stated that there is currently a drop of several feet from the condominium's landing to the beach, which is why a ramp or stairs are needed. She requested clarification of the timeline of short-term repairs to the beach as well as the long-term plan.

Mr. Pierro replied that at present, CPE is on track to perform the next major nourishment project in the area in fiscal year (FY) 2027-2028. There may also be short-term protection structures that would need to proceed on a separate but parallel track, as both components would slow each other down if included on the same permit.

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Karen Brown, resident of Port De Meir, stated that it would be helpful for residents of her condominium to know the timeline for the permitting process. Mr. Pierro replied that the state of Florida's permitting process takes approximately one year to complete, due in part to review and response timelines. It can be slightly expedited by meeting with regulatory agencies so they are aware that a project is pending.

Mr. Pierro continued that a greater challenge for permitting occurs on the federal side, including a permit from the Army Corps of Engineers. He pointed out that all federal consultations are complete. Once the new FDEP permit is in place, that template will be sent to the Army Corps of Engineers to show any modifications.

Joe Langley, resident of Port De Meir, asked why groins were removed from the condominium's beach, as well as why these structures were not used instead of renourishment.

Town Manager Mac Serda recalled that in 2023, FEMA required the Town to undertake a strategic beach management plan, also known as a FEMA Mitigation Plan, which concluded that breakwaters and groins were not recommended, nor was any jetty other than the terminal jetty at the inlet.

Mr. Serda continued that there is no simple plan for short-term success, although there are some long-term opportunities, including shared funding from the state of Florida for a study. This will give the consultants time to determine the best solution to minimize hot spots.

Mayor Miller emphasized the importance of identifying hot spots in a data-driven manner. She emphasized that the issue is a Town problem rather than solely a Port De Meir problem.

John Meyers, 1021 Hillsboro Mile, offered comments that were contradictory to some of the information included in the presentation with regard to pressure equalization. He asserted that much of the information on PDMs was incorrect and concluded that the Commission should direct CPE to conduct a study using data from the Town's 2008 project in their calculations.

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

The Commission took a brief recess from 11:00 a.m. until 11:11 a.m.

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III. DISCUSSION & POSSIBLE ACTION

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

Mayor Miller recalled that in 2022, a Code amendment was passed which prohibited the parking of more than one car on the west side of A1A. In an effort to recognize the current state of use, as well as consideration of the beautification of the Uptown area, this Item proposes an 8 ft. landscape buffer on the west side of A1A, maintaining the existing landscape buffer on the east side. This would prevent a row of cars from lining A1A on its west side.

The proposed Code amendment would state that lots less than 25 ft. in size between the west side of A1A, west of the bike lane, and the Intracoastal shoreline must provide the following:

- Permeable ground cover
- 8 ft. of landscape buffer
- No landscape height restriction on the buffer
- If less than 10 ft. in distance between the edge of the A1A bike lane and the Intracoastal shoreline, the entire area must be landscaped; if there are at least 10 ft., it may be used for parking as long as there are landscape buffers on either side

Planning Consultant Graham Long, CG&A, further clarified that Staff conducted site visits and analysis to determine the effects of the 2022 Code amendment, as well as the potential impacts of an additional Code amendment. The original Code text prior to 2022 stated that in areas with less than 15 ft., the entire area west of the bike lane must be grass, with no parking permitted except for emergency vehicles. The 2022 Code change technically permitted one 10 ft. x 20 ft. parking space.

Mr. Long advised that there are only two lots that are currently compliant with the 2022 Code amendment. The remaining lots have different conditions, including landscaping in some cases. In addition, the 10 ft. x 20 ft. parking space would be too small for most of the trucks and other vehicles which service boats and/or are related to construction, which means they cannot adequately pull off the roadway. The Chief of Police has confirmed that there are problems with the current conditions.

The proposed amendment would effectively retain 16 ft. of landscaping between all lots, allowing for permeable pavers or other ground cover that could be used for parking while allowing for drainage. The amendment would only take effect in the case of a remodel or rebuild. Most lots are currently noncompliant with the 2022 Code amendment for this reason.

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Mayor Miller advised that this is an informational Item and requested consensus from the Commissioners on whether to move forward with a Code amendment.

Vice Mayor Ravanesi asked where else vehicles would be able to park on A1A. Mayor Miller pointed out that the proposal would provide a balance of space for vehicles to pull over. Vice Mayor Ravanesi noted that cars and vans park on the east side of A1A, which can create a safety issue due to the lack of room.

Commissioner Reiser pointed out that while one property is not currently in renovation, it has curbing and lines. Mr. Serda stated that curbing and lines are not prohibited but pointed out that the parking is intended for emergency vehicles only, with allowances for other vehicles due to ongoing construction.

It was determined that there was Commission consensus to bring this Item forward for first reading at the April 2026 meeting.

Mr. Serda added that the required ground cover excludes dirt, gravel, crushed rock, or sod, or other items that may spill over into the bike lane and roadway. The area to be parked may not include those materials. Property owners may use pavers.

IV. RESOLUTIONS & CONTRACTS

A. Resolution 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.

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

Mr. Serda explained that during the Rosewood project's site planning process, the developer indicated they would plant landscaping in the Florida Department of Transportation (FDOT) right-of-way. FDOT requires an agreement that the Town would ensure that right-of-way area will be maintained properly. Code Section 12-339 includes a requirement for parcel owners to maintain the right-of-way alongside A1A. Should the property fail to maintain landscaping standards, it would constitute a Code issue.

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

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.

Town Attorney Doody read the Resolution by title only.

Mayor Miller explained that engineering is not currently included in the Town's fee schedule, which means the Town has essentially absorbed those costs. This addition would provide a mechanism by which property owners who need engineering review would cover those costs.

Building Official George Folles noted that not all permit requests include a need for engineering fees. The Resolution would ensure that owners are aware of fees up-front.

Motion made by Vice Mayor Ravanesi, 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 #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)			

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

Mayor Miller read some of the Proclamation Recognizing March 2026 as Irish American Heritage Month.

VI. STAFF UPDATES

A. Police Department

Chief Rob O'Neill

Police Chief Rob O'Neill presented the Mayor and Commissioners with a Certificate of Accreditation reflecting the Police Department's Excelsior status. This is considered the

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pinnacle of law enforcement accreditation in Florida. He recognized Accreditation Manager Eileen Casagrande for her role in this achievement.

B. Building Department
George Folles, Building Official, CG&A

Building Official George Folles advised that construction on the Rosewood project is ongoing. All structural pours are in place except the first floor pool deck. Two more large pours are expected on the Intracoastal side.

Mr. Folles stated that the Building Department continues to work on the implementation of its new computer program. They are working to correct any remaining issues with the system. Once implementation has progressed, the Town can provide an opportunity for contractors and homeowners to learn how the system works.

C. Code Compliance
Bernard Pita, Code Compliance Supervisor, CG&A

Code Compliance Supervisor Bernard Pita reported that all cases in the Special Magistrate process are now correct and in compliance. There is one active case in progress for property maintenance. There have only been two initial inspections and two re-inspections for a total of four cases.

Mr. Folles continued that turtle nesting season has begun, and he will provide an initial assessment before Nova Southeastern University and Broward County conservation personnel conduct their surveys.

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

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Mr. Serda reported that regarding implementing a No Wake/Slow Wake Zone on the Intracoastal Waterway, there have been no documented stops, citations, or warnings issued from the communities of Lighthouse Point, Deerfield Beach or Pompano Beach. This means there is no information that those municipalities can present to the Florida Fish and Wildlife Conservation Commission (FWC) to demonstrate hazardous conditions. The Town's Marine Patrol Officer has provided quality data. He hoped that six months' worth of data from these communities would be sufficient to convince FWC to consider implementing the zones.

Mr. Serda reviewed upcoming events, including the Broward County Property Appraiser's mobile team on April 9, 2026 from 11 a.m. to 1 p.m. He encouraged residents to sign up for this event, which will provide information on title fraud/ abuse, homestead and other tax exemptions.

A community shredding event and disposal of hazardous waste will be held on April 25, 2026. A unused/expired prescription drug take back will also be part of this event, as well as a Blood Drive.

A new recycling education campaign will begin from the Broward County Solid Waste Authority. The County hopes to strengthen its municipalities' recycling efforts to conserve space for waste disposal. Fliers for this campaign will be distributed throughout the Town, and stickers will be provided for dumpsters and bins.

The Town will launch its own beach cleanup station, for which contractor WastePro has donated signage and buckets. This campaign will be open to any condominium or property owner who wants to place these items on the beach side behind their parcel.

Commissioner Berman advised that Saturday yoga along the Intracoastal Waterway is a success and additional classes have been requested by attendees. No expertise is necessary to participate.

It was noted that a walkway and water fountain/bottle filling station may be added to the bocce area at a cost of approximately $5,000, including $1,500 toward electrical costs. Without a bottle filling station, the cost would be roughly $3,500 for a water bubbler on one of the bocce courts. Mr. Serda estimated that the placement of pavers and/or concrete on the northern wall of the court would cost another $5,000. He requested Commission consensus on whether to move forward on these amenities with a budget of $10,000 to $12,000.

Mayor Miller requested that this be brought back as an Agenda Item in April 2026 for further discussion.

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VIII. TOWN ATTORNEY REPORT

Town Attorney Doody reported that the Town has submitted published reports in relation to cases addressing the Rosewood project. The court will issue orders at its discretion. He did not have a time frame for this issuance.

IX. TOWN COMMISSION COMMENTS / REPORTS

Commissioner Reiser reported that the Condo Forum will meet on March 18, 2026. The meeting will include a guest speaker who is an elder care attorney. Topics will include Medicare and estate planning for long-term disability.

X. PUBLIC COMMENTS

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

XI. ADJOURNMENT

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

The meeting was adjourned at 11:59 a.m.

ADOPTED THIS _____ DAY OF _____, 2026.

By: _____
Dawn Miller, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC Town Clerk

DRAFT

DRAFT

MINUTES
TOWN OF HILLSBORO BEACH
REORGANIZATION MEETING
TUESDAY **MARCH 17, 2026** **9:30 A.M.**

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 9:30 A.M. Roll was called with the Commission members and staff present as listed below.

Town Commission:
Dawn Miller
Vinnie Andreano
Jane Reiser
David A. Ravanesi
Heather Berman

Town Staff:
Town Manager William "Mac" Serda, ICMA-CM
Donald J. Doody, Town Attorney, Esq.
Sherry D. Henderson, Town Clerk, CMC

I. SWEARING-IN CEREMONY / Oath of Office

A. Dawn Miller

B. Jane Reiser

Town Clerk Henderson administered the Oath of Office to re-elected Commission members Dawn Miller and Jane Reiser.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

II. REORGANIZATION MEETING / Appointments

A. **RESOLUTION NO. 2026-04**
PURSUANT TO ARTICLE VIII, SEC. 5 OF THE TOWN CHARTER, A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, **APPOINTING THE MAYOR** OF THE TOWN OF HILLSBORO BEACH (2026-2027); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Motion made by Commissioner Reiser, seconded by Commissioner Ravanesi, to appoint Dawn Miller as Mayor. In a roll call vote, the **motion** passed unanimously (5-0).

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

Motion made by Commissioner Ravanesi, seconded by Commissioner Berman, to adopt Resolution 2026-04. In a roll call vote, the **motion** passed unanimously (5-0).

B. **RESOLUTION NO. 2026-05**
PURSUANT TO ARTICLE VIII, SEC. 5 OF THE TOWN CHARTER, A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, **APPOINTING THE VICE MAYOR** OF THE TOWN OF HILLSBORO BEACH (2026-2027); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Motion made by Commissioner Andreano, seconded by Commissioner Berman, to appoint David Ravanesi as Vice Mayor. In a roll call vote, the **motion** passed unanimously (5-0).

Town Attorney Doody read the Resolution by title only.

Motion made by Vice Mayor Ravanesi, seconded by Commissioner Berman, to adopt Resolution 2026-05. In a roll call vote, the **motion** passed unanimously (5-0).

C. **RESOLUTION NO. 2026-06**
PURSUANT TO ARTICLE VIII, SEC. 5 OF THE TOWN CHARTER, A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, **APPOINTING THE TREASURER** OF THE TOWN OF HILLSBORO BEACH (2026-2027); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Motion made by Vice Mayor Ravanesi, seconded by Commissioner Berman, to appoint Vinnie Andreano as Treasurer. In a roll call vote, the **motion** passed unanimously (5-0).

Town Attorney Doody read the Resolution by title only.

Motion made by Vice Mayor Ravanesi, seconded by Commissioner Berman, to adopt Resolution 2026-06. In a roll call vote, the **motion** passed unanimously (5-0).

D. RESOLUTION NO. 2026-07

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, DESIGNATING ALL FIVE (5) COMMISSION MEMBERS AS **SIGNATORIES ON THE TOWN'S BANK ACCOUNTS** AND DESIGNATING THE TOWN TREASURER TO BE THE JOINT SIGNER WITH THE TOWN MANAGER FOR ELECTRONIC SIGNATURE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Doody read the Resolution by title only.

Motion made by Commissioner Reiser, seconded by Vice Mayor Ravanesi, to adopt Resolution 2026-07. In a roll call vote, the **motion** passed unanimously (5-0).

E. RESOLUTION NO. 2026-08

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPOINTING PRIMARY REPRESENTATIVE, AN ALTERNATE AND SECOND ALTERNATE TO THE **BROWARD LEAGUE OF CITIES BOARD OF DIRECTORS** (2026-2027); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Motion made by Vice Mayor Ravanesi, seconded by Commissioner Berman, to appoint Heather Berman to the Broward League of Cities Board of Directors. In a roll call vote, the **motion** passed unanimously (5-0).

Motion made by Commissioner Reiser, seconded by Vice Mayor Ravanesi, to appoint Vinnie Andreano to the Broward League of Cities Board of Directors as First Alternate. In a roll call vote, the **motion** passed unanimously (5-0).

Motion made by Vice Mayor Ravanesi, seconded by Commissioner Berman, to appoint Jane Reiser to the Broward League of Cities Board of Directors as Second Alternate. In a roll call vote, the **motion** passed unanimously (5-0).

Town Attorney Doody read the Resolution by title only.

Motion made by Vice Mayor Ravanesi, seconded by Commissioner Berman, to adopt Resolution 2026-08. In a roll call vote, the **motion** passed unanimously (5-0).

F. RESOLUTION NO. 2026-09

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPOINTING A TOWN REPRESENTATIVE TO ATTEND THE **FLORIDA LEAGUE OF CITIES ANNUAL BUSINESS MEETING AS A VOTING DELEGATE**, SATURDAY, AUGUST 15, 2026 (DIPLOMAT BEACH RESORT HOLLYWOOD, FL) PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Motion made by Commissioner Reiser, seconded by Vice Mayor Ravanesi, to appoint Mayor Dawn Miller as a Voting Delegate to the Florida League of Cities Annual Business Meeting. In a roll call vote, the **motion** passed unanimously (5-0).

Motion made by Vice Mayor Ravanesi, seconded by Commissioner Andreano, to appoint Heather Berman as Alternate to the Florida League of Cities Annual Business Meeting. In a roll call vote, the **motion** passed unanimously (5-0).

Town Attorney Doody read the Resolution by title only.

Motion made by Vice Mayor Ravanesi, seconded by Commissioner Berman, to adopt Resolution 2026-09. In a roll call vote, the **motion** passed unanimously (5-0).

G. RESOLUTION NO. 2026-10

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPOINTING A PRIMARY REPRESENTATIVE AND AN ALTERNATE TO THE **GOVERNING BOARD OF THE SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY** (2026-2027); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Motion made by Commissioner Berman, seconded by Commissioner Reiser, to appoint David Ravanesi as Primary Representative to the Governing Board of the Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County. In a roll call vote, the **motion** passed unanimously (5-0).

Motion made by Commissioner Reiser, seconded by Vice Mayor Ravanesi, to appoint Vinnie Andreano as Alternate to the Governing Board of the Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County. In a roll call vote, the **motion** passed unanimously (5-0).

Town Attorney Doody read the Resolution by title only.

Motion made by Vice Mayor Ravanesi, seconded by Commissioner Berman, to adopt Resolution 2026-10. In a roll call vote, the **motion** passed unanimously (5-0).

H. RESOLUTION NO 2026-11

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPOINTING A BOARD MEMBER FOR **BROWARD METROPOLITAN PLANNING ORGANIZATION** (MPO) FOR 2026-2027; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Motion made by Vice Mayor Ravanesi, seconded by Commissioner Berman, to appoint Jane Reiser as Board Member for the Broward Metropolitan Planning Organization (MPO). In a roll call vote, the **motion** passed unanimously (5-0).

Town Attorney Doody read the Resolution by title only.

Motion made by Vice Mayor Ravanesi, seconded by Commissioner Berman, to adopt Resolution 2026-11. In a roll call vote, the **motion** passed unanimously (5-0).

I. RESOLUTION NO. 2026-12

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPOINTING A REPRESENTATIVE AND AN ALTERNATE FOR THE **HILLSBORO BEACH CONDO FORUM** (2026-2027); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Miller ceded the gavel to Vice Mayor Ravanesi at this time.

Motion made by Mayor Miller, seconded by Vice Mayor Ravanesi, to appoint Jane Reiser as Representative to the Hillsboro Beach Condo Forum. In a roll call vote, the **motion** passed unanimously (5-0).

Vice Mayor Ravanesi returned the gavel to Mayor Miller at this time.

Motion made by Vice Mayor Ravanesi, seconded by Commissioner Berman, to appoint Vinnie Andreano as Alternate to the Hillsboro Beach Condo Forum. In a roll call vote, the **motion** passed unanimously (5-0).

Town Attorney Doody read the Resolution by title only.

Motion made by Commissioner Berman, seconded by Vice Mayor Ravanesi, to adopt Resolution 2026-12. In a roll call vote, the **motion** passed unanimously (5-0).

III. TOWN MANAGER REPORT

Town Manager Mac Serda congratulated Mayor Miller and Commissioner Reiser on their swearing-in and congratulated all the delegates to the various advisory bodies and positions. He looked forward to another year of success and hard work with the town Commission.

IV. TOWN ATTORNEY REPORT

Town Attorney Doody also congratulated all present on their appointments.

V. TOWN COMMISSION COMMENTS / REPORTS

Commissioner Reiser thanked the constituents who reelected the Commissioners and emphasized her intent to continue serving the Hillsboro Beach community.

Commissioner Andreano stated he was grateful the Commission was reelected and looked forward to continued service to the community.

Commissioner Berman echoed the previous Commissioners' comments.

Vice Mayor Ravanesi recognized his fellow Commissioners who were reelected.

Mayor Miller thanked her fellow Commissioners for their work and for nominating her to continue serving as Mayor. She recognized the ongoing work of City Staff, including Mr. Serda, Town Attorney Doody, Town Clerk Sherry Henderson, and Police Chief Rob O'Neill. She also thanked her family and former Mayor Deb Tarrant for their support.

Mayor Miller emphasized the importance of addressing ongoing challenges facing the Hillsboro Beach community, citing beach erosion as a primary concern. She encouraged residents to keep in touch with the Commission and let them know how they can best serve the Town.

VI. PUBLIC COMMENTS

At this time Mayor Miller opened the public hearing.

Deb Tarrant, 290 Sabal Palm Terrace, advised that while she is no longer a resident of Hillsboro Beach, she remains impressed with the current Commission. She recognized

Mr. Serda's accomplishments as Town Manager in particular and congratulated Mayor Miller and Commissioner Reiser on their reelection.

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

VII. ADJOURNMENT

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

The meeting was adjourned at 10:07 a.m.

ADOPTED THIS _____ DAY OF _____, 2026.

By: _____
Dawn Miller, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC Town Clerk

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: April 7, 2026
SUBJECT: Site Plan Approval for New Single-Family Home
LOCATION: 997 Hillsboro Mile

This Agenda report is regarding Site Plan Approval Request for a new single-family home on a vacant lot, located at 997 Hillsboro Mile. The owner of the property, Sibchau IV LLC, has assigned Bomar Builders, Inc. as the authorized agent. The Applicant has submitted plans indicating the proposal of a new two-story single-family home, which includes a pool and spa, rear patio, underground garage, two driveway entrances, new access gates and landscaping. All of the proposed work at this time will be completed on the portion of the property located east of A1A.

Background

The existing vacant oceanfront property, located 997 Hillsboro Mile, is approximately 45,942 square feet (1.055 acres) of vacant oceanfront property. Any work to be done on the narrow section of the property west of A1A will be under separate permit, though with this site plan application, the applicant has indicated that the seawall will be constructed to meet the section 12-268 Town Code requirements for improvements of seawalls.

Documents Submitted

Information submitted with the Site Plan Approval packet included an application, architectural plans, renderings, and landscape plans inclusive of hardscape and planting plans, and a signed and sealed survey. The Planning Consultant reviewed the aforementioned documents and determined they meet the submittal requirements of the Town of Hillsboro Beach Code of Ordinances.

General Description of the Development Proposal

The Applicant is proposing to build a 2-story single family 12,193 square feet home with amenities which include a pool and spa, rear patio, new access gates, underground garage, driveway entrances and landscaping.

Site Plan Review and Comments

The Consultant Planner reviewed the site plan application packet submitted to the Town using the Town's Land Development Regulations including regulations recently adopted by the Town Commission. Plans were not reviewed for compliance with FEMA flood regulations, which will be reviewed at time of Building Permit submittal. Please find below an analysis of the proposed project and the Consultant Planner's

determination if it meets the requirements of the Town Code. If the proposed project does not meet a section of the Code, it will be shown in **red** font:

STANDARDS / RESULTS

Town of Hillsboro Beach Zoning Code, Applicable Requirements

Sec. 12-122. - Height regulations.

Residential	Required Maximum Height	Proposed
Single-Family Residential RS-2	For property east of SR A1A, no building shall exceed 35 feet in height above the dune elevation	35' proposed (measured from average dune elevation of 19'6").
	For property west of SR A1A, no building shall exceed 35 feet in height above the roadway crown elevation of SR A1A adjacent to the property.	No structure proposed on west side of A1A

Sec. 12-123. – Parking Regulations

Residential	Required Setbacks	Proposed
Required parking	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. 12,562/5,000 = 3 visitor parking spaces	More than 2 solidly enclosed parking spaces provided. Underground garage is within the main structure footprint.
Unenclosed parking spaces	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	Parking area is setback more than 30' from the centerline, and not within the side yard landscaped buffer
Material and Drainage	Parking areas and driveways must be paved or other material as approved by the Town Commission, and must have drainage or sumps to ensure no runoff or flow of water into State Highway A1A or adjoining properties.	Drainage plan has been provided

Screening / Landscaping	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.	Sufficiently screened.
Landscape Buffer	A. 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 parking, and this 10-foot area shall be clear and contain no obstructions.	10-foot landscape buffer has been provided

Sec. 12-124. - Yard regulations.

Residential	**Required Setbacks**	**Proposed**
Front Setback	On the east and west sides of State Highway A1A there shall be an open yard having a depth of not less than 85 feet from the center line of the State Highway A1A *Exception for mechanical equipment	85'0" front setback
Side yard	Not less than 15 feet measured from the roof overhang, or 6 inches per foot of building height, whichever is greater Each side yard shall include a minimum eight (8) foot wide Side Yard Landscaped Buffer which shall consist solely of landscaping -Generators not permitted in side yard	17'6" side setbacks; 8-feet of landscaped buffer provided; Generator proposed inside the main structure.
Rear yard, ocean front	No building or part of a building shall extend easterly beyond a line as shown on plat of easterly building line as defined herein. Retaining walls, fences, barricades, whether connected with the buildings or for the improvement of lots	Does not encroach east of the easterly building line

	shall not be built, erected or constructed closer than the building setback line as shown on the plat.	

Sec. 12-127. - Accessory buildings

Residential	**Standards**	**Proposed**
Architectural style	Accessory buildings shall conform to the architectural style of the main dwelling or be typical of the use to which they are put such as green houses, orchid houses and/or similar structures for this purpose.	No accessory building is proposed.
Location	Accessory buildings shall be placed entirely within the building lines of the lot.	No accessory building is proposed.
Construction	No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building, except guest houses, shall be used for dwelling purposes.	No accessory building is proposed.

Sec. 12-261. - Height regulations.

	Required	**Proposed**
Height Limitation	The height limitations of this article shall not apply to: (A)Master radio or television antennae; (B) Chimneys; (C) Flag poles; or (D) Elevator components.	Top of chimney (highest point) at 35’

Sec. 12-262. - Yard and open space requirements.

	Required	**Proposed**
Accepted projections	Every part of a required yard shall be open to the sky except for the ordinary projections of sills, belt corses, cornices and ornamental features; and these projections shall not exceed 6 inches. Chimneys and unenclosed balconies may have a projection not to exceed 4 feet into the front and side yards. Balconies may	Not encroaching into the setback areas.

	have roofs but shall not be screened or enclosed.	
Balcony enclosures	(1) All balcony enclosures, including but not limited to, glass, sliding doors or other such enclosures are prohibited on all balconies above the first floor, if the balconies project beyond the face of the building. Uniform screening for all balconies in multi-family buildings shall not be considered an enclosure. (2) Installation of any hurricane shutters or storm paneling shall require a building permit from the Town of Hillsboro Beach. At no time shall any balcony be permitted to be enclosed to create a permanent or semi-permanent room.	(1) Proposed balconies are open and not enclosed. (2) Not proposed in this submittal.
Drainage	No drainage as defined in this chapter may be discharged into the Atlantic Ocean.	Acknowledged
Open terraces	Open unenclosed staircases and walkways may extend into a side yard but not within the minimum eight (8) foot wide Side Yard Landscaped Buffer. This shall not be interpreted to include or permit canopies over any part of structures which extend into the minimum required side yard.	Setbacks are being met; no extensions into the side yard landscape buffers
Sewage disposal system.	(1) In addition to any yard requirements for single-family residential dwellings, there shall always be sufficient ground left unoccupied for the construction and maintenance of a system of sewage disposal. (2) This disposal system with its necessary drain field shall not be placed and constructed within the side	Noted

Sec. 12-263. - Use regulations.

	Required	**Proposed**
Fences and Walls	a) Fences or walls constructed of processed materials and not exceeding 6 feet in height measured from either the adjoining property or the original topography of the	a. Fence is setback 10’ from the front property line.

	property, without berming, whichever is more restrictive, with the exception of tennis court fences, may be erected within or along the boundaries of a lot or yard area, providing, however, that no fence or wall shall be erected on ocean side of State Highway A1A east of the easterly building line shown on the district map as elsewhere defined, nor any closer than 10 feet to the edge of the pavement of State Road A1A. b) Fences erected parallel to State Road A1A in the front of a property shall be permitted to be installed level between the north and south boundary lines with the height measured from the highest point of the property along the front property line (as defined above). Gates and gate posts shall be no closer than 40 feet to the edge of the pavement of State Highway A1A. Gates and gate posts within the RS-2 zoning district are permitted to be a minimum of twenty-five (25) feet to the edge of pavement of the state highway provided the total distance of a driveway leading to such gates is a minimum of forty (40) feet in length (including any curvilinear distance). All call boxes and/or gate-opening devices on the street entrance side of such gates shall be located with sufficient distance to permit two vehicles to queue within the driveway. c) Fence posts shall not exceed 7 feet in height and shall be not less than 20 feet apart, except as provided in subsection (A)(2) below, with lights and decorative features not exceeding 8 feet in height. These requirements shall be minimum standards subject to the approval of the Town Commission. All permits for fences and walls adjacent and parallel to State Road A1A shall be reviewed by and subject to the approval of the Town Commission prior to the	b. Greater than 40’ travel distance to each of two gates provided, which accommodates the stacking of 2 vehicles on each driveway entrance. c. In compliance.

	issuance of a permit if not previously approved during site plan review.	
Retaining Wall	When a wall positioned between lots functions as a retaining wall, that wall shall not exceed the following height limitations: 1. The height of a retaining wall parallel to the side yard property line shall not exceed a height of 6 feet; 2. A minimum of 3 feet of the maximum 6-foot retaining wall shall be dedicated as a header to allow for drainage and the prevention of water from sheeting over onto the abutting neighboring property while also acting as a fall protection measure. As it relates to retaining walls, a header shall be defined as the top portion of the wall which extends above the existing or proposed infill of grade.	Provides a compliance notation.

Sec. 12-264. - Swimming pools, pool patios and decks.

	Required	**Proposed**
Location	(1) Swimming pools (including, but not limited to jacuzzis, spas, hot tubs and the like) shall be permitted in all districts. They shall be constructed no closer than 15 feet to any side property line, or 45 feet to the center line of State Highway A1A. (2) They shall not extend east of the easterly building line or closer than 15 feet to the easterly right-of-way line of the Intracoastal Waterway, or 15 feet east of any seawall erected east of this line. (3) All measurements are to be made horizontally from the water's edge of the swimming pool to the specific reference point listed above.	(1) The pool is setback greater than 15’ feet from the side property lines and is setback more than 45 feet from the centerline of A1A (proposed in rear) (2) Does not extend east of the easterly building line (3) Provided from waters edge
Fuel storage	Fuel for pool heaters, heating systems and generators may be stored either above the ground or underground. Fuel storage units installed above the ground shall be	Noted

	subject to the setback requirements otherwise set forth in the town's Code of Ordinances.	
Patio	Flat and open patios with no footings may extend 15 feet east of the easterly building line and to the easterly right-of-way line of the Intracoastal Waterway.	Does not encroach. Meets setback requirements.
Maintenance	All swimming pools, jacuzzis, hot tubs, spas and fountains shall be maintained in such a manner that the operating equipment, such as pumps and filters shall be fully operational at all times.	Noted
Maintenance	All swimming pools, jacuzzis, hot tubs, spas and fountains shall be properly maintained and not allow for the accumulation of vegetative matter and/or debris. All swimming pools shall be maintained to provide for clarity of the water such that the bottom of the pool at the deepest point is clearly visible from the edge of the pool.	Noted

Staff Recommendation

Based on the analysis of the Hillsboro Beach Code of Ordinances, the Consultant Planner recommends approval of the proposed work with the following condition of approval which will be addressed during building permitting:

1. An application for a dock/seawall that meets the requirements of Town code section 12-268 (seawall regulations) shall be submitted to the Town Building Department prior to a Certificate of Occupancy being issued for the single-family residence.

997 HM
-Site Plan-

TOWN OF HILLSBORO BEACH
1210 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
PHONE (954) 427-4011 • FAX (954) 427-4834
www.townofhillsborobeach.com

FEB 0 2 2026

DEVELOPMENT APPLICATION

Submittal Date: 01-30-26 Zoning Board Meeting Date: NA

Property Control # 4843 20 00 0090 Town Commission Meeting Date: 03-03-26

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: SIBCHAU IV LLC		NAME: Bomar Builders, Inc.	
ADDRESS: 1637 E LAKE DR FORT LAUDERDALE FL 33316		ADDRESS: 230 S.W. Natura Avenue , Deerfield Beach, FL 33441	
PHONE: 954-428-2522	CELL: 954-650-4684	PHONE: 954-428-2522	CELL: 954-650-4682
E-MAIL bobm@bomarbuilders.com	FAX: 954-428-0024	E-MAIL jamesw@bomarbuilders.com	FAX: 954-425-0024

APPLICANT'S CERTIFICATION

(I) Robert Mayer (owner), (architect) or (authorized agent) affirm and certify that I understand and will comply will all provisions and regulations of the Town of Hillsboro Beach Florida. I certify that all drawings and specifications for buildings or structures costing $5,000 or over for commercial buildings or $10,000 for residential building must be drawn or verified by a state registered architect or engineer and his seal of office imprinted thereon. Additionally, I certify that the drawings that the drawings and specifications show full compliance and do fully comply with the Zoning Code. I understand that if any drawings or specifications are not in full compliance, the application will be rejected. If approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Hillsboro Beach and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Code. I further certify that all statements and diagrams submitted herewith are true and accurate to the best of my knowledge and belief. Further, I understand that this Application and attachments become part of the Official Records of the Town of Hillsboro Beach, Florida, and are not returnable.

Signature

Robert Mayer
Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 30 day of January 20 26, by Robert Mayer as President for Bomar Builders, Inc.

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

Notary Signature

Eve Edelman
Print Notary Name

EVE EDELMAN
Notary Public - State of Florida
Commission # HH 304576
My Comm. Expires Sep 19, 2026
Bonded through National Notary Assn.

CHECK BELOW WHERE APPLICABLE

FEB 0 2 2026

	FINAL PLAT - $1,000.00		REZONING - $3,500.00
	LAND USE PLAN AMENDMENT - $3,500.00	X	SITE PLAN REVIEW - $2,000.00
	PRELIMINARY PLAT - $1,000.00		VARIANCE – $1,050.00

Hillsboro Beach Town Code Sec. 12.1.3d provides for the collection of service charges or fees, consultant review fees, etc. for the administrative processing and review of applications for development permits submitted to the Town for review and approval. The owner, architect or other authorized agents are urged to attend the Zoning Board of Appeals and Town Commission meetings. Each applicant must familiarize himself with the criteria and procedures. **If all required information is not presented with this application by the submittal date, the project will not be placed on the agenda for review and consideration.** PLEASE NOTE: THE FEES LISTED ABOVE ARE **ADMINISTRATIVE FEES ONLY**. YOU WILL BE BILLED BY THE TOWN OF HILLSBORO BEACH FOR ANY AND ALL ADDITIONAL EXPENSES WHICH WILL BE INCURRED BY THE TOWN THROUGH THE SERVICES OF THE TOWN ENGINEER/PLANNER, LEGAL ADVERTISING, REBUTTALS, CONSULTATION AS WELL AS POSTAGE FOR MAILINGS AND COURIER SERVICES RELATED TO YOUR PROJECT.

Items Required for Submittal: Must be submitted **30 days prior** to the Town Commission Meeting date.

1. This application and all applicable fees
2. Narrative letter describing the request
3. Letters from each adjoining property owners (with approvals, if possible) – Variance Application only
4. Approval letter from the Association and minutes (when applicable)
5. Agent's authorization letter (when applicable)
6. 1 electronic copy and 2 signed and sealed – Plans are to be standard architectural size
7. 1 set of plans for the City of Deerfield Fire Inspector / Plans Examiner (when applicable)

Code References: (All sections are available for viewing and printing n the website)

- Chapter 12 – Division 1. General Provisions
- Chapter 12 – Division 2. Development Review Requirements
- Chapter 12 – Division 3. Platting and Subdivision Regulations
- Chapter 12 – Division 4. Site Plan Procedures & Requirements
- Chapter 12 – Division 5. Zoning

GENERAL DATA

Project Location: 997 Hillsboro Mile, Hillsboro Beach, FL 33062 District: _____

Proposed Zoning: SFR

Existing Comprehensive Plan Designation: NA

Proposed Comprehensive Plan Designation: NA

Existing Land Use: SFR

Proposed Land Use: SFR

Total Site Area: 45,942 Sq. Ft. 1.055 Acres

Flood Zone Category: X, VE 13

Is site currently serviced by public water? Yes ☑ No ☐

Is site currently serviced by public sewer? Yes ☑ No ☐

FEB 0 2 2026

Describe briefly the nature of any improvements presently located on the subject property. Construction of new SFR with pool and other site improvements.

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

Estimated construction cost: 7,402,500.00

Describe in detail the phasing of the proposed development. NA
Construction to be continous from the beginning until the end.

State the reasons or basis for the Approval request, and explain why this request is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances must be addressed. (Attach a separate Justification Statement if insufficient space.)
This is only a two (2) story home and only 1/2 half of the home is Two (2) stories. Meets all Hillsboro zoning requirements.

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

Yes ☐ No ☑ If yes, briefly describe the nature of the Application.

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

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

(A) Every general contractor or other person being issued a building permit, shall deposit with the Town Clerk a bond in the amount of $500 per each $100,000 with a minimum of $1,000 for any complete new building or an addition to existing building. The bond shall be in the form of a cashier's check.

(B) By the deposit of the funds the contractor authorizes the Town of Hillsboro Beach, through its proper officials, to expend all or any portion of the bond to effect cleanup, during and after construction, if not satisfactorily performed by the contractor or person. Subsequent to the satisfactory cleanup of the vicinity of the construction, unused funds in whole or in part will be refunded to the contractor or person.

(C) (1) It shall be the duty of the general contractor or other person receiving the permit to see that the premises and adjoining public areas shall be policed at all times during and after construction to prevent debris from being discarded on adjoining properties.

(2) The DRO or the DRO's designate shall certify in writing to the Town Commission his or her determination and recommendation. The building plans and specifications shall be approved by the Town Commission prior to the issuance of a building permit. (1976 Code, CH. 12, Div. 5, Art. XV § 9)

POWER OF ATTORNEY

FEB 0 2 2026

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, J. Michael Pearson on behalf of SIBCHAU IV, LLC, have constituted and appointed, and by these presents do make, constitute and appoint ROBERT G. MAYER, President and JAY M. LEFKA Vice President of BOMAR BUILDERS, INC., a true and lawful representative for us in our name, place and stead to execute contracts, building applications, permits, and agreements relating to our property located at 997 Hillsboro Mile, Hillsboro Beach, FL 33316 for the purposes of construction thereon.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this

3rd day of November, 2025.

Sealed and Delivered in
the presence of

Signature of Witness

J. Michael Pearson

Kaleena Nguyen
Printed Name of Witness

STATE OF FLORIDA

COUNTY OF BROWARD

BE IT KNOWN, that on this 03 day of November, 2025, before me, Notary Public in and for the State of Florida duly commissioned and sworn, personally came and appeared, J. Michael Pearson to me personally known, and known to me to be the same persons described in and who executed the within Power of Attorney, and they acknowledged the within Power of Attorney to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office, this 04 day of November, 2025.

My Commission Expires:

EVE EDELMAN
Notary Public - State of Florida
Commission # HH 304576
My Comm. Expires Sep 19, 2026
Bonded through National Notary Assn.

Notary Public
State of Florida

10007

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

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com
63-8413/2670

DATE	AMOUNT
01/30/2026	$ *2,000.00

PAY EXACTLY TWO THOUSAND DOLLARS

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

AUTHORIZED SIGNATURE

Security features. Details on back.

[redacted]

Bomar Builders - 3153 10007

Check#: 10007 **Date: 01/30/2026** **Amount: 2,000.00** **Vendor: 1150 Town of Hillsboro Beach**

Invoice#	*Invoice Date*	*Job/Description*	*Balance*	*Retain*	*Discount*	*This Check*
997-013026	01/30/2026	25000997 997 Hillsbo	2,000.00			2,000.00

FEB 0 2 2026

CUSTOM RESIDENCE



THIS RENDERING IS FOR REPRESENTATION PURPOSES ONLY. FINAL PRODUCT MAY DIFFER FROM RENDERING

GENERAL NOTES

GENERAL CONSTRUCTION NOTES (CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE- RESIDENTIAL 7TH EDITION (2020)) INCLUDING ACCESSIBILITY, BUILDING, ENERGY CONSERVATION, EXIST. BUILDING, FUEL GAS, PLUMBING, MECHANICAL & HVHZ) :

1. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, STANDARDS, OR RESTRICTIONS, WHETHER INDICATED OR NOT.
2. BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES.
3. BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN WRITING IMMEDIATELY OR THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. DO NOT SCALE DRAWINGS. BUILDER TO NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED TO RECEIVE A BUILDING PERMIT. ARCHITECT SHALL HAVE A REASONABLE AMOUNT OF TIME TO FINALIZE A RESPONSE TO ADDITIONAL REQUESTED INFORMATION.
4. SUBMIT MIN. THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.
5. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL BE FAMILIAR WITH THE GOVERNING CODE. IN ITS ENTIRETY, AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
6. THE BUILDER RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT ANY PRIOR NOTICE. ITEMS, WHICH WHEN SUBSTITUTED REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL. (SEE NOTE 39)
7. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
8. CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
9. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
10. ALL WINDOW AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH FLORIDA STATE ENERGY CODE SECTION 502.4.
11. ALL FIXED GLASS, BUT GLASS, AND GLASS BLOCK SHALL BE INSTALLED TO WITHSTAND THE DESIGNED WIND LOAD.
12. TRUSS MANUFACTURER SHALL SUBMIT Three COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REG. ENGINEER OF THEIR floor/ROOF TRUSS DESIGN FOR REVIEW
13. TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AHU'S AND MISCELLANEOUS EQUIPMENT, builder shall COORDINATE LOCATIONS PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS.
14. PROVIDE GROUTED CELL AT BEARING POINT OF EACH GIRDER TRUSS.
15. ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH BEARING CLIPS, TOP AND BOTTOM EACH STUD, AS PER CODE AND AS DETAILED.
16. CONCRETE SHALL CONFORM TO ASTM C94. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND ACI 301. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 530/531 MORTAR SHALL MEET THE FOLLOWING STANDARDS:
    TYPE S MORTAR, F'M = 2,000 PSI
17. FILLED CELLS - 3,000 PSI COARSE GROUT W/ 8" TO 10" SLUMP.
18. REINFORCED CONCRETE COLUMNS, BEAMS, SLABS, & BALCONY SLABS - 3,000 PSI. Unless otherwise noted on structural plans ans schedules.
19. MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE: SLABS ON VAPOR BARRIER-3/4" / BEAMS AND COLUMNS- 1 1/2" FORMED / CONCRETE BELOW GRADE-3" UNFORMED / CONCRETE BELOW GRADE-3"
20. REINFORCED STEEL: GRADE 60(FY-60,000). ASTM A615 $1.
21. PLACING DRAWINGS AND BAR LISTS SHALL CONFORM TO A.C.I.'S "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". (A.C.I. 315).
22. DETAILS OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH 'THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION". AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS OTHERWISE INDICATED.
23. ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.
24. CONCRETE BEAM SIZES MAY BE INCREASED(8" MAX.) AS REQUIRED FOR ARCHITECTURAL DETAILS OR TO FIT BLOCK COURSING. DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOWS AND DOOR BEAMS (28" MAX.) AND ADD 2 #5'S BOTTOM IF DROP EXCEEDS 8".
25. DOWEL COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND MEMBER OF DOWELS AS VERTICAL BARS ABOVE.
26. VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR UNOBSTRUCTED CONTINUOUS CELL.
27. CLEAN-OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUTED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AND BEFORE GROUTING.
28. REINFORCING STEEL SHALL BE LAPPED 48 BAR DIAMETERS MINIMUM WHERE SPLICED, AND SHALL BE WIRED TOGETHER. PROVIDE CORNER BARS SAME SIZE AND NUMBER HORIZONTAL BEAM REINFORCING AT EACH FACE., LAP 48 BAR DIAMETERS MIN.
29. STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE 'TIMBER CONSTRUCTION MANUAL", AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
30. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED or PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD AS REQUIRED PER APPLICABLE CODE.
31. BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF THE TRUSSES TO PREVENT COLLAPSE OR DAMAGE TO SAME.
32. HEADERS FOR FRAMED OPENINGS GREATER THAN 4'-0" MUST BE ENGINEERED AND STAMPED BY THE TRUSS MANUFACTURER.
33. ALL HEADERS OVER DOORS AND WINDOWS TO BE 2 OR 3-2X 12'S (FOR WOOD FRAME CONSTRUCTION DEPENDING ON WALL THICKNESS) EXCEPT WHERE NOTED.
34. DIMENSION LUMBER FOR HEADERS,COLUMNS, AND BEARING WALLS SHALL BE SOUTHERN yellow PINE NO. 2 OR BETTER OR SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1100 PSI IN BENDING FOR SINGLE MEMBER USES, 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULUS OF ELASTICITY OF 1400 kSI OR BETTER AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY.
35. STRUCTURAL STEEL SHALL CONFORM TO THE A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS". MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS: SHAPES, PLATES, ANCHOR BOLTS-A 36 / MACHINE BOLTS- A 325 / TUBULAR STEEL- A 500 GRADE B(46 KSI)
36. WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE". ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE A.W.S. A5.1 E70XX.
37. SEE FOUNDATION NOTES AND FRAMING NOTES FOR MORE INFO. ON THESE ITEMS.
38. TOPICAL CURING REQUIRED FOR ALL SLABS AND FLAT WORK UNLESS NOTED OTHERWISE.
39. ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC., SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR THE OWNER TO THE ARCHITECT. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE TO THE ARCHITECT (IN WRITING ONLY) WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE ARCHITECT FROM ANY AND ALL RESPONSIBILITY, CLAIMS, AGAINST THE ARCHITECT FOR CULPABILITY, ETC., FROM THE DATE SHOWN ON PLANS ORIGIN UNTIL THE END OF TIME.
40. ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.

FOUNDATION NOTES: (SEE FOUNDATION PLANS FOR ADDITIONAL NOTES)

1. FLOOR SLAB SHALL BE MIN. 4" THICK POURED CONCRETE SLAB WITH 6X6, 1.4x1.4 WWF, ON 6 MIL VISQUEEN VAPOR BARRIER ON WELL- TAMPED SAND FILL (U.O.N. SEE FOUNDATION PLAN)
2. FOOTINGS AND SLAB CONCRETE SHALL CONFORM TO ACI 301 AND SHALL HAVE 2500 PSI COMPRESSIVE STRENGTH IN 28 DAYS, MAXIMUM SLUMP 5".
3. ALL FOOTINGS SHALL BEAR ON SOIL PREPARED AS RECOMMEND BY A FLORIDA CERTIFIED GEOTECHNICAL ENGINEER AND SUBMITTED TO BUILDING DEPT.
4. REINFORCING STEEL SHALL BE ASTM 615, GRADE 60
5. FILL SHALL BE CLEAN SAND, FREE FROM DELETERIOUS MATERIAL AND WELL GRADED AND COMPACTED MIN. 95% PER CODE (SEE GEOTECHNICAL REPORT)
6. VERIFICATION OF TEST FOR MODIFIED PROCTOR ASTM D1557 SHALL BE FILED WITH BUILDING OFFICIAL.
7. FOOTINGS HAVE BEEN DESIGNED FOR 2,500 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL SUBMIT SOIL BEARING REPORT, PRIOR TO DOING ANY WORK.
8. TERMITE TREAT SOIL AS PER CODE.
9. SEE SECTIONS AND/OR DETAILS FOR CONNECTION REQUIREMENTS FOR LOAD BEARING WALLS AND PARTITIONS.
10. DOUBLE MESH AT PERIMETER OF MONOLITHIC FOOTINGS SHALL BE 30" MIN. BEYOND EDGE OF FOOTINGS. DOUBLE MESH AT INTERIOR EDGE OF FOOTINGS SHALL EXTEND 30" EACH SIDE OF FOOTING EDGE. (SEE FOUNDATION PLAN IF NECESSARY)
11. SEE FOUNDATION PLAN FOR DEPTH LOCATIONS OF PAD TYPE FOOTINGS.
12. TOP OF FINISHED SLAB SHALL BE 0'-0" (REFERENCE FINISH SLAB) (SEE STRUCTURAL PLANS)
13. COLUMN AND FOOTING CENTERLINES, SHALL COINCIDE UNLESS DIMENSIONED OTHERWISE.
14. REFERENCE ELEVATION +0'-0". (SEE SURVEY PLOT FOR N.A.V.D.)
15. PROVIDE EXPANSION JOINTS BETWEEN INTERIOR AND EXTERIOR SLABS ON GRADE.
16. COORDINATE SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWINGS.
17. SEE ARCHITECTURAL DRAWINGS FOR THE ORIENTATION OF THE BUILDING.
18. ALL WINDOW & DOOR OPENINGS SHALL BE COORDINATED & VERIFIED WITH MANUFACTURER/SUPPLIER PRIOR TO FABRICATION.
19. SEE ARCHITECTURAL DRAWINGS FOR WALKWAY SLAB LAYOUT.
20. REBARS SHALL BE PLACED AS SHOWN IN THE PLANS. SEE COLUMN SCHEDULE FOR MORE INFORMATION.
21. SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS (#5 = 30", #7 = 42"). AND REINFORCING SHALL BE CONTINUOUS.
22. REINFORCING FOR FOUNDATION SHALL BE CONTINUOUS AROUND CORNERS AND CHANGES OF DIRECTION WITH THE ADDITION OF A CORNER BAR 48 BAR DIAMETERS ALONG EACH LEG. FOR EACH BAR IN FOUNDATION.
23. PROVIDE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHOULD BE IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES.

ROOF FRAMING NOTES (SEE ROOF PLANS FOR ADDITIONAL NOTES)

1. THE TRUSS LAYOUT SHOWN ON THIS SET IS SCHEMATIC IN NATURE HOWEVER, THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS MFG. LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T., BEARING POINTS, ETC.,) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND MAKE STRUCTURAL REVISIONS ACCORDINGLY. FINAL SIGNED AND SEALED ENGINEERED TRUSS DRAWINGS MUST BE SUBMITTED TO THE BUILDING OFFICE FOR REVIEW PRIOR TO POURING OF FOUNDATION AS PER GENERAL NOTES.
2. ROOF SHEATHING SHALL BE 19/32" EXTERIOR PLYWOOD, A.P.A EXTERIOR EXPOSURE 1, C-D GRADE, INSTALLED PER MANUFACTURER RECOMMENDATION & INSTALLED OVER ROOF TRUSSES PERPENDICULAR TO ROOF FRAMING & PANEL END JOINTS STAGGERED. SHEATHING SHALL BE NAILED WITH 8d, GALV. RING- SHANKED NAILS AT 6" O.C. IN FIELD , 4" O.C. @ EDGES & 4" O.C. DIAPHRAGM BOUNDARY (RSRS-03, 2-1/2" X 0.131" TYPICAL (ZONES 2 E , 2 R , 3).
3. REFER TO ARCHITECTURAL FLOOR PLAN DRAWING FOR ALL ROOM VAULTS, TIE BEAM HEIGHTS, SIZE, AND REINFORCING.
4. CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL COORDINATION AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO POURING OF FLOOR SLAB.
5. ALL CONNECTOR STRAPS SHALL BE OF GALVANIZED SHEET STEEL ASTM A446-75 GRADE A (FY-33,000 PSI).
6. ALL STEEL SEAT DETAILS SUPPORTING GIRDER TRUSSES SHALL BE COORDINATED WITH THE TRUSS MANUFACTURER FOR SIZE AND BOLT REQUIREMENTS (SEE PLAN).
7. ALL FLAT ROOF AREAS SHALL HAVE A MIN. SLOPE OF 1/4" PER FOOT.
8. ALL CONNECTIONS INDICATED ARE MINIMUM REQUIREMENTS AND ARE SUBJECT TO FINAL REVIEW UPON ROOF TRUSS SHOP DRAWINGS SUBMITTAL TO ARCHITECT'S OFFICE.
9. SUBMIT THREE (3) COPIES OF THE TRUSS LAYOUT TO ARCHITECT FOR APPROVAL.
10. BRACING OF TRUSSES BY TRUSS ENGINEER (TYP.)
11. ALL GIRDER BEARING SEATS TO BE VERIFIED W/ TRUSS ENGINEERING (WIDTH PER ENGINEERING.)
12. ALL UPLIFTS & REACTIONS IN EXCESS OF 3000# SHALL BE NOTED ON ALL SUBMITTALS AS REQUIRED FOR DEEM TO COMPLY OF LOCAL GOVERNING AGENCY
13. GALVANIZED FLASHING FOR VALLEYS SHALL BE 26 MIN. GAUGE (SEE WALL SECTION)
14. GALVANIZED DRIP EDGE SHALL BE 26 MIN. GAUGE (SEE WALL SECTION)
15. THE TRUSS MANUFACTURER IS RESPONSIBLE FOR CHECKING CEILING HEIGHTS WITH GIRDER & TRUSS BOTTOM CHORD HEIGHTS.
16. ALL PLYWOOD FOR WALL AND ROOF SHEATHING IS TO BE 19/32" APA RATED STRUCTURAL SHEATHING, 40/20, EXPOSURE 1 NAILED WITH 8D GALV. RING-SHANK @ 6"/4"/4" U.O.N.
17. THE BEAM DEPTHS HAVE BEEN SET ACCORDING TO THE ARCHITECTURAL REQUIREMENTS FOR WINDOW/DOOR HEAD HEIGHTS. CONTRACTOR TO VERIFY DEPTHS AND REPORT DISCREPANCIES TO THIS ENGINEER IMMEDIATELY.
18. ALL CONCRETE BEAMS DEEPER THAN 12" SHALL HAVE NOMINAL 8' BEARING ON SUPPORTING MASONRY.
19. BC1B - 2 X 4 BOTTOM CHORD LATERAL BRACING @ 8'-0"
20. BC0B - 2 X 4 BOTTOM CHORD DIAGONAL BRACING AS SHOWN (20'-0" MAX)
21. VX8 - VERTICAL X-BRACING AS SHOWN (SEE DETAIL)
22. GRAVITY LOADING: ROOF - NON CONCURRENT LIVE LOAD = 30 PSF (10 PSF BC FOR ATTIC SPACES)
    DEAD LOAD = 25 PSF (15 PSF TC / 10 PSF BC) FOR A.H.U. = 200 LBS POINT LOAD TC STORAGE: DL = 20 PSF BC

FLOOR FRAMING NOTES:

1. THE STRUCTURAL FRAMING SHOWN IS SCHEMATIC IN NATURE, HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL FLOOR DESIGNERS LAYOUT. PROVIDE SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL. FAILURE TOP PROVIDE SHOP DRAWINGS MAY RESULT IN ADDITIONAL ENGINEERING.
2. FLOOR PLYWOOD (WHEN APPLICABLE) SHALL BE 23/32" APA RATED STRUCTURAL SHEATHING, 48/24, EXPOSURE 1 NAILED WITH 10D @ 6"/12" GALV. RINGSHANK (UNLESS OTHERWISE NOTED)
3. ADDITIONAL BEARING POINTS OR MODIFIED POINTS OF SUPPORT SHALL BE APPROVED BY ENGINEER OF RECORD.
4. BOTTOM OF TIE BEAMS MAY BE DROPPED TO ACCOMMODATE WINDOW HEAD HEIGHTS. PROVIDE ADDITIONAL (2) #5 BARS FOR EACH 8" DROP.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS. REPORT DISCREPANCIES TO THIS ENGINEER PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.
6. THE BEAM DEPTHS HAVE BEEN SET ACCORDING TO THE ARCHITECTURAL REQUIREMENTS FOR WINDOW/DOOR HEAD HEIGHTS. CONTRACTOR TO VERIFY DEPTHS AND REPORT DISCREPANCIES TO THIS ENGINEER IMMEDIATELY.
7. ALL CONCRETE BEAMS DEEPER THAN 12" SHALL HAVE NOMINAL 8' BEARING ON SUPPORTING MASONRY.
8. GRAVITY LOADING
9. LIVE LOAD = 40 PSF (60 PSF AT EXTERIOR BALCONIES)
10. DEAD LOAD = 25 PSF

MECHANICAL NOTES:

1. COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES, REGISTERS IN THE FIELD. WITH ELECTRICAL, LIGHTING, AND ARCHITECTURAL ELEMENTS.
2. COORDINATE LOCATION OF A/C UNITS AND FANS WITH BUILDING STRUCTURE SO THAT NO INTERFERENCES OCCUR.
3. BUILDER TO COORDINATE ALL DUCT LOCATIONS WITH ALL TRADES SO THAT NO INTERFERENCES OCCUR.
4. FURNISH AND INSTALL DISCONNECTED SWITCHES, WIRING, AND CONNECTIONS ON AIR CONDITIONING AS REQUIRED.
5. SEAL ALL DUCTS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE.
6. PROVIDE AND INSTALL FLEXIBLE CONNECTIONS OF APPROVED TYPE AT ALL A/C UNIT SUPPLY AND RETURN DUCT CONNECTIONS AND AT ALL FAN CONNECTIONS(AT THE INDIVIDUAL PIECES OF EQUIPMENT), WHERE APPLICABLE.
7. RUN CONDENSATE DRAIN TO NEAREST INDIRECT WASTE TRAP.
8. THERMOSTAT LOCATION SHALL BE APPROVED BY THE BUILDER AND OWNER BEFORE INSTALLATION.
9. ALL EXHAUST FANS SHALL DISCHARGE THROUGH ROOF A MINIMUM OF 10'-0" FROM ALL A/C UNIT FRESH AIR INTAKES.
10. SWITCH TOILET EXHAUST FAN SEPARATELY FROM BATHROOM LIGHT FIXTURES (UNLESS OTHERWISE NOTED).
11. AIR CONDITIONING CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL EQUIPMENT AND DUCT WORK. A/C CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A/C EQUIPMENT SPECIFIED ON THE ENERGY CALCULATION AIR SYSTEM SUMMARY.
12. MECHANICAL A/C SYSTEM TO BE DESIGNED TO MAINTAIN A RELATIVE HUMIDITY LEVEL OF LESS THAN 50% TO MINIMIZE THE POTENTIAL FOR ALLERGENS.
13. IF GAS BBQ IS INSTALLED INTO AN ENCLOSED CABINET, A LOUVERED SCREENED VENT MUST BE PROVIDED.
14. PROVIDE SAFE WASTE FOR AIR CONDITIONING UNIT W/ TRAP. (SEE A/C SHOP DRAWING FOR LOCATION OF UNITS AND DRAINS.
15. ALL THERMOSTAT LOCATIONS TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION.

PLUMBING NOTES:

1. ALL SHOWER HEADS SHALL BE EQUIPPED WITH ANTI-SCALDING PROTECTION PER CODE.
2. PLUMBING CONTRACTOR SHALL VERIFY CENTERLINE DIMENSIONS OF FIXTURE AS PER OWNERS SELECTION.

ARCHITECTS STATEMENT:

1. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE OR SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY COORDINATING ALL ASPECTS OF THE CONSTRUCTION INCLUDING CROSS REFERENCING ALL OBVIOUSLY RELATED DOCUMENTS AND DRAWINGS. SHOULD PROBLEMS ARISE OUT OF A LACK OF COORDINATION IN AREAS THAT COULD HAVE REASONABLY BEEN FORESEEN, NO ADDITIONAL PAYMENT SHALL BE WARRANTED OR APPROVED BY THE OWNER OR THE ARCHITECT. SHOULD THE SERVICES OF THE ARCHITECT AND/OR HIS CONSULTANTS BE REQUIRED TO REMEDY OR REVISE THE CONSTRUCTION DUE TO ERRORS AND/OR OMISSIONS BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS, COMPENSATION FOR THESE SERVICES SHALL BE MADE BY THE GENERAL CONTRACTOR THRUOUGH THE CHANGE ORDER PROCESS OR BY SEPARATE AGREEMENT WITH THE ARCHITECT AND/OR HIS CONSULTANTS.
3. THESE CONTRACT DOCUMENTS ARE DIAGRAMMATIC ONLY. IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW EVERY DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR COMPLETE SYSTEMS AND A COMPLETE JOB AS INDICATED IN THE CONTRACT DOCUMENTS.
4. ALL BIDDERS SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
5. ALL DIMENSIONS, SPECIFICATIONS AND NOTES PROVIDED HEREIN SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMANCE OF THE WORK AND DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

FIRE BLOCKING AND DRAFTSTOPPING:

1. DRAFTSTOPPING IN FLOOR AND CEILING ASSEMBLIES NOT TO EXCEED 1000 S.F. IN ATTICS FOR AREAS OVER 9000 S.F.
2. INSTALL FIREBLOCKING IN CONCEALED SPACES BOTH VERTICAL AND HORIZONTAL, SUCH AS BUT NOT LIMITED TO, STUD WALLS, FURRED SPACES, SOFFITS, DROP CEILINGS, COVES, STAIR STRINGERS (TOP AND BOT) OPENINGS FOR VENTS, PIPES, DUCTS, CHIMNEYS, FLOOR JOISTS OR TRUSSES.

ELECTRICAL NOTES (ELECTRICAL SHALL FOLLOW THE NATIONAL ELECTRICAL CODE LATEST ADOPTED EDITION (SEE ELECTRICAL PLANS FOR ADDITIONAL NOTES):

ABBREVIATIONS

ACCOUS.	ACCOUSTICAL	MTD.	MOUNTED
ADJ.	ADJUSTABLE	MUL.	MULLION
AL.	ALUMINUM	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	NO.	NUMBER
BLK.	BLOCK	N.T.S.	NOT TO SCALE
BOT.	BOTTOM	O.A.	OVERALL
CAB.	CABINET	OBS.	OBSCURE
CLR.	CLEAR	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	OPNG.	OPENING
CONN.	CONNECTION	OPP.	OPPOSITE
CONT.	CONTINUOUS	PL.	PLATE
CTSK.	COUNTERSUNK	PLAS.	PLASTER
DEC.	DECORATIVE	PR.	PAIR
DET.	DETAIL	PRCST.	PRECAST
D.F.	DOUGLAS FIR	P.T.D.F.	PRESSURE TREATED
DIA.	DIAMETER	PTN.	PARTITION
DN.	DOWN	Q.T.	QUARRY TILE
D.S.	DOWN SPOUT	RAD.	RADIUS
DWG.	DRAWING	RM.	ROOM
EA.	EACH	R.O.	ROUGH OPENING
EL.	ELEVATION	RWD.	REDWOOD
ELEC.	ELECTRICAL	R.W.L.	RAIN WATER LEADER
EQ.	EQUAL	S.C.	SOLID CORE
EXH.	EXHAUST	SCHED.	SCHEDULE
EXP.	EXPANSION	SHT.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
EXIST.	EXISTING	SQ.	SQUARE
F.F.	FINISH FLOOR	SST.	STAINLESS STEEL
FLS.	FLASHING	STD.	STANDARD
FLUOR.	FLUORESCENT	STL.	STEEL
FT.	FOOT/FEET	STOR.	STORAGE
FTG.	FOOTING	STRUC.	STRUCTURAL
GA.	GAUGE	SUSP.	SUSPENDED
GALV.	GALVANIZED	T.C.	TOP OF CURB
GL.	GLASS	TEL.	TELEPHONE
GR.	GRADE	T&G	TONGUE AND GROOVE
GYP.	GYPSUM	THK.	THICK
H.B.	HOSE BIBB	T.O.C.	TOP OF CHIMNEY
HC.	HOLLOW CORE	T.O.FR.	TOP OF FRAMING
HDWD.	HARDWOOD	T.O.L.	TOP OF LEDGER
HDWE.	HARDWARE	T.O.PL.	TOP OF PLATE
HT.	HEIGHT	TYP.	TYPICAL
HOR.	HORIZONTAL	U.N.O.	UNLESS NOTED OTHERWISE
I.D.	INSIDE DIAMETER	U..O.n	UNLESS OTHERWISE NOTED
INCAND.	INCANDESCENT	VEST.	VESTIBULE
INSUL.	INSULATION	W/	WITH
INT.	INTERIOR	W/O	WITHOUT
LAM.	LAMINATE	W.C.	WATER CLOSET
LAV.	LAVATORY	WD.	WOOD
LOC.	LOCATION	W.H.	WATER HEATER
MAX.	MAXIMUM	WT.	WEIGHT
MECH.	MECHANICAL	&	AND
MET.	METAL	^	ANGLE
MFR.	MANUFACTURER	@	AT
MIN.	MINIMUM	CL	CENTER LINE
MISC.	MISCELLANEOUS	#	POUND OR NUMBER
M.O.	MASONRY OPENING		

PROJECT CLASSIFICATION

OCCUPANCY CLASSIFICATION:
GROUP R3
TYPE OF CONSTRUCTION CLASSIFICATION:
TYPE VB CONSTRUCTION
NON-SPRINKLED
TWO STORY - SINGLE FAMILY RESIDENCE

BUILDER

BOMAR BUILDERS INCORPORATED

230 SW NATURA AVENUE
DEERFIELD BEACH, FL. 33441

SHEET INDEX

SHT	DESCRIPTION
A0.0	COVER SHEET AND GENERAL NOTES
A1.0	SITE PLAN
A1.1	SITE PLAN - AREA CALCULATIONS
A3.0	BASEMENT PLAN
A3.1	FIRST FLOOR PLAN
A3.2	SECOND FLOOR PLAN
A5.0	FRONT AND RIGHT SIDE ELEVATIONS
A5.1	REAR AND LEFT SIDE ELEVATIONS
A5.2	BUILDING SECTIONS A-A & B-B
A5.3	RENDERINGS

Project Number
25081

997 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA
BOMAR BUILDERS INCORPORATED

AFFINITI architects
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
561.750.0445 AFFINITIARCHITECTS.COM

Revisions

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A0.0

STREETSCAPE



999 HILLSBORO MILE



997 HILLSBORO MILE - SUBJECT PROPERTY



995 HILLSBORO MILE

SITE DESIGN CRITERIA

THE DESIGN AND METHODS OF CONSTRUCTION TO BE USED MEET THE APPLICABLE CRITERIA OF SECTION R322.3 OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE

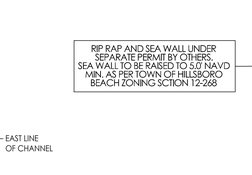
SLABS FOR ALL MECHANICAL EQUIPMENT TO BE ABOVE BASE FLOOD ELEVATION MINIMUM.

SEE LANDSCAPE DRAWINGS FOR ALL POOL, PATIOS, WALLS, DRIVEWAYS, ETC...

SEE CIVIL ENGINEERING PLANS FOR PROPER DRAINAGE.

COORDINATE SITE CONTOURS WITH LANDSCAPE ARCHITECT AND CIVIL ENGINEERING.

LANDSCAPE HEDGE IN FRONT OF WALL TO BE 40" HIGH.
MIN. TO MEET & EXCEED THE 50% REQUIREMENT



SITE WALL DETAILS

SITE WALLS SHALL BE IN COMPLIANCE WITH 12-263 (A)(1)(A) & 12-263 (A)(3)

6' HIGH PRIVACY WALL: HEIGHT IS TO BE MEASURED FROM THE UNDISTURBED (NATURAL) GRADE OF THE GROUND ADJACENT TO THE EXTERIOR OF THE WALL.

SITE CALCULATIONS

1. LOT AREA	45,942 SQ. FT. (1.055 ACRES)
2. LOT COVERAGE	12,193 SQ. FT. (26.54%)
3. PERVIOUS AREA	27,939 SQ.FT. (60.81%)
4. IMPERVIOUS AREA	18,007 SQ.FT. (39.19%)

SETBACK BASED ON BUILDING HEIGHT

PER SECTION 12-122 OF THE TOWN OF HILLSBORO BEACH, FLORIDA LAND DEVELOPMENT CODE:
-MAXIMUM BUILDING HEIGHT ALLOWED = 35 FEET ABOVE THE DUNE ELEVATION
-MAXIMUM BUILDING HEIGHT PROPOSED = 35'-0" ABOVE THE AVERAGE DUNE ELEVATION (SEE ELEVATIONS)

PER SECTION 12-124 (B) OF THE TOWN OF HILLSBORO BEACH, FLORIDA LAND DEVELOPMENT CODE:
SIDE YARD SETBACK A WIDTH OF NOT LESS THAN 15 FEET, OR 6 INCHES PER FOOT OF BUILDING HEIGHT, WHICHEVER IS GREATER.

PROPOSED BUILDING HEIGHT IS 35'-0" FEET ABOVE THE DUNE ELEVATION: 6 INCHES PER FOOT:
17'-6" SETBACK REQUIRED / PROVIDED

PARKING

SOLIDLY ENCLOSED COVERED PARKING SPACES:
2 SOLIDLY ENCLOSED COVERED PARKING SPACES HAVE BEEN PROVIDED.
MINIMUM 2 REQUIRED PER SECTION 12-123 TOWN OF HILLSBORO LAND DEVELOPMENT CODE.

UNENCLOSED PARKING:
2 UNENCLOSED PARKING SPACES LOCATED OUTSIDE THE GARAGE UNDER THE CANTILEVERED BALCONY AT THE END OF THE DRIVEWAY ON THE NORTH SIDE OF THE PROPERTY, ADDITIONALLY ONE UNENCLOSED PARKING SPACE PROVIDED AT DRIVEWAY PULLOFF. (SEE SITE PLAN FOR LOCATION) AND ONE UNENCLOSED PARALLEL PARKING SPACE ALONG THE WEST SIDE OF A1A

UNENCLOSED PARKING = 802.68 SQ.FT.

FLOOD DESIGN CRITERIA

1. THIS STRUCTURE WAS DESIGNED IN COMPLIANCE WITH STRUCTURAL DESIGN CRITERIA SPECIFIED IN F.B.C. 2023 RESIDENTIAL CODE SECTION R322 "FLOOD RESISTANT CONSTRUCTION" AND ASCE 24-05.

NOTE THE FOLLOWING:

A. THIS STRUCTURE IS LOCATED IN A FLOOD ZONE X, THE STRUCTURE IS DESIGNED TO RESIST HYDROSTATIC LOADINGS EQUAL TO THE DESIGN FLOOD ELEVATION AND THE HYDRODYNAMIC FORCES OF THE 100 YEAR WAVE CREST IN ACCORDANCE WITH F.B.C. R322.1.2.

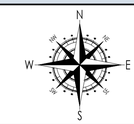
B. THE ELEVATED PORTION OF THE BUILDING AND SUPPORTING FOUNDATION SYSTEM HAVE BEEN DESIGNED TO WITHSTAND THE EFFECTS OF WIND AND FLOOD LOADS ACTING SIMULTANEOUSLY ON ALL BUILDING COMPONENTS
(STRUCTURAL AND NON-STRUCTURAL).

UNDERGROUND WIRING

ALL WIRING THAT IS APPLICABLE SHALL BE IN COMPLIANCE WITH SECTION 4-7 OF THE TOWN OF HILLSBORO BEACH, FLORIDA CODE OF ORDINANCES "UNDERGOUND WIRING".

ALL UTILITIES, INCLUDING ELECTRICAL SHALL BE BURIED ALONG A1A

NORTH ARROW



SEE ATTACHED SURVEY
FOR LEGAL DESCRIPTION

SITE NOTES

SURVEY NOTE:
SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION
VERIFY PROPERTY LINE DIMENSIONS WITH SURVEY

SOIL STATEMENT:
AS PER VISUAL INSPECTION, SOIL CONDITIONS AT THIS SITE ARE SAND & ROCK WITH A MINIMUM BEARING CAPACITY OF 2,500 PSF. SEE SOILS REPORT PER SOIL BORING TEST FOR FURTHER INFORMATION. SHOULD OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED, THE ENGINEER/ARCHITECT SHALL BE NOTIFIED IN WRITING BEFORE PROCEEDING WITH THE WORK.

POOL NOTE:
POOL, PAVER DECK & SCREEN ENCLOSURE DESIGN & CONSTRUCTION BY OTHERS.
PAVERS SET IN SAND
CONTRACTOR SHALL PROVIDE POOL BARRIER AS REQUIRED PER LOCAL CODE

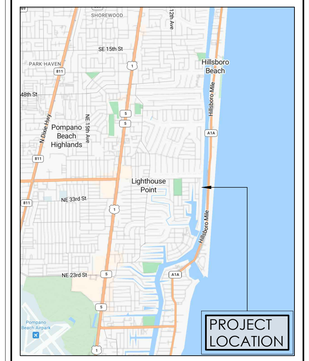
CIVIL / LANDSCAPE NOTE:
SEE CIVIL AND LANDSCAPE PLANS FOR ANY ADDITIONAL INFORMATION REGARDING SITE CONTOURS COORDINATED W/ LANSCAPE ARCHITECT HARDSCAPE, DRAINAGE, POOL CONSTRUCTION AND DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION
SITE DRAINAGE BY CIVIL ENGINEER

RETENTION NOTE:
DISCHARGE OF RAIN WATER AND CONDENSATE MUST BE AT LEAST 12" AWAY FROM THE FOUNDATION.

RETAINING WALLS:
RETAINING WALLS AT NORTH AND SOUTH PROPERTY LINES HEIGHT SHALL NOT EXCEED 6 FEET ABOVE EXISTING ADJACENT GRADE

MECHANICAL EQUIPMENT:
SLABS FOR ALL MECHANICAL EQUIPMENT SHALL BE ABOVE BASE FLOOD ELEVATION MINIMUM.

SITE LOCATION MAP



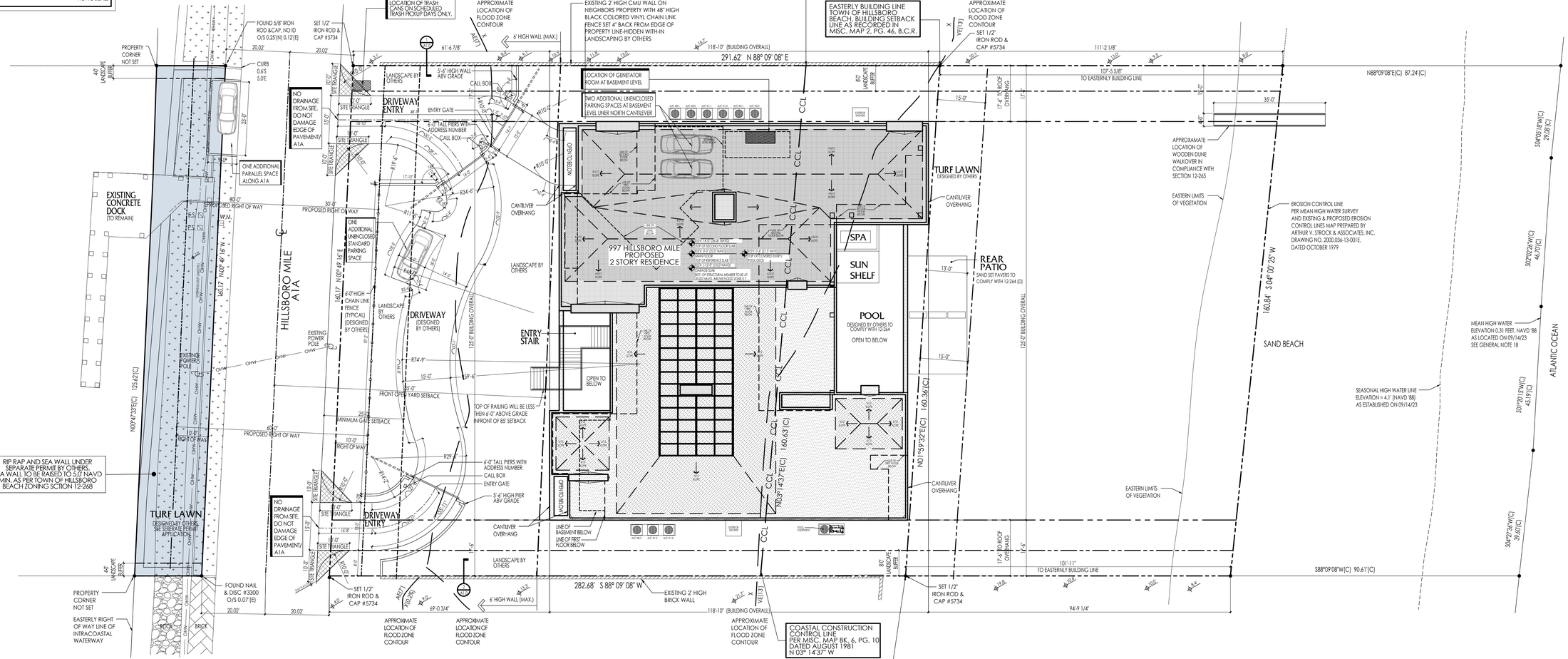
PROPOSED LAND USE

RS-2 SINGLE FAMILY RESIDENCE

AVERAGE DUNE HEIGHT

AVERAGE DUNE HEIGHT AS PER SURVEY: 19.6'

999 HILLSBORO MILE



SITE PLAN

1/16" = 1'-0"

Project Number: 25081

997 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA
BOMAR BUILDERS INCORPORATED

AFFINITI architects
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
561.750.0445 AFFINITIARCHITECTS.COM

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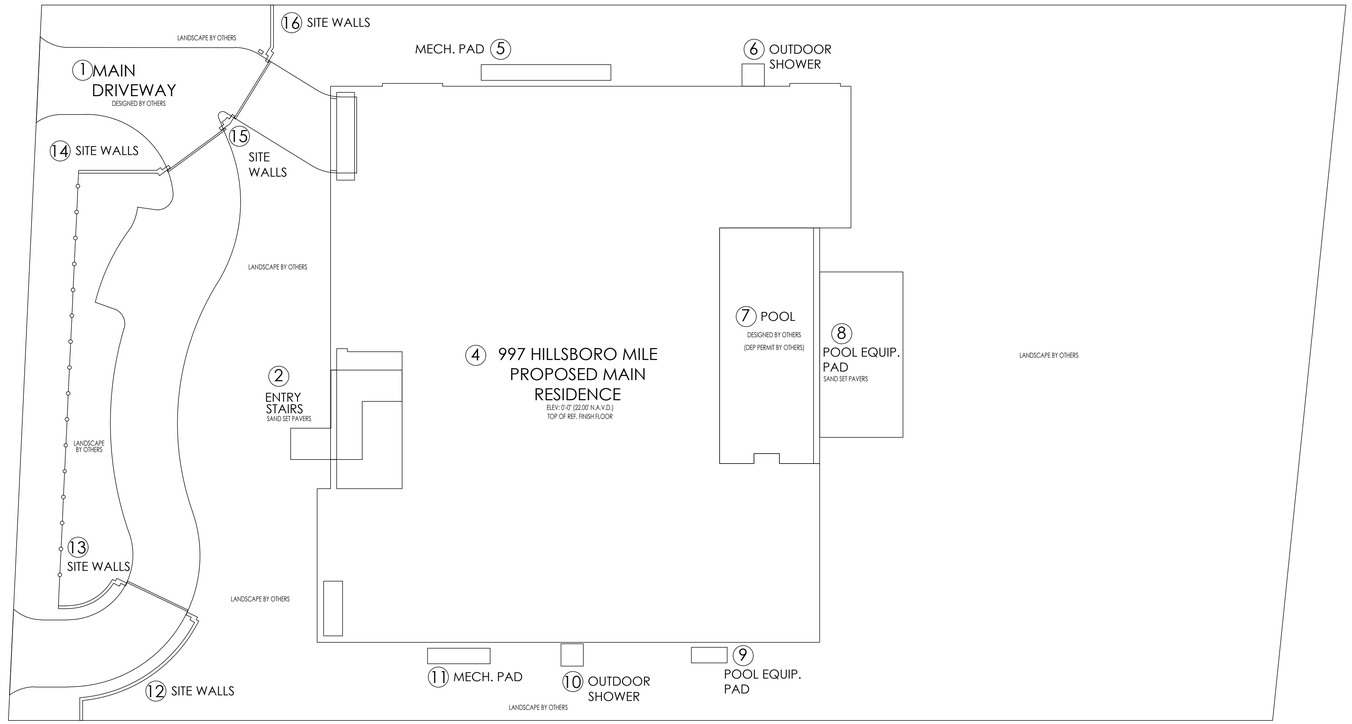
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Drawn | Checked	AMG |---
Date | Approval	-
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A1.0



SITE CALCULATION

TOTAL LOT AREA	45942 SQ. FT.
LOT COVERAGE	
1- MAIN DRIVEWAY	3403 SQ. FT.
2- ENTRY STAIRS	261 SQ. FT.
4- MAIN HOUSE FOOTPRINT	12193 SQ. FT.
5- MECHANICAL PAD	102 SQ. FT.
6- OUTDOOR SHOWER	25 SQ. FT.
7- POOL	1164 SQ. FT.
8- REAR YAR PATIO	690 SQ. FT.
9- POOL EQUIPMENT PAD	28 SQ. FT.
10- OUTDOOR SHOWER	25 SQ. FT.
11- MECHANICAL PAD	49 SQ. FT.
12- SITE WALL	28 SQ. FT.
13- SITE WALL	12 SQ. FT.
14- SITE WALL	14 SQ. FT.
15- SITE WALL	4 SQ. FT.
16- SITE WALL	9 SQ. FT.
TOTAL IMPERVIOUS AREA	18007 SQ. FT.
TOTAL PERVIOUSE AREA	27939 SQ. FT.
DATE: 01/20/2026	

(MAIN HOUSE) / 45,942 SQ. FT. = 26.54%

45,942 SQ. FT. - 18,007 SQ. FT. = 27,939 SQ. FT.

SITE PLAN - AREA CALCULATIONS

1/16" = 1'-0"

Project Number:
25081

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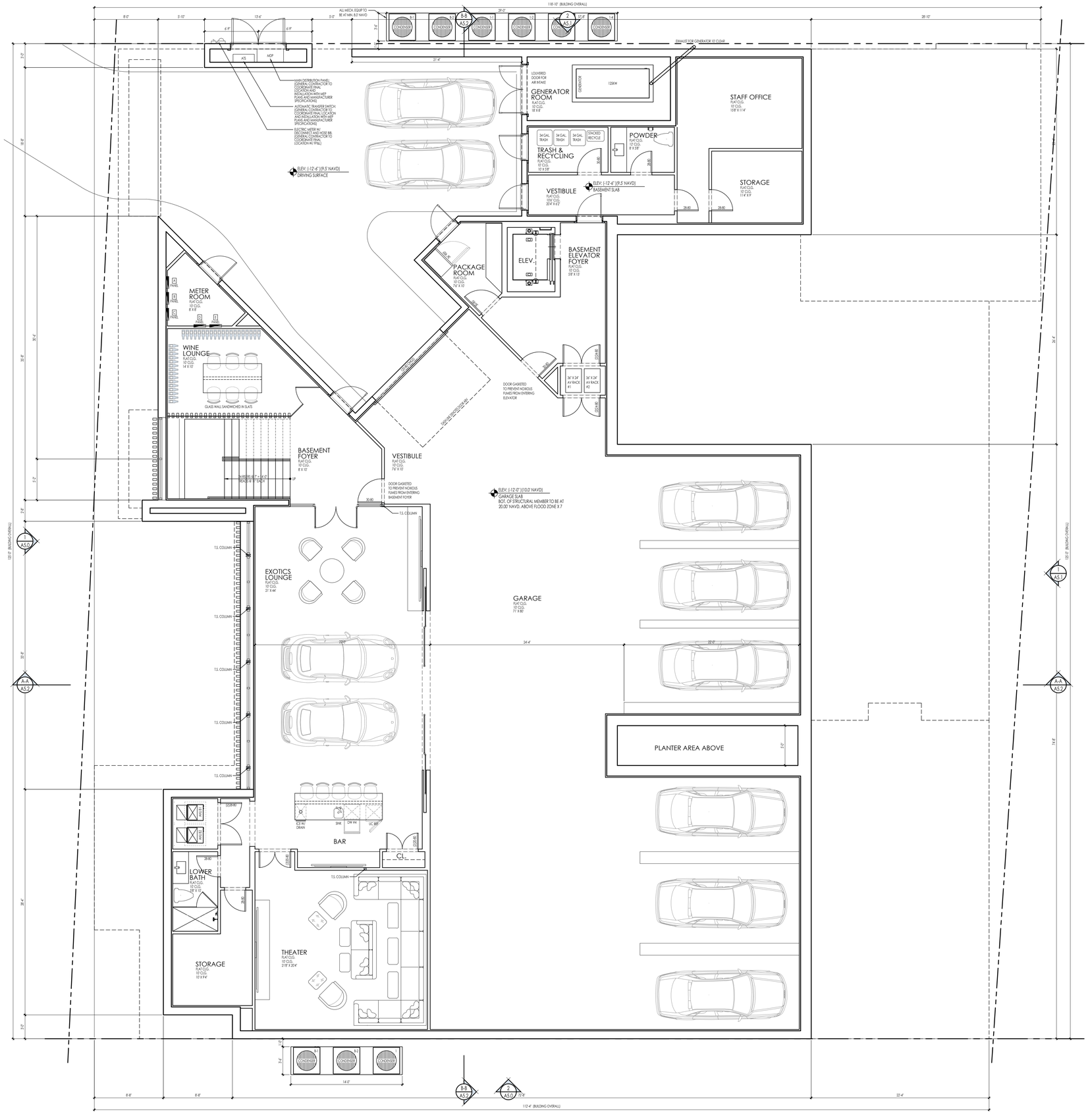
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AREA CALCULATION	
BASEMENT A/C	736 SQ. FT.
BASEMENT GENERATOR, AC UNIT AREA AND STORAGE A/C	833 SQ. FT.
1ST FLOOR A/C CABANA	81 SQ. FT.
1ST FLOOR A/C	8,438 SQ. FT.
2ND FLOOR A/C	4,012 SQ. FT.
TOTAL A/C	14,100 SQ. FT.
GARAGE	6,254 SQ. FT.
COVERED ENTRY	266 SQ. FT.
NORTHWEST LOGGIA	512 SQ. FT.
EAST AND LIVING LOGGIA	2,380 SQ. FT.
SOUTHEAST LOGGIA	152 SQ. FT.
COVERED EAST BALCONY	485 SQ. FT.
COVERED FAR EAST BALCONY	335 SQ. FT.
TOTAL NON A/C	10,384 SQ. FT.
TOTAL	24,484 SQ. FT.

1ST AND 2ND FLOOR AC	12,531 SQ. FT.

GRAPHIC SCALE (FT.)

0 1 2 3 4 5 10 15 20

BASEMENT PLAN

1/4" = 1'-0"

Project Number: 25081

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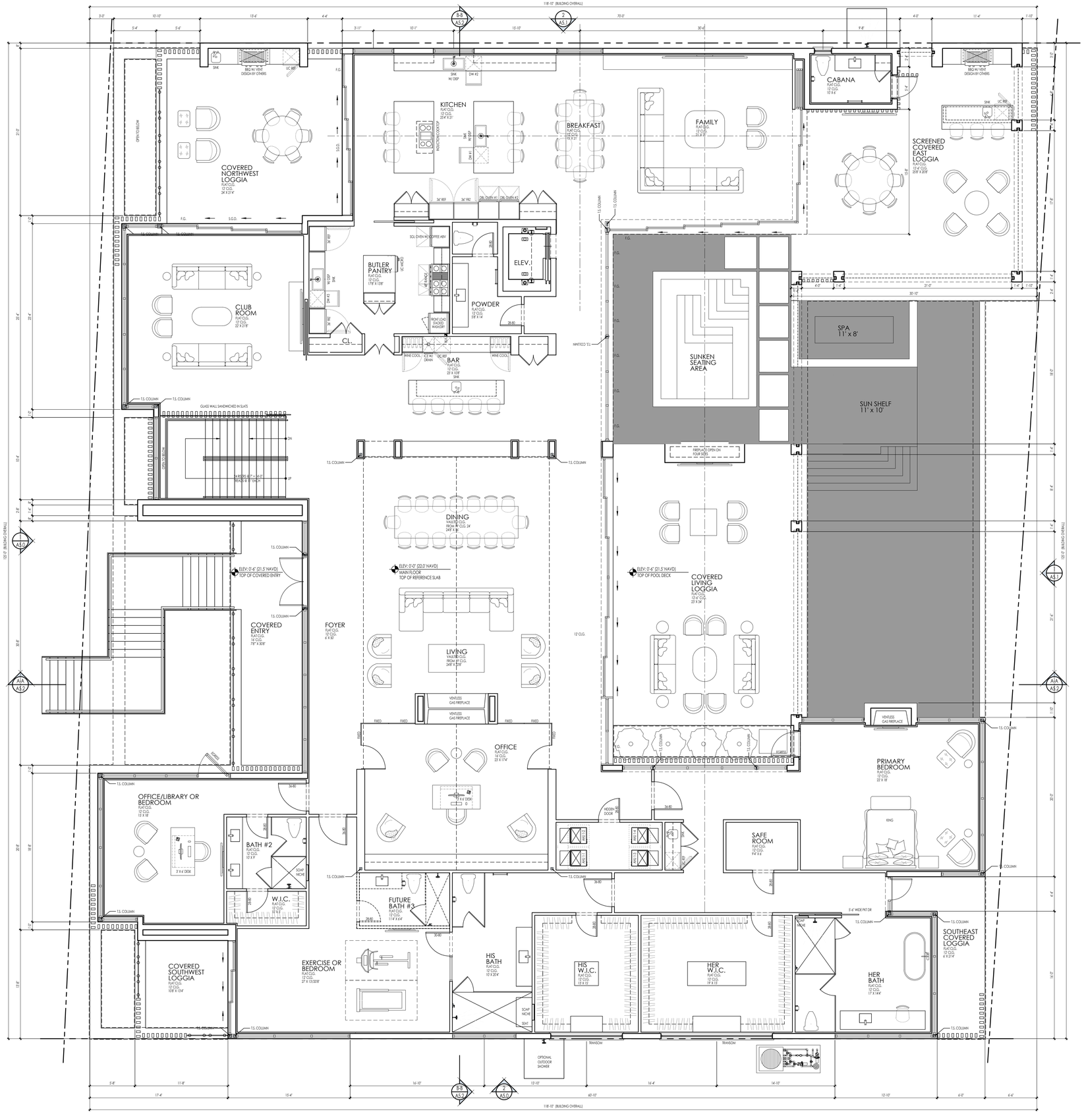
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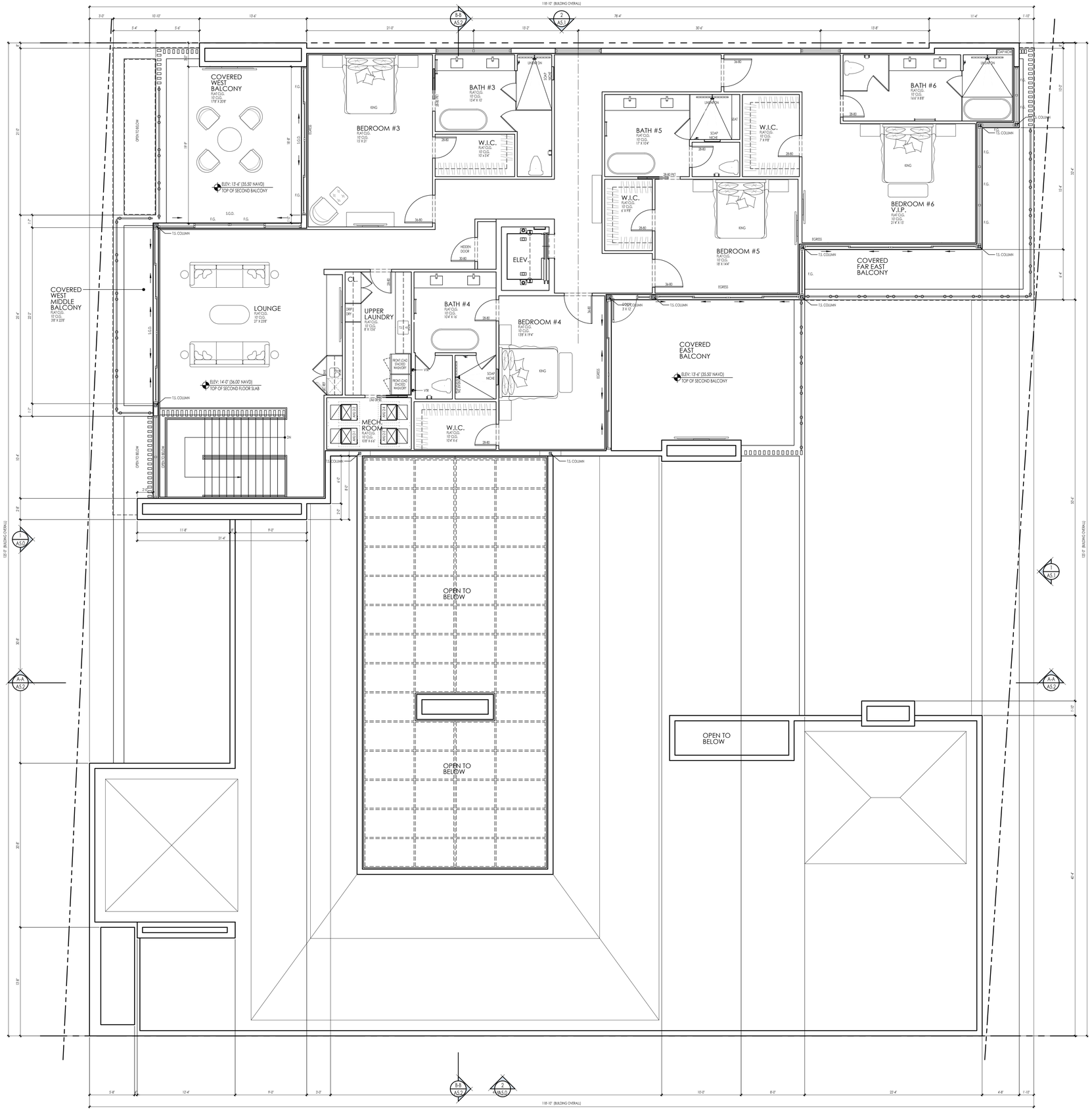
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GRAPHIC SCALE (FT.)
0 1 2 3 4 5 10 15 20

1ST FLOOR PLAN
1/4" = 1'-0"

A3.1



GRAPHIC SCALE (FT.)

0 1 2 3 4 5 10 15 20

2ND FLOOR PLAN

1/4" = 1'-0"

Project Number: 25081

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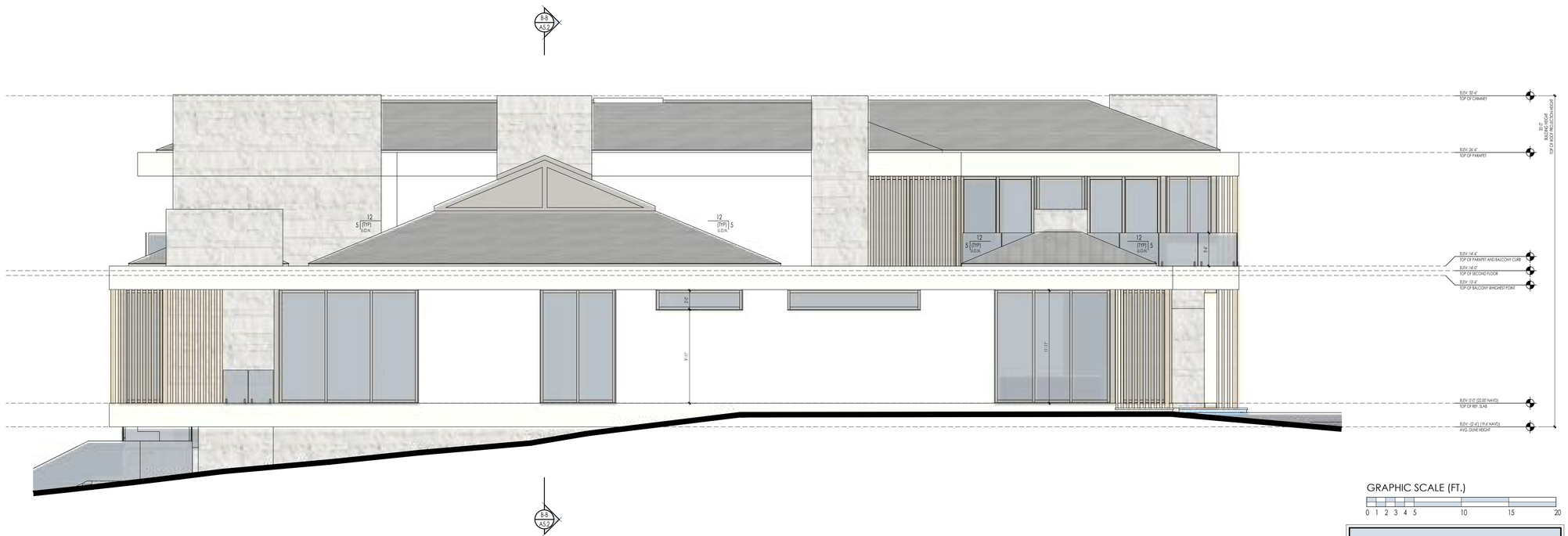
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A3.2



FRONT ELEVATION
1/4" = 1'-0"



GRAPHIC SCALE (FT.)

0 1 2 3 4 5 10 15 20

RIGHT ELEVATION
1/4" = 1'-0"

Project Number:
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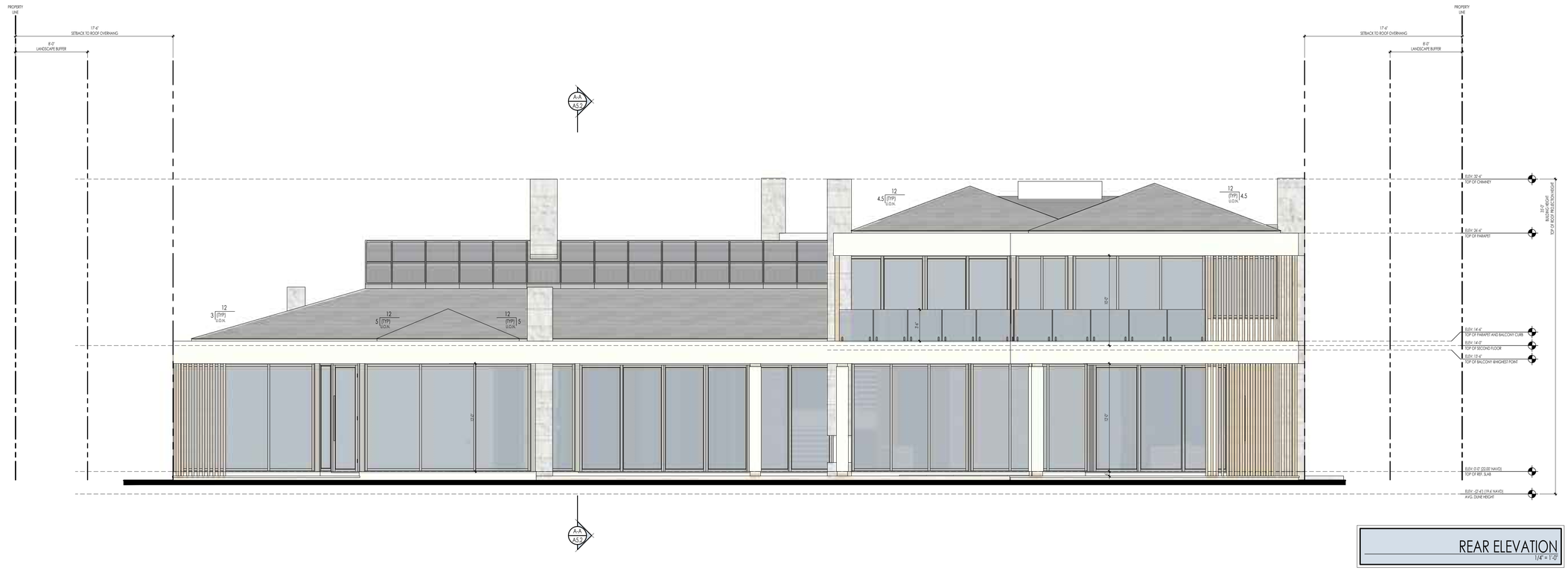
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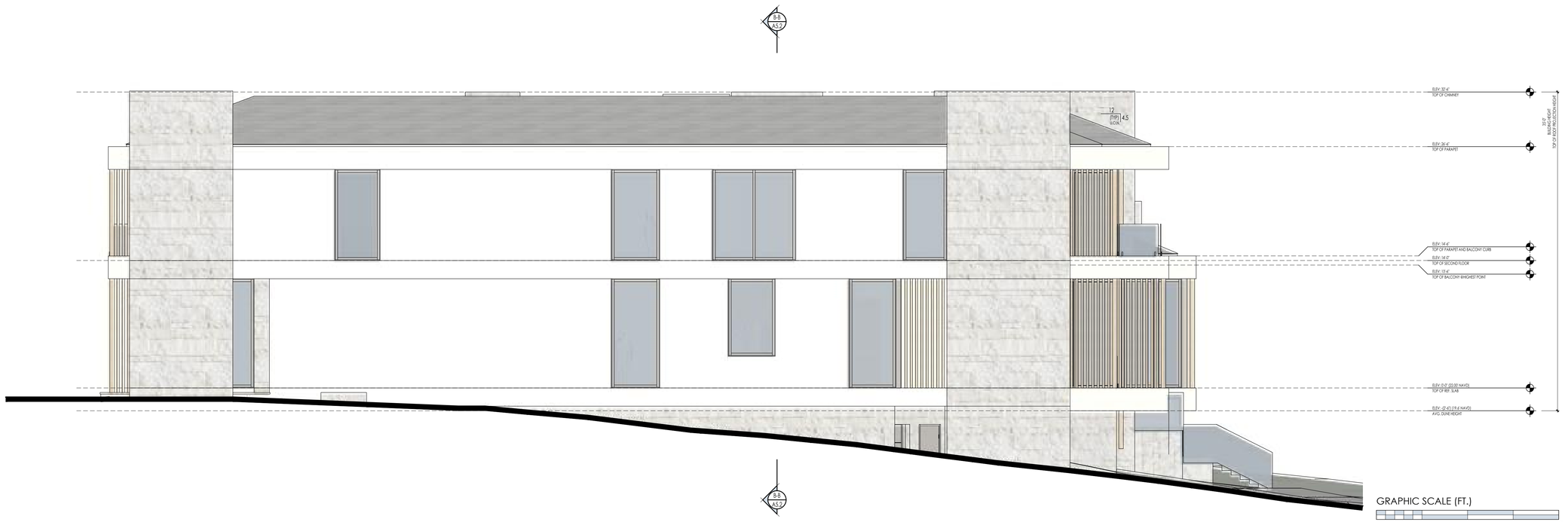
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A5.0



REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

Project Number:
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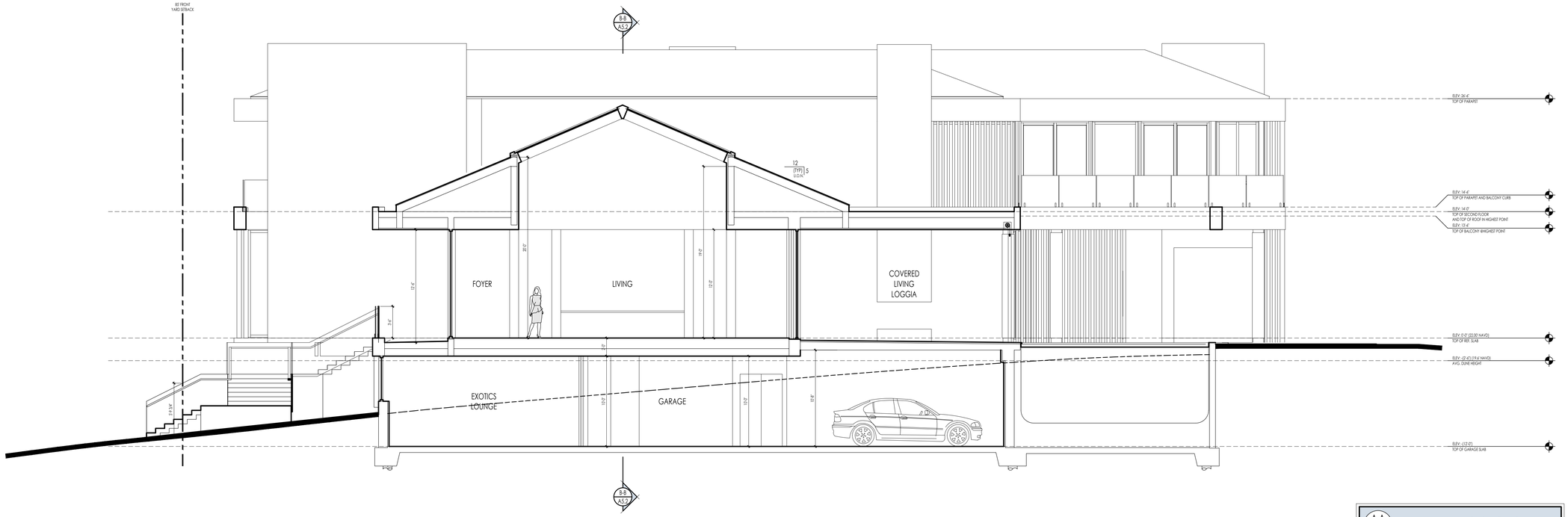
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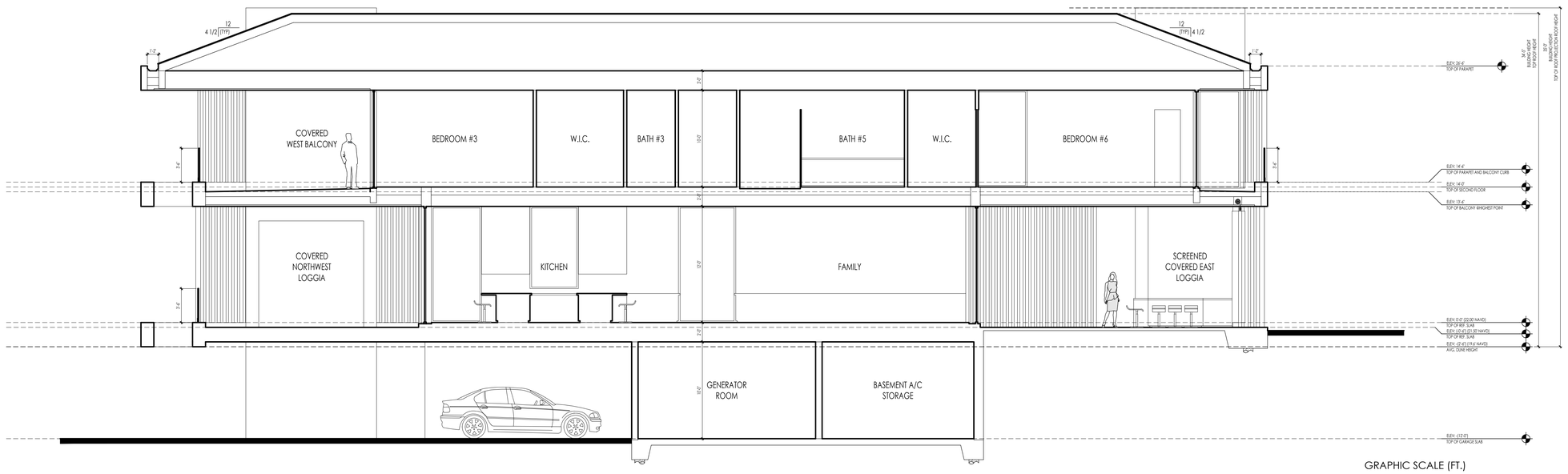
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A5.1



A-A A5.2 **BUILDING SECTION A-A** 1/4" = 1'-0"



GRAPHIC SCALE (FT.)

0 1 2 3 4 5 10 15 20

B-B A5.2 **BUILDING SECTION B-B** 1/4" = 1'-0"

Project Number: 25081

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A5.2



REAR VIEW LOOKING FROM BEACH AT DAWN



SOUTH DRIVEWAY LOOKING EAST



NORTH DRIVEWAY LOOKING EAST



FRONT VIEW FROM STREET AT NIGHT

Project Number:
25081

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A5.3

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Hillsboro Beach, FL 33062

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State Of Florida
County Of Orange

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of Legal Advertisement- 997 HM
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on 27 Mar 2026
Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Rose Williams
_____
Signature of Affiant

Sworn to and subscribed before me this: 27 Mar 2026.

LeAnne Rollins
_____
Signature of Notary Public



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

49220

SunSentinel
MEDIA GROUP

TOWN OF HILLSBORO BEACH, FLORIDA
APRIL 7, 2026 AT 9:00 AM

QUASI-JUDICIAL HEARING
SITE PLAN REVIEW FOR
997 HILLSBORO MILE, HILLSBORO BEACH, FL 33062

NOTICE IS HEREBY GIVEN the Town of Hillsboro Beach, Florida Town Commission will meet Tuesday, April 7, 2026, at 9:00 am for a Quasi-Judicial Hearing to consider Site Plan Approval for property located at 997 Hillsboro Mile, Hillsboro Beach, Florida 33062.

Information on the Site Plan Review can be obtained at Town Hall, 10 days prior to the meeting. Public comments on the request will be made at the meeting 4/7/2026.

The public can attend in person at Town Hall, located at 1210 Hillsboro Mile, Hillsboro Beach, Florida or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details are provided on Town Website. (TownofHillsborobeach.com)

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC Town Clerk
TOWN OF HILLSBORO BEACH, FLORIDA

3/27/26 49220

49220

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: April 7, 2026
SUBJECT: Site Plan Approval; improvements to the lot of an existing single-family home
LOCATION: 1111 Hillsboro Mile

This Agenda report is regarding Site Plan Approval Request for an existing single-family home, located at 1111 Hillsboro Mile. The owner of the property, Hillsboro Beach 1111 LLC, has assigned Hugh Johnson as the authorized agent. The Applicant has submitted plans indicating the proposal of improvements on the portions of the lot both east and west of A1A.

Background

The oceanfront property, located 1111 Hillsboro Mile, is approximately 68,126 square feet (1.56 acres). It contains an existing single-family home with a single driveway entrance, pool, basketball court and attached garage. West of A1A improvements are minimal, including a curvilinear driveway, with no seawall or dock.

Documents Submitted

Information submitted with the Site Plan Approval packet included an application, architectural plans, renderings, and landscape plans inclusive of hardscape and planting plans, and a signed and sealed survey. The Planning Consultant reviewed the aforementioned documents and determined they meet the submittal requirements of the Town of Hillsboro Beach Code of Ordinances.

General Description of the Development Proposal

Proposed improvements on the portion of the lot east of A1A include new parking and entry gate, outdoor bar and bbq area with an overhead trellis, site walls for trash screening, and new wooden deck. Additionally, improvements west of A1A include new driveway and site walls with pedestrian gate, new seawall, patio area, underground storage, and a generator.

Site Plan Review and Comments

The Consultant Planner reviewed the site plan application packet submitted to the Town using the Town's Land Development Regulations including regulations recently adopted by the Town Commission. Plans were not reviewed for compliance with FEMA flood regulations, which will be reviewed at time of Building Permit submittal. Please find below an analysis of the proposed project and the Consultant Planner's determination if it meets the requirements of the Town Code. If the proposed project does not meet a section of the Code, it will be shown in **red** font:

STANDARDS / RESULTS

Town of Hillsboro Beach Zoning Code, Applicable Requirements

Sec. 12-122. - Height regulations.

Residential	Required Maximum Height	Proposed
Single-Family Residential RS-2	For property east of SR A1A, no building shall exceed 35 feet in height above the dune elevation	No changes to main structure.
	For property west of SR A1A, no building shall exceed 35 feet in height above the roadway crown elevation of SR A1A adjacent to the property.	No structure proposed.

Sec. 12-123. – Parking Regulations

Residential	Required Setbacks	Proposed
Required parking	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. 12,562/5,000 = 3 visitor parking spaces	No changes to main structure or garage.
Unenclosed parking spaces	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	Additional 3 unenclosed spaces will be added meeting required setbacks.
Material and Drainage	Parking areas and driveways must be paved or other material as approved by the Town Commission, and must have drainage or sumps to ensure no runoff or flow of water into State Highway A1A or adjoining properties.	Drainage plan has been provided.
Screening / Landscaping	Parking areas must be shielded from State Highway A1A by appropriate landscaping	Sufficiently screened.

	The area between State Highway A1A and the parking space shall be appropriately landscaped with grass, trees or shrubbery.	
Landscape Buffer	A. 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 parking, and this 10-foot area shall be clear and contain no obstructions.	10-foot landscape buffer to be maintained.

Sec. 12-124. - Yard regulations.

Residential	**Required Setbacks**	**Proposed**
Front Setback	On the east and west sides of State Highway A1A there shall be an open yard having a depth of not less than 85 feet from the center line of the State Highway A1A *Exception for mechanical equipment	No changes to main structure.
Side yard	Not less than 15 feet measured from the roof overhang, or 6 inches per foot of building height, whichever is greater Each side yard shall include a minimum eight (8) foot wide Side Yard Landscaped Buffer which shall consist solely of landscaping -Generators not permitted in side yard	No changes to main structure. 8-feet of landscape buffer to be maintained both east and west of A1A. Generator west of A1A would meet setback requirements.
Rear yard, ocean front	No building or part of a building shall extend easterly beyond a line as shown on plat of easterly building line as defined herein. Retaining walls, fences, barricades, whether connected with the buildings or for the improvement of lots shall not be built, erected or constructed closer than the building setback line as shown on the plat.	No changes proposed for rear yard area.

Sec. 12-127. - Accessory buildings

Residential	**Standards**	**Proposed**
Architectural style	Accessory buildings shall conform to the architectural style of the main dwelling or be typical of the use to which they are put such as green houses, orchid houses and/or similar structures for this purpose.	No accessory building is proposed.
Location	Accessory buildings shall be placed entirely within the building lines of the lot.	No accessory building is proposed.
Construction	No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building, except guest houses, shall be used for dwelling purposes.	No accessory building is proposed.

Sec. 12-261. - Height regulations.

	Required	**Proposed**
Height Limitation	The height limitations of this article shall not apply to: (A)Master radio or television antennae; (B) Chimneys; (C) Flag poles; or (D) Elevator components.	No changes to main structure.

Sec. 12-262. - Yard and open space requirements.

	Required	**Proposed**
Accepted projections	Every part of a required yard shall be open to the sky except for the ordinary projections of sills, belt corses, cornices and ornamental features; and these projections shall not exceed 6 inches. Chimneys and unenclosed balconies may have a projection not to exceed 4 feet into the front and side yards. Balconies may have roofs but shall not be screened or enclosed.	No changes to main structure.
Balcony enclosures	(1) All balcony enclosures, including but not limited to, glass, sliding doors or other such enclosures are prohibited	(1) No changes to main structure.

	on all balconies above the first floor, if the balconies project beyond the face of the building. Uniform screening for all balconies in multi-family buildings shall not be considered an enclosure. (2) Installation of any hurricane shutters or storm paneling shall require a building permit from the Town of Hillsboro Beach. At no time shall any balcony be permitted to be enclosed to create a permanent or semi-permanent room.	(2) Not proposed in this submittal.
Drainage	No drainage as defined in this chapter may be discharged into the Atlantic Ocean.	Acknowledged
Open terraces	Open unenclosed staircases and walkways may extend into a side yard but not within the minimum eight (8) foot wide Side Yard Landscaped Buffer. This shall not be interpreted to include or permit canopies over any part of structures which extend into the minimum required side yard.	Existing landscape buffer to be maintained. Site walls for trash screening proposed.
Sewage disposal system.	(1) In addition to any yard requirements for single-family residential dwellings, there shall always be sufficient ground left unoccupied for the construction and maintenance of a system of sewage disposal. (2) This disposal system with its necessary drain field shall not be placed and constructed within the side	Noted

Sec. 12-263. - Use regulations.

	Required	**Proposed**
Fences and Walls	a) Fences or walls constructed of processed materials and not exceeding 6 feet in height measured from either the adjoining property or the original topography of the property, without berming, whichever is more restrictive, with the exception of tennis court fences, may be erected within or along the boundaries of a lot or yard area, providing, however, that no fence or	a. Existing fence is setback 10’ from the front property line. Proposed west side site wall would be setback 10’. b. Greater than 40’ travel distance to gate provided, which accommodates the

	wall shall be erected on ocean side of State Highway A1A east of the easterly building line shown on the district map as elsewhere defined, nor any closer than 10 feet to the edge of the pavement of State Road A1A. b) Fences erected parallel to State Road A1A in the front of a property shall be permitted to be installed level between the north and south boundary lines with the height measured from the highest point of the property along the front property line (as defined above). Gates and gate posts shall be no closer than 40 feet to the edge of the pavement of State Highway A1A. Gates and gate posts within the RS-2 zoning district are permitted to be a minimum of twenty-five (25) feet to the edge of pavement of the state highway provided the total distance of a driveway leading to such gates is a minimum of forty (40) feet in length (including any curvilinear distance). All call boxes and/or gate-opening devices on the street entrance side of such gates shall be located with sufficient distance to permit two vehicles to queue within the driveway. c) Fence posts shall not exceed 7 feet in height and shall be not less than 20 feet apart, except as provided in subsection (A)(2) below, with lights and decorative features not exceeding 8 feet in height. These requirements shall be minimum standards subject to the approval of the Town Commission. All permits for fences and walls adjacent and parallel to State Road A1A shall be reviewed by and subject to the approval of the Town Commission prior to the issuance of a permit if not previously approved during site plan review.	stacking of 2 vehicles in the driveway entrance. c. In compliance.

Retaining Wall	When a wall positioned between lots functions as a retaining wall, that wall shall not exceed the following height limitations: 1. The height of a retaining wall parallel to the side yard property line shall not exceed a height of 6 feet; 2. A minimum of 3 feet of the maximum 6-foot retaining wall shall be dedicated as a header to allow for drainage and the prevention of water from sheeting over onto the abutting neighboring property while also acting as a fall protection measure. As it relates to retaining walls, a header shall be defined as the top portion of the wall which extends above the existing or proposed infill of grade.	Provides a compliance notation.

Sec. 12-264. - Swimming pools, pool patios and decks.

	Required	**Proposed**
Location	(1) Swimming pools (including, but not limited to jacuzzis, spas, hot tubs and the like) shall be permitted in all districts. They shall be constructed no closer than 15 feet to any side property line, or 45 feet to the center line of State Highway A1A. (2) They shall not extend east of the easterly building line or closer than 15 feet to the easterly right-of-way line of the Intracoastal Waterway, or 15 feet east of any seawall erected east of this line. (3) All measurements are to be made horizontally from the water's edge of the swimming pool to the specific reference point listed above.	No improvements to pool proposed.
Fuel storage	Fuel for pool heaters, heating systems and generators may be stored either above the ground or underground. Fuel storage units installed above the ground shall be subject to the setback requirements otherwise set forth in the town's Code of Ordinances.	No improvements proposed.

Patio	Flat and open patios with no footings may extend 15 feet east of the easterly building line and to the easterly right-of-way line of the Intracoastal Waterway.	None proposed in east side rear yard. West side patio is compliant.
Maintenance	All swimming pools, jacuzzis, hot tubs, spas and fountains shall be maintained in such a manner that the operating equipment, such as pumps and filters shall be fully operational at all times.	No improvements proposed.
Maintenance	All swimming pools, jacuzzis, hot tubs, spas and fountains shall be properly maintained and not allow for the accumulation of vegetative matter and/or debris. All swimming pools shall be maintained to provide for clarity of the water such that the bottom of the pool at the deepest point is clearly visible from the edge of the pool.	No improvements proposed.

Staff Recommendation

Based on the analysis of the Hillsboro Beach Code of Ordinances, the Consultant Planner recommends approval of the proposed work.

TOWN OF HILLSBORO BEACH
1210 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
PHONE (954) 427-4011 • FAX (954) 427-4834
www.townofhillsborobeach.com

DEVELOPMENT APPLICATION

Submittal Date: _Feb 06, 2026_____ Zoning Board Meeting Date: _____

Property Control #4843 17 00 0070_____ Town Commission Meeting Date: _April 2026

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: Hillsboro Beach 1111 LLC		NAME: Hugh Johnson	
ADDRESS: 1111 Hillsboro Mile, Hillsboro Beach, FL 33062		ADDRESS: 612 SW 4th Ave, Fort Lauderdale, FL 33315	
PHONE:	CELL:	PHONE:	CELL: 954.249.1136
E-MAIL	FAX:	E-MAIL hjohnson@archall.net	FAX:

APPLICANT'S CERTIFICATION

(I), Hugh Johnson (authorized agent), affirm and certify that I understand and will comply will all provisions and regulations of the Town of Hillsboro Beach Florida. I certify that all drawings and specifications for buildings or structures costing $5,000 or over for commercial buildings or $10,000 for residential building must be drawn or verified by a state registered architect or engineer and his seal of office imprinted thereon. Additionally, I certify that the drawings that the drawings and specifications show full compliance and do fully comply with the Zoning Code. I understand that if any drawings or specifications are not in full compliance, the application will be rejected. If approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Hillsboro Beach and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Code. I further certify that all statements and diagrams submitted herewith are true and accurate to the best of my knowledge and belief. Further, I understand that this Application and attachments become part of the Official Records of the Town of Hillsboro Beach, Florida, and are not returnable.

_____ Hugh Johnson
Signature Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 23 day of 1 20 26, by HUGH JOHNSON as _____ for _____

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

_____
Notary Signature

_____
Print Notary Name

CHRISTOPHER JAMES LANSDALE
Notary Public - State of Florida
Commission # HH 683759
My Comm. Expires Jun 27, 2029
Bonded through National Notary Assn.

CHECK BELOW WHERE APPLICABLE

	FINAL PLAT - $1,000.00		**REZONING** - $3,500.00
	LAND USE PLAN AMENDMENT - $3,500.00	x	**SITE PLAN REVIEW** - $2,000.00
	PRELIMINARY PLAT - $1,000.00		**VARIANCE** – $1,050.00

Hillsboro Beach Town Code Sec. 12.1.3d provides for the collection of service charges or fees, consultant review fees, etc. for the administrative processing and review of applications for development permits submitted to the Town for review and approval. The owner, architect or other authorized agents are urged to attend the Zoning Board of Appeals and Town Commission meetings. Each applicant must familiarize himself with the criteria and procedures. **If all required information is not presented with this application by the submittal date, the project will not be placed on the agenda for review and consideration.** PLEASE NOTE: THE FEES LISTED ABOVE ARE **ADMINISTRATIVE FEES ONLY**. YOU WILL BE BILLED BY THE TOWN OF HILLSBORO BEACH FOR ANY AND ALL ADDITIONAL EXPENSES WHICH WILL BE INCURRED BY THE TOWN THROUGH THE SERVICES OF THE TOWN ENGINEER/PLANNER, LEGAL ADVERTISING, REBUTTALS, CONSULTATION AS WELL AS POSTAGE FOR MAILINGS AND COURIER SERVICES RELATED TO YOUR PROJECT.

Items Required for Submittal: Must be submitted **30 days prior** to the Town Commission Meeting date.

1. This application and all applicable fees
2. Narrative letter describing the request
3. ~~Letters from each adjoining property owners (with approvals, if possible) – Variance Application only~~
4. ~~Approval letter from the Association and minutes (when applicable)~~
5. Agent's authorization letter (when applicable)
6. 1 electronic copy and 2 signed and sealed – Plans are to be standard architectural size
7. 1 set of plans for the City of Deerfield Fire Inspector / Plans Examiner (when applicable)

Code References: (All sections are available for viewing and printing n the website)

- Chapter 12 – Division 1. General Provisions
- Chapter 12 – Division 2. Development Review Requirements
- Chapter 12 – Division 3. Platting and Subdivision Regulations
- Chapter 12 – Division 4. Site Plan Procedures & Requirements
- Chapter 12 – Division 5. Zoning

GENERAL DATA

Project Location: _1111 Hillsboro Mile _____ District: ___14_____

Proposed Zoning: _RS-2_____

Existing Comprehensive Plan Designation: ____31_____

Proposed Comprehensive Plan Designation: __31_____

Existing Land Use: __Residential_____

Proposed Land Use: _Residential_____

Total Site Area: 67,894 (combined) Sq. Ft. 1.56 (combined) Acres

Flood Zone Category: __ **"AE" & "VE"** _____

Is site currently serviced by public water? Yes ☒ No ☐

Is site currently serviced by public sewer? Yes ☒ No ☐

Describe briefly the nature of any improvements presently located on the subject property. ____
The addition of outdoor space west SR A1A and the additional of design elements and 3 parking spaces east of SR A1A.

Describe the type of operation or business proposed; or the proposed construction. _____
The construction of retaining walls, pedestrian gates, planters, hardscape, landscape, equipment enclosure (walls), overhead trellis, wood deck, outdoor bar, security gate and (3) parking spaces converted over an existing sports court.

Estimated construction cost: _ **$347,425** _____

Describe in detail the phasing of the proposed development.

The project will be constructed in two phases. The work done West of SRA1A will be in the first phase and then work proposed east of SRA1A will be in the second phase. The seawall and dock areas will be under separate application.

State the reasons or basis for the Approval request, and explain why this request is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances must be addressed. (Attach a separate Justification Statement if insufficient space.)

The proposed design is consistent with good planning and zoning practice and will meet all code requirements for a project of this type.

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

Yes ☐ No ☒ If yes, briefly describe the nature of the Application. No.

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

Yes ☐ No ☒ If yes, please note date of previous approval. **Unsure. The principal structure was built in 2010.**

(A) Every general contractor or other person being issued a building permit, shall deposit with the Town Clerk a bond in the amount of $500 per each $100,000 with a minimum of $1,000 for any complete new building or an addition to existing building. The bond shall be in the form of a cashier's check.

(B) By the deposit of the funds the contractor authorizes the Town of Hillsboro Beach, through its proper officials, to expend all or any portion of the bond to effect cleanup, during and after construction, if not satisfactorily performed by the contractor or person. Subsequent to the satisfactory cleanup of the vicinity of the construction, unused funds in whole or in part will be refunded to the contractor or person.

(C) (1) It shall be the duty of the general contractor or other person receiving the permit to see that the premises and adjoining public areas shall be policed at all times during and after construction to prevent debris from being discarded on adjoining properties.

(2) The DRO or the DRO's designate shall certify in writing to the Town Commission his or her determination and recommendation. The building plans and specifications shall be approved by the Town Commission prior to the issuance of a building permit. (1976 Code, CH. 12, Div. 5, Art. XV § 9)

January 23, 2026

To Whom It May Concern:

Please accept this letter as authorization for **Hugh Johnson** to serve as agent for the Development Review Committee (DRC), Planning & Zoning Board and any other governmental approvals related thereto for the following parcel at **1111 Hillsboro Mile, Hillsboro Beach, FL** also identified by Property tax ID number listed:

Property ID #:	Legal Description:
4843 17 00 0070	17-48-43 S 140 OF N 1010 OF GOV LOT 1 LESS RD,& LESS POR DESC IN OR 41545/514 FOR R/W

Name: HILLSBORO BEACH 1111, LLC

STATE OF Florida,

COUNTY OF Broward,

The foregoing instrument was acknowledged before me this 23 day of January, 2026 by Hugh Johnson., as Owner of the property. He is personally known to me and who did not take an oath.

Notary Public

My Commission Expires:

CHRISTOPHER JAMES LANSDALE
Notary Public - State of Florida
Commission # HH 683759
My Comm. Expires Jun 27, 2029
Bonded through National Notary Assn.

FLYNN ENGINEERING

241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

954.522.1004
www.flynnengineering.com

Date: February 26, 2026

Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
954.427.4011

Re: Dolan Residence (1111 Hillsboro Mile) Narrative

Hillsboro Beach 1111 LLC (The Applicant) is the owner of property located at 1111 Hillsboro Mile, Hillsboro Beach, FL 33062 (the Property). This site is zoned RS-2 and is in a RESIDENTIAL Land Use. The entire property comprises of approximately 1.56 acres. The Applicant will propose design elements for both portions of the site located both East and West of SR A1A.

WEST OF SR A1A:
The proposed project includes the addition of an outdoor space adjacent to the waterway. Due to the slope of the existing terrain, the site presents unique opportunities for layered spaces created by retaining walls. These retaining walls allow for creative landscape applications, which will incorporate:

- Outdoor seating pockets.
- Detailed gates will provide a "window" to the waterway.
- Landscape planters are integrated throughout the space.
- The addition of equipment storage areas, which will be completely hidden from view.

Building Setbacks:	The design does not include any building SF so all building setbacks are N/A.
Landscape Buffers:	The design does respect the 10' side landscape buffers on both the north and south property lines.
Vehicle Parking:	The design does not include any vehicle parking area so the project will have no impact to the roadway system. The projects meets all stacking requirements for the driveway area to be used for loading/unloading only.
Dedications:	The Plat Section Manger with Broward County has confirmed '*The minimum width of road right of way, necessary to comply with the Broward County Trafficways Plan, was met with the dedication of ten feet on each side of State Road A1A and as recorded in ORB 41545 PG 516*'.
Security:	Gates are meeting the setback requirements and are provided to secure the property.
Generator:	A generator location has been incorporated into the design and meets the 45' setback requirement.
Walls and fences:	Will meet the requirements as set forth in Section 12-263(A) and Sec 12-124.E.
Seawall/Docks:	It is understood that the Dock and Seawall are under separate permit.

EAST OF SR A1A:

The proposed project consists of minor small projects around the existing building and pool area:

- Added overhead trellis with retractable awning.
- Wood deck over existing concrete slab.
- The addition of equipment/trash enclosures (north, south and west sides of the building)
- The addition of an outdoor bar.
- The addition of a security gate for entry drive.
- The addition of (3) parking spaces w/ driveway over existing sports court.

Building Setbacks:	All building setbacks are being met.
Landscape Buffers:	The design does respect the 10' side landscape buffers on both the north and south property lines.
Vehicle Parking:	(3) spaces are proposed over existing sports court. The projects meets all stacking requirements for the driveway area to be used for loading/unloading only.
Dedications:	The Plat Section Manger with Broward County has confirmed '*The minimum width of road right of way, necessary to comply with the Broward County Trafficways Plan, was met with the dedication of ten feet on each side of State Road A1A and as recorded in ORB 41545 PG 516*'.
Security:	Gate is meeting the setback requirements.
Generator:	The existing generator to remain meets the 45' setback requirement.
Walls and fences:	Will meet the requirements as set forth in Section 12-263(A) and Sec 12-124.E.

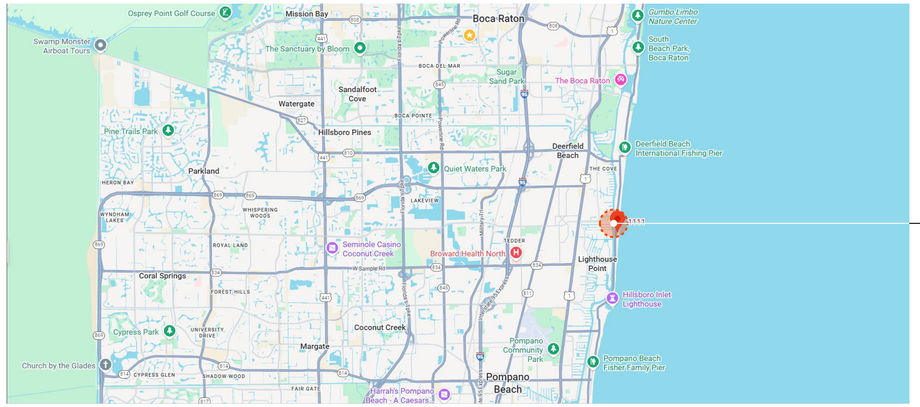
Overall, the development of land within the town will be consistent with the town's zoning regulations as provided in Division 5 of this article. (1976 Code, § 12.2.1) and will also conform to the Broward County Land Use Plan, or the town's future land use element as certified by the Broward County Planning Council.

DOLAN RESIDENCE

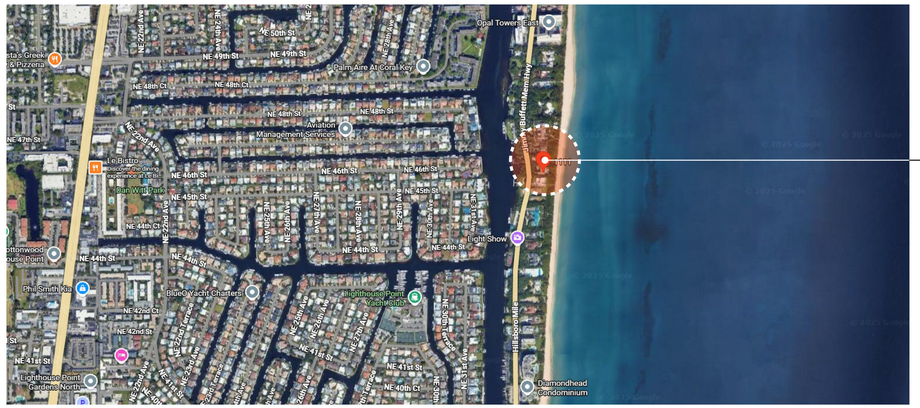
1111 HILLSBORO MILE, HILLSBORO BEACH, FL 33062

SITE PLAN REVIEW APPLICATION

February 5, 2026



SITE LOCATION



SITE LOCATION



SITE LOCATION

SITE LOCATION MAPS

SCALE: N.T.S.

SHEET INDEX

SURVEY

--- PROPERTY SURVEY

WEST CIVIL ENGINEERING

C0.0 OVERALL SITE PLAN

C0 SITE PLAN

C1 CONCEPTUAL ENGINEER PLAN

WEST ARCHITECTURE

A-01 3D RENDERING

A-02 RENDERED WEST ELEVATION

A-03 RENDERED EAST ELEVATION

A-04 SITE SECT. AND ELEV. LOCATIONS

A-05 SOUTH & EAST ELEVATIONS

A-06 NORTH & WEST ELEVATIONS

A-07 SECTIONS 1,2,3

A-08 SECTIONS 4,5,6

A-09 SECTION 7

WEST LANDSCAPE ARCHITECTURE

L-000 ILLUSTRATIVE SITE PLAN - WEST

L-200 TREE DISPOSITION PLAN

L-201 TREE DISPOSITION SCHEDULE

L-210 LANDSCAPE PLAN

L-220 LANDSCAPE DETAILS AND NOTES

EAST CIVIL ENGINEERING

C0.B SITE PLAN - EAST

EAST ARCHITECTURE

A-01E FRONT EXISTING AND PROPOSED RENDERINGS

A-02E MECHANICAL SCREENS PLANS

A-03E MECHANICAL SCREENS ELEVATIONS

A-04E MECHANICAL SCREENS SKETCHES

A-05E PERGOLA PLANS AND ELEVATIONS

A-06E PERGOLA SKETCHES

EAST LANDSCAPE ARCHITECTURE

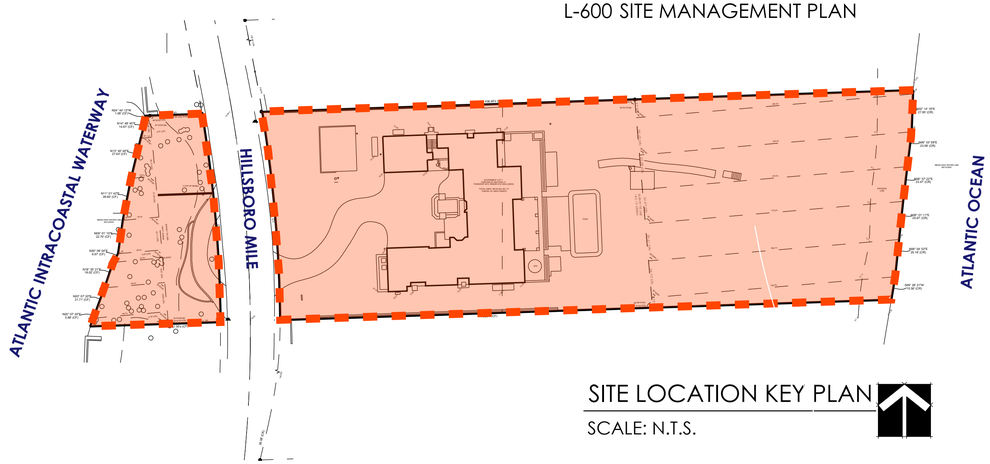
L-000E ILLUSTRATIVE SITE PLAN EAST

L-210E LANDSCAPE PLAN

L-220E LANDSCAPE DETAILS AND NOTES

SITE MANAGEMENT

L-600 SITE MANAGEMENT PLAN



SITE LOCATION KEY PLAN

SCALE: N.T.S.

LANDSCAPE ARCHITECT
ARCHITECTURAL ALLIANCE LANDSCAPE
612 SW 4th Ave. ,
For t Lauderdale, FL. 33315
Phone: 954.764.8858
www.archall-landscape.com

ARCHITECT
3D DESIGN PLUS, INC.
9280 Oak Grove Cir.
Davie, FL 33328
Phone: 954.937.8757
www.3ddplus.com

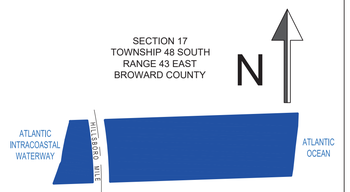
CIVIL ENGINEER
Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308
Phone: 954.522.1004
www.flynnengineering.com

Aerial Photograph
May not show latest improvements - Not-to-Scale



SCALE:1"=20'

Vicinity Map Not-to-Scale



BOUNDARY SURVEY

NOTES:
INTERPOLATED TIDAL DATUM ELEVATIONS AT SITE: MHW 0.35 FEET, BASED ON TIDAL WATER SURVEY PROCEDURAL APPROVAL FDEP DOCUMENT, TIDAL INTERPOLATION POINT 72, BROWARD COUNTY. USGS 7.5-MINUTE QUAD MAP BOCA RATON;
UNIT OF MEASURE FEET, VERTICAL DATUM NAVD88, TIDAL DATUM 1983-2001.

THE MEAN HIGH WATER LINE LOCATION WAS COLLECTED USING BOTH TOTAL STATION(LEICA TS07), AND GPS(STONEX S900A).
MEAN HIGH WATER ELEVATION(0.35' NAVD 88 NTDE: 1983-2001).

THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART III, FLORIDA STATUTES.

PROPERTY ADDRESS:
1111 HILLSBORO MILE - HILLSBORO BEACH, FL. 33062

LEGAL DESCRIPTION:
THE SOUTH 140 FEET OF THE NORTH 1,010 FEET OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 48 SOUTH, RANGE 43 EAST, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AND LESS THE ROAD RIGHT-OF-WAY OF STATE ROAD A-1-A, AS SAME IS NOW LOCATED AND CONSTRUCTED OVER AND ABOVE THE AFORE-DESCRIBED PREMISES. WHICH INCLUDES BUT IS NOT LIMITED TO THE PORTION OF THE SUBJECT PROPERTY CONVEYED IN WARRANTY DEED RECORDED, AS BOOK 41545, PAGE 514, OF THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.

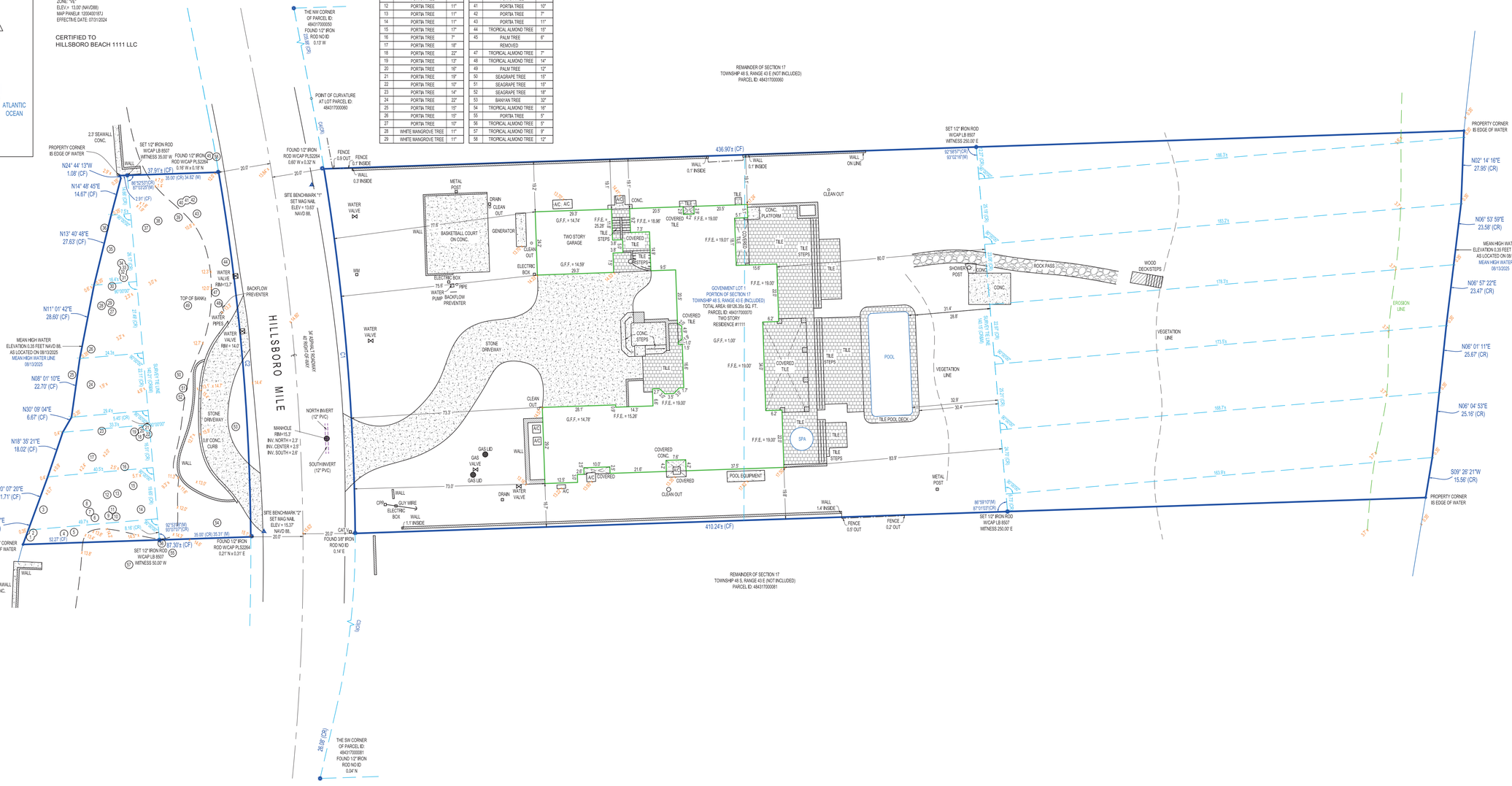
FLOOD INFORMATION:
ZONE "VE"
ELEV.= 13.00' (NAVD88)
MAP PANEL#: 12006C0187J
EFFECTIVE DATE: 07/31/2024

CERTIFIED TO
HILLSBORO BEACH 1111 LLC

NOTE:
(#) = TREE

# TREE	TYPE	DBH
1	PORTIA TREE	14"
2	PORTIA TREE	13"
3	PORTIA TREE	14"
4	PORTIA TREE	15"
5	PORTIA TREE	10"
6	PORTIA TREE	12"
7	PORTIA TREE	14"
8	PORTIA TREE	7"
9	PORTIA TREE	8"
10	PORTIA TREE	12"
11	PORTIA TREE	7"
12	PORTIA TREE	11"
13	PORTIA TREE	11"
14	PORTIA TREE	11"
15	PORTIA TREE	17"
16	PORTIA TREE	7"
17	PORTIA TREE	18"
18	PORTIA TREE	22"
19	PORTIA TREE	13"
20	PORTIA TREE	16"
21	PORTIA TREE	19"
22	PORTIA TREE	10"
23	PORTIA TREE	14"
24	PORTIA TREE	22"
25	PORTIA TREE	15"
26	PORTIA TREE	10"
27	PORTIA TREE	10"
28	WHITE MANGROVE TREE	11"
29	WHITE MANGROVE TREE	11"

# TREE	TYPE	DBH
30	WHITE MANGROVE TREE	10"
31	PORTIA TREE	15"
32	PORTIA TREE	15"
33	PORTIA TREE	15"
34	PORTIA TREE	11"
35	PORTIA TREE	30"
36	PORTIA TREE	19"
37	PORTIA TREE	9"
38	PORTIA TREE	10"
39	PORTIA TREE	11"
40	PORTIA TREE	14"
41	PORTIA TREE	10"
42	PORTIA TREE	7"
43	PORTIA TREE	11"
44	TROPICAL ALMOND TREE	15"
45	PALM TREE	6"
	REMOVED	
47	TROPICAL ALMOND TREE	7"
48	TROPICAL ALMOND TREE	14"
49	PALM TREE	12"
50	SEAGRAPE TREE	10"
51	SEAGRAPE TREE	15"
52	SEAGRAPE TREE	18"
53	BANYAN TREE	32"
54	TROPICAL ALMOND TREE	16"
55	PORTIA TREE	5"
56	TROPICAL ALMOND TREE	5"
57	TROPICAL ALMOND TREE	9"
58	TROPICAL ALMOND TREE	12"



Surveyors Certificate

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.
DATE OF PLAT OR MAP:

PABLO A. ALVAREZ LICENSE No. PSM #7274 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Digitally signed by Pablo A Alvarez
Date: 2026.02.05 16:39:14 -05'00'

SIGNED: DATE: 2-5-2026
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Surveyor's Notes

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 1-2 WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #6507.
8. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.
9. ALL DATES SHOWN WITHIN THE REVISION BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN. UNLESS OTHERWISE NOTED.
10. BEARINGS FOLLOWED BY A (M) HAVE BEEN COLLECTED IN FIELD AND ARE IN STATE PLANE (GRID) BEARING BASIS.

Elevations, if shown: Benchmark: AD2610 Benchmark Elvev.: 9.94' Benchmark Datum: N.A.V.D.88 Elevations on Drawing are in: N.G.V.D.29 ☐ OR N.A.V.D.88 ■

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE
- NO NOTABLE CONDITIONS FOUND.

Bearing Basis

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY. ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

Symbols (Some items in legend may not appear on drawing - Not to Scale)

- = UTILITY POLE
- = LIGHT POLE
- = CATCH BASIN
- = FIRE HYDRANT
- = MANHOLE
- = WATER VALVE
- WM = WATER METER
- = WELL
- = CENTER LINE
- = PARTY WALL
- A/C = AIR CONDITIONER
- = SEPTIC LID
- ELEV. = ELEV. SHOT
- = HANDICAP SPACES
- = TEMPORARY SITE BENCHMARK
- = SEC. QTR. CORNER
- = SECTION CORNER

Line types

- BOUNDARY
- BUILDING
- EASEMENT
- CHAIN LINK FENCE
- WOOD FENCE
- PLASTIC FENCE
- OVERHEAD

Abbreviation Legend (Some items in legend may not appear on drawing)

A OR AL = ARC LENGTH
AT&T = AMERICAN TELEPHONE & TELEGRAPH
BFP = BACKFLOW PREVENTER
BSL = BUILDING SETBACK LINE
C/O = CLEANOUT
CA = CENTRAL ANGLE
CATV = CABLE TV RISER
CF = CALCULATED FROM FIELD
CH = CHORD DISTANCE
CONC. = CONCRETE
CR = CALCULATED FROM RECORD
DE = DRAINAGE EASEMENT
EL OR ELEV = ELEVATION
EM = ELECTRIC METER
FPL = FLORIDA POWER AND LIGHT
F.F.E. = FINISHED FLOOR ELEV.
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
G.F.F.E = GARAGE FINISHED FLOOR ELEV.
ICV - IRRIGATION CONTROL VALVE
L= LEGAL DESCRIPTION
M = MEASURED
OHC = OVERHEAD CABLE
P = PLAT
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PH = POOL HEATER
PI = POINT OF INTERSECTION
PK = PARKER KAELON
R = RADIUS
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVATURE
QTR = QUARTER
RNG = RANGE
ROW = RIGHT OF WAY
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP
UE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE

Job Number : 248396-SE	Field:	
Drawn By : D.C.	Date of Field Work :08/13/25	

Date	Revision	Tech
08/22/2025	MHWL ADDED	C.E.
10/16/2025	259567-SE -TREES ADDED	D.C.

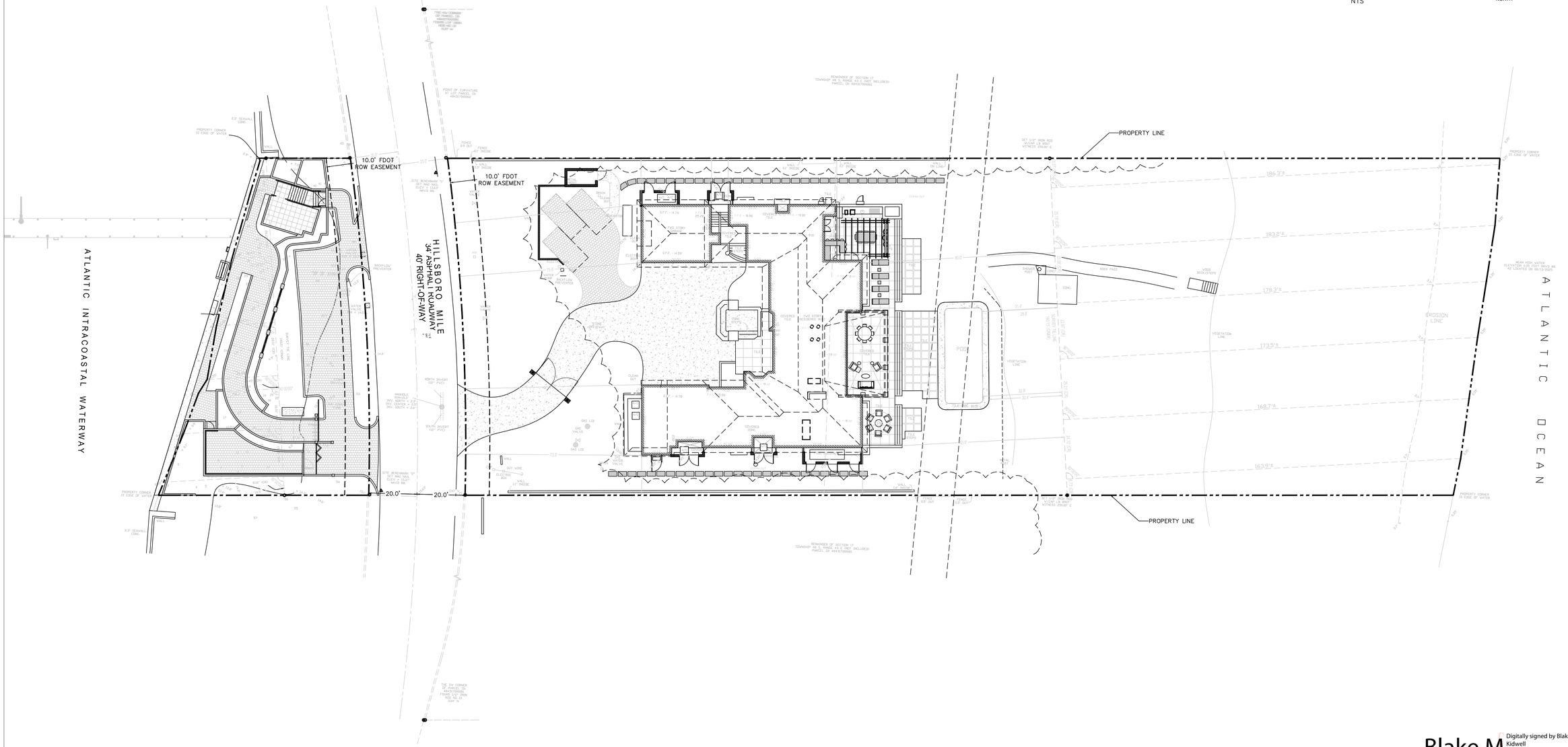
Date	Revision	Tech
01/30/2026	UPDATE SURVEY	I. B.

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North Palm Beach, Florida 33408
Office: (561) 210-9344
www.LandtecSurvey.com
Email: Construction@landtecsurvey.com

LANDTEC SURVEYING and Siren
LICENSED BUSINESS No. 6507



LOCATION MAP
NTS

Blake M Kidwell

Digitally signed by Blake M Kidwell
DN: c=US, o=Unaffiliated, dnQualifier=A01410C000001 8E75F903E100026EDE, cn=Blake M Kidwell
Date: 2026.02.26 16:22:11 -05'00'

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Sheet Title: OVERALL SITE PLAN

Job Title: DOLAN RESIDENCE
1111 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA 33062

NORTH

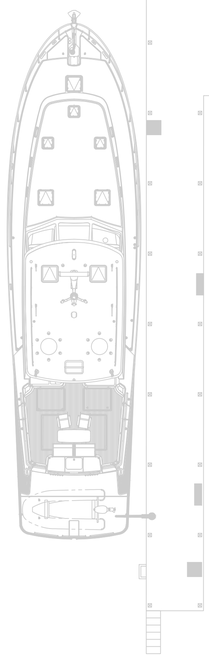
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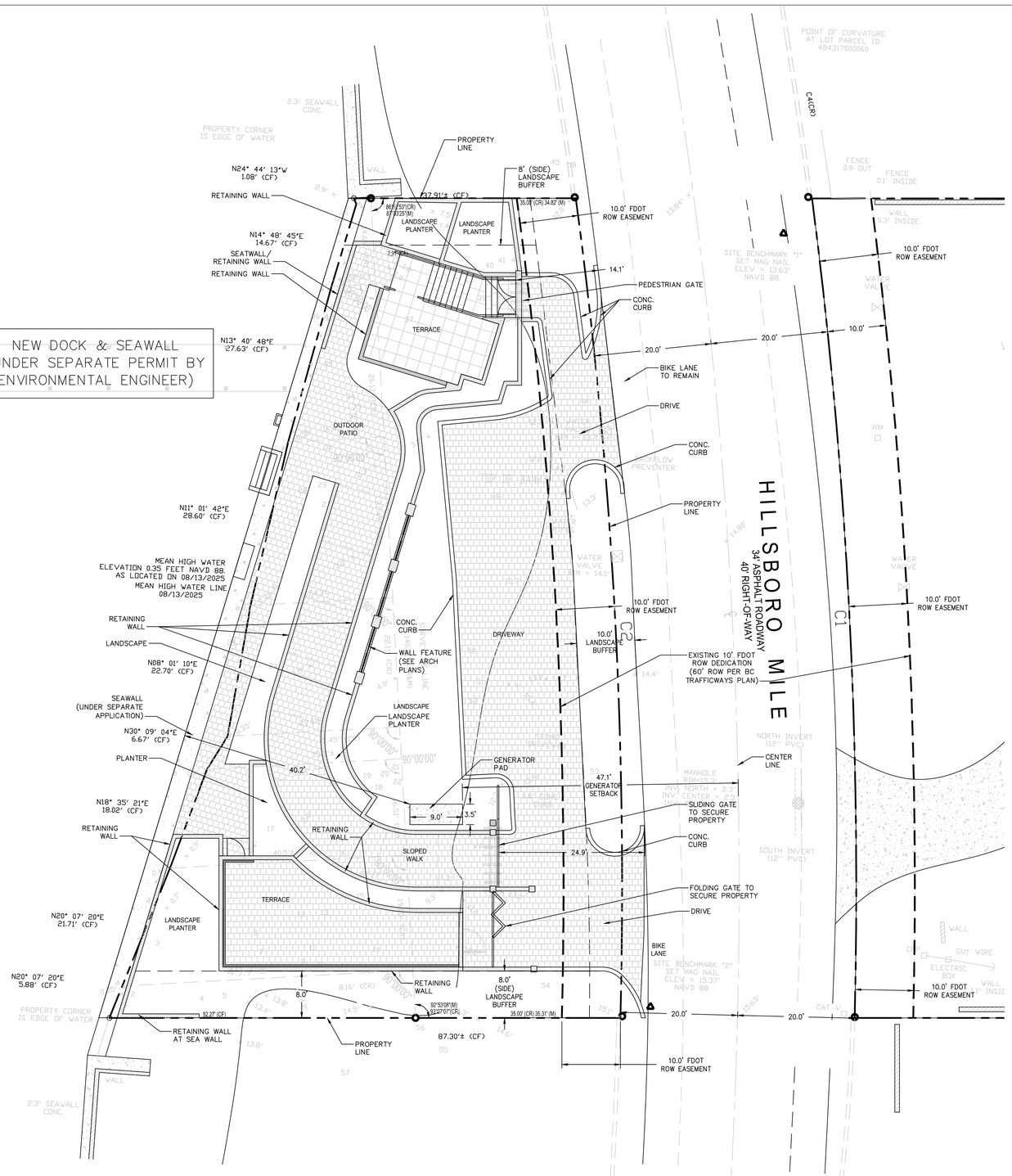
BLAKE M. KIDWELL — STATE OF FLORIDA — LICENSE No 91488 — PROFESSIONAL ENGINEER

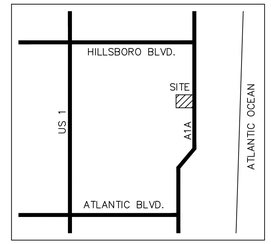
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Job No. 25-1924.00	Plot Date 02/26/26
Drawn by BMK	Sheet No. C0.0
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Appr. by BMK	1 of 1



ATLANTIC INTRACOASTAL WATERWAY

NEW DOCK & SEAWALL (UNDER SEPARATE PERMIT BY ENVIRONMENTAL ENGINEER)





LOCATION MAP
NTS

SITE PLAN DATA TABLE:

PROJECT LOCATION	1111 HILLSBORO MILE	
CURRENT USE OF PROPERTY	RESIDENTIAL	
CURRENT LAND USE DESIGNATION	RESIDENTIAL	
PROPOSED LAND USE DESIGNATION	RESIDENTIAL	
CURRENT ZONING DESIGNATION	RS-2	
PROPOSED ZONING DESIGNATION	RS-2	
ADJACENT ZONING DESIGNATION – N & S	RS-2	
WATER SERVICE PROVIDER	HILLSBORO BEACH	
WASTEWATER SERVICE PROVIDER	BROWARD COUNTY	
TOTAL SITE AREA (PORTION WEST OF SR A1A)	8,712 SF / 0.2 ACRES	
TOTAL PERVIOUS PROPOSED	3,380 SF	38.8%
TOTAL PERVIOUS EXISTING	8,597 SF	98.7%
TOTAL IMPERVIOUS PROPOSED	5,332 SF	61.2%
TOTAL IMPERVIOUS EXISTING	115 SF	1.3%
TOTAL BUILDING FOOTPRINT PROPOSED	0 SF	0%
TOTAL BUILDING FOOTPRINT EXISTING	0 SF	0%
TOTAL BUILDING SQUARE FOOTAGE PROPOSED	N/A	
FLOOR AREA RATIO (F.A.R.)	N/A	
LOT COVERAGE	0 SF	0%
VUA AREA	1,687 SF	20%
OPEN SPACE	7,025 SF	80%

SETBACK TABLE:
(EAST SIDE OF A1A)

	REQUIRED	PROVIDED
FRONT YARD (EAST) – A1A ROW	85' FROM CENTER LINE	N/A (NO BUILDING)
REAR YARD (WEST) – INTRACOASTAL	15' FROM SEAWALL/PL	N/A (NO BUILDING)
SIDE YARD (NORTH) – ADJ PROP.	10' FROM PROP LINE	N/A (NO BUILDING)
SIDE YARD (SOUTH) – ADJ PROP.	10' FROM PROP LINE	N/A (NO BUILDING)

NOTE: PER ULDR SEC 12-124.E. NO FENCE, WALL OR STRUCTURE SHALL BE ERECTED, PLACED OR MAINTAINED ON ANY LOT WITHIN THE SIDE YARD, REAR YARD OR FRONT YARD, EXCEPT AS HEREAFTER PROVIDED IN ARTICLE XIII, SECTION 12-263(A).

PER ARTICLE XIII, SECTION 12-263(A),
FENCES OR WALLS CONSTRUCTED OF PROCESSED MATERIALS AND NOT EXCEEDING 6 FEET IN HEIGHT MEASURED FROM EITHER THE ADJOINING PROPERTY OR THE ORIGINAL TOPOGRAPHY OF THE PROPERTY, WITHOUT BERMING, WHICHEVER IS MORE RESTRICTIVE, WITH THE EXCEPTION OF TENNIS COURT FENCES, MAY BE ERECTED WITHIN OR ALONG THE BOUNDARIES OF A LOT OR YARD AREA, PROVIDING, HOWEVER, THAT NO FENCE OR WALL SHALL BE ERECTED ON OCEAN SIDE OF STATE HIGHWAY A1A EAST OF THE EASTERLY BUILDING LINE SHOWN ON THE DISTRICT MAP AS ELSEWHERE DEFINED, NOR ANY CLOSER THAN 10 FEET TO THE EDGE OF THE PAVEMENT OF STATE ROAD A1A..

PARKING AND STACKING:

	REQUIRED	PROVIDED
TOTAL PARKING	0	0
INBOUND STACKING SPACES	1	1
OUTBOUND STACKING SPACES	1	1

FLOOD ZONE " AE " ELEV (7.0) NAVD
ON FIRM MAP #12011C0187 J, DATED JULY 31, 2024

AVERAGE WET SEASON WATER LEVEL= ELEV. (2.5) NAVD

NOTE:
- ALL UTILITIES TO BE BURIED PER SECTION 4-7.
- ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM ALL VIEWS.
- PLANS ARE IN COMPLIANCE WITH SECTION 3-9-REQUIREMENTS FOR MARINE TURTLE.

Shane H Grabski

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHANE H. GRABSKI, P.E. ON 02/06/2026

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VERTICAL DATUM CONVERSION
GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29
1.5'
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 – 1.5'
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'

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Sheet Title: SITE PLAN

Job Title: DOLAN RESIDENCE
1111 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA 33062

NORTH

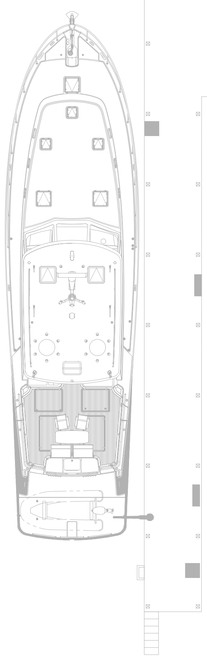
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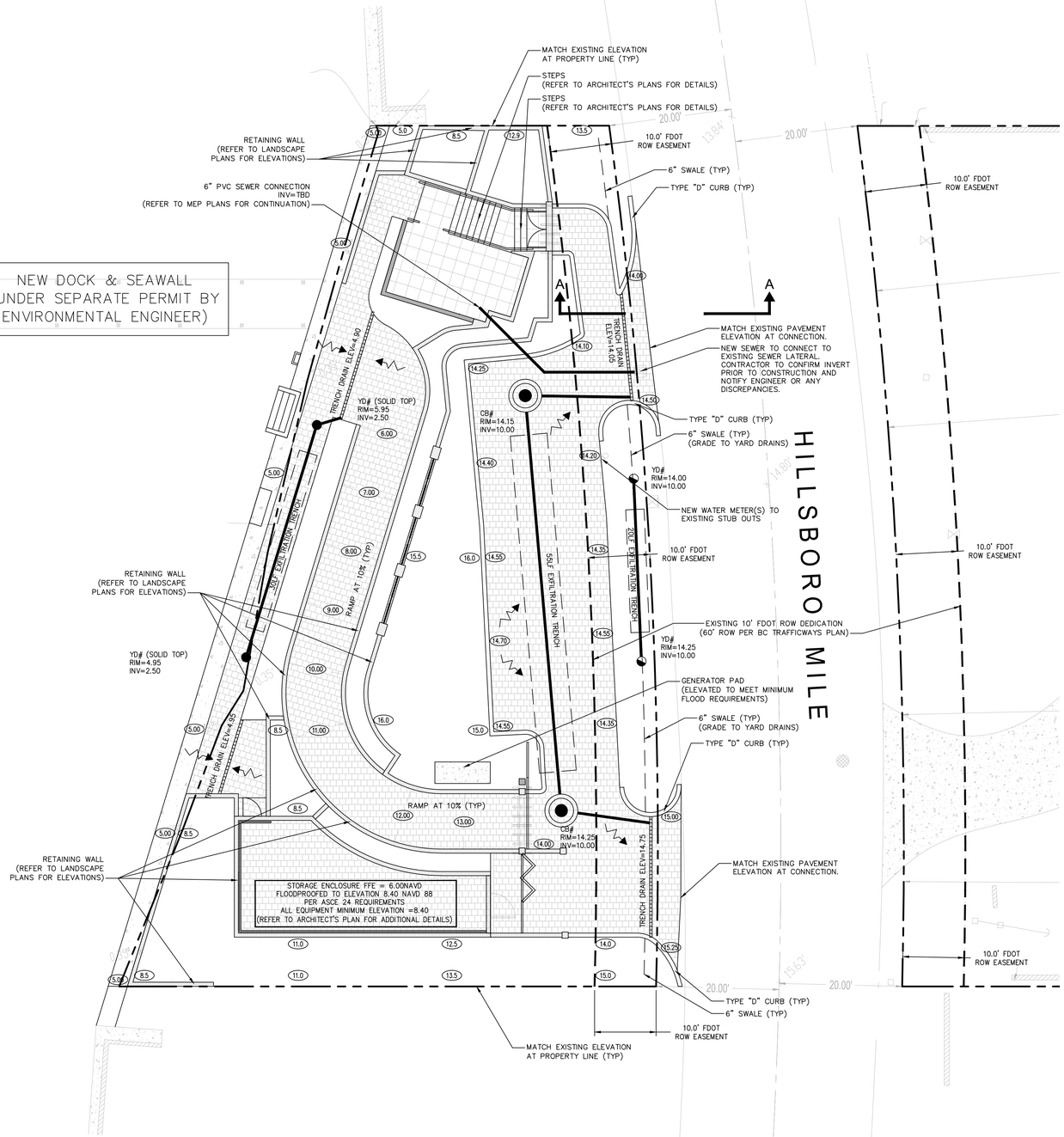
SEAL
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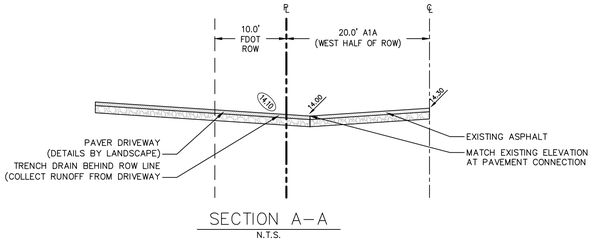
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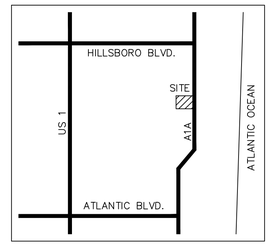
ATLANTIC INTRACOASTAL WATERWAY

NEW DOCK & SEAWALL
(UNDER SEPARATE PERMIT BY ENVIRONMENTAL ENGINEER)





SECTION A–A
N.T.S.



LOCATION MAP
NTS

NORTH

LEGEND:

- 0.00 PROPOSED ELEVATION (NAVD)
- +5.32 EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- W WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- RPI REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- W WATER MAIN
- FM SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

FLOOD ZONE " AE " ELEV (7.0) NAVD
ON FIRM MAP #12011C0187 J, DATED JULY 31, 2024

AVERAGE WET SEASON WATER LEVEL= ELEV. (2.5) NAVD

GRADING AND DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF HILLSBORO BEACH.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
4. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
5. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/FINISHED GRADE.
6. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
7. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
8. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
9. RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG., DRIVE WAY, PROPERTY LINE, OR ROADWAY.
10. COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
11. CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
12. SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
13. SLOPE IN HANDICAP PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
14. SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
15. SURVEY INFORMATION BASED ON SURVEY PROVIDED BY LANDTECH SURVEYING. DATED OCTOBER 16, 2025.
16. ELEVATIONS SHOWN ARE NAVD88.
17. FINAL RIM ELEVATIONS SHALL BE FIELD ADJUSTED TO MATCH SLOPE OF PROPOSED PAVEMENT.
18. CONTRACTOR SHALL PROVIDE AS–BUILT INFORMATION FOR INSTALLED EXFILTRATION TRENCH (DEPTH, WIDTH, AND LENGTH) ON PAVING, GRADING & DRAINAGE AS–BUILT.

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VERTICAL DATUM CONVERSION

GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29
+1.5'
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 – 1.5'
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'

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Sheet Title: CONCEPTUAL ENGINEERING PLAN

Job Title: DOLAN RESIDENCE
1111 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA 33062

NORTH

Revisions

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8		

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BLAKE M. KIDWELL LICENSE No 91488 STATE OF FLORIDA PROFESSIONAL ENGINEER

Scale: 1"=10'	Date 02/05/26
Job No. 25-1924.00	Plot Date 02/05/26
Drawn by BMK	Sheet No. C1
Proj. Mgr. BMK	
Appr. by BMK	– of 1



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ANDREI RUSU AR103837

Andrei Rusu
Digitally signed by Andrei Rusu
Date: 2026.02.05 16:46:20 -05'00'

revisions:

project name:

DOLAN RESIDENCE - WEST
SITE PLAN REVIEW APPLICATION
ARCHITECTURE

project address:

1111 HILLSBORO MILE,
HILLSBORO BEACH, FL
33062

sheet description:

3D RENDERING

date:

February 5, 2026

project number:

2511

sheet number:

A - 01

print date: February 5, 2026



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Date: 2026.02.05 09:15:09 -05'00'

revisions:

project name:

DOLAN RESIDENCE - WEST
SITE PLAN REVIEW APPLICATION
ARCHITECTURE

project address:

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HILLSBORO BEACH, FL
33062

sheet description:

RENDERED WEST ELEVATION

date:

February 5, 2026

project number:

2511

sheet number:

A - 02

print date: February 5, 2026



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revisions:

project name:

DOLAN RESIDENCE - WEST
SITE PLAN REVIEW APPLICATION
ARCHITECTURE

project address:

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HILLSBORO BEACH, FL
33062

sheet description:

RENDERED EAST ELEVATION

date:

February 5, 2026

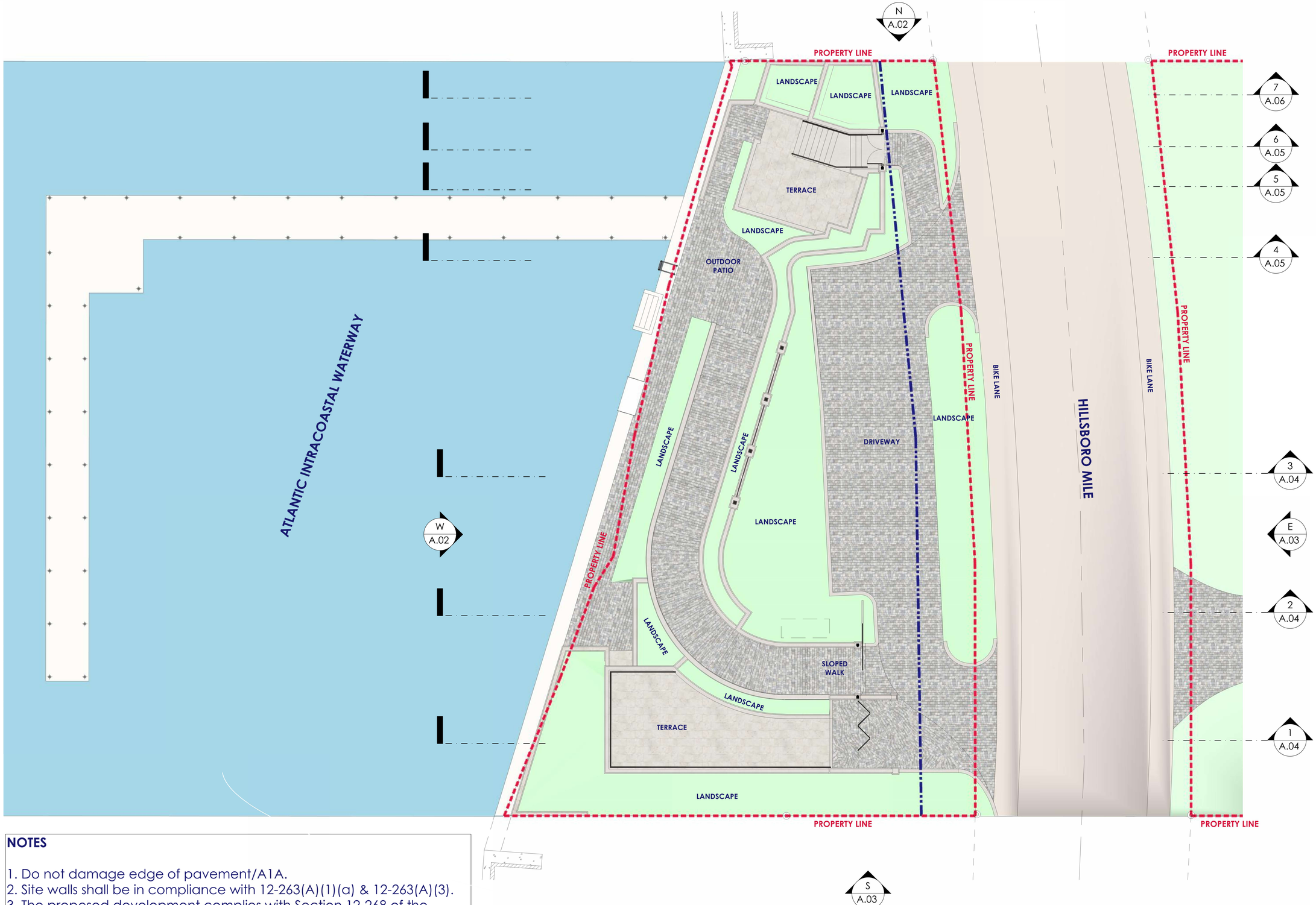
project number:

2511

sheet number:

A - 03

print date: February 5, 2026



NOTES

1. Do not damage edge of pavement/A1A.
2. Site walls shall be in compliance with 12-263(A)(1)(a) & 12-263(A)(3).
3. The proposed development complies with Section 12-268 of the Town's Land Development Code. The seawall and dock are not part of this application and will be reviewed and permitted under a separate application.

SITE SECTIONS AND ELEVATIONS LOCATIONS

SCALE: 1/8" = 1'-0"

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revisions:

project name:

DOLAN RESIDENCE - WEST
SITE PLAN REVIEW APPLICATION
ARCHITECTURE

project address:

1111 HILLSBORO MILE, HILLSBORO BEACH, FL 33062

sheet description:

SITE SECTIONS AND ELEVATIONS LOCATIONS

date:

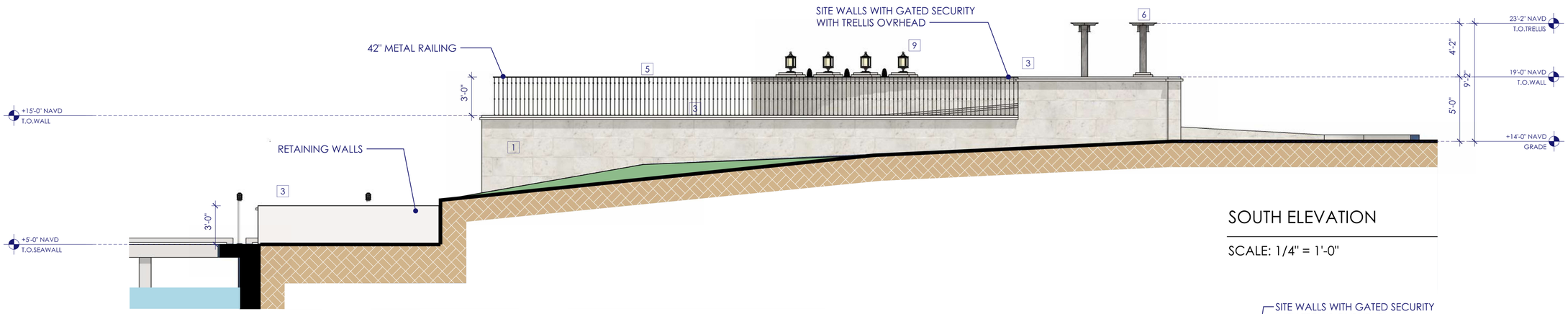
February 5, 2026

project number:

2511

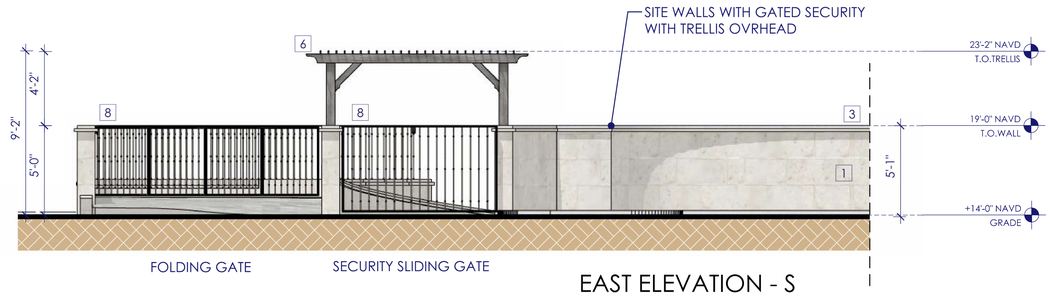
sheet number:

A - 04



SOUTH ELEVATION

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



EAST ELEVATION - S

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

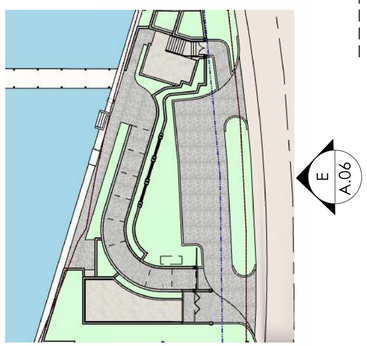
ELEVATIONS FINISHES

1. NATURAL LIMESTONE WALL CALDDING
2. NATURAL LIMESTONE COLUMN CALDDING
3. NATURAL LIMESTONE WALL CAP
4. ORNAMENTAL NATURAL LIMESTONE MEDALION
5. ORNAMENTAL METAL RAILING
6. GATEWAY WOOD TRELLIS
7. WOOD FINISH METAL GATE / DOOR
8. METAL GATE
9. ORNAMENTAL LIGHT FIXTURE



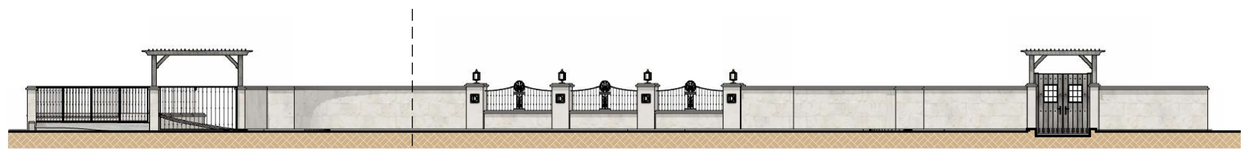
EAST ELEVATION - N

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



KEY PLAN

SCALE: N.T.S.



OVERALL EAST ELEVATION

SCALE: 1/8" = 1'-0"

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DOLAN RESIDENCE - WEST
SITE PLAN REVIEW APPLICATION
ARCHITECTURE

project address:

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HILLSBORO BEACH, FL
33062

sheet description:

SOUTH & EAST ELEVATIONS

date:

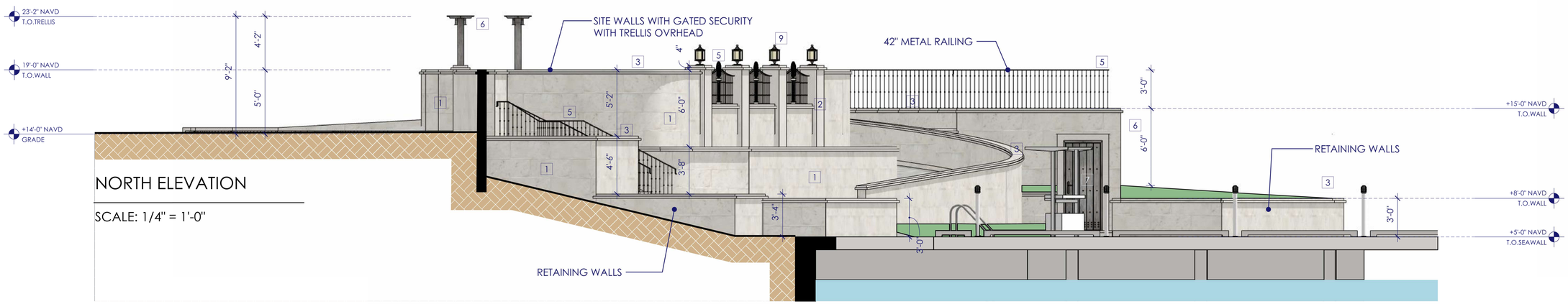
February 5, 2026

project number:

2511

sheet number:

A - 05

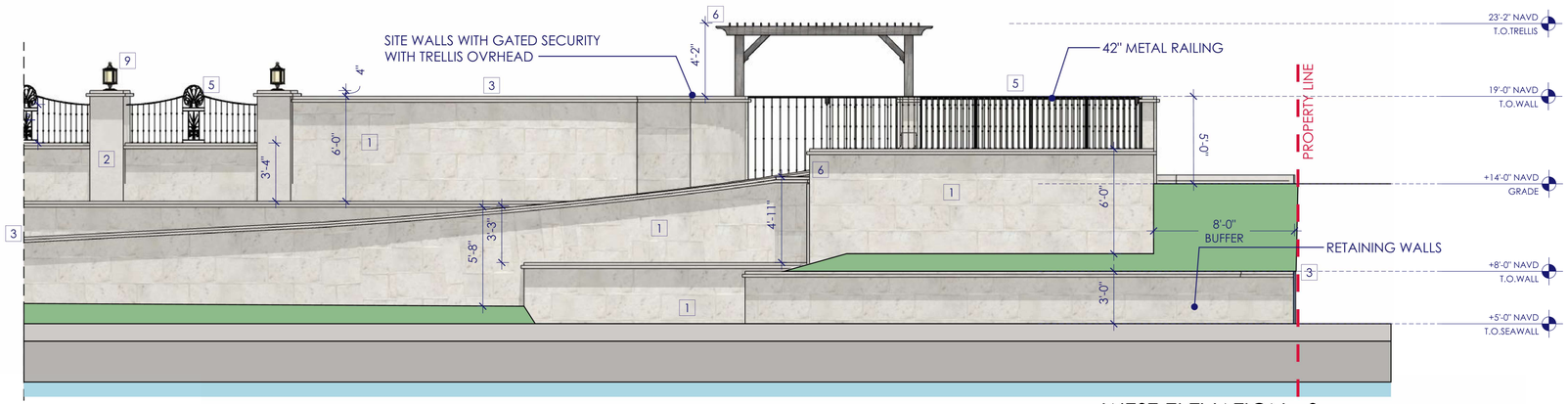


NORTH ELEVATION

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

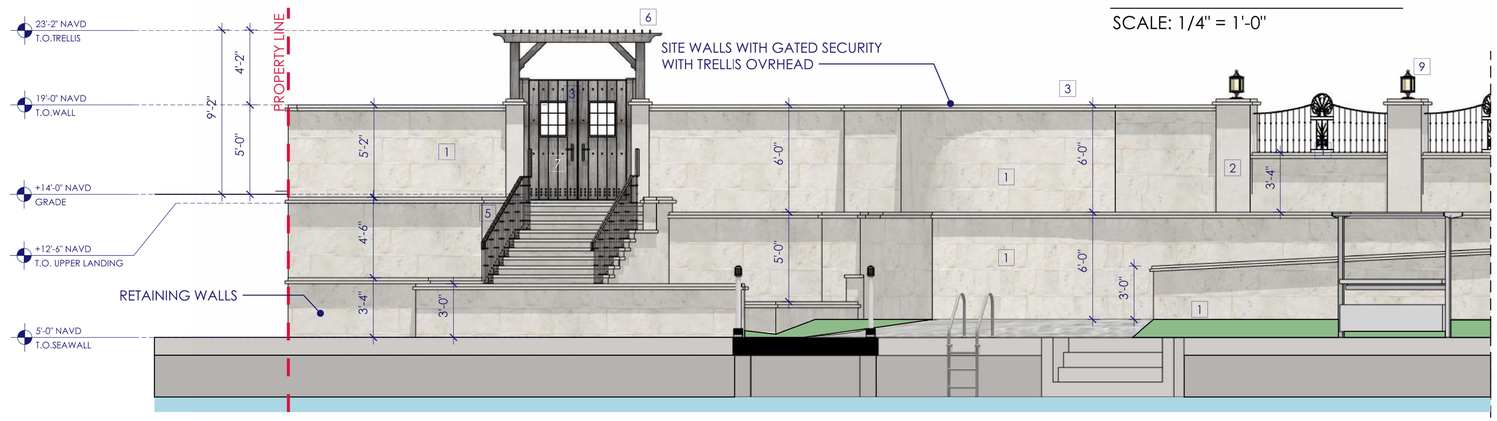
ELEVATIONS FINISHES

1. NATURAL LIMESTONE WALL CALDDING
2. NATURAL LIMESTONE COLUMN CALDDING
3. NATURAL LIMESTONE WALL CAP
4. ORNAMENTAL NATURAL LIMESTONE MEDALION
5. ORNAMENTAL METAL RAILING
6. GATEWAY WOOD TRELLIS
7. WOOD FINISH METAL GATE / DOOR
8. METAL GATE
9. ORNAMENTAL LIGHT FIXTURE



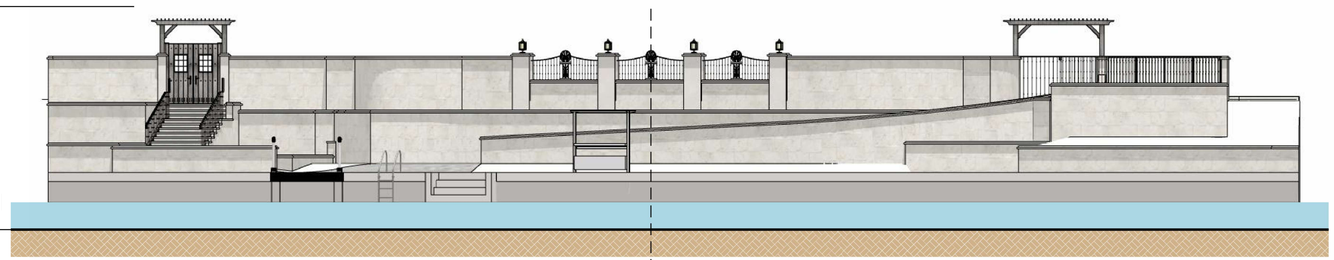
WEST ELEVATION - S

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



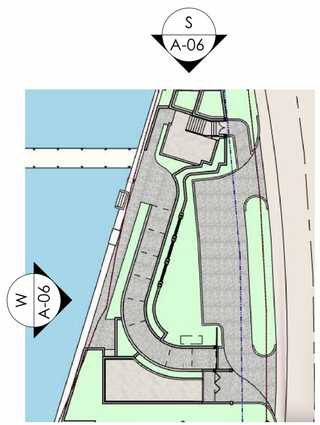
WEST ELEVATION - N

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



OVERALL EAST ELEVATION

SCALE: 1/8" = 1'-0"



KEY PLAN

SCALE: N.T.S.

WEST ELEVATION - N | WEST ELEVATION - S

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project name:

DOLAN RESIDENCE - WEST
SITE PLAN REVIEW APPLICATION
ARCHITECTURE

project address:

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HILLSBORO BEACH, FL
33062

sheet description:

NORTH & WEST
ELEVATIONS

date:

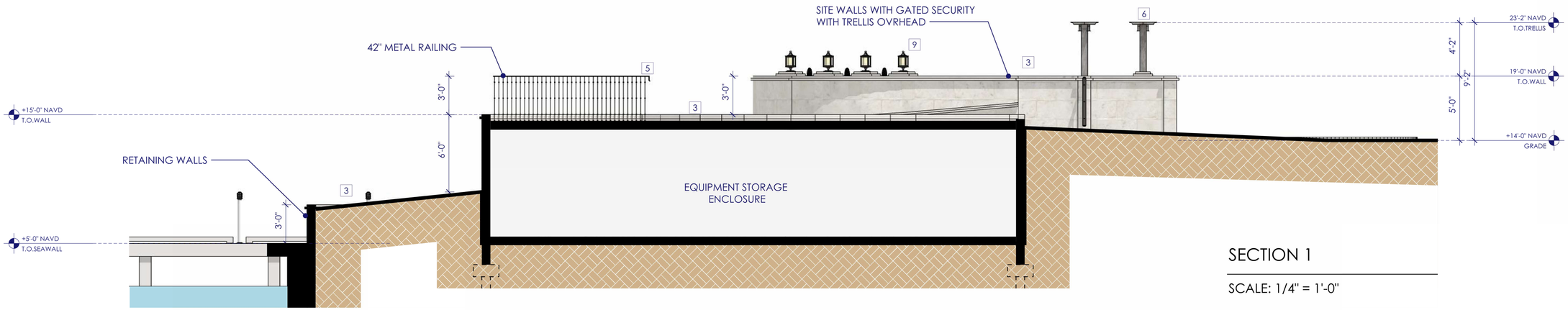
February 5, 2026

project number:

2511

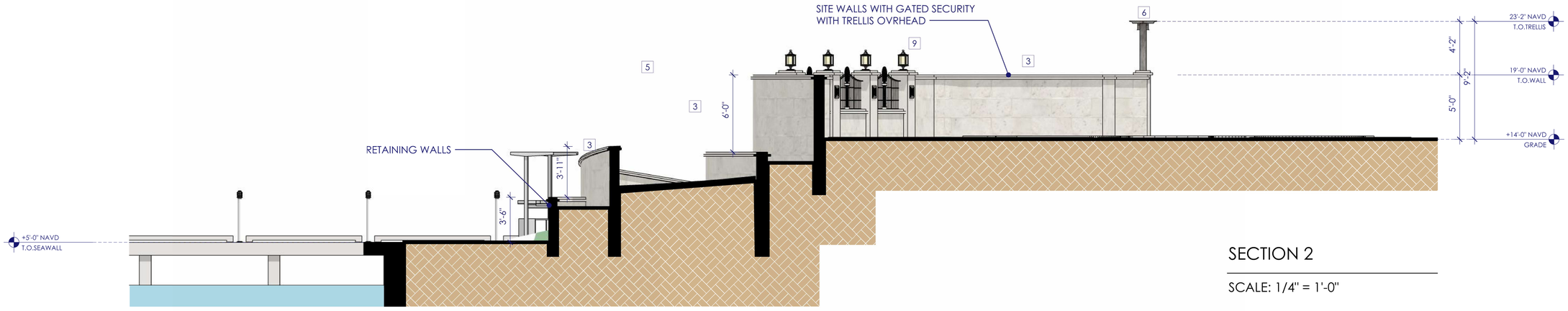
sheet number:

A - 06



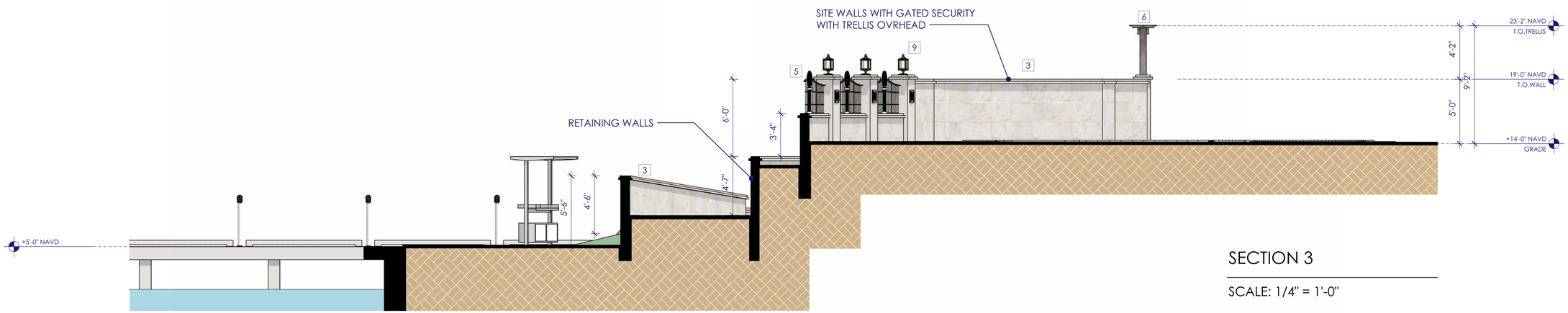
SECTION 1

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



SECTION 2

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



SECTION 3

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

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revisions:

project name:

DOLAN RESIDENCE - WEST
SITE PLAN REVIEW APPLICATION
ARCHITECTURE

project address:

1111 HILLSBORO MILE,
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sheet description:

SECTIONS 1,2,3

date:

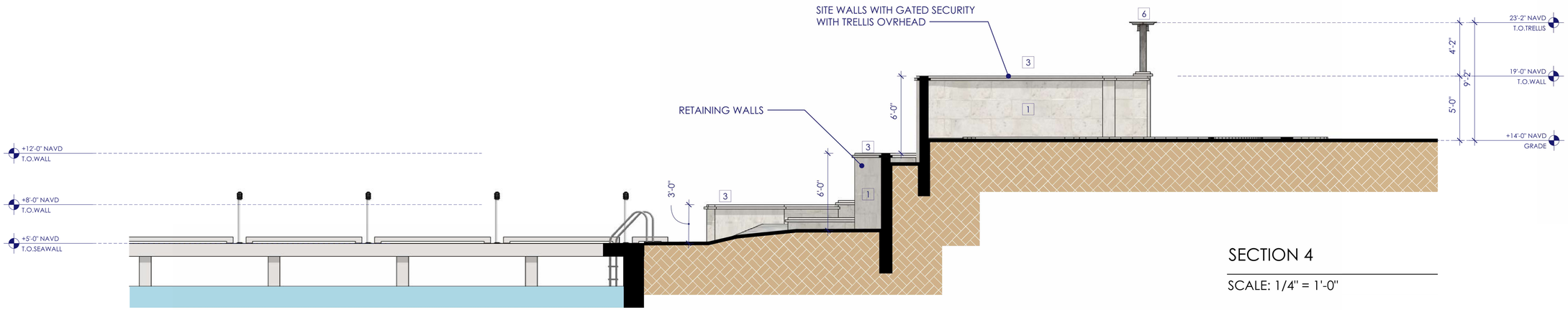
February 5, 2026

project number:

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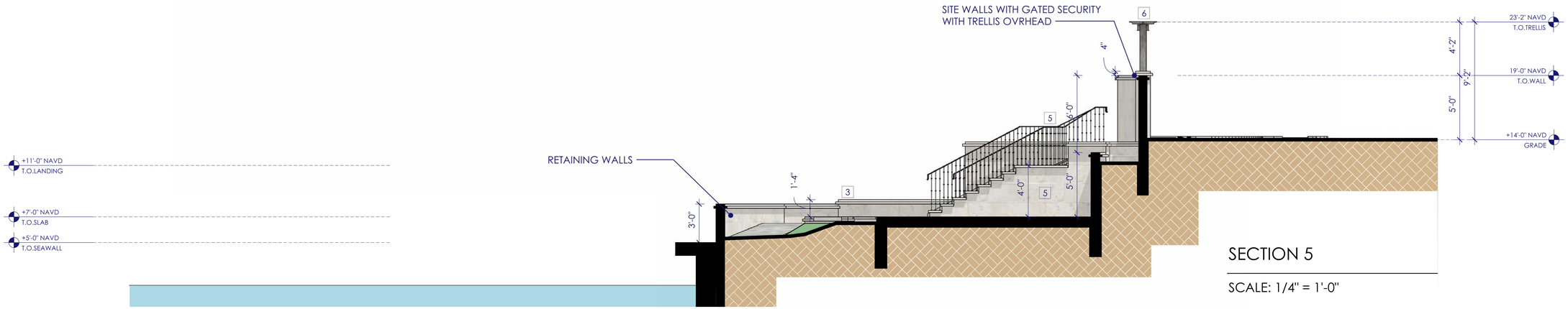
sheet number:

A - 07



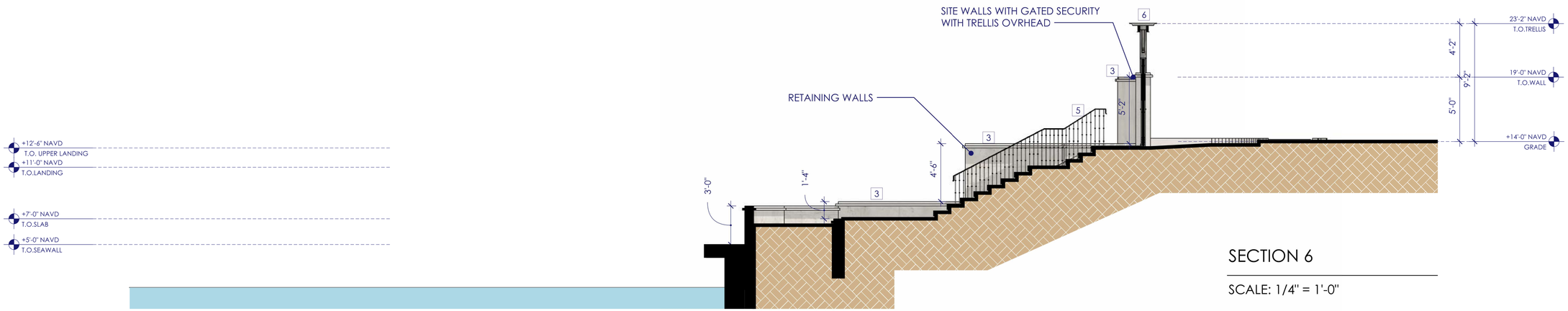
SECTION 4

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



SECTION 5

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



SECTION 6

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

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project address:

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sheet description:

SECTIONS 4,5,6

date:

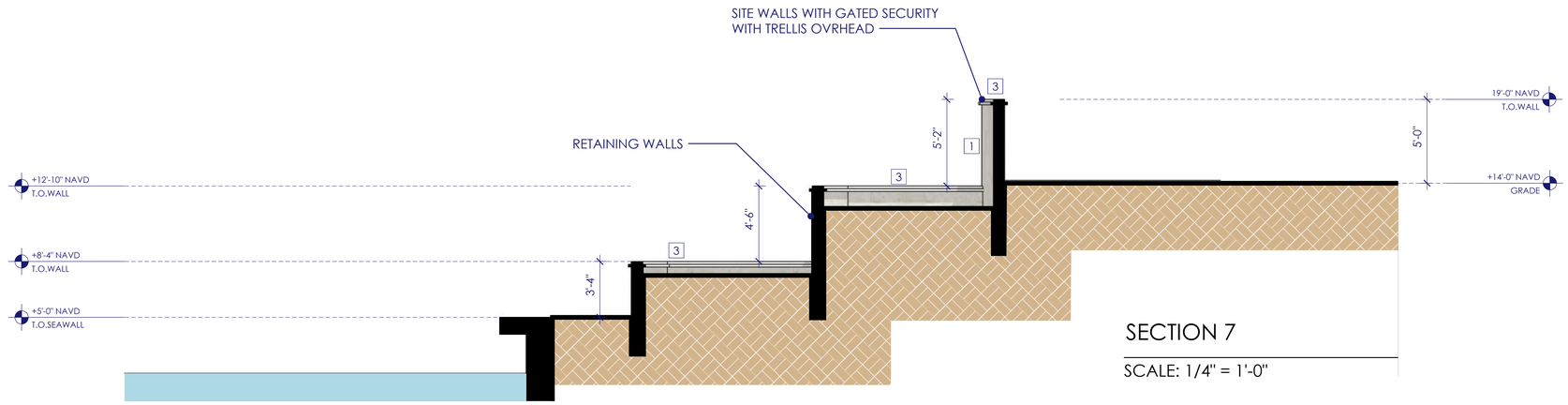
February 5, 2026

project number:

2511

sheet number:

A - 08



SECTION 7

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

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SITE PLAN REVIEW APPLICATION
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project address:

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33062

sheet description:

SECTION 7

date:

February 5, 2026

project number:

2511

sheet number:

A - 09

print date: February 5, 2026

SITE PLAN SUBMITTAL - 02/05/26

Architectural Alliance Landscape
633 SW 4th Ave., Fort Lauderdale, FL 33315 LC26000237
TEL: 954-764-8858
EMAIL: BEuell@archall.net

James B Euell
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Date: 2026.02.05 16:40:33 -05'00'

Revision Dates

SITE PLAN SUBMITTAL

DOLAN RESIDENCE

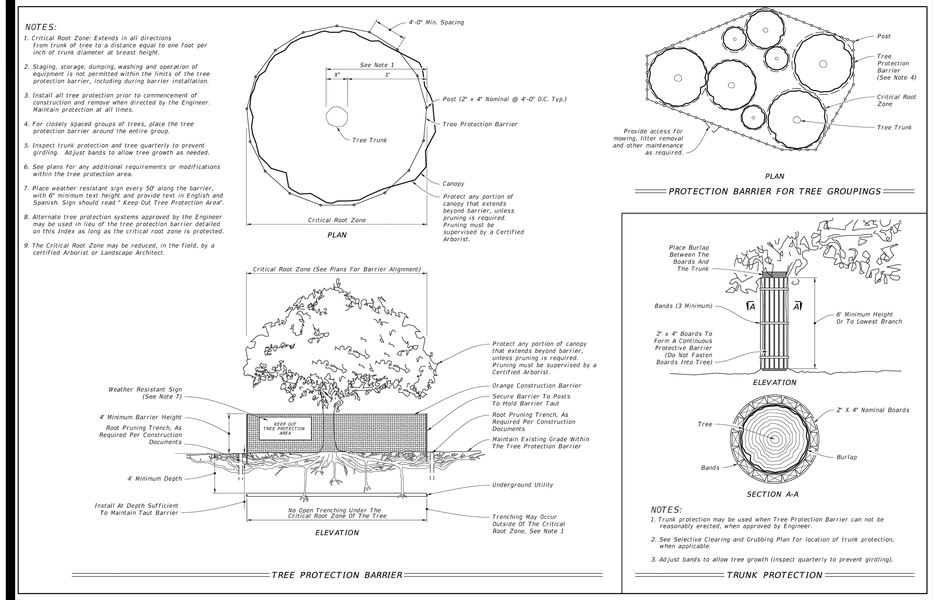
1111 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

Sheet Description
ILLUSTRATIVE SITE PLAN

Release Date
02-05-2026

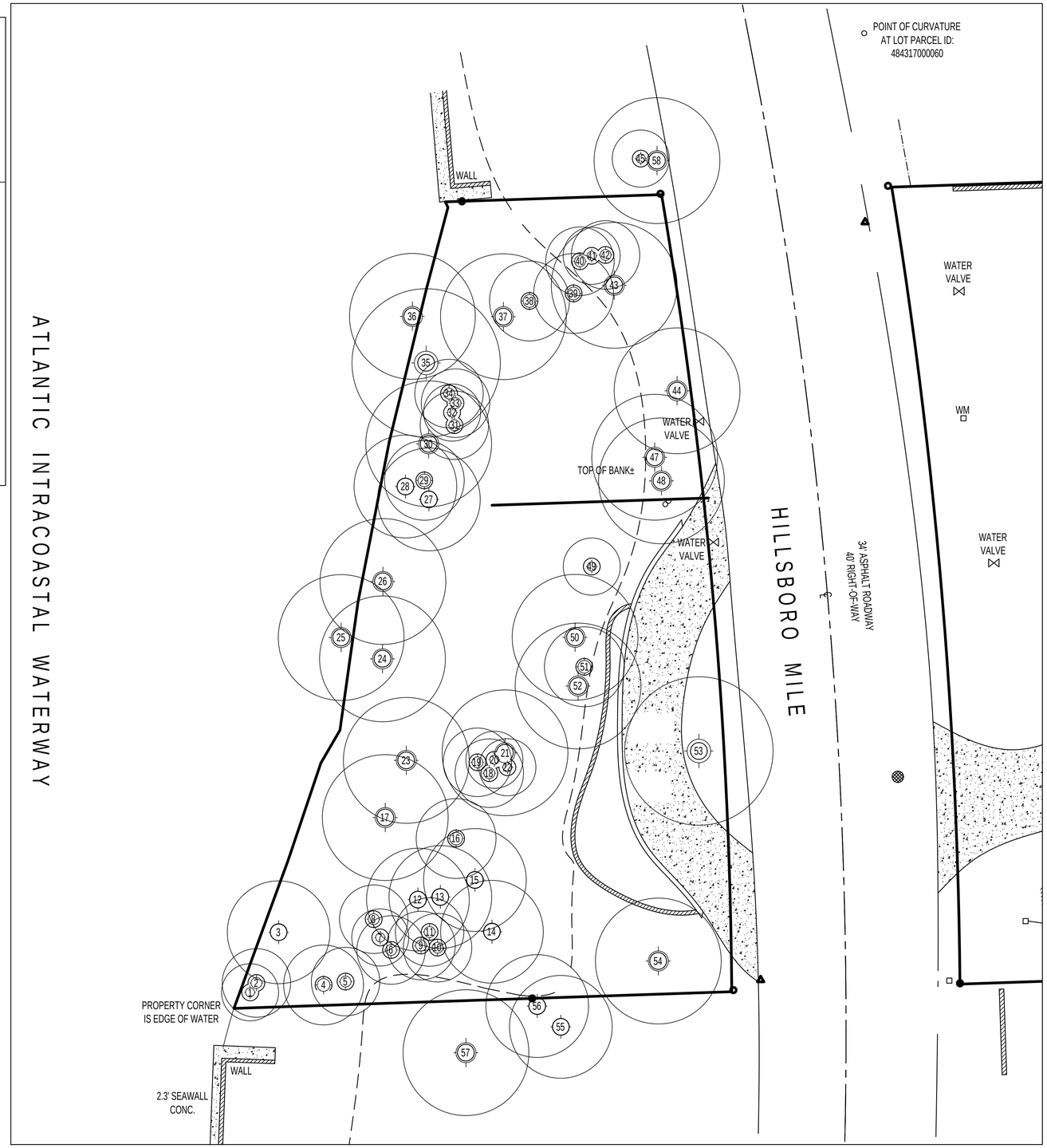
Project Number
2520

Drawing Number
L-000
SHEET 1 OF1



NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET XXX TREE DISPOSITION PLAN.
4. SEE SHEET XXX PLANTING PLAN
5. SEE SHEET XXX FOR LANDSCAPE SCHEDULE AND CALCULATIONS
6. SEE SHEET XXX FOR LANDSCAPE DETAILS AND NOTES
7. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.



811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

SCALE: 1" = 10'-00"
0' 5' 10' 20' 30'
NORTH

SITE PLAN SUBMITTAL - 02/05/26

Architectural Alliance Landscape
613 SW 4th Ave, Fort Lauderdale, FL 33315 LCC0000237
TEL: 954-764-8858 EMAIL: BEuell@archall.net

Digitally signed by James B Euell
Date: 2026.02.05 15:10:42 -05'00'

Revision Dates

SITE PLAN SUBMITTAL
DOLAN RESIDENCE - WEST
1111 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

Sheet Description: TREE DISPOSITION PLAN
Release Date: 02-05-2026
Project Number: 2520
Drawing Number: L-200
SHEET 1 OF 2

TREE DISPOSITION LIST

KEY	COMMON NAME	BOTANTICAL NAME	DIAMETER (INCHES)	SPREAD (FT)	CLEAR TRUNK (FT)	CANOPY (S.F.)	TOTAL CANOPY LOSS	TOTAL NATIVE CANOPY LOSS	CONDITION	DISPOSITION	COMMENT	MITIGATION
1	Portia tree	*Thespesia populnea*	14	10		78.5			Poor	REMOVE	INVASIVE	
2	Portia tree	*Thespesia populnea*	13	12		113.0			Poor	REMOVE	INVASIVE	
3	Portia tree	*Thespesia populnea*	14	18		254.3			Poor	REMOVE	INVASIVE	
4	Portia tree	*Thespesia populnea*	15	15		176.6			Poor	REMOVE	INVASIVE	
5	Portia tree	*Thespesia populnea*	15	12		113.0			Poor	REMOVE	INVASIVE	
6	Portia tree	*Thespesia populnea*	12	12		113.0			Poor	REMOVE	INVASIVE	
7	Portia tree	*Thespesia populnea*	14	10		78.5			Poor	REMOVE	INVASIVE	
8	Portia tree	*Thespesia populnea*	7	12		113.0			Poor	REMOVE	INVASIVE	
9	Portia tree	*Thespesia populnea*	5	12		113.0			Poor	REMOVE	INVASIVE	
10	Portia tree	*Thespesia populnea*	12	12		113.0			Poor	REMOVE	INVASIVE	
11	Portia tree	*Thespesia populnea*	7	12		113.0			Poor	REMOVE	INVASIVE	
12	Portia tree	*Thespesia populnea*	11	15		176.6			Poor	REMOVE	INVASIVE	
13	Portia tree	*Thespesia populnea*	11	15		176.6			Poor	REMOVE	INVASIVE	
14	Portia tree	*Thespesia populnea*	11	15		176.6			Poor	REMOVE	INVASIVE	
15	Portia tree	*Thespesia populnea*	17	15		176.6			Poor	REMOVE	INVASIVE	
16	Portia tree	*Thespesia populnea*	7	12		113.0			Poor	REMOVE	INVASIVE	
17	Portia tree	*Thespesia populnea*	18	22		379.9			Poor	REMOVE	INVASIVE	
18	Portia tree	*Thespesia populnea*	22	12		113.0			Poor	REMOVE	INVASIVE	
19	Portia tree	*Thespesia populnea*	13	12		113.0			Poor	REMOVE	INVASIVE	
20	Portia tree	*Thespesia populnea*	16	10		78.5			Poor	REMOVE	INVASIVE	
21	Portia tree	*Thespesia populnea*	19	18		254.3			Poor	REMOVE	INVASIVE	
22	Portia tree	*Thespesia populnea*	10	10		78.5			Poor	REMOVE	INVASIVE	
23	Portia tree	*Thespesia populnea*	14	15		176.6			Poor	REMOVE	INVASIVE	
24	Portia tree	*Thespesia populnea*	22	20		314.0			Poor	REMOVE	INVASIVE	
25	Portia tree	*Thespesia populnea*	15	18		254.3			Poor	REMOVE	INVASIVE	
26	Portia tree	*Thespesia populnea*	15	18		254.3			Poor	REMOVE	INVASIVE	
27	Portia tree	*Thespesia populnea*	10	12		113.0			Poor	REMOVE	INVASIVE	
28	White mangrove	*Laguncularia racemosa*	11	15		176.6	176.6	176.6	Fair	REMOVE	BY OTHERS	SEE SEAWALL PERMIT
29	White mangrove	*Laguncularia racemosa*	11	15		176.6	176.6	176.6	Fair	REMOVE	BY OTHERS	SEE SEAWALL PERMIT
30	White mangrove	*Laguncularia racemosa*	10	15		176.6	176.6	176.6	Fair	REMOVE	BY OTHERS	SEE SEAWALL PERMIT
31	Portia tree	*Thespesia populnea*	15	12		113.0			Poor	REMOVE	INVASIVE	
32	Portia tree	*Thespesia populnea*	15	10		78.5			Poor	REMOVE	INVASIVE	
33	Portia tree	*Thespesia populnea*	15	12		113.0			Poor	REMOVE	INVASIVE	
34	Portia tree	*Thespesia populnea*	11	15		176.6			Poor	REMOVE	INVASIVE	
35	Portia tree	*Thespesia populnea*	30	25		490.6			Poor	REMOVE	INVASIVE	
36	Portia tree	*Thespesia populnea*	19	20		314.0			Poor	REMOVE	INVASIVE	
37	Portia tree	*Thespesia populnea*	5	10		78.5			Poor	REMOVE	INVASIVE	
38	Portia tree	*Thespesia populnea*	10	15		176.6			Poor	REMOVE	INVASIVE	
39	Portia tree	*Thespesia populnea*	11	15		176.6			Poor	REMOVE	INVASIVE	
40	Portia tree	*Thespesia populnea*	14	18		254.3			Poor	REMOVE	INVASIVE	
41	Portia tree	*Thespesia populnea*	10	10		78.5			Poor	REMOVE	INVASIVE	
42	Portia tree	*Thespesia populnea*	7	12		113.04			Poor	REMOVE	INVASIVE	
43	Portia tree	*Thespesia populnea*	11	15		176.625			Poor	REMOVE	INVASIVE	
44	Tropical almond	*Terminalia catappa*	18	22		379.94	379.9		Poor	REMOVE	INVASIVE	
45	Cabbage palm	*Sabal palmetto*	8	12		113.04			Fair	REMAIN	OFF SITE	
47	Tropical almond	*Terminalia catappa*	7	15		176.625	176.6		Fair	REMOVE		
48	Tropical almond	*Terminalia catappa*	14	18		254.34	254.3		Fair	REMOVE		
49	Solitaire palm	*Ptychosperma elegans*	4	12	15	113.04	113.0		Fair	REMOVE		
50	Seagrape tree	*Coccoloba uvifera*	15	15		176.625	176.6	176.6	Poor	REMOVE		
51	Seagrape tree	*Coccoloba uvifera*	15	15		176.625	176.6	176.6	Poor	REMOVE		
52	Seagrape tree	*Coccoloba uvifera*	18	15		176.625	176.6	176.6	Poor	REMOVE		
53	Strangler fig	*Ficus aurea*	32	25		490.625			Fair	REMAIN		
54	Tropical almond	*Terminalia catappa*	16	20		314	314.0		Fair	REMOVE		
55	Portia tree	*Thespesia populnea*	5	15		176.625			Poor	REMAIN	OFF SITE	
56	Tropical almond	*Terminalia catappa*	5	15		176.625			Fair	REMAIN	OFF SITE	
57	Tropical almond	*Terminalia catappa*	9	18		254.34			Fair	REMAIN	OFF SITE	
58	Tropical almond	*Terminalia catappa*	12	20		314			Fair	REMAIN	OFF SITE	
					15		2297.7	1059.8				

TREE MITIGATION	
TOTAL NUMBER OF PALMS REMOVED	1
NATIVE CANOPY LOSS	1,059.8
TOTAL CANOPY LOSS	2,297.7

NOTES:
1. ALL HEIGHTS AND CANOPY NUMBERS ARE IN FEET.
2. PALM HEIGHT IS CT UNLESS OTHERWISE NOTED
3. CANOPY LOSS DOES NOT INCLUDE INVASIVE SPECIES.

SITE PLAN SUBMITTAL - 02/05/26

AAL Architectural Alliance Landscape
623 SW 4th Ave, Fort Lauderdale, FL 33315 LCC0000237
TEL: 954-764-8858 EMAIL: BEuell@archallnet

James B Euell — Digitally signed by James B Euell — Date: 2026.02.05 15:16:12 -05'00'

Revision Dates

SITE PLAN SUBMITTAL
DOLAN RESIDENCE - WEST
1111 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

Sheet Description: TREE DISPOSITION SCHEDULE
Release Date: 02-05-2026
Project Number: 2520
Drawing Number: L-201
SHEET 2 OF 2

PLANT SCHEDULE DOLAN - WEST 10 SCALE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT		REMARKS
TREES										
CR	2	CLUSIA ROSEA	AUTOGRAPH TREE	FG/B&B	2" CAL.	10` OA	YES	HIGH		
ED	2	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY CONE	FG/B&B	3"CAL	10" OA. FULL TO BASE, CONE	NO	HIGH		
FSE	1	FICUS AUREA	STRANGLER FIG	-		EXISTING TO REMAIN	YES	HIGH		
PL	1	PSIDIUM LITTORALE	CATTLEY GUAVA	FIELD GROWN / B & B	1.5"CAL	12` O.A.	NO	MEDIUM		
TCA	2	TERMINALIA CATAPPA	TROPICAL ALMOND	-		EXISTING TO REMAIN	YES	HIGH		ON ADJACENT PROPERTY
TCE	1	TERMINALIA CATAPPA	TROPICAL ALMOND	-		EXISTING TO REMAIN	YES	HIGH		
PALM TREES										
CH	1	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	FG/B&B		5` OA	NO	HIGH		
CA	3	COCCOTHRINAX ALTA	SILVER THATCH PALM	FG/B&B		9'-10" O.A.	YES	HIGH		
CN	3	COCOS NUCIFERA	COCONUT PALM	B&B FIELD GROWN		20` C.T.	NO	HIGH		
CN3	1	COCOS NUCIFERA	COCONUT PALM	FG/B&B		8` CT	NO	HIGH		
LL	1	LATANIA LODDIGESII	LATAN PALM	FG/B&B		12` O.A.	NO	HIGH		
PD	2	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM	FG/B&B		12` CT	NO	HIGH		
PE1	3	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B		12`-16` O.A. - VARYING HEIGHTS	NO	HIGH		
PED	1	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B		16` OA, DOUBLE	NO	HIGH		
SPE	1	SABAL PALMETTO	CABBAGE PALMETTO	EXISTING						ON ADJACENT PROPERTY
SP	4	SABAL PALMETTO	CABBAGE PALMETTO	FG/B&B		10'-16' O.A. VARIED HEIGHTS, 8 HEADS - MULTI-TRUNK	YES	HIGH		
SN	2	STRELITZIA NICOLAI	WHITE BIRD OF PARADISE	FG/B&B		10'-12' O.A. HT.	NO	HIGH		
TR2	8	THRINAX RADIATA	FLORIDA THATCH PALM	FG/B&B		9'-10' O.A.	YES	HIGH		
SHRUBS										
ALR	4	ACALYPHA WILKESIANA `LOUISIANA RED`	LOUISIANA RED WILKES' COPPERLEAF	-		3-4` OA	NO	HIGH		
AIR	3	ALCANTAREA IMPERIALIS `RUBRA`	RUBRA IMPERIAL BROMELIAD	-		36" OA	NO	MEDIUM		
HRN	2	HELICONIA CARIBAEA X BIHAI 'HOT RIO NIGHTS'	HOT RIO NIGHTS HELICONIA	-		8` OA	NO	MEDIUM		
NPO	1	NERIUM OLEANDER 'PINK'	PINK OLEANDER	-		8' O.A. SPECIMEN	NO	HIGH		
NWO	1	NERIUM OLEANDER 'WHITE'	WHITE OLEANDER	-		6` OA	NO	HIGH		
SRP	3	SERENOA REPENS	SAW PALMETTO	-		4` OA., FULL TO BASE	YES	HIGH		
SRO	1	STRELITZIA REGINAE	BIRD OF PARADISE	-		6" O.A.	NO	HIGH		
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
SHRUB AREAS										
AOE	5	ALOCASIA ODORA	ALOCASIA	-		5` OA	NO	MEDIUM	48" o.c.	
BOA	14	BEGONIA ODORATA `ALBA`	WHITE CANE ANGEL BEGONIA	-		18" HT X 18" SPR	NO	MEDIUM	24" o.c.	
CIR	69	CHRYSOBALANUS ICACO `REDTIP`	RED TIP COCOPLUM	-		48" HT X 30" SPR	YES	HIGH	24" o.c.	
CGS	47	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	-		8` HT., X 36" SPR.	NO	HIGH	36" o.c.	
CSG	5	COCCOLOBA UVIFERA	SEA GRAPE	-		5` OA	YES	HIGH	48" o.c.	
CMC	8	CODIAEUM VARIEGATUM 'MAGNIFICENT'	MAGNIFICENT CROTON	-		48" HT X 24" SPR	NO	HIGH	24" o.c.	
FMG	10	FICUS MICROCARPA `GREEN ISLAND`	GREEN ISLAND FICUS	-		12"HT X 12"SPR	NO	HIGH	16" o.c.	
IMS	10	IXORA X 'MAUI SUNSET''	MAUI SUNSET IXORA	-		18" HT X 18" SPR	NO	MEDIUM	18" o.c.	
MD	33	MONSTERA DELICIOSA	SPLIT-LEAF PHILODENDRON	-		24" HT X 24" SPR	NO	LOW	24" o.c.	
PPO	26	NERIUM OLEANDER `PETITE PINK`	PETITE PINK OLEANDER	-		24" HT X 24" SPR	NO	HIGH	24" o.c.	
PMP	73	PODOCARPUS MACROPHYLLUS	PODOCARPUS	-		48" HT X 30" SPR	NO	MEDIUM	24" o.c.	
PMA	16	PODOCARPUS MACROPHYLLUS	PODOCARPUS	-		8` HT., X 36" SPR.	NO	HIGH	36" o.c.	
RKJ	6	RADERMACHERA X 'KUNMING'	KUNMING DWARF TREE JASMINE	-		36" O.A.	NO	HIGH	30" o.c.	
SGG	11	SCHEFFLERA ARBORICOLA `GOLD CAPELLA`	GOLD CAPELLA ARBORICOLA	-		36" HT. X 30" SPR	NO	HIGH	36" o.c.	
SAD	7	SCHEFFLERA ARBORICOLA 'DAZZLE'	DAZZLE SCHEFFLERA	-		24" HT X 24" SPR	NO	MEDIUM	24" o.c.	
TGT	17	THRYALLIS GLAUCA	THRYALLIS	-		30" O.A., FULL	NO	HIGH	30" o.c.	
GROUND COVERS										
ABL	46	AGAPANTHUS	BLUE LILY	-		12" HT X 12" SPD.	NO	MEDIUM	12" o.c.	
CN2	51	CLUSIA GUTTIFERA 'NANA'	DWARF CLUSIA	-		12" HT. X 12" SPR.	YES	HIGH	16" o.c.	
LMG	19	LIRIOPE MUSCARI 'EVERGREEN GIANT"	EVERGREEN GIANT LILYTURF	-		12" HT. X 12" SPR	NO	HIGH	12" o.c.	
MFS	277	MICROSORUM SCOLOPENDRUM	WART FERN	-		6" HT. X 12" SPR.	NO	MEDIUM	18" o.c.	
NBN	66	NEOREGELIA X `BOSSA NOVA`	GREEN & WHITE BROMELIAD	-		12" HT. X 12" SPR.	NO	HIGH	12" o.c.	
TAJ	5	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	-		18" HT. X 18" SPD.	NO	HIGH	20" o.c.	
TAM	14	TRACHELOSPERMUM ASIATICUM `MINIMA`	MINIMA JASMINE	-		6" HT, 12" SPR, FULL	NO	MEDIUM	12" o.c.	
SOD/SEED										
SOD	579 SF	STENOTAPHRUM SECUNDATUM `FLORITAM`	`FLORITAM` ST. AUGUSTINE SOD	SOD						
TALL GROUND COVERS										
TF2	7	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	-		30" HT. X 24" SPR.	YES	MEDIUM	30" o.c.	

TOWN OF HILLSBORO BEACH PLANTING CALCULATIONS

Landscape Requirements: Single Family

		Required	Provided
Yard Areas: Lots > 8,000 s.f. : 2 Trees & 10 Shrubs for first 8,000 s.f. Plus One Tree & 6 Shrubs for every 3,000 additional s.f. (Max 10 trees per acre)			
Lot Area = 8,712(0.2 Acres)	= 3 Trees	3	7
	= 16 Shrubs	16	377
		Required	Provided
	Total Tree Requirement:	3	7
50 % Required Native Plant Material			
Palms - Max 20% of Total Trees		0	
Total Trees (Counted towards requirements) 0 palms towards requirements		3	
% Native or Drought Tolerant Trees		100%	
Total Canopy Trees		7	
Total Shrubs (Counted towards requirements)		16	
Total Native Shrubs		16	
% Native or Drought Tolerant Shrubs		100%	

NOTES:

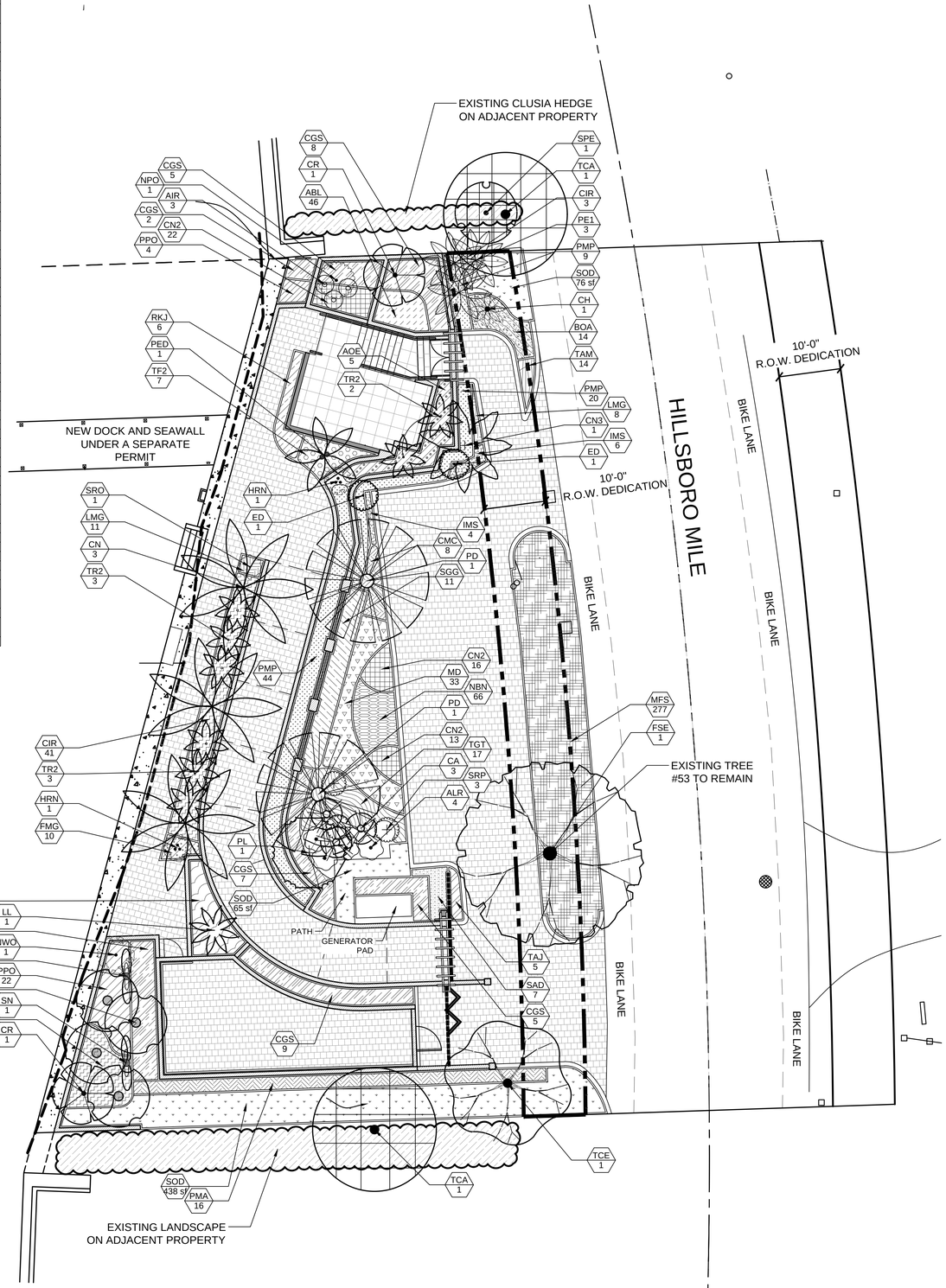
1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-200 FOR TREE DISPOSITION PLAN.
4. SEE SHEET L-210 FOR PLANTING PLAN, LANDSCAPE SCHEDULE AND CALCULATIONS
5. SEE SHEET L-220 FOR LANDSCAPE DETAILS AND NOTES
6. LANDSCAPE PLANS ARE IN ACCORDANCE WITH TOWN OF HILLSBORO BEACH CODE OF ORDINANCE AND BROWARD COUNTY REGULATIONS
7. ALL UTILITIES TO BE BURIED PER SECTION 4-7
8. PLANS ARE IN COMPLIANCE WITH SECTION 3-9 - REQUIREMENTS FOR MARINE TURTLE

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

SCALE: 1"=10'-00"

0' 10' 20' 40' 60'

NORTH



SITE PLAN SUBMITTAL - 02/05/26

Architectural Alliance Landscape
613 SW 4th Ave. Fort Lauderdale, FL 33315 LC26000237
TEL. 954-764-8858 EMAIL: BLue11@archall.net

Item B
Legally signed by James B. Lue, FLORIDA LA 6668 on Date: 2026.02.05 16:13:39 -05'00'

Revision Dates

SITE PLAN SUBMITTAL
DOLAN RESIDENCE - WEST
1111 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

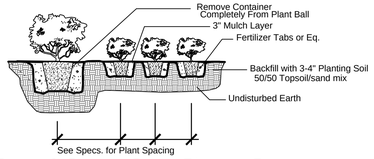
Sheet Description: LANDSCAPE PLAN

Release Date: 02-05-2026

Project Number: 2520

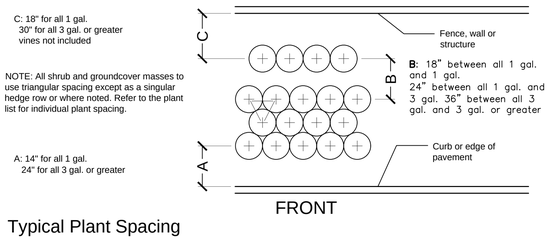
Drawing Number: L-210

SHEET 1 OF 1



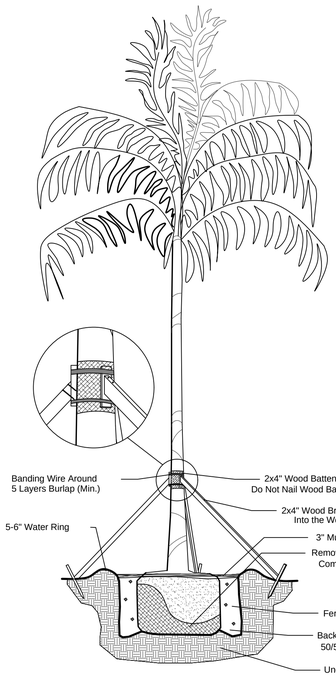
Shrub & Ground Cover Planting Detail

NTS



Typical Plant Spacing

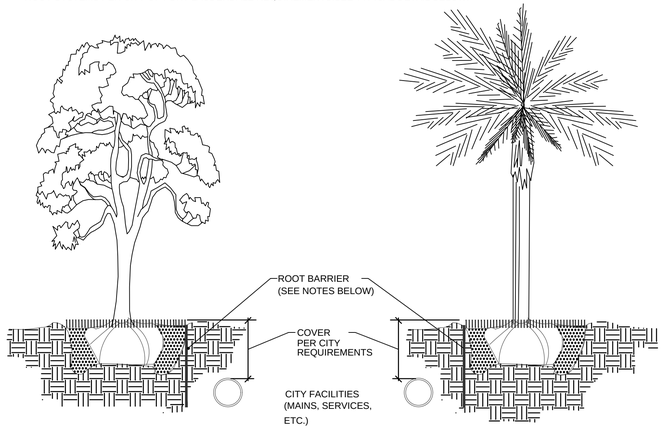
NTS



Palm Planting Detail

NTS

NOTE:
PROVIDE ROOT BARRIERS AS REQUIRED ON ALL TREES IN CONFLICT WITH MINIMUM CLEARANCE WITH UTILITIES. MINIMUM CLEARANCE OF 5' FT FOR PALMS AND SMALL TREES AND 10' FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS PER CITY OF FORT LAUDERDALE REQUIREMENTS.SEE TYPICAL DETAIL BELOW.

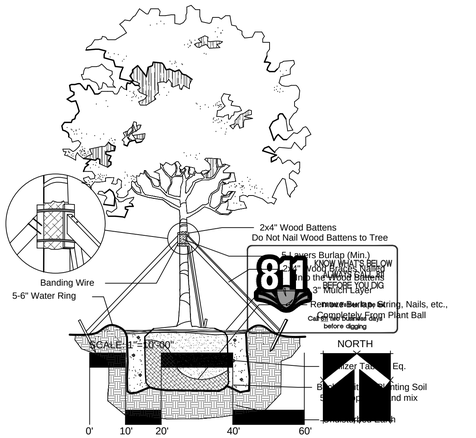


Typical Root Barrier Detail

NTS

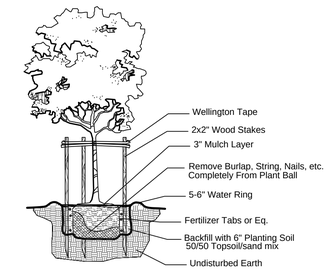
NOTES:

1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
2. ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
3. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.



Large Tree Planting Detail

NTS



Small Tree Planting Detail

NTS

SPECIAL INSTRUCTIONS - SECTION 12-397

1. EXCLUDING PALM TREES, ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 6 INCHES OF TOPSOIL AROUND THE PERIMETER AND BELOW THE BASE OF THE ROOT BALL. A MINIMUM OF 3 INCHES OF SHREDDED, APPROVED ORGANIC MULCH OR GROUNDCOVER SHALL BE INSTALLED AROUND EACH TREE PLANTING FOR A MINIMUM OF 36 INCHES BEYOND ITS TRUNK IN ALL DIRECTIONS, INCLUDING PALMS, AND THROUGHOUT ALL HEDGE AND SHRUB PLANTING. A 6-INCH CLEAR AREA WILL BE MADE AROUND EACH TRUNK TO PREVENT ROOT ROT AND OTHER DAMAGING EFFECTS. THE USE OF CLEAN MULCH (I.E., SEEDS KILLED) EITHER RECYCLED OR OBTAINED FROM MELALEUCA, EUCALYPTUS, AUSTRALIAN PINE OR OTHER NON-OLD GROWTH HARDWOOD IS ENCOURAGED IN ORDER TO REDUCE THEIR IMPACT ON THE ENVIRONMENT AND TO PRESERVE THE REMAINING NATIVE PLANT COMMUNITIES.
2. ALL TREES AND PALMS SHALL BE PROPERLY GUYED AND/OR STAKED AT THE TIME OF PLANTING UNTIL ESTABLISHMENT WHICH SHOULD NOT EXCEED MORE THAN 7 MONTHS FOR BROADLEAF TREES AND 1 YEAR FOR PALMS. THE USE OF NAILS, WIRE OR ROPE, OR ANY OTHER METHOD WHICH DAMAGES THE TREES OR PALM, IS PROHIBITED. ALL PLANTS SHALL BE INSTALLED SO THAT THE TOP OF THE ROOT BALL REMAINS EVEN WITH, OR SLIGHTLY ABOVE, THE SOIL GRADE.
3. NO LARGE TREES SHALL BE LOCATED CLOSER THAN 12 FEET FROM STREET LIGHTS, NO PALMS MAY BE CLOSER THAN 7 FEET. THE SPACING OF TREES FROM ELECTRIC UTILITY LINES MUST FOLLOW THOSE GUIDELINES ESTABLISHED BY FLORIDA POWER AND LIGHT PUBLICATION "RIGHT TREE, RIGHT PLACE."
4. THE SOIL VOLUME AROUND AND ADJACENT TO THE TREE SHOULD BE ADEQUATE TO ALLOW FOR A HEALTHY ROOT ZONE BASED ON THE ULTIMATE TREE SIZE AT MATURITY.
5. INSPECTIONS OF SITE FOR LANDSCAPE INSTALLATION:
   5.1. THE LANDSCAPE ARCHITECT OF RECORD SHALL PROVIDE A CERTIFICATION LETTER TO THE TOWN CERTIFYING THAT THE LANDSCAPING WAS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS BEFORE THE LANDSCAPE INSPECTOR MAKES THE FINAL INSPECTION.

NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-200 FOR TREE DISPOSITION PLAN.
4. SEE SHEET L-210 FOR PLANTING PLAN, LANDSCAPE SCHEDULE AND CALCULATIONS
5. SEE SHEET L-220 FOR LANDSCAPE DETAILS AND NOTES
6. LANDSCAPE PLANS ARE IN ACCORDANCE WITH TOWN OF HILLSBORO BEACH CODE OF ORDINANCE AND BROWARD COUNTY REGULATIONS
7. ALL UTILITIES TO BE BURIED PER SECTION 4-7
8. PLANS ARE IN COMPLIANCE WITH SECTION 3-9 - REQUIREMENTS FOR MARINE TURTLE

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans 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 shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of AAL.

The plan takes precedence over the plant list.

SITE PLAN SUBMITTAL - 02/05/26

AAL
Architectural Alliance Landscape
623 SW 4th Ave. Fort Lauderdale, FL 33315 LCC0000237
TEL. 954-764-8858 EMAIL: BLuell@archall.net

James B Luell
LA 6669
STATE OF FLORIDA
Digitally signed by James B Luell
Date: 2026.02.05 16:11:04 -05'00'

Revision Dates

DOLAN RESIDENCE - WEST
SITE PLAN SUBMITTAL
1111 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

Sheet Description
LANDSCAPE DETAILS AND NOTES

Release Date
02-05-2026

Project Number
2520

Drawing Number
L-220
SHEET 1 OF 1

SITE PLAN DATA TABLE:

PROJECT LOCATION	1111 HILLSBORO MILE	
CURRENT USE OF PROPERTY	RESIDENTIAL	
CURRENT LAND USE DESIGNATION	RESIDENTIAL	
PROPOSED LAND USE DESIGNATION	RESIDENTIAL	
CURRENT ZONING DESIGNATION	RS-2	
PROPOSED ZONING DESIGNATION	RS-2	
ADJACENT ZONING DESIGNATION – N & S	RS-2	
WATER SERVICE PROVIDER	HILLSBORO BEACH	
WASTEWATER SERVICE PROVIDER	BROWARD COUNTY	
TOTAL SITE AREA	67,894 SF / 1.56 ACRES	
SITE AREA (PORTION EAST OF SR A1A)	59,181 SF / 1.36 ACRES	
TOTAL PERVIOUS PROPOSED	42,261 SF	71.4%
TOTAL PERVIOUS EXISTING	43,386 SF	73.3%
TOTAL IMPERVIOUS PROPOSED	11,165 SF	18.9%
TOTAL IMPERVIOUS EXISTING	10,040 SF	17.0%
TOTAL BUILDING FOOTPRINT PROPOSED	5,755 SF	9.7%
TOTAL BUILDING FOOTPRINT EXISTING	5,755 SF	9.7%
TOTAL BUILDING SQUARE FOOTAGE PROPOSED	10,821 GSF* (NO CHANGE)	
FLOOR AREA RATIO (F.A.R.) (10,821/67,894=0.16)	0.16 (NO CHANGE)	

*NOTE: AS PER BROWARD COUNTY PROPERTY APPRAISAL (BCPA)

SETBACK TABLE:
(EAST SIDE OF A1A)

	REQUIRED	PROVIDED
FRONT YARD (WEST) – A1A ROW	85' FROM CENTER LINE	85.7' BLDG. ROOF TO PL
REAR YARD (EAST) – OCEAN FRONT	(MAX) TO THE EASTERLY LINE BY PLAT	16.1 BLDG. ROOF TO EASTERLY LINE
SIDE YARD (NORTH) – ADJ PROP.	15' FROM PROP LINE	17.1' BLDG. ROOF TO PL
SIDE YARD (SOUTH) – ADJ PROP.	15' FROM PROP LINE	16.2' BLDG. ROOF TO PL

NOTE: PER ULDR SEC 12-124.E. NO FENCE, WALL OR STRUCTURE SHALL BE ERECTED, PLACED OR MAINTAINED ON ANY LOT WITHIN THE SIDE YARD, REAR YARD OR FRONT YARD, EXCEPT AS HEREAFTER PROVIDED IN ARTICLE XIII, SECTION 12-263(A),

PER ARTICLE XIII, SECTION 12-263(A),
FENCES OR WALLS CONSTRUCTED OF PROCESSED MATERIALS AND NOT EXCEEDING 6 FEET IN HEIGHT MEASURED FROM EITHER THE ADJOINING PROPERTY OR THE ORIGINAL TOPOGRAPHY OF THE PROPERTY, WITHOUT BERMING, WHICHEVER IS MORE RESTRICTIVE, WITH THE EXCEPTION OF TENNIS COURT FENCES, MAY BE ERECTED WITHIN OR ALONG THE BOUNDARIES OF A LOT OR YARD AREA, PROVIDING, HOWEVER, THAT NO FENCE OR WALL SHALL BE ERECTED ON OCEAN SIDE OF STATE HIGHWAY A1A EAST OF THE EASTERLY BUILDING LINE SHOWN ON THE DISTRICT MAP AS ELSEWHERE DEFINED, NOR ANY CLOSER THAN 10 FEET TO THE EDGE OF THE PAVEMENT OF STATE ROAD A1A..

PARKING AND STACKING:

	REQUIRED	PROVIDED
SINGLE FAMILY DWELLING UNIT	3	3
1 ADDITIONAL PARKING SPACE/5,000 SF OF BLDG. AREA	1	1
INBOUND STACKING SPACES	1	1
OUTBOUND STACKING SPACES	1	1

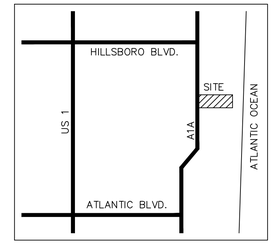
FLOOD ZONE " AE " ELEV (7.0) NAVD & " VE " ELEV (13.0) NAVD ON FIRM MAP #12011C0187 J, DATED JULY 31, 2024

AVERAGE WET SEASON WATER LEVEL= ELEV. (2.5) NAVD

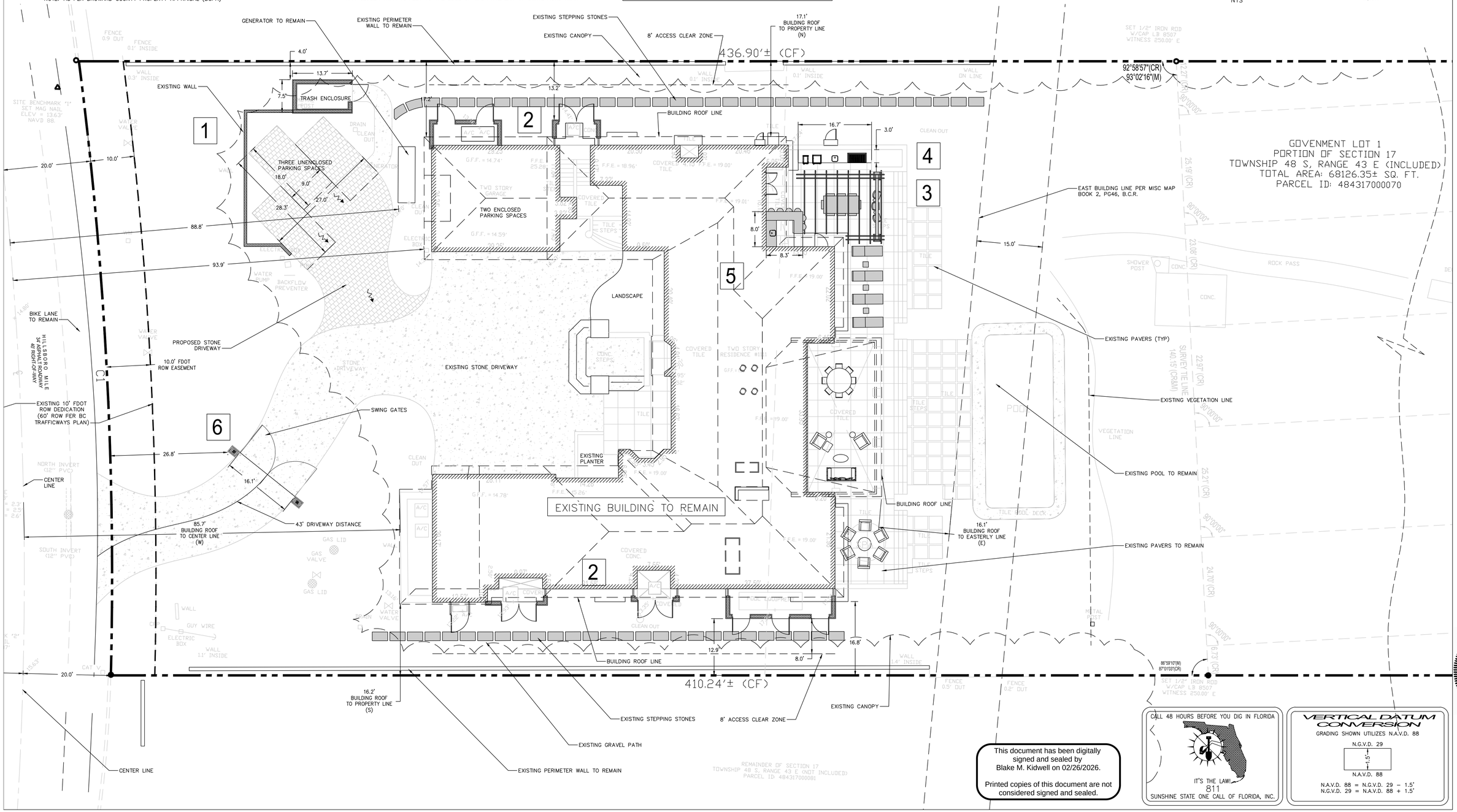
NOTE:
- ALL UTILITIES TO BE BURIED PER SECTION 4-7.
- ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM ALL VIEWS.
- PLANS ARE IN COMPLIANCE WITH SECTION 3-9-REQUIREMENTS FOR MARINE TURTLE.

LEGEND

1. THREE PARKING SPACES
   - DEMOLISH COURTS
   - PARKING SPACES TO MATCH 4"x4" EXISTING STONE
2. MECHANICAL EQUIPMENT ENCLOSURES / TRASH ENCLOSURES
   - COMBINATION OF WALLS AND ALUMINUM LOUVERED PANELS
   - SEE SHEET A.02E FOR PLANS
   - SEE SHEET A.03E FOR ELEVATIONS
3. OVERHEAD TRELLIS
   - WOOD STRUCTURE TO MATCH EXISTING TRELLIS
   - SEE SHEET A-05E FOR PLANS AND ELEVATIONS
4. OUTDOOR GRILL, STORAGE CABINET AND COUNTERTOP
5. OUTDOOR BAR AND STORAGE CABINET
6. SECURITY GATES AND COLUMNS
   - SEE SHEET A.02E FOR PLAN
   - SEE SHEET A.03E FOR ELEVATION



LOCATION MAP
NTS



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VERTICAL DATUM CONVERSION
GRADING SHOWN UTILIZES N.A.V.D. 88
N.G.V.D. 29
+1.5
N.A.V.D. 88
N.A.V.D. 88 = N.G.V.D. 29 – 1.5'
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title: SITE PLAN - EAST OF A1A

Job Title: DOLAN RESIDENCE
1111 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA 33062

NORTH

Revisions

1		
2		
3		
4		
5		
6		
7		
8		

Phase:
DRC
DOCUMENTS

BLAKE M. KIDWELL LICENSE No 91488 STATE OF FLORIDA PROFESSIONAL ENGINEER

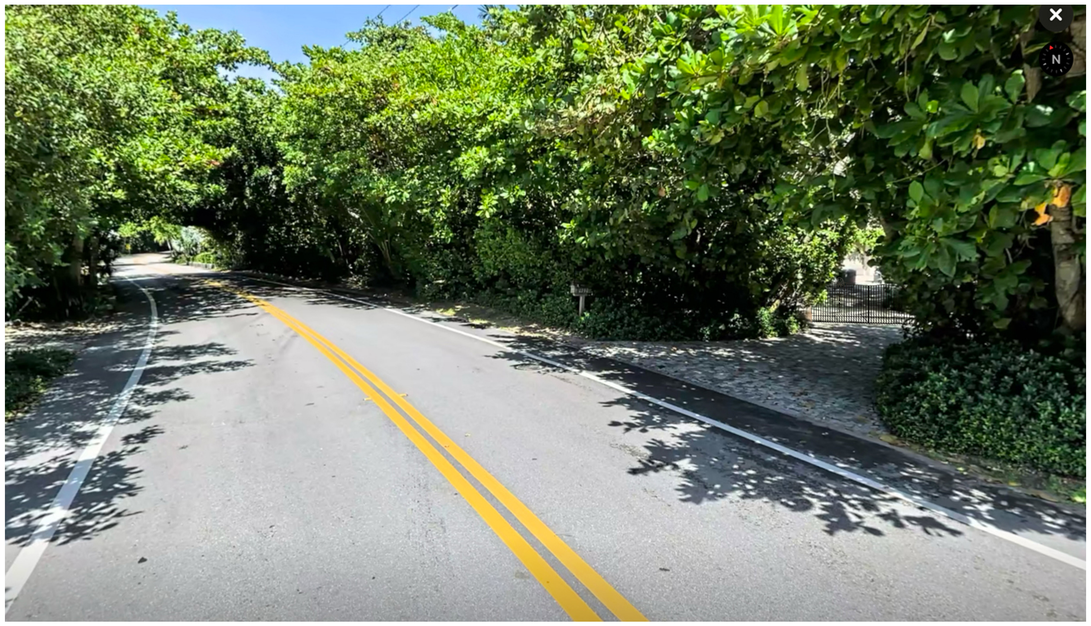
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Job No. 25-1924.00	Plot Date 02/26/26
Drawn by BMK	Sheet No. C0.B
Proj. Mgr. BMK	
Appr. by BMK	1 of 1



EXISTING FRONT OF THE PROPERTY PHOTO 1



EXISTING FRONT OF THE PROPERTY PHOTO 2



PROPOSED SECURITY GATE RENDERING



PROPOSED SECURITY GATE SKETCH

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project name:

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SITE PLAN REVIEW APPLICATION
ARCHITECTURE

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sheet description:

FRONT EXISTING AND PROPOSED RENDERINGS

date:

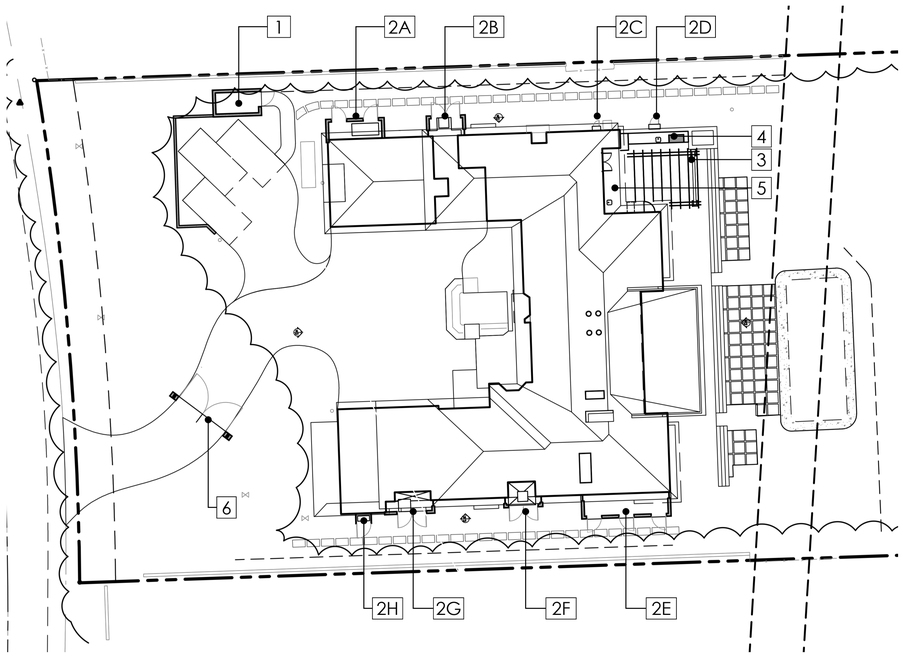
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2511

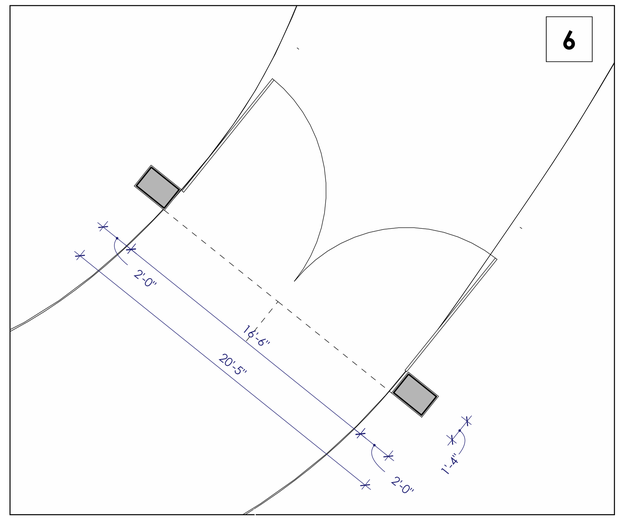
sheet number:

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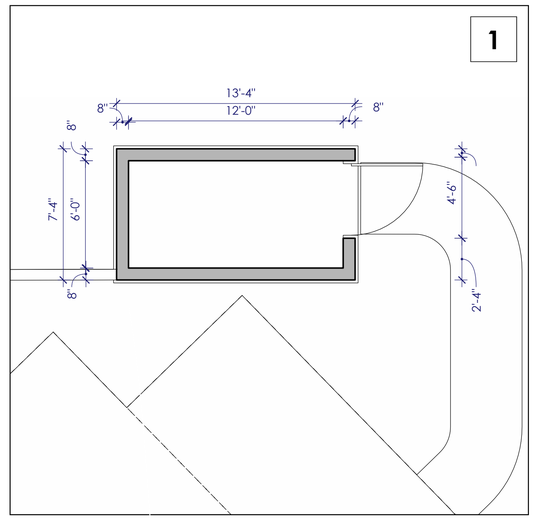
KEY PLAN

SCALE: N.T.S.



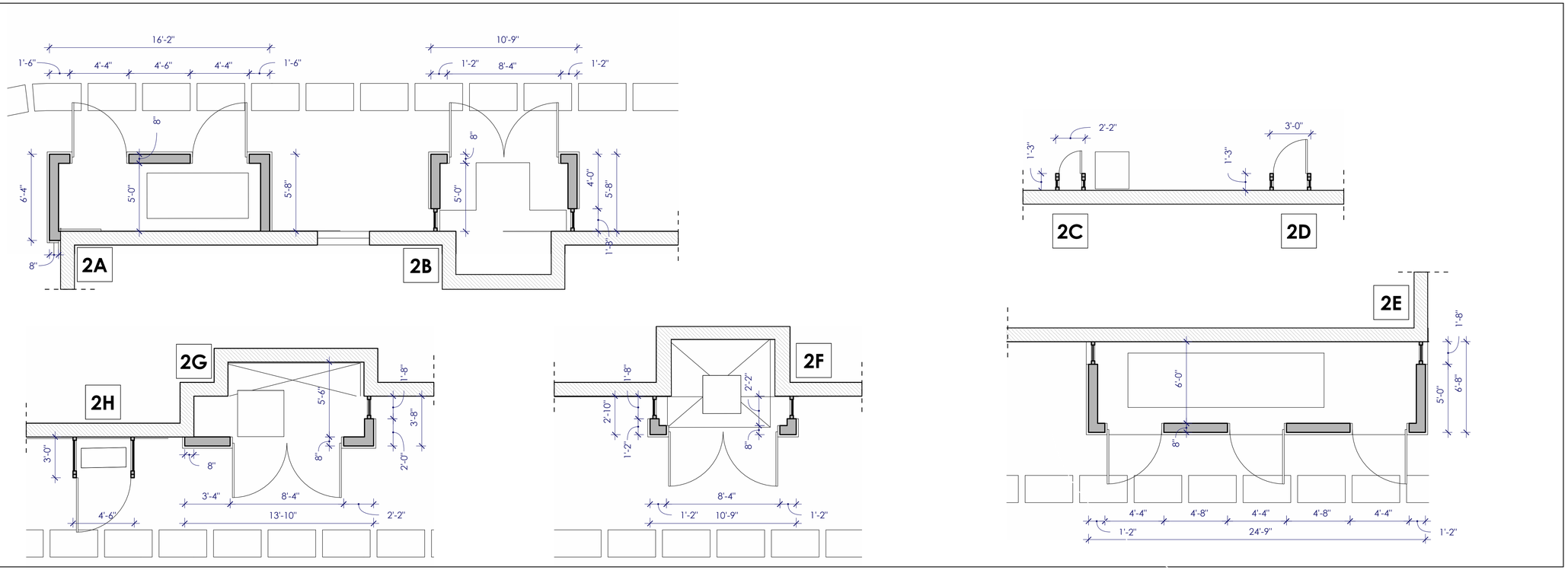
SECURITY GATE PLAN

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



TRASH ENCLOSURE PLAN

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



MECHANICAL SCREENS PLAN

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

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MECHANICAL
SCREENS PLANS

date:

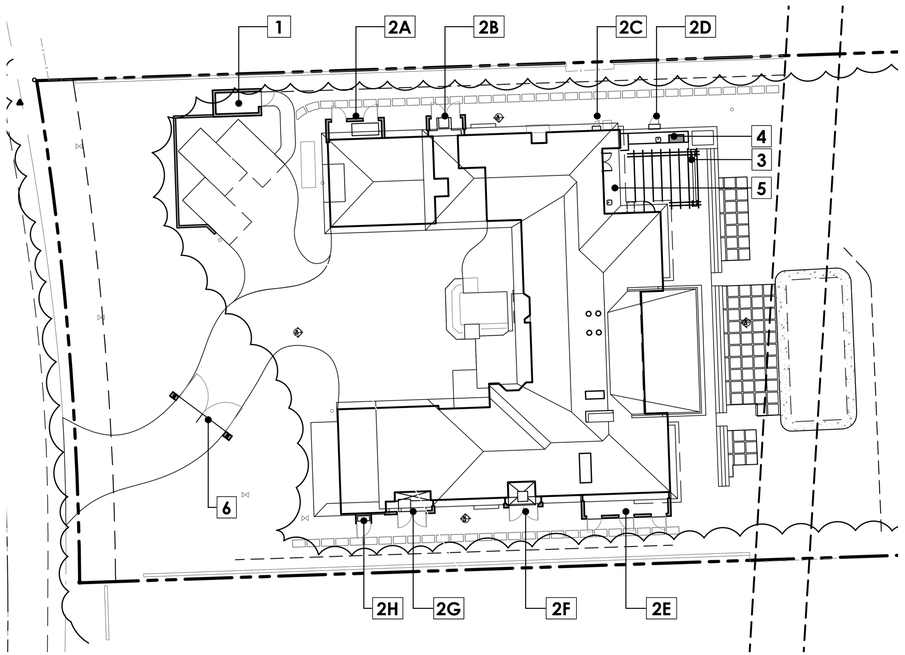
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sheet number:

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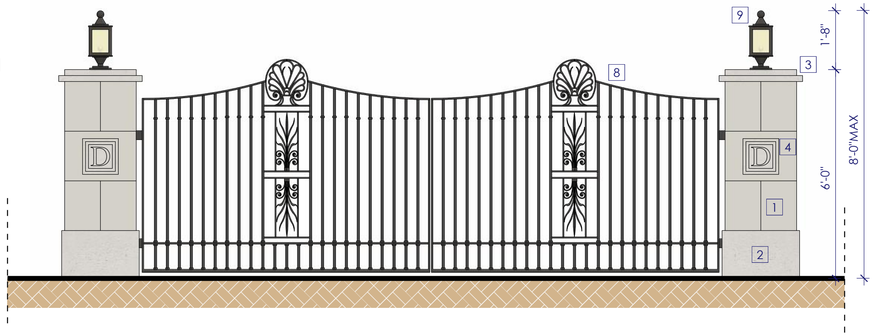


KEY PLAN

SCALE: N.T.S.

ELEVATIONS FINISHES

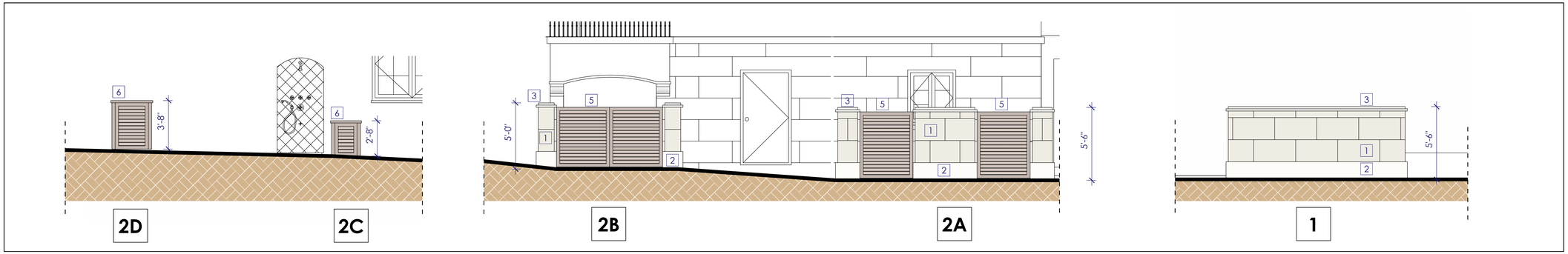
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2. NATURAL LIMESTONE BASE / COLUMN CALDDING
3. NATURAL LIMESTONE WALL CAP
4. ORNAMENTAL LIMESTONE MEDALION
5. MECHANICAL LOUVERED GATE
6. MECHANICAL LOUVERED CABINET
7. WOOD PERGOLA
8. SECURITY METAL GATE
9. ORNAMENTAL LIGHT FIXTURE



6

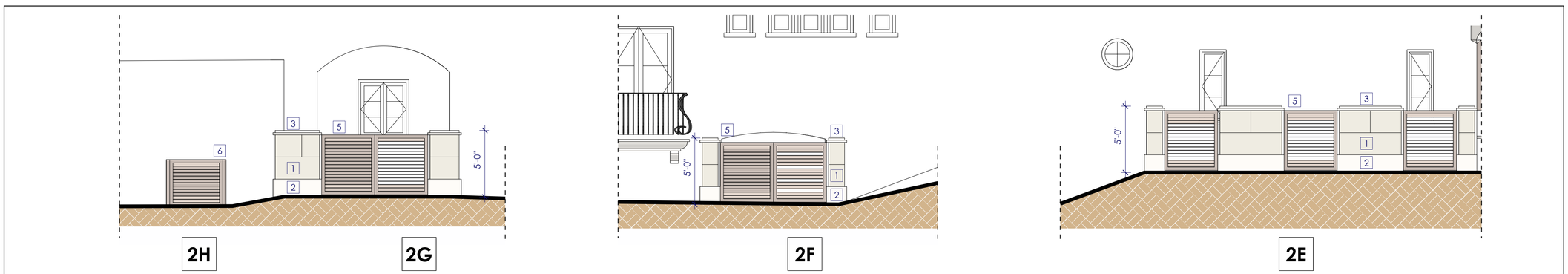
SECURITY GATE ELEVATION

SCALE: 1/2" = 1'-0"



MECH. / TRASH ENCLOSURES ELEV. - NORTH

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



MECH. ENCLOSURES ELEV. - SOUTH

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

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sheet description:

MECHANICAL SCREENS ELEVATIONS

date:

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project number:

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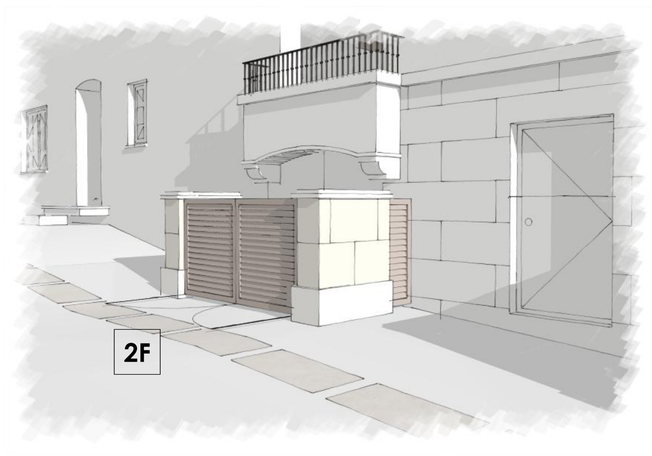
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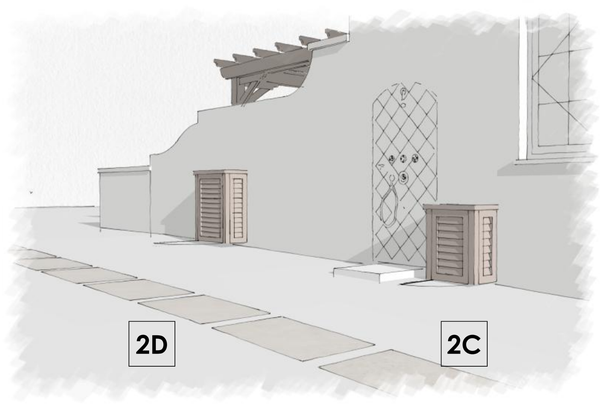
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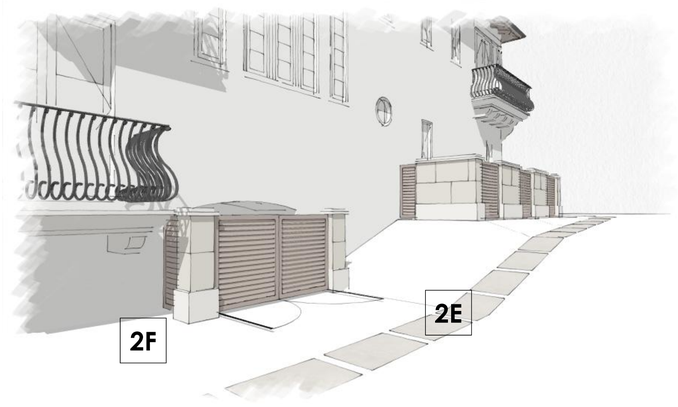


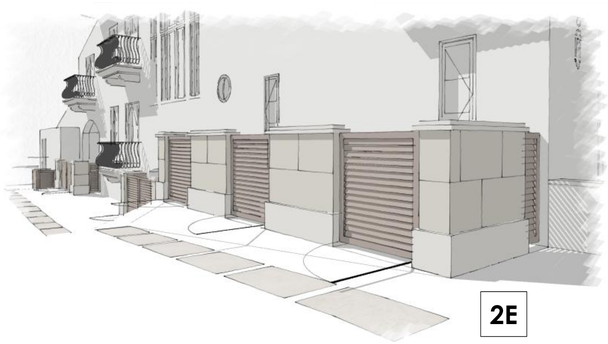
EXITING CONDITION PHOTO

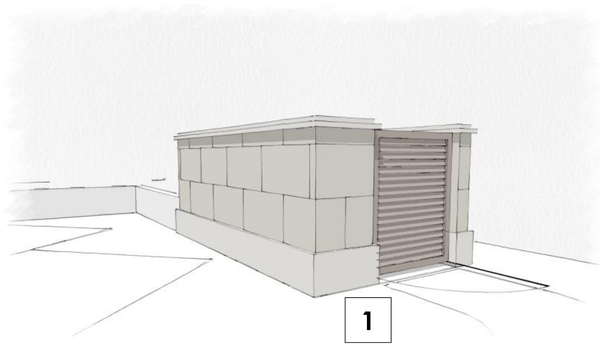












MECHANICAL SCREENS SKETCHES

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MECHANICAL
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SKETCHES

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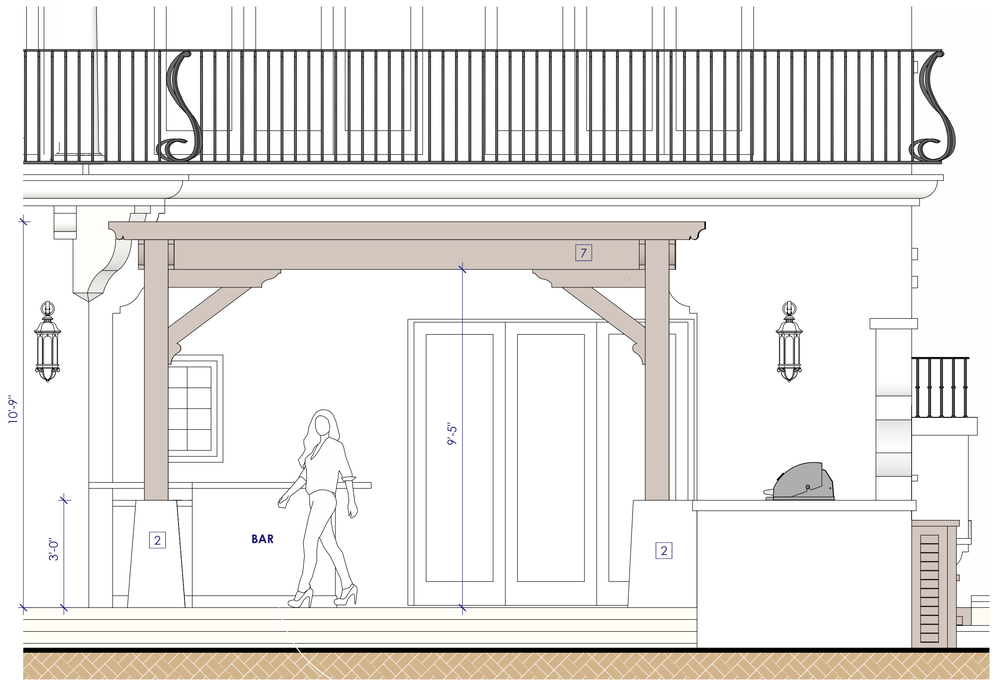
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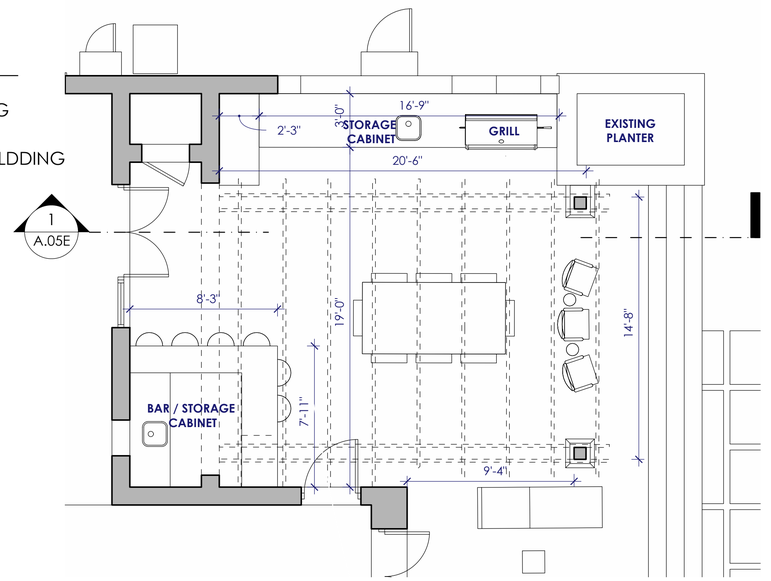


PERGOLA EAST ELEVATION

SCALE: 1/2" = 1'-0"

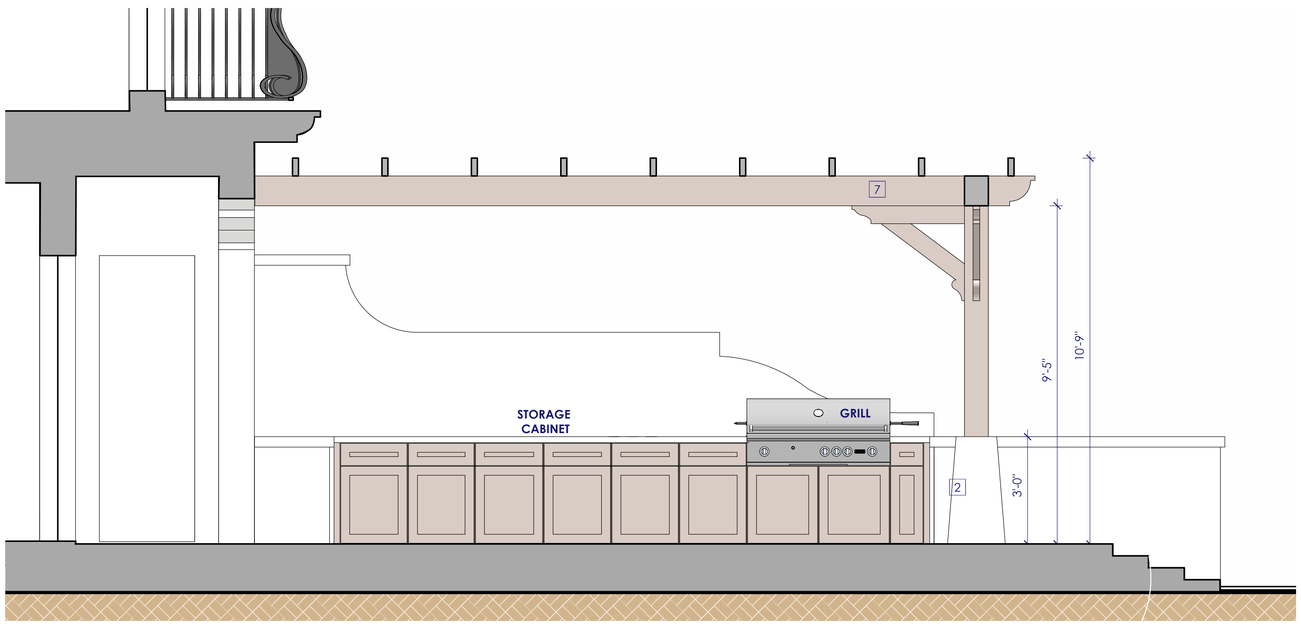
ELEVATIONS FINISHES

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2. NATURAL LIMESTONE BASE / COL. CALDDING
3. NATURAL LIMESTONE WALL CAP
4. ORNAMENTAL LIMESTONE MEDALION
5. MECHANICAL LOUVERED GATE
6. MECHANICAL LOUVERED CABINET
7. WOOD PERGOLA
8. SECURITY METAL GATE
9. ORNAMENTAL LIGHT FIXTURE



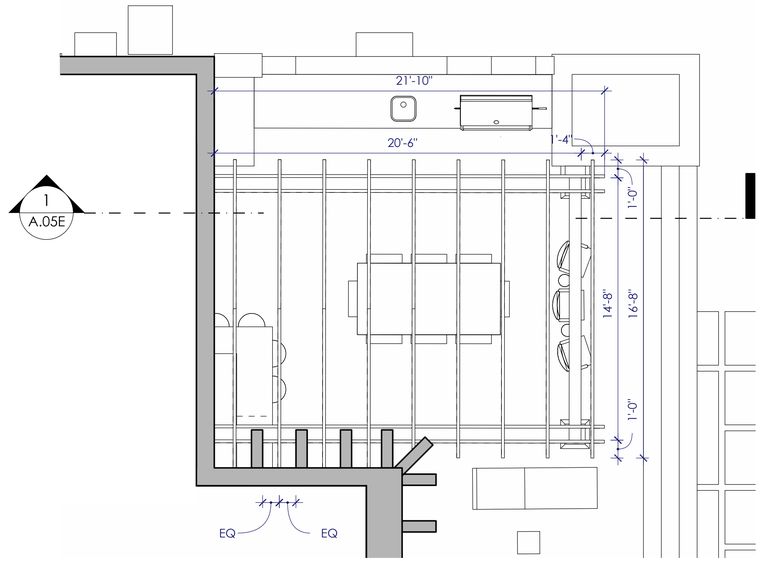
PERGOLA PLAN

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



PERGOLA SECTION -1

SCALE: 1/2" = 1'-0"



PERGOLA ROOF PLAN

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

NOTES:

1. THE PROPOSED PERGOLA IS OPEN SLAT WOOD CONSTRUCTION – NO ROOF DRAINAGE MODIFICATION PROPOSED.
2. PERGOLA LOCATED WITHIN REQUIRED SETBACKS.
3. WOOD PERGOLA TO MATCH EXISTING COVERED PATIO STRUCTURE IN MATERIALS, COLOR, AND FINISH

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PERGOLA PLANS AND ELEVATIONS

date:

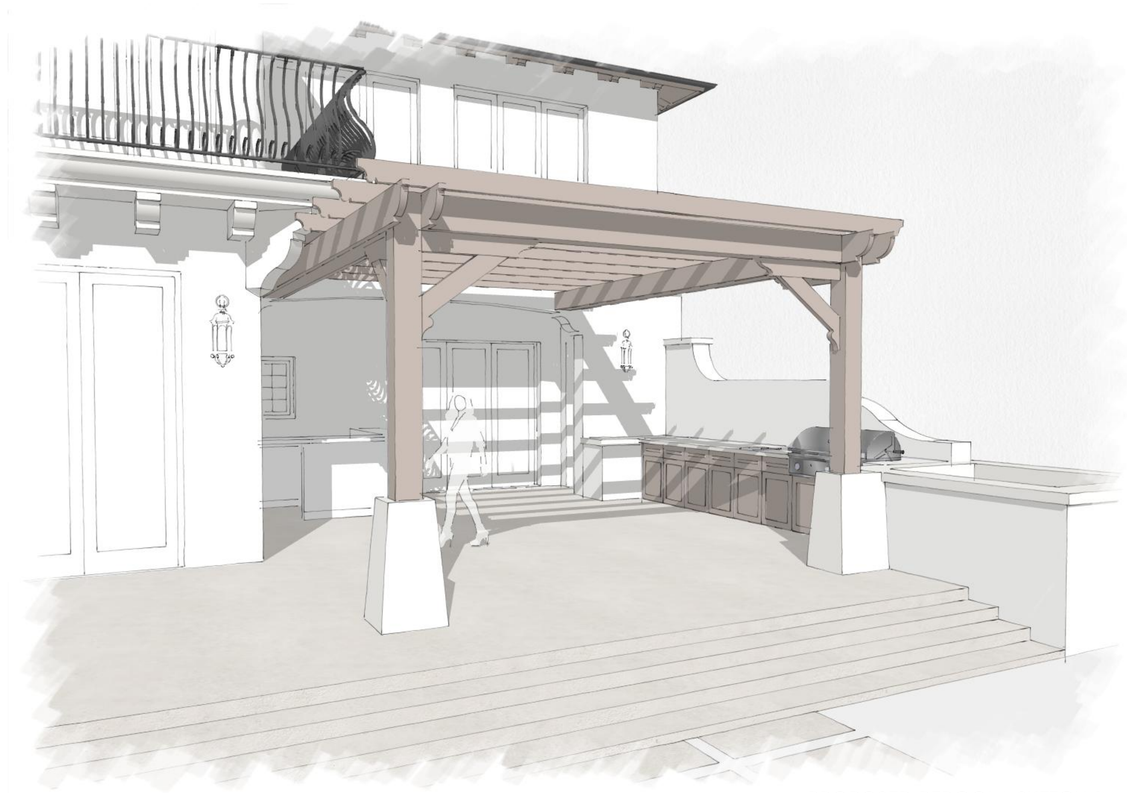
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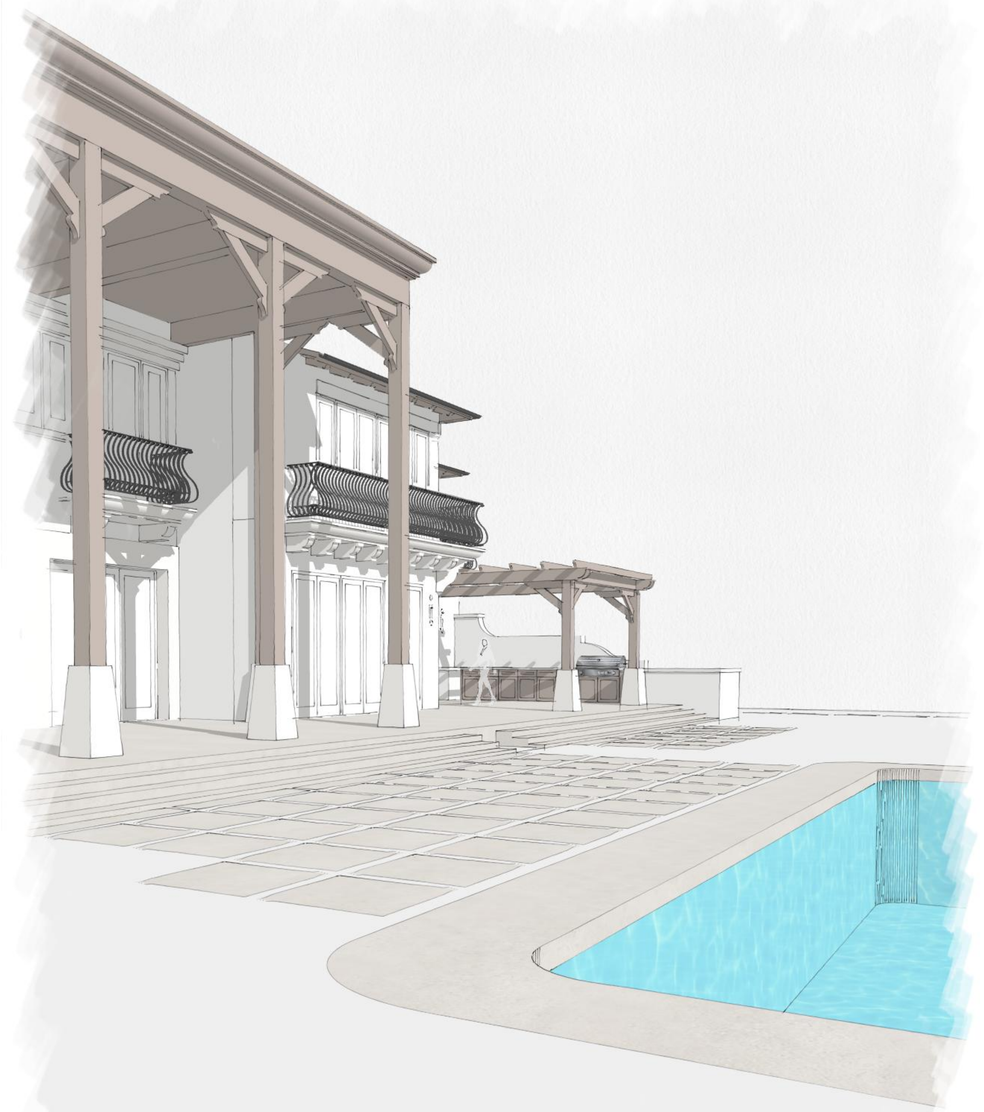
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PROPOSED PERGOLA SKETCH 1



PROPOSED PERGOLA SKETCH 2



PROPOSED PERGOLA SKETCH 3

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PERGOLA
SKETCHES

date:

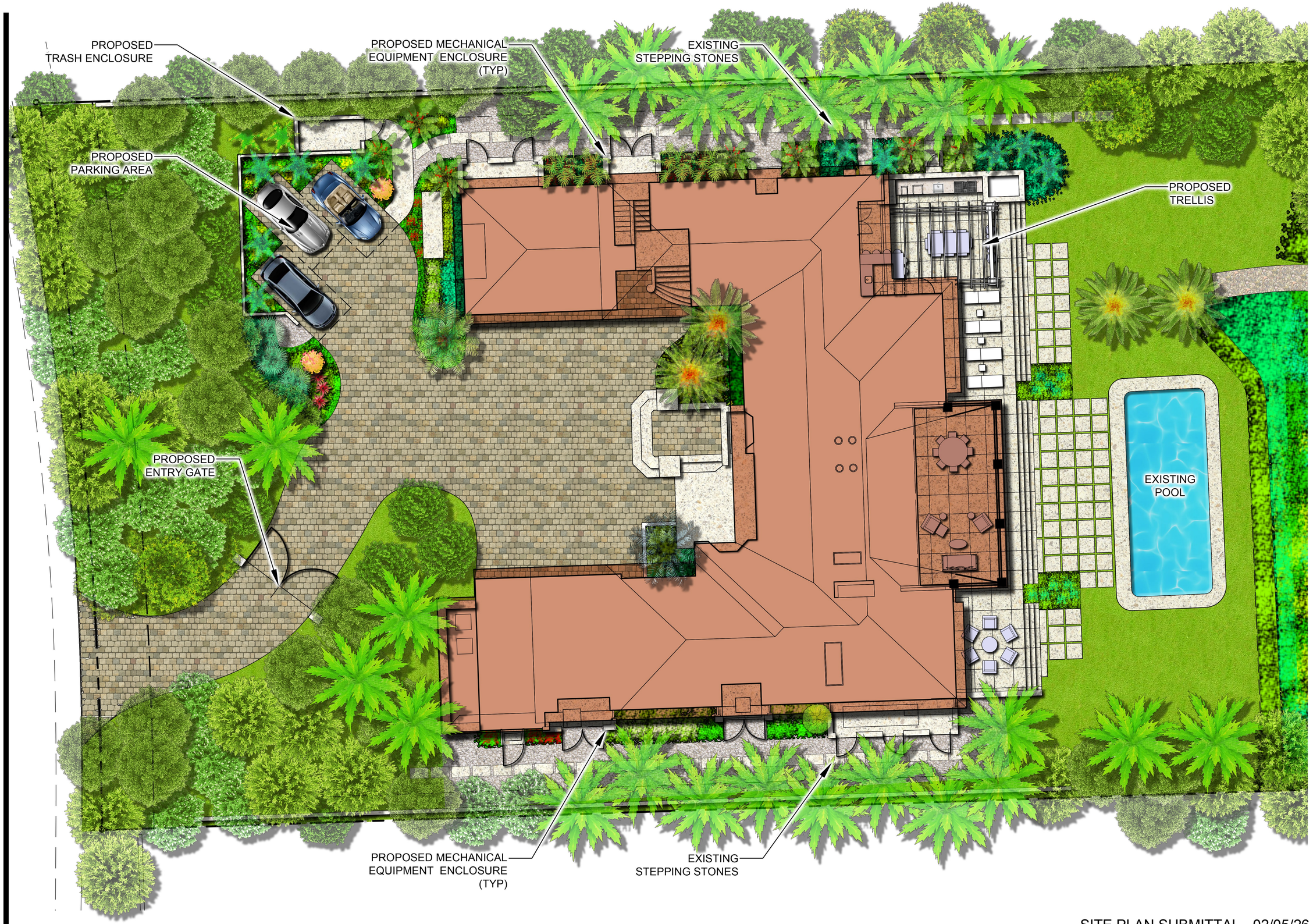
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sheet number:

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SITE PLAN SUBMITTAL - 02/05/26

AAL
Architectural Alliance Landscape
633 SW 4th Ave., Fort Lauderdale, FL 33315 LC26000237
TEL: 954-764-8858 EMAIL: BEuell@archall.net

James B. Euell
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Date: 2026.02.06 16:41:12 -05'00'

Revision Dates

DOLAN RESIDENCE - EAST

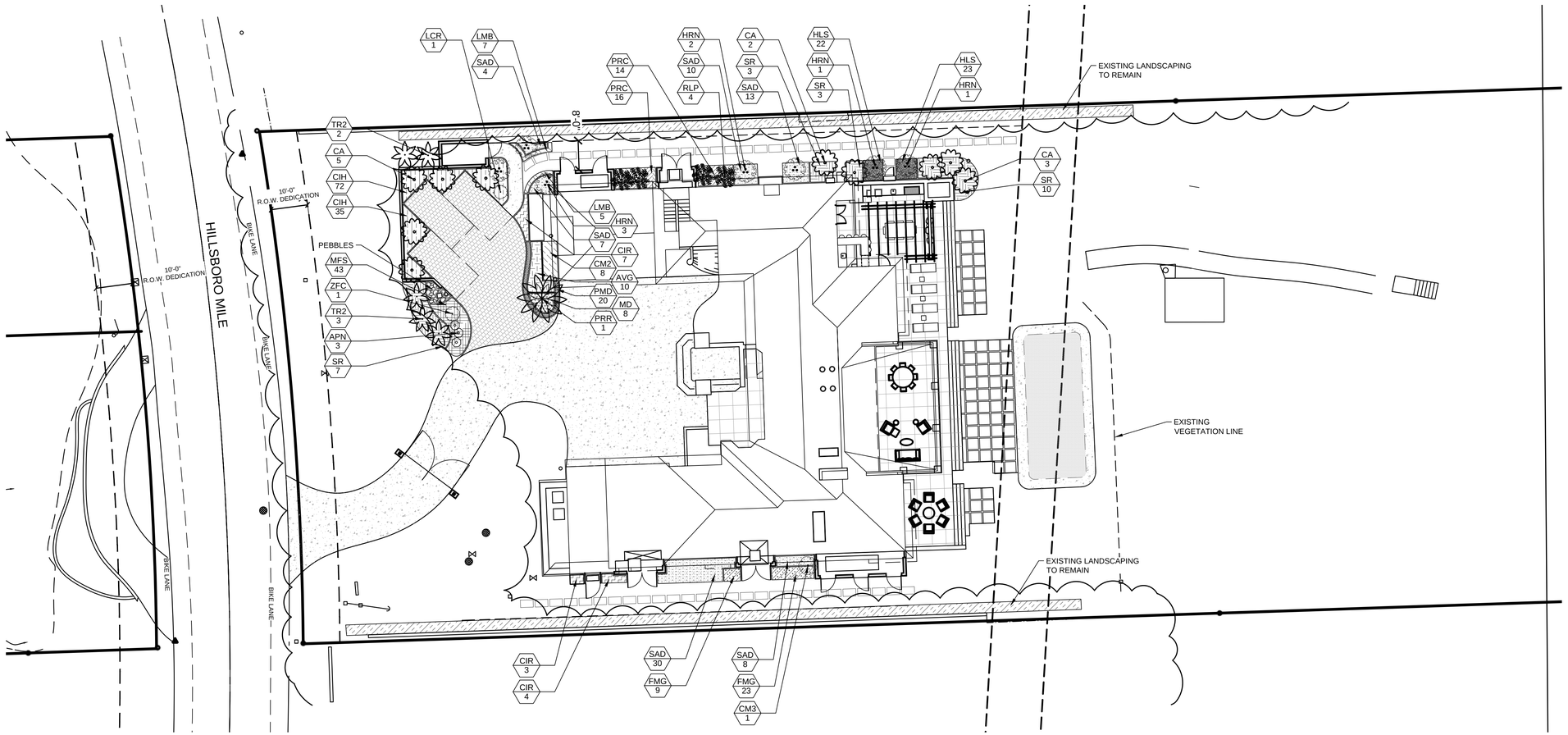
SITE PLAN SUBMITTAL
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HILLSBORO BEACH, FLORIDA

Sheet Description
ILLUSTRATIVE SITE PLAN

Release Date
02-05-2026

Project Number
2520B

Drawing Number
L-000E
SHEET 1 OF 1



SCALE: 1/16"=1'-00"

NORTH

0' 8' 16' 32' 48'

TOWN OF HILLSBORO BEACH PLANTING CALCULATIONS

Landscape Requirements: Single Family

	Required	Provided
Yard Areas: Lots > 8,000 s.f. : 2 Trees & 10 Shrubs for first 8,000 s.f.		
Plus One Tree & 6 Shrubs for every 3,000 additional s.f.		
(Max 10 trees per acre)		
Lot Area = 59,181 SF (1.36 Acres)	N/A	N/A
	Required	Provided
Total Tree Requirement:	N/A	N/A
50 % Required Native Plant Material		
Palms - Max 20% of Total Trees		N/A
Total Trees (Counted towards requirements) 0 palms towards requirements		N/A
% Native or Drought Tolerant Trees		N/A
Total Canopy Trees		N/A
Total Shrubs (Counted towards requirements)		114
Total Native Shrubs		114
% Native or Drought Tolerant Shrubs		100%

PLANT SCHEDULE DOLAN EAST LANDSCAPE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT		REMARKS
TREES									
PRR	1	PHOENIX RECLINATA X ROEBELENII	HYBRID DATE PALM	FG/B&B	10` OA	NO	HIGH		
PALM TREES									
CA	10	COCCOTHRINAX ALTA	SILVER THATCH PALM	FG/B&B	9'-10` O.A.	YES	HIGH		
TR2	5	THRINAX RADIATA	FLORIDA THATCH PALM	FG/B&B	9'-10` O.A.	YES	HIGH		
SHRUBS									
APN	3	AECHMEA X `PINOT NOIR`	PINOT NOIR BROMELIAD	-	20"X20" OA.	NO	HIGH		
CM3	1	CLUSIA GUTTIFERA VARIEGATA	VARIEGATED SMALL LEAF CLUSIA	-	36" HT. X 30" SPR.	NO	HIGH		
HRN	7	HELICONIA CARIBAEA X BIHAI 'HOT RIO NIGHTS'	HOT RIO NIGHTS HELICONIA	-	8` OA	NO	MEDIUM		
LCR	1	LEEA COCCINEA `RUBRA`	RED LEEA	-	30-36" OA	NO	MEDIUM		
RLP	4	RHAPIS EXCELSA	LADY PALM	-	6" O.A.	NO	HIGH		
ZFC	1	ZAMIA FURFURACEA	CARDBOARD PALM	-	4` O.A.	NO	HIGH		
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
SHRUB AREAS									
AVG	10	ALPINIA ZERUMBET 'VARIEGATA'	VARIEGATED SHELL GINGER	-	30" O.A., FULL	NO	HIGH	30" o.c.	
CIH	107	CHRYSOBALANUS ICACO `HORIZONTALIS`	HORIZONTAL COCOPLUM	-	14" HT X 16" SPR	YES	HIGH	18" o.c.	
CIR	14	CHRYSOBALANUS ICACO `REDTIP`	RED TIP COCOPLUM	-	48" HT X 30" SPR	YES	HIGH	24" o.c.	
CM2	8	CLUSIA GUTTIFERA VARIEGATA	VARIEGATED SMALL LEAF CLUSIA	-	48" HT X 30" SPR, FULL TO BASE	NO	HIGH	30" o.c.	
FMG	32	FICUS MICROCARPA `GREEN ISLAND`	GREEN ISLAND FICUS	-	12"HT X 12"SPR	NO	HIGH	16" o.c.	
MD	8	MONSTERA DELICIOSA	SPLIT-LEAF PHILODENDRON	-	24" HT X 24" SPR	NO	LOW	24" o.c.	
PRC	30	PHILODENDRON X `ROJO CONGO`	ROJO CONGO PHILODENDRON	-	24"HT X 24"SPR	NO	MEDIUM	24" o.c.	
SAD	72	SCHEFFLERA ARBORICOLA 'DAZZLE'	DAZZLE SCHEFFLERA	-	24" HT X 24" SPR	NO	MEDIUM	24" o.c.	
SR	23	SERENOA REPENS	SAW PALMETTO	-	36" HT, 48" SPR.	YES	HIGH	48" o.c.	
GROUND COVERS									
HLS	45	HYMENOCALLIS LATIFOLIA	SPIDER LILY	-	12" HT. X 12" SPR	YES	HIGH	16" o.c.	
LMB	12	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	-	12" HT X 12" SPD.	NO	HIGH	18" o.c.	
MFS	43	MICROSORUM SCOLOPENDRUM	WART FERN	-	6" HT. X 12" SPR.	NO	MEDIUM	18" o.c.	
PMD	20	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	-	16" HT X 16" SPR	NO	HIGH	16" o.c.	

NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-210E FOR PLANTING PLAN, LANDSCAPE SCHEDULE AND CALCULATIONS
4. SEE SHEET L-220E FOR LANDSCAPE DETAILS AND NOTES
5. LANDSCAPE PLANS ARE IN ACCORDANCE WITH TOWN OF HILLSBORO BEACH CODE OF ORDINANCE AND BROWARD COUNTY REGULATIONS
6. ALL UTILITIES TO BE BURIED PER SECTION 4-7
7. PLANS ARE IN COMPLIANCE WITH SECTION 3-9 - REQUIREMENTS FOR MARINE TURTLE

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG!
It's fast, it's free, it's the law.
Call 811 two business days before digging

SITE PLAN SUBMITTAL - 02/05/26

AAL Architectural Alliance Landscape
613 SW 4th Ave, Fort Lauderdale, FL 33315 LCC0000237
TEL: 954-764-8858 EMAIL: BEurell@archall.net

PROFESSIONAL LANDSCAPE ARCHITECT BRIAN EURELL LA 6668 STATE OF FLORIDA

James Brian Eurell Digitally signed by James Brian Eurell Date: 2026.02.05 16:46:45 -05'00'

Revision Dates

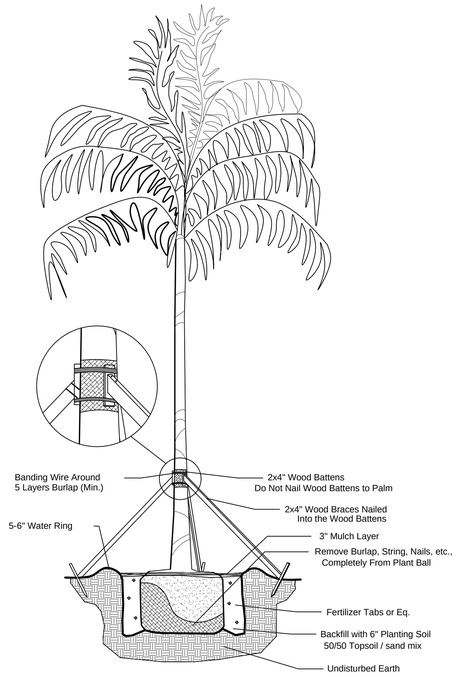
SITE PLAN SUBMITTAL
DOLAN RESIDENCE - EAST
1111 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

Sheet Description
LANDSCAPE PLAN

Release Date
02-05-2026

Project Number
2520B

Drawing Number
L-210E
SHEET 1 OF 2



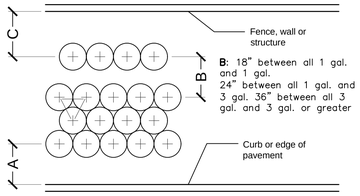
Palm Planting Detail

NTS

C: 18" for all 1 gal.
30" for all 3 gal. or greater
vines not included

NOTE: All shrub and groundcover masses to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing.

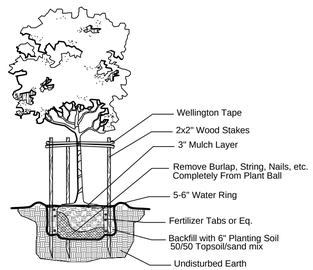
A: 14" for all 1 gal.
24" for all 3 gal. or greater



FRONT

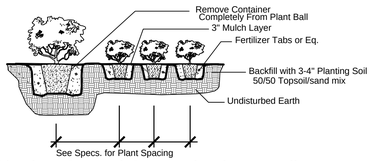
Typical Plant Spacing

NTS



Small Tree Planting Detail

NTS



Shrub & Ground Cover Planting Detail

NTS

SPECIAL INSTRUCTIONS - SECTION 12-397

1. EXCLUDING PALM TREES, ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 6 INCHES OF TOPSOIL AROUND THE PERIMETER AND BELOW THE BASE OF THE ROOT BALL. A MINIMUM OF 3 INCHES OF SHREDDED, APPROVED ORGANIC MULCH OR GROUNDCOVER SHALL BE INSTALLED AROUND EACH TREE PLANTING FOR A MINIMUM OF 36 INCHES BEYOND ITS TRUNK IN ALL DIRECTIONS, INCLUDING PALMS, AND THROUGHOUT ALL HEDGE AND SHRUB PLANTING. A 6-INCH CLEAR AREA WILL BE MADE AROUND EACH TRUNK TO PREVENT ROOT ROT AND OTHER DAMAGING EFFECTS. THE USE OF CLEAN MULCH (I.E., SEEDS KILLED) EITHER RECYCLED OR OBTAINED FROM MELALEUCA, EUCALYPTUS, AUSTRALIAN PINE OR OTHER NON-OLD GROWTH HARDWOOD IS ENCOURAGED IN ORDER TO REDUCE THEIR IMPACT ON THE ENVIRONMENT AND TO PRESERVE THE REMAINING NATIVE PLANT COMMUNITIES.
2. ALL TREES AND PALMS SHALL BE PROPERLY GUYED AND/OR STAKED AT THE TIME OF PLANTING UNTIL ESTABLISHMENT WHICH SHOULD NOT EXCEED MORE THAN 7 MONTHS FOR BROADLEAF TREES AND 1 YEAR FOR PALMS. THE USE OF NAILS, WIRE OR ROPE, OR ANY OTHER METHOD WHICH DAMAGES THE TREES OR PALM, IS PROHIBITED. ALL PLANTS SHALL BE INSTALLED SO THAT THE TOP OF THE ROOT BALL REMAINS EVEN WITH, OR SLIGHTLY ABOVE, THE SOIL GRADE.
3. NO LARGE TREES SHALL BE LOCATED CLOSER THAN 12 FEET FROM STREET LIGHTS, NO PALMS MAY BE CLOSER THAN 7 FEET. THE SPACING OF TREES FROM ELECTRIC UTILITY LINES MUST FOLLOW THOSE GUIDELINES ESTABLISHED BY FLORIDA POWER AND LIGHT PUBLICATION "RIGHT TREE, RIGHT PLACE."
4. THE SOIL VOLUME AROUND AND ADJACENT TO THE TREE SHOULD BE ADEQUATE TO ALLOW FOR A HEALTHY ROOT ZONE BASED ON THE ULTIMATE TREE SIZE AT MATURITY.
5. INSPECTIONS OF SITE FOR LANDSCAPE INSTALLATION:
   5.1. THE LANDSCAPE ARCHITECT OF RECORD SHALL PROVIDE A CERTIFICATION LETTER TO THE TOWN CERTIFYING THAT THE LANDSCAPING WAS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS BEFORE THE LANDSCAPE INSPECTOR MAKES THE FINAL INSPECTION.

NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-210E FOR PLANTING PLAN, LANDSCAPE SCHEDULE AND CALCULATIONS
4. SEE SHEET L-220E FOR LANDSCAPE DETAILS AND NOTES
5. LANDSCAPE PLANS ARE IN ACCORDANCE WITH TOWN OF HILLSBORO BEACH CODE OF ORDINANCE AND BROWARD COUNTY REGULATIONS
6. ALL UTILITIES TO BE BURIED PER SECTION 4-7
7. PLANS ARE IN COMPLIANCE WITH SECTION 3-9 - REQUIREMENTS FOR MARINE TURTLE

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans 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 shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of AAL.

The plan takes precedence over the plant list.

SITE PLAN SUBMITTAL - 02/05/26

AAL
Architectural Alliance Landscape
623 SW 4th Ave. Fort Lauderdale, FL 33315 LCC0000237
TEL. 954-764-8858 EMAIL: BEuell@archall.net

Federally
Digitally signed by
James B
Euell
Date:
2026.02.26
16:44:00
-05'00'

Revision Dates

SITE PLAN SUBMITTAL
DOLAN RESIDENCE - EAST
1111 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

Sheet Description
LANDSCAPE DETAILS AND NOTES

Release Date
02-05-2026

Project Number
2520B

Drawing Number
L-220E

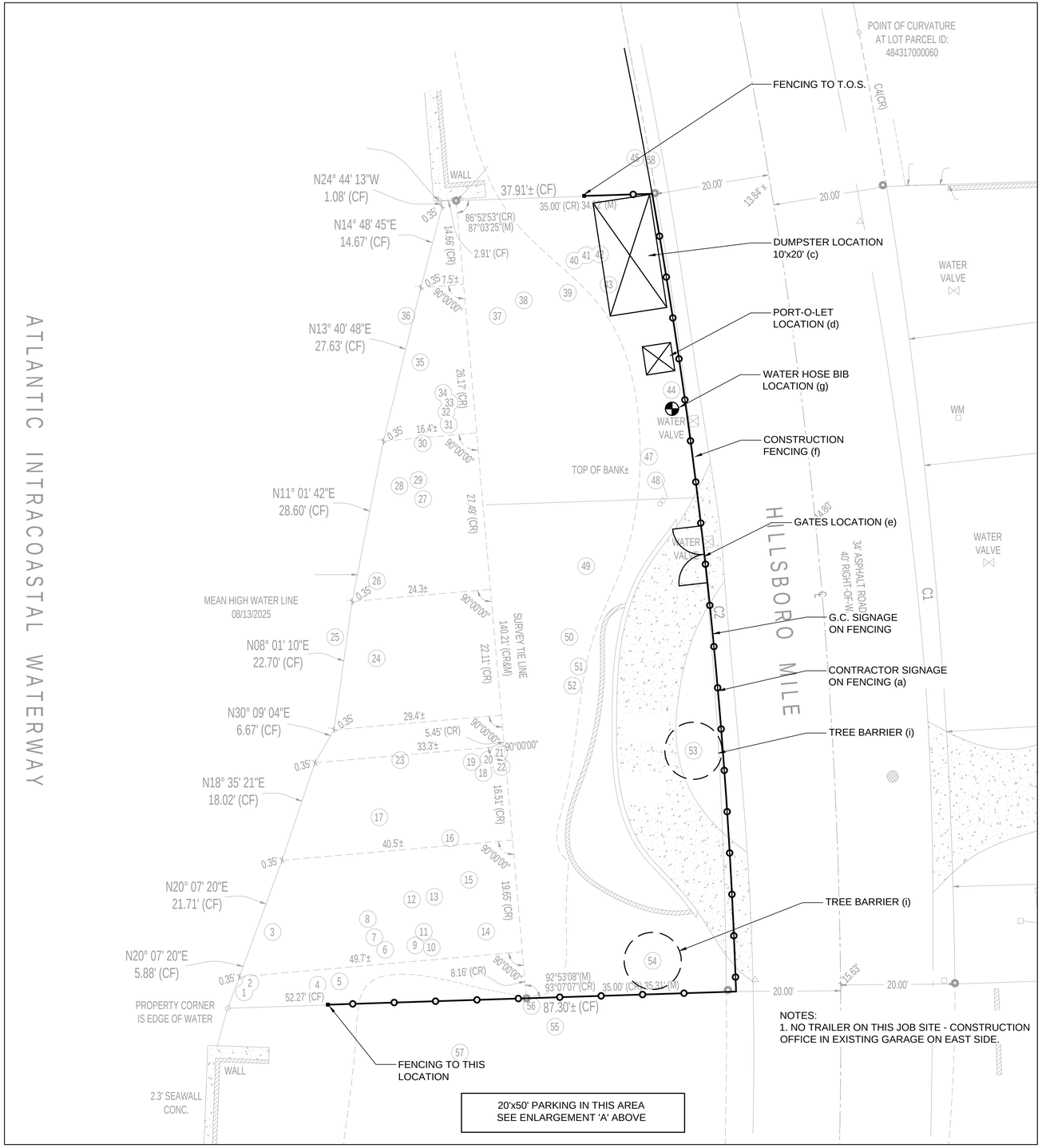
SHEET 1 OF 2



TEMPORARY PARKING FOR CONSTRUCTION
ENLARGEMENT 'A'

NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET XXX TREE DISPOSITION PLAN.
4. SEE SHEET XXX PLANTING PLAN
5. SEE SHEET XXX FOR LANDSCAPE SCHEDULE AND CALCULATIONS
6. SEE SHEET XXX FOR LANDSCAPE DETAILS AND NOTES
7. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days
before digging

SCALE: 1" = 10'-00"

0' 5' 10' 20' 30'

NORTH

SITE PLAN SUBMITTAL - 02/05/26

Architectural Alliance Landscape
613 SW 4th Ave, Fort Lauderdale, FL 33315 LCC0000237
TEL: 954-764-8858 EMAIL: BRuell@archall.net

Digitally signed by James Ruell
Date: 2026.02.05 10:16:14 -05'00'

Revision Dates

SITE PLAN SUBMITTAL
DOLAN RESIDENCE - WEST
1111 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

Sheet Description
SITE MANAGEMENT PLAN

Release Date
02-05-2026

Project Number
2520

Drawing Number
L-600
SHEET 1 OF 2

FLYNN ENGINEERING

241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FL 33308
Phone (954) 522-1004
Fax (954) 522-7630
WWW.FLYNNENGINEERING.COM

LETTER OF TRANSMITTAL

To:	**Site Plan Application Reviewer**	Date:	02/26/2026
	Town of Hillsboro Beach	Project:	1111 Hillsboro Mile
	1210 Hillsboro Mile		
	Hillsboro Beach, FL 33062	Project #:	FES#25-1924.00
	954.427.4011		

WE ARE SENDING YOU THE FOLLOWING ITEMS:

- [X] ATTACHED / VIA Hand Deliver
- [ ] FAX ____ PAGES (INCLUDING TRANSMITTAL)
- [ ] FAX NO. ____ TIME: ____ AM/PM

Copies	Date	No.	Description
2			(2) 24x35 Signed/Stamped Plan Sets
1			(1) 24x36 Plan Set for City of Deerfield Fire Inspector / Plans Examiner
1			Development Application
1			Agent's Authorization Letter
1			Flash Drive
1			Narrative

Reason for Transmittal checked below:

[ ]	FOR YOUR APPROVAL	[ ]	NO ACTION REQUIRED	[ ]	REVIEWED
[X]	FOR YOUR USE	[ ]	FOR REVIEW AND COMMENTS	[ ]	REVIEWED AS NOTED
[ ]	AS REQUESTED	[ ]	RETURNED FOR CORRECTIONS	[ ]	NOT APPROVED
[ ]	FOR YOUR INFORMATION	[ ]	SEE REMARK BELOW	[ ]	REVISE AND RESUBMIT

Remarks:

Please find enclosed the following items to submit a development application for the following location:

1111 Hillsboro Mile (#4843 17 00 0070)

Many thanks.

Copies To: Hugh Johnson

Signed: Gabriela Carreiro

Gabriela Carreiro

PLEASE NOTIFY US AT ONCE IF ENCLOSURES ARE NOT AS NOTED

SunSentinel
MEDIA GROUP

Sold To:
Town Of Hillsboro Beach - 105424
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Bill To:
Town Of Hillsboro Beach - 105424
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Published Daily
Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of Legal Advertisement-1111 HM
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on 27 Mar 2026
Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Rose Williams
_____
Signature of Affiant

Sworn to and subscribed before me this: 27 Mar 2026.

LeAnne Rollins
_____
Signature of Notary Public

Notary Public State of Florida
Leanne Rollins
My Commission HH 500022
Expires 4/27/2028

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

49215

SunSentinel
MEDIA GROUP

TOWN OF HILLSBORO BEACH, FLORIDA
APRIL 7, 2026 AT 9:00 AM

QUASI-JUDICIAL HEARING
SITE PLAN REVIEW FOR
1111 HILLSBORO MILE, HILLSBORO BEACH, FL 33062

NOTICE IS HEREBY GIVEN the Town of Hillsboro Beach, Florida Town Commission will meet Tuesday, April 7, 2026, at 9:00 am for a Quasi-Judicial Hearing to consider Site Plan Approval for property located at 1111 Hillsboro Mile, Hillsboro Beach, Florida 33062.

Information on the Site Plan Review can be obtained at Town Hall, 10 days prior to the meeting. Public comments on the request will be made at the meeting 4/7/2026.

The public can attend in person at Town Hall, located at 1210 Hillsboro Mile, Hillsboro Beach, Florida or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details are provided on Town Website. (TownofHillsborobeach.com)

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC Town Clerk
TOWN OF HILLSBORO BEACH, FLORIDA

3/27/26 49215

49215

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: **Ordinance No. 2026-02 Text Amendment Parking & Landscaping West of A1A** (First Reading)

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.

Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**

Agenda Date: **April 7, 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
2. 02 - Text Amendment Parking & Landscaping West of A1A (1st Reading 04-07-2026)
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.

DRAFT



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.

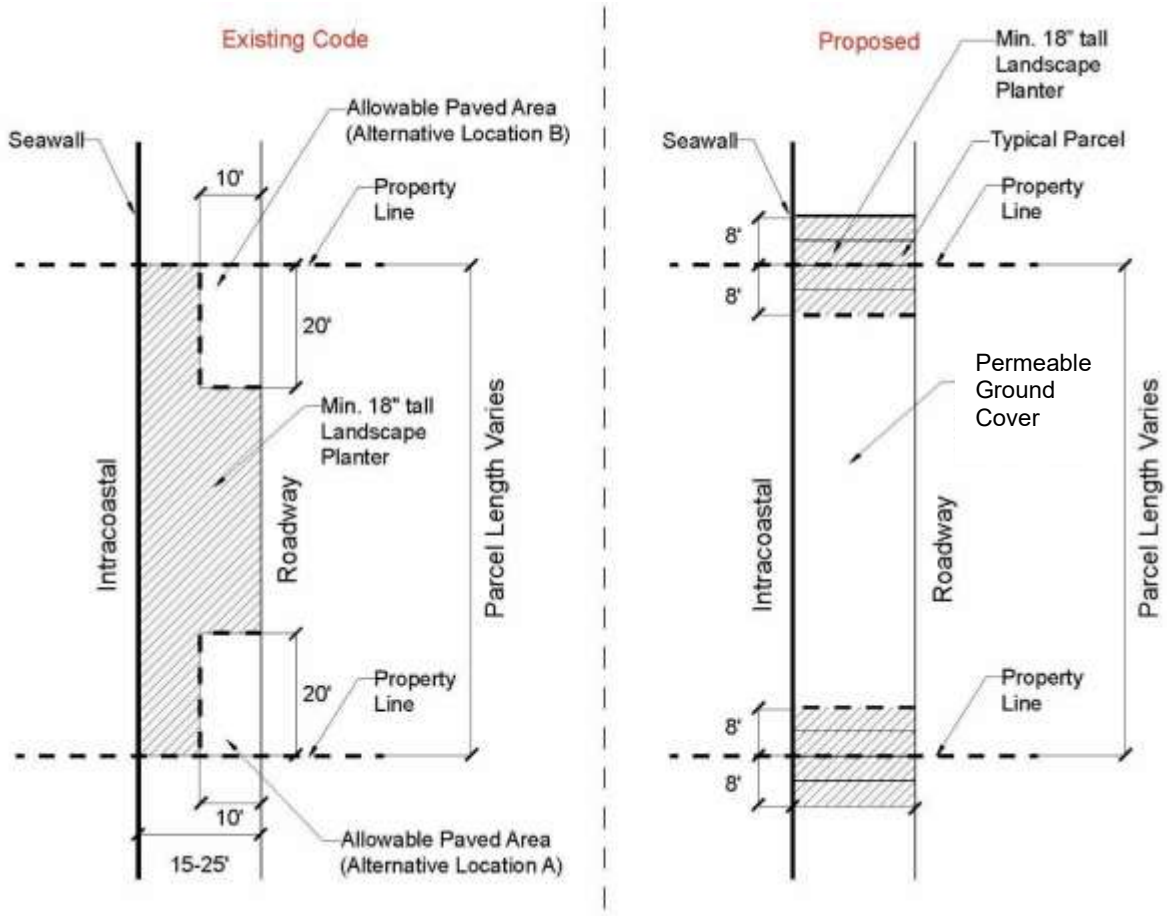
Although the current code if implemented on any lot would greatly limit the use for parking, it would also likely result in vehicles partially blocking A1A (which at times occurs under the existing conditions).

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, gavel, 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.

First Reading 4/7/2026

ORDINANCE NO. 2026-02

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~~

CODING: Words in ~~struck through~~ type are deletions from existing law; Words in underlined type are additions.

~~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

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~~a) Frangible, vertical markers;

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

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

(~~e~~d) Mailboxes; and

(~~f~~e) 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~~a) Frangible, vertical markers;

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

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

(~~e~~d) Mailboxes; and

(~~f~~e) 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;~~

(~~B~~A) Frangible, vertical markers;

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

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

(~~E~~D) Mailboxes; and

(~~F~~E) Vegetation.

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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;~~

(~~B~~A) Frangible, vertical markers;

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

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

(~~E~~D) Mailboxes; and

(~~F~~E) 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
Town Clerk

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: _____ 10/22/25

Graham Long, Development Senior Planner — Signature and Date

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. 2026-13**
Consideration of the Hillsboro Beach Town Commission to Approve and Authorize Appropriate Town Officials to Execute an Interlocal Agreement with the City of Lighthouse Point, Florida for the Sample Road Bridge Water Main Replacement Project.

Submitting Dept: **Town Manager, Sherry Henderson, Town Clerk**

Agenda Date: **April 7, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:

1. Memorandum - Interlocal Agreement with Lighthouse Point for Sample Road Bridge
2. Resolution
3. Sample Road Bridge ILA with Exhibits FINAL 4900-0522-1272 4

MEMORANDUM

DATE: March 23, 2026

TO: Mayor and Town Commission

FROM: Mac Serda, Town Manager

RE: Approval of Interlocal Agreement (ILA) with the City of Lighthouse Point – Sample Road Bridge Water Main Relocation Project

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BACKGROUND:

The City of Lighthouse Point is undertaking the replacement of the Sample Road Bridge, a project that directly impacts on an existing Town of Hillsboro Beach water main currently attached to the bridge. As a result of the bridge replacement, the Town's water main must be relocated.

The proposed Interlocal Agreement (ILA) establishes the terms under which the City of Lighthouse Point will design and construct a replacement water main on behalf of the Town as part of the overall bridge project.

The attached ILA was developed by the Town Attorney, with input from the Town Manager, Water Utility Supervisor and the Town's contracted Procurement Manager.

PURPOSE:

The purpose of this item is to request Commission approval to enter into an Interlocal Agreement (ILA) with the City of Lighthouse Point to facilitate the relocation and replacement of the Town's water main in coordination with the Sample Road Bridge Replacement Project.

SCOPE:

Under the proposed ILA, the City of Lighthouse Point will design, permit, and construct the replacement water main on behalf of the Town as part of the Sample Road Bridge project. The work includes relocating the existing water main within the limits of the bridge construction. The City will be responsible for managing consultants, permitting, and all construction-related activities, while the Town will retain oversight and coordination responsibilities and will have the opportunity to review project documents throughout the process.

Design and engineering efforts are anticipated to begin in coordination with the Sample Road Bridge project. Construction is expected to commence in alignment with the bridge replacement schedule, currently projected for late 2026 or early 2027.

PROCUREMENT AND COST EFFICIENCY:

If the Town were to undertake this project independently, it would result in a duplication of effort,

including separate design coordination, bidding, and construction administration. Additionally, the Town could potentially procure a different contractor than the one selected for the bridge project by the City of Lighthouse Point which could create coordination challenges, inefficiencies, and increased project risk.

By participating in this Interlocal Agreement, the Town will benefit from a unified construction effort led by the City of Lighthouse Point. This approach allows the water main relocation to be integrated directly into the bridge replacement project, resulting in significant cost savings and improved project coordination.

Under the proposed agreement, the City of Lighthouse Point will handle the solicitation and procurement of construction services in accordance with applicable State of Florida procurement requirements, on behalf of both agencies.

This collaborative approach is consistent with prior successful partnerships, including the Town's participation with the City of Deerfield Beach on the original sand haul project, where joint procurement resulted in efficiencies and cost savings.

FISCAL IMPACT

The Town will be responsible for reimbursing the City for all costs associated with the water main relocation project. The cost of construction responsibilities specific to the Town will be outlined in the bids received through the design and solicitation process for the Town's portion of the work. Current estimates indicate engineering and design costs of approximately $20,430, with total project costs to be determined based on final construction pricing. Cost savings are anticipated through shared procurement, reduced administrative duplication, and the economies of scale achieved by combining this work with the larger bridge project.

RECOMMENDATION:

Entering into this Interlocal Agreement will avoid duplication of procurement and construction efforts, reduce the risk of contractor conflicts and delays, and provide measurable cost savings through economies of scale. It will also ensure seamless coordination with the bridge replacement project while continuing the Town's practice of successful intergovernmental collaboration.

It is recommended that the Town Commission approve the Interlocal Agreement between the Town of Hillsboro Beach and the City of Lighthouse Point for the design, permitting, and construction of the Town's water main relocation associated with the Sample Road Bridge Replacement Project, and authorize the appropriate Town officials to execute the agreement.

Attached: Interlocal Agreement between the Town of Hillsboro Beach and the City of Lighthouse Point.

RESOLUTION NO. 2026-13

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE APPROPRIATE TOWN OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT WITH CITY OF LIGHTHOUSE POINT, FLORIDA FOR THE SAMPLE ROAD BRIDGE WATER MAIN REPLACEMENT PROJECT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission deems it to be in the best interests of the Town to approve and authorize the appropriate Town Officials to execute an Interlocal Agreement with City of Lighthouse Point, Florida for the Sample Road Bridge Water Main Replacement Project.

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

SECTION 1. The foregoing "WHEREAS" clause is true and correct and is 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, hereby approves and authorizes the appropriate Town Officials to execute an Interlocal Agreement with City of Lighthouse Point, Florida for the Sample Road Bridge Water Main Replacement Project. A copy of the ILA is attached hereto as Exhibit "A".

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.

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. 2026-13

ILA Lighthouse Point Sample Road Bridge

	YES	NO
DAWN MILLER	□	□
JANE REISER	□	□
DAVID RAVANESI	□	□
VINNIE ANDREANO	□	□
HEATHER BERMAN	□	□

INTERLOCAL AGREEMENT FOR
TOWN OF HILLSBORO BEACH WATERMAIN REPLACEMENT PROJECT
AT SAMPLE ROAD BRIDGE

THIS INTERLOCAL AGREEMENT is made on this _____ day of _____, 2026 by and between the CITY OF LIGHTHOUSE POINT, a Florida municipal corporation located in Broward County, Florida, hereinafter referred to as "City," and the TOWN OF HILLSBORO BEACH, a Florida municipal corporation located in Broward County, Florida, hereinafter referred to as "Town."

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969," authorizes local governments and public agencies to enter into interlocal agreements with each other to jointly exercise any power, privilege, or authority which such agencies share in common and which each might exercise separately; and

WHEREAS, Town has a Watermain within the City, and currently connected to the City's Sample Road Bridge over the Cap Knight Bayou, Florida Department of Transportation Bridge # 867205 (Sample Road Bridge); and,

WHEREAS, the Town is the recipient of a grant from the State of Florida Department of Environmental Protection (Grant Agreement L0214) wherein the State will fund $425,000 to facilitate the design and construction for the relocation of the Town's Watermain currently attached to the City's Sample Road Bridge; and,

WHEREAS, the City is undertaking a project to design and construct a new bridge to replace the current Sample Road Bridge ("Sample Road Bridge Project"), which is currently proceeding through the design phase and is expected to start construction in 2026; and,

WHEREAS, the City has agreed to include the design and construction of a relocated Watermain to replace the one currently attached to the Sample Road Bridge within the design and construction of the Sample Road Bridge Project, and the Town has agreed to reimburse City the cost of such services; and

NOW, THEREFORE, in consideration of the mutual representations, terms, and covenants hereinafter set forth, the parties hereby agree as follows:

1. The foregoing whereas clauses are true and correct and represent material provisions of this Agreement.

2. City agrees to perform, on behalf of Town, the design and construction of a replacement Watermain for the Town, to be referred to as the "Town Watermain Project", as described and shown in Exhibit "A," as part of the City's Sample Road Bridge Project.

3. Town has reviewed and approves of the Description And Scope Of Work For Town Watermain Project, attached hereto as Exhibit "A" and incorporated herein.

4. The City shall be responsible for completing the Town Watermain Project, including entering into all necessary agreements for the engineering, design, permitting, and construction.

    a. City shall have the right to independently select and contract with any consultants and contractors, without Town's participation or approval, as City shall in its sole discretion deem necessary in order to accomplish its responsibilities as set forth in this Agreement. However, the City will provide the Town with the opportunity to review draft procurement documents for the construction of the Sample Road Bridge, which will include the Town Watermain Project, prior the City commencing the solicitation process for the procurement of the construction.
    b. The existing watermain will not be removed until such time as the new Town Watermain is fully complete and operational. The work shall be undertaken to minimize the time that water service to the Town will be inactive during the switchover from the existing watermain to the newly constructed watermain. The Town wll be notified in advance of the date of the switchover and shall have the right to have someone present at the work site to observe and consult if necessary on the switch over.
    c. In the event any contractor or consultant engaged by the City in connection with the Sample Road Bridge Project or the Town Watermain Project fails to perform, the City shall, consistent with its contractual rights and obligations, take commercially reasonable steps to enforce such contract and to pursue available remedies in order to achieve completion of the Town Watermain Project. Nothing herein shall be construed to require the Town to assume responsibility for contractor performance.
    d. The City shall provide written notice to the Town within five (5) business days of any material contractor default affecting the Town Watermain Project. Upon such default, the Town shall have the right to reasonably consult with the City regarding corrective actions, completion methods, and scheduling related to the Town Watermain Project.

5. The City shall include language in any contract to construct the Sample Road Bridge Project that any warranties and guarantees for the Town Watermain Project shall be transferrable, assignable, and inure to the benefit of the Town. The City shall include the Town Watermain Project within the scope of any construction contract security required by law for the Sample Road Bridge Project.

6. The City will coordinate with other entities as necessary to complete the Town Watermain Project. The Town will be responsible for applying for and obtaining all permits required for construction of the Town Watermain. City will be responsible for applying for and obtaining all permits required for construction of the Sample Road Bridge. The City's engineer shall assist with both applications. Town shall cooperate and support, as needed, City with respect to executing and processing any permit applications, or other documents needed by City in connection with applying for and obtaining the Permits. As owner of the Town Watermain, the Town agrees to serve as a co-applicant with City, as may be required by the Permits.

7. Town will pay City its actual cost to perform the Town Watermain Project, currently estimated to be $20,430.00 for engineering and design, including all permits and the costs of obtaining all government approvals; and, $306,201.00 for construction. The Town acknowledges that the agreement for the construction of the Sample Road Bridge will include an owner's contingency for the Town Watermain Project. The estimated costs for the Town Watermain Project are set forth within Exhibit "B".

8. Payments shall be made by the Town to the City as follows:

Upon receipt of an invoice from its contractors and vendors for work related to the Town's Watermain Project, the City will forward an invoice to the Town. The Town shall pay the City within thirty (30) days of receipt of the invoice.

Town shall be responsible for paying the City only the actual costs of the Town Watermain Project. If the actual cost of the Town Watermain Project deviates from the estimated cost identified in paragraph 7 above, including as a result of any Change Orders required for the Town Watermain Project, the total due and payable from the Town shall be adjusted upward or downward to reflect such deviation. Costs of the Town Watermain Project attributable solely to contractor default or non-conforming work shall be addressed through the City's contractual remedies.

9. Payments by Town to City are not contingent on payments or reimbursement from the State to the Town.

10. Design and engineering work for the Sample Road Bridge and the Town's Watermain Project has commenced. It is expected that construction will commence of the Sample Road Bridge and the Town Watermain Project in late 2026 or early 2027.

11 City shall cooperate with Town to the extent necessary for the Town to demonstrate compliance with terms and conditions of its Grant Agreement, including providing documentation, as requested by the Town.

12 This Agreement shall become effective upon execution by the Parties. The Term of this Agreement shall be from the Effective Date until City's completion of the Town Watermain Project and City's receipt of final payment from the Town. The City's obligation to complete the Town Watermain Project shall survive any contractor substitution or re-procurement.

13 Access to Records and Ownership of Documents

a. The Parties agree and stipulate that both Parties are subject to Florida public records laws and shall fully comply with same. At the request of either Party the other shall, in accordance with applicable law, respond to any request for public records received by the requesting party relating to this Agreement. Any other public records request shall be responded to by the receiving Party. Each Party shall cooperate upon request by the other Party and provide any requested records to enable the Party to respond to a public records request.

b. This Agreement shall be deemed in breach for the refusal by a Party to allow public access to all documents, papers, letters or other material subject to the provisions of Chapter 119, Florida Statutes, made or received by the Parties in conjunction with this Agreement.

14 Governmental Immunity.

a. Nothing herein is intended to serve as a waiver of sovereign immunity by any Party nor shall anything included herein be construed as consent to be sued by third parties in any matter arising out of this Agreement or any other contract. City and Town, to the extent that they are political subdivisions as provided in §768.28, Florida Statutes, agree to be fully responsible for the acts and omissions of their officials, agents or employees to the extent permitted by law.

b. Neither City nor Town intends to directly or substantially benefit a third party by this Agreement. Therefore, the Parties agree that there are no third-party beneficiaries to this Agreement and that no third-party shall be entitled to assert a right or claim against either of them based upon this Agreement.

15. Notice.

Whenever either Party desires to give notice to the other, such notice must be sent by certified United States Mail, postage prepaid, return receipt requested, or by hand delivery with a request for a written receipt of acknowledgment of delivery, addressed to the party for whom it is intended at the place last specified below. The place for giving notice shall remain the same as set forth herein until changed in writing in the manner provided in this section. For present, the Parties designate the following:

CITY:

City of Lighthouse Point
Attn: City Administrator
2200 NE 38th Street
Lighthouse Point, FL 33064

With copy to:

City of Lighthouse Point
Attn: City Attorney
Goren, Cherof, Doody & Ezrol, P.A.
3099 East Commercial Blvd, Ste. 200
Fort Lauderdale, FL 33308

TOWN:

Town of Hillsboro Beach
Attn: Town Manager

1210 Hillsboro Mile,
Hillsboro Beach, FL 33062

With copy to:

Town of Hillsboro Beach
Attn: Town Attorney
Goren, Cherof, Doody & Ezrol, P.A.
3099 East Commercial Blvd, Ste. 200
Fort Lauderdale, FL 33308

16 Contractor Nonperformance.

In the event any contractor or consultant engaged by the City in connection with the Sample Road Bridge Project or the Town Watermain Project fails to perform, the City shall, consistent with its contractual rights and obligations, take commercially reasonable steps to enforce such contract and to pursue available remedies in order to achieve completion of the Town Watermain Project. Nothing herein shall be construed to require the Town to assume responsibility for contractor performance.

17. Miscellaneous.

c. ASSIGNMENT: Neither City nor Town shall have the right to assign this Agreement.

d. MATERIALITY AND WAIVER OF BREACH: City and Town agree that each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Agreement and, therefore, is a material term hereof. The failure of either party to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the te1ms of this Agreement.

c. COMPLIANCE WITH LAWS: City and Town shall comply with all federal, state and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities and obligations pursuant to this Agreement.

d. SEVERANCE: In the event a portion of this Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective unless City or Town elect to terminate this Agreement.

e. JOINT PREPARATION: The Parties acknowledge that they have sought and received whatever competent advice and counsel necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Agreement has been their joint effort. The language agreed to expresses their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

f. PRIORITY OF PROVISIONS: If there is a conflict or inconsistency between any term, statement, requirement, or provision of any exhibit attached hereto, any document or events referenced herein, or any document incorporated into this Agreement by reference and a term, statement, requirement or provision of Sections 1 through 7 of this Agreement, the term, statement, requirement or provision contained in Sections 1 through 7 shall prevail and be given effect.

g. JURISDICTION AND VENUE: This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Jurisdiction of any controversies or legal problems arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be in the state courts of the 15th Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Agreement shall be in such state court. EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.

h. AMENDMENTS: No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by City and Town.

i. PRIOR AGREEMENTS: This document represents the final and complete understanding of the parties and incorporates or supersedes all prior negotiations, correspondence, conversations, agreements, and understandings between the Parties applicable to the matters contained herein.

j. REPRESENTATION OF AUTHORITY: Each individual executing this Agreement on behalf of a Party hereto does hereby represent that he or she is, on the date he or she signs this Agreement, duly authorized by all necessary and appropriate action to execute this Agreement on behalf of such Party.

k. MULTIPLE ORIGINALS: Multiple copies of this Agreement may be executed by all Parties, each of which, bearing original signatures, shall have the force and effect of an original document.

l. INDEPENDENT CONTRACTOR. Nothing in this Agreement constitutes or creates a partnership, joint venture, or any other relationship between the Parties. Neither Party nor its agents shall act as officers, employees, or agents of the other Party. Neither Party shall have the right to bind the other Party to any obligation not expressly undertaken by that Party under this Agreement.

m. SURVIVABILITY. Notwithstanding any expiration or termination of this Agreement, the following provisions shall survive expiration and termination: Section 12 Access to Records; Section 13 Governmental Immunity; Section 15(g) Jurisdiction and Venue; and Section 13(m) Survivability.

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

ATTEST:

By: _____
Deputy Town Clerk

(Seal)

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

_____
Town Attorney

TOWN OF HILLSBORO BEACH, a Florida Municipal Corporation

By: _____
Mayor

CITY OF LIGHTHOUSE POINT, a Florida Municipal Corporation

ATTEST:

By: _____
City Clerk

(Seal)

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

_____
City Attorney

By: _____
Mayor

EXHIBIT “A”

DESCRIPTION AND SCOPE OF WORK FOR TOWN WATERMAIN PROJECT

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

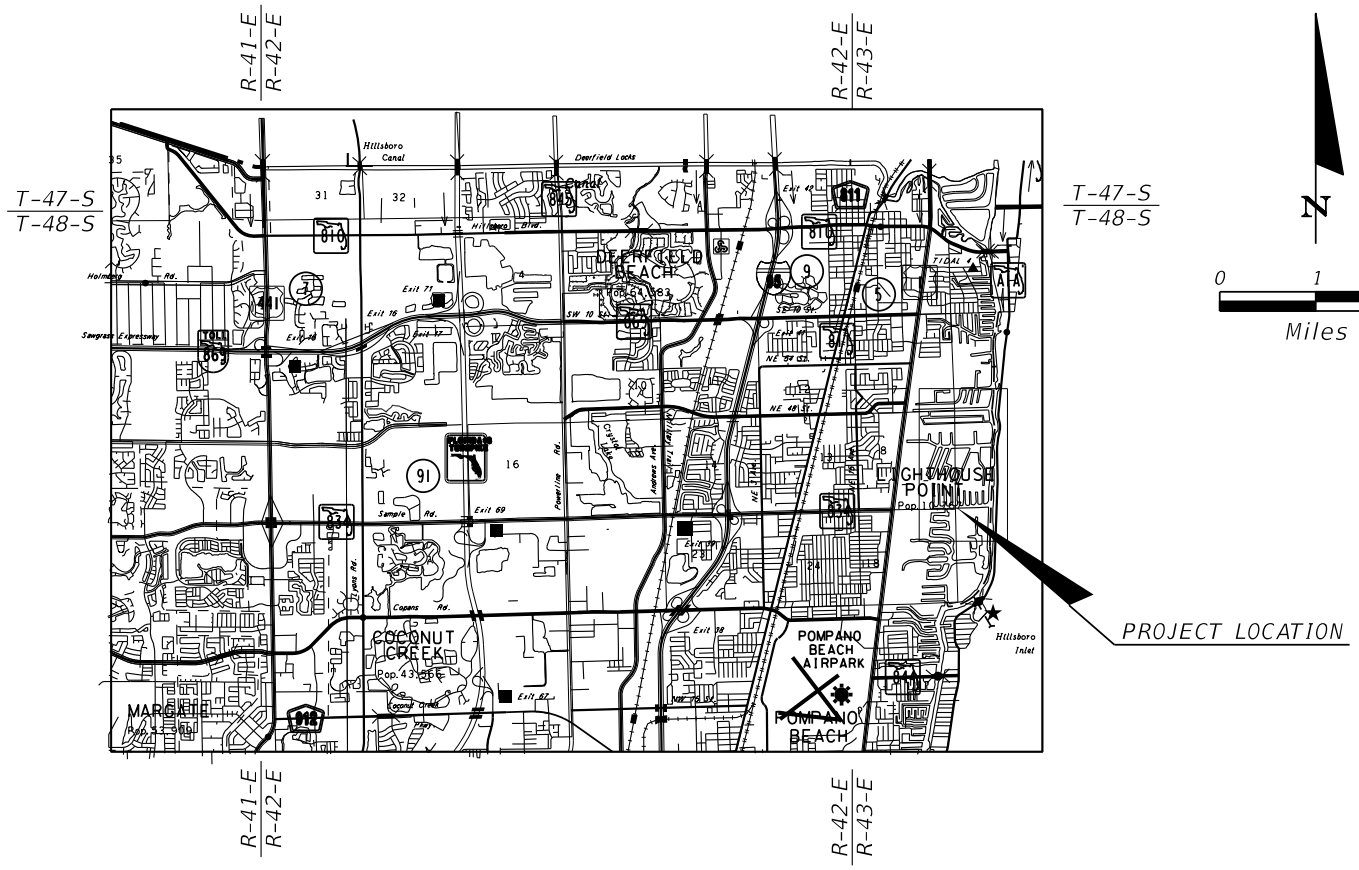
TOWN OF HILLSBORO BEACH
TOWN COMMISSION

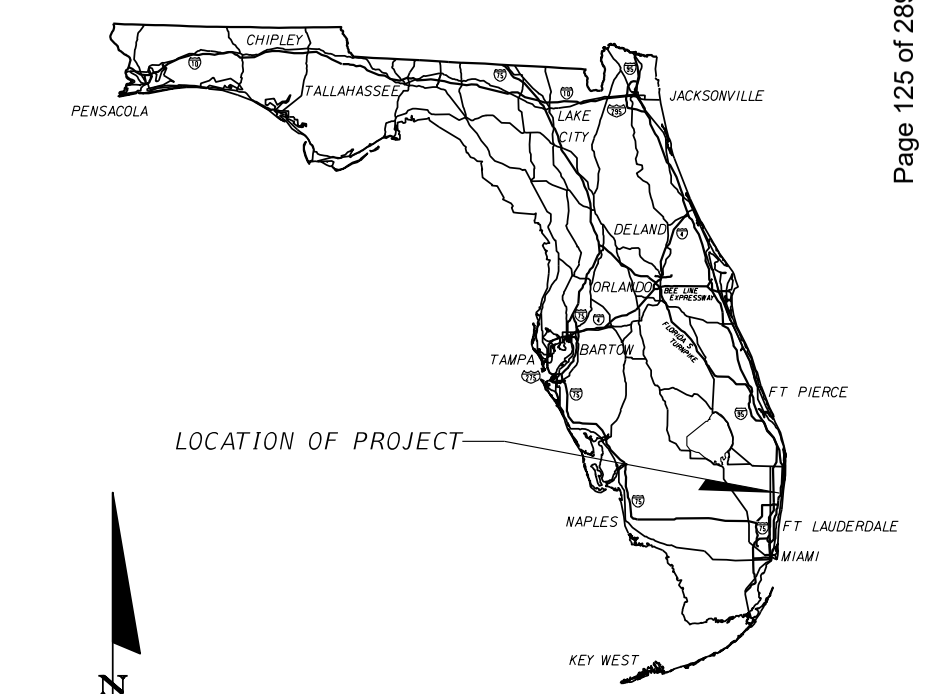
CONTRACT PLANS

SAMPLE ROAD BRIDGE REPLACEMENT
FDOT FPID No. 453177-1-54-01

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3 - 5	GENERAL NOTES
6	SUMMARY OF PAY ITEMS
7 - 8	SAMPLE ROAD UTILITY PLAN & PROFILE
9	SAMPLE ROAD UTILITY PROFILE DETAILS
10	SAMPLE ROAD UTILITY DETAILS
11 - 13	TOWN OF HILLSBORO UTILITY DETAILS





PREPARED FOR

TOWN OF HILLSBORO BEACH, TOWN MANAGER: WILLIAM "MAC" SERDA

TOWN COMMISSIONERS

SEAT NUMBER 1 - DAVID A. RAVANESI
SEAT NUMBER 2 - VINNIE ANDREANO
SEAT NUMBER 3 - JANE REISER
SEAT NUMBER 4 - HEATHER BERMAN

MAYOR

DAWN MILLER

PLANS PREPARED BY:

Kimley»Horn

445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
PROJECT NUMBER: 140979114
REGISTRY No.: 35106

GOVERNING STANDARDS AND SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION,
FY 2025-26 STANDARD PLANS,
AND STANDARD SPECIFICATIONS FOR ROAD AND
BRIDGE CONSTRUCTION DATED FY 2025-26,
AS AMENDED BY CONTRACT DOCUMENTS.

NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.

GOVERNING STANDARDS AND SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION,
FY 2025-26 DESIGN STANDARDS, AND
STANDARD SPECIFICATIONS FOR ROAD, AND
BRIDGE CONSTRUCTION DATED 2025-26,
AS AMENDED BY CONTRACT DOCUMENTS.

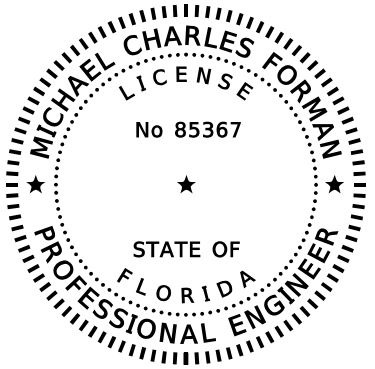
60% PLAN SUBMITTAL
NOVEMBER 2025

ENGINEER OF RECORD: MICHAEL C. FORMAN

P.E. NO.: 85367

SHEET NO.
1

Bradley.Moll 11/13/2025 3:44:29 PM K:\VRB_Roadway\140979114 - Sample Rd Bridge Replacement\CADD\RDWY\KEYSRD01



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

MICHAEL C. FORMAN, P.E.
P.E. LICENSE NUMBER 85367
445 24th STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
REGISTRY No. 35106

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH 61G15-23.004. F.A.C.

SAMPLE ROAD BRIDGE REPLACEMENT PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3 - 5	GENERAL NOTES
6	SUMMARY OF PAY ITEMS
7 - 8	SAMPLE ROAD UTILITY PLAN & PROFILE
9	SAMPLE ROAD UTILITY PROFILE DETAILS
10	SAMPLE ROAD UTILITY DETAILS
11 - 13	TOWN OF HILLSBORO UTILITY DETAILS

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

Kimley»Horn

MICHAEL C. FORMAN, P.E.
P.E. LICENSE NUMBER 85367
445 24th STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
REGISTRY No. 35106

TOWN OF HILLSBORO BEACH
TOWN COMMISSION
SAMPLE ROAD
BRIDGE REPLACEMENT

SIGNATURE SHEET

SHEET NO. 2

GENERAL NOTES

1) THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

3) THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATION THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITION THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE BOTH THE SURFACE AND SUBSURFACE CONDITIONS AND BASE HIS PRICING ACCORDINGLY. GEOTECHNICAL AND ENVIRONMENTAL REPORTS ARE AVAILABLE FOR REVIEW.

4) EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

6) THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

7) ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

8) ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

9) THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.

10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

11) IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE MAINTENANCE OF TRAFFIC FOR THE ADJACENT PROPERTY DURING CONSTRUCTION.

12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

13) EXISTING SECTION CORNERS AND ¼ SECTION CORNERS, AND OTHER LAND MARKERS OR MONUMENTS LOCATED WITHIN PROPOSED CONSTRUCTION ARE TO BE REFERENCED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND RESET AFTER CONSTRUCTION USING A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA. THE SURVEYOR AND MAPPER SHALL FILE UPDATED CERTIFIED CORNER RECORDS WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING.

14) B.M. DATA IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

15) CONTRACTOR SHALL ADJUST ALL UTILITY LIDS AND COVERS TO FINISHED GRADE AS REQUIRED.

16) ALL EXISTING DRAINAGE STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL REMAIN UNLESS OTHERWISE NOTED. ALL STRUCTURES IDENTIFIED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR.

17) THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THAT NOW EXISTS.

18) ITEMS IN CONFLICT WITH CONSTRUCTION SUCH AS EXISTING DRAINAGE STRUCTURES, AND EXCESS EXCAVATIONS ARE TO BE REMOVED BY CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER AWAY FROM THE JOB SITE AT THE CONTRACTOR'S EXPENSE UNLESS THE ITEMS ARE TO BE REUSED ON THE PROJECT.

19) THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES, UNDERGROUND UTILITIES, OR NEAR CANAL BANKS.

20) EXISTING UTILITIES ARE TO REMAIN IN PLACE UNLESS OTHERWISE NOTED.

21) PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH CHAPTER 556 OF FLORIDA STATUTES, UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY.

22) THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.

23) THE CONTRACTOR SHALL CALL SUNSHINE (1-800-432-4770) FOR FIELD LOCATIONS TWO (2) BUSINESS DAYS BEFORE DIGGING NEAR UNDERGROUND UTILITIES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTACT ANY UTILITY OWNER(S) THAT MAY NOTBE A "SUNSHINE" MEMBER.

24) ALL THERMOPLASTIC PAVEMENT STRIPING IS DIMENSIONED FROM CENTER OF STRIPE TO CENTER OF STRIPE.

25) ALL WORK, INCLUDING HARMONIZATION, SHALL BE COMPLETED FROM AND WITHIN EXISTING CITY RIGHT-OF-WAY.

RECORD DRAWINGS

1) CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER A MINIMUM OF 3 HARD COPIES OF A PAVING, GRADING AND DRAINAGE RECORD DRAWING AND A SEPARATE UTILITY RECORD DRAWING, AS WELL AS BOTH IN AUTOCAD 2015 OR LATER, BOTH PREPARED BY A FLORIDA REGISTERED SURVEYOR. THE RECORD DRAWINGS SHALL VERIFY ALL DESIGN INFORMATION INCLUDED ON THE DESIGN PLANS OF THE SAME NAME.

PAVING, GRADING AND DRAINAGE NOTES

1) ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.

2) ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

3) TRAFFIC CONTROL SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

4) THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

5) ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

6) WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

7) WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

8) THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

9) IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

10) STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.

11) FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

12) ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

13) ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.

14) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

Kimley»Horn
MICHAEL C. FORMAN, P.E.
P.E. LICENSE NUMBER 85367
445 24th STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
REGISTRY No. 35106

TOWN OF HILLSBORO BEACH
TOWN COMMISSION
SAMPLE ROAD
BRIDGE REPLACEMENT

GENERAL NOTES

SHEET NO. 3

15) THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.

16) SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

17) THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.

18) THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

19) THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

PAVEMENT MARKING NOTES

1) ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARD INDEX # 711-001, WHERE SHOWN ON THE PLANS.

2) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS, INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE FOLLOWING: CONTRACTOR TO APPLY TWO COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT. CONTRACTOR TO FOLLOW MANUFACTURER'S RECOMMENDED APPLICATION RATE WITHOUT THE ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7.5 MILS DRY FILM THICKNESS PER COAT WITH MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. SECOND COAT OF PAINT SHALL NOT BE APPLIED EARLIER THAN 7 DAYS PRIOR TO GRAND OPENING. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF A LINE FOR A TOTAL DRY FILM THICKNESS OF 15 MILS.

3) ALL FINAL PAVEMENT SYMBOLS AND MARKINGS ARE TO BE THERMOPLASTIC. THERMOPLASTIC INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 711 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

EROSION CONTROL NOTES

1) THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2) ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3) THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

4) BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

5) EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

6) THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

7) CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

8) ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

9) SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

11) RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

12) STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.

13) DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.

14) IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS

15) ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.

16) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

17) ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

18) SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

19) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.

20) ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1) INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

2) ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.

3) SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

4) THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

5) THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

6) OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.

7) ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

TYPICAL ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING
- CONNECTIONS TO WATER AND SEWER MAINS
- TESTS OF UTILITIES
- ANY OTHER INSPECTION FOR WHICH A PERMITTING AGENCY REQUIRES THE ENGINEER TO BE PRESENT

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TOWN OF HILLSBORO BEACH
TOWN COMMISSION
SAMPLE ROAD
BRIDGE REPLACEMENT

GENERAL NOTES

SHEET NO. 4

3RD PART TESTS REPORTS REQ'D

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

- DENSITY TEST REPORTS
- BACTERIOLOGICAL TESTS OF WATER SYSTEM
- PRESSURE TEST OF WATER/SEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
- ANY OTHER TESTING REQUIRED BY THE AGENCY

MAINTENANCE OF TRAFFIC

1) TRAFFIC CONTROLS SHALL BE IN ACCORDANCE WITH THE PROJECT TRAFFIC PLANS, THE CURRENT EDITION OF THE FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS MINIMUM CRITERIA.

2) THE CONTRACTOR SHALL IMMEDIATELY REPAIR ALL POTHOLES THAT DEVELOP WITHIN PROJECT LIMITS AND WILL MAINTAIN A SUPPLY OF COLD MIX ON THE PROJECT SITE TO EXPEDITE THOSE REPAIRS. ALL COSTS ASSOCIATED WITH THIS WORK SHALL BE INCLUDED AS PART OF THE OVERALL BID.

3) REQUEST FOR PROPOSED LANE CLOSURES OR TEMPORARY DETOURS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO ROADWAY'S MAINTAINING AGENCY TO CLOSURE OR DETAIL.

4) ONE LANE OF TRAFFIC SHALL REMAIN OPEN AT ALL TIMES.

5) THE CONTRACTOR SHALL REMOVE ANY EXISTING OR PROPOSED PAVEMENT MARKINGS THAT CONFLICT WITH THE TRAFFIC CONTROL. WHEN THE CONFLICT NO LONGER EXISTS THE CONTRACTOR SHALL RESTORE PAVEMENT MARKINGS TO THEIR ORIGINAL POSITION. REMOVAL OF EXISTING AND/OR TEMPORARY PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY FOLLOWING METHODS: BY MILLING AND ASPHALT OVERLAY, BY GRINDING AND ASPHALT OVERLAY, SAND OR WATER BLASTING, OR BY OTHER MEANS APPROVED BY THE ENGINEER. GRINDING (WITHOUT ASPHALT OVERLAY) SHALL ONLY BE PERMITTED IN NON-TRAFFIC AREAS AS DESIGNATED BY THE ENGINEER, ALL COSTS OF PAVEMENT MARKING REMOVAL, INCLUDING THE COST OF ASPHALT OVERLAY REQUIRED WHEN MILLING OR GRINDING IS USED IN TRAFFIC AREAS, SHALL BE INCLUDED. USE OF BLACK PAINT TO COVER EXISTING AND/OR TEMPORARY PAVEMENT MARKINGS IS PROHIBITED.

6) CONTRACTOR SHALL REMOVE OR COVER ANY EXISTING OR PROPOSED SIGNS THAT CONFLICT WITH THE TRAFFIC CONTROL. WHEN THE CONFLICT NO LONGER EXISTS, CONTRACTOR SHALL RESTORE THE SIGNS TO THEIR ORIGINAL POSITION, COST TO BE INCLUDED IN THE BID.

7) ALL EXISTING STREET NAMES AND STOP SIGNS AFFECTED BY CONSTRUCTION SHALL BE RELOCATED TO AND MAINTAINED IN A VISIBLE LOCATION FOR THE DURATION OF THE PROJECT. WHEN NO LONGER AFFECTED BY CONSTRUCTION THEY SHALL BE RESTORED TO THEIR FINAL POSITION. COST TO BE INCLUDED IN BID.

8) CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REMOVAL OF STORMWATER FROM ROADWAYS UTILIZED FOR TRAFFIC MAINTENANCE IN A MANNER APPROVED BY THE ENGINEER. COST TO BE INCLUDED IN BID.

9) AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 102-600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER AT THE CONTRACTOR'S EXPENSE.

10) CONTRACTOR TO MAINTAIN ACCESS TO RESIDENCES ALONG THE PROJECT. CONTRACTOR IS TO SUBMIT A PROPOSED METHOD OF MAINTAINING ACCESS TO THESE PROPERTIES TO ENGINEER FOR REVIEW PRIOR TO INSTALLATION. ALL COSTS WITH MAINTAINING ACCESS TO BE INCLUDED IN THE BID.

11) M.O.T TRANSITIONS AND TEMPORARY INTERSECTION CROSSOVERS WHERE CONSTRUCTION HAS CAUSED GRADE DIFFERENCES BETWEEN THE EXISTING AND NEW ROADWAYS SHALL BE CONSTRUCTED USING 1:20 SLOPE TO ACCOMMODATE VEHICULAR TRAFFIC FROM ANY DIRECTION. WORK SHALL BE DONE WITH ASPHALTIC CONCRETE TYPE "S" AND SHALL INCLUDE ASPHALT SLOPE REMOVAL WHEN NO LONGER NEEDED. ALL COST WITH MAINTAINING CROSSOVER SLOPE GRADE AND REMOVAL TO BE INCLUDED IN THE BID.

12) IF THERE ARE UNEVEN PAVEMENT SURFACES DURING CONSTRUCTION, THE VERTICAL "DROP OFF" DIFFERENCE SHALL NOT BE MORE THAN 3 INCHES IN HEIGHT BETWEEN THE ADJACENT SURFACES.

13) CONTRACTOR SHALL MAINTAIN ACCESS TO RESIDENCES AND BUSINESSES FOR GARBAGE/SANITATION PICK-UP ALONG THE PROJECT. ALL COSTS WITH MAINTAINING ACCESS TO BE INCLUDED IN THE BID.

14) CONTRACTOR SHALL MAINTAIN CURRENT LEVELS OF ROADWAY LIGHTING WITHIN THE PROJECT LIMITS AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. ALL COSTS WITH MAINTAINING LIGHTING TO BE INCLUDED IN THE BID.

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TOWN COMMISSION
SAMPLE ROAD
BRIDGE REPLACEMENT

GENERAL NOTES

SHEET NO. 5

SUMMARY OF PAY ITEMS

PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT QUANTITY
	PAY ITEMS		
102-1	MAINTENANCE OF TRAFFIC	LS	1
110-1-1	CLEARING & GRUBBING	AC	0.10
160-4	TYPE B STABILIZATION	SY	107
285-706	OPTIONAL BASE GROUP 6	SY	92
334-1-13A	SUPERPAVE ASPHALTIC CONCRETE (TYPE SP-9.5) (TRAFFIC C) (1")	TN	5
334-1-13B	SUPERPAVE ASPHALTIC CONCRETE (TYPE SP-12.5) (TRAFFIC C) (1.5")	TN	7
522-1	CONCRETE SIDEWALK AND DRIVEWAYS (4" THICK)	SY	6
522-2	CONCRETE SIDEWALK AND DRIVEWAYS (6" THICK)	SY	21
570-1-2	PERFORMANCE TURF, SOD	SY	200
711-11-121	TRAFFIC STRIPE SOLID (THERMOPLASTIC)	LS	1
1050-18-004	UTILITY PIPE - REMOVE / PRESSURE GROUT	LF	463
1050-31-216	UTILITY PIPE - POLY VINYL CHLORIDE (F&I) (16")	LF	102
1050-42-216	UTILITY PIPE - HIGH DENSITY POLYETHYLENE (F&I) (16")	LF	373
1055-51-116	UTILITY FITTINGS - DUCTILE IRON/CAST IRON (F&I) (ELBOW) (16")	EA	6
1080-23-102	UTILITY FIXTURE - TAPPING SADDLE/SLEEVE (F&I) (2")	EA	2
1080-24-116	UTILITY FIXTURE - VALVE ASSEMBLY (F&I) (16")	EA	2
1080-26-116	UTILITY FIXTURE - VAC/AIR ASSEMBLY (F&I) (16")	EA	1
1080-27-116	UTILITY FIXTURE - LINE STOP ASSEMBLY (F&I) (16")	EA	2
1080-29-116A	UTILITY FIXTURE - MECHANICAL JOINT RESTRAINT (F&I) (16")	EA	10
1080-29-116B	UTILITY FIXTURE - MECHANICAL JOINT BUTT FUSED ADAPTER (F&I) (16")	EA	2
1080-32-116	UTILITY FIXTURE - SAMPLE POINT (F&I) (16")	EA	1

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SUMMARY OF PAY ITEMS

SHEET NO. 6

26.2756° N
-80.0892° W
PROP. 20'X10' BORE PIT
(IN UPLANDS)

CONST. 16 LF OF 16" PVC WM
+47.91, 29.34' LT
CONST. 16" BUTT FUSED MECHANICAL JOINT ADAPTER
CONST. 16" A.R.V.
CONST. 16" 11.25° ELBOW

+37.50, 29.34' LT
CONST. 16" 90° ELBOW

CONST. 14 LF OF 16" PVC WM

+37.50, 15.97' LT
CONST. 16" LINE STOP
CONST. 2" TEMP. JUMPER CONNECTION
CONST. 5 16" MECHANICAL JOINT RESTRAINTS
CONST. 16" 90° ELBOW
CONST. 16" G.V.
CONST. SAMPLE POINT NO. 1

94'

5'

EXIST. 16" DIP WM TO BE REMOVED

EX. 16" DIP WM

EX. 6" DIP FM

EX. 10" ACP WM

EX. 8" ABN 10" WM

EX. BT

HDD 373 LF OF 16" HDPE WM

EX. 8" HDPE FM

EXIST. R/W

5.66'

EXIST. 10" CIP WM
TO BE REMOVED

0 5 20
Feet

N

A

A

MATCHLINE STA. 29+40.00

35'

35'

27

28

29

℄ CONST.

SAMPLE ROAD

EX. 10" VCP SAN

10" PVC

EX. BT

EX. 12" DIP WM

EX. 14" HDPE WM

BEGIN TOWN OF HILLSBORO BEACH
WATER MAIN RELOCATION
STA. 27+37.50

EXIST. R/W

LEGEND:
EXISTING UTILITY TO BE REMOVED/GROUT-IN-PLACE
ROADWAY RECONSTRUCTION

EXIST. GRADE
AT ℄ CONST.

PROFILE GRADE
LINE

EX. 10" C.I.P. WM &
EX. 10" A.C.P. WM

EX. 16" D.I.P. WM

EX. 10" A.C.P. WM &
EX. 10" ABN WM

+77.00
EL. 9.43

9.55
10.28
10.81
11.13
6.13
8.50
8.27
10.50
10.28

(#) 4.302%

180' V.C.

SCALE:
HOR: 1" = 20'
VER: 1" = 2'

28+00

29+00

12
10
8
6

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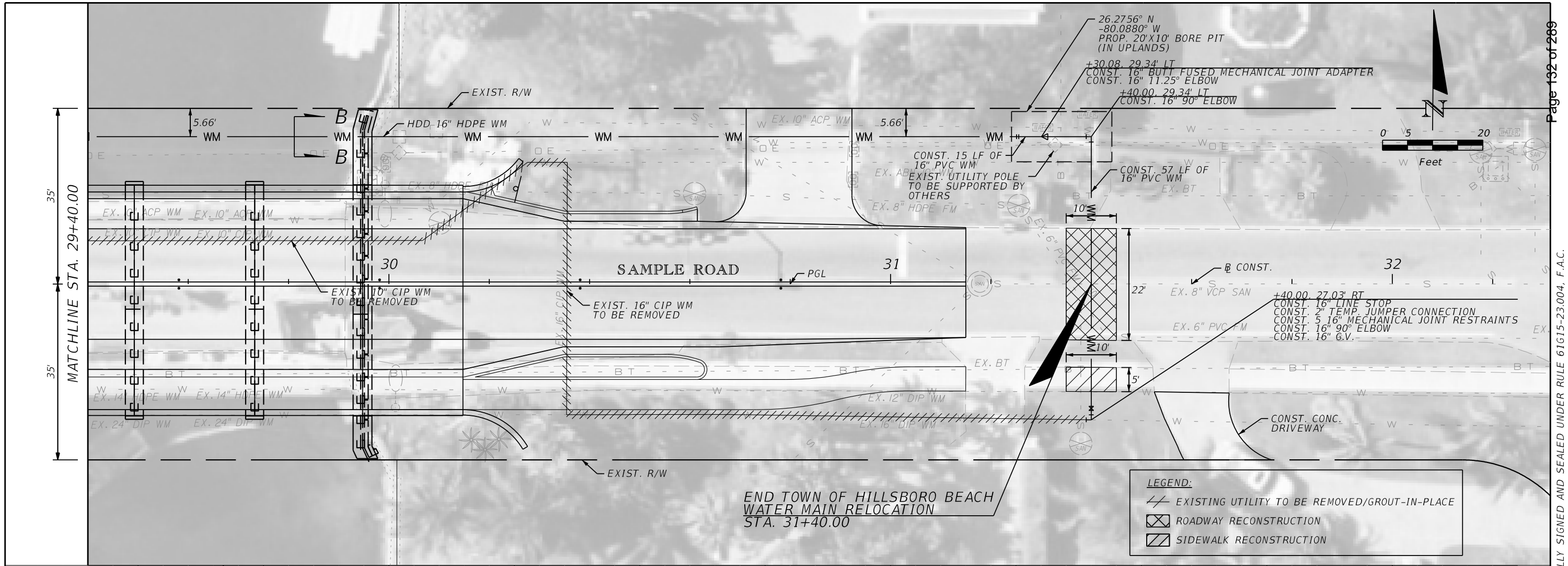
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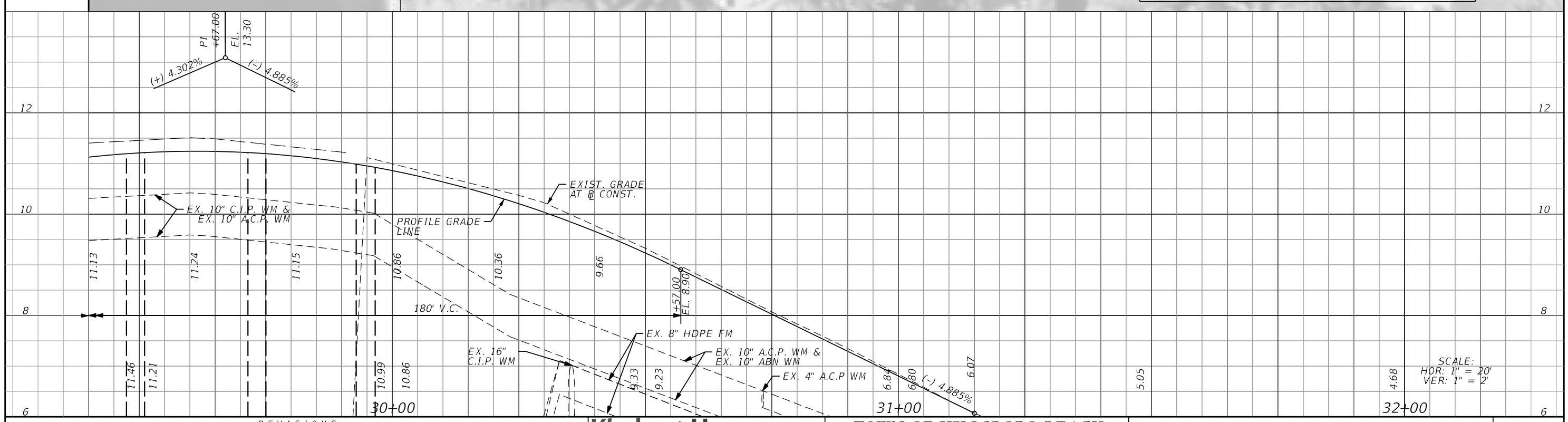
TOWN OF HILLSBORO BEACH
TOWN COMMISSION
SAMPLE ROAD
BRIDGE REPLACEMENT

SAMPLE ROAD
UTILITY PLAN & PROFILE

SHEET NO. 7

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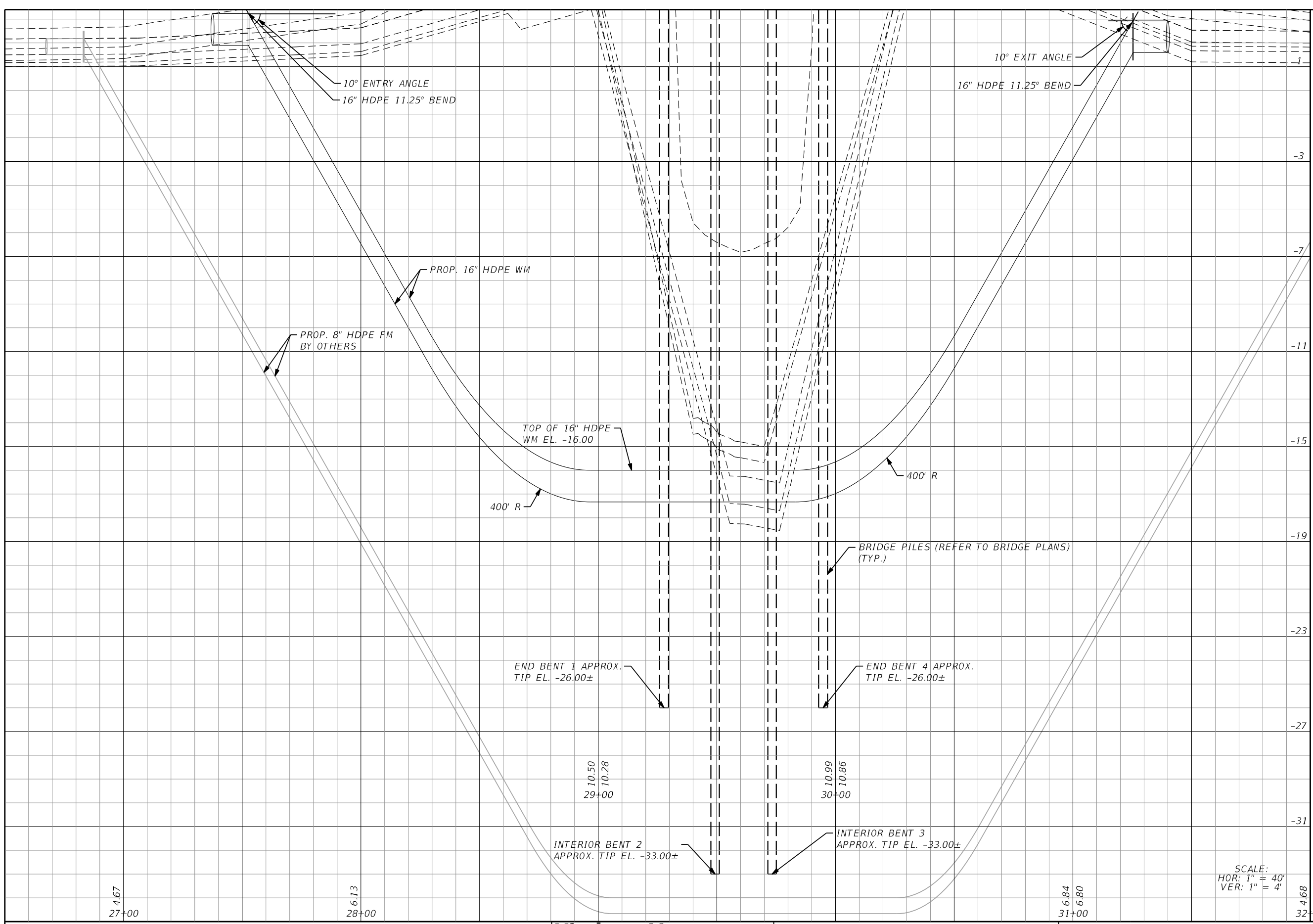
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TOWN OF HILLSBORO BEACH
TOWN COMMISSION
SAMPLE ROAD
BRIDGE REPLACEMENT

SAMPLE ROAD
UTILITY PLAN & PROFILE

SHEET NO. 8

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MATCHLINE A-A

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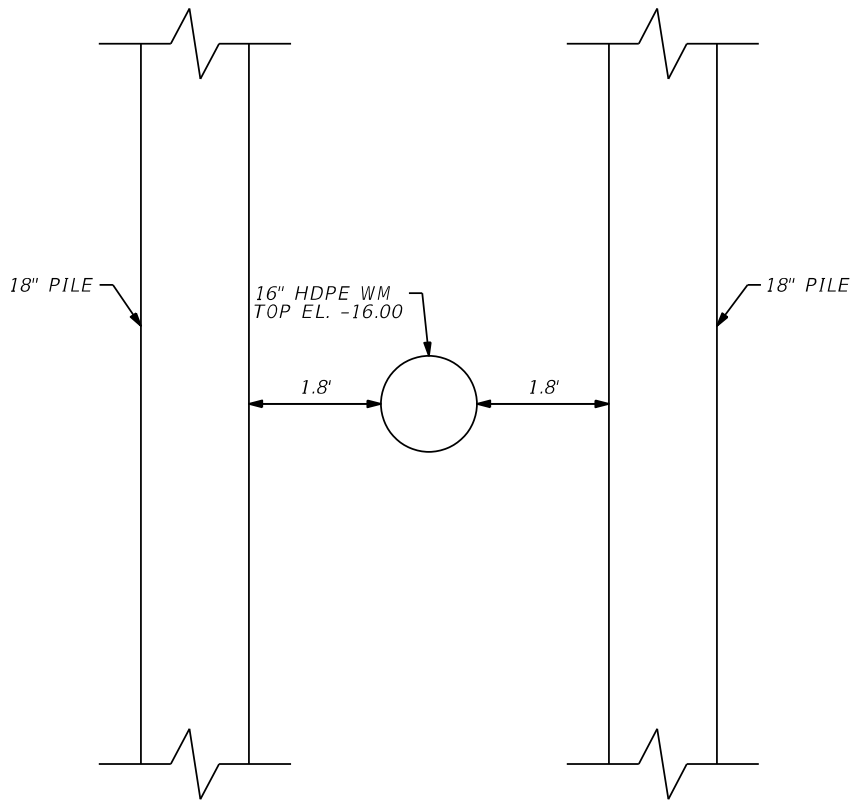
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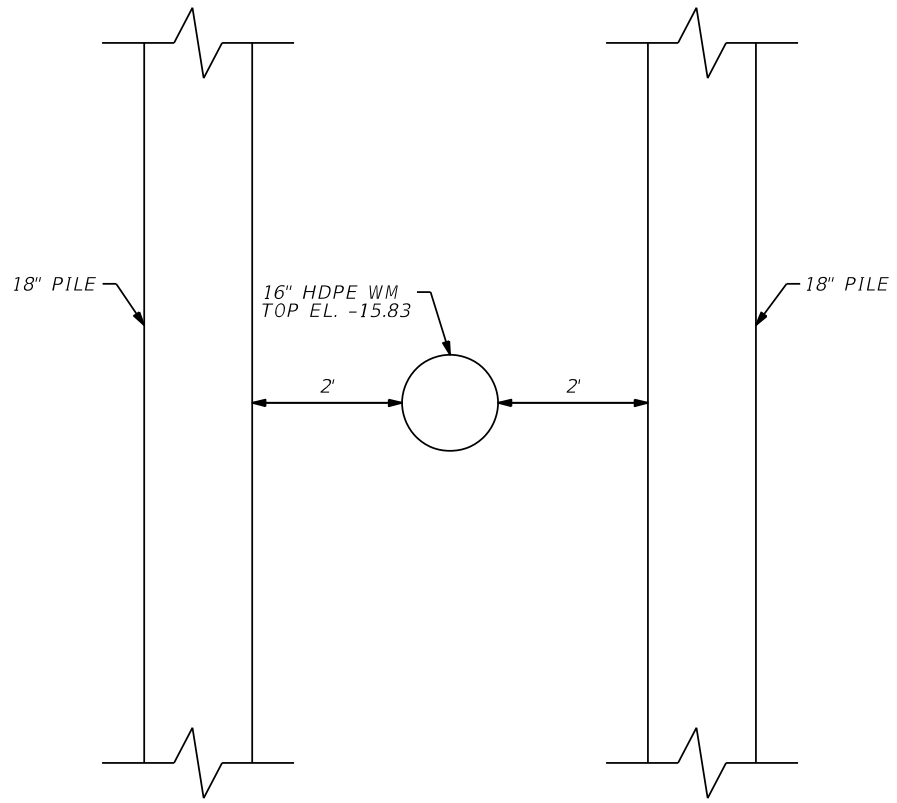
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TOWN COMMISSION
SAMPLE ROAD
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SAMPLE ROAD UTILITY PROFILE DETAILS

SHEET NO. 9



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

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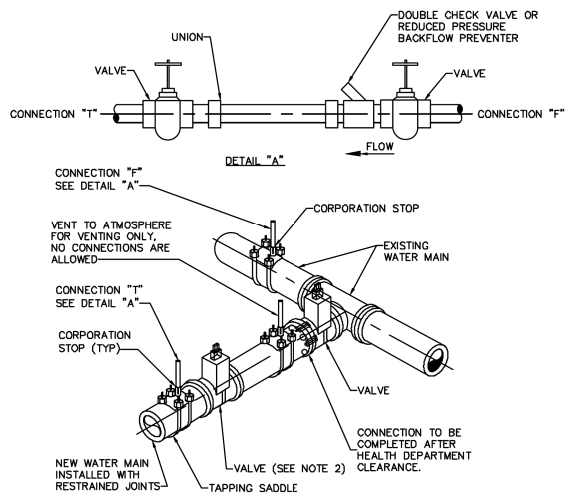
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TOWN OF HILLSBORO BEACH
TOWN COMMISSION
SAMPLE ROAD
BRIDGE REPLACEMENT

SAMPLE ROAD UTILITY DETAILS

SHEET NO.
10

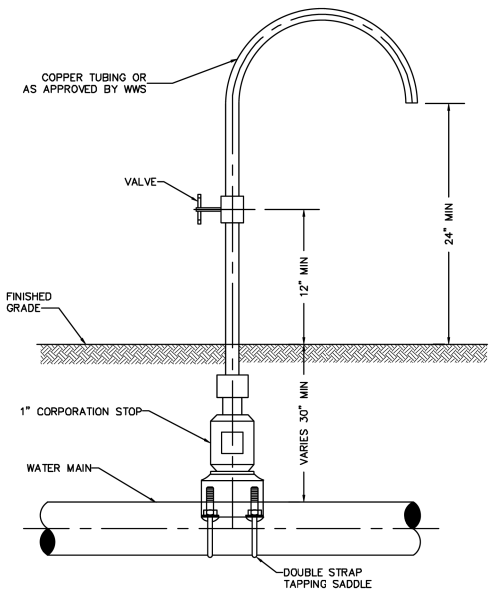


NOTES:

1. TYPICAL DETAIL SHOWN. CONTRACTOR TO VERIFY ACTUAL FIELD CONDITIONS WHICH MAY DIFFER FROM THE SHOWN REPRESENTATIVE CONNECTION.
2. VALVE COULD BE REPLACED WITH TEMPORARY PLUG WHICH MUST BE REMOVED AFTER HEALTH DEPARTMENT CLEARANCE.
3. REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON EXISTING MAIN AFTER FILLING AND FLUSHING OF NEW LINE.
4. DO NOT REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON NEW MAIN UNTIL ALL TESTING HAS BEEN CLEARED BY HEALTH DEPARTMENT.
5. CLOSE CORPORATION STOPS AND PLUG/CAP WITH BRASS FITTINGS AFTER SAMPLING IS COMPLETED.

101 FILLING AND FLUSHING CONNECTION

N.T.S.



NOTES:

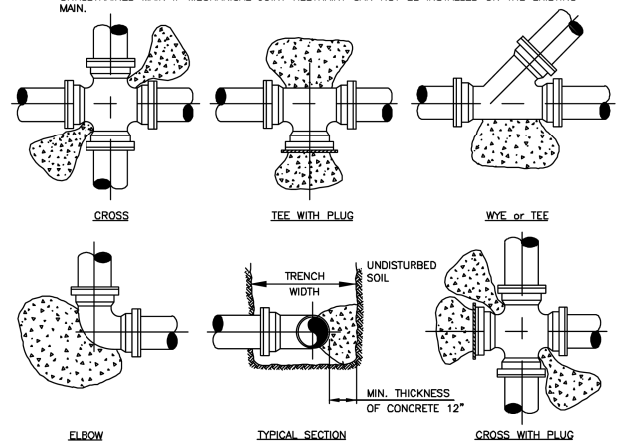
1. SAMPLE POINTS SHALL BE LOCATED AND LATER REMOVED AS REQUIRED BY BROWARD COUNTY HEALTH DEPARTMENT.
2. CORPORATION STOP SHALL BE CLOSED AND PLUGGED/CAPPED WITH A BRASS FITTING AFTER HEALTH DEPARTMENT CLEARANCE.
3. SAMPLING POINTS MAY BE PLACED AT THE ENDS OF WATER SERVICES BEFORE THE METERS AND ON BLOW OFFS FOR TERMINAL WATER MAINS, WHERE SERVICES AND BLOW OFFS ARE REQUIRED BY THE PLANS.

102 SAMPLING POINT

N.T.S.

NOTES:

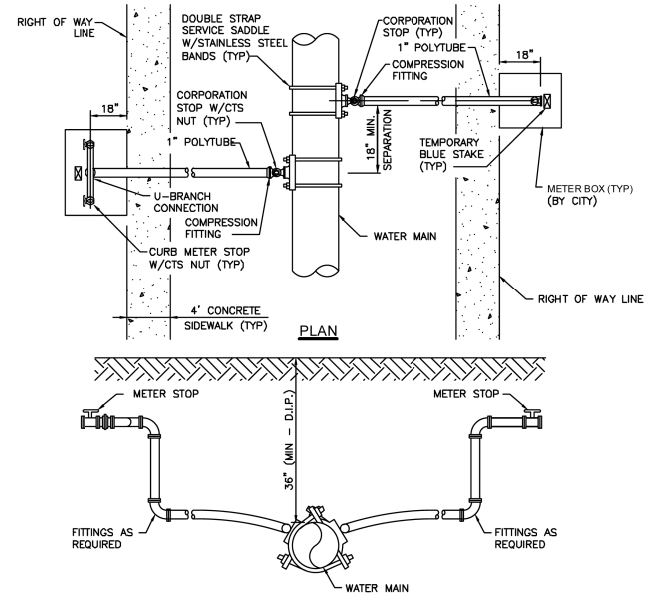
1. CONCRETE THRUST BLOCKS OR THRUST COLLARS ONLY TO BE USED WITH OWNER'S APPROVAL.
2. CONCRETE THRUST BLOCKS OR THRUST COLLARS MAY BE UTILIZED ONLY IF NECESSARY FOR CONNECTIONS TO AN EXISTING PIPING SYSTEM, OTHERWISE MECHANICAL RESTRAINTS SHALL BE USED. KEEP "T" BOLTS CLEAR OF CONCRETE, WRAPPED IN VISQUEEN FOR FUTURE ACCESS, WITH A MINIMUM OF 1' THICKNESS BETWEEN THE FITTING AND SOIL.
3. BEFORE POURING CONCRETE, PLUGS SHALL BE WRAPPED WITH VISQUEEN AND A BOARD PLACED IN FRONT.
4. CONCRETE SHALL BE 2500 P.S.I. MINIMUM.
5. THE CONTRACTOR SHALL SUBMIT A THRUST BLOCK SIZE CALCULATION FOR TEE CONNECTIONS INTO UNRESTRAINED EXISTING MAINS LARGER THAN 14".
6. THE CONTRACTOR SHALL SUBMIT A PIPE RESTRAINT DESIGN FOR INLINE EXTENSIONS OF A EXISTING UNRESTRAINED MAIN IF MECHANICAL JOINT RESTRAINT CAN NOT BE INSTALLED ON THE EXISTING MAIN.



PIPE	THRUST BLOCK AREA REQ'D	REMARKS	NOTE:
4"	2.0 SQ. FT.	VALUES ARE FOR 90° BEND, BASED ON 2000 P.S.F. SAFE BEARING LOAD AND PIPE PRESSURE OF 150 P.S.I. FOR OTHER SOILS & PRESSURES THE AREA REQUIRED IS IN DIRECT PROPORTION	FOR OTHER FITTINGS USE THE FOLLOWING FACTORS. TEE 100% 45° BEND 71% 22 1/2° BEND 39% 11 1/4° BEND 20% DEAD END 100%
6"	4.0 SQ. FT.		
8"	6.6 SQ. FT.		
10"	10.0 SQ. FT.		
12"	14.0 SQ. FT.		
14"	18.6 SQ. FT.		

103 TYPICAL THRUST BLOCKS FOR PRESSURE PIPING

N.T.S.

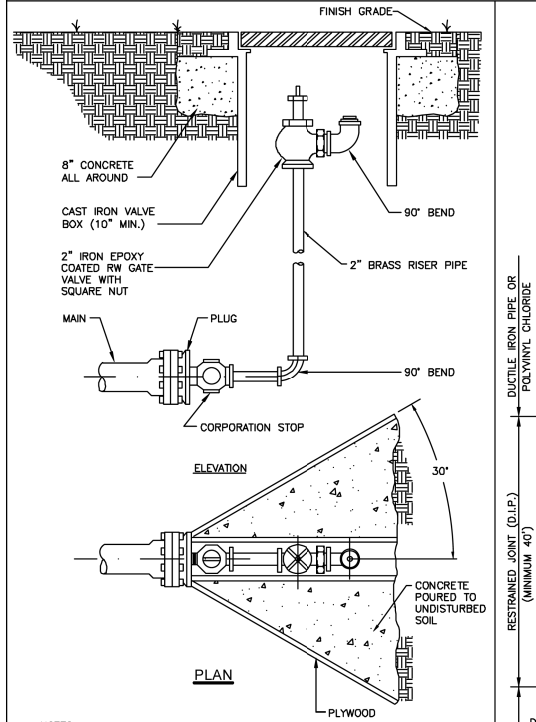


NOTES

1. COVER OVER WATER SERVICE LINES TO BE 30" MINIMUM, AND 36" UNDER PAVEMENT.
2. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
3. SERVICE PIPE SHALL BE SAME SIZE AS THE WATER METER USED EXCEPT THAT NO SERVICE PIPE SHALL BE SMALLER THAN 1".
4. METER STOPS TO HAVE 8" TO 10" OF COVER.
5. SERVICES SHALL BE HDPE-CTS CE BLUE FLEXIBLE (200psi) POLYETHYLENE PIPE.
6. SERVICES UNDER PAVEMENT SHALL BE SLEEVED WITH 2" SCH. 80 PVC, TO 2' BEYOND LIMITS OF PAVEMENT & PLUG ENDS OF SLEEVES WITH SEALANT.
7. THE MINIMUM RADIUS SHALL BE 14" FOR 1" SERVICE LINES.
8. ALL BRASS FITTINGS AND HDPE FITTINGS MUST MEET AWWA SPECS AND ANSI/NSF 61 POTABLE WATER REQUIREMENTS.
9. STAINLESS STEEL INSERTS ARE TO BE USED WITH ALL CTS CONNECTIONS.
10. GALVANIZED STEEL, PVC, FITTINGS OF ANY KIND ARE PROHIBITED FROM USE.
11. BRASS BALL VALVES OF ANY KIND ARE PROHIBITED FROM USE, EXCEPT ON BACKFLOW ASSEMBLIES.

104 WATER SERVICE CONNECTION

N.T.S.

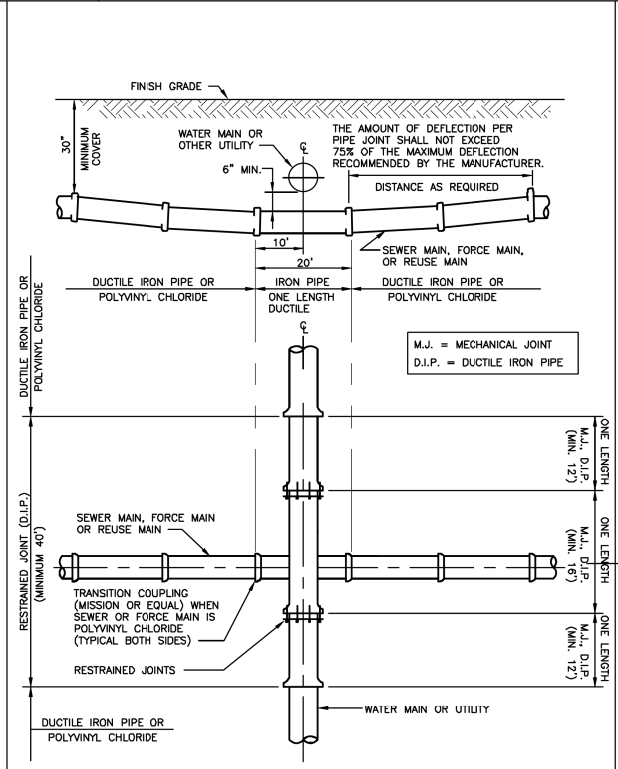


NOTES:

1. PIPE JOINT COMPOUND SHALL BE APPLIED TO MALE THREADS ONLY.
2. COAT ALL EXPOSED THREADS WITH BITUMASTIC BEFORE BACKFILLING.
3. 2" TAP IN BOTTOM OF PLUG.
4. PLYWOOD AND CONCRETE TO HAVE A HEIGHT EQUAL TO THE DIAMETER TO THE PIPE.

105 TERMINAL BLOW OFF

N.T.S.



106 STANDARD UTILITY CROSSING

N.T.S.

LAYING CONDITION:	TYPE 4 (PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO THE DEPTH OF 1/8 PIPE DIAMETER, 4 INCHES MINIMUM. BACKFILL COMPACTED TO TOP OF PIPE).
DEPTH OF COVER:	2.5 FEET
WORKING PRESSURE:	150 P.S.I.
SOIL BEARING:	2,000 P.S.F. AGAINST UNDISTURBED SOIL.

PIPE DIA. (IN.)	11.25d (FT)	22.5d (FT)	45d (FT)	90d (FT)	DEAD END (FT)	TEE (FT)	45d VERT. BEND (FT)	22d VERT. BEND (FT)
6	5	9	16	31	60	35	20	12
8	6	11	20	42	80	50	25	14
10	7	14	24	52	100	60	26	18
12	8	16	28	63	120	65	30	20
14	10	18	32	73	130	80	35	23
16	11	20	35	84	140	90	40	26
18	12	22	39	94	150	100	45	28
20	13	24	42	105	180	120	55	32
24	14	27	49	126	220	150	65	35

NOTE THAT IN ACTUAL INSTALLATIONS, THE RESTRAINED LENGTH WILL BE IN MULTIPLES OF LENGTH OF ONE PIECE OF PIPE (NORMALLY 18 TO 20 FEET). THUS, FOR EXAMPLE, IF THE RESTRAINED LENGTH FOR 6 INCH PIPE LEADING UP TO A 90 DEGREE BEND IS 30 FEET, TWO FULL LENGTHS OF RESTRAINED PIPE WILL RESULT IN 36 TO 40 FEET OF RESTRAINT, PROVIDING AN ADDITIONAL SAFETY FACTOR. WHERE SHORT CONNECTING PIECES ARE NEEDED TO POSITION FITTINGS, THEY SHOULD, WHEN POSSIBLE, BE PLACED OUTSIDE THE RESTRAINED SECTION FOR MAXIMUM ECONOMY.

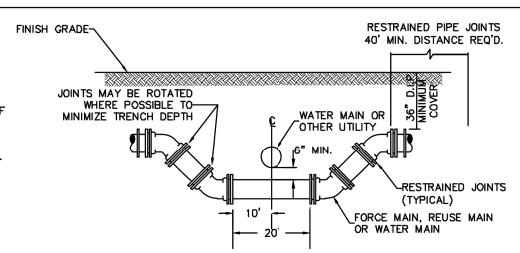
THE ABOVE SCHEDULE IS ONLY A GUIDELINE. THE CONTRACTOR MUST VERIFY AND REVISE CALCULATIONS TO MEET INSTALLATION REQUIREMENTS.

107 RESTRAINED PIPE JOINT SCHEDULE

N.T.S.

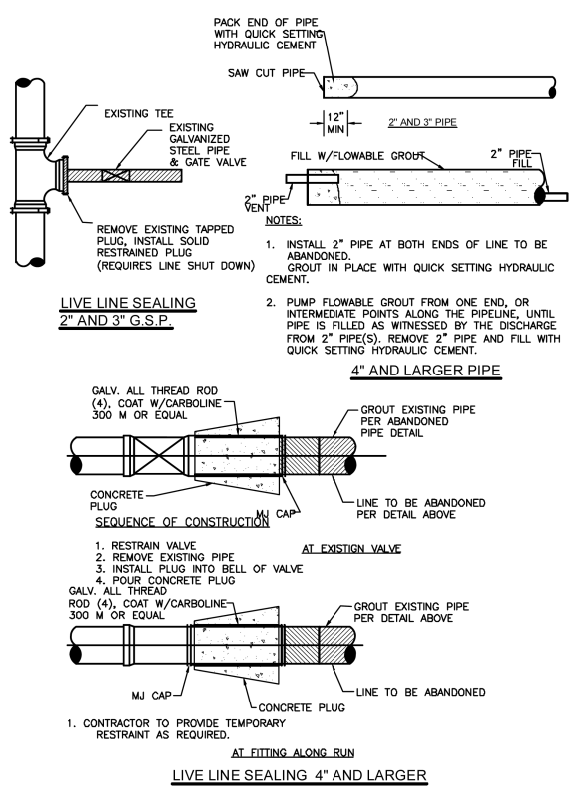
NOTE:

WHEREVER POSSIBLE DEFLECTION OF THE PIPE WILL BE USED TO AVOID EXISTING OBSTRUCTIONS. THIS CROSSING SHALL BE USED ONLY WHEN ORDERED BY THE ENGINEER.



108 SPECIAL UTILITY CROSSING

N.T.S.



109 PIPE TO BE PLACED OUT OF SERVICE

N.T.S.

BID SET

CHEN·MOORE &ASSOCIATES
500 West Cypress Creek Road
Suite 630
Ft. Lauderdale, FL 33309
954.730.0707
www.chenmoore.com
CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

REGISTRATION
SAFIYA BREA
REGISTRATION NO. 66388
DATE: _____

OWNER

CLIENT

PROJECT INFORMATION

HILLSBORO BEACH WATER MAIN REPLACEMENT

TOWN OF HILLSBORO BEACH, FLORIDA

PROJECT NUMBER
15-192.003

CLIENT PROJECT NUMBER

VERIFY SCALES
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE
05/19/16

DESIGNED BY
SB

DRAWN BY
JT

CHECKED BY
JM

DRAWING TITLE
DETAILS

DRAWING NUMBER
DT-1
74 OF 79

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

Kimley»Horn
MICHAEL C. FORMAN, P.E.
P.E. LICENSE NUMBER 85367
445 24th STREET, SUITE 200
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REGISTRY No. 35106

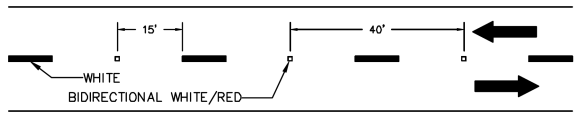
TOWN OF HILLSBORO BEACH
TOWN COMMISSION
SAMPLE ROAD
BRIDGE REPLACEMENT

TOWN OF HILLSBORO
UTILITY DETAILS

SHEET NO.
11

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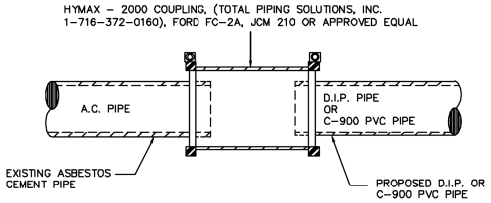
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NOTE:

1. REFLECTIVE PAVEMENT MARKERS (RPM) SHALL BE SPACED AT 40' ON ALL SKIP LANE LINES AND SKIP CENTER LINES.
2. ALL RPM'S SHALL BE CLASS "B"

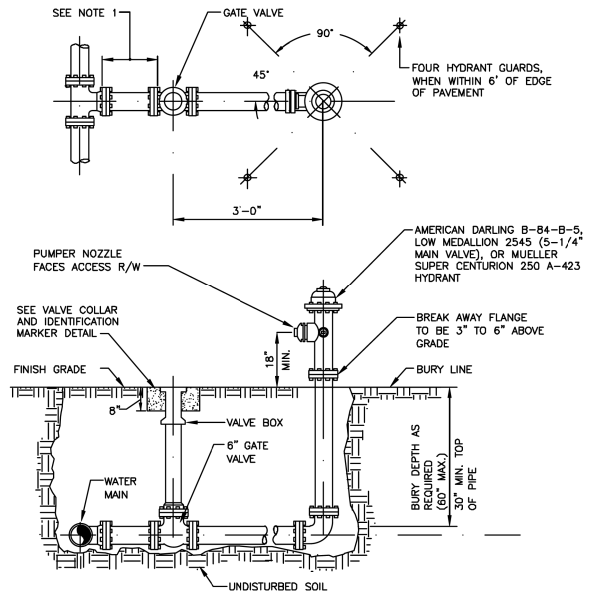
110 TYPICAL PLACEMENT OF RPM
N.T.S.



NOTES:

1. PREPARE THE PIPE ENDS TO A DISTANCE OF AT LEAST 3 INCHES BEYOND THE LENGTH OF THE COUPLING. PIPE PREPERATION WILL CONSIST OF CLEANNG AND DE-SCALING EACH PIPE END, REMOVING ANY DEBRIS OR BUILD UP ON THE PIPE ENDS AND CLEAN THE OUTER PIPE SURFACE WITH SOAPY WATER.
2. THE END GAP IS LEFT BETWEEN THE PIPE ENDS. A PIPE END GAP OF AT LEAST 2 INCHES IS REQUIRED BETWEEN THE PIPE ENDS TO PREVENT CENTERING PIN AND PIPE INTERFACE.
3. USE OF A TORQUE WRENCH IS MANDATORY ACCORDING TO MANUFACTURER RECOMMENDATIONS.

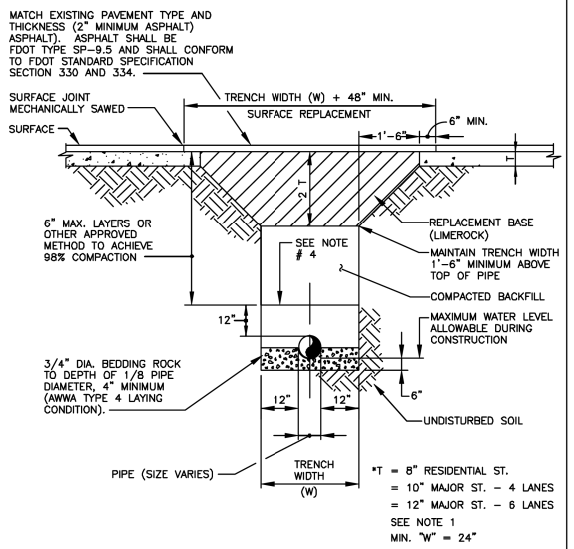
111 A.C. CONNECTION DETAIL
N.T.S.



NOTES:

1. ALL FIRE HYDRANTS SHALL BE DIRECTLY CONNECTED TO FIRE HYDRANT SERVICE LINES HAVING A STANDARD INSIDE DIA. OF NOT LESS THAN 6 INCHES.
2. MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS IN A SINGLE FAMILY RESIDENCE ZONING DISTRICT IS 600', MAX. 300' DISTANCE IN ALL OTHER ZONING DISTRICTS.
3. USE RESTRAINT JOINTS FOR ENTIRE ASSEMBLY SHOWN.
4. PLACE TWO BLUE REFLECTIVE PAVEMENT MARKERS IN DRIVE LANE(S) ADJACENT TO FIRE HYDRANT.

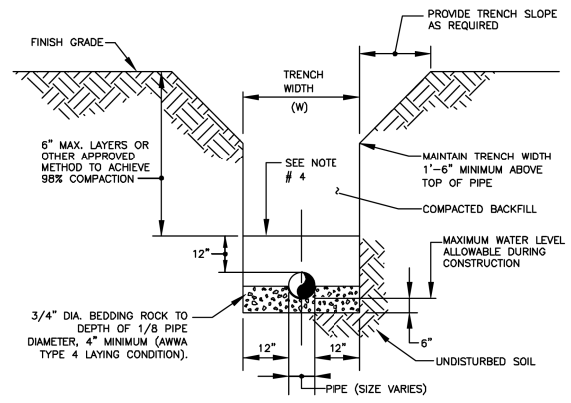
112 FIRE HYDRANT CONNECTION DETAIL
N.T.S.



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, BUT NO LESS THAN "T" SCHEDULE.
2. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. MECHANICAL COMPACTION IS NOT ALLOWED BELOW THIS LEVEL.
5. COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
6. PERMIT REQUIRED FROM ENGINEERING TO CUT PAVEMENT.
7. IF TRENCH IS FILLED TEMPORARILY IT SHALL BE COVERED WITH A 2" ASPHALTIC CONC. PATCH UNTIL REPLACED WITH A PERMANENT PATCH.
8. REMOVE UNSUITABLY SIZED STONES FOUND IN TRENCH TO A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF PIPE.

113 TRENCH IN PAVED AREAS DETAIL
N.T.S.



NOTES:

1. WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
3. COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
4. MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL.
5. REMOVE UNSUITABLY SIZED STONES FOUND IN TRENCH TO A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF PIPE.

114 REPLACEMENT OF TRENCH IN UNPAVED AREAS DETAIL
N.T.S.

NOTES

1. CONCRETE TO BE CLASS 1, 3000 P.S.I.
2. THE USE OF REINFORCEMENT IS NOT PERMITTED
3. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS IN ACCORDANCE WITH FDOT INDEX 304.
5. THE VERTICAL DEVIATION FOR A NEW SIDEWALK SHALL NOT BE MORE THAN 1/2".
6. THE VERTICAL DEVIATION FOR A NEW MAINTENANCE ACCESS STRUCTURES COVER SHALL NOT BE MORE THAN 1/4".
7. SUBGRADE MATERIAL SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-99.
8. STAMPED CONCRETE IS NOT ALLOWED IN LIEU OF TRUNCATED DOMES.
9. SEE HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION APPROVED PRODUCT LIST FOR ACCEPTABLE MATERIALS FOR TRUNCATED DOMES.
10. WHEN THE REMOVAL OF SIDEWALKS, CURBS OR GUTTERS IS NECESSARY FOR CONSTRUCTION, THEY SHALL BE REMOVED IN FULL SECTIONS OR A MINIMUM OF FIVE (5) FEET IN LENGTH, AND ALL BROKEN EDGES CUT STRAIGHT, CLEAN AND SMOOTH BY APPROPRIATE MEANS. IF THE ROAD PAVEMENT IS DAMAGED DURING SUCH REMOVAL, IT SHALL BE REPAIRED IN ACCORDANCE WITH CHAPTER 25, SECTION 5-6 OF THE BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION MINIMUM STANDARDS.

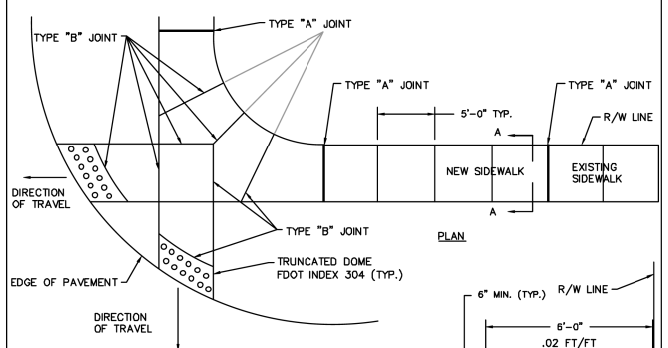
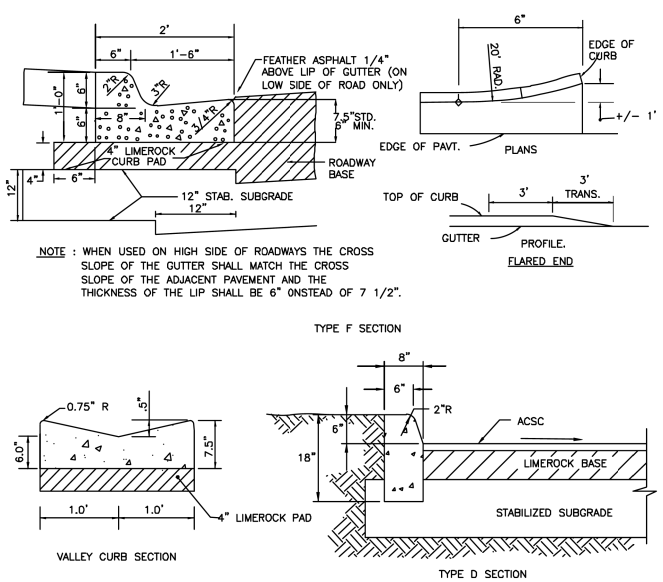


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C.P.T. OF CURVES & WHERE SIDEWALK ABUTS CONCRETE DRIVEWAY.
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS.

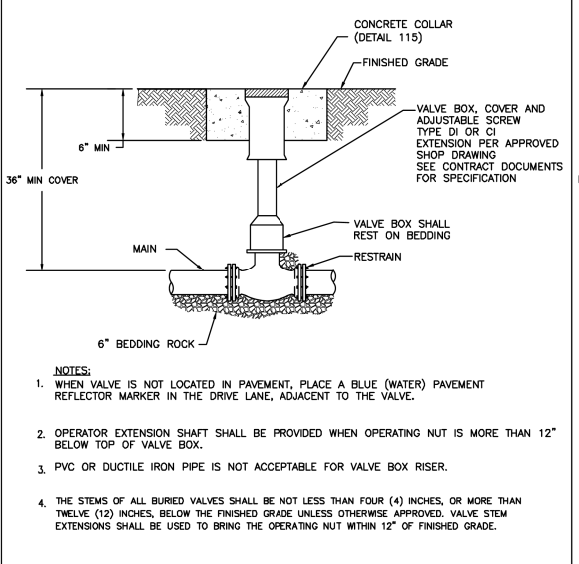
115 SIDEWALK DETAILS
N.T.S.



NOTE : WHEN USED ON HIGH SIDE OF ROADWAYS THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" ONSTEAD OF 7 1/2".

NOTE:
CONCRETE STRENGTH SHALL BE MIN. 3000 P.S.I. @ 28 DAYS

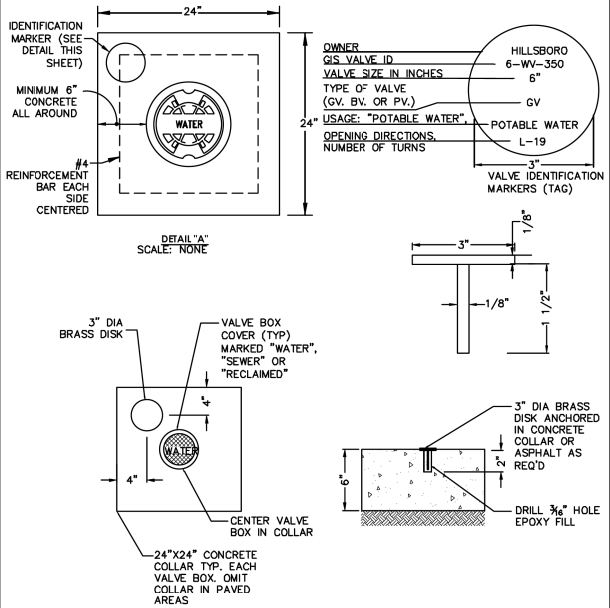
116 CURB & GUTTER RESTORATION
N.T.S.



NOTES:

1. WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A BLUE (WATER) PAVEMENT REFLECTOR MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.
2. OPERATOR EXTENSION SHAFT SHALL BE PROVIDED WHEN OPERATING NUT IS MORE THAN 12" BELOW TOP OF VALVE BOX.
3. PVC OR DUCTILE IRON PIPE IS NOT ACCEPTABLE FOR VALVE BOX RISER.
4. THE STEMS OF ALL BURIED VALVES SHALL BE NOT LESS THAN FOUR (4) INCHES, OR MORE THAN TWELVE (12) INCHES, BELOW THE FINISHED GRADE UNLESS OTHERWISE APPROVED. VALVE STEM EXTENSIONS SHALL BE USED TO BRING THE OPERATING NUT WITHIN 12" OF FINISHED GRADE.
5. VALVE BOX AND COVER IN PUBLIC RIGHT-OF-WAY SHALL BE OF TRAFFIC BEARING DESIGN CAPABLE OF OF SUPPORTING AN AASHTO H-20 LOADING.

117 VALVE BOX
N.T.S.



NOTES:

1. VALVE BOX, COVER AND EXTENSION PER APPROVED MATERIALS LIST.
2. VALVE BOX AND COVER IN PUBLIC RIGHT-OF-WAY SHALL BE OF TRAFFIC BEARING DESIGN CAPABLE OF OF SUPPORTING AN AASHTO H-20 LOADING.

118 VALVE COLLAR AND IDENTIFICATION MARKER
N.T.S.

BID SET

CHEN·MOORE &ASSOCIATES
500 West Cypress Creek Road
Suite 630
Ft. Lauderdale, FL 33309
954.730.0707
www.chenmoore.com
CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

REGISTRATION
SAFIYA BREA
REGISTRATION NO. 66388
DATE: _____

OWNER

CLIENT

PROJECT INFORMATION

HILLSBORO BEACH WATER MAIN REPLACEMENT

TOWN OF HILLSBORO BEACH, FLORIDA

PROJECT NUMBER
15-192.003

CLIENT PROJECT NUMBER

VERIFY SCALES
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REVISIONS

DATE OF ISSUE
05/19/16

DESIGNED BY
SB

DRAWN BY
JT

CHECKED BY
JM

DRAWING TITLE

DETAILS

DRAWING NUMBER
DT-2
75 OF 79

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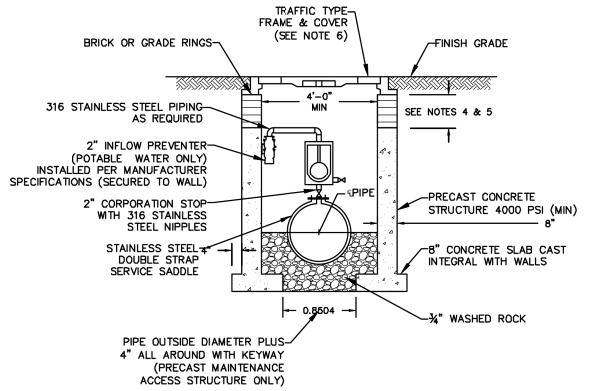
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

Kimley»Horn
MICHAEL C. FORMAN, P.E.
P.E. LICENSE NUMBER 85367
445 24th STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
REGISTRY No. 35106

TOWN OF HILLSBORO BEACH
TOWN COMMISSION
SAMPLE ROAD
BRIDGE REPLACEMENT

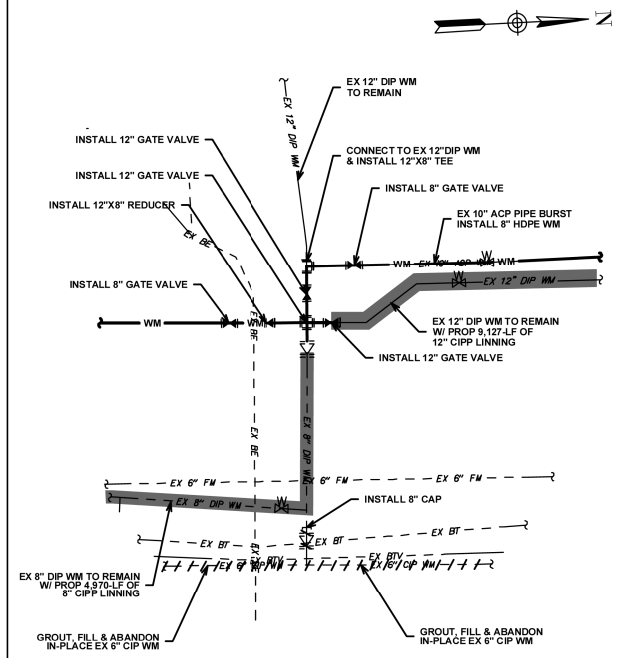
TOWN OF HILLSBORO
UTILITY DETAILS

SHEET NO.
12

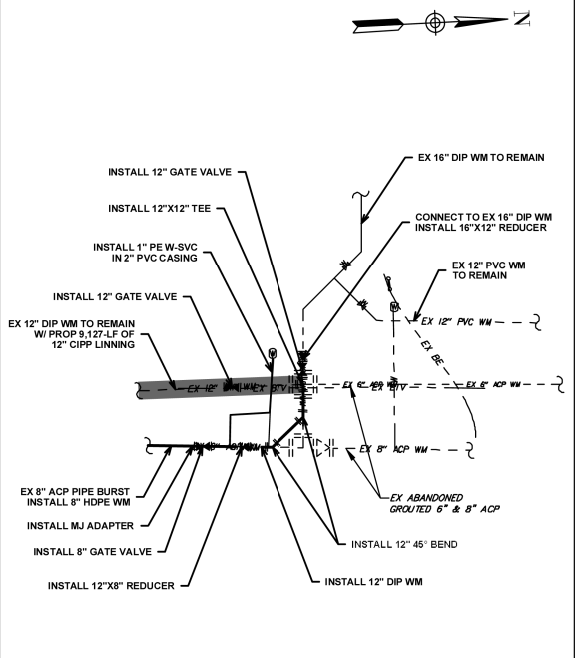


1. LIFT HOLES ARE TO BE SEALED WITH MORTAR INSIDE AND OUTSIDE AFTER INSTALLATION.
2. MAINTENANCE ACCESS STRUCTURE WALLS TO BE COATED INSIDE AND OUTSIDE WITH 16 MIL. THICKNESS COAL TAR EPOXY.
3. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF, EXPANDING GROUT.ACTUAL LOCATION AND MAINTENANCE ACCESS STRUCTURE FRAME ELEVATION SHALL BE DETERMINED BY ENGINEER BASED ON AS-BUILT SURVEY DATA.
4. THE CHIMNEY AREA SHALL BE MINIMUM OF 4" AND A MAXIMUM OF 12" IN HEIGHT. A MINIMUM OF 3 COURSES OF BRICK SHALL BE INSTALLED.
5. GRADE RINGS ARE AN ACCEPTABLE ALTERNATIVE TO BRICK. A MINIMUM OF 3 GRADE RINGS SHALL BE INSTALLED. SET IN TWO STRIPS OF SEALANT/ADHESIVE COMPOUND ON EACH SEALING FACE.
6. SET MAINTENANCE ACCESS STRUCTURE FRAME ON A BED OF PORTLAND CEMENT AND SILICA SAND. BRING MORTAR UP OVER FRAME.

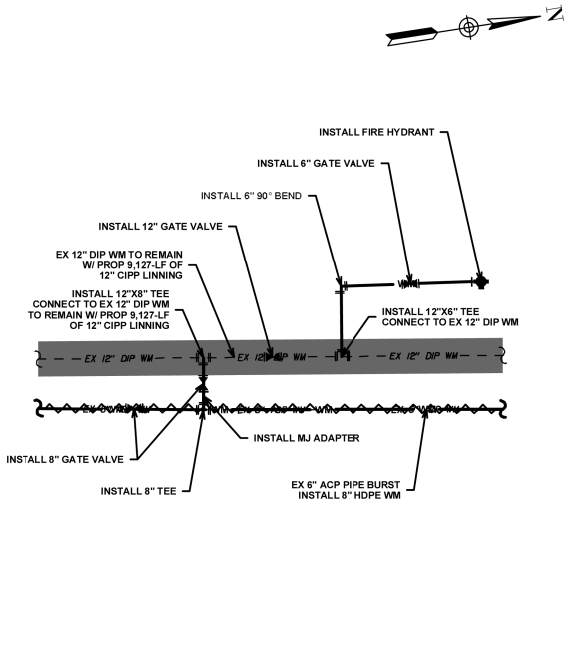
119 AIR RELEASE VALVE DETAIL
N.T.S.



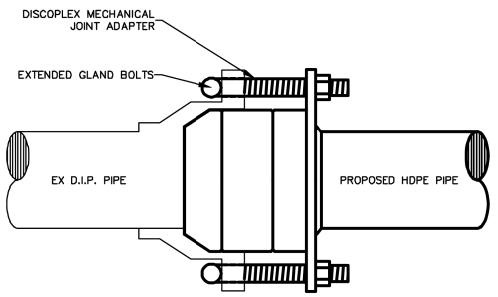
120 CONNECTION DETAIL STA. 63+10
N.T.S.



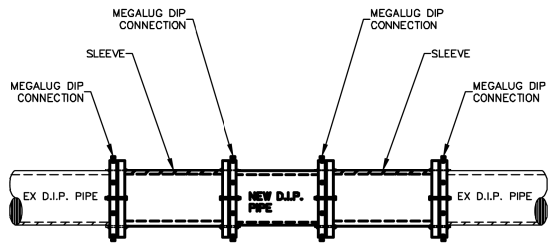
121 CONNECTION DETAIL STA. 154+00
N.T.S.



PARALLEL WATERMAIN CONNECTION DETAIL (TYP)
N.T.S.

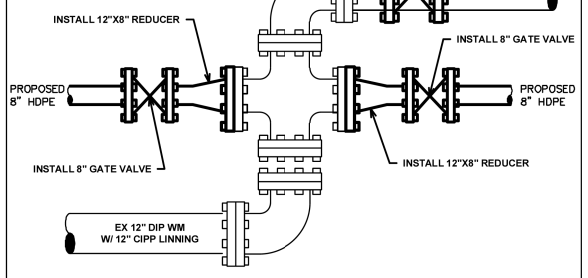


123 MEHCANICAL JOINT ADAPTER DETAIL
N.T.S.



NOTE.
1. REMOVE EXISTING TEE ON LINE TO BE CIPP LINNED AND INSTALL SLEEVE.

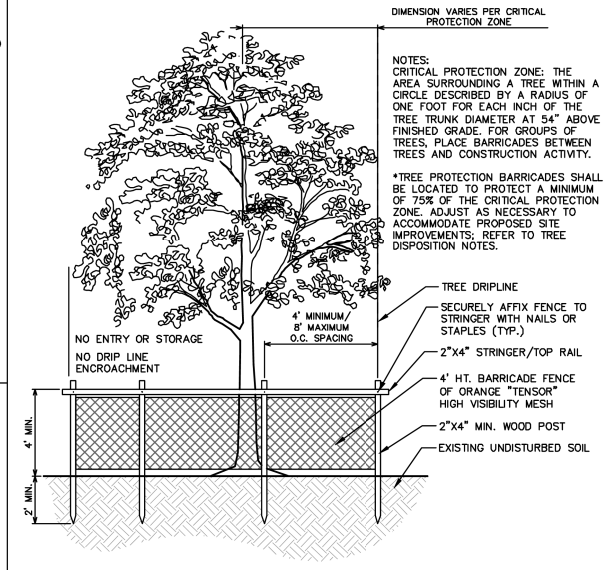
124 SLEEVE PIPE CONNECTION DETAIL
N.T.S.



125 CONNECTION DETAIL STA. 66+45
N.T.S.

LAYER	THICKNESS (IN)	COEFFICIENT	SN
FC 9.5	1"	0.44	0.44
TYPE SP	5"	0.44	2.20
LIMEROCK (LBR 100)	8"	0.18	1.44
TYPE B STAB. (LBR 40)	12"	0.08	0.96
	TOTAL SN PROVIDED =		5.04

126 PAVEMENT DESIGN
N.T.S.



127 TREE PRESERVATION FENCING
N.T.S.

BID SET

CHEN·MOORE &ASSOCIATES
500 West Cypress Creek Road
Suite 630
Ft. Lauderdale, FL 33309
954.730.0707
www.chenmoore.com
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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

Kimley»Horn
MICHAEL C. FORMAN, P.E.
P.E. LICENSE NUMBER 85367
445 24th STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
REGISTRY No. 35106

TOWN OF HILLSBORO BEACH
TOWN COMMISSION
SAMPLE ROAD
BRIDGE REPLACEMENT

TOWN OF HILLSBORO
UTILITY DETAILS

SHEET NO.
13

Bradley.Moll 11/13/2025 3:45:33 PM K:\VRB_Roadway\140979114 - Sample Rd Bridge Replacement\CADD\RDWY\SPDTUT03 - Hillsboro.DGN

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

EXHIBIT “B”

COST ESTIMATE FOR TOWN WATERMAIN PROJECT

CITY OF LIGHTHOUSE POINT, FLORIDA
DEPARTMENT: PUBLIC WORKS
PROJECT: Sample Road Town of Hillsboro Watermain Relocation

SECTION 1 – PROJECT DESCRIPTION

Sample Road Town of Hillsboro Watermain Relocation
The ENGINEER under a separate authorization is designing the replacement of the Sample Road bridge. The Town of Hillsboro Beach watermain is currently underhung from the existing bridge. As part of the bridge replacement, the existing watermain will need to be relocated. The City of Lighthouse Point and the Town of Hillsboro Beach have agreed that the Town will reimburse the City for the design and permitting efforts of the Town of Hillsboro Beach watermain.

SECTION 2 – SCOPE OF SERVICES

Task 1 – Hillsboro Watermain Relocation Design and Permitting

Under this task the ENGINEER will design and permit the relocation of the Town's water main. The watermain is currently underhung from the existing bridge and will be directionally drilled under the waterway. The design includes the schematic plan and profile layout of the of the direction drill, development of a utility relocation plan set, a summary of quantities using FDOT associated pay items, and opinion of probable construction cost. The ENGINEER will permit the utility relocation through, US army Corps of Engineers, FDEP, and the Town of Hillsboro Beach.

SECTION 3 – COMPENSATION

Lump Sum Tasks

Task Description	Fee
Task 1 – Hillsboro Watermain Relocation Design and Permitting	$20,430.00

Kimley»Horn

PROJECT: SAMPLE ROAD BRIDGE - TOWN OF HILLSBORO WATERMAIN RELOCATION
CLIENT: CITY OF LIGHTHOUSE POINT **PROJECT #: 140979114**
Date: 3/13/2026

OPINION OF PROBABLE CONSTRUCTION COSTS
TOWN OF HILLSBORO BEACH WATER MAIN RELOCATION

The Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgement as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinion of probable costs.

PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT QUANTITY	UNIT COST	PROJECT COST
	PAY ITEMS				
102-1	MAINTENANCE OF TRAFFIC	LS	1	$5,000	$5,000.00
110-1-1	CLEARING & GRUBBING	AC	0.10	$40,000	$4,000.00
160-4	TYPE B STABILIZATION	SY	107	$10.00	$1,070.00
285-706	OPTIONAL BASE GROUP 6	SY	92	$30.00	$2,760.00
334-1-13A	SUPERPAVE ASPHALTIC CONCRETE (TYPE SP-9.5) (TRAFFIC C) (1")	TN	5	$100	$500.00
334-1-13B	SUPERPAVE ASPHALTIC CONCRETE (TYPE SP-12.5) (TRAFFIC C) (1.5")	TN	7	$100	$700.00
522-1	CONCRETE SIDEWALK AND DRIVEWAYS (4" THICK)	SY	6	$100.00	$600
522-2	CONCRETE SIDEWALK AND DRIVEWAYS (6" THICK)	SY	21	$100	$2,100.00
570-1-2	PERFORMANCE TURF, SOD	SY	200	$7.00	$1,400.00
711-11-121	TRAFFIC STRIPE SOLID (THERMOPLASTIC)	LS	1	$500	$500.00
1050-18-004	UTILITY PIPE - REMOVE / PRESSURE GROUT	LF	463	$17.00	$7,871.00
1050-51-216	UTILITY PIPE - DUCTILE IRON, (F&I) (16")	LF	102	$300	$30,600.00
1050-42-216	UTILITY PIPE - HIGH DENSITY POLYETHYLENE (F&I) (16")	LF	373	$300	$111,900.00
1055-51-116	UTILITY FITTINGS - DUCTILE IRON/CAST IRON (F&I) (ELBOW) (16")	EA	6	$3,800	$22,800.00
1080-23-102	UTILITY FIXTURE - TAPPING SADDLE/SLEEVE (F&I) (2")	EA	2	$2,000	$4,000.00
1080-24-116	UTILITY FIXTURE - VALVE ASSEMBLY (F&I) (16")	EA	2	$11,500	$23,000.00
1080-26-116	UTILITY FIXTURE - VAC/AIR ASSEMBLY (F&I) (16")	EA	1	$10,600	$10,600.00
1080-27-116	UTILITY FIXTURE - LINE STOP ASSEMBLY (F&I) (16")	EA	2	$32,000	$64,000.00
1080-29-116A	UTILITY FIXTURE - MECHANICAL JOINT RESTRAINT (F&I) (16")	EA	10	$900	$9,000.00
1080-29-116B	UTILITY FIXTURE - MECHANICAL JOINT BUTT FUSED ADAPTER (F&I) (16")	EA	2	$900	$1,800.00
1080-32-116	UTILITY FIXTURE - SAMPLE POINT (F&I) (16")	EA	1	$2,000	$2,000.00
		UTILITIES SUB-TOTAL =			**$306,201.00**

It is recommended the Owner budget a 15% Contengency for this project.

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. 2026-14**
Consideration of the Hillsboro Beach Town Commission to Accept the Recommendation of Award - Invitation to Bid (ITB) No. 2026-12-02 Town of Hillsboro Beach Parking Lot Improvements and Authorize the Appropriate Town Officials to Execute Agreement for Services.

Submitting Dept: **Town Manager, Sherry Henderson, Town Clerk**

Agenda Date: **April 7, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:

1. Recommendation of Award 2025-12-02 Town of Hillsboro Beach Parking Lot Improvements
2. Resolution
3. Notice of Recommendation for Award ITB 2025-12-02 Town of Hillsboro Beach Parking Lot Improvement
4. Headway Construction Bid
5. ITB 2025-12-02 Town of Hillsboro Beach Parking Lot Improvements

Memorandum

DATE: March 17, 2026

TO: Mac Serda, Town Manager

FROM: Donna Rockfeld, Procurement Manager

SUBJECT: Recommendation of Award – Invitation to Bid No. 2026-12-02
Town of Hillsboro Beach Parking Lot Improvements

BACKGROUND:

The Town of Hillsboro Beach ("Town") issued Invitation to Bid (ITB) No. 2025-12-02 for the Town Hall Parking Lot Improvements project. The project consists of furnishing all labor, materials, equipment, and incidentals necessary to demolish existing elements and construct new parking expansion improvements, in accordance with the engineered drawings and technical specifications.

SCOPE:

The project includes demolition of existing site elements and construction of new parking facilities, resulting in approximately seventeen (17) new parking spaces, along with associated drainage, pavement, and site improvements, as shown in the engineered plans.

The awarded Contractor will remove the existing trash weigh platform rails and associated metal mechanisms and set them aside. These materials will remain the property of the Town and will be salvaged and sold and will be recycled utilizing an existing agreement with a scrap metal company.

In accordance with Section 2-60 of the Town's Code of Ordinances and Florida Statutes, the solicitation was publicly advertised on December 24, 2025, via DemandStar, the Town's website "Bid Opportunities" and the Sun-Sentinel newspaper. Notification was sent to nine hundred forty-right (948) registered suppliers on DemandStar.com. Seventy-six contractors registered as plan holders.

A non-mandatory pre-bid meeting and walk through site visit was held on January 14, 2026, with eight (8) contractors in attendance.

On February 18, 2026, twelve (12) timely bids were received. Eleven (11) bids were determined to be responsive and responsible. One (1) bid was deemed non-responsive due to an incomplete submittal.

Following evaluation, Headway Construction was identified as the lowest responsive and responsible bidder. On March 12, 2026, the Town Manager and Procurement Manager conducted a site walkthrough with Headway Construction, represented by Mr. Manuel Diaz, Managing Member.

RECOMMENDATION:

The Procurement Manager recommends that the Town Manager, after conducting his due diligence, concur with the recommendation to enter into an agreement with HeadWay Construction, LLC in a not to exceed amount of $80,099.95.

Attached: ITB 2025-12-02 Town of Hillsboro Beach Parking Lot Improvements
Bid Tabulation 2025-12-02
HeadWay Construction, LLC Submittal

				Headway Construction		Triple Nickel Paving		SC Contractors LLC		Homestead Concrete and Drainage		M&M Asphalt Maintenance dba All County Paving		KER Construction LLC	
	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
GENERAL CONDITIONS															
1	Mobilization/Demobilization and General	1	LS	$2,121.18	$ 2,121.18	$ 5,000.00	$ 5,000.00	$ 7,000.00	$ 7,000.00	$ 15,000.00	$ 15,000.00	$46,055.00	$ 46,055.00	$ 25,000.00	$ 25,000.00
2	Maintenance of Traffic	1	LS	$1,000.00	$ 1,000.00	$ 1,500.00	$ 1,500.00	$ 2,250.00	$ 2,250.00	$ 2,684.00	$ 2,684.00	$ 3,300.00	$ 3,300.00	$ 4,500.00	$ 4,500.00
3	Selective Demolition	1	LS	$ 600.00	$ 600.00	$15,000.00	$ 15,000.00	$ 2,000.00	$ 2,000.00	$ 3,570.00	$ 3,570.00	$ 1,650.00	$ 1,650.00	$ 9,000.00	$ 9,000.00
SITE PREPARATION															
4	Clearing & Grubbing	1	LS	$ 600.00	$ 600.00	$10,000.00	$ 10,000.00	$ 3,000.00	$ 3,000.00	$ 5,972.00	$ 5,972.00	$ 9,350.00	$ 9,350.00	$ 3,000.00	$ 3,000.00
5	Excavation	25	CY	$ 85.00	$ 2,125.00	$ 100.00	$ 2,500.00	$ 75.00	$ 1,875.00	$ 226.00	$ 5,650.00	$ 16.70	$ 417.50	$ 95.00	$ 2,375.00
6	Demolition	1	LS	$8,200.00	$ 8,200.00	$ 5,000.00	$ 5,000.00	$ 3,000.00	$ 3,000.00	$ 2,000.00	$ 2,000.00	$ 7,000.00	$ 7,000.00	$ 6,000.00	$ 6,000.00
7	Striping and Signage	1	LS	$ 500.00	$ 500.00	$ 850.00	$ 850.00	$ 2,250.00	$ 2,250.00	$ 3,358.00	$ 3,358.00	$ 1,320.00	$ 1,320.00	$ 2,800.00	$ 2,800.00
8	Sodding	1	LS	$ 400.00	$ 400.00	$ 1,000.00	$ 1,000.00	$ 1,850.00	$ 1,850.00	$ 1,425.00	$ 1,425.00	$ 695.00	$ 695.00	$ 3,750.00	$ 3,750.00
ROADWAY CONSTRUCTION															
9	12" Compacted Subgrade	397	SY	$ 18.00	$ 7,146.00	$ 15.00	$ 5,955.00	$ 20.00	$ 7,940.00	$ 29.00	$ 11,513.00	$ 14.48	$ 5,748.56	$ 15.00	$ 5,955.00
10	6" Baserock (Parking Lot)	397	SY	$ 20.00	$ 7,940.00	$ 29.25	$ 11,612.25	$ 20.00	$ 7,940.00	$ 35.00	$ 13,895.00	$ 28.19	$ 11,191.43	$ 20.00	$ 7,940.00
11	1.5" Asphalt (2 lift)	397	SY	$ 38.00	$ 15,086.00	$ 35.80	$ 14,212.60	$ 50.00	$ 19,850.00	$ 59.00	$ 23,423.00	$ 35.02	$ 13,902.94	$ 34.00	$ 13,498.00
12	Type D Curb	342	LF	$ 25.38	$ 8,679.96	$ 27.50	$ 9,405.00	$ 35.00	$ 11,970.00	$ 29.00	$ 9,918.00	$ 17.33	$ 5,926.86	$ 40.00	$ 13,680.00
DUMPSTER CONSTRUCTION															
13	6' Tall Concrete (dumpster)	12	SY	$ 150.00	$ 1,800.00	$ 600.00	$ 7,200.00	$ 180.00	$ 2,160.00	$ 251.00	$ 3,012.00	$ 240.00	$ 2,880.00	$ 140.00	$ 1,680.00
14	6' Tall Concrete Wall	36	LF	$ 95.00	$ 3,420.00	$ 223.05	$ 8,029.80	$ 90.00	$ 3,240.00	$ 215.00	$ 7,740.00	$ 290.00	$ 10,440.00	$ 155.00	$ 5,580.00
14A	Dumpster Enclouse - Masonry Wall	1	LS	$2,000.00	$ 2,000.00	$20,570.00	$ 20,570.00	$15,000.00	$ 15,000.00	$ 6,709.00	$ 6,709.00	$10,000.00	$ 10,000.00	$ 30,000.00	$ 30,000.00
DRAINAGE CONSTRUCTION															
15	Type "C" Inlet	2	EA	$ 900.00	$ 1,800.00	$ 6,000.00	$ 12,000.00	$ 8,500.00	$ 17,000.00	$ 5,040.00	$ 10,080.00	$ 6,300.00	$ 12,600.00	$ 4,000.00	$ 8,000.00
16	Pollution Control Baffle	2	EA	$ 450.00	$ 900.00	$ 850.00	$ 1,700.00	$ 4,000.00	$ 8,000.00	$ 720.00	$ 1,440.00	$ 1,200.00	$ 2,400.00	$ 1,500.00	$ 3,000.00
17	Connecting to Existing	1	EA	$1,200.00	$ 1,200.00	$ 1,000.00	$ 1,000.00	$ 1,800.00	$ 1,800.00	$ 5,040.00	$ 5,040.00	$ 2,650.00	$ 2,650.00	$ 2,500.00	$ 2,500.00
18	3'X6' Exfiltration Trench	52	LF	$ 55.00	$ 2,860.00	$ 120.00	$ 6,240.00	$ 250.00	$ 13,000.00	$ 168.00	$ 8,736.00	$ 190.00	$ 9,880.00	$ 150.00	$ 7,800.00
19	15" HOPE	86	LF	$ 40.00	$ 3,440.00	$ 69.76	$ 5,999.36	$ 230.00	$ 19,780.00	$ 150.00	$ 12,900.00	$ 105.00	$ 9,030.00	$ 100.00	$ 8,600.00
20	Remove and reloate Irrigation System	1	LS	$1,000.00	$1,000.00	$ 6,594.10	$ 6,594.10	$ 2,000.00	$ 2,000.00	$ 1,894.00	$ 1,894.00	$ 1,375.00	$ 1,375.00	$ 6,500.00	$ 6,500.00
	Total Lines 1 through 20				$ 72,818.14		$151,368.11		$152,905.00		$155,959.00		$ 167,812.29		$ 171,158.00
	Add 10% Contingency				$ 7,281.81		$ 15,136.81		$ 15,290.50		$ 15,595.90		$ 16,781.23		$ 17,115.80
	GRAND TOTAL				$80,099.95		$166,504.92		$168,195.50		$171,554.90		$184,593.52		$188,273.80

NOTES

Headway Construction extended incorrectly Item 12. Off by .04
Triple Nickel extended incorrectly line 13,14, 1. Off by .84 cents
Florida Blacktop Inc. Total incorrectly. Off by $10.99
Ker Construction total incorrect. Off by $1,000.00
GRSC extended incorrectly line Item(s) 15,16,18. Total incorrect. Off by $55.00
Conengineers extended incorrectly, Line Item(s) 9,10.112.12.13.14.15.18.19. Total incorrect. Off by $5.90 INCOMPLETE US Asphalt
extended incorrectly Item(s) 9. 10, 11,12, 13,14,18, Did not bid line 14A and line 20

		GRSC, INC		Heavy Civil, Inc.		Conengineers Builders LLC		Florida Blacktop		Huurr Homes, LLC		U.S, Asphalt dba U.S. Pave	
	DESCRIPTION	**UNIT COST**	**TOTAL**	**UNIT COST**	**TOTAL**	**UNIT COST**	**TOTAL**	**UNIT COST**	**TOTAL**	**UNIT COST**	**TOTAL**	**UNIT COST**	**TOTAL**
GENERAL CONDITIONS													
1	Mobilization/Demobilization and General	$ 28,500.00	$ 28,500.00	$ 10,000.00	$ 10,000.00	$ 6,000.00	$ 6,000.00	$ 65,146.37	$ 65,146.37	$36,672.00	$ 36,672.00	$ 5,650.00	$ 5,650.00
2	Maintenance of Traffic	$ 12,000.00	$ 12,000.00	$ 3,000.00	$ 3,000.00	$ 2,639.81	$ 2,639.81	$ 1,955.56	$ 1,955.56	$ 6,755.00	$ 6,755.00	$ 2,635.00	$ 2,635.00
3	Selective Demolition	$ 8,500.00	$ 8,500.00	$ 15,000.00	$ 15,000.00	$ 24,484.21	$ 24,484.21	$ 13,234.80	$ 13,234.80	$73,320.00	$ 73,320.00	$ 8,360.00	$ 8,360.00
SITE PREPARATION													
4	Clearing & Grubbing	$ 5,000.00	$ 5,000.00	$ 8,000.00	$ 8,000.00	$ 8,084.74	$ 8,084.74	$ 40,065.78	$ 40,065.78	$ 4,023.00	$ 4,023.00	$ 1,545.00	$ 1,545.00
5	Excavation	$ 65.00	$ 1,625.00	$ 150.00	$ 3,750.00	$ 74.56	$ 1,864.00	$ 62.51	$ 1,562.75	$ 114.67	$ 2,866.75	$ 191.60	$ 4,790.00
6	Demolition	$ 10,000.00	$ 10,000.00	$ 23,000.00	$ 23,000.00	$ 23,023.73	$ 23,023.73	$ 4,232.65	$ 4,232.65	$24,924.00	$ 24,924.00	$ 3,605.00	$ 3,605.00
7	Striping and Signage	$ 10,250.00	$ 10,250.00	$ 4,000.00	$ 4,000.00	$ 3,365.75	$ 3,365.75	$ 2,358.68	$ 2,358.68	$ 3,468.00	$ 3,468.00	$ 1,330.00	$ 1,330.00
8	Sodding	$ 5,450.00	$ 5,450.00	$ 2,500.00	$ 2,500.00	$ 3,299.76	$ 3,299.76	$ 3,177.66	$ 3,177.66	$ 7,825.00	$ 7,825.00	$ 2,050.00	$ 2,050.00
ROADWAY CONSTRUCTION													
9	12" Compacted Subgrade	$ 9.00	$ 3,573.00	$ 9.00	$ 3,573.00	$ 52.80	$ 20,961.60	$ 5.77	$ 2,290.69	$ 30.34	$ 12,044.98	$ 46.70	$ 18,539.90
10	6" Baserock (Parking Lot)	$ 21.00	$ 8,337.00	$ 49.00	$ 19,453.00	$ 59.40	$ 23,581.80	$ 31.44	$ 12,481.68	$ 95.00	$ 37,715.00	$ 29.22	$ 11,600.34
11	1.5" Asphalt (2 lift)	$ 25.00	$ 9,925.00	$ 77.00	$ 30,569.00	$ 46.20	$ 18,341.40	$ 39.37	$ 15,629.89	$ 85.87	$ 34,090.39	$ 2.16	$ 857.52
12	Type D Curb	$ 25.00	$ 8,550.00	$ 40.00	$ 13,680.00	$ 47.20	$ 16,142.40	$ 31.68	$ 10,834.56	$ 33.16	$ 11,340.72	$ 35.96	$ 12,298.32
DUMPSTER CONSTRUCTION													
13	6' Tall Concrete (dumpster)	$ 350.00	$ 4,200.00	$ 150.00	$ 1,800.00	$ 184.79	$ 2,217.48	$ 112.43	$ 1,349.16	$ 718.92	$ 8,627.04	$ 266.66	$ 3,199.92
14	6' Tall Concrete Wall	$ 245.00	$ 8,820.00	$ 236.00	$ 8,496.00	$ 329.98	$ 11,879.28	$ 393.11	$ 14,151.96	$ 1,996.78	$ 71,884.08	$ 291.66	$ 10,499.76
14A	Dumpster Enclouse - Masonry Wall	$ 17,500.00	$ 17,500.00	$ 30,000.00	$ 30,000.00	$ 9,655.09	$ 9,655.09	$ 27,465.49	$ 27,465.49	$ 3,265.00	$ 3,265.00	Not Bid	
DRAINAGE CONSTRUCTION													
15	Type "C" Inlet	$ 8,500.00	$ 17,000.00	$ 8,900.00	$ 17,800.00	$ 5,279.61	$ 10,559.22	$ 7,862.26	$ 15,724.52	$10,634.25	$ 21,268.50	$ 4,377.50	$ 8,755.00
16	Pollution Control Baffle	$ 1,500.00	$ 3,000.00	$ 400.00	$ 800.00	$ 659.95	$ 1,319.90	$ 1,572.45	$ 3,144.90	$ 1,192.82	$ 2,385.64	$ 772.50	$ 1,545.00
17	Connecting to Existing	$ 3,350.00	$ 3,350.00	$ 1,800.00	$ 1,800.00	$ 3,299.76	$ 3,299.76	$ 3,406.98	$ 3,406.98	$ 1,060.00	$ 1,060.00	$ 2,575.00	$ 2,575.00
18	3'X6' Exfiltration Trench	$ 225.00	$ 11,700.00	$ 200.00	$ 10,400.00	$ 659.95	$ 34,317.40	$ 229.32	$ 11,924.64	$ 215.20	$ 11,190.40	$ 170.00	$ 8,840.00
19	15" HOPE	$ 95.00	$ 8,170.00	$ 83.00	$ 7,138.00	$ 39.60	$ 3,405.60	$ 131.04	$ 11,269.44	$ 124.35	$ 10,694.10	$ 97.85	$ 8,415.10
20	Remove and reloate Irrigation System	$ 4,950.00	$ 4,950.00	$ 2,000.00	$ 2,000.00	$ 3,299.76	$ 3,299.76	$ 4,193.21	$ 4,193.21	$ 4,430.00	$ 4,430.00	Not Bid	
	Total Lines 1 -20		$ 190,400.00		$ 216,759.00		$ 231,742.69		$ 265,601.37		$389,849.60		$117,090.86
	Add 10% contingency		$ 19,040.00		$ 21,675.90		$ 23,174.27		$ 26,560.14		$ 38,984.96		$ 11,709.09
			$209,440.00		$238,434.90		$254,916.96		$292,161.51		$428,834.56	**	$128,799.95

**incomplete

RESOLUTION NO. 2026-14

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE STAFF AND DETERMINING THAT _____ IS THE MOST RESPONSIVE AND MOST RESPONSIBLE PROPOSER FOR THE HILLSBORO BEACH PARKING LOT IMPROVEMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town has sought competitive proposals for the Town of Hillsboro Beach Parking Lot Improvements;

WHEREAS, Staff evaluated the proposals and has made a recommendation to the Town Commission;

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.

SECTION 2. The Town Commission of the Town of Hillsboro Beach, Florida hereby accepts the recommendation of Staff and determines _____ is the most responsible and most responsive proposer for the Town's Parking Lot Improvements.

SECTION 3. The Town Commission of the Town of Hillsboro Beach, Florida hereby approves and authorizes the appropriate Town officials to execute an Agreement with _____ for the Town of Hillsboro Beach's Parking Lot Improvements in an amount not to exceed $80,099.95; a copy of the Agreement is attached hereto as Exhibit "A".

SECTION 4. The appropriate Town officials are authorized and directed to execute the necessary documents to comply with this Resolution.

SECTION 5. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 6. 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 7. 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. 2026-14

Invitation to Bid (ITB) No. 2026-12-02 Town of Hillsboro Beach Parking Lot
Improvements

	YES	NO
DAWN MILLER	□	□
JANE REISER	□	□
DAVID RAVANESI	□	□
VINNIE ANDREANO	□	□
HEATHER BERMAN		

NOTICE OF RECOMMENDATION FOR AWARD

DATE: **March 22, 2026**

ITB: 20**25-12-02**

TITLE: **Town of Hillsboro Beach Parking Lot Improvement**

Notice is hereby given that the Town of Hillsboro Beach has completed its evaluation of bids received in response to the above-mentioned solicitation. The recommendation of award shall be made to the Town of Hillsboro Beach at the next scheduled Commission Meeting.

Recommended Contractor: HeadWay Construction, LLc

Donna Rockfeld, Procurement Manager
Town of Hillsboro Beach

"Failure to file a protest within the time prescribed in section 120.57(3), Florida Statutes, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under chapter 120, Florida Statutes."

4.0 BID SUBMITTAL FORM
REVISED
THIS FORM IS REQUIRED

The bid amounts specified herein are for fixed price work, which includes all prices for equipment, labor and material required to perform the work specified in this Invitation to Bid.

The Bidder further declares that he has examined the site of the work and that from personal knowledge and experience, and/or subsurface investigations that he has made, has fully satisfy himself in regard to all conditions pertaining to such site and he assumes full responsibility therefor; that the he has examined the Drawings and Specifications for the work and from his own experience or from professional advice that the Drawings and Specifications are sufficient for the work to be done and he has examined the other Contract Documents relating thereto, including the Invitation to Bid, Instructions to Bidders, Bid Security, Contract, Performance and Payment Bond, General and Special Conditions, Technical Specifications, Drawings and has read all Addenda prior to the opening of bids, and that he is fully satisfied relative to all matters and conditions with respect to the work to which this Bid pertains.

The Bidder proposes and agrees, if this bid is accepted, to contract with the Town of Hillsboro Beach (Town) in the form of contract specified, to furnish all necessary materials, all equipment, all necessary machinery, tolls, apparatus, means of transportation, and labor necessary to complete the work specified in the bid and the Contract, and called for by the Drawings and Specifications and in the manner specified.

The Bidder further proposes and agrees to comply in all respects with the time limits for commencement and completion of the work as stated in the Contract Form, and that the deductions for liquidated damages, also stated in the Contract Form, constitute fixed, agreed, and liquidated damages to reimburse the Town for additional costs to the Town resulting from the work not being completed within the time limits stated in the Contract Form.

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
GENERAL CONDITIONS					
1	Mobilization/Demobilization and General Conditions	1	LS	$2,121.18	$2,121.18
2	Maintenance of Traffic	1	LS	$1,000	$1,000
3	Selective Demolition	1	LS	$600	$600
SITE PREPARATION					
4	Clearing & Grubbing	1	LS	$600	$600
5	Excavation	25	CY	$85	$2,125
6	Demolition	1	LS	$8,200	$8,200
7	Striping and Signage	1	LS	$500	$500
8	Sodding	1	LS	$400	$400
ROADWAY CONSTRUCTION					
9	12" Compacted Subgrade	397	SY	$18	$7,146
10	6" Baserock (Parking Lot)	397	SY	$20	$7,940
11	1.5" Asphalt (2 lift)	397	SY	$38	$15,086
12	Type D Curb	342	LF	$25.38	$8,680

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
DUMPSTER CONSTRUCTION					
13	6" Thick Concrete (Dumpster)	12	SY	$ 150	$ 1,900
14	6' Tall Concrete Wall	36	LF	$ 95	$ 3,420
14 A	Dumpster Enclosure – Masonry Walls with Aluminum Gates	1	LS	$ 3,000	$ 3,000

DRAINAGE CONSTRUCTION					
15	Type "C" Inlet	2	EA	$ 900	$ 1,800
16	Pollution Control Baffle	2	EA	$ 450	$ 900
17	Connecting to Existing	1	EA	$ 1,200	$ 1,200
18	3'X6' Exfiltration Trench	52	LF	$ 55	$ 2,860
19	15" HOPE	86	LF	$ 40	$ 3,440
20	Remove and Relocate Irrigation System	1	LS	$ 1,000	$ 1,000

TOTAL LINES 1 through 20 (note item 14a and 20 added) $ 72,818.18

Add 10% Contingency $ 7,281.82

GRAND TOTAL $ 80,100.00

ESTIMATED DAYS TO COMPLETION: Indicate: 30 /days (number of days for final completion after notice to proceed)

The Bidder further agrees to execute a Contract and furnish satisfactory Performance and Payment Bonds and the required Certificates of Insurance, within ten (1) consecutive calendar days after receipt of written notice from the Town of the award of the Contract. The undersigned agrees that in case of failure on his part to execute the said Contract and the Performance and Payment Bond within the ten consecutive calendar days after the Award of the Contract, the Bid Security accompanying the bid and the money payable thereon shall be paid into the fund of the Town of Hillsboro Beach, as liquidation of damages sustained by the Town; otherwise, the check accompanying the bid shall be returned to the undersigned after the Contract is signed and the Performance and Payments Bonds are filed.

The undersigned agrees to accept in full compensation for completion of the project in accordance with the Contract Documents, the total of the lump sum prices and extended unit prices bid for the items listed in the following Bid Schedule. It is understood that the unit prices quoted or established for a particular item are to be used for computing the amount to be paid to the Contractor, based on the quantities actually constructed as determined by the applicable measurement and payment provisions of the Specifications.

The Bidder acknowledges that any changes in this contract price for the work must be pre- approved in writing by the Town and that any changes in contract price may be required to go to the Town Commission for approval at a Town Commission meeting and that the item must be submitted four weeks in advance to appear

on the Commission agenda. The bidder acknowledges that any of his costs due to time for approval are to be incorporated into the change order amount.

Accompanying this Bid Guaranty, made payable to the Town of Hillsboro Beach, of not less than five percent (5%) of the total actual bid, which guaranty is to be forfeited as liquidated damages, if in case this bid is accepted, the undersigned shall fail to execute the Contract under the conditions of this Bid; otherwise said guaranty is to be returned to the undersigned upon the delivery of a satisfactory bond.

(We), the undersigned, hereby certify that I (We) have carefully examined the foregoing bid after the same was completed, and have verified each item placed thereon; and I (We) agree to indemnify, defend, and save harmless, the Town against any cost, damage or expense which it may incur or be caused by any error in my (our) preparation of same.

SIGNATURE IS REQUIRED

Signature of Official: _____

Name (typed): Manuel Diaz

Title: Managing Member

Firm: Headway Construction LLC

Date: 2/13/2026

I certify that this Bid is made without prior understanding, agreement or connection with any corporation, firm, or person submitting a bid for the same materials, supplies, or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this Bid for the Bidder.

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Headway Construction LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . P

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 *Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):*

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

12586 79th CT N

Requester's name and address (optional)

6 City, state, and ZIP code

West Palm Beach FL 33412

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

9	9	–	3	9	9	5	0	0	8

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** [signature] **Date** 2/3/25

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/22/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
First Choice Insurance Agency
7540 SW 117 AVE
Miami FL 33183

CONTACT NAME: Jany Araujo
PHONE (A/C, No, Ext): (786) 360-1021 **FAX (A/C, No):** (305) 960-7269
E-MAIL ADDRESS: jose@1fcinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : ASCENDANT COMMERCIAL INSURANCE	5333
INSURER B : PROGRESSIVE	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
HEADWAY CONSTRUCTION LLC
12586 79th Ct N
WEST PALM BEACH FL 33412

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [ ] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			GL-77847-1	11/14/2025	11/14/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 1,000,000 $ 1,000,000 $
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [X] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			994027492	03/04/2025	03/04/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ $ 10,000 $ 20,000 $ 10,000 $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE [ ]	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Business Description: Interior- Exterior painting

CERTIFICATE HOLDER
Town of Pembroke Park
3150 SW 52 avenue
Pembroke Park FL 33023

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
JANY ARAUJO

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

DIAZ, MANUEL

HEADWAY CONSTRUCTION LLC
12586 79TH CT N
WEST PALM BEACH FL 33412

LICENSE NUMBER: CGC1537528

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 01/19/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353_
www.pbctax.gov Tel: (561) 355-2264

LOCATED AT
12586 79TH CT N
WEST PALM BACH FL 33412

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
GENERAL CONTRACTOR	DIAZ MANUEL	CGC1537528	B25.637298 7/22/2025	27.50	B40189056

This document is valid only when receipted by the Tax Collector's Office.

HEADWAY CONSTRUCTION
HEADWAY CONSTRUCTION
12586 79TH CT N
WEST PALM BEACH FL 33412

STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 2025171591
EXPIRES: 9/30/2026

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

28. Provide at least three (3)public agencies or cities for which your firm has provided services

REFERENCE: #1

Name of Public Agency: ID Painting

Principal Contact Person: Irisday Asanza

Phone Number: 786-515-3909 Email: _____

Year Contract Initiated 2024 Contract End Date: 2024

Number of Residential Curbside Accounts Serviced: N/A Number of Residential Containerized Accounts Serviced: N/A

REFERENCE: #2

Name of Public Agency: _____

Principal Contact Person: Waldo Mesa

Phone Number: 786-570-0191 Email: _____

Year Contract Initiated 2023 Contract End Date: 2025

Number of Residential Curbside Accounts Serviced: N/A

Number of Residential Containerized Accounts Serviced: N/A

REFERENCE: #3

Name of Public Agency: _____

Principal Contact Person: Jeniffer Nogueira

Phone Number: 904-309-1626 Email: _____

Year Contract Initiated 2024 Contract End Date: 2024

Number of Residential Curbside Accounts Serviced: N/A

Number of Residential Containerized Accounts Serviced: N/A

REFERENCE: #4

Name of Public Agency: _____

Principal Contact Person: Raynd Paz

Phone Number: 561-662-9056 Email: _____

Year Contract Initiated 2025 Contract End Date: 2025

Number of Residential Curbside Accounts Serviced: N/A

Number of Residential Containerized Accounts Serviced: N/A

22. Participation in Solicitation Development *(check one)*:

☑ I have not participated in the preparation or drafting of any language, scope, or specification that would provide my firm or any affiliate an unfair advantage of securing this solicitation that has been let on behalf of Town of Hillsboro Beach.

☐ I have provided information regarding the specifications and/or products listed in this solicitation that has been let on behalf of Town of Hillsboro Beach.

If this box is checked, provide the following: _____

_____

Name of Person the information was provided: _____

Title: _____

Date Information provided: _____

For what purpose was the information provided? _____

_____

23. What similar on-going contracts is your firm currently working on? If additional space is required, provide on a separate sheet.

2000 square feet Asphalt paving driveway.
1.5 Acres land clearing excavation and grading

24. Has your firm completely inspected the project site(s) prior to submitting response?

☑ Yes ☐ No

25. Will your firm need to rent or purchase any equipment for this contract? If yes, please specify details in an attached written response.

☑ Yes ☐ No

26. What equipment does your firm own that is available for this contract? *please specify details in an attached written response.*

27. Will your firm use subcontractor's to performance services in accordance with the contract. If yes, specify detail in an attached written response.

☐ Yes ☑ No

14. How many years has your firm been in business while providing the services and/or products offered within this solicitation? 3 years.

15. Is your firm's business regularly engaged in and routinely selling the product(s) or services offered within this solicitation?

☒ Yes ☐ No

16. Does your firm affirm that it is currently authorized by the manufacturer as a dealer/seller of the product(s) offered herein, and warranty offered is the manufacturer's warranty with Town of Hillsboro Beach recorded as the original purchase?

☐ Yes ☐ No ☒ N/A (if service)

17. Has your firm ever failed to complete any services and/or delivery of products during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☒ No

18. Is your firms or any of its principals or officers currently principals or officers of another organization? *If yes, specific details in an attached written response.*

☐ Yes ☒ No

19. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☒ No

20. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? *If yes, specify details in an attached written response, including contact information for owner and surety company.*

☐ Yes ☒ No

21. Non-Collusion Certification: Vendor shall disclose, to their best knowledge, any Town of Hillsboro Beach officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1)(c), the Florida Statues who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Town of Hillsboro Beach officer or employee who has input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Vendor to disclose any relationship described herein shall be reason for debarment *(check one)*.

☒ Vendor certifies that this offer is made independently and free from collusion;

or

☐ Vendor is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. *Vendor must include a list of name(s), and relationship(s) with its submittal.*

Name: _____

Title: _____

E-mail: _____

Telephone No. _____

9. List name and title of each principal, owner, officer, and major shareholder:

a) Manuel Diaz - Managing Member

b) Xiranis Diaz - Member

c) N/A

d) N/A

10. Affiliated Entities of the Principal(s):

List the names and addresses of "affiliated entities" of the Vendor's principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Vendor with the Town. Affiliated entities of the principal(s) are those entities related to the vendor by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.

a) none

b) N/A

c) N/A

d) N/A

11. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three (3) years? *If yes, specify details in an attached written response.*

☐ Yes ☑ No

12. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? *If yes, specify details in an attached written response the reinstatement date, if granted.*

☐ Yes ☑ No

13. Specify the type of services or commodities your firm offers: _____

General Contracting Services. Concrete, Remodeling, New construction,

Town of Hillsboro Beach Vendor Response Form

5.3 VENDOR QUESTIONNAIRE

The completed Vendor Questionnaire form should be submitted with the solicitation response. If not submitted with solicitation response. Failure to timely submit may affect may result in Vendor being deemed non-responsive.

If a response requires additional information, the Vendor should upload a written detailed response; each response should be numbered to match the question number. The completed questionnaire and attached responses will become part of the procurement record. It is imperative that the person completing the form be knowledgeable about the proposing Vendor's business and operations.

1. Legal Business Name: Headway Construction LLC
2. Doing Business As / Fictitious Name: (if applicable): N/A
3. Federal Employer I.D. No. (FEIN): 99-3995008
4. Website address: (if applicable): N/A
5. Principal place of business address: 12586 79th Ct N west Palm beach FL 33412
6. Office location responsible for this project: 12586 79th Ct N west palm beach FL 33412

   Telephone No.: 786-718-3074
7. Type of business *(check appropriate box):*
   - ☐ Corporation (specify the State of Incorporation):
   - ☐ Sole Proprietor
   - ☑ Limited Liability Company (LLC)
   - ☐ Limited Partnership
   - ☐ General Partnership (State and County filled in)
   - ☐ Other – Specify: _____
8. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

   Name: Manuel Diaz

   Title: Managing Member

   E-mail: Headwayconstructionwpb@gmail.com

   Telephone No. 786-718-3074

AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), the Town of Hillsboro Beach may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with the Town of Hillsboro Beach which would grant the entity access to an individual's personal identifying information.

1. Headway Construction LLC ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Witness #1 Print Name: Yiranis Diaz

Witness #2 Print Name: _____

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Manuel Diaz
Title: Managing Member
Entity Name: Headway Construction

OATH OR AFFIRMATION

State of Florida
County of Palm beach

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 22 day of January, 2026 by Manuel Diaz (name of person) as Managing Member (type of authority) for Headway Construction LLC (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

☑ Personally known to me; or
☐ Produced identification (Type of Identification: Florida drivers license)
☐ Did take an oath; or
☐ Did not take an oath

IRISDAY ASANZA
Notary Public - State of Florida
Commission # HH 453742
My Comm. Expires Oct 12, 2027
Bonded through National Notary Assn.

AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with the Town of Hillsboro Beach is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that**:

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and the Town of Hillsboro Beach, the nongovernmental entity must attest to the absence of coercion in labor or services.
2. I am an officer or representative of Headway Construction LLC nongovernmental entity.
3. Headway Construction LLC does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Witness #1 Print Name: Miranis Diaz

Witness #2 Print Name: _____

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Print Name: Manuel Diaz
Title: Managing Member
Entity Name: Headway Construction LLC

OATH OR AFFIRMATION

State of Florida
County of Palmbeach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 22 day of January, 2026, by Manuel Diaz (name of person) as Managing Member (type of authority) for Headway Construction LLC (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

☐ Personally known to me; or
☒ Produced identification (Type of Identification: Florida driver License)
☐ Did take an oath; or
☐ Did not take an oath

IRISDAY ASANZA
Notary Public - State of Florida
Commission # HH 453742
My Comm. Expires Oct 12, 2027
Bonded through National Notary Assn.

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

☑ Please Confirm

*Response required

22. Scrutinized Companies*

Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Proposal shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Town in the event there is any misrepresentation or false certification on the part of Respondent.

☑ Please Confirm

*Response required

BIDDER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named Bidder, does hereby affirm and attest under penalty of perjury as the proposed Bidder for the Town of Hillsboro Beach that the certifications and statements provided above on behalf of Bidder are true to the best of affiant's knowledge and belief and that Bidder is compliant with all requirements outlined in these Town of Hillsboro Beach's Affidavits. Bidder acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the Town of Hillsboro Beach immediately if any of the statements attested hereto are no longer valid.

Headway Construction LLC
Bidder Name

Affiant Signature

1-22-2026
Date Signed

Manuel Diaz-Managing Member
Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Palm beach

The foregoing instrument was affirmed, subscribed, and sworn to before me this 22 day of January, 2026 by means of ☑ physical presence or ☐ online notarization, by Manuel Diaz who is personally known to me or who produced the following identification: Florida drivers License

(Notary Seal)

IRISDAY ASANZA
Notary Public - State of Florida
Commission # HH 453742
My Comm. Expires Oct 12, 2027
Bonded through National Notary Assn.

Notary Public for the State of Florida

My commission expires: 10-2-2027

cancellation of the Agreement, by Town, if Consultant knowingly employs unauthorized aliens.

☐ Please Confirm

**Response required*

18. Lobbying*

Respondent confirms that it will not, in connection with the Agreement, directly or indirectly

A. offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Town officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or
B. offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Town officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

☑ Please Confirm

**Response required*

19. Non-Collusion*

Respondent agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Respondent intends to do the work with its own bona fide employees or subcontractors and has not provided a Proposal for the benefit of another Contractor/Vendor. Furthermore, Respondent certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Proposal on any public contract.

☑ Please Confirm

**Response required*

20. Prohibited Interests*

Respondent, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the project covered under this Request for Proposal, or of any property included or planned to be included in the project, in which any member, officer, of employee of the Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect.

☑ Please Confirm

**Response required*

21. Public Entity Crime*

Pursuant to 287.133, Florida Statute, A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a Proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for

a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

☑ Please Confirm

**Response required*

14. Equal Employment Opportunity*

Respondent shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Respondent shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the State of Florida Department of Transportation, the Secretary of Labor, or Town may require. The above shall be required of any subcontractor hired by Respondent. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Respondent. Subcontracts entered into by Respondent shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Respondent shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Respondent shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

☑ Please Confirm

**Response required*

15. E-Verification System*

Respondent and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Respondent during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Coordinating Contractor to perform work pursuant to this Contract. Respondent meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Respondent and its subcontractors shall provide Town with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Town is obligated to terminate this Agreement upon a good faith belief that Respondent or its subcontractors has knowingly violated Section 448.095, Florida Statutes. E-Verification Identification

☑ Please Confirm

**Response required*

16. E-Verification Identification Number*

Provide your E-Verification Identification Number 2617664

**Response required*

17. Immigration and Nationality Act*

Respondent shall comply with all immigration laws as outlined in 8 USC § 1324a- Unlawful employment of aliens. Town will not intentionally award Town contracts to any Respondent who knowingly employs unauthorized Alien workers . Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Town may result in immediate termination of the Agreement. Town will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral

8. Debarment*

Respondent certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Town immediately if their status changes and will provide an explanation for the change in status.

☐ Please Confirm

**Response required*

9. Drug-Free Workplace Certification*

In accordance with Florida Statute 287.087 (current version), Respondent hereby certifies the following:

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee **will** abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

By clicking confirm below, Respondent certifies that the information as provided in this Drug-Free Workplace Certification, is truthful and correct at the time of submission.

☐ Please Confirm

**Response required*

13. Discriminatory Vendor*

Respondent certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a Proposal on a contract to provide any goods or services to

c. Bidder acknowledges that a violation of this warranty may result in the termination of any contracts and forfeiture of funds paid, or to be paid, to the Bidder if awarded a contract.

☒ Please Confirm

**Response required*

4. Copeland Anti-Kickback Affidavit*

Affiant certifies that no portion of any sums will be paid to any employees of the Town of Hillsboro Beach, its elected officials, or its consultants, as a commission, kickback, reward or gift, directly or indirectly by Proposer or any member of Proposer's firm or by any officer of the corporation in exchange for business with the Town of Hillsboro Beach.

☒ Please Confirm

**Response required*

5. Certifications*

Respondent certifies that they comply (or will comply) with the statements concerning, but not limited to: Compliance with Laws, Conflict of Interest, Convictions, Debarment, Discriminatory Vendor, Drug Free Workplace, Equal Employment Opportunity, E-Verification System, Gopher Tortoise Relocation, Immigration and Nationality Act, Lobbying, Non-Collusion, Prohibited Interests, Public Entity Crime and Scrutinized Companies.

☒ Please Confirm

**Response required*

6. Compliance with Laws*

Respondent shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Code of Federal Regulations and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

☒ Please Confirm

**Response required*

7. Convictions*

Respondent has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1)(a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employ of another company.

☒ Please Confirm

**Response required*

SECTION 5.0 REQUIRED FORMS

Business Name: Headway Construction LLC

D.B.A.:_____ Federal I.D. No.: 99-3995608

Business Address: 2586 7th Ct N

City : West Palm beach State: FL Zip: 33412

1. **Acknowledgement of Addendum**

By responding to this sealed Solicitation, the Bidder/Proposer makes all representations required by the Solicitation and further warrants and represents that Bidder/Proposer acknowledges that it has received and examined copies of the entire Solicitation documents including all of the following addenda:

Addendum No.: 1 Dated: 2/1/26 Addendum No.:_____ Dated:_____

Addendum No.: 2 Dated: 2/12/26 Addendum No.:_____ Dated: _____

☐ No Addendum Issued

2. **Conflicts of Interest***

Respondent covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Respondent warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Respondent to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Respondent, and its subconsultants at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Respondent or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Respondent, and its subconsultants at any tier, shall insert the following provision into each of their contracts and subcontracts: "No member, officer, or employee of the subconsultant, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Do you have any Conflicts of Interest to report?

☐ Yes

☒ No

**Response required*

When equals "Yes" Please upload a document listing all your Conflict of Interest

3. **No Contingency Affidavit***

Affiant certifies the following:

a. Neither Bidder nor any principal, employee, agent, representative or family member has promised to pay, and Bidder has not and will not pay, a fee the amount of which is contingent upon the Town of Hillsboro Beach awarding a contract.

b. Bidder warrants that neither it, nor any principal, employee, agent, or representative has procured, or attempted to procure, a contract with the Town of Hillsboro Beach in violation of any of the provisions of the Broward County conflict of interest and code of ethics ordinances.

INVITATION TO BID
ITB 2025-12-02

TOWN OF HILLSBORO BEACH
PARKING LOT IMPROVEMENTS

Date of Issue:	**Tuesday, December 23, 2025**
Pre-Bid Conference:	**9:30 a.m., Wednesday, January 14, 2026**
Deadline for Questions:	**5:00 p.m., January 19, 2026**
Electronic Responses Due:	**10:00 a.m., Friday, January 30, 2026**

NOTICE TO BIDDERS

ITB 2025-12-02

TOWN OF HILLSBORO BEACH
PARKING LOT IMPROVEMENTS

NOTICE: The Town of Hillsboro Beach invites qualified contractors to submit sealed bids in accordance with the requirements stated herein, no later than 10:00 AM, Tuesday, January 20, 2026, for ***"ITB No. 2025-12-02 - Town of Hillsboro Beach Parking Lot Improvements"***

PROJECT OVERVIEW:

The Town of Hillsboro Beach is soliciting bids from qualified contractors to provide all labor, materials, machinery, tools, equipment, and incidentals necessary to complete the interior renovations of the Planning Room. The work shall include all associated construction activities and be performed in full compliance with the plans, specifications, and requirements set forth in the engineered drawings and technical Specifications. The scope of work is limited to the Planning Room. The Commission Chambers are not included.

A pre-submittal conference and site visit shall be held at the Town Hall, 1210 Hillsboro Mile, Hillsboro Beach, FL 33062 at **9:30 a.m., Wednesday, January 14, 2026.** This meeting shall review and provide clarification regarding the scope of work and provide site access to allow field measurements and observe current conditions applicable in this solicitation. All interested contractors are strongly encouraged to attend this meeting to ensure all questions and/or concerns are properly addressed.

All bids must be received **no later than Friday, January 30, 2026 at 10:00 a.m.** at which time all proposals will be decrypted and opened. Proposals must be submitted electronically through DemandStar.com https://network.demandstar.com by the date and time stated above. Mailed and hand-delivered proposals will not be accepted. Any proposals received after the due date and time specified will not be considered

Interested firms may secure the solicitation package and all other pertinent information by contacting the Procurement Manager at procurement@townofhillsborobeach.com, Town website or by visiting https://network.demandstar.com/

All questions and/or comments regarding this request for proposal should be directed to the Procurement Manager at procurement@townofhillsborobeach.com. All inquiries must reference *"ITB No. 2025-12-02 - Town of Hillsboro Beach Parking Lot Improvements*" in the subject line. No phone calls will be accepted in reference to this ITB. The deadline for

submitting questions is Monday, January 19, 2026, at 5:00 p.m. Responses to those questions considered material to the solicitation will be made available as formal addenda. It is the responsibility of prospective bidders to ensure they are aware of all addenda issued relative to this solicitation.

DemandStar.com is the preferred sourcing of notices, addenda, bids and other communications. The Town is not under any obligation and does not guarantee that prospective bidders will receive email notifications concerning the posting, amendments or the close of the solicitation. Prospective bidders are responsible for checking DemandStar.com or by contacting procurement@townofhillsborobeach.com for information, addendum and updates concerning the solicitation. Unless otherwise noted, bid documents are available at no charge.

Bids must be submitted on the Bid Form as furnished by the Town of Hillsboro Beach and must be accompanied by a bid security in the form of a Bid Bond, Certified Check, Cashier's Check, Treasurer's Check or Bank Draft, or other form of security acceptable to the Town in a sum not less than five percent (5%) of the amount of the base bid, as a guarantee that the bidder will enter into an agreement with the Town if the bid is accepted. Bids shall remain in force for ninety (90) days after the opening time.

All Bids must be uploaded and received in DemandStar,com no later than **Friday, January 30, 2026**. at which time all bids will be decrypted and publicly opened. Mailed or hand-delivered bids will not be accepted. **Any Bids received after the due date and time specified will not be considered.**

The Town reserves the right to accept or reject any and all ITBs in whole or in part, to waive informalities in the 1TB documents, to obtain new ITBs, to postpone the opening of ITBs, or if unable to negotiate a satisfactory contract to terminate all negotiations under the 1TB and proceed by whatever appropriate means it may elect.

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SECTION 1.0 GENERAL TERMS AND CONDITIONS

1.1 DEFINITIONS

When used in Contract Documents (defined below) or in related documents, the following terms shall have the meanings given below:

Addendum: A modification of the Plans, Specifications or other Contract Documents distributed to prospective Bidders prior to the opening of Bids/Proposals.

Advertisement for Bids/Proposals: The public notice inviting the submission of bids for the work.

Agreement - The written instrument which is evidence of the agreement between Owner and Contractor covering the Work.

Bid/Proposal Bond: A bond executed by a Bidder/Proposer and its Surety in the attached form guaranteeing that the Bidder/Proposer, if awarded the Contract will execute the same and will timely furnish the required Performance Bond, Payment Bond, and evidence of Insurance.

Bidder: Any individual, firm, partnership or corporation submitting a Bid in accordance with the Instructions to Bidders.

Bid/Proposal Documents: Bid Guarantee or bid deposit. The Advertisement for Bids, Instructions to Bidders, Bid Form, Bid Bond, Contract, Performance Bond, Payment Bond, General Conditions, Special Provisions, Technical Specifications and Plans, together with all Addenda.

Bid/Proposal Form: The form on which bids / proposals are submitted.

Calendar Day: Every day shown on the calendar.

Change Order: A written agreement executed by the Town, the Contractor and the Contractor's Surety, covering modifications to the Contract recommended by the Project Manager and approved by the Town Manager and/or Town Commission.

Contract: The written agreement between the Town and the Bidder for performance of the Work in accordance with the requirements of the Contract Documents and for the payment of the agreed consideration.

Contract Date: The date on which the Agreement is effective.

Contract Documents: The Instructions to Bidders, Bid Form, Bid Bond, Contract, Performance Bond, Payment Bond, General Conditions, Special Conditions, and Scope of Work, together with all Addenda, Change Orders, Schedules and Shop Drawings.

Contract Manager: Town of Hillsboro Beach Manager or designee or duly authorized representative designated to manage the Contract.

Contractor: The individual, firm, partnership, corporation, or joint venture whose bid is accepted and who enters into a Contract with Town of Hillsboro Beach and who is liable for the acceptable performance of the work and for the payment of all legal debts pertaining to the Work.

Contract Time: The number of days allowed for completion of the work. The Contract Time will be stipulated in the Bid Form, unless extended by a Change Order. All contract time shall be measured in calendar days.

Days: Reference made to Days shall mean consecutive calendar days.

Defective. The word "defective," when modifying the word "Work," refers to Work that is unsatisfactory, faulty, or deficient in that it: a. does not conform to the Contract Documents, or b. does not meet the requirements of any applicable inspection, reference standard, test, or approval referred to in the Contract Documents, or c. has been damaged prior to Engineer's - recommendation of final payment (unless responsibility for the protection thereof has been assumed by Town at Substantial Completion (Section 2.16)

Deliverables: All documentation and any items of any nature submitted by the Contractor to the Town's Contract Manager for review and approval in writing pursuant to the terms of the Agreement.

Lessee: Any individual, partnership or corporation having a tenant relationship with Town of Hillsboro Beach.

Liquidated Damages: The amount that the Contractor accepts, as stipulated in the Bid Form, which will be deducted from the Contract Sum for each Calendar day

of delay due to a Non-excusable Delay to be determined by the Town's Contract Manager.

Notice to Proceed (NTP): The written communication issued by the Town to the Contractor directing the Contractor to begin contract work and establishing the date of commencement of the work.

Owner: The term Owner as used in this Contract shall mean the Town of Hillsboro Beach.

Performance and Payment Bonds: Bonds executed by the Contractor and his Surety, assuring that the Contractor will, in good faith, perform and guarantee the work in full conformity with the terms of the Contract Documents and will promptly pay all persons supplying the Contractor with labor, materials, or supplies, used directly or indirectly by the Contractor in the prosecution of the Work.

Plans: The drawings or reproductions thereof, prepared and sealed by the Architect/Engineer, which show the locations, character, dimensions and details of the work to be done and which are part of the Contract Documents.

Project: The construction and services required by the Contract Documents, which includes all labor, materials, equipment, and services to be provided by the Contractor to fulfill the Contractor's obligations.

Project Cost: The sum of the construction costs, allowances for contingencies, the total cost of design professional and related services provided by consultant, and allowances for such other items as charges of all other professionals and consultants.

Project Manager: The Town's authorized representative designated to manage the Project.

Proposal/Bid Form: The form on which proposals / bids are submitted

Scope of Service: Document which details the work to be performed by the Bidder.

Subcontractor or Sub-consultant: Any person, entity, firm, or corporation, other than the employees of the Contractor, who furnishes labor and/or materials, in connection with the Work, whether directly or indirectly, on behalf of and/or under the direction of the Contractor and whether or not in privity of Contract with the Contractor.

Town: A political subdivision, Incorporated Town within Broward County of the State of Florida, whose governing body is a Town Commission consisting of a Mayor, a Vice Mayor and three (3) Town Commission members.

Town Manager: The Manager Town of Hillsboro Beach Hillsboro Beach, Florida.

The words **"Work", "Services", "Program", or "Project"**: All matters and things required to be done by the Bidder in accordance with the provisions of the Contract.

The words **"Directed", "Required", "Permitted", "Ordered", "Designated", "Selected", "Prescribed"**, or words of like import to mean respectively, the direction, requirement, permission, order, designation, selection or prescription of the Town's Contract Manager; and similarly the words **"approved", acceptable", "satisfactory", "equal", "necessary"**, or words of like import to mean respectively, approved by, or acceptable or satisfactory to, equal or necessary in the opinion of the Town's Contract Manager. In resolving disputes and in all respects the Town Manager's decision shall be final.

The words **"Furnish", "Install" "Perform" "Provide".** The word **"furnish,"** when used in connection with services, materials, or equipment, shall mean to supply and deliver said services, materials, or equipment to the Site (or some other specified location) ready for use or installation and in usable or operable condition.

The word **"install,"** when used in connection with services, materials, or equipment, shall mean to put into use or place in final position said services, materials, or equipment complete and ready for intended use.

The words **"perform"** or "provide," when used in connection with services, materials, or equipment, shall mean to furnish and install said services, materials, or equipment complete and ready for intended use.

When **"furnish**," "install," "perform," or **"pro- vide"** is not used in connection with services, materials, or equipment in a context clearly requiring an obligation of Contractor, **"provide"** is implied.

1.2 ENDOR NOTIFICATION

It is the policy of the Town to encourage full and open competition among all available qualified vendors. All vendors regularly engaged in the type of work specified in the Bid Solicitation are encouraged to submit

bids. To get solicitation document, specifications and updates go to: https: www.demandstar.com

1.3 BIDDERS RESPONSIBILITIES

Bidders are required to submit their bids upon the following express conditions:

A. Bidders shall thoroughly examine the drawings, specifications, schedules, instructions, and all other contract documents. Bidders shall thoroughly examine the drawings, specifications, schedules, instructions, and all other contract documents.

B. Bidders shall make all investigations necessary to thoroughly inform themselves regarding site(s) and facilities for delivery of material and equipment as required by the solicitation conditions. No plea of ignorance, by the Bidder, of conditions that exist or that may hereafter exist as a result of failure or omission on the part of the Bidder to make the necessary examinations and investigations, or failure to fulfill in every detail the requirements of the contract documents, will be accepted as a basis for varying the requirements of the Town or the compensation due the Bidder.

C. Bidders are advised that all Town contracts are subject to all legal requirements applicable Broward County Ordinances, State Statutes and Federal Statutes.

1.4 SUBMISSION OF BIDS

Bids and Addenda thereto shall be electronically submitted via DemandStar,com by the due/time specified. Late bids will not be accepted.

1.5 ADDENDA

The Town may issue an addendum in response to any inquiry received, prior to the bid opening, which changes, adds to, or clarifies the terms, provisions, or requirements of the solicitation. The Bidder should not rely on any representation, statement, or explanation, whether written or verbal, other than those made in this solicitation document or in any addenda issued. Where there appears to be a conflict between this solicitation and any addenda, the last addendum issued shall prevail. It is the Bidder's responsibility to ensure receipt of all addenda and any accompanying documents.

Bidder(s) shall acknowledge receipt of any formal Addenda. Failure to acknowledge Addenda shall deem the response non- responsive provided, however, that the Town may waive this requirement in its best interest.

1.6 RESERVATIONS FOR AWARD AND REJECTION OF BIDS:

The Town reserves the right to accept or reject any or all bids, part of bids, and to waive minor irregularities or variations to specifications contained in bids, and minor irregularities in the bidding process.

The Town reserves the right to reject any or all bids prior to award.

Reasonable efforts will be made to either award the contract or reject all bids within one hundred and twenty (120) calendar days after Bids opening date.

1.7 WITHDRAWAL OF BID

A. Bids may not be withdrawn and shall be deemed enforceable for a period of one hundred twenty (120) days after the time set for the Bid opening.

B. Bids may be withdrawn prior to the time set for the Bid opening. Such request must be in writing.

C. The Town will permanently retain as liquidated damages the Bid deposit furnished by any Bidder who requests to withdraw a Bid after the Bid opening.

1.8 LATE BIDS OR MODIFICATIONS

Only Bids received as of opening date and time will be considered timely. Bids and modifications received after the time set for the Bid opening will be rejected as late.

1.9 CONFLICTS WITHIN THE SOLICITATION

Where there appears to be a conflict between the General Terms and Conditions, Special Conditions, Scope of Services, Bid Submittal Section, or any addendum issued, the order of precedence shall be as follows: The last addendum issued, the Special Conditions, General Terms and Conditions, the Scope of Services, and the Bid Submittal Section.

1.10 CLARIFICATION OR OBJECTION TO BID SPECIFICATIONS

If any person contemplating submitting a bid for this contract is in doubt as to the true meaning of the specifications or other bid documents or any part thereof, he/she may submit to the Purchasing Division on or before the date and time stated herein, a request for clarification. All such requests for clarification shall be made in writing and the person submitting the request will be responsible for its prompt delivery. Any interpretation of the bid, if made, will be made only by Addendum duly issued. The Town will not be responsible for any other explanation or interpretation of the proposed made or given prior to the award of the contract.

1.11 INVOICING/PAYMENT

In accordance with Florida State Statutes, Chapter 218, payment will be made within forty- five (45) days after receipt of services and a proper invoice. The Town cannot make advance payments, make deposits in advance of receipt of goods, or pay C.O.D. Bidders should state any payment discount in the space provided on the bid form.

1.12 COMPETENCY OF BIDDERS

A. Pre-award inspection of the Bidder's facility may be made prior to the award of contract. Bids will be considered only from firms which are regularly engaged in the business of providing the goods and/or services as described in this solicitation(s); have a record of performance for a reasonable period of time; and have sufficient financial support, equipment and organization to ensure that they can satisfactorily deliver the material and/or services if awarded a Contract under the terms and conditions herein stated. The terms "equipment and organization" as used herein shall be construed to mean a fully equipped and well-established company in line with the best business practices in the industry and as determined by the proper authorities of the Town.

B. The Town may consider any evidence available to it of the financial, technical, and other qualifications and abilities of a Bidder, including past performance (experience) in making the award in the best interest of the Town. In all cases the Town of Hillsboro Beach shall have no liability to any contractor for any costs or expense incurred in connection with this bid or otherwise.

1.12 NOTICE REQUIREMENTS UNDER THE AGREEMENT

All notices required or permitted under the Agreement shall be in writing and shall be deemed sufficiently served if delivered by Registered or Certified Mail, with return receipt requested; or delivered personally; or delivered via e-mail (if provided below) and followed with delivery of hard copy; and in any case addressed as follows:

To the Town Manager:

Town of Hillsboro Beach
Office of the Town Manager
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
Phone: 954-427-4011

and,

To the Town Attorney:

Town of Hillsboro Beach
Office of the Town Attorney
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
Phone: 954-771-4500

To the Bidder:

Notices will be sent to the Bidder at the e-mail address and to the person listed in the bid, as applicable.

Either party may at any time designate a different address and/or contact person by giving notice as provided above to the other party. Such notices shall be deemed given upon receipt by the addressee.

1.13 EMPLOYEES

All employees of the Bidder shall be considered to be at all times the sole employees of the Bidder under the Bidder's sole direction, and not employees or agents Town of Hillsboro Beach. The Bidder shall supply competent and physically capable employees and the Town is authorized to require the Bidder to remove any employee it deems careless, incompetent, insubordinate or otherwise objectionable and whose presence on Town property is not in the best interest of

the Town.

1.14 AWARD OF BID

The Town also reserves the right to award the contract on a split order basis, lump sum basis, individual item basis, or such combination as shall best serve the interest of the Town.

Award will be made to the responsive and responsible bidder, quoting the lowest price, for that product/service that will best serve the needs of the Town.

The Town also reserves the right to accept or reject any or all bids, part of bids, and to waive minor irregularities or variations to specifications contained in bids, and minor irregularities in the bidding process.

A. Responsibility: In order to be considered as a responsible firm, firm shall be fully capable to meet all of the requirements of the solicitation and subsequent contract, must possess the full capability, including financial and technical, to perform as contractually required, and must be able to fully document the ability to provide good faith performance.

B. Responsiveness: In order to be considered responsive to the solicitation, the firm's bid shall fully conform in all material respects to the solicitation and all of its requirements, including all form and substance.

1.15 USE OF OTHER GOVERNMENTAL CONTRACTS:

The Town reserves the right to reject any part or all of any bids received and utilize other available governmental contracts, if such action is in its best interest

1.16 DELIVERY:

Time will be of the essence for any orders placed as a result of this ITB. The Town reserves the right to cancel any orders, or part thereof, without obligation if delivery is not made in accordance with the schedule specified by the Bidder and accepted by the Town.

1.17 PROTESTS:

A. Right to protest. Any Bidder or interested parties (hereinafter collectively referred to as the ("Bidder") who has a substantial interest in and is aggrieved in connection with the solicitation or proposed award of the ITB may protest to the Town Manager or designee. Protests arising from the decisions and votes of any evaluation or selection committee shall be limited to protests based upon alleged deviation(s) from the specifications, requirements and/or terms set forth in the ITB.

1. Any protest concerning the ITB specifications, requirements, and/or terms must be made within three business days (for the purposes of this section, "business day" means a day other than Saturday, Sunday, or a national holiday), from the time the facts become known and, in any case, at least seven business days prior to the opening of the responses. Such protest must be made in writing (as provided for herein *Notice Requirements*) to the the Town Manager and Town Attorney, and such protest shall state the particular grounds on which it is based and shall include all pertinent documents and evidence. No protest shall be accepted unless it complies with the requirements of this section. Failure to timely protest ITB specifications, requirements and/or terms is a waiver of the ability to protest the specifications, requirements and/or terms.

B. The Town may request reasonable reimbursement for expenses incurred in processing any protest hereunder, which expenses shall include, but not be limited to, staff time, legal fees, and expenses (including expert witness fees), reproduction of documents and other out- of-pocket expenses.

C. Authority to resolve protests. The Town Manager or designee shall have the authority to settle and resolve a protest concerning the solicitation or award of the ITB Responsiveness. Prior to any decision being rendered under this section with respect to a protest, the Town Manager and the Town Attorney, or their respective designees, shall certify whether the submission of the response

to the ITB in question is responsive. The parties to the protest shall be bound by the determination of the Town Manager and the Town Attorney with regard to the issue of responsiveness.

D. Decision and appeal procedures. If the protest is not resolved by mutual agreement, the Town Manager and the Town Attorney, or their respective designees, shall promptly issue a decision in writing. The decision shall specifically state the reasons for the action taken and inform the protestor of his or her right to challenge the decision. Any person aggrieved by any action or decision of the Town Manager, the Town Attorney, or their respective designees, with regard to any decision rendered under this section may appeal said decision by filing an original action in the Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida, in accordance with the applicable court rules. Any action not brought in good faith shall be subject to sanctions including damages suffered by the Town and attorney's fees incurred by the Town in defense of such wrongful action.

E. Distribution. A copy of each decision by the Town Manager and the Town Attorney shall be mailed or otherwise furnished immediately to the protestor.

F. Stay of procurements during protests. In the event of a timely protest under this section, the Town shall not proceed further with the solicitation or with the award pursuant to the ITB unless a written determination is made by the Town Manager, that the award pursuant to the ITB must be made without delay in order to protect a substantial interest of the Town.

G. The institution and filing of a protest under this section is an administrative remedy that shall be employed prior to the institution and filing of any civil action against the Town concerning the subject matter of the protest.

I. Protests not timely made under this section shall be barred. Any basis or ground for a protest not set forth in the letter of protest required under this section shall be deemed waived.

J. At the time, the Town Manager's written recommendation for award of the ITB is presented at a meeting of the Mayor and Town Commission, the Town Attorney, or designee, shall present a report to inform the Mayor and Town Commission of any legal issues relative to any protest filed in connection with the ITB in question.

K. The determination of the Town Manager and the Town Attorney with regards to all procedural and technical matters shall be final.

1.18 AGREEMENT

An agreement shall be sent to the awarded Bidder to be signed, witnessed, and returned to the Town for execution. The Town will provide a copy of the fully executed agreement to the awarded Bidder.

1.19 DISQUALIFICATION OF BIDDERS

A Bidder may be disqualified temporarily or permanently, and his/her bid(s) rejected for:

Poor performance or default, in the Town's opinion, on previous contracts with the Town. Poor performance or default, in the Town's opinion, on previous contracts with other public entities. Insufficient financial or company size, in the Town's opinion, to perform the requirements of the contract.

1.20 SUBCONTRACTING

The Bidder will not assign, transfer or sub- contract any work either in whole or in part, without prior written approval of the Town. The Bidder shall furnish in writing to the Town the names of the It shall be understood and agreed that by the submission of a bid, the Bidder, if awarded a contract, shall save harmless and fully indemnify the Town and any of its officers or agents from any and all damages that may, at any time, be imposed or claimed for infringement of any patent right, trademark, or copyright, of any person or persons, association, or corporation, as the result of the use of such articles by the Town, or any of its officers, agents, or employees, and of which articles the contractor is not the patentee, assignee, licensee, or owner, or lawfully entitled to sell same.

Subcontractors. The Bidder shall not contract with any Subcontractors to whom the Town has made reasonable and timely objection. The final

Subcontractors list shall be presented to the Town.

1.21 ASSIGNMENT

The successful Bidder shall not assign, transfer, hypothecate, or otherwise dispose of this contract, including any rights, title, or interest therein, or its power to execute such contract to any person, company, or corporation without the prior written consent of the Town and Town's approval.

1.22 DEBARRED OR SUSPENDED BIDDERS OR PROPOSERS

The Bidder or Proposer certifies, by submission of a response to this solicitation, that neither it nor its principals and subcontractors are presently debarred or suspended by any Federal department or agency

1.23 FRAUD AND MISREPRESENTATION

Pursuant to Section 2-8-1.4 of the Broward County Code, any individual, corporation, or other entity that attempts to meet its contractual obligations with the Town through fraud, misrepresentation, or material misstatement, may be debarred from doing business with the Town. The Town as further sanction may terminate or cancel any other contracts with such individual, corporation, or entity. Such individual or entity shall be responsible for all direct or indirect costs associated with termination or cancellation, including attorney's fees.

1.24 COLLUSION

The Bidder, by affixing his signature to this bid, agrees to the following: "Bidder certifies that his/her bid is made without previous understanding, agreement, or connection with any person, firm or corporation, making a bid for the same items, or the initiating Town department, and is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action."

1.25 PATENTS AND COPYRIGHT

A. The Contractor shall be liable and responsible for any and all claims made against the Town for infringement of patents, copyrights, service marks, trade secrets or any other third party proprietary rights, by the use or supplying of any programs, documentation, software, analyses, applications, methods, ways, processes, and the like, in the course of performance or completion of, or in any way connected with, the Work, or the Town's continued use of the deliverables furnished hereunder. Accordingly, the Contractor at its own expense, including the payment of attorney's fees, shall indemnify, and hold harmless the Town and defend any action brought against the Town with respect to any claim, demand, and cause of action, debt, or liability.

B. The Contractor shall be solely responsible for determining and informing the Town whether a prospective supplier or subcontractor is a party to any litigation involving patent or copyright infringement, service mark, trademark, violation, or proprietary rights claims or is subject to any injunction which may prohibit it from providing any deliverable hereunder. The Contractor shall enter into agreements with all suppliers and subcontractors at the Contractor's own risk. The Town may reject any deliverable that it believes to be the subject of any such litigation or injunction, or if, in the Town's judgment, use thereof would delay the Work or be unlawful.

1.26 PUBLIC RECORDS LAW

Pursuant to Florida Statute 119.07, public records may be inspected and examined by anyone desiring to do so, at a reasonable time, under reasonable conditions, and under supervision by the custodian of the public record. Sealed Bids and Proposals become subject to this statute, notwithstanding Bidders' requests to the contrary, at the time the Town provides notice of a decision or intended decision, or thirty (30) days after bid or bid opening, whichever is earlier.

Financial statements submitted in response to a request by the Town are confidential and exempt from disclosure. Data processing software obtained under a licensing agreement which prohibits its disclosure is also exempt.

Bidders are hereby notified and agree that all information submitted as part of, or in support of bid/proposal submittals will be available for public inspection after opening of bids/proposals in compliance with Chapter 119 of the Florida Statutes. The Bidder shall not submit any information in response to this invitation which the Bidder considers to be a trade secret, proprietary or confidential. The submission of

any information to the Town in connection with this ITB shall be deemed conclusively to be a waiver of any trade secret or other protection, which would otherwise be available to the Bidder. In the event that the Bidder submits information to the Town in violation of this restriction, either inadvertently or intentionally and clearly identifies that information in the bid/proposal as protected or confidential, the Town shall endeavor to redact and return that information to the Bidder as quickly as possible, and if appropriate, evaluate the balance of the bid/proposal. The redaction or return of information pursuant to this clause may render a bid/response non- responsive.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS

AT TELEPHONE :954-427-4011, AND EMAIL: SHENDERONS@TOWNOFHILLSBOROBEACH.COM AND ADDRESS: TOWN CLERK, TOWN OF HILLSBORO BEACH, 1210 HILLSBORO MILE, HILLSBORO BEACH, FLORIDA 33062

1.27 EXCEPTIONS TO BID

The Bidder must clearly indicate any exceptions they wish to take to any of the terms in this Bid, and outline what, if any, alternative is being offered. All exceptions and alternatives shall be included and clearly delineated, in writing, in the Bid. The Town, at its sole and absolute discretion, may accept or reject any or all exceptions and alternatives. In cases in which exceptions and alternatives are rejected, the Town shall require the Bidder to comply with the particular term and/or condition of the ITB to which the Bidder took exception to (as said term and/or condition was originally set forth on the ITB.)

1.28 INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

The Bidder shall indemnify and hold harmless Town of Hillsboro Beach and its officers, employees, agents, and instrumentalities from any and all liability, losses or damages in an amount not less than $1,000,000 per occurrence. In addition to $1,000,000 per occurrence, the Town shall be entitled to attorney's fees and costs of defense, which Town of Hillsboro Beach, or its officers, employees, agents, or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this project by the awarded Bidder or its employees, agents, servants, partners, principals or subcontractors. Furthermore, the awarded Bidder shall pay all claims and losses in an amount not less than $1,000,000 per occurrence in connection therewith and shall investigate and defend all claims, suits, or actions of any kind of nature in the name of the Town of Hillsboro Beach, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may issue thereon. The awarded Bidder expressly understands and agrees that any insurance protection required by the resulting agreement or otherwise provided by the awarded Bidder shall cover Town of Hillsboro Beach, its officers, employees, agents and instrumentalities and shall include claims for damages resulting from and/or caused by the negligence, recklessness or intentional wrongful misconduct of the indemnifying party and persons employed or by utilized by the indemnifying party in the performance of the contract.

1.29 COPELAND "ANTI-KICKBACK"

Contractor and all subcontractors will comply with the Copeland Anti-Kickback Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR Part 3).

1.30 CHOICE OF LAW

If and when this contract is disputed, and should it be necessary to litigate, the substantive and procedural laws of the State of Florida shall govern the outcome of such litigation. This shall apply notwithstanding such factors which include, but are not limited to, place where contract is entered into, place where accident arises and choice of law principles.

1.31 QUANTITIES

The Town specifically reserves the right to accept all or any part of the bid, to split the award, to increase or decrease the quantity to meet additional or reduced requirements of the Town, without such change affecting the contract price set forth in the bid form by the Bidder.

1.32 CLAIMS

Successful Bidder(s) will be responsible for making any and all claims against carriers for missing or damaged items.

1.33 MODIFICATION OF CONTRACT

The contract may be modified by mutual consent, in writing through the issuance of a modification to the contract, purchase order, change order or award sheet, as appropriate.

1.34 PUBLIC ENTITY CRIMES

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid/proposal on a contract to provide any goods or services to a public entity, may not submit a bid/proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids/proposals on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Florida Statutes, Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

1.35 DISCRIMINATION

Any entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid/proposal on a contract to provide goods or services to a public entity, may not submit a bid/proposal on a contract with a public entity for construction or repair of a public building or public work, may not submit bids/proposals on leases of real property to a public entity, may not award or perform work as a contractor, supplier, subcontractor, or consultant under contract with any public entity, and may not transact business with any public entity.

1.36 DRUG-FREE WORKPLACE PROGRAM

Bidders are required to maintain and enforce a Drug-Free Workplace Program for the duration of the agreement and any extensions thereof. Bidders shall complete and submit a copy of the attached form with their bid.

1.37 SOLICITATION, GIVING, AND ACCEPTANCE OF GIFTS POLICY

Bidders shall sign and submit the attached form Indicating understanding and compliance with the State's policies prohibiting solicitation and acceptance of gifts by public officers, employees, or candidates.

Failure to submit this signed form will result in your bid being declared non-responsive; provided, however, that the low Bidder may be given the opportunity to submit the form to the Town within five (5) calendar days after notification by the Town, if this is determined to be in the best interest of the Town.

1.38 ACCESS TO RECORDS

The Contractor shall maintain during the term of the contract all books of account, reports and records in accordance with generally accepted accounting practices and standards for records directly related to this contract. The Contractor agrees to make available to the Town Auditor or the Town Auditor’s designee, during normal business hours and in Broward, Broward or Palm Beach Counties, all books of account, reports, and records relating to this contract. The Contractor shall retain all books of account, reports, and records relating to this contract for the duration of the contract and for three (3) years after the final payment under this Agreement, until all pending audits, investigations or litigation matters relating to the contract are closed, or until expiration of the records retention period prescribed by Florida law or the records retention schedules adopted by the Division of Library and Information

Services of the Florida Department of State, whichever is later.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO

PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDSAT TELE (954)427-4011, OR VIA EMAIL ADDRESS SHENDERSON@TOWNOFHILLSBOROBEACH.COM AND MAILING ADDRESS: TOWN CLERK,TOWN OF HILLSBORO BEACH, 1210 HILLSBORO MILE, HILLSBORO BEACH, FL FLORIDA 33062

1.39 BEST INTEREST TOWN OF HILLSBORO BEACH

Town of Hillsboro Beach reserves the right to reject any and all submissions, to waive any and all irregularities in any submission, and to make awards in the best interest of the Town.

1.40 INSURANCE REQUIREMENTS

The Bidder shall maintain and carry in full force during the Term the insurance required herein. Upon Town's notification, the Bidder shall furnish to the Purchasing Division, Certificates of Insurance that indicate that insurance coverage has been obtained which meets the requirements as outlined below:

The successful Proposer shall furnish to the Town the certification or proof of insurance required by the provisions set forth above, within ten (10) days of notification of award. The successful Proposer(s) shall not commence operations until certification or proof of insurance, detailing terms and provisions of coverage, has been received and approved by Town of Hillsboro Beach.

The Bidder shall be responsible for assuring that the insurance certificates required in conjunction with this Section remain in force for the duration of the contractual period of the Contract, including any and all option years or extension periods that may be granted by the Town.

The selected firm shall provide a Certificate of Insurance listing Town of Hillsboro Beach as "Certificate Holder" and "Town of Hillsboro Beach is Additional Insurance as respect to coverage noted."

The certification or proof of insurance must contain a provision for notification to the Town thirty (30) days in advance of any material change in coverage or cancellation.

A. WORKER'S COMPENSATION INSURANCE

Worker's Compensation Insurance covering all employees and providing benefits as required by Florida Statute, Chapter 440, regardless of the size of the company (number of employees), but no less than $1,000,000 for Employers' Liability. Said coverage shall include a waiver of subrogation in favor Town of Hillsboro Beach and its agents, employees and officials. The Contractor further agrees to be responsible for employment, control and conduct of its employees and for any injury sustained by such employees in the course of their employment.

B. LIABILITY INSURANCE

a. Naming Town of Hillsboro Beach as an additional insured, on General Liability Insurance only, in connection with work being done under this contract.

b. Professional Liability (Errors and Omissions) coverage shall include coverage for all claims arising out of the services performed with limits not less than $1,000,000 per claim. The aggregate limit shall either apply separately to this contract or shall be at least twice the required per claim limit.

C. COMPREHENSIVE GENERAL LIABILITY

Insurance including, but not limited to, Independent, Contractor, Contractual, Premises/Operations, Products/Completed Operation and Personal Injury covering the liability assumed under indemnification provisions of this contract, with limits of liability for personal injury and/or bodily injury, including death, of not less than Two Million and 00/100 Dollars ($2,000,000.00), each occurrence; and property damage of not less than One Million and 00/100 Dollars ($1,000,000.00), each occurrence. (Combined single limits of not less than Two Million and 00/100 Dollars [$2,000,000.00], each occurrence, will be acceptable unless otherwise stated.) Coverage shall be on an "occurrence" basis, and the policy shall include Broad

Form Property Damage coverage and Fire Legal Liability of not less than Fifty Thousand and 00/100 Dollars ($50,000.00) per occurrence, unless otherwise stated by exception herein.

D. COMPREHENSIVE AUTOMOBILE AND TRUCK LIABILITY

covering owned, hired, and non-owned vehicles with combined single limits of not less than One Million and 00/100 Dollars ($1,000,000.00), each occurrence. Coverage shall be on an "occurrence" basis, such insurance to include coverage for loading and unloading hazards.

E. WAIVER OF SUBROGATION

Required insurance coverages shall not prohibit the service provider from waiving the right of subrogation prior to a loss. Service provider shall waive all subrogation rights against the indemnified parties. Policies shall contain or be endorsed to contain such provisions.

F. DEDUCTIBLE

Any deductible or self-insured retention must be approved in writing by the Town and shall protect the indemnified parties in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

G. FAILURE TO MAINTAIN COVERAGE

The service provider agrees to suspend and cease all operations hereunder during such period of time as the required insurance coverage is not in effect and evidence of insurance has not been furnished to the Town. The Town shall have the right to withhold any payment due the service provider until compliance with the insurance provisions of this agreement are satisfied.

The insurance coverage required shall include those classifications, as listed in standard liability insurance manuals, which most nearly reflect the operation of the Bidder. All insurance policies required above shall be issued by companies authorized to do business under the laws of the State of Florida with the following qualifications: The company must be rated no less than "B" as to management, and no less than "Class V" as to financial strength, according to the latest edition of Best's Insurance Guide published by A.M. Best Company, Oldwick, New Jersey, or its equivalent, subject to the approval of the Town's Risk Management Division.

NOTE: TOWN OF HILLSBORO BEACH CONTRACT NUMBER AND TITLE MUST APPEAR ON EACH CERTIFICATE OF INSURANCE.

Compliance with the foregoing requirements shall not relieve the Bidder of this liability and obligation under this section or under any other section in the Agreement.

1.41 PERFORMANCE AND PAYMENT BOND:

If a performance bond is required in Special Conditions, the Contractor shall within ten (10) working days after notification of award.

1.42 TOWN WEBSITE

The Town utilizes the following procedures for notification of bid opportunities: www.DemandStar.com and Town of Hillsboro Beach website. DemandStar.com is the preferred sourcing of notices, addenda, bids and other communications. The Town is not under any obligation and does not guarantee that prospective bidders will receive email notifications concerning the posting, amendment or close of solicitations. Prospective bidders are responsible for checking DemndStar.com or the Town website for information and updates concerning solicitations. Unless otherwise noted, bid documents are available at no charge.

It shall be the bidder's responsibility to verify the validity of all bid information received by sources other than those listed.

1.43 DISCLAIMER

Town of Hillsboro Beach may, in its sole and absolute discretion without prejudice or liability, accept or reject, in whole or in part, for any reason whatsoever any or all bids; re-advertise this ITB; postpone or cancel at any time this ITB process; or waive any formalities of or irregularities in the process. Bids that are not submitted on time and/or do not conform to Town of Hillsboro Beach's requirements will not be considered. After all bids are analyzed, Bidder(s) submitting bids that appear, solely in the opinion Town of Hillsboro Beach, to be the most qualified, shall be submitted to Town of Hillsboro Beach Commission, and the final selection

will be made thereafter with a timetable set solely by Town of Hillsboro Beach. The selection by Town of Hillsboro Beach shall be based on the ITB, which is, in the sole opinion of the Town Commission, in the best interest Town of Hillsboro Beach. In all cases Town of Hillsboro Beach shall have no liability to any bid for any costs or expense incurred in connection with this ITB.

1.44 CONFIDENTIALITY

As a political subdivision, Town of Hillsboro Beach is subject to the Florida Government in the Sunshine Act and Public Records Law. By submitting a bid, Bidder acknowledges that the materials submitted with the bid and the results Town of Hillsboro Beach's evaluation are open to public inspection upon proper request. Bidder should take special note of this as it relates to proprietary information that might be included in its bid.

1.45 NATURE OF THE AGREEMENT

The Agreement incorporates and includes all negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained in the Agreement. The parties agree that there are no commitments, agreements, or understandings concerning the subject matter of the Agreement that are not contained in the Agreement, and that the Agreement contains the entire agreement between the parties as to all matters contained herein. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written. It is further agreed that any oral representations or modifications concerning the Agreement shall be of no force or effect, and that the Agreement may be modified, altered, or amended only by a written amendment duly executed by both parties hereto and their authorized representatives.

The Bidder shall provide the services set forth in the Scope of Services and render full and prompt cooperation with the Town in all aspects of the Services performed hereunder.

The Bidder acknowledges that the Agreement requires the performance of all things necessary for or incidental to the effective and complete performance of all Work and Services under this Contract. All things not expressly mentioned in the Agreement but necessary to carrying out its intent are required by the Agreement, and the Bidder shall perform the same as though they were specifically mentioned, described, and delineated.

The Bidder shall furnish all labor, materials, tools, supplies, and other items required to perform the Work and Services that are necessary for the completion of this Contract. All Work and Services shall be accomplished at the direction of and to the satisfaction of the Town's Contract Manager.

The Bidder acknowledges that the Town shall be responsible for making all policy decisions regarding the Scope of Services. The Bidder agrees to provide input on policy issues in the form of recommendations.

The Bidder agrees to implement any and all changes in providing Services hereunder as a result of a policy change implemented by the Town. The Bidder agrees to act in an expeditious and fiscally sound manner in providing the Town with input regarding the time and cost to implement said changes and in executing the activities required to implement said changes.

1.46 PAYMENT FOR SERVICES / AMOUNT OBLIGATED

The Bidder warrants that it has reviewed the Town's requirements and has asked such questions and conducted such other inquiries as the Bidder deemed necessary in order to determine the price the Bidder will charge to provide the Work and Services to be performed under this Contract. The compensation for all Work and Services performed under this Contract, including all costs associated with such Work and Services, shall be in the total amount submitted on the Bid Form. The Town shall have no obligation to pay the Bidder any additional sum(s) in excess of this amount, except for a change and/or modification to the Contract which is approved and executed in writing by the Town and the Bidder.

All Services undertaken by the Bidder before Town's approval of this Contract shall be at the Bidder's risk and expense.

1.47 BIDS FIRM FOR ACCEPTANCE:

Bidder warrants, by virtue of bidding, that the bid and

the prices quoted in the bid will be firm for acceptance by the Town for a period of one hundred twenty (120) days from the date of bid opening unless otherwise stated in the ITB.

1.48 MANNER OF PERFORMANCE

A. The Bidder shall provide the services described herein in a competent and professional manner satisfactory to the Town in accordance with the terms and conditions of the Agreement. The Town shall be entitled to a satisfactory performance of all services described herein and to full and prompt cooperation by the Bidder in all aspects of the services. At the request of the Town, the Bidder shall promptly remove from the project any Bidder's employee, subcontractor, or any other person performing Services hereunder. The Contractor agrees that such removal of any of its employees does not require the termination or demotion of any employee by the Bidder.

B. The Bidder agrees to defend, hold harmless and indemnify the Town and shall be liable and responsible for any and all claims, suits, actions, damages and costs (including attorney's fees and court costs) made against the Town, occurring on account of, arising from or in connection with the removal and replacement of any Bidder's personnel performing services hereunder at the behest of the Town. Removal and replacement of any Bidder's personnel as used in this Article shall not require the termination and or demotion of such Bidder's personnel.

C. The Bidder agrees that at all times it will employ, maintain and assign to the performance of the services a sufficient number of competent and qualified professionals and other personnel to meet the requirements to which reference is hereinafter made. The Bidder agrees to adjust its personnel staffing levels or to replace any of its personnel upon reasonable request from the Town, should the Town make a determination, in its sole discretion that said personnel staffing is inappropriate or that any individual is not performing in a manner consistent with the requirements for such a position.

D. The Bidder warrants and represents that its personnel have the proper skill, training, background, knowledge, experience, rights, authorizations, integrity, character, and licenses as necessary to perform the Services described herein, in a competent and professional manner.

E. The Bidder shall at all times cooperate with the Town and coordinate its respective work efforts to most effectively and efficiently maintain the progress in performing the Services.

The Bidder shall comply with all provisions of all Federal, State, and local laws, Statutes, Ordinances, and regulations that are applicable to the performance of the Agreement.

1.49 INDEPENDENT CONTRACTOR RELATIONSHIP

The Contractor is, and shall be, in the performance of all work services and activities under the Agreement, an independent contractor, and not an employee, agent or servant of the Town. All persons engaged in any of the work or services performed pursuant to the Agreement shall at all times, and in all places, be subject to the Contractor's sole direction, supervision and control. The Contractor shall exercise control over the means and manner in which it and its employees perform the work, and in all respects the Contractor's relationship and the relationship of its employees to the Town shall be that of an independent contractor and not as employees and agents of the Town.

The Contractor does not have the power or authority to bind the Town in any promise, agreement or representation other than specifically provided for in the Agreement.

1.50 AUTHORITY OF THE TOWN'S PROJECT MANAGER

A. The Contractor hereby acknowledges that the Town's Project Manager will determine in the first instance all questions of any nature whatsoever arising out of, under, or in connection with, or in any way related to

or on account of, the Agreement including but not limited to: questions as to the value, acceptability and fitness of the services; questions as to either party's fulfillment of its obligations under the Contract; negligence, fraud or misrepresentation before or subsequent to acceptance of the Proposal; questions as to the interpretation of the Scope of Services; and claims for damages, compensation and losses.

B. The Contractor shall be bound by all determinations or orders and shall promptly comply with and follow every order of the Project Manager, including the withdrawal or modification of any previous order and regardless of whether the Contractor agrees with the Project Manager's determination or order. Where orders are given orally, they will be issued in writing by the Project Manager as soon thereafter as is practicable.

C. The Contractor must, in the final instance, seek to resolve every difference concerning the Agreement with the Project Manager. In the event that the Contractor and the Project Manager are unable to resolve their difference, the Contractor may initiate a dispute in accordance with the procedures set forth in the section below. Exhaustion of these procedures shall be a condition precedent to any lawsuit permitted hereunder.

a. In the event of such dispute, the parties to the Agreement authorize the Town Manager or designee, who may not be the Project Manager or anyone associated with this Project, acting personally, to decide all questions arising out of, under, or in connection with, or in any way related to or on account of the Agreement (including but not limited to claims in the nature of breach of contract, fraud or misrepresentation arising either before or subsequent to execution hereof) and the decision of each with respect to matters within the Town Manager's purview as set forth above shall be conclusive, final and binding on parties. Any such dispute shall be brought, if at all, before the Town Manager within 10 days of the occurrence, event or act out of which the dispute arises.

b. The Town Manager may base this decision on such assistance as may be desirable, including advice of experts, but in any event shall base the decision on an independent and objective determination of whether Contractor's performance or any deliverable meets the requirements of the Agreement and any specifications with respect thereto set forth herein. The effect of any decision shall not be impaired or waived by any negotiations or settlements or offers made in connection with the dispute, whether or not the Town Manager participated therein, or by any prior decision of others, which prior decision shall be deemed subject to review, or by any termination or cancellation of the Agreement.

c. All such disputes shall be submitted in writing by the Contractor to the Town Manager for a decision, together with all evidence and other pertinent information in regard to such questions, in order that a fair and impartial decision may be made. The parties agree that whenever the Town Manager is entitled to exercise discretion or judgment or to make a determination or form an opinion pursuant to the provisions of this Article, such action shall be deemed fair and impartial when exercised or taken.

d. The Town Manager shall render a decision in writing and deliver a copy of the same to the Contractor. Except as such remedies may be limited or waived elsewhere in the Agreement, Contractor and the Town reserve the right to pursue any remedies available under law after exhausting the provisions of this Article.

1.51 MUTUAL OBLIGATIONS

The Agreement, including attachments and appendices to the Agreement, shall constitute the entire Agreement between the parties with respect hereto and supersedes all previous communications and representations or agreements, whether written or oral, with respect to the subject matter hereto unless acknowledged in writing by the duly authorized representatives of both parties.

Nothing in the Agreement shall be construed for the benefit, intended or otherwise, of any third party that is not a parent or subsidiary of a party or otherwise related (by virtue of ownership control or statutory control) to a party.

In those situations, where the Agreement imposes an indemnity or defense obligation on the Contractor, the Town may, at its expense, elect to participate in the defense if the Town should so choose. Furthermore, the Town may at its own expense defend or settle any such claims if the Contractor fails to diligently defend such claims, and thereafter seek indemnity for costs and attorney's fees from the Contractor.

1.52 QUALITY ASSURANCE / QUALITY ASSURANCE RECORD KEEPING

The Contractor shall maintain, and shall require that its subcontractors and suppliers maintain, complete and accurate records to substantiate compliance with the requirements set forth in the Scope of Services. The Contractor and its subcontractors and suppliers shall retain such records, and all other documents relevant to the Services furnished under the Agreement for a period of three (3) years from the expiration date of the Agreement and any extension thereof.

1.53 SUBSTITUTION OF PERSONNEL

In the event the Contractor wishes to substitute personnel for the key personnel identified by the Contractor's Bid, the Contractor must notify the Town in writing and request written approval for the substitution at least ten (10) business days prior to effecting such substitution.

1.54 ASSUMPTION, PARAMETERS, PROJECTIONS, ESTIMATES AND EXPLANATIONS

The Contractor understands and agrees that any assumptions, parameters, projections, estimates, and explanations presented by the Town were provided to the Contractor for evaluation purposes only. However, since these assumptions, parameters, projections, estimates, and explanations represent predictions of future events, the Town makes no representations or guarantees, the Town shall not be responsible for the accuracy of the assumptions presented, the Town shall not be responsible for conclusions to be drawn there from, and any assumptions, parameters, projections, estimates and explanations shall not form the basis of any claim by the Contractor. The Contractor accepts all risks associated with using this information.

1.55 SEVERABILITY

If the Agreement contains any provision found to be unlawful, the same shall be deemed to be of no effect and shall be deemed stricken from the Agreement without affecting the binding force of the Agreement as it shall remain after omitting such provision.

1.56 TERMINATION FOR CONVENIENCE AND SUSPENSION OF WORK

A. The Town may terminate the Agreement if an individual or corporation or other entity attempts to meet its contractual obligation with the Town through fraud, misrepresentation, or material misstatement.

B. The Town may, as a further sanction, terminate or cancel any other contract(s) that such individual or corporation or other entity has with the Town. Such individual, corporation or other entity shall be responsible for all direct and indirect costs associated with such termination or cancellation, including attorney's fees.

C. Contractor acknowledges and agrees that ten dollars ($10.00) of the compensation to be paid by the Town, the receipt and adequacy of which is hereby acknowledged by Contractor is given specific consideration to Contractor for Town's right to terminate this Agreement for convenience.

D. The Town, through its Town Manager, and for its convenience and without cause, terminate the Contract at any time during the term by giving written notice to contractor of such termination, which shall become effective within fifteen (15) days following receipt by the Contractor of such notice. If the Contract is terminated for convenience by the Town, the Contractor shall be paid for any services satisfactorily performed up to the date of termination; following which the Town shall be discharged from any and all liabilities, duties, and terms arising out, or by virtue of, this Contract.

E. The foregoing notwithstanding, any individual, corporation or other entity which attempts to meet its contractual obligations with the Town through fraud, misrepresentation or material misstatement may be debarred from Town contracting in accordance with the Town debarment procedures. The Contractor may be subject to debarment for failure to perform.

In addition to cancellation or termination as otherwise provided in the Agreement, the Town may at any time, in its sole discretion, with or without cause, terminate the Agreement by written notice to the Contractor and in such event:

F. The Contractor shall, upon receipt of such notice, unless otherwise directed by the Town:

1. Stop work on the date specified in the notice ("the Effective Termination Date").

2. Take such action as may be necessary for the protection and preservation of the Town's materials and property.

3. Cancel orders.

4. Assign to the Town and deliver to any location designated by the Town any non-cancelable orders for deliverables that are not capable of use except in the performance of the Agreement and which have been specifically developed for the sole purpose of the Agreement and not incorporated in the Services.

5. Take no action which will increase the amounts payable by the Town under the Agreement.

G. In the event that the Town exercises its right to terminate the Agreement pursuant to this Article the Contractor will be compensated as stated in the payment Articles, herein, for the:

1. Portion of the Services completed in accordance with the Agreement up to the Effective Termination Date; and

2. Non-cancelable deliverables that are not capable of use except in the performance of the Agreement and which have been specifically developed for the sole purpose of the Agreement but not incorporated in the Services.

H. All compensation pursuant to this Article is subject to audit.

1.57 EVENT OF DEFAULT

A. An Event of Default shall mean a breach of the Agreement by the Contractor. Without limiting the generality of the foregoing and in addition to those instances referred to herein as a breach, an Event of Default, shall include the following:

1. The Contractor has not delivered deliverables on a timely basis.

2. The Contractor has refused or failed, except in any case for which an extension of time is provided, to supply enough properly skilled staff personnel.

3. The Contractor has failed to make prompt payment to subcontractors or suppliers for any Services.

4. The Contractor has become insolvent (other than as interdicted by the bankruptcy laws) or has assigned the proceeds received for the benefit of the Contractor's creditors, or the Contractor

has taken advantage of any insolvency statute or debtor/creditor law or if the Contractor's affairs have been put in the hands of a receiver.

5. The Contractor has failed to obtain the approval of the Town where required by the Agreement.

6. The Contractor has failed to provide "adequate assurances" as required under subsection "B" below; and

7. The Contractor has failed in the representation of any warranties stated herein.

B. When, in the opinion of the Town, reasonable grounds for uncertainty exist with respect to the Contractor's ability to perform the Services or any portion thereof, the Town may request that the Contractor, within the time frame set forth in the Town's request, provide adequate assurances to the Town, in writing, of the Contractor's ability to perform in accordance with terms of the Agreement. Until the Town receives such assurances the Town may request an adjustment to the compensation received by the Contractor for portions of the Services which the Contractor has not performed. In the event that the Contractor fails to provide to the Town the requested assurances within the prescribed time frame, the Town may:

1. Treat such failure as a repudiation of the Agreement.

2. Resort to any remedy for breach provided herein or at law, including but not limited to, taking over the performance of the Services or any part thereof either by itself or through others.

C. In the event the Town shall terminate the Agreement for default, the Town or its designated representatives' may immediately take possession of all applicable equipment, materials, products, documentation, reports and data.

1.58 REMEDIES IN THE EVENT OF DEFAULT

If an Event of Default occurs, the Contractor shall be liable for all damages resulting from the default, including but not limited to:

A. Lost revenues.

B. The difference between the cost associated with procuring Services hereunder and the amount actually expended by the Town for procurement of Services, including procurement and administrative costs; and,

C. Such other direct damages.

D. The Contractor shall also remain liable for any liabilities and claims related to the Contractor's default. The Town may also bring any suit or proceeding for specific performance or for an injunction.

1.59 PROPRIETARY RIGHTS

A. The Bidder hereby acknowledges and agrees that the Town retains all rights, title and interests in and to all materials, data, documentation and copies thereof furnished by the Town to the Bidder hereunder or furnished by the Bidder to the Town and/or created by the Bidder for delivery to the Town, even if unfinished or in process, as a result of the Services the respondent performs in connection with this Agreement, including all copyright and other proprietary rights therein, which the Bidder as well as its employees, agents, subcontractors and suppliers may use only in connection with the performance of Services under this Agreement. The Bidder shall not, without the prior written consent of the Town, use such documentation on any other project in which the Bidder or its employees, agents, subcontractors, or suppliers are or may become engaged. Submission or distribution by the Bidder to meet official regulatory requirements or for other purposes in connection with the performance of Services under this Agreement shall not be construed as publication in derogation of the Town's copyrights or other proprietary rights.

B. All rights, title, and interest in and to certain inventions, ideas, designs and methods, specifications and other documentation related thereto developed by the Bidder and its subcontractors specifically for the Town, hereinafter referred to as "Developed Works" shall become the property of the Town.

C. Accordingly, neither the Bidder nor its employees, agents, subcontractors, or suppliers shall have any proprietary interest in such Developed Works. The Developed Works may not be utilized, reproduced, or distributed by or on behalf of the Bidder, or any employee, agent, subcontractor, or supplier thereof, without the prior written consent of the Town, except as required for the Bidder's performance hereunder.

1.60 LOCAL, STATE, AND FEDERAL COMPLIANCE REQUIREMENTS

Bidder agrees to comply, subject to applicable professional standards, with the provisions of any and all applicable Federal, State, County and Town orders, statutes, ordinances, rules and regulations which may pertain to the Services required under the Agreement, including but not limited to:

A. Equal Employment Opportunity (EEO), in compliance with Executive Order 11246 as amended and applicable to this Contract.

B. Occupational Safety and Health Act (OSHA) as applicable to this contract.

C. Environmental Protection Agency (EPA), as applicable to this Contract.

D. All contractors and subcontractors performing work in connection with this Contract shall provide equal opportunity for employment because of race, religion, color, age, sex, national origin, sexual preference, disability, or marital status. The aforesaid provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in a conspicuous place available for employees and applicants for employment, such notices as may be required by the Broward County Fair Housing and Employment Commission, or other authority having jurisdiction over the Work setting forth the provisions of the nondiscrimination law.

E. Florida Building Code (FBC).

F. Notwithstanding any other provision of the Agreement, Contractor shall not be required pursuant to the Agreement to take any action or abstain from taking any action if such action or abstention would, in the good faith determination of the Contractor, constitute a violation of any law or regulation to which Contractor is subject, including, but not limited to, laws and regulations requiring that Contractor conduct its operations in a safe and sound manner.

1.61 NONDISCRIMINATION

The Proposer must comply with the non-discrimination clause contained in Section 202, Executive Order 11246, as amended by Executive Order 11375, relative to equal employment opportunity for all persons without regard to race, color, religion, sex or national origin.

During the performance of this Contract, Proposer agrees to not discriminate against any employee or applicant for employment because of race, religion, color, sex, handicap, marital status, age, or national origin, and will take affirmative action to ensure that they are afforded equal employment opportunities without discrimination. Such action shall be taken with reference to, but not be limited to, recruitment, employment, termination, rates of pay or other forms of compensation, and selection for training or retraining, including apprenticeship and on-the job training.

By entering into a Contract with the Town, the Proposer attests that it is not in violation of the Americans with Disabilities Act of 1990 (and related Acts). If the Proposer or any owner, subsidiary or other firm affiliated with or related to the Proposer is found by the responsible enforcement agency or the Town to be in violation of the Act, such violation shall render the Contract void. Proposer shall not unlawfully

discriminate against any person in its operations and activities or in its use or expenditure of funds in fulfilling its obligations under the Agreement. Proposer shall affirmatively comply with all applicable provisions of the Americans with Disabilities Act (ADA) in the course of providing any services funded by Town, including Titles I and II of the ADA (regarding nondiscrimination on the basis of disability), and all applicable regulations, guidelines, and standards. In addition, Proposer shall take affirmative steps to ensure nondiscrimination in employment against disabled persons.

1.62 CONFLICT OF INTEREST

The Bidder represents that:

A. No officer, director, employee, agent, or other contractor of the Town or a member of the immediate family or household of the aforesaid has directly or indirectly received or been promised any form of benefit, payment, or compensation, whether tangible or intangible, in connection with the grant of the Agreement.

B. There are no undisclosed persons or entities interested with the Bidder in the Agreement. The Agreement is entered into by the Bidder without any connection with any other entity or person making a bid for the same purpose, and without collusion, fraud, or conflict of interest. No elected or appointed officer or official, director, employee, agent, or other contractor of the Town, or of the State of Florida (including elected and appointed members of the legislative and executive branches of government), or member of the immediate family or household of any of the aforesaid:

1. Is interested on behalf of or through the Bidder directly or indirectly in any manner whatsoever in the execution or the performance of the Agreement, or in the services, supplies or work, to which the Agreement relates or in any portion of the revenues; or

2. Is an employee, agent, advisor, or consultant to the Contractor or to the best of the Bidder's knowledge, any subcontractor or supplier to the Bidder.

C. Neither the Bidder nor any officer, director, employee, agent, parent, subsidiary, or affiliate of the Bidder shall have an interest which is in conflict with the Bidder's faithful performance of its obligations under the Agreement; provided that the Town Attorney, in its sole discretion, may consent in writing to such a relationship, and provided the Bidder provides the Town with a written notice, in advance, which identifies all the individuals and entities involved and sets forth in detail the nature of the relationship and why it is in the Town's best interest to consent to such relationship.

D. The provisions of this Article are supplemental to, not in lieu of, all applicable laws with respect to conflict of interest. In the event there is a difference between the standards applicable under the Agreement and those provided by statute, the stricter standard shall apply.

E. In the event Bidder has no prior knowledge of a conflict of interest as set forth above and acquires information which may indicate that there may be an actual or apparent violation of any of the above, Bidder shall promptly bring such information to the attention of the Town's Attorney. Bidder shall thereafter cooperate with the Town Attorney's review and investigation of such information and comply with the instructions Bidder receives from the Contract Manager in regard to remedying the situation.

1.63 PRESS RELEASE OR OTHER PUBLIC COMMUNICATION

Under no circumstances shall the Bidder, its employees, agents, subcontractors, and suppliers, without the express written consent of the Town:

A. Issue or permit to be issued any press release, advertisement or literature of any kind which refers to the Town, or the Work being performed hereunder, unless the Bidder first obtains the written approval of the Town. Such approval may be withheld if

for any reason the Town believes that the publication of such information would be harmful to the public interest or is in any way undesirable; and

B. Communicate in any way with any contractor, department, board, agency, Commission or other organization or any person whether governmental or private in connection with the Services to be performed hereunder except upon prior written approval and instruction of the Town; and

C. Represent, directly or indirectly, that any product or service provided by the Bidder, or such parties has been approved or endorsed by the Town, except as may be required by law.

1.64 BANKRUPTCY

The Town reserves the right to terminate this contract if, during the term of any contract the Bidder has with the Town, the Bidder becomes involved as a debtor in a bankruptcy proceeding, or becomes involved in a reorganization, dissolution, or liquidation proceeding, or if a trustee or receiver is appointed over all or a substantial portion of the property of the Bidder under federal bankruptcy law or any state insolvency law.

1.65 GOVERNING LAW/VENUE

This Contract, including appendices, and all matters relating to this Contract (whether in contract, statute, tort (such as negligence), or otherwise) shall be governed by, and construed in accordance with, the laws of the State of Florida. Venue shall be in Broward County.

1.66 SURVIVAL

The parties acknowledge that any of the obligations in the Agreement will survive the term, termination, and cancellation hereof. Accordingly, the respective obligations of the Bidder and the Town under the Agreement, which by nature would continue beyond the termination, cancellation, or expiration thereof, shall survive termination, cancellation, or expiration hereof.

1.67 VERBAL INSTRUCTIONS PROCEDURE

No negotiations, decisions, or actions shall be initiated or executed by the Bidder as a result of any discussions with any Town employee. Only those communications which are in writing from an authorized Town representative may be considered. Only written communications from Bidder, which are assigned by a person designated as authorized to bind the Bidder, will be recognized by the Town as duly authorized expressions on behalf of Bidder.

1.68 PROHIBITION OF INTEREST

No contract will be awarded to a proposing firm who has Town elected officials, officers or employees affiliated with it, unless the proposing firm has fully complied with current Florida State Statutes relating to this issue. Bidders must disclose any such affiliation. Failure to disclose any such affiliation will result in disqualification of the Bidder or termination of the agreement, removal of the Bidder from the Town's Bidder lists, and prohibition from engaging in any business with the Town.

1.69 NO CONTINGENT FEES

Vendor warrants that it has not employed or retained any company or person other than a bona fide employee working solely for the Vendor to solicit or secure the Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Vendor any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of the Agreement. For the breach or infraction of this provision, the Town shall have the right to terminate the Agreement without liability at its discretion, to deduct from the contract price, or otherwise recover the full amount of such fee, commission, percentage, gift, or consideration.

1.70 E-VERIFY

Any Contractor/Consultant assigned to perform responsibilities under its contract with a State agency is required to utilize the US Department of Homeland Security's E-Verify system (per Executive Order Number 11-02) to verify the employment eligibility of: (a) all persons employed during the contract term by the Contractor to perform employment duties within Florida; and (b) all persons (including subcontractors) assigned by the Contractor to perform work pursuant to the contract with the State agency.

1.71 BUDGETARY CONSTRAINTS

In the event the Town is required to reduce contract costs due to budgetary constraints, all services specified in this document may be subject to a permanent or temporary reduction in budget. In such an event, the total cost for the affected service shall be reduced as required. The Bidder shall also be provided with a minimum thirty (30) day notice prior to any such reduction in budget.

1.72 SOVEREIGN IMMUNITY

Nothing in the Agreement shall be interpreted or construed to mean that the Town waives its common law sovereign immunity or the limits on liability set forth in Section 768.28, Florida Statute.

1.73 SCRUTINIZED COMPANIES PURSUANT TO SECTION 287.135 AND 215.473

As a condition precedent to the effectiveness of this Agreement, subject to Odebrecht Construction, Inc., v. Prasad, 876 F.Supp.2d 1305 (S.D. Fla. 2012), affirmed, Odebrecht Construction, Inc., v. Secretary, Florida Department of Transportation, 715 F.3d 1268 (11th Cir. 2013), with regard to the "Cuba Amendment," the Contractor certifies that it is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, and that it does not have business operations in Cuba or Syria, as provided in section 287.135, Florida Statutes (2020), as may be amended or revised. As a condition precedent to any contract for goods or services of any amount and as a condition precedent to the renewal of any contract for goods or services of any amount, the Contractor certifies that it is not on the Scrutinized Companies that Boycott Israel List created pursuant to Section 215.4725, Florida Statutes (2020), and that it is not engaged in a boycott of Israel. The Town may terminate this Agreement at the Town's option if the Contractor is found to have submitted a false certification as provided under subsection (5) of section 287.135, Florida Statutes (2020), as may be amended or revised, or been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List or the Scrutinized Companies that Boycott Israel List created pursuant to Section 215.4725, Florida Statutes (2020), as may be amended or revised, or is engaged in a boycott of Israel, or has been engaged in business operations in Cuba or Syria, as defined in Section 287.135, Florida Statutes (2020), as may be amended or revised.

1.74 Prohibition Against Considering Social, Political or Ideological Interests In Government Contracting -- F.S. 287.05701: Bidders are hereby notified of the provisions of section 287.05701, Florida Statutes, as amended, that the Town will not request documentation of or consider a Bidder's social, political, or ideological interests when determining if the Bidder is a responsible Bidder. Bidders are further notified that the Town's governing body may not give preference to a Bidder based on the Bidder's social, political, or ideological interests.

1.75 SPECIAL CONDITIONS:

Any and all Special Conditions contained in this ITB that may be in variance or conflict with these General Conditions shall have precedence over these General Conditions. If no changes or deletions to General Conditions are made in the Special Conditions, then the General Conditions shall prevail in their entirety.

END OF SECTION

SECTION 2.0 SPECIAL CONDITIONS

2.1 COMPETENCY OF BIDDERS

Bids shall be considered only from firms that have been continuously engaged in providing products and services similar to those specified herein for a reasonable period and that are presently engaged in the provision of these services. Contract(s) will be awarded only to responsible and responsive Bidder(s) qualified by experience to do the work specified.

The Bidder shall submit, prior to award of Contract, satisfactory evidence of his experience in like work and that he is fully prepared with the necessary organization, capital, and personnel to complete the Scope of Services. Bidder shall be insured, licensed and certified by all applicable local, county, and state agencies.

2.2 PERFORMANCE OF SERVICES

Bidder agrees to perform services in a professional and workmanlike manner and in compliance with all applicable laws, ordinances, rules, regulations, and permits. Only the highest quality services shall be acceptable. Services, equipment and workmanship not conforming to the intent of the Agreement or meeting the approval of the Town may be rejected.

2.3 CONTRACT TERM

This contract shall commence upon the effective date of the duly executed Agreement, and shall remain in effect until such time as the commodities, equipment and/or services acquired in conjunction with this Invitation to Bid, have been delivered and completed and accepted by the Town's authorized representative and upon completion of the expressed and/or implied warranty periods. Bidding firms shall provide timelines within their bid packages outlining investment, project and revenue milestones as applicable.

2.4 PRICING

Pricing shall be all-inclusive. Successful bidders shall include in their pricing all the labor specified, performed according to the provisions of the contract, supplying all materials, supplies, permits and any other necessary services to complete the work. All material, workmanship, and equipment shall be subject to the inspection and approval of the Town's Project Manager.

2.5 REQUESTS FOR INFORMATION

Questions of a material nature must be received prior to the cut-off date specified in the solicitation. Material changes, if any, to the scope of services or bidding procedures will only be transmitted by written addendum. Please note: No variation in price or conditions shall be permitted based upon a claim of ignorance. Submission of a bid will be considered evidence that the Bidder has familiarized themselves with the nature and extent of the work, and the equipment, materials, and labor required. The entire bid response must be submitted in accordance with all specifications contained in this solicitation. The questions and answers submitted shall become part of any contract that is created from this ITB.

2.6 VARIATIONS, CONTRADICTIONS AND SUBSTITUTIONS

Any variations from ITB specifications, no matter how slight, including substitutions of products or methods, must be noted and explained fully in a submittal with bid entitled "Exceptions to Specifications". If no exceptions are noted, it shall be understood that the plans and specifications will be adhered to exactly.

Where an "or equal" is specified, the Town shall be the sole judge in determining equality. Any deviation from these specifications and/or changes during construction must be approved by the Town in writing. If specifications are in contradiction, or if they contain any errors or omissions, bidders shall notify the Procurement Division in writing at least ten (10) working days before the Solicitation opening, or at the pre-Bid conference, to allow sufficient time to resolve all discrepancies.

2.7 PROTECTION OF PROPERTY

The Bidder shall take extra precaution to protect all property while conducting services.

Any damagedone by the Bidder shall be corrected to its original or better state, and shall be corrected to the satisfaction of the Project Manager or designee.

2.8 BIDDER'S REPRESENTATIONS

Bidder must familiarize itself with the nature and extent of the Solicitation Documents, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the services.

Bidder must give Project Manager written notice of all conflicts, errors or discrepancies that he has discovered in the Solicitation Documents and the written resolution thereof by Project Manager is acceptable to Bidder.

2.9 PERSONNEL

Bidder's personnel shall carry photo identification, commercial driver's license, and show same to Town personnel at any time upon request. The Town reserves the right to request the same of Subcontractors.

2.10 INTENTIONALLY LEFT BLANK

2.11 REQUIRED LICENSES AND CERTIFICATIONS

Bidder must be properly registered to practice their profession and licensed to engage in contracting in the State of Florida at the time of Bid Submission. Contractor must have proper licensing and be able to provide evidence of the same, if requested at the time of award.

~~2.12 PERFORMANCE AND PAYMENT BOND~~ NOT REQUIRED

~~Within ten (10) days of the award of contract, the Bidder shall provide the following surety bonds, each in the amount of one hundred percent (100%) of the contract price, and issued by a properly licensed surety company, listed in the current issue of the Federal Register published by the Department of the Treasury, acceptable to the Town. The bonds should provide that the surety's liability will be co-extensive with the Bidder's liability, and should contain a provision that the surety waives notice of changes to the contract, including, but not limited to, changes in the times for performance.~~

~~a) A Performance and One-Year Warranty Bond covering the faithful performance of the contract and a one-year warranty on labor and materials from the date of final acceptance of the work.~~

~~b) A Labor and Material Payment Bond.~~

2.13 PRE-CONSTRUCTION MEETING

Soon after Bidder has been notified of award of RFP, Bidder, and Town shall agree upon a date and time for a pre-construction meeting. The Bidder shall have in attendance a principal of the firm or the project manager. Depending on the scope of the project, the additional stakeholders may be requested to attend.

The following matters (if applicable), at a minimum, shall be discussed and presented at this meeting:

a) Signed contract
b) Certificates of Insurance
c) Performance and Payment Bonds
d) Project Managers
e) Notice to Proceed
f) Shop drawings
g) Material deliveries
h) Town scheduled events affecting involved facility/site
i) Material samples for selection by Town of style, color, etc.

2.14 MATERIALS, INSPECTION, AND RESPONSIBILITY

The Town shall have a right to inspect any material to be used in carrying out this contract. The Town does not assume any responsibility for the availability of any controlled materials or other materials and equipment required under this contract. The Bidder shall be responsible for the contract quality and standards of all materials, components or completed work finished under this contract for 12 months from the date of final approved inspection and acceptance. Materials, components, or completed work not complying therewith may be rejected by the Town and shall be replaced by the Bidder at no cost to the Town. Any materials or components rejected shall be removed within a reasonable time from the premises at the entire expense of the Bidder, after written notice has been mailed by the Town to the Bidder that such materials or components for work have been rejected.

2.15 NOTICE TO PROCEED

The date of commencement of construction will be established during the Pre-Construction Conference, which shall be held shortly after the award of contract, and will be stated in the Notice to Proceed.

2.16 SUBSTANTIAL COMPLETION

For the purpose of this project, Substantial Completion shall be defined as that point which the Town has occupancy and/or use of the facility under construction, including equipment and systems installed.

2.17 FINAL COMPLETION

For the purpose of this project, Final Completion shall be defined at that point after which the Director of Public Utilities or his representative, the Town's Building Official, and the using Department have made and approved the Final Inspection and the Punch List has been completed, and all deliverable have been provided to the Town.

2.18 SUPERVISION

The Bidder is to be responsible for his employees and Subcontractors, and for compliance with all laws and ordinances governing his work. He shall be responsible for the accuracy of the laying out and giving his personal superintendence to the work. He shall have at all times a competent representative available to answer questions or handle problems, who shall be satisfactory to the Town. He shall at all times take proper precautions to protect his work and materials from damage and disfigurement until accepted.

2.19 PERMITS

The Bidder shall obtain all permits and call for inspections required for this project. The Building Dept. is mandated to charge fees. The Bidder shall be responsible for the payment of the following fees including but not limited to: State BPR Building Certification Fee, State DCA Surcharge, County Code Compliance Fee, Microfilm Fee, and Structural Examination Fee. Fees for re-inspections shall be charged to the Bidder at normal rate and all costs shall be borne by the Bidder. The Bidder shall obtain all required permits to do the job. Bidder shall present the Town with proof of payment for said permit fees.

2.20 PROTECTION OF PROPERTY

The Bidder shall take extra precaution to protect all property while removing and replacing materials and equipment. Any damage done by the Bidder, whether it is necessary to the installation or accidental, shall be corrected to its original or better state, and shall be corrected to the satisfaction of the Director of the Department of Public Utilities.

2.21 WARRANTY

All materials and workmanship must be warranted for a minimum period of one year from the date of final acceptance. Equipment or systems carrying more than a one year warranty shall be enumerated on the Bid Proposal form.

2.22 FINAL ACCEPTANCE

The Final Inspection shall be made only after the Town is satisfied that the work described in the plans and specifications has been completed in accordance with the intent of these specifications. The acceptance of the work shall not in any way prejudice the Town's rights to demand replacement of defective materials and workmanship.

2.23 SAFETY

Bidder shall provide and place safety barriers and signage to modify and direct circulation at and around construction site. Every effort shall be made to minimize and limit construction noise, dirt, and dust.

2.24 ASBESTOS

No asbestos containing materials have been designed into this project, nor have been specified. Bidder shall use no asbestos-containing materials in the execution of the work covered by these specifications.

2.25 MANUALS

Bidder shall provide two (2) manufacturers' training and maintenance manuals for any equipment installed.

2.26 CHANGE ORDERS

Each Change Order to the Contract must be supported in writing and signed by the Bidder and

the Town. Without this prior written authorization, the Town will not pay for extra work performed. The amount of Bidder's overhead and profit allowed for any change order, whether increase or decrease, shall not exceed the following limits for work by the Bidder:

Overhead Limit: 10% of direct cost;
Profit Limit: 5% of the sum of direct cost and overhead cost.

For any portion of the work for a change order that is performed by a Subcontractors or a Sub Bidder, Bidder's combined overhead and profit limits allowed will not exceed 5% of the actual direct cost of the work. The A/E of Record will verify the Change Orders compliance, the determination of the final completion status, and the reception of all due related documents, including his/her approval of the updated record drawings, etc.

2.27 CLEAN UP

Bidder shall remove and dispose of any dirt or debris resulting from this project. All debris shall be disposed of at an authorized dumping facility. Dump tickets shall be submitted to the Town with each pay request.

Exposed metal shall be polished, glass shall be cleaned, surrounding structures or landscaping affected or damaged during completion of this project shall be restored to an equal or better condition. Paint shall be touched up if and where needed. Bidder's equipment and surplus material shall be removed from site.

2.28 ARCHITECT/ENGINEER OF RECORD

The A/E of Record will verify the Change Orders compliance, the determination of the final completion status, and the reception of all due related documents, including his/her approval of the updated record drawings, approval of all NOA compliances, etc.

2.29 CONTRACT TIME / LIQUIDATED DAMAGES

Upon failure of the Contractor to complete the Work within the time specified for completion, the Contractor shall pay to the Town for each and every calendar day that the completion of the Work is delayed beyond the time specified in this Agreement for completion, as fixed and agreed liquidated damages and not as a penalty, so long as the delay is caused by the Contractor.

If the Contractor fails to substantially complete the Work within the time specified in the Contract, including any time extensions, the Contractor shall pay the Town s liquidated damages, the amount of $100.00 for each day of delay.

The above amounts per calendar day are arbitrarily fixed and agreed upon by and between the Contractor and Town, because of impracticability and difficulty in ascertaining actual damages Town would sustain, and said amounts are agreed to as adequate coverage of damages which Town would sustain by reason of inconvenience, loss of use of monies, or other additional costs.

The Contractor shall be responsible for reimbursing the Town, in addition to liquidated damages or other damages for delay, for all costs of engineering, architectural fees, and inspection and other costs incurred in administering the construction of the Project beyond the completion date specified or beyond an approved extension of time granted to the Contractor whichever is later. Delays caused by or resulting from entities, contractors or subcontractors who are not affiliated with the Contractor shall not give rise to a claim by Contractor for damages for increase in material and/or labor costs. Such entities, contractors and subcontractors include, but are not limited to, the Town's contractors and subcontractors, Florida Power and Light Company, AT&T, and Florida East Coast Railway, LLC.

Amount of Liquidated Damages: Applicable liquidated damages are the amounts established in the following schedule:

Should an act of God or the acts or omissions of the Town, its agents or representatives, in derogation to the terms of this Agreement cause the delay, the Contractor shall not be responsible for the delay nor liquidated damages. Liquidated damages are fixed and agreed upon between the Parties, recognizing the impossibility of precisely ascertaining the amount of damages that will be sustained by the Town as a consequence of such delay and both parties desiring to obviate any question of dispute concerning the amount of damages and the cost and effect of the failure of the Contractor to complete the Work on time. Liquidated damages shall apply separately to each portion of the Work for which a time of completion is given. The Town shall have the right to deduct from or retain any compensation which may be due or which may become due and payable to the Contractor the amount of

liquidated damages, and if the amount retained by the Town is insufficient to pay in full such liquidated damages, the Contractor shall pay all liquidated damages in full. The Contractor shall be responsible for reimbursing the Town, in addition to liquidated damages or other damages for delay, for all costs of engineering, architectural fees, and inspection and other costs incurred in administering the construction of the Project beyond the completion date specified or beyond an approved extension of time granted to the Contractor whichever is later. Delays caused by or resulting from entities, contractors or subcontractors who are not affiliated with the Contractor shall not give rise to a claim by Contractor for damages for increase in material and/or labor costs. Such entities, contractors and subcontractors include, but are not limited to, the Town's contractors and subcontractors, Florida Power and Light Company, AT&T, and Florida East Coast Railway, LLC.

2.30 AS-BUILT DRAWINGS

A set of drawings, which depicts the actual as-built conditions of the completed construction, provides the user with a permanent record of each project feature. These working as-built drawings will typically be red lined mark ups of the Construction plans. The working As-built drawings must be reviewed at least periodically by the Town's Project Manager in conjunction with the approval of progress payments. The contract requires the Bidder to prepare, maintain and deliver to the Town a set of redlined, record drawings, which show the actual as-built conditions of the construction phases.

2.31 BIDDER'S WORK AND STAGING AREA

a) As applicable, the Bidder shall use only site areas designated by the Town as Bidder Staging area for the project. The Bidder shall keep this area in a secure, clean and orderly condition, and shall be responsible for screening and fencing the area so as not to cause a nuisance or sight obstruction to motorists or pedestrians.

b) Responsibility for protection and safekeeping of equipment and materials at or near the sites will be solely that of the Bidder and no claim shall be made against the Town.

c) Upon completion of the Contract, the Bidder shall remove from the storage areas all of their equipment, temporary fencing, surplus materials, rubbish, etc., and restore the areas to their original condition.

d) Bidder's insurance shall extend coverage to all designated storage areas.

2.32 BID SECURITY

A certified check, cashier's check, bank officer's check or bid bond for FIVE percent (5%) of the bid amount, made payable to the Town of Hillsboro Beach, shall accompany each bid.

2.33 LOCAL, STATE, AND FEDERALCOMPLIANCE REQUIREMENTS

Contractor agrees to comply, subject to applicable professional standards, with the provisions of any and all applicable Federal, State, County and Town orders, statutes, ordinances, rules and regulations which may pertain to the Services required under the Agreement, including but not limited to:

A. STATE OF FLORIDA E-VERIFY

Contractor acknowledges that the Town may be utilizing the Contractor's services for a project that is funded in whole or in part by State funds pursuant to a contract between the Town and a State agency. Contractor shall be responsible for complying with the E-Verify requirements in the contract and using the U.S. Department of Homeland Security's E-Verify system (per the State of Florida Executive Order Number 11-02 "Verification of Employment Status") to verify the employment eligibility of: (a) all persons employed during the contract term by the Contractor to perform employment duties within Florida; and (b) all persons (including subcontractors) assigned by the Contractor to perform work pursuant to the contract, during the Agreement term. The Contractors also responsible reporting to the Town any required information to the Town. Contractor acknowledges that the terms of this paragraph are material terms, the breach of any of which shall constitute a default under the Agreement.

B. **ACCESS BY THE GRANTEE, SUBGRANTEE, FEDERAL GRANTOR AGENCY AND COMPTROLLER GENERAL**

The Contractor shall allow access by the grantee, sub grantee, Federal grantor agency and Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of the Contractor which are directly pertinent to that specific contract for the purpose of making audit, examination, excerpts and transcriptions.

C. FEDERAL CLEAN AIR AND WATER ACTS

Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387), and will report violations to FEMA and the Regional Office of the Environmental Protection Agency (EPA).

D. CONTRACT WORK HOURS AND SAFETY STANDARDS

The Contractor shall comply with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3702-3704) as supplemented by Department of Labor regulations (29 CFR Part 5).

E. COMPLIANCE WITH THE COPELAND ANTI-KICKBACK ACT

(1) Contractor:

The contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.

(2) Subcontracts:

The contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as the FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses. (3) Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.

G. SUSPENSION AND DEBARMENT

Non-federal entities are subject to the non-procurement debarment and suspension regulations implementing Executive Orders 12549 and 12689, 2 CFR part 180. These regulations restrict awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs or activities.

H. **ANTI-LOBBYING Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended)**.

Contractors who apply or bid for an award of$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to Influence and officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient. This provision is applicable to all Federal-aid construction contracts and to all related subcontracts which exceed $100,000 (49 CFR 20).

I. EQUAL EMPLOYMENT OPPORTUNITY

The Contractor shall comply with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 CFR Chapter 60). (All construction contracts awarded in excess of $10,000 by grantees and their contractors or subgrantees).

All contractors and subcontractors performing work in connection with this Contract shall provide equal opportunity for employment because of race, religion, color, age, sex, national origin, sexual preference, disability or marital status. The aforesaid provision shall include, but not be limited to, the

following: employment, upgrading, demotion or transfer, recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in a conspicuous place available for employees and applicants for employment, such notices as may be required by any authority having jurisdiction over the Work setting forth the provisions of the nondiscrimination law.

2.34 NONCOERCIVE CONDUCT AFFIDAVIT.

Pursuant to Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with a governmental entity is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes. By

entering into this Agreement, the Contractor acknowledges that it has read Section 787.06, Florida Statutes, and will comply with the requirements therein, and has executed the required affidavit attached hereto and incorporated herein.

2.35 PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN.

If this contract contemplates the an individual's personal identifying information, then the following applies:

Pursuant to Section 287.138, Florida Statutes, a governmental entity may not accept a bid on, a proposal for, or a reply to, or enter into, a contract with an entity which would grant the entity access to the individual's personal identifying information unless the entity provides the governmental entity with an affidavit signed by an officer or representative of the entity under penalty of perjury attesting that the entity does not meet any of the criteria of Section 287.1838, Florida Statutes. By entering into this Agreement, the Contractor acknowledges that it has read Section 287.138, Florida Statutes, and will comply with the requirements therein, and has executed the required affidavit attached hereto and incorporated herein.

END OF SECTION

SECTION 3.0 SPECIFICATIONS

3.1 PURPOSE AND INTENT

The Town of Hillsboro Beach (herein after referred to as ("Town") is seeking bids from qualified contractors (herein after referred to as "Contractor") to furnish all labor, materials, machinery, tools, equipment, and incidentals necessary operations to demolish certain existing elements and to construct proposed parking expansion improvements at the Town of Hillsboro Beach Town Hall, as described and specified further in the specifications and in accordance with the plans in *Exhibit A – Engineered Drawings and Technical Specifications.*

The TOWN will consider Bids only from responsible and responsive Bidder(s) licensed and qualified by experience to provide and do the work specified.

3.2 PROJECT LOCATION

The Project is located at located at the Town of Hillsboro Beach Town Hall, 1210 Hillsboro Mile, Hillsboro Beach, FL 33062.

3.3 SITE VISIT AND PRE-BID MEETING

A non-mandatory pre-submittal conference and site visit shall be held at the Town Hall, 1210 Hillsboro Mile, Hillsboro Beach, FL 33062 **at 9:30 AM on Wednesday, January 14, 2026,** This meeting shall review and provide clarification regarding the scope of work and provide site access to allow field measurements and observe current conditions applicable in this solicitation. All interested contractors are strongly encouraged to attend this meeting to ensure all questions and/or concerns are properly addressed.

3.4 QUALIFICATION REQUIREMENTS:

3.4.1 The Contractor shall have an active State of Florida Certified or Registered Contractor License and be a properly licensed under existing Federal, State and Local laws, and qualified to perform the job as contained in this scope of work.

3.4.2 The Contractor successfully has completed at least five (5) renovation projects of similar type, size and complexity in the State of Florida within the last five (5) years, with at least two (2) of the projects in Broward County, Palm Beach County or Miami-Dade. The. bidder shall provide on the Section 5.0 Vendor Questionnaire Form relevant experience of at least three (3) completed, delivered and accepted similar projects.

3.5 GENERAL CONDITIONS

3.5.1 Project includes 100% complete finish from contractor.

3.5.2 The Contractor shall be solely responsible for verifying all existing dimensions,

quantities and job site conditions prior to submitting his/her bid.

3.5.3 The contractor will be required to schedule all work with the Town Manager or his designee.

3.5.4 Contractor shall coordinate the use of premises under direction of Town representative, assume full responsibility for the protection and safekeeping of products under this contract stored on-site, and move any stored produces under Contractor's control which interfere with operations of the Town,

3.6 SCOPE OF WORK

3.6.1 The work covered by these specifications comprises, in general, the furnishing of all labor, equipment, materials, and performing all operations to demolish certain existing parking lot elements and to construct the parking Expansion improvements for the Town as described and shown on the *Engineered Drawings and Technical Specifications.*

3.6.2 The Work shall be complete, and all work, materials and services not expressly shown or called for on the specifications, which might be necessary for the completion and proper construction of the work in good faith shall be performed, furnished, and installed by the Contractor as though originally so specified or shown, at no increase in cost to the Town of Hillsboro Beach.

3.6.3 The contractor will be responsible for all required special inspections and shall furnish, provide, and pay for all supervision, labor, materials, tools, machinery, equipment, supplies, manufactured articles, transportation, disposal, insurance, permits, licenses, incidentals, and services and any other direct or indirect costs necessary to complete the work as described in the specifications and Drawings (Exhibit A)

3.6.4 The Work shall comply with the applicable provisions and recommendation of the American National Standards Institute (ANSI) A10.2, Safety Code for Building Construction, all governing codes, and as hereinafter specified.

3.6.5 The awarded contractor shall ensure smooth and efficient project planning, staffing, communication updates, and scheduling, through project completion, as required by the scope of services herein contained. Bidders shall include in their offer all required project labor, machinery, rentals, tools, travel, transportation, delivery, materials, equipment, supplies, permits, and related incidentals necessary to meet, in its entirety, the ITB requirements specified herein.

3.7 CONTRACTOR RESPONSIBILITIES:

3.7.1 The Contractor shall furnish, at their expense, all labor, supervisors, equipment, machinery, tools, materials, transportation, and other services necessary to

successfully complete this project. The Contractor shall ensure compliance with all applicable state, federal, and local laws, rules, and regulations while performing the services requested herein.

3.7.2 The Contractor shall maintain all certifications, licenses, bonds, and certificate of insurance for the duration of this project until receipt of final acceptance.

3.7.3 Contractor shall be aware of building activities and schedules and that normally there are people present daily conducting business or visiting. It shall be the sole responsibility of the Contractor to protect persons from injury and to avoid property damage. In addition, the contractor shall provide dust control measures to prevent workers from tracking dust outside the work area throughout other areas within the building. Areas outside the work area shall always be kept clean and may require regular cleaning by the selected contractor

3.7.4 The Contractor shall correct any and all damage caused by their operations to the Town's satisfaction at no additional cost to the Town.

3.7.5 The Contractor shall enforce strict disciple and good order amongst its employees and other persons carrying out work under this contract. The Contractor shall be responsible to the Town of acts and omissions of its employees, subcontractors, and other agents performing portions of the work for or on the behalf of the Contractor or any of its subcontractors.

3.8 EMPLOYESS AND SUPERINTENDENT

3.8.1 Each employee at all times shall have and display in plain view proper identification. The names of the employee and the company shall be displayed on the front of the employee’s shirt.

3.8.2 The Contractor shall supply competent and physically capable employees and the Town is authorized to require the Contractor to remove any employee it deems careless, incompetent, insubordinate or otherwise objectionable and whose presence on Town property is not in the best interest of the Town.

3.8.3 The successful contractor shall employ a competent English speaking superintendent who shall be in attendance at the project site during the progress of the work. The superintendent shall be the primary representative for the Contractor and all communications given to and all decisions made by the superintendent shall be binding on the Contractor.

3.9 SITE EXAMINATION AND CONDITIONS

3.9.1 It is incumbent upon all bidders to examine the project sites and ensure that they are fully aware of all existing conditions that may affect the performance of the contract work.

3.9.2 The Contractor shall be responsible for:

A. Verifying all measurements and field conditions;

B. Identifying potential conflicts or obstructions prior to bid submission; and

C. Incorporating all relevant factors into their bid price.

3.9.3 The Town shall not be responsible for any conclusions, assumptions, or interpretations made by the CONTRACTOR. No claims for additional compensation will be considered on behalf of any bidder, subcontractor, supplier, or other party due to failure to be fully informed of all aspects of this bid or the existing site conditions.

3.10 EQUIPMENT

3.10.1 All Contractor equipment used in connection with the work shall be:

A. Maintained in good repair, proper working order, and sanitary condition at all times.

B. Operated only by qualified personnel in compliance with state and federal safety regulations.

3.10.2 The Contractor shall be solely responsible for maintaining safe working conditions and ensuring that all equipment meets or exceeds applicable State safety requirements.

3.11 STORAGE OF MATERIALS

3.11.1 Suitable storage facilities shall be furnished by the Contractor. All materials, supplies and equipment intended for use in the work shall be suitably stored by the Contractor to prevent damage from exposure, admixture with foreign substances, or vandalism or other cause.

3.11.2 Materials found unfit for use shall not be incorporated in the work and shall immediately be removed from the construction or storage site. Delivered materials shall be stored in a manner acceptable to the Engineer before any payment for same will be made. Materials strung out along the line of construction will not be allowed unless the materials will be installed within one week from the time of unloading and stringing out.

3.12 PRESERVATION OF PROPERTY

3.12.1 The Contractor shall preserve from damage all property along the line of the work, or which is in the vicinity of or is in any way affected by the work, the removal or destruction of which is not called for by the plans. Wherever such property is damaged due to the activities of the Contractor, it shall be immediately restored to

its original condition by the Contractor at no cost to the Town.

3.12.2 In case of failure on the part of the Contractor to restore such property, or make good such damage for injury, the Town may, after 48 hours notice to the Contractor, proceed to repair, rebuild or otherwise restore such property as may be deemed necessary and the cost thereof will be deducted from any monies due or which may become due to the Contractor under this contract.

3.13 SALVAGE AND RECYCLING OF EXISTING MATERIALS

The Contractor shall remove the existing trash weigh platform rails and metal mechanisms and set them aside for the Town. These items will be salvaged and recycled by the Town in coordination with the Contractor. All salvaged materials remain the property of the Town.

3.14 CLEAN UP

3.14.1 The Contractor shall keep the construction site free of rubbish and other materials and restore to their original conditions those portions of the site not designated for alteration by the Contract Documents. Clean up and restoration shall be accomplished on a continuing basis throughout the contract period and in such a manner as to maintain a minimum of nuisance and interference to the general public and residents in the vicinity of the work.

3.14.2 The Contractor shall also remove, when no longer needed, all temporary structures and equipment used in his operation. It is the intent of this specification that the construction areas and those other areas not designated for alteration by the Contract Documents shall be immediately restored to original condition as upon completion of the project.

3.15 PUBLIC SAFETY AND CONVENIENCE

3.15.1 The Contractor shall at all times so conduct his work as to ensure the least possible obstruction to traffic, or inconvenience to the general public and residents in the vicinity of the work. No road or street shall be closed to the public, except with the permission of the Engineer and other jurisdictional governmental authority, if any. ire hydrants on or adjacent to the work shall be kept accessible. Provisions shall be made by the Contractor to ensure public access to sidewalks, public telephones, and the proper functioning of all gutters, sewer inlets, drainage ditches, and irrigation ditches. No open excavation shall be left overnight except during road closing. All open excavation within the roadway shall be backfilled and a temporary asphalt patch applied prior to darkness each day. A cold asphalt patch is acceptable.

3.16 WORK PLAN AND TIMELINE:

3.16.1 The Contractor shall provide written work plan and timelines for the project. The Town may revise, make changes and recommendations to the work plan(s) and timelines submitted by the Contractor as necessary to ensure project completion and compliance. The Town Manager shall review, approve, provide written

acceptance of the work plan and timelines provided by the Contractor.

3.16.2 The Town's normal business hours are 8:00 am to 5:00 pm, Monday through Friday except for Town observed holidays. However, the Contractor may commence work after normal business hours which will be determined upon mutual agreement with the Town Manager.

3.16.3 Town Commission Meetings are held on the first Tuesday of every month beginning at 9:00 a.m. No work may be performed during the meeting.

3.16.4 During the course of work, the Contractor shall be responsible for keeping the Town informed of the proposed work schedule.

3.17 WARRANTY:

3.17.1 Contractor shall at his/her own expense, repair and replace all defective work which is found to be defective for a period of one (1) year from the date of acceptance of work by the Town. The warranty for any work repaired or replaced shall be extended for a period of twelve (12) months from the date of such repair or replacement. This warranty shall not apply to normal wear and tear or damage by acts beyond.

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EXHIBIT "A"

Engineered Drawings and Technical Specifications

CIVIL ENGINEERING PLANS
FOR

HILLSBORO BEACH TOWN HALL ADDITIONAL PARKING
1210 HILSBORO MILE
HILLSBORO BEACH, FL

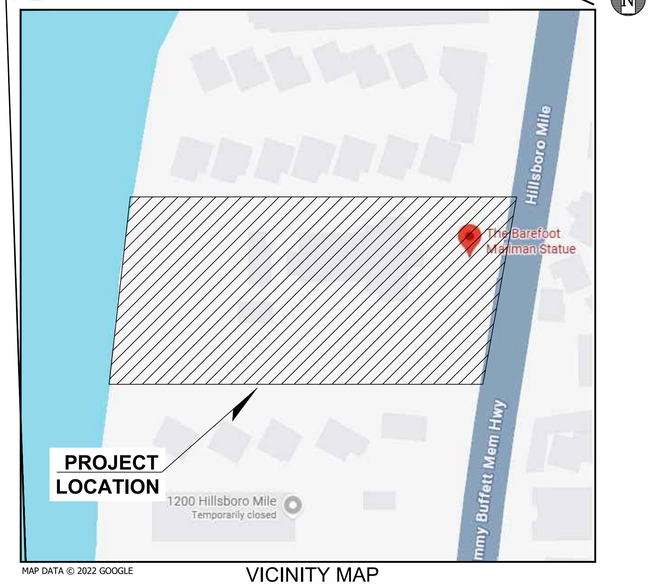
PREPARED FOR

TOWN OF HILLSBORO BEACH

12/8/2025



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MAP DATA © 2022 GOOGLE

VICINITY MAP
NTS

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER
2	DEMOLITION AND EROSION PLAN
3	ENGINEERING PLAN
4	DETAILS
5	NOTES

TOTAL NUMBER OF SHEETS = 5

PERMIT SET
12/8/2025

ADAM C. SWANEY, P.E., PROFESSIONAL ENGINEER LICENSE NO. 72235.
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ADAM C. SWANEY, P.E. USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Know what's below. Call before you dig.

REVISIONS

NO.	DATE	REMARKS	BY

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ADAM C. SWANEY, P.E.
NO. 72235

HILLSBORO TOWN HALL ADDITIONAL PARKING
1210 HILSBORO MILE
HILLSBORO BEACH, FL
COVER

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS • SURVEYORS • GIS MAPPERS
1280 N. CONGRESS AVE. SUITE 101
WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390 •
WWW.ENGENUITYGROUP.COM CERTIFICATE OF AUTHORIZATION #7095

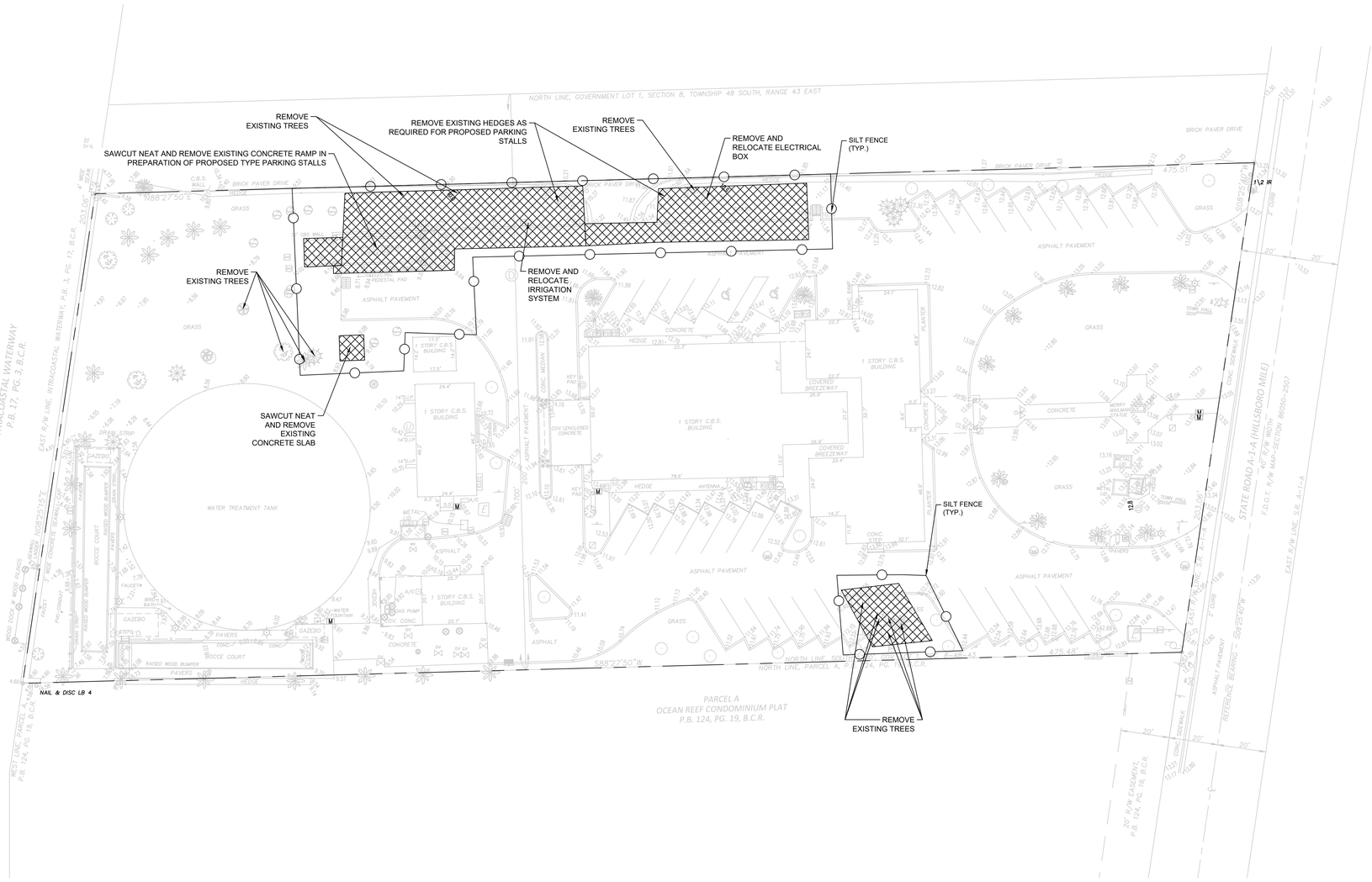
DATE	DECEMBER 8, 2025
DRAWN	KFH
PROJECT ENGINEER	ACS
PROJECT MANAGER	RJB
CHECKED	ACS

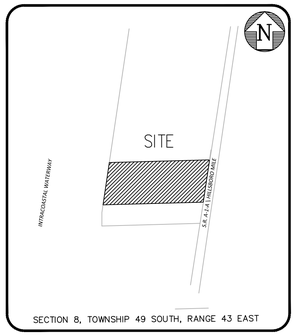
SHEET NO. 1 OF 5

JOB NO. 24050.01

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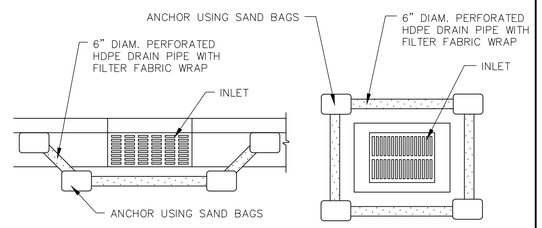
PLOT: 12/9/2025 2:40:42 PM





LOCATION MAP
N.T.S.

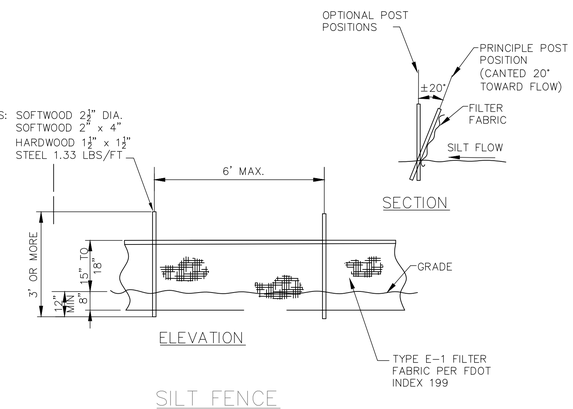
GRAPHIC SCALE
0 XX XX XX
SCALE: 1" = XX'



STORM DRAIN INLET PROTECTION

POLLUTION PREVENTION NOTES:

1. ALL POLLUTION PREVENTION MEASURES SHALL BE STRICTLY ENFORCED.
2. PROVISIONS FOR CONTROL OF POLLUTION:
   - A. SUFFICIENT PRECAUTIONS SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT THE RUN-OFF OF POLLUTING SUBSTANCES SUCH AS SILT, CLAY, FUELS, OILS, BITUMEN'S OR OTHER POLLUTING MATERIALS HARMFUL TO HUMANS, FISH, OR OTHER LIFE, INTO THE SUPPLIES AND SURFACE WATERS OF THE STATE OF FLORIDA. CONTROL MEASURES MUST BE ADEQUATE TO ASSURE THAT TURBIDITY IN THE RECEIVING WATER WILL NOT BE INCREASED MORE THAN 29 NEPHELOMETRIC TURBIDITY UNITS (NTU) ABOVE BACKGROUND UNLESS OTHERWISE PERMITTED. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION. EROSION EVIDENT WITHIN THE LIMITS OF CONSTRUCTION OR OTHER AREAS AFFECTED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
   - B. FILL OUT A NOTICE OF INTENT FORM (FDEP FORM 62-621.300(4)(B) AND SUBMIT IT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
   - C. EXCAVATION OF WATER MANAGEMENT FACILITIES SHOULD OCCUR IMMEDIATELY AFTER CLEARING AND GRUBBING TO SERVE AS A SEDIMENT TRAP OR CATCHMENT FOR STORMWATER RUNOFF FROM EXPOSED SOILS.
   - D. CONSTRUCT PERIMETER BERM OR GRADE SITE TO PREVENT OFF-SITE DISCHARGE OF STORMWATER RUNOFF.
   - E. PLACE SILT FENCES OR HAY BALES TO CONTAIN EROSION IN AREAS PRONE TO STORMWATER RUNOFF EROSIVE VELOCITIES.
   - F. PROTECT EACH INLET THAT MAY RECEIVE RUNOFF FROM THE CONSTRUCTION SITE WITH SILT FENCE/FILTER FABRIC STAKED IN PLACE.
   - G. TAKE ALL REASONABLE PRECAUTIONS TO CONTROL DUST AND UNCONFINED PARTICULATE MATTER. THE APPLICATION OF WATER IS AN ACCEPTABLE DUST SUPPRESSANT ON ROADWAYS, STOCKPILES, AND ANY OTHER AREAS WITHIN THE PROJECT BOUNDARIES. DUST SUPPRESSANT WATER SHALL BE APPLIED IN SUCH A MANNER SO AS NOT TO PRODUCE EXCESS RUNOFF AND EROSION.
   - H. TAKE PRECAUTIONS IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION.
3. OTHER CONTROLS AND MATERIAL MANAGEMENT PRACTICES:
   - A. HAZARDOUS WASTE - DISPOSE OF IN A MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS.
   - B. NOISE - MINIMIZE NOISE CAUSED BY THE OPERATION OF EQUIPMENT. ABIDE BY ALL LOCAL REGULATIONS COVERING NOISE CONTROL.
   - C. ODORS - DO NOT CAUSE OBJECTIONABLE ODORS TO BE GENERATED.
   - D. OFFSITE VEHICLE TRACKING - PROVIDE A ROCK CONSTRUCTION ENTRANCE TO REDUCE VEHICLE TRACKING OF SEDIMENTS. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE SHALL BE COVERED WITH A TARPAULIN.
   - E. OPEN BURNING - NO OPEN FIRES OR BURNING OF MATERIALS.
   - F. PAINTS - ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM, BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO THE PAINT MANUFACTURER'S INSTRUCTIONS AND STATE OR LOCAL REGULATIONS.
   - G. PETROLEUM PRODUCTS - MONITOR ONSITE VEHICLES AND TANKS FOR LEAKS. THEY SHALL RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. STORE PETROLEUM PRODUCTS IN TIGHTLY SEALED CONTAINERS, WHICH ARE CLEARLY LABELED. USE ASPHALT SUBSTANCES ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE SECONDARY CONTAINMENT FOR ALL ABOVE GROUND FUEL TANKS.
   - H. SANITARY WASTE - COLLECT ALL SANITARY WASTE FROM THE PORTABLE UNITS AT LEAST TWICE PER WEEK.
   - I. WASTE MATERIALS - COLLECT AND STORE ALL WASTE MATERIALS IN A SECURELY COVERED METAL DUMPSTER PROVIDED BY A LICENSED SOLID WASTE MANAGEMENT COMPANY. DEPOSIT ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE IN THE DUMPSTER. THE DUMPSTER IS TO BE EMPTIED AS NEEDED SO THERE IS NO OVERFLOW. HAUL TRASH TO A STATE APPROVED LANDFILL FACILITY.
4. MAINTENANCE / INSPECTION PROCEDURES:
   - A. INSPECT ALL CONTROL MEASURES AT LEAST ONCE PER WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.
   - B. MAINTAIN ALL MEASURES IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT MUST BE INITIATED WITHIN 24 HOURS OF THE ONSITE INSPECTION REPORT.
   - C. REMOVE BUILT UP SEDIMENT FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
   - D. INSPECT SILT FENCE FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
   - E. PREPARE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS FOUND AT THE END OF THIS SECTION.
   - F. THE CONTRACTOR SHALL DESIGNATE A QUALIFIED PERSON TO BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND COMPLETING THE INSPECTION AND MAINTENANCE REPORTS.
   - G. NON-STORMWATER DISCHARGES ARE PERMISSIBLE PROVIDED THAT DISCHARGE DOES NOT CAUSE EROSION OR CREATE TURBIDITY WITHIN THE RECEIVING BODY AND ARE IN COMPLIANCE WITH REGULATORY REQUIREMENTS. THESE DISCHARGES MAY INCLUDE WATER LINE FLUSHING, FIRE FIGHTING ACTIVITIES, FIRE HYDRANT FLUSHING, DUST CONTROL, IRRIGATION DRAINAGE, AIR CONDITIONING CONDENSATION, AND WATER USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES.
5. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
6. AUTHORIZATION FOR INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX, IT'S LOCATION SHOWN ELSEWHERE ON THIS PAGE.
7. PRIOR TO SCHEDULING A FINAL ENVIRONMENTAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
8. SOIL STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF VEGETATION REMOVAL. STABILIZATION TO CONSIST OF PLACEMENT OF SOD OF ALL DISTURBED AREAS.



SILT FENCE

PERMIT SET
12/8/2025

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NO.	DATE	REMARKS	BY

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ADAM C. SWANEY, P.E.
NO. 72235

HILLSBORO BEACH TOWN HALL ADDITIONAL PARKING
1210 HILSBORO MILE
HILLSBORO BEACH, FL
DEMOLITION AND CONTROL PLAN

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1280 N. CONGRESS AVE. SUITE 101
WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-3390 •
WWW.ENGENUITYGROUP.COM CERTIFICATE OF AUTHORIZATION #7095

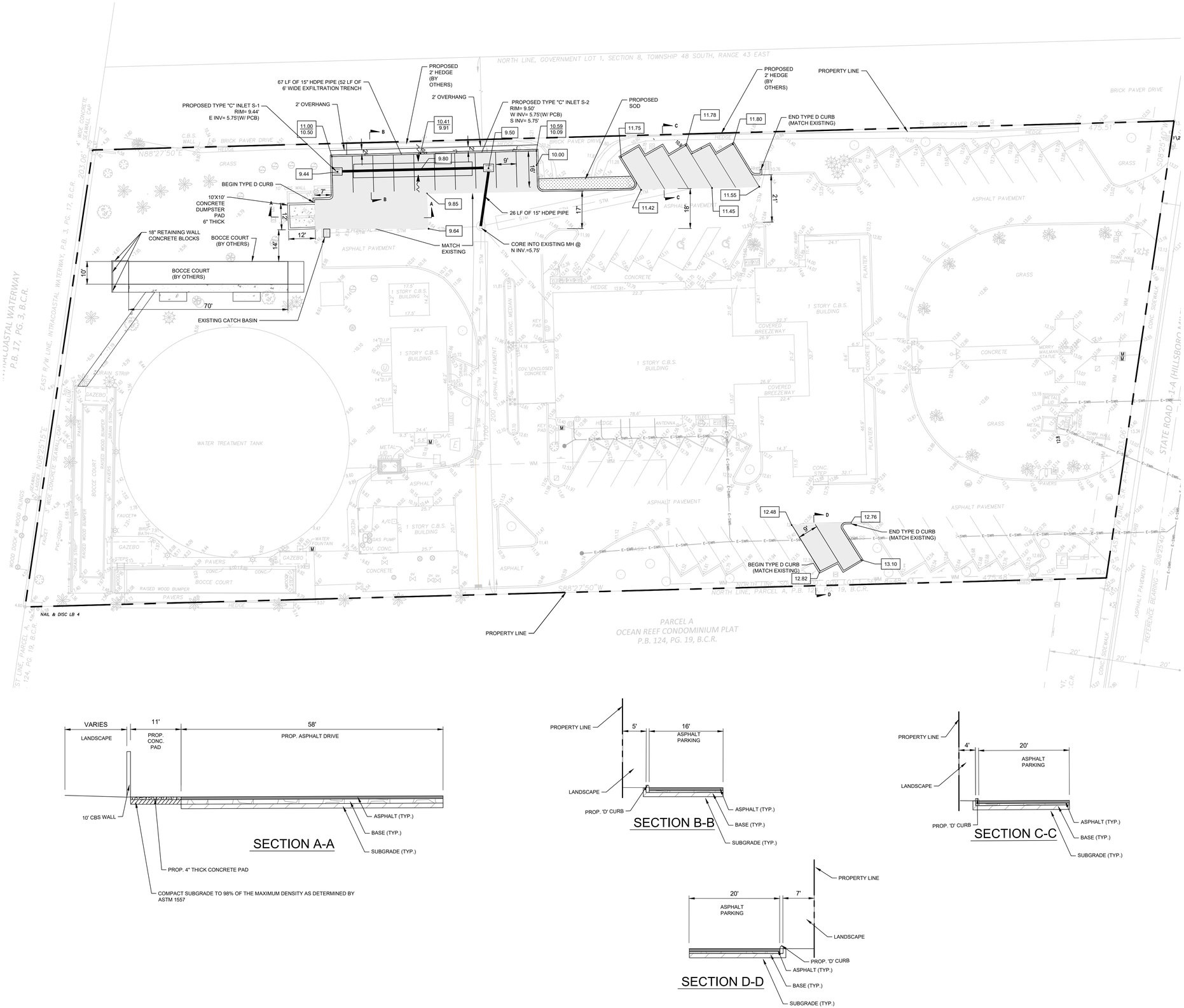
DATE	DECEMBER 8, 2025
DRAWN	KFH
PROJECT ENGINEER	ACS
PROJECT MANAGER	RJB
CHECKED	ACS

SHEET NO. 2 / 5

JOB NO. 24050.01

J:\Land Projects R\24050.01 Town of Hillsboro Beach-Town Hall Additional Parking Spaces\DWG\24050.01 DEMO.dwg DATE: 12/9/2025 2:26 PM

PLOT: 12/9/2025 2:40:49 PM



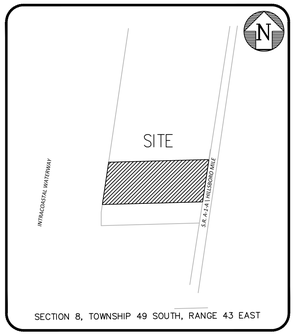
SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D

GRAPHIC SCALE
0 XX XX XX
SCALE: 1" = XX'



LOCATION MAP
N.T.S.

LEGEND:

PROPOSED

- CATCH BASIN
- DRAINAGE MANHOLE
- PAVEMENT ASPHALT
- SOD
- 00.00 PROPOSED ELEVATION
- DRAINAGE FLOW DIRECTION

GENERAL NOTES:

1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD.88) AND REFERENCE THE FOLLOWING BROWARD COUNTY ENGINEERING BENCHMARK:
   NO.3665 : ELEVATION=5.676' NGVD 1929
   ELEVATION=4.082' NAVD 1988
   CONVERSION FACTOR=1.594'
2. ALL AREAS DISTURBED BY CONSTRUCTION WHICH INCLUDES ALL DRIVEWAYS, PAVERS,ASPHALT, CONCRETE AND VEGETATION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
3. TOPOGRAPHIC SURVEY PERFORMED BY PINNELL SURVEY, INC., DATED 03/04/19.
4. ALL REMOVED DEBRIS & DEMOLISHED MATERIAL TO BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.

PERMIT SET
12/8/2025

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ADAM C. SWANEY, P.E.
NO. 72235

HILLSBORO BEACH TOWN HALL ADDITIONAL PARKING
1210 HILLSBORO MILE
HILLSBORO BEACH, FL
ENGINEERING PLAN

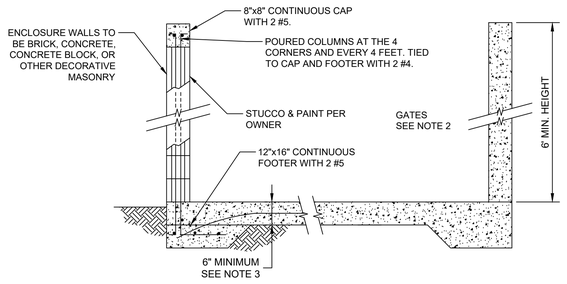
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DATE	DECEMBER 8, 2025		
DRAWN	KFH		
PROJECT ENGINEER	ACS		
PROJECT MANAGER	R.JB		
CHECKED	ACS		

SHEET NO. 3 OF 5
JOB NO. 24050.01

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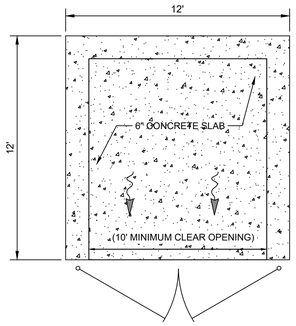
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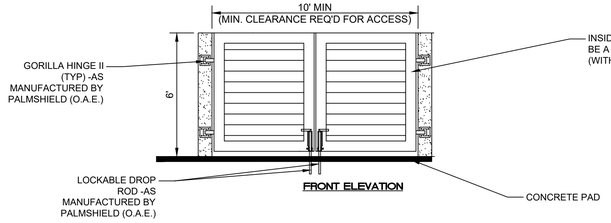
SECTION 3B
N.T.S.

NOTES:

1. ALL CONSTRUCTION SHALL CONFORM WITH BUILDING AND LANDSCAPE CODES AND SHALL REQUIRE A SEPARATE BUILDINGS PERMIT
2. GATES SHALL BE OPAQUE ALUMINUM WITH LOUVERS AND HAVE DROP PINS TO DROP INTO HOLES IN SLAB (CLOSED) AND INTO SLEEVES IN THE PAVEMENT (OPEN). FENCE GATES SHALL HAVE SLATS TO SCREEN DUMPSTER.
3. CONCRETE PAD TO BE 6" THICK WITH 6X6 #10 WIRE MESH WITH 2500 PSI CONCRETE.12" COMPACTED SUBGRADE (MEETING 98% MAXIMUM DENSITY PER AASHTO-T-180) SHALL BE CONSTRUCTED BELOW CONCRETE PAD AND APRON.

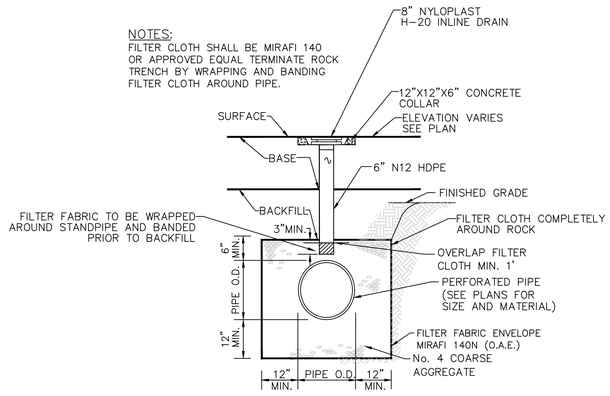


PLAN VIEW
N.T.S.



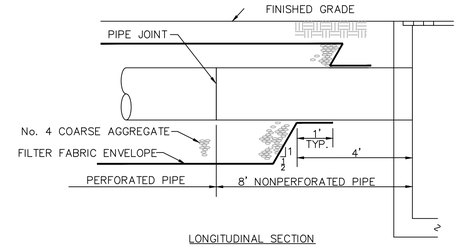
FRONT ELEVATION

DUMPSTER ENCLOSURE DETAIL
N.T.S.

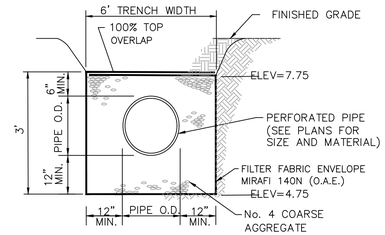


CROSS SECTION

EXFILTRATION TRENCH VENT

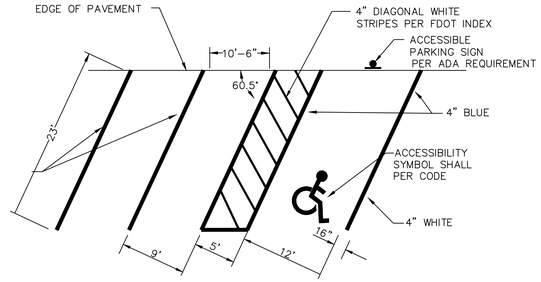


LONGITUDINAL SECTION

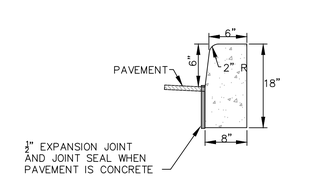


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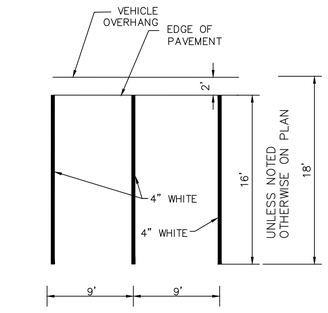
EXFILTRATION TRENCH
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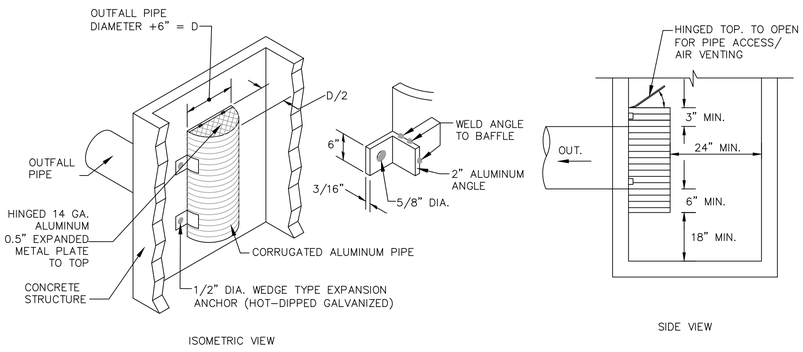
60° PARKING STALL DETAIL



TYPE "D" CURB



PARKING SPACE MARKINGS

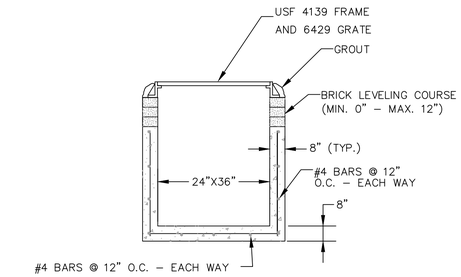


ISOMETRIC VIEW

SIDE VIEW

TOP OF BAFFLE SHALL BE 12 INCHES BELOW TOP OF STRUCTURE. BOTTOM OF BAFFLE SHALL BE 18 INCHES ABOVE BOTTOM OF STRUCTURE. BOTTOM OF BAFFLE SHALL BE 6 INCHES BELOW OUTFALL PIPE INVERT.

POLLUTION CONTROL BAFFLE



DRAINAGE INLET - TYPE C1

PERMIT SET
12/8/2025

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ADAM C. SWANEY, P.E.
NO. 72235

HILLSBORO BEACH TOWN HALL ADDITIONAL PARKING
1210 HILSBORO MILE
HILLSBORO BEACH, FL
DETAILS

DATE	DECEMBER 8, 2025
DRAWN	KFH
PROJECT ENGINEER	ACS
PROJECT MANAGER	RJB
CHECKED	ACS

SHEET NO. 4 / 5

JOB NO. 24050.01

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PH (561)655-1151 • FAX (561)832-5390 •
WWW.ENGENUITYGROUP.COM CERTIFICATE OF AUTHORIZATION #7095

GENERAL:

1. WORK INCLUDED:

   A. THE CONTRACTOR SHALL FURNISH ALL LABOR, SUPERINTENDENCE, QUALITY CONTROL, MATERIALS, PLANT, POWER, LIGHT, HEAT, FUEL, WATER, TOOLS, APPLIANCES, EQUIPMENT, SUPPLIES, AND OTHER MEANS OF CONSTRUCTION NECESSARY AND PROPER FOR PERFORMING AND COMPLETING THE WORK. CONTRACTOR SHALL PERFORM AND COMPLETE THE WORK IN THE MANNER BEST CALCULATED TO PROMOTE SCHEDULED CONSTRUCTION CONSISTENT WITH SAFETY OF LIFE AND PROPERTY AND TO THE SATISFACTION OF THE OWNER, AND IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL CLEAN UP THE WORK, MAINTAIN IT DURING CONSTRUCTION, AND PAY ALL COSTS INCIDENTAL THERETO. CONTRACTOR SHALL REPAIR OR RESTORE ALL STRUCTURES AND PROPERTY THAT MAY BE DAMAGED OR DISTURBED DURING PERFORMANCE OF THE WORK.

   B. THE COST OF INCIDENTAL WORK DESCRIBED IN THESE GENERAL REQUIREMENTS, FOR WHICH THERE ARE NO SPECIFIC CONTRACT ITEMS, SHALL BE CONSIDERED AS PART OF THE GENERAL COST OF DOING THE WORK AND SHALL BE INCLUDED IN THE PRICES FOR THE VARIOUS CONTRACT ITEMS. NO ADDITIONAL PAYMENT WILL BE MADE THEREFORE.

   C. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SUCH MODERN PLANT, TOOLS, AND EQUIPMENT AS MAY BE NECESSARY IN THE OPINION OF THE ENGINEER, TO PERFORM IN A SATISFACTORY AND ACCEPTABLE MANNER ALL THE WORK REQUIRED BY THE CONTRACT. ONLY EQUIPMENT OF ESTABLISHED REPUTATION AND PROVEN EFFICIENCY SHALL BE USED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ADEQUACY OF WORKMANSHIP, MATERIALS AND EQUIPMENT, PRIOR APPROVAL OF THE ENGINEER NOTWITHSTANDING.

2. MOBILIZATION:

   A. PERFORM PREPARATORY WORK AND OPERATIONS IN MOBILIZING FOR BEGINNING WORK ON THE PROJECT, INCLUDING, BUT NOT LIMITED TO, THOSE OPERATIONS NECESSARY FOR THE MOVEMENT OF PERSONNEL, EQUIPMENT, SUPPLIES, AND INCIDENTALS TO THE PROJECT SITE AND FOR THE ESTABLISHMENT OF TEMPORARY OFFICES, BUILDINGS, SAFETY EQUIPMENT AND FIRST AID SUPPLIES, AND OTHER FACILITIES. INCLUDE THE COSTS OF BONDS AND ANY REQUIRED INSURANCE AND ANY OTHER PRE-CONSTRUCTION EXPENSE NECESSARY FOR THE START OF THE WORK, EXCLUDING THE COST OF CONSTRUCTION MATERIALS.

3. MAINTENANCE OF TRAFFIC:

   A. PREPARE AND SUBMIT A MAINTENANCE OF TRAFFIC PLAN FOR REVIEW. A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA OR A PERSON THAT HAS SATISFACTORILY COMPLETED THE AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION "FLORIDA ADVANCED WORK ZONE TRAFFIC CONTROL COURSE" SHALL PREPARE THE PLAN.

   B. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN TRAFFIC CONTROL THROUGH THE WORK AREA FOR THE DURATION OF CONSTRUCTION. PROVIDE TRAFFIC CONTROL DEVICES THAT ARE ON THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "QUALIFIED PRODUCT LIST".

4. PROVISIONS FOR CONTROL OF POLLUTION:

   A. SUFFICIENT PRECAUTIONS SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT THE RUN-OFF OF POLLUTING SUBSTANCES SUCH AS SILT, CLAY, FUELS, OILS, BITUMEN'S OR OTHER POLLUTING MATERIALS HARMFUL TO HUMANS, FISH, OR OTHER LIFE, INTO THE SUPPLIES AND SURFACE WATERS OF THE STATE OF FLORIDA. CONTROL MEASURES MUST BE ADEQUATE TO ASSURE THAT TURBIDITY IN THE RECEIVING WATER WILL NOT BE INCREASED MORE THAN 29 NEPHELOMETRIC TURBIDITY UNITS (NTU) ABOVE BACKGROUND UNLESS OTHERWISE PERMITTED. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION. EROSION EVIDENT WITHIN THE LIMITS OF CONSTRUCTION OR OTHER AREAS AFFECTED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

   B. FILL OUT A NOTICE OF INTENT FORM (FDEP FORM 62-621.300(4)(B) AND SUBMIT IT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

5. PROGRESS SCHEDULE:

   A. PREPARE A CONSTRUCTION PROGRESS SCHEDULE COVERING ALL THE WORK INVOLVED IN THE CONTRACT. THIS INCLUDES SUBMITTAL AND APPROVAL OF SHOP DRAWINGS ON CRITICAL ITEMS, FABRICATION AND DELIVERY OF IDENTIFIABLE MATERIALS AND EQUIPMENT, SPECIFIC ITEMS OR WORK IN THE SCOPE, INTERFACES REQUIRED WITH OTHER CONTRACTS THAT MAY BE PART OF AN OVERALL PROJECT, AND SPECIFIC DEPENDENCIES UPON ACTS OR ACTIVITIES OF PARTIES NOT UNDER THE CONTROL OF CONTRACTOR.

   B. THE BAR GRAPH METHOD OR CRITICAL PATH METHOD ARE ACCEPTABLE FOR SCHEDULING CONSTRUCTION ACTIVITY.

6. SHOP DRAWINGS, PRODUCT DATA AND SAMPLES:

   A. SUBMIT AT LEAST EIGHT (8) COPIES OF ALL REQUIRED SHOP DRAWINGS, PRODUCT DATA AND SAMPLES FOR ENGINEER'S REVIEW.

   B. SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND TRANSMITTAL LETTERS PERTAINING THERETO SHALL BE IDENTIFIED WITH THE TITLE OF THE PROJECT, SUBMISSION DATE, AND THE CONTRACTOR'S ACKNOWLEDGEMENT THAT HE HAS REVIEWED THEM AND FOUND THEM ACCEPTABLE.

   C. NOTIFY ENGINEER IN WRITING, AT THE TIME OF SUBMITTAL, OF ANY DEVIATIONS IN THE SUBMITTALS FROM THE REQUIREMENTS OF THE CONTACT DOCUMENTS.

   D. THE REVIEW AND APPROVAL OF SHOP DRAWINGS, SAMPLES OR PRODUCT DATA BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR FROM HIS/HER RESPONSIBILITY WITH REGARD TO THE FULFILLMENT OF THE TERMS OF THE CONTRACT DOCUMENTS. ALL RISKS OF ERROR AND OMISSION ARE ASSUMED BY THE CONTRACTOR AND THE ENGINEER WILL HAVE NO RESPONSIBILITY THEREFORE.

7. BORING LOGS, OTHER REPORTS AND DRAWINGS UTILIZED BY ENGINEER:

   A. BORING LOGS, OTHER REPORTS AND DRAWINGS UTILIZED BY ENGINEER, IF ENCLOSED, ARE PROVIDED FOR CONTRACTOR'S INFORMATION AND ARE NOT A PART OF THE CONTRACT DOCUMENTS. THERE IS NO TECHNICAL DATA IN THE BORING LOGS, OTHER REPORTS OR DRAWINGS THAT SHOULD BE RELIED ON BY THE CONTRACTOR.

8. CONSTRUCTION STAKING:

   A. THE BASELINES AND BENCHMARKS FOR PRIMARY CONTROL, NECESSARY TO ESTABLISH LINES AND GRADES NEEDED FOR CONSTRUCTION ARE SHOWN ON THE DRAWINGS. THESE BASELINES AND BENCHMARKS SHALL BE USED AS THE ORIGIN OF ALL SURVEYS, LAYOUTS AND MEASUREMENTS TO ESTABLISH CONSTRUCTION LINES AND GRADES. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT THE LOSS OR DAMAGE OF PRIMARY CONTROL POINTS. ANY STAKES AND/OR CONTROL POINTS LOST OR DAMAGED BY CONSTRUCTION ACTIVITY WILL BE RE-ESTABLISHED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.

   B. CONSTRUCTION STAKING SHALL BE PERFORMED BY A PROFESSIONAL SURVEYOR AND MAPPER LICENSED IN THE STATE OF FLORIDA.

9. PROTECTION/ADJUSTMENT OF UTILITIES:

   A. UTILITY INSTALLATIONS AND STRUCTURES SHALL BE UNDERSTOOD TO INCLUDE ALL POLES, TRACKS, PIPES, WIRES, CONDUITS, HOUSE SERVICE CONNECTIONS, VAULTS, MANHOLES AND ALL OTHER APPURTENANCES AND FACILITIES PERTAINING THERETO WHETHER OWNED OR CONTROLLED BY THE OWNER, OTHER GOVERNMENTAL BODIES OR PRIVATELY OWNED BY INDIVIDUALS, FIRMS OR CORPORATIONS, USED TO SERVE THE PUBLIC WITH TRANSPORTATION, TRAFFIC CONTROL, GAS, ELECTRICITY, TELEPHONE, SEWERAGE, DRAINAGE, WATER OR OTHER PUBLIC OR PRIVATE PROPERTY WHICH MAY BE AFFECTED BY THE WORK.

   B. CONTRACTOR SHALL PROTECT ALL UTILITY INSTALLATIONS AND STRUCTURES FROM DAMAGE DURING WORK. ACCESS ACROSS ANY BURIED PUBLIC UTILITY INSTALLATION OR STRUCTURE SHALL BE MADE ONLY IN SUCH LOCATIONS AND BY MEANS APPROVED BY THE UTILITY OWNER. THE CONTRACTOR SHALL SO ARRANGE OPERATIONS AS TO AVOID ANY DAMAGE TO THESE FACILITIES. ALL REQUIRED PROTECTIVE DEVICES AND CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR. ALL EXISTING PUBLIC UTILITIES DAMAGED BY THE CONTRACTOR WHICH ARE SHOWN ON THE DRAWINGS OR HAVE BEEN LOCATED IN THE FIELD BY THE UTILITY OWNER SHALL BE REPAIRED BY THE CONTRACTOR.

   C. PUBLIC UTILITY INSTALLATIONS OR STRUCTURES OWNED OR CONTROLLED BY THE OWNER OR OTHER GOVERNMENTAL BODY, WHICH ARE SHOWN ON THE DRAWINGS TO BE REMOVED, RELOCATED, REPLACED OR REBUILT BY THE CONTRACTOR SHALL BE INCLUDED IN THE PRICES BID FOR THE VARIOUS CONTRACT ITEMS. NO SEPARATE PAYMENTS SHALL BE MADE THEREFORE.

   D. WHERE PUBLIC UTILITY INSTALLATIONS OR STRUCTURES OWNED OR CONTROLLED BY THE OWNER OR OTHER GOVERNMENTAL BODY ARE ENCOUNTERED DURING THE COURSE OF THE WORK, AND ARE NOT INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS, AND WHEN IN THE OPINION OF THE ENGINEER, REMOVAL, RELOCATION, REPLACEMENT OR REBUILDING IS NECESSARY TO COMPLETE THE WORK UNDER THIS CONTRACT, SUCH WORK SHALL BE ACCOMPLISHED BY THE UTILITY HAVING JURISDICTION, OR SUCH WORK MAY BE ORDERED, IN WRITING BY THE ENGINEER, FOR THE CONTRACTOR TO ACCOMPLISH. IF SUCH WORK IS ACCOMPLISHED BY THE UTILITY HAVING JURISDICTION IT WILL BE CARRIED OUT EXPEDITIOUSLY AND THE CONTRACTOR SHALL GIVE FULL COOPERATION TO PERMIT THE UTILITY TO COMPLETE THE REMOVAL, RELOCATION, REPLACEMENT OR REBUILDING AS REQUIRED. IF SUCH WORK IS ACCOMPLISHED BY THE CONTRACTOR, IT WILL BE IN ACCORDANCE WITH THE GENERAL AND SUPPLEMENTARY CONDITIONS.

   E. CONTRACTOR SHALL GIVE WRITTEN NOTICE TO OWNER AND GOVERNMENTAL UTILITY DEPARTMENTS AND OTHER OWNERS OF PUBLIC UTILITIES OF THE LOCATION OF THE PROPOSED CONSTRUCTION OPERATIONS, AT LEAST SEVENTY-TWO (72) HOURS IN ADVANCE OF BREAKING GROUND IN ANY AREA OR ON ANY UNIT OF THE WORK.

   F. THE MAINTENANCE, REPAIR, REMOVAL, RELOCATION OR REBUILDING OF PUBLIC UTILITY INSTALLATIONS AND STRUCTURES, WHEN ACCOMPLISHED BY THE CONTRACTOR AS HEREIN PROVIDED, SHALL BE DONE BY METHODS APPROVED BY THE UTILITY OWNER.

10. FIELD OBSERVATIONS AND TESTING:

    A. FIELD OBSERVATIONS WILL BE PERFORMED BY ENGINEER AND ALL FIELD TESTING OF MATERIALS WILL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY. THE COST OF PASSING TESTS WILL BE PAID BY OWNER. FAILING TESTS SHALL BE PAID BY THE CONTRACTOR.

    B. FOR TESTS SPECIFIED TO BE MADE BY THE CONTRACTOR (FOR EQUIPMENT/MATERIAL PRIOR TO DELIVERY TO THE PROJECT SITE), THE TESTING PERSONNEL SHALL MAKE THE NECESSARY INSPECTIONS AND TESTS AND THE REPORTS THEREOF SHALL BE IN SUCH FORM AS WILL FACILITATE CHECKING TO DETERMINE COMPLIANCE WITH THE CONTRACT DOCUMENTS. SIX (6) COPIES OF THE REPORTS SHALL BE SUBMITTED AND AUTHORITATIVE CERTIFICATION THEREOF MUST BE FURNISHED TO THE ENGINEER AS A PREREQUISITE FOR THE ACCEPTANCE OF ANY MATERIAL OR EQUIPMENT.

    C. IF, IN THE MAKING OF ANY TEST OF ANY MATERIAL, IT IS ASCERTAINED BY THE ENGINEER THAT THE MATERIAL DOES NOT COMPLY WITH THE CONTRACT, THE CONTRACTOR WILL BE NOTIFIED THEREOF AND WILL BE DIRECTED TO REFRAIN FROM DELIVERING SAID MATERIAL, OR TO REMOVE IT PROMPTLY FROM THE SITE OR FROM THE WORK AND REPLACE IT WITH ACCEPTABLE MATERIAL, WITHOUT ADDITIONAL COST TO THE OWNER.

    D. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE PROPER OPERATION OF MATERIAL DURING TESTS AND CONSTRUCTION PERIODS AND SHALL NEITHER HAVE NOR MAKE ANY CLAIM FOR DAMAGE THAT MAY OCCUR TO MATERIAL PRIOR TO THE TIME WHEN THE OWNER FORMALLY TAKES OVER THE OPERATION THEREOF.

    E. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING FIELD TESTING.

11. SALVAGE MATERIAL:

    A. ALL SALVAGEABLE MATERIAL AND EQUIPMENT REMOVED FROM THE EXISTING CONSTRUCTION FOR WHICH SPECIFIC USE, RELOCATION OR OTHER DISPOSAL IS NOT SPECIFICALLY NOTED ON THE DRAWINGS OR OTHERWISE SPECIFIED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE TURNED OVER TO HIM. ALL MATERIAL AND EQUIPMENT NOT IN SALVAGEABLE CONDITION AS DETERMINED BY THE ENGINEER, SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER AT THE CONTRACTOR'S EXPENSE. THE ACTUAL STORAGE SITE FOR SALVAGEABLE MATERIAL WILL BE DESIGNATED BY THE OWNER.

12. CLEANING:

    A. DURING CONSTRUCTION OF THE WORK, THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE AND SHALL REMOVE THE SAME FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE ENGINEER, SUCH MATERIAL, DEBRIS, OR RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE.

    B. AT THE CONCLUSION OF THE WORK, ALL TOOLS, TEMPORARY STRUCTURES AND MATERIALS BELONGING TO THE CONTRACTOR SHALL BE PROMPTLY TAKEN AWAY AND CONTRACTOR SHALL REMOVE AND PROMPTLY DISPOSE OF ALL RUBBISH OR ANY OTHER FOREIGN MATERIALS. THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL MATERIAL INSTALLED AND SHALL DELIVER SUCH MATERIALS UNDAMAGED IN A CLEAN AND NEW CONDITION.

PAVING, GRADING AND DRAINAGE NOTES:

1. SUBGRADE SHALL BE CONSTRUCTED AS SHOWN ON THE DETAIL DRAWINGS. THE SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
2. STABILIZED SUBGRADE SHALL BE CONSTRUCTED AS SHOWN ON THE DETAIL DRAWINGS AND IN ACCORDANCE WITH SECTION 160 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE STABILIZED SUBGRADE SHALL BE TYPE C AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY TEST METHOD OF AASHTO T-180. THE STABILIZED SUBGRADE SHALL HAVE A LIMEROCK BEARING RATIO OF 40.
3. SHELL ROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE SHELL ROCK BASE SHALL BE AS SHOWN ON THE DETAIL DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. THE SHELL ROCK SHALL HAVE A MINIMUM OF 40 PERCENT OF CARBONATES OF CALCIUM AND MAGNESIUM IN THE MATERIAL.
4. CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE SHELL ROCK BASE SHALL BE AS SHOWN ON THE DETAIL DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. THE CEMENTED COQUINA SHELL MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 915 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
5. LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE LIMERICK BASE SHALL BE AS SHOWN ON THE DETAILED DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
6. PRIME COAT SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. PRIME COAT SHALL BE RC-70 OR ASPHALT EMULSION PRIME (AEP). PRIME COAT SHALL BE APPLIED AT A RATE OF APPLICATION NOT LESS THAN 0.10 GALLONS PER SQUARE YARD FOR LIMEROCK BASES AND NOT LESS THAN 0.15 GALLONS PER SQUARE YARD FOR SHELL ROCK OR COQUINA SHELL BASES.
7. TACK COAT SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. TACK COAT SHALL BE EMULSIFIED ASPHALT GRADES RS-2, CRS-2, OR ASPHALT EMULSION PRIME (AEP). TACK COAT SHALL BE APPLIED AT A RATE OF APPLICATION BETWEEN 0.02 AND 0.08 GALLONS PER SQUARE YARD.
8. TYPE S-I ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ASPHALTIC CONCRETE SURFACE COURSE S-III SHALL BE COMPOSED OF A MIXTURE OF AGGREGATE, MINERAL FILLER, IF NEEDED, AND ASPHALT CEMENT. THE CONSTITUENTS OF THE MIXTURE SHALL BE COMBINED IN SUCH PROPORTIONS AS TO PRODUCE A MIXTURE HAVING A STABILITY WITHIN THE LIMITS IN THE FDOT "STANDARD SPECIFICATIONS". THE JOB MIX FORMULA, SIZE AND PERCENT OF AGGREGATES SHALL BE AS SPECIFIED IN THE FDOT "STANDARD SPECIFICATIONS". THE THICKNESS OF THE SURFACE COURSE SHALL BE AS SHOWN ON THE DETAILED DRAWINGS.
9. TYPE S-III ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ASPHALTIC CONCRETE SURFACE COURSE S-III SHALL BE COMPOSED OF A MIXTURE OF AGGREGATE, MINERAL FILLER, IF NEEDED, AND ASPHALT CEMENT. THE CONSTITUENTS OF THE MIXTURE SHALL BE COMBINED IN SUCH PROPORTIONS AS TO PRODUCE A MIXTURE HAVING A STABILITY WITHIN THE LIMITS IN THE FDOT "STANDARD SPECIFICATIONS". THE JOB MIX FORMULA, SIZE AND PERCENT OF AGGREGATES SHALL BE AS SPECIFIED IN THE FDOT "STANDARD SPECIFICATIONS". THE THICKNESS OF THE SURFACE COURSE SHALL BE AS SHOWN ON THE DETAILED DRAWINGS.
10. ALL UNSUITABLE MATERIAL SUCH AS MUCK, MARL AND DEBRIS SHALL BE COMPLETELY REMOVED TO 10 FEET OUTSIDE THE EDGE OF THE PAVEMENT ON EACH SIDE. IF HARDPAN IS ENCOUNTERED IN SWALES, IT SHALL BE REMOVED TO A DEPTH OF 2 FEET AT THE SWALE INVERT AND BACKFILLED WITH CLEAN GRANULAR MATERIAL.
11. SEQUENCING OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF ANY KIND THAT WILL COME UNDER THE PAVEMENT OR WITHIN TEN FEET OF THE EDGE OF PAVEMENT SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF THE BASE COURSE.
12. PAVEMENT TRAFFIC STRIPES AND MARKINGS SHALL BE IN ACCORDANCE WITH SECTION 710 AND 711 OF THE FLORIDA DEPARTMENT OF TRANSPOR TATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, FLORIDA DEPARTMENT OF TRANSPORTATION TRAFFIC OPERATION STANDARDS INDEX NO. 17346, LATEST REVISION, AND/OR MANUAL ON UNIFORM TRAFFIC CONTROL DEVISES FOR STREETS AND HIGHWAYS, AND/OR PALM BEACH COUNTY TRAFFIC DEPARTMENT TYPICAL T-P-99-001.
13. REINFORCED CONCRETE PIPE SHALL MEET THE REQUIREMENTS OF ASTM C-76 AND SECTIONS 125, 430 AND 941 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE CLASS OF PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DRAWINGS.
14. CORRUGATED STEEL PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M36 AND SECTIONS 125, 430 AND 945 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE PIPE SHALL BE BITUMINOUS COATED.
15. CORRUGATED ALUMINUM PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M196 AND SECTIONS 125, 430 AND 943 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
16. ALL DRAINAGE PIPE SHALL BE CORRUGATED EXTERIOR/SMOOTH INTERIOR POLYETHYLENE PIPE SUITABLE FOR H20 LOADING. ALL PIPE SHALL MEET APPLICABLE ASTM AND AASHTO STANDARDS AND FDOT STANDARDS PER SECTION 948 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
17. MEASUREMENT OF THE LENGTH OF PIPE SHALL BE FROM THE CENTER OF THE STRUCTURE TO THE CENTER OF THE STRUCTURE.
18. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER THREE (3) CERTIFIED COPIES OF A CHEMICAL AND SIEVE ANALYSIS OF THE SHELL ROCK BY A STATE OF FLORIDA CERTIFIED LAB WHEN CONSTRUCTING A SHELL ROCK BASE FOR THE ROAD
19. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS. COMPLIANCE INCLUDES SUBMITTAL OF A NOTICE OF INTENT (NOI) FOR CONSTRUCTION ACTIVITIES WITH AN ATTACHED STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE NOI AND SWPPP SHALL BE SUBMITTED TO ALL APPLICABLE AGENCIES.

CONCRETE FOR CURBS, SIDEWALKS, AND DRIVEWAYS

CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:

1. 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI. TYPE II PORTLAND CEMENT. MINIMUM CEMENT CONTENT OF 400 LB/CY OF CONCRETE. MAXIMUM WATER CEMENT RATIO OF 0.66 LB/LB. SLUMP RANGE OF 0-6 INCHES. PLACED OVER COMPACTED SUBGRADE (AT LEAST 98% OF THE MAXIMUM DENSITY DETERMINED BY AASHTO T-180)
2. SAW CONTRACTION JOINTS AS SOON AS THE CONCRETE HAS HARDENED TO THE DEGREE THAT EXCESSIVE RAVELING WILL NOT OCCUR AND BEFORE UNCONTROLLED SHRINKAGE CRACKING BEGINS. CONSTRUCT EXPANSION JOINTS IN CURB AT ALL INLETS AND RADIUS POINTS. ENSURE THAT THE JOINT IS ½ INCH IN WIDTH.
3. CURB IS TO HAVE A BRUSH FINISH.SIDEWALK AND DRIVEWAYS ARE TO HAVE A BROOM FINISH. STRIKE-OFF CONCRETE PERPENDICULAR TO FORMS. FINISH THE EDGE OF DRIVEWAYS AND SIDEWALKS WITH AN EDGING TOOL HAVING A RADIUS OF ½ INCH.
4. CONTINUOUSLY CURE CONCRETE FOR A PERIOD OF AT LEAST 72 HOURS. COMMENCE CURING AFTER COMPLETELY FINISHING AND AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT APPLICATION OF THE CURING MATERIAL WITHOUT MARRING THE SURFACE.CURE CONCRETE USING EITHER WET BURLAP, MEMBRANE CURING COMPOUND (AT LEAST 200 SQUARE FEET PER GALLON) OR POLYETHYLENE SHEETING.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PERMANENT REFERENCE MONUMENTS DISTURBED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
2. ALL UNSUITABLE MATERIAL SUCH AS MUCK, MARL, AND DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OF WITHIN THE LIMITS OF CONSTRUCTION. CLEAN GRANULAR MATERIAL SHALL BE USED AS BACKFILL AND PLACED IN 12 INCH LIFTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY NOT SHOW ACTUAL LOCATIONS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR LOCATION AND DEPTH OF THEIR LINES PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE DE-ENERGIZING OF POWER LINES AND/OR HOLDING POWER POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE REPLACEMENT OF TRAFFIC LOOPS IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.
7. ALL ELEVATIONS REFER TO N.A.V.D 88. MINIMUM FINISHED FLOOR ELEVATION(S) SHALL BE N.A.V.D 88, OR 18 INCHES ABOVE MINIMUM ROAD CROWN ELEVATION, WHICHEVER IS GREATER.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OR INSTALLATION AS REQUIRED BY THE ENGINEER OR BY APPROPRIATE GOVERNING AGENCIES.
9. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR, AT NO ADDITIONAL COST TO THE OWNER, ALL NECESSARY PERMITS, FEES AND LICENSES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE REQUIRED NOTICES AND COMPLYING WITH ALL PERMIT(S) CONDITIONS.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE HOLDING OF OTHER UTILITY POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
12. ALL CONCRETE SHALL BE 3,000 p.s.i. UNLESS OTHERWISE SPECIFIED.
13. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY.
14. ENGENUITY GROUP, INC. SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS OR THE GENERAL PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY TO THE WORKERS IN ACCORDANCE WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATIONS (OSHA) REQUIREMENTS AND FOR THE SAFETY OF THE GENERAL PUBLIC.
15. ALL MATERIALS AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE LOCAL UTILITY STANDARDS AND SPECIFICATIONS.
16. CONTRACTOR SHALL ASSURE THAT ALL TRENCHES MORE THAN FIVE FEET DEEP WILL HAVE TRENCH PROTECTION PER THE TRENCH SAFETY ACT. THE METHOD OF TRENCH PROTECTION THE CONTRACTOR SELECTS MUST BE IN COMPLIANCE WITH OSHA REGULATIONS.
17. UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR IS TO INCLUDE IN THEIR BID PACKAGE, PER THE TRENCH SAFETY ACT, ONE ITEM OF COST PERTAINING TO TRENCH PROTECTION.
18. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS. COMPLIANCE INCLUDES SUBMITTAL OF A NOTICE OF INTENT (NOI) FOR CONSTRUCTION ACTIVITIES WITH AN ATTACHED STORM WATER POLLUTION PREVENTION (SWPPP). THE NOI AND SWPPP SHALL BE SUBMITTED TO APPLICABLE AGENCIES.

PERMIT SET
12/8/2025

ADAM C. SWANEY, P.E., PROFESSIONAL ENGINEER LICENSE NO. 72235. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ADAM C. SWANEY, P.E. USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Know what's below. Call before you dig.

REVISIONS			
NO.	DATE	REMARKS	BY

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ADAM C. SWANEY, P.E.
NO. 72235

HILLSBORO BEACH TOWN HALL ADDITIONAL PARKING
1210 HILSBORO MILE
HILLSBORO BEACH, FL
NOTES

A Higher Standard of

ADDENDUM NO. 1

ITB 2025-12-02
Town of Hillsboro Parking Lot Improvements
Issued: February 1, 2026

To Prospective Bidders:

This Addendum No. 1 is issued in reference to ITB 2025-12-02 – Town of Hillsboro Beach Parking Lot Improvements. This addendum is issued in response to questions received and provides the following clarifications and revisions to the Invitation to Bid. All bidders shall acknowledge receipt of this addendum in their bid submission. Failure to do so may result in rejection of the bid.

1. **The bid due date has been extended until no later than 10:00 a.m. Wednesday, February 18, 2026.**

   Bids must be submitted electronically in DemandStar.com. Mailed, hand-delivered and faxed bids will not be accepted. All bid submissions must be submitted through DemandStar.com. Hand-delivered, mailed, faxed, or emailed bids will not be accepted.

2. **Question: Will the Town consider removing the requirement for the 5% Bid Bond?**

   Response: Yes. The 5% Bid bond requirement has been removed.

3. **Question: What is the engineer's opinion of cost for this project?**

   Response: The engineer's estimate of cost $92,500

4. **Question: The plans indicate 86 LF of 15" HDPE. Typically, 52 LF is considered part of the exfiltration trench, with the remaining footage accounting for approximately 41 LF of 15" HDPE. Please confirm how the 86 LF quantity was calculated and whether the exfiltration trench footage is included.**

   Response: Drainage pipe required is 67 LF of 15 HDPE and another 26 LF of HDPE which totals: 93LF of HDPE. The exfiltration trench is a total length of 52 LF.

5. **Clarification: Roadway construction items do not appear to include restoration of asphalt removed for installation of the new drainage pipe.**

   Response: Full depth new asphalt pavement will be provided in this area as depicted on plans.

6. **Clarification: In the south parking stalls area, existing FPL and AT&T utilities are shown as conflicts. Please confirm whether the depths of these utilities are below the proposed subgrade elevation (i.e., below the limerock base).**

   Response: Utility depths must be field verified by the Contractor prior to construction. Please advise whether a site visit prompted this comment. The referenced utilities are not reflected on the civil plans.

7. **Question: The plans show a detail for an exfiltration trench vent. Is this vent required as part of the scope of work? If so, please clarify its location. Also, does the existing scale need to be removed?**

   Response: Exfiltration trench vent is not be required for this project. The plans will be updated to reflect this change.

8. **Question: Should the dumpster gate be included in the bid?**

   Response: Yes, the dumpster gate should be included in the scope of work.

9. **Question: An 18" concrete block retaining wall is shown at the north bocce court. Is this part of the project?**

   Response: The 18" concrete block retaining wall is not part of this project and will be completed by others.

10. **Clarification: The asphalt detail does not show thicknesses, please specify.**

    - *1 1/2" Type SP9.5 Asphaltic Concrete (two lifts with tack coat)*
    - *8" Rock Base w/ prime coat (min. LBR of 100, compacted to at least 98% of the maximum density determined by AASHTO T-180)*
    - *12" Compacted Subgrade 98% of maximum density determined by AASHTO T-180*

    The plans will be updated to reflect these changes.

Any questions regarding this Addendum should be submitted in writing to the Procurement Manager at procurement@townofhillsborobeach.com. Bidders are reminded to acknowledge receipt of this addendum as part of your ITB submission.

Sincerely,

Donna Rockfeld
Procurement Manager

ADDENDUM NO. 2

ITB 2025-12-02

Town of Hillsboro Beach Parking Lot Improvements

Issued: February 12, 2026

To Prospective Bidders:

This Addendum No. 2 is issued in reference to ITB 2025-12-02 - Town of Hillsboro Beach Parking Lot Improvements.

1. The public bid opening is held virtual through Zoom. Below is the link information.

   Time: Feb 18, 2026 10:00 AM Eastern Time (US and Canada)
   https://us02web.zoom.us/j/82654762889?pwd=7mb1b45HjO0PQgTIenQefKDL2gy0XU.1

   Meeting ID: 826 5476 2889
   Passcode: 608920

   One tap mobile
   +13052241968,,82654762889#,,,,*608920# US
   +13092053325,,82654762889#,,,,*608920# US

   Bids are due no later than 10:00 a.m. Wednesday, February 18, 2025. All bid submissions must be submitted through DemandStar.com. Hand-delivered, mailed, faxed, or emailed bids will not be accepted.

2. Section 4.0 Bid Submittal Form has been revised to include line item #14A and line item #20. Please replace the previous bid submittal form and use the attached form when submitting bids.

Any questions regarding this Addendum should be submitted in writing to the Procurement Manager at procurement@townofhillsborobeach.com. Bidders are reminded to acknowledge receipt of this addendum as part of your ITB submission.

Sincerely,

Donna Rockfeld
Procurement Manager

4.0 BID SUBMITTAL FORM

REVISED

THIS FORM IS REQUIRED

The bid amounts specified herein are for fixed price work, which includes all prices for equipment, labor and material required to perform the work specified in this Invitation to Bid.

The Bidder further declares that he has examined the site of the work and that from personal knowledge and experience, and/or subsurface investigations that he has made, has fully satisfy himself in regard to all conditions pertaining to such site and he assumes full responsibility therefor; that the he has examined the Drawings and Specifications for the work and from his own experience or from professional advice that the Drawings and Specifications are sufficient for the work to be done and he has examined the other Contract Documents relating thereto, including the Invitation to Bid, Instructions to Bidders, Bid Security, Contract, Performance and Payment Bond, General and Special Conditions, Technical Specifications, Drawings and has read all Addenda prior to the opening of bids, and that he is fully satisfied relative to all matters and conditions with respect to the work to which this Bid pertains.

The Bidder proposes and agrees, if this bid is accepted, to contract with the Town of Hillsboro Beach (Town) in the form of contract specified, to furnish all necessary materials, all equipment, all necessary machinery, tolls, apparatus, means of transportation, and labor necessary to complete the work specified in the bid and the Contract, and called for by the Drawings and Specifications and in the manner specified.

The Bidder further proposes and agrees to comply in all respects with the time limits for commencement and completion of the work as stated in the Contract Form, and that the deductions for liquidated damages, also stated in the Contract Form, constitute fixed, agreed, and liquidated damages to reimburse the Town for additional costs to the Town resulting from the work not being completed within the time limits stated in the Contract Form.

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
GENERAL CONDITIONS					
1	Mobilization/Demobilization and General Conditions	1	LS	$_____	$_____
2	Maintenance of Traffic	1	LS	$_____	$_____
3	Selective Demolition	1	LS	$_____	$_____
SITE PREPARATION					
4	Clearing & Grubbing	1	LS	$_____	$_____
5	Excavation	25	CY	$_____	$_____
6	Demolition	1	LS	$_____	$_____
7	Striping and Signage	1	LS	$_____	$_____
8	Sodding	1	LS	$_____	$_____
ROADWAY CONSTRUCTION					
9	12" Compacted Subgrade	397	SY	$_____	$_____
10	6" Baserock (Parking Lot)	397	SY	$_____	$_____
11	1.5" Asphalt (2 lift)	397	SY	$_____	$_____
12	Type D Curb	342	LF	$_____	$_____

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
DUMPSTER CONSTRUCTION					
13	6" Thick Concrete (Dumpster)	12	SY	$_____	$_____
14	6' Tall Concrete Wall	36	LF	$_____	$_____
14 A	Dumpster Enclosure – Masonry Walls with Aluminum Gates	1	LS	$_____	$_____

DRAINAGE CONSTRUCTION					
15	Type "C" Inlet	2	EA	$_____	$_____
16	Pollution Control Baffle	2	EA	$_____	$_____
17	Connecting to Existing	1	EA	$_____	$_____
18	3'X6' Exfiltration Trench	52	LF	$_____	$_____
19	15" HOPE	86	LF	$_____	$_____
20	Remove and Relocate Irrigation System	1	LS	$_____	$_____

TOTAL LINES 1 through 20 (note item 14a and 20 added) $_____

Add 10% Contingency $_____

GRAND TOTAL $_____

ESTIMATED DAYS TO COMPLETION: Indicate: _____/days (number of days for final completion after notice to proceed)

The Bidder further agrees to execute a Contract and furnish satisfactory Performance and Payment Bonds and the required Certificates of Insurance, within ten (1) consecutive calendar days after receipt of written notice from the Town of the award of the Contract. The undersigned agrees that in case of failure on his part to execute the said Contract and the Performance and Payment Bond within the ten consecutive calendar days after the Award of the Contract, the Bid Security accompanying the bid and the money payable thereon shall be paid into the fund of the Town of Hillsboro Beach, as liquidation of damages sustained by the Town; otherwise, the check accompanying the bid shall be returned to the undersigned after the Contract is signed and the Performance and Payments Bonds are filed.

The undersigned agrees to accept in full compensation for completion of the project in accordance with the Contract Documents, the total of the lump sum prices and extended unit prices bid for the items listed in the following Bid Schedule. It is understood that the unit prices quoted or established for a particular item are to be used for computing the amount to be paid to the Contractor, based on the quantities actually constructed as determined by the applicable measurement and payment provisions of the Specifications.

The Bidder acknowledges that any changes in this contract price for the work must be pre- approved in writing by the Town and that any changes in contract price may be required to go to the Town Commission for approval at a Town Commission meeting and that the item must be submitted four weeks in advance to appear

on the Commission agenda. The bidder acknowledges that any of his costs due to time for approval are to be incorporated into the change order amount.

Accompanying this Bid Guaranty, made payable to the Town of Hillsboro Beach, of not less than five percent (5%) of the total actual bid, which guaranty is to be forfeited as liquidated damages, if in case this bid is accepted, the undersigned shall fail to execute the Contract under the conditions of this Bid; otherwise said guaranty is to be returned to the undersigned upon the delivery of a satisfactory bond.

(We), the undersigned, hereby certify that I (We) have carefully examined the foregoing bid after the same was completed, and have verified each item placed thereon; and I (We) agree to indemnify, defend, and save harmless, the Town against any cost, damage or expense which it may incur or be caused by any error in my (our) preparation of same.

SIGNATURE IS REQUIRED

Signature of Official:_____

Name (typed): _____

Title: _____

Firm: _____

Date: _____

I certify that this Bid is made without prior understanding, agreement or connection with any corporation, firm, or person submitting a bid for the same materials, supplies, or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this Bid for the Bidder.

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

Invoice

Invoice Number: 3548347
Invoice Date: 2/28/2026
Terms: Net 30 Days
Due Date: 3/30/2026
Customer #: AJ-0005085
Customer PO #:

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

Description	Amount
Percent of fee total	$11,614.37

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

Net Invoice:	$11,614.37
Freight:	$0.00
Sales Tax:	$0.00
Invoice Total:	**$11,614.37**

Hillsboro Beach February 2026 Fees		
Total Permit Fees	$	$12,899.27
Town Rev - 15%	$	$1,934.88
CGA Rev - 85%	**$**	**$10,964.37**
➢ CGA Admin Fees	$	650.00
CGA TOTAL	**$**	**11,614.37**

Town of Hillsboro Beach
Building Department
Finance Report

Month/Year
Feb/2026

	Permit Fees	Town Revenue	Fire Fees	Zoning Fees	Admin Fees	CGA Revenue	BORA	DBPR	DCA
MTD	$12,899.27	$1,934.88	$450.00	$4,050.00	$650.00	$10,964.37	$409.56	$111.54	$151.04
YTD	**$381,301.54**	**$57,499.31**	**$4,800.00**	**$15,300.00**	**$3,250.00**	**$324,106.31**	**$7,225.76**	**$3,635.26**	**$5,366.22**

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

03/27/2026
ACCOUNT NO.: 1182-0606490
STATEMENT NO.: 77555

Attn: Mac Serda, Town Mana

General Matters

			HOURS
02/23/2026	DJD	Review proposed agenda and prepare and revise Resolutions.	1.20
02/24/2026	DJD	Prepare items for agenda; review and format Parking Regulations Ordinance.	1.40
02/26/2026	DJD	Review proposed Resolutions; review Donna Rockfeld comments to InterLocal Agreement with Lighthouse Point.	0.80
02/27/2026	SMS	Correspondence and discussion on Inter-Local Agreement with LHP.	0.40
03/02/2026	DJD	Review email from Graham Long; telephone call with Mayor Miller; prepare for Commission meeting; preparation of Development Order.	1.70
03/03/2026	DJD	Prepare for and attend Town Commission meeting; review of email from Resident.	4.40
03/04/2026	DJD	Telephone call with Town Manager.	0.20
	SMS	Discussion and correspondence on Inter-Local Agreement revisions.	0.60
03/05/2026	SMS	Correspondence and review on Inter-Local Agreement with LHP.	0.30
	DJD	Telephone call with Jeff Bass, Esquire regarding underground tanks.	0.20
03/10/2026	DJD	Review revisions to Inter-Local Agreement with Lighthouse Point regarding water line.	0.40
	SMS	Correspondence on Inter-Local Agreement with Lighthouse Point.	0.20
03/13/2026	SMS	Revise Inter-Local Agreement with LHP and review of increase in costs.	0.40
03/16/2026	SMS	Correspondence on Inter-Local Agreement with LHP and review of updates.	0.30
03/17/2026	DJD	Attend organizational meeting; initial review of recommendation from Donna Rockfeld regarding lot improvement.	1.80
03/18/2026	SMS	Review updated Inter-Local Agreement with LHP.	0.30

			HOURS	
03/23/2026	DJD	Review emails regarding protest.	0.50	
03/24/2026	DJD	Review proposed agenda items; address legal ads; respond to inquiry from Town Clerk; review SB 290; address Rosewood truck weight.	1.50	
03/25/2026	DJD	Telephone call with Town Manager regarding Rosewood; review emails; review agenda items.	1.30	
03/26/2026	DJD	Prepare items for agenda; address Tiki Hut donation.	1.40	
		FOR CURRENT SERVICES RENDERED	19.30	5,790.00

RECAPITULATION

TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
D.J. Doody	16.80	$300.00	$5,040.00
Sean M. Swartz	2.50	300.00	750.00

Photocopies	21.35
TOTAL OUT-OF-POCKET EXPENSES	21.35
TOTAL CURRENT WORK	5,811.35
BALANCE DUE	$5,811.35

AMOUNTS PREVIOUSLY BILLED NOT INCLUDED ABOVE

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Suite 200
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Telephone (954) 771-4500

TOWN OF HILLSBORO BEACH
Town Clerk
Town of Hillsboro Beach
1210 Hillsboro Mile
Attn: Mac Serda, Town Mana

03/27/2026
ACCOUNT NO.: 1182-1201006
STATEMENT NO.: 77556

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

			HOURS	
02/23/2026	DJD	Review of proposed orders prepared by Plaintiffs and Co-Defendant, Hillsboro Mile Property Owners.	2.60	
02/24/2026	DJD	Review proposed Orders submitted by Counsel for Plaintiffs.	1.50	
		FOR CURRENT SERVICES RENDERED	4.10	1,230.00

RECAPITULATION

TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
D.J. Doody	4.10	$300.00	$1,230.00

Photocopies	28.35
TOTAL OUT-OF-POCKET EXPENSES	28.35
TOTAL CURRENT WORK	1,258.35
BALANCE DUE	$1,258.35

AMOUNTS PREVIOUSLY BILLED NOT INCLUDED ABOVE

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: **May Mental Health Awareness Month Proclamation**
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **April 7, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:
1. Proclamation May 2026 Mental Health Awareness Month
2. Request from NAMI Broward County

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

Mental Health Awareness Month
May 2026



Whereas, the National Alliance on Mental Illness (NAMI) Broward's Mission is to enhance awareness and provide programs in Broward County that support a world-class system for the treatment and recovery of individuals facing mental health challenges. NAMI Broward delivers support, education, and advocacy to nurture better understanding, coping strategies, and positive outcomes for people and their families navigating the complexities of mental health; and

Whereas, mental health conditions are treatable health concerns that are widespread and manageable; and

Whereas, comprehensive healthcare encompasses mental health care, which must be accessible to all individuals irrespective of race, gender, age, sexual orientation, socioeconomic status, values, and cultural beliefs. It is vital that these factors are integrated into treatment, allowing the community to become a bastion of support; and

Whereas, the breadth of the mental health crisis affecting both children and adults is profound. One in five adults will encounter a mental health challenge in any given year. Half of all mental health conditions begin by age 14, and 75% by 24 years old. Prompt intervention leads to more favorable outcomes; and

Whereas, half of the children and adults living with mental health challenges never receive transformative treatment due to barriers to care and stigma. The resilience and recovery journey of individuals diagnosed with a mental health condition should be celebrated rather than stigmatized; and

Whereas, mental health challenges are not criminal issues. Nonetheless, individuals with mental health diagnoses are disproportionately represented in jails and prisons. NAMI commends the implementation of Crisis Intervention Training for law enforcement officers, Diversion Programs, and Mobile Crisis Response Teams that effectively reduce involvement in the justice system and enhance safety; and

Whereas, NAMI Broward's Mission is to enhance awareness and provide programs in Broward County that support a world-class system for the treatment and recovery of individuals facing mental health challenges. NAMI Broward delivers support, education, and advocacy to nurture better understanding, coping strategies, and positive outcomes for people and their families navigating the complexities of mental health; and

Whereas, NAMI Broward County designates the month of MAY as MENTAL HEALTH AWARENESS MONTH to promote mental health awareness, to inspire those living with mental health challenges to seek SUPPORT, and to be uplifted by our message: "YOU ARE NOT ALONE"; and

Now, Therefore, I, Mayor Dawn Miller, do hereby proclaim May as Mental Health Awareness Month and urge all citizens in our community to increasing awareness and understanding of mental illnesses, reducing stigma and discrimination, while promoting and working to provide

In Witness Thereof, I have hereunto set my hand on this ___ day of **April 2026** and cause the official seal of the Town of Hillsboro Beach, Florida to be affixed.

By: **Attested By:**

_____ (seal) _____

Dawn Miller
Mayor

Sherry D. Henderson, CMC
Town Clerk

Sherry D. Henderson

From: Dylan Ryan <dryan@namibroward.org> on behalf of Dylan Ryan
Sent: Wednesday, March 25, 2026 1:35 PM
To: shenderson@townofhillsborobeach.com
Cc: Mazlanovich Joseph
Subject: May Mental Health Awareness Month Proclamation
Attachments: Mental Health Proclamation 2026 - NAMI Broward County.pdf

Good afternoon/morning Sherry Henderson,

On behalf of NAMI Broward County, please accept our gratitude for Hillsboro Beach's past participation in Mental Health Awareness Month last year; and the intentional support for Mental Health Awareness!

Designating May as **Mental Health Awareness Month** demonstrates that our community prioritizes mental health and encourages individuals to seek help when needed. Mental health affects many Broward residents and their families, and yet many are unaware that mental illnesses are medical conditions that are treatable.

NAMI Broward County (a 501(c)3 non-profit organization) offers empowering programs at no cost, including:

- Support groups for individuals and families affected by mental illness
- Educational programs to improve outcomes and reduce stigma
- Advocacy for access to treatment, housing, and meaningful work opportunities
- Public education initiatives that challenge misconceptions and promote understanding

We respectfully request that Hillsboro Beach designate May 2026 as Mental Health Awareness Month to help us reach families and individuals with the message: "YOU ARE NOT ALONE."

A lot of the peers and families we serve have found a restored sense of well-being through our support groups and other programs we offer. As a group, the collective wisdom covers a lot of possibilities, and reinforces the most beneficial thing for most, which is that they are not alone. The message that recovery is possible, and earlier treatment means better outcomes is more important than ever.

You can also learn more about our impact by viewing our recent impact report by clicking here.

Thank you in advance for your support in helping end the stigma attached to mental illnesses and overall mental health. Together, we can inspire a community effort where anyone affected by mental illness can get the appropriate support and quality of care to live healthy, fulfilling lives.

Please don't hesitate to reach out with any questions, we look forward to hearing from you soon!

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: **Finance Department**
Stephen Bloom
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **April 7, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:
1. Town of Hillsboro Beach Presentation Slides Dec25
2. Town of Hillsboro Beach December 25 Financials

TOWN OF HILLSBORO BEACH



FINANCIAL REPORT
FY2026 1ST QUARTER – DECEMBER 2025

Meeting Date: April 7, 2026

1

GENERAL FUND

Overview

(25% Year Complete)

- Surplus of $3.7 million through December. (Total funding over/under Expenditures)

Revenue / Other Sources

- Total Funding through December is 57.3% of the annual budget.
  - Total Property tax collections were 78.4% of the annual budget through December.
  - Total funding is 71.3% excluding the budgeted use of fund balance.

Description	Budget	Actual	% of Budget
Property Taxes	$ 6,781,371	$ 5,286,879	78.0%
Other Local Taxes	323,000	88,160	27.3%
Intergovernmental Revenues	223,173	48,943	21.9%
Fines & Forfeitures	1,050	587	55.9%
Miscellaneous Revenues	125,000	39,980	32.0%
Interest Income	295,100	62,772	21.3%
Transfer In	50,000	12,500	25.0%
Total Funding	**$ 7,798,694**	**$ 5,539,820**	**71.0%**

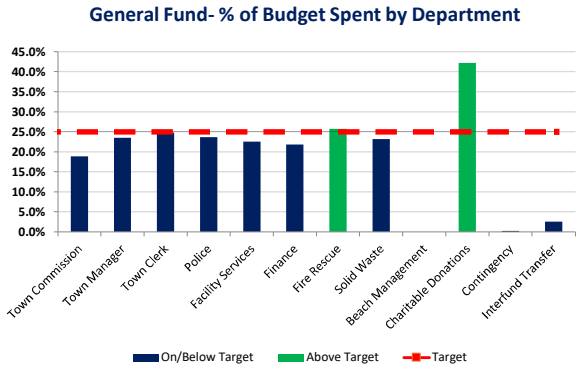
2

GENERAL FUND

(25% Year Complete)

Expenditures

- Total expenditures through December were 19% of the annual budget or $1.8 million.
- The Interfund Transfer amount includes $2.6 thousand for Planning & Zoning and $46.9 thousand for Capital Project expenditures.



3

SPECIAL REVENUE FUNDS

(25% Year Complete)

Fund Highlights

- Community Bus Fund – Surplus of $6.7 thousand.
  - Revenue collected from Transportation Grant and Local Option Gas Tax was 27.7% of annual budget or $31 thousand.
  - Expenses are 12.7% of annual budget or $24.5 thousand.
- Marine Law Enforcement Fund – 35.1% of annual budget or $14.2 thousand.
  - Revenue received from County Marine Grant.
- Building Permits Fund - Surplus of $30.9 thousand.
  - The revenue collected from Permitting Fees was 36% of the annual budget or $216 thousand.
  - Expenditures are 25.9% of annual budget or $186.9 thousand.
- P&Z, Code Compliance Fund – Total funding and expenditures through December was 18.3% of annual budget.
  - The revenue was collected from Planning & Zoning fees, Code Violations as well as Fire fees.
- Federal Forfeitures / Asset Sharing Fund - Current Cash Balance as of December was $1.54 million.
  - Expenses include Axon taser/dock bundle/safety plan (year 1 of 5) and Axon fleet 3 advanced services (year 1 of 5)..

4

OTHER FUNDS

(25% Year Complete)

Debt Service Fund – (Beach Loans)

- The 2023 Beach Loan was paid off in October 2025.
- The 2025 Beach Loan principal and interest payment were made in March 2026.

Capital Projects Fund – (General Fund Improvements)

- Total funding through December were at 672.5% of the annual budget. This is due to funds received from the FEMA reimbursement for Hurricane Dorian.
- The total expenditures through December was $5.3 million or 97.6% of the annual amended budget.
  - Projects include FPL underground utility design 50% deposit, comprehensive vulnerability assessment, continued physical & biological monitoring and preliminary engineering for beach projects past and present.

5

WATER FUND

(25% Year Complete)

Overview

- Overall, the water fund had an unfavorable $31.8 thousand.
- Operations had a surplus of $70.7 thousand.
- Debt Service had a deficit of $102.5 thousand. This is an expected deficit due to pre-collection of the surcharges.

Revenue/Other Sources

- Total funding for the water fund (operations) is 22.5% of the annual budget or $397 thousand.
- Total water service revenue is 24.7% of the annual budget or $359.1 thousand.
- The water usage billings through December is **up** by 9% compared to last year at this same time.

6

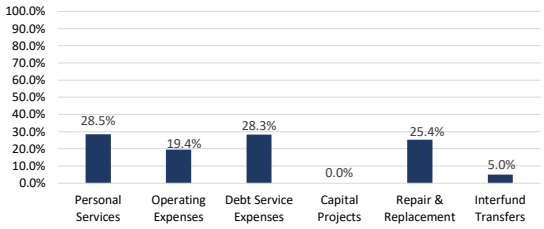
WATER FUND

(25% Year Complete)

Expenses

- Total expenses through December were at 18.5% of the annual budget or $326.3 thousand..
  - Debt Service Expenses:
    - The loan payment for the Water Plant project was made on March 13, 2026.
    - The loan payment for Water Main project was made on November 14, 2025.

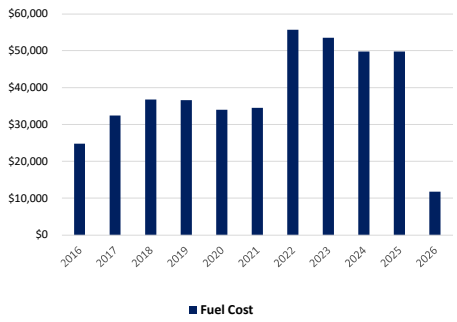
Water Fund - % of Budget Spent by Type



7

FUEL COSTS ANALYSIS

Fuel Cost by Fiscal Year



Fuel Comparison by Fiscal Year (Full year)

Fiscal Year	Fuel Cost	Gallons Purchased	Avg Price / Gallon
2012	$58,320		
2013	$57,515		
2014	$54,888		
2015	$46,030		
2016	$24,771	11,858	$2.09
2017	$32,433	13,405	$2.42
2018	$36,733	12,320	$2.98
2019	$36,586	13,666	$2.68
2020	$33,942	15,133	$2.24
2021	$34,450	14,480	$2.38
2022	$55,678	15,464	$3.60
2023	$53,497	15,665	$3.42
2024	$49,796	15,499	$3.21
2025	$49,797	12,702	$3.92
2026	$11,735	3,630	$3.23

8

WORKERS' COMPENSATION INSURANCE - ANALYSIS OF CLAIMS

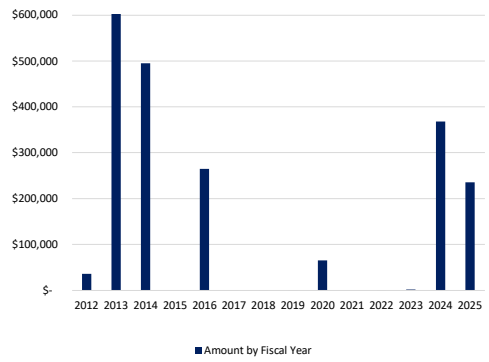
Amount & Status of Claims by Fiscal Year

Fiscal Year	Amount by Fiscal Year	Claim Status
2012	$ 35,536	Closed
2013	$ 609,507	Closed
2014	$ 494,929	Open & Closed Claims
2015	$ 404	Closed
2016	$ 264,562	Closed
2017	$ 102	Closed
2018	$ 608	Closed
2019	$ 368	Closed
2020	$ 65,072	Closed
2021	$ -	Closed
2022	$ 320	Closed
2023	$ 1,692	Closed
2024	$ 367,654	Open Claim*
2025	$ 235,615	Open & Closed Claims

*Claim for $364k occurred in August 2023, but was not added until 3rd quarter 2024.

Updated through December 31, 2025

Total Claims by Fiscal Year



9

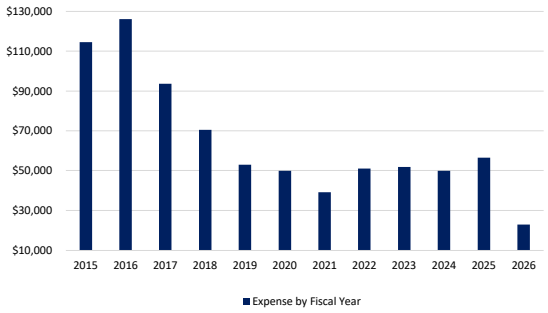
WORKERS' COMPENSATION INSURANCE – PREMIUM COST

Cost by Fiscal Year & Department

Fiscal Year	Admin	Police	Water	Total
2015	$ 5,350	$ 81,530	$ 27,726	$ 114,606
2016	$ 5,897	$ 89,829	$ 30,361	$ 126,086
2017	$ 4,180	$ 65,618	$ 23,855	$ 93,653
2018	$ 3,313	$ 49,202	$ 17,897	$ 70,412
2019	$ 2,648	$ 35,306	$ 14,940	$ 52,894
2020	$ 2,577	$ 32,766	$ 14,552	$ 49,894
2021	$ 1,488	$ 29,819	$ 7,863	$ 39,170
2022	$ 1,930	$ 39,039	$ 10,030	$ 50,999
2023	$ 1,893	$ 39,959	$ 9,949	$ 51,802
2024	$ 1,804	$ 38,401	$ 9,709	$ 49,914
2025	$ 2,038	$ 43,425	$ 11,060	$ 56,523
2026	$ 810	$ 17,905	$ 4,153	$ 22,868
TOTAL	**$ 33,928**	**$ 562,797**	**$ 182,096**	**$ 778,821**

** Updated through December 31, 2025

Total Cost by Fiscal Year



10

GOVERNMENTAL FUND – GENERAL FUND ONLY

FY2024 Financial Highlights

- The *Ending Fund Balance* totals $3,615,879 a net increase of $116,624
  - Property taxes were 99.8% collected for the year.
- *The Unassigned Cash Portion* (available for spending if needed) totals $3,502,353 an increase of $101,715 from prior year.
- There were no findings or issues with the audit.

Year-over-Year Comparison

Description	FY2024	FY2023	Change
REVENUES			
Property Tax	$6,085,803	$5,605,532	$480,271
Other	$1,333,314	$1,033,197	$300,117
Total Revenue	**$7,419,117**	**$6,638,729**	**$780,388**
EXPENSES			
Current	$6,523,274	$10,284,544	($3,761,270)
Debt Service	$552,433	$48,912	$503,521
Capital Outlay	$199,557	$186,748	$12,809
Total Expenses	**$7,275,264**	**$10,520,204**	**($3,244,940)**
OTHER FUNDING SOURCES			
Net Transfers In/(Out)	($27,229)	($1,121)	($26,108)
Debt Proceeds	$0	$3,975,000	($3,975,000)
Total Other Funding Sources	**($27,229)**	**$3,973,879**	**($4,001,108)**
Net change in Fund Balance	**$116,624**	**$92,404**	**$24,220**
Beginning Fund Balance	$3,499,255	$3,406,851	$92,404
Ending Fund Balance	**$3,615,879**	**$3,499,255**	**$116,624**
FUND BALANCE BREAKDOWN			
Non- Spendable Items	$113,526	$98,617	$14,909
Total Unassigned / Spendable if needed	$3,502,353	$3,400,638	$101,715
Total Ending Fund Balance	**$3,615,879**	**$3,499,255**	**$116,624**

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PROPRIETARY FUND - WATER SERVICES

FY2024 Financial Highlights

- The *Ending Net Position* totaled $5,565,480, a decrease of $131 from the prior year.
  - Of that decrease, $135,704 is from unpaid debt service fee when bond was issued plus increase in repairs.
  - Surplus includes depreciation/amortization expenses (non-cash) of $381,559.
  - Reserve balance is $2,418,295.

Year-over-Year Comparison

Description	FY2024	FY2023	Change
REVENUES			
Operating	$1,754,606	$1,701,196	$53,410
Non-Operating	$194,876	$112,021	$82,855
Total Revenue	**$1,949,482**	**$1,813,217**	**$136,265**
EXPENSES			
Operating	$1,647,859	$1,464,414	$183,445
Non-Operating	$251,754	$153,899	$97,855
Total Expenses	**$1,899,613**	**$1,618,313**	**$281,300**
Transfer to General Fund	$50,000	$50,000	-
Change in Net Position	**($131)**	**$144,904**	**($145,035)**
Beginning Net Position	$5,565,611	$5,420,707	$144,904
Ending Net Position	**$5,565,480**	**$5,565,611**	**($131)**
NET POSITION BREAKDOWN			
Net Investments in Capital Assets	$2,322,069	$2,137,234	$184,835
Future Debt Service Payments	$825,116	$822,646	$2,470
Unassigned / Spendable if needed	$2,418,295	$2,605,731	($187,436)
Total Net Position	**$5,565,480**	**$5,565,611**	**($131)**

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MEMORANDUM

TO: **Mayor Dawn Miller and Commissioners**
FROM: **Stephen Bloom, Finance Director**
CC: **Commissioner David Ravanesi, Treasurer**
DATE: **March 30, 2026**
SUBJECT: **December 2025 Financial Report**

Please find below the quarterly update from the Finance Department. At this point in the fiscal year (through December), the revenues and expenditures should be at 25% of the adopted budget. To further assist with your review, an overview of each of the Town's funds is provided below.

General Fund

- Total funding through December was at 57.3% of the annual budget.
  - Ad valorem taxes are 78.4% collected through December.
- Total expenditures through December were at 19% of the annual budget.

Special Revenue Funds

Community Bus

- Total funding through December were at 27.7% of the annual budget.
- Total expenditures through December were at 12.7% of the annual budget.

Marine Law Enforcement Grant

- Total funding and expenditures through December were at 35.1% of the annual budget.

Building Permits

- Total funding through December were at 30.2% of the annual amended budget.
- Total expenditures through December were at 25.9% of the annual amended budget.

P&Z and Code Compliance

- Total funding and expenditures through December were at 18.3% of the annual budget.

Federal Forfeitures / Asset Sharing

- Total funds available through December: $1,540,631.

Debt Service Fund – (Beach Loans)

- The principal and interest of the 2023 Beach Loan was paid off in October 2025.
- The principal and interest payment of the 2025 Beach Loan was paid in March.

MEMORANDUM

Town of Hillsboro Beach
Subject: December Financial Report
Page 2

Capital Projects Fund – (General Fund Improvements)

- Total funding through December were at 675.2% of the annual budget.This is due to the funds received from the FEMA reimbursement for Hurricane Dorian.
- Total expenditures through December were at 2% of the annual budget.

Water Fund – (Operations)

- Total funding through December was at 22.5% of the annual budget.
- The water usage billing through December (YTD) is up by 9% compared to last year at the same time.
- The chart below compares the usage for December by category (Single Family, Multi Family, Irrigation) with last month and with the prior year - December 2024. The "Change in usage" and "% change" compares the current month with the prior month.
  - Total gallons used for the month of December was down by 22.7% or (4,987) thousand gallons compared to last month.

Usage Comparison in thousands)

				Month-to-Month Change	
Service Type	(Prior Yr) Dec-24	Nov-25	Dec-25	Change in Usage	% Change
Irrigation	11,776	13,618	9,939	-3,679	-27.0%
Single Family	1,995	1,836	1,421	-415	-22.6%
Multi Family	7,067	6,522	5,628	-894	-13.7%
Total	**20,838**	**21,975**	**16,988**	**-4,987**	**-22.7%**

- Total expenses through December were at 18.5% of the annual budget.

Debt Service – (State Revolving Loans)

- Total funding through December was 13% of the annual budget.
- The loan payment for the water plant was made on March 13, 2026.
- The loan payment for the water main project was made on November 14, 2025.

Capital Projects Fund – (Water Fund Improvements)

- Total funding and expenditures through December were at 0.7% of the annual budget.

Town of Hillsboro Beach

Financial Report

December 31, 2025

Prepared by

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Town of Hillsboro Beach

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Town of Hillsboro Beach

Financial Statements

(Unaudited)

December 31, 2025

Balance Sheet
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUNDS	SPECIAL REVENUE FUNDS	CAPITAL PROJECT FUNDS	WATER FUNDS	TOTAL
ASSETS					
Current Assets					
Equity in Pooled Cash	$ 7,096,086	$ 1,905,036	$ 6,095,556	$ 3,683,886	$ 18,780,564
Accounts Receivable	103,914	47,371	-	171,984	323,269
Lease Receivable	-	-	-	172,853	172,853
Allow -Doubtful Accounts	(26,072)	-	-	(45,758)	(71,830)
Due From Other Gov'tl Units	36,720	16,782	-	500	54,002
Deferred Outflow of Resources	-	-	-	56,763	56,763
Fuel	8,298	-	-	-	8,298
Money Market Account	-	1,540,631	-	-	1,540,631
Prepaid Items	113,622	-	-	749	114,371
Total Current Assets	7,332,568	3,509,820	6,095,556	4,040,977	20,978,921
Noncurrent Assets					
Fixed Assets					
Buildings	-	-	-	2,038,779	2,038,779
Accum Depr - Buildings	-	-	-	(1,194,372)	(1,194,372)
Distribution System	-	-	-	11,743,713	11,743,713
Plant Improvements	-	-	-	608,583	608,583
Infrastructure	-	-	-	102,068	102,068
Accum Depr - Infrastructure	-	-	-	(3,736,470)	(3,736,470)
Equipment	-	-	-	144,706	144,706
Meters	-	-	-	412,136	412,136
Vehicles	-	-	-	104,552	104,552
Accum Depr - Equip/Furniture	-	-	-	(641,930)	(641,930)
Construction Work In Process	-	-	-	137,613	137,613
TOTAL ASSETS	**$ 7,332,568**	**$ 3,509,820**	**$ 6,095,556**	**$ 13,760,355**	**$ 30,698,299**
LIABILITIES					
Current Liabilities					
Accounts Payable	$ 388,812	$ 91,312	$ 21,572	$ 42,175	$ 543,871
Accrued Expenses	123,235	-	-	619	123,854
DBPR/DCA/BRA Surcharges	-	7,509	-	-	7,509
Notes/Loans Payable - Current	-	-	-	610,206	610,206
Compensated Absences-Current	23,167	-	-	-	23,167
Accrued Interest Payable	-	-	-	23,198	23,198
ICMA-Retirement Health Savings	3,364	-	-	-	3,364
Flexible Spending Account	1,358	-	-	1,627	2,985
Deposits	8,125	(33,675)	-	-	(25,550)
Deferred Revenue	-	(23,484)	2,250,000	-	2,226,516
Total Current Liabilities	548,061	41,662	2,271,572	677,825	3,539,120

Balance Sheet
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUNDS	SPECIAL REVENUE FUNDS	CAPITAL PROJECT FUNDS	WATER FUNDS	TOTAL
Long-Term Liabilities					
Note/Loan Payable - LT	-	-	-	6,787,103	6,787,103
Compensated Absences-Long-Term	-	-	-	94,309	94,309
OPEB Liability	-	-	-	7,198	7,198
Deferred Inflow of Resources	-	-	-	14,083	14,083
Net Pension Liability	-	-	-	344,139	344,139
Deferred inflows - Leases	-	-	-	154,670	154,670
Total Long-Term Liabilities	-	-	-	7,401,502	7,401,502
TOTAL LIABILITIES	**548,061**	**41,662**	**2,271,572**	**8,079,327**	**10,940,622**
FUND BALANCES / NET ASSETS					
Fund Balances					
Nonspendable:					
Prepaid Items	113,622	-	-	-	113,622
Restricted for:					
Capital Projects	-	-	3,823,984	-	3,823,984
Special Revenue	-	3,468,158	-	-	3,468,158
Assigned to:					
Reserves - Beach Assessment	8,207	-	-	-	8,207
Unassigned:	6,662,678	-	-	-	6,662,678
Net Assets					
Invested in capital assets,					
net of related debt	-	-	-	2,322,069	2,322,069
Unrestricted/Unreserved	-	-	-	3,358,959	3,358,959
TOTAL FUND BALANCES / NET ASSETS	**$ 6,784,507**	**$ 3,468,158**	**$ 3,823,984**	**$ 5,681,028**	**$ 19,757,677**
TOTAL LIABILITIES & FUND BALANCES / NET ASSETS	**$ 7,332,568**	**$ 3,509,820**	**$ 6,095,556**	**$ 13,760,355**	**$ 30,698,299**

Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund
For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Property Taxes	$ 6,781,371	$ 5,286,879	$ 1,494,492	78.0%	$ 5,476,742	$ (189,864)
Other Local Taxes	323,000	88,160	234,840	27.3%	80,785	7,375
Intergovernmental Revenues	223,173	48,943	174,230	21.9%	49,812	(869)
Fines & Forfeitures	1,050	587	463	55.9%	402	185
Miscellaneous Revenues	125,000	39,980	85,020	32.0%	15,213	24,767
Interest Income	295,100	62,772	232,328	21.3%	21,960	40,811
Total Revenues	**7,748,694**	**5,527,320**	**2,221,374**	**71.3%**	**5,644,915**	**(117,595)**
Other Sources						
Transfer In	50,000	12,500	37,500	25.0%	12,500	-
Use / (Add't) Fund Balance	1,876,728	-	-	0.0%	-	-
Total Other Sources	**1,926,728**	**12,500**	**37,500**	**0.6%**	**12,500**	**-**
TOTAL FUNDING	**9,675,422**	**5,539,820**	**2,258,874**	**57.3%**	**5,657,415**	**(117,595)**
EXPENDITURES						
Town Commission	94,217	17,784	76,433	18.9%	18,224	440
Town Manager	464,724	109,055	355,669	23.5%	103,624	(5,431)
Town Clerk	365,673	90,429	275,244	24.7%	66,627	(23,802)
Police	4,412,485	1,044,474	3,368,011	23.7%	930,225	(114,249)
Facility Services	305,721	68,900	236,821	22.5%	75,748	6,848
Finance	138,115	30,167	107,948	21.8%	29,224	(942)
Fire Rescue	1,215,846	312,900	902,946	25.7%	257,491	(55,409)
Solid Waste	469,492	108,878	360,614	23.2%	105,140	(3,738)
Beaches	12,000	-	12,000	0.0%	-	-
Charitable Donations	7,108	3,000	4,108	42.2%	2,500	(500)
Contingency	250,000	500	249,500	0.2%	290	(210)
TOTAL EXPENSES	**7,735,381**	**1,786,087**	**$ 5,949,294**	**23.1%**	**1,589,093**	**(196,994)**
Interfund Transfer - Out	1,940,041	49,557	1,890,485	2.6%	508,638	459,082
TOTAL EXPENDITURES	**9,675,422**	**1,835,644**	**$ 7,839,778**	**19.0%**	**2,097,731**	**262,088**
Total Funding over (under) Expenditures	$ -	3,704,176			$ 3,559,684	$ 144,493
Fund Balance - Beginning		3,080,331				
Fund Balance - Ending		**$ 6,784,508**				

General Fund - Revenue

For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Property Tax						
Ad Valorem Taxes	$ 7,024,219	$ 5,505,730	$ 1,518,489	78.4%	$ 5,705,839	$ (200,109)
Ad Valorem Taxes - Prior Years	3,000	-	3,000	0.0%	(2,059)	2,059
Ad Valorem Taxes - Discounts	(245,848)	(218,852)	(26,996)	89.0%	(227,039)	8,187
Total - Property Tax	**6,781,371**	**5,286,879**	**1,494,492**	**78.0%**	**5,476,742**	**(189,864)**
Other Local Taxes						
FPL Franchise	295,000	80,451	214,549	27.3%	74,585	5,865
Local Communications Tax	28,000	7,709	20,291	27.5%	6,200	1,509
Total - Other Local Taxes	**323,000**	**88,160**	**234,840**	**27.3%**	**80,785**	**7,375**
Intergovernmental Revenues						
Occupational Licenses	1,900	266	1,634	14.0%	265	1
FDLE - JAG grant	-	-	-	n/a	389	(389)
State Revenue Sharing	60,000	14,755	45,245	24.6%	14,263	492
Alcoholic Beverage License	1,273	-	1,273	0.0%	-	-
Half-Cent Sales Tax	160,000	33,922	126,078	21.2%	34,896	(974)
Total - Intergov. Revenues	**223,173**	**48,943**	**174,230**	**21.9%**	**49,812**	**(869)**
Fines & Forfeitures						
Judgments and Fines	1,000	587	413	58.7%	402	185
Other Fines and/or Forfeits	50	-	50	0.0%	-	-
Total - Fines & Forfeitures	**1,050**	**587**	**463**	**55.9%**	**402**	**185**
Miscellaneous Revenue						
Miscellaneous	10,000	10,652	(652)	106.5%	395	10,257
Police Reimbursement	85,000	14,123	70,877	16.6%	10,618	3,506
Insurance Reimbursements	-	12,405	(12,405)	n/a	-	12,405
Lien Search Fee	15,000	2,800	12,200	18.7%	4,200	(1,400)
Sale of Surplus Equipment	15,000	-	15,000	0.0%	-	-
Total - Misc. Revenue	**125,000**	**39,980**	**85,020**	**32.0%**	**15,213**	**24,767**

General Fund - Revenue

For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
Interest Income						
Interest - Investments	300,000	63,021	236,979	21.0%	66,121	(3,100)
Interest - Tax Collector	100	-	100	0.0%	-	-
Net Incr (Decr) In FMV-Invest	(5,000)	(250)	(4,750)	5.0%	(44,161)	43,911
Total - Interest Income	**295,100**	**62,772**	**232,328**	**21.3%**	**21,960**	**40,811**
Total Revenue	**7,748,694**	**5,527,320**	**2,221,374**	**71.3%**	**5,644,915**	**(117,595)**
Transfer In						
Water Fund	50,000	12,500	37,500	25.0%	12,500	-
Total - Transfer In	**50,000**	**12,500**	**37,500**	**25.0%**	**12,500**	**-**
Use / (Add't) Fund Balance	**1,876,728**	**-**	**1,876,728**	**0.0%**	**-**	**-**
TOTAL FUNDING	**9,675,422**	**5,539,820**	**4,135,602**	**57.3%**	**5,657,415**	**(117,595)**

General Fund - Town Commission

For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
Personal Services						
Mayor/Commission Stipend	$ 54,080	$ 13,520	$ 40,560	25.0%	$ 13,000	$ (520)
Car Allowance	12,000	3,000	9,000	25.0%	3,000	-
FICA	4,137	1,264	2,873	30.5%	1,224	(40)
Total Personal Services	**70,217**	**17,784**	**52,433**	**25.3%**	**17,224**	**(560)**
Operating Expenses						
Election Fees	3,500	-	3,500	0.0%	344	344
Annual Conf. - League of Cities	5,000	-	5,000	0.0%	-	-
Conferences/Seminars	8,000	-	8,000	0.0%	-	-
Mayor/Commission Expense	7,500	-	7,500	0.0%	656	656
Total Operating Expenses	**24,000**	**-**	**24,000**	**0.0%**	**1,000**	**1,000**
TOTAL COMMISSION	**$ 94,217**	**$ 17,784**	**$ 76,433**	**18.9%**	**$ 18,224**	**$ 440**

General Fund - Town Manager

For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
Personal Services						
Salaries	$ 183,402	$ 40,520	$ 142,882	22.1%	$ 41,139	$ 620
Car Allowance	6,000	1,750	4,250	29.2%	1,050	(700)
FICA	14,489	2,476	12,013	17.1%	3,256	780
Florida Retirement System	60,963	16,291	44,672	26.7%	13,189	(3,103)
Health and Life Insurance	36,876	6,726	30,150	18.2%	6,066	(660)
Workers' Comp Insurance	494	87	407	17.6%	52	(35)
Total Personal Services	**302,224**	**67,849**	**234,375**	**22.5%**	**64,752**	**(3,097)**
Operating Expenses						
Town Attorney	70,000	19,482	50,518	27.8%	18,705	(777)
Prof. Services - IT Services	25,000	4,444	20,556	17.8%	4,696	252
Prof. Services - Lobbyist	60,000	15,000	45,000	25.0%	15,416	416
Miscellaneous	1,000	363	637	36.3%	55	(309)
Computer Expense / Supplies	1,000	-	1,000	0.0%	-	-
Training Expenses	5,500	1,916	3,584	34.8%	-	(1,916)
Total Operating Expenses	**162,500**	**41,206**	**121,294**	**25.4%**	**38,873**	**(2,333)**
TOTAL TOWN MANAGER	**$ 464,724**	**$ 109,055**	**$ 355,669**	**23.5%**	**$ 103,624**	**$ (5,431)**

General Fund - Town Clerk

For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
Personal Services						
Salaries	$ 165,280	$ 33,237	$ 132,043	20.1%	$ 30,952	$ (2,285)
Vacation Leave Cash Out	5,026	2,354	2,672	46.8%	5,026	2,672
FICA	13,029	2,715	10,314	20.8%	2,744	30
Florida Retirement System	23,189	5,168	18,021	22.3%	4,178	(990)
Health and Life Insurance	39,549	4,891	34,658	12.4%	4,358	(533)
Workers' Comp Insurance	445	78	367	17.6%	49	(30)
Unemployment Compensation	250	-	250	0.0%	-	-
Total Personal Services	**246,768**	**48,443**	**198,325**	**19.6%**	**47,308**	**(1,135)**
Operating Services						
Coding Ordinance	3,239	679	2,560	21.0%	914	235
Prof. Services- Digitize Records	6,000	3,249	2,751	54.1%	608	(2,641)
Contracts - Minutes Preparation	4,250	404	3,846	9.5%	581	178
Temporary Labor	6,500	12,854	(6,354)	197.8%	-	(12,854)
Contracts - Other Services	7,500	1,056	6,444	14.1%	1,157	101
Software Maintenance/Support	31,342	7,834	23,508	25.0%	3,697	(4,137)
Postage and Freight	2,500	470	2,030	18.8%	172	(298)
Copier	5,000	1,098	3,902	22.0%	949	(149)
Advertising	10,000	3,639	6,361	36.4%	2,676	(963)
Office Supplies	5,900	1,790	4,110	30.3%	437	(1,353)
Website Support	15,783	3,105	12,678	19.7%	3,179	74
Subscriptions and Memberships	5,891	3,159	2,732	53.6%	3,575	417
Office Equipment	1,000	-	1,000	0.0%	-	-
Training Expenses	4,000	2,257	1,743	56.4%	-	(2,257)
Resident Mailings	10,000	395	9,605	4.0%	1,375	980
Total Operating Services	**118,905**	**41,987**	**76,918**	**35.3%**	**19,320**	**(22,667)**
TOTAL TOWN CLERK	**$ 365,673**	**$ 90,429**	**$ 275,244**	**24.7%**	**$ 66,627**	**$ (23,802)**

General Fund - Police

For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
Personal Services						
Salaries	$ 2,099,196	$ 482,087	$ 1,617,109	23.0%	$ 478,144	$ (3,943)
Paid Holidays	67,503	26,921	40,582	39.9%	6,141	(20,780)
Payroll-Dispatch/Det. Incentive	7,500	4,500	3,000	60.0%	7,500	3,000
Car Allowance	46,800	15,775	31,025	33.7%	11,400	(4,375)
Longevity Pay	6,750	8,750	(2,000)	129.6%	8,250	(500)
Overtime	35,000	6,428	28,572	18.4%	13,109	6,681
Overtime - Task Force	45,000	8,205	36,795	18.2%	-	(8,205)
Overtime - Special Duty	25,000	-	25,000	0.0%	10,618	10,618
Sick Leave Cash Out	31,000	37,032	(6,032)	119.5%	29,313	(7,719)
Incentive	17,550	3,677	13,873	21.0%	4,241	564
FICA	182,169	46,416	135,753	25.5%	43,520	(2,895)
Florida Retirement System	748,735	179,072	569,663	23.9%	138,814	(40,259)
Health and Life Insurance	627,918	136,236	491,682	21.7%	117,547	(18,688)
Workers' Comp Insurance	101,790	17,905	83,885	17.6%	10,856	(7,048)
Tuition Reimbursement	2,250	-	2,250	0.0%	-	-
AD&D Insurance	815	177	638	21.7%	177	-
Unemployment Compensation	1,000	-	1,000	0.0%	-	-
Total Personal Services	**4,045,976**	**973,180**	**3,072,796**	**24.1%**	**879,631**	**(93,549)**
Operating Expenses						
Contracts - Other Services	27,433	7,512	19,921	27.4%	3,350	(4,162)
Town Attorney	5,000	708	4,293	14.2%	-	(708)
Prof. Services - IT Services	18,000	3,758	14,242	20.9%	1,467	(2,291)
Telephone Services	4,600	1,002	3,598	21.8%	1,554	552
Mobile Phones	6,900	1,749	5,151	25.4%	1,431	(319)
Postage	1,000	-	1,000	0.0%	-	-
Electricity	15,071	3,365	11,706	22.3%	3,309	(56)
Liability and Property Insurance	56,603	11,734	44,869	20.7%	11,321	(413)
Building Repairs & Maintenance	10,000	3,015	6,985	30.2%	1,709	(1,306)
Auto Repairs and Maintenance	25,000	4,301	20,699	17.2%	2,866	(1,434)
Boat Repairs and Maintenance	25,000	1,500	23,500	6.0%	4,346	2,846
ATV Repairs and Maintenance	1,500	-	1,500	0.0%	-	-
Rental - Vehicles	15,000	1,873	13,127	12.5%	3,358	1,485
Vehicles - GPS	1,770	239	1,531	13.5%	239	(0)
Copier	4,000	690	3,310	17.2%	629	(60)
Miscellaneous Services	5,000	199	4,801	4.0%	-	(199)

General Fund - Police

For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
Internet Service	10,800	3,605	7,195	33.4%	1,481	(2,124)
Physical Examinations	3,000	-	3,000	0.0%	460	460
Office Supplies	3,000	92	2,908	3.1%	346	254
Operating Supplies	15,000	2,278	12,722	15.2%	2,035	(243)
Fuel & Oil	60,000	10,898	49,102	18.2%	9,127	(1,772)
Uniforms Supplies	18,000	1,861	16,139	10.3%	-	(1,861)
Investigation Division	7,500	170	7,330	2.3%	393	223
Subscriptions and Memberships	7,332	2,643	4,689	36.0%	728	(1,914)
Protective PPE	-	1,237	(1,237)	n/a	-	(1,237)
Education / Training	20,000	6,866	13,134	34.3%	445	(6,421)
Total Operating Expenses	**366,509**	**71,293**	**295,216**	**19.5%**	**50,594**	**(20,699)**
TOTAL POLICE	**$ 4,412,485**	**$ 1,044,474**	**$ 3,368,011**	**23.7%**	**$ 930,225**	**$ (114,249)**

General Fund - Facility Services

For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
Personal Services						
Salaries	$ 60,528	$ 15,667	$ 44,861	25.9%	$ 15,303	$ (364)
Vacation Leave Cash Out	4,061	-	4,061	0.0%	-	-
Sick Leave Cash Out	2,162	2,611	(449)	120.8%	2,721	110
FICA	5,106	1,384	3,722	27.1%	1,365	(20)
Florida Retirement System	14,699	4,377	10,322	29.8%	3,602	(775)
Health and Life Insurance	33,461	6,535	26,926	19.5%	5,827	(708)
Workers' Comp Insurance	3,668	645	3,023	17.6%	409	(237)
Total Personal Services	**123,685**	**31,219**	**92,466**	**25.2%**	**29,226**	**(1,993)**
Operating Expenses						
Telephone Service	4,600	1,002	3,598	21.8%	1,555	553
Utility - Water	7,000	1,106	5,894	15.8%	2,066	960
Electricity	7,500	1,441	6,059	19.2%	1,217	(224)
Utility - Sewer	900	224	676	24.9%	206	(19)
Internet Service	7,200	2,457	4,743	34.1%	1,170	(1,287)
Liability and Property Insurance	57,636	12,446	45,190	21.6%	11,456	(990)
Pest Control - Building/Grounds	2,000	302	1,698	15.1%	94	(208)
R&M - Equipment	5,000	-	5,000	0.0%	665	665
R&M - Grounds	5,000	2,986	2,014	59.7%	1,321	(1,665)
Landscape Maintenance	10,000	1,468	8,532	14.7%	1,572	104
Town Hall Maint. / Repairs	20,000	159	19,841	0.8%	1,605	1,446
Generator Maint. Contract	5,200	1,574	3,626	30.3%	1,364	(210)
R&M - Bocce Court	7,500	458	7,042	6.1%	170	(288)
Operating Supplies - General	3,500	1,790	1,710	51.2%	911	(879)
Town Events	35,000	10,266	24,734	29.3%	21,150	10,883
A/C Maintenance Contract	4,000	-	4,000	0.0%	-	-
Total Operating Expenses	**182,036**	**37,681**	**144,355**	**20.7%**	**46,521**	**8,840**
TOTAL FACILITY SERVICES	**$ 305,721**	**$ 68,900**	**$ 236,821**	**22.5%**	**$ 75,748**	**$ 6,848**

General Fund - Other Departments

For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
Finance						
Auditing Services	$ 20,000	$ -	$ 20,000	0.0%	$ 1,644	$ 1,644
Accounting/Financial Services	108,115	27,029	81,086	25.0%	25,162	(1,867)
Investment Services	10,000	3,138	6,862	31.4%	2,419	(719)
Total Finance Expense	**138,115**	**30,167**	**107,948**	**21.8%**	**29,224**	**(942)**
Fire Rescue						
Fire Service Agreement	1,174,728	271,782	902,946	23.1%	257,491	(14,291)
Fire Service Agreement - Capital	41,118	41,118	-	100.0%	-	(41,118)
Total Fire Rescue Expense	**1,215,846**	**312,900**	**902,946**	**25.7%**	**257,491**	**(55,409)**
Solid Waste						
Contracts Services	467,109	106,502	360,607	22.8%	105,140	(1,362)
County Contribution	2,383	2,377	6	99.7%	-	(2,377)
Total Solid Waste Expense	**469,492**	**108,878**	**360,614**	**23.2%**	**105,140**	**(3,738)**
Beach Management						
Beach Salvage (Boat removal)	2,000	-	2,000	0.0%	-	-
Buoys	10,000	-	10,000	0.0%	-	-
Total Beach Management Expense	**12,000**	**-**	**12,000**	**0.0%**	**-**	**-**
Charitable Donations						
Lighthouse Preservation Contrib.	2,500	3,000	(500)	120.0%	2,500	(500)
Area Council on Aging Contrib.	4,608	-	4,608	0.0%	-	-
Total Charitable Donations	**7,108**	**3,000**	**4,108**	**42.2%**	**2,500**	**(500)**
Contingency	**250,000**	**500**	**249,500**	**0.2%**	**290**	**(210)**
Total Expense before Transfer Out	**2,092,561**	**455,445**	**1,637,116**		**394,645**	**(60,800)**
Transfer Out						
To P&Z and Code Enf. Fund	60,000	2,678	57,323	4.5%	11,013	8,335
To Debt Service Fund	1,815,041	46,879	1,768,162	2.6%	492,710	445,831
To General Fund CIP	65,000	-	65,000	0.0%	4,916	4,916
Total Transfer Out	**1,940,041**	**49,557**	**1,890,485**	**2.6%**	**$ 508,638**	**$ 459,082**
TOTAL OTHER DEPARTMENTS	**$ 4,032,602**	**$ 505,002**	**$ 3,527,600**	**12.5%**	**$ 903,283**	**$ 398,282**
TOTAL GENERAL FUND EXPENDITURES	**$ 9,675,422**	**$ 1,835,644**	**$ 7,839,778**	**19.0%**	**$ 2,097,731**	**$ 262,088**

Notes to the Financial Statements - General Fund
December 31, 2025

The notes below are intended to provide additional information helpful when reviewing the financial statements. Per the Adopted Budget, the revenues and expenditures should be at 25% through December. Below is an analysis of revenues and expenditures that have significant variances compared to the budget.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Revenues				
Ad Valorem Taxes	7,024,219	5,505,730	78.4%	Collections were at 84.8% at this time last year.
Judgments and Fines	1,000	587	58.7%	Increased traffic enforcement.
Miscellaneous	10,000	10,652	106.5%	COBRA Insurance, copies of records requests.
Expenditures				
Town Manager				
Car Allowance	6,000	1,750	29.2%	Amended contract increased car allowance to $500 per month.
Town Attorney	70,000	19,482	27.8%	Includes general matters, prepare resolutions, review contracts and ordinances.
Miscellaneous Services	1,000	363	36.3%	Includes lunch with client, condolence flowers.
Training Expenses	5,500	1,916	34.8%	ICMA training/conference/food, FCCMA ethics training, Leadership training.
Town Clerk				
Vacation Leave Cash Out	5,026	2,354	46.8%	Paid out annually in December.
Prof. Services- Digitize records	6,000	3,249	54.1%	Digitize records for Town Hall and Building Dept, laserfiche services.
Temporary Labor	6,500	12,854	197.8%	Staffing company help until hired full time..
Advertising	10,000	3,639	36.4%	Ordinance, variance, site plan, parking lot improvements bid, planning room renovation bids, 2026 Municipal Election in english and spanish.
Office Supplies	5,900	1,790	30.3%	Paper, framing Commission picture, onsite shred service, digital informaton booklet,
Subscriptions and Memberships	5,891	3,159	53.6%	Annual memberships for FSBPA, ICMA, Broward MPO, FCCMA, BCMCA, FLC, FRMA, FLM, Canva graphic marketing tool, Zoom, Creative Services, security awareness training, MDMCA Holiday Toy Drive gifts.
Training Expenses	4,000	2,257	56.4%	IIMC HR training, ChatGPT subscription with AI Support, FCPC Program training.
Police				
Paid Holidays	67,503	26,921	39.9%	Paid for holidays.
Payroll-Dispatch/Det. Incentive	7,500	4,500	60.0%	Detective & Dispatcher incentive payout per PBA contract in December..
Car Allowance	46,800	15,775	33.7%	Officer's car allowance per PBA contract.
Longevity Pay	6,750	8,750	129.6%	Longevity pay per PBA contract paid out in December..
Sick Leave Cash Out	31,000	37,032	119.5%	Paid out annually in December.

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Police (continued)				
Contracts - Other Services	27,433	7,512	27.4%	Car Air cards, USA software, FL MLUR, annual recorder service, Voice logging recording agreement, CAD system maintenance, PowerDMA/PowerTime, Duo Security, Falcon Rapid ID.
Liability and Property Insurance	56,603	11,734	20.7%	General Liability/Auto/Property insurance thru quarter 2.
Building Repairs & Maintenance	10,000	3,015	30.2%	Paint, lightbulbs, repair sally port, remove/replace flooring in lunchroom, A/C repairs.
Internet Service	10,800	3,605	33.4%	Monthly internet service with Comcast and Google with Google increasing more than expected.
Subscriptions and Memberships	7,332	2,643	36.0%	Annual memberships for Nixle Engage, BCCPA, IACP, FPCA, FL MLUR, NIGPSEFL, Accreditation Academy Subscription, Adobe, Costco.
Protective PPE	-	1,237	N/A	HEPA Rx filter, UV lamp bulb for Jades (4)
Education / Training	20,000	6,866	34.3%	FLA-PAC conferences, Accreditation Manager training, CPR Instructor Cert, Accreditation conference, DOH exam, Onsite accreditation hotel & food, FBINAA luncheon, Yeti mugs, APCO Int'l.
Facility Services				
Payroll-Salaries	60,528	15,667	25.9%	Maintenance worker's salary includes overtime for events
Sick Leave Cash Out	2,162	2,611	120.8%	Paid out annually in December.
Florida Retirement System	14,699	4,377	29.8%	FRS based upon salaries, overtime plus holidays
Internet Service	7,200	2,457	34.1%	Monthly internet service with Comcast and Google with Google increasing more than expected.
R&M - Grounds	5,000	2,986	59.7%	Solar spotlights, install new outdoor light fixture.
Generator Maint. Contract	5,200	1,574	30.3%	Qtrly maintenance, generator load bank test.
Operating Supplies - General	3,500	1,790	51.2%	Misc op supplies, trash cans, microwave, water, newspaper rack, a/c filters, paper towels, lightbulbs, workboots.
Town Events	35,000	10,266	29.3%	Outdoor musical performance, Community shred event with promo products, wine tumbler giveaways, holiday decorations and food, Holiday music performer, BARC donation.
Fire Rescue				
Fire Service Agreemnt-Capital	41,118	41,118	100.0%	FY 2026 annual amount paid in full.
Solid Waste				
County Contribution	2,383	2,377	99.7%	Year 3 of pro-rata share of solid waste disposal and recyclable materials processing authority of Broward County.
Charitable Donations				
Lighthouse Preservation Contrib.	2,500	3,000	120.0%	Paid in full for year.

Statement of Revenues, Expenditures and Changes in Fund Balances
Special Revenue Fund - Transportation (Community Bus)
For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Local Option Gas Tax	34,289	7,798	26,491	22.7%	7,970	(171)
County Transportation Grant	78,844	23,484	55,360	29.8%	21,195	2,289
Total Revenues	**113,133**	**31,283**	**81,850**	**27.7%**	**29,165**	**2,117**
TOTAL FUNDING	**113,133**	**31,283**	**81,850**	**27.7%**	**29,165**	**2,117**
EXPENDITURES						
Contractual Services	78,844	23,548	55,296	29.9%	21,913	(1,635)
Parking Lots - R&M	80,000	-	80,000	0.0%	-	-
Roadways - R&M	10,000	963	9,038	9.6%	-	(963)
Reserves - Future Use	24,289	-	24,289	0.0%	-	-
TOTAL EXPENDITURES	**193,133**	**24,510**	**$ 168,623**	**12.7%**	**21,913**	**(2,597)**
Total Funding over (under) Expenditures	$ (80,000)	6,772			$ 7,252	$ (480)
Fund Balance - Beginning		158,869				
Fund Balance - Ending		**$ 165,641**				

Statement of Revenues, Expenditures and Changes in Fund Balances
Special Revenue Fund - Marine Law Enforcement Grant
For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Marine Law Enforcement Grant	40,440	14,196	26,244	35.1%	12,272	1,924
Total Revenues	**40,440**	**14,196**	**26,244**	**35.1%**	**12,272**	**1,924**
TOTAL FUNDING	**40,440**	**14,196**	**26,244**	**35.1%**	**12,272**	**1,924**
EXPENDITURES						
Police Wages	40,440	14,196	26,244	35.1%	12,272	(1,924)
TOTAL EXPENDITURES	**40,440**	**14,196**	**$ 26,244**	**35.1%**	**12,272**	**(1,924)**
Total Funding over (under) Expenditures	$ -	-			$ -	$ -
Fund Balance - Beginning		-				
Fund Balance - Ending		**$ -**				

Statement of Revenues, Expenditures and Changes in Fund Balances
Special Revenue Fund - Building Permits
For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Amended Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Building Permit Fees	600,000	216,024	383,976	36.0%	1,488,938	(1,272,914)
Building Admin Fees	10,000	1,775	8,225	17.8%	1,400	375
Total Revenues	**610,000**	**217,799**	**392,201**	**35.7%**	**1,490,338**	**(1,272,539)**
Other Sources						
Use / (Add't) Fund Balance	111,000	-	111,000	0.0%	-	-
Total Other Sources	**111,000**	**-**	**111,000**	**0.0%**	**-**	**-**
TOTAL FUNDING	**721,000**	**217,799**	**503,201**	**30.2%**	**1,490,338**	**(1,272,539)**
EXPENDITURES						
Building Permits						
Building Permits - CGA	510,000	178,237	331,763	34.9%	1,260,724	1,082,488
Records Digitization	10,000	-	10,000	0.0%	-	-
Code Compliance	25,000	2,580	22,420	10.3%	720	(1,860)
Temporary Labor	6,000	-	6,000	0.0%	-	-
Credit Card Processing Fees	20,000	6,080	13,920	30.4%	3,190	(2,890)
Building Room	150,000	-	150,000	0.0%	-	-
Total Building Permits	**721,000**	**186,897**	**534,103**	**25.9%**	**1,264,635**	**1,077,738**
TOTAL EXPENDITURES	**721,000**	**186,897**	**$ 534,103**	**25.9%**	**1,264,635**	**1,077,738**
Total Funding over (under) Expenditures	$ -	30,902			$ 225,704	$ (194,801)
Fund Balance - Beginning		966,875				
Fund Balance - Ending		**$ 997,777**				

Statement of Revenues, Expenditures and Changes in Fund Balances
Special Revenue Fund - P&Z and Code Compliance
For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Planning & Zoning Fees	35,000	7,650	27,350	21.9%	5,700	1,950
Code Enforcement Violations	5,000	8,000	(3,000)	160.0%	2,400	5,600
Fire Fees	15,000	2,700	12,300	18.0%	3,000	(300)
Total Revenues	**55,000**	**18,350**	**36,650**	**33.4%**	**11,100**	**7,250**
Other Sources						
Transfer In	60,000	2,678	57,323	4.5%	11,013	(8,335)
Total Other Sources	**60,000**	**2,678**	**57,323**	**4.5%**	**11,013**	**(8,335)**
TOTAL FUNDING	**115,000**	**21,028**	**93,973**	**18.3%**	**22,113**	**(1,085)**
EXPENDITURES						
P&Z and Code Compliance						
General Admin - CGA	50,000	13,133	36,868	26.3%	7,760	(5,373)
Site Planning - CGA	5,000	1,500	3,500	30.0%	638	(863)
Flood Insurance Program (CRS)	5,000	2,500	2,500	50.0%	-	(2,500)
Code Enforcement Services	25,000	3,708	21,293	14.8%	4,788	1,080
Land Development Update	10,000	-	10,000	0.0%	-	-
Comprehensive Planning Update	20,000	188	19,813	0.9%	3,918	3,730
Total P&Z, and Code Compliance	**115,000**	**21,028**	**93,973**	**18.3%**	**17,103**	**(3,925)**
TOTAL EXPENDITURES	**115,000**	**21,028**	**$ 93,973**	**18.3%**	**17,103**	**(3,925)**
Total Funding over (under) Expenditures	$ -	-			$ 5,010	$ (5,010)
Fund Balance - Beginning		804,345				
Fund Balance - Ending		**$ 804,345**				

Statement of Revenues, Expenditures and Changes in Fund Balances
Special Revenue Fund - Federal Forfeitures / Asset Sharing
For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Federal Forfeitures	-	49,991	(49,991)	n/a	92,388	(42,397)
Interest Income	-	13,185	(13,185)	n/a	10,610	2,575
Total Revenues	**-**	**63,177**	**(63,177)**	**n/a**	**102,998**	**(39,821)**
TOTAL FUNDING	**-**	**63,177**	**(63,177)**	**n/a**	**102,998**	**(39,821)**
EXPENDITURES						
Personal Services						
Overtime - Special Duty	-	-	-	n/a	6,818	6,818
Total Personal Services	**-**	**-**	**-**	**n/a**	**6,818**	**6,818**
Capital Outlay/ Other						
Education / Training	-	15,874	(15,874)	n/a	1,200	(14,674)
Police Equipment	-	74,351	(74,351)	n/a	-	(74,351)
Total Capital Outlay / Other	**-**	**90,226**	**(90,226)**	**n/a**	**1,200**	**(89,026)**
TOTAL EXPENDITURES	**-**	**90,226**	**$ (90,226)**	**n/a**	**8,018**	**(82,208)**
Total Funding over (under) Expenditures	$ -	(27,049)			$ 94,980	$ (122,029)
Fund Balance - Beginning		1,527,443				
Fund Balance - Ending		**$ 1,500,394**				

*Current available cash balance is $1,540,631

Statement of Revenues, Expenditures and Changes in Fund Balances
Debt Service Fund - (Beach Loans)
For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Amended Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
FEMA Grant	-	-	-	n/a	2,657,877	(2,657,877)
Total Revenues	**-**	**-**	**-**	**n/a**	**2,657,877**	**(2,657,877)**
Other Sources						
Transfer In	1,815,041	46,879	1,768,162	2.6%	552,433	(505,554)
Total Other Sources	**1,815,041**	**46,879**	**1,768,162**	**2.6%**	**552,433**	**(505,554)**
TOTAL FUNDING	**1,815,041**	**46,879**	**1,768,162**	**2.6%**	**3,210,310**	**(3,163,431)**
EXPENDITURES						
2023 Beach Loan						
Principal Debt Retirement	-	45,850	(45,850)	n/a	3,070,406	3,024,556
Interest Expense	-	1,029	(1,029)	n/a	80,181	79,152
2025 Beach Loan						
Principal Debt Retirement	1,624,962	-	1,624,962	0.0%	-	-
Interest Expense	190,079	-	190,079	0.0%	-	-
Total Debt Service Expense	**1,815,041**	**46,879**	**1,768,162**	**2.6%**	**3,150,587**	**3,103,708**
TOTAL EXPENDITURES	**1,815,041**	**46,879**	**$ 1,768,162**	**2.6%**	**3,150,587**	**3,103,708**
Total Funding over (under) Expenditures	$ -	-			$ 59,723	$ (59,723)
Fund Balance - Beginning		-				
Fund Balance - Ending		**$ -**				

Statement of Revenues, Expenditures and Changes in Fund Balances
Capital Projects Fund - (General Fund Improvements)
For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Amended Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
FEMA reimbursement	$ 320,000	$ 3,882,385	$ (3,562,385)	1213.2%	$ -	$ 3,882,385
Total Revenues	**320,000**	**3,882,385**	**(3,562,385)**	**1213.2%**	**-**	**3,882,385**
Other Sources						
Transfer From General Fund	255,000	-	255,000	0.0%	4,916	(4,916)
Total Other Sources	**255,000**	**-**	**255,000**	**0.0%**	**4,916**	**(4,916)**
TOTAL FUNDING	**575,000**	**3,882,385**	**(3,307,385)**	**675.2%**	**4,916**	**3,877,469**
EXPENDITURES						
Beach Projects						
Engineering - Physical Monitoring	65,000	26,767	38,233	41.2%	4,916	(21,851)
Engineering - Biological Monitoring	72,500	14,941	57,559	20.6%	-	(14,941)
Intergov. Coordination/Program Suppor	25,000	4,150	20,850	16.6%	-	(4,150)
Contingency Tasks	12,500	-	12,500	0.0%	-	-
Engineering – FY25 Project	-	4,663	(4,663)	n/a	-	(4,663)
Construction – FY27 Project	100,000	1,084	98,916	1.1%	-	(1,084)
Total Beach Project Expense	**275,000**	**51,605**	**223,395**	**18.8%**	**4,916**	**(46,690)**
Miscellaneous						
Beach Tilling / Scarp Removal	10,000	-	10,000	0.0%	-	-
Police Cars / Equipment	80,000	-	80,000	0.0%	-	-
Comm. Chambers Upgrade	20,000	-	20,000	0.0%	-	-
FDEP Vulnerability Assessment	190,000	-	190,000	0.0%	-	-
Underground Utility Project	2,000,000	-	2,000,000	0.0%	-	-
Bocce Court	-	-	-	n/a	5,010	5,010
Total Misc. Expense	**2,300,000**	**-**	**2,300,000**	**0.0%**	**5,010**	**5,010**
TOTAL EXPENDITURES	**2,575,000**	**51,605**	**2,523,395**	**2.0%**	**9,926**	**(41,680)**
Total Funding over (under) Expenditures	$ (2,000,000)	3,830,779			$ (5,010)	$ 3,835,789
Fund Balance - Beginning		-				
Fund Balance - Ending		**$ 3,830,779**				

Statement of Revenues, Expenses and Changes in Net Assets
Water Fund (Summary)
For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenue						
Water Service Revenue	$ 1,456,720	$ 359,107	$ 1,097,613	24.7%	$ 337,711	$ 21,397
Water Surcharge	347,632	86,617	261,015	24.9%	86,908	(291)
Other Miscellanous Revenue	133,783	37,859	95,924	28.3%	16,648	21,212
Total Revenue	**2,838,135**	**483,584**	**2,354,551**	**17.0%**	**441,266**	**42,317**
Other Sources						
Transfer In	525,168	16,500	508,668	3.1%	-	16,500
Loan Proceeds	1,275,000	-	1,275,000	0.0%	-	-
Use (Add to) Net Assets	208,117	-	208,117	0.0%	-	-
Total Other Sources	**2,008,285**	**16,500**	**1,991,785**	**0.8%**	**-**	**16,500**
TOTAL FUNDING	**4,846,420**	**500,084**	**4,346,336**	**10.3%**	**441,266**	**58,817**
EXPENSES						
Personal Services	720,780	205,503	515,277	28.5%	175,334	(30,170)
Operating Expenses	472,080	91,792	380,288	19.4%	77,631	(14,162)
Debt Service Expenses	668,392	189,112	479,280	28.3%	189,013	(99)
Capital Projects	2,345,000	-	2,345,000	0.0%	18,449	18,449
Repair & Renewal	65,000	16,500	48,500	25.4%	-	(16,500)
Transfer Out	575,168	29,000	546,168	5.0%	12,500	(16,500)
TOTAL EXPENSES	**4,846,420**	**531,908**	**4,314,512**	**11.0%**	**472,926**	**(58,982)**
Total Funding over (under) Expenses	$ -	$ (31,824)			$ (31,660)	$ 117,799
Net Assets - Beginning		5,712,851				
Net Assets - Ending		**$ 5,681,027**				

Statement of Revenues, Expenses and Changes in Net Assets
Water Fund (Operations)
For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Water Service						
Water-Base Rate	$ 516,844	$ 128,747	$ 388,097	24.9%	$ 126,430	$ 2,318
Water-Usage	939,876	230,360	709,516	24.5%	211,281	19,079
Total Water Service Revenue	**1,456,720**	**359,107**	**1,097,613**	**24.7%**	**337,711**	**21,397**
Other Revenue						
Miscellaneous Revenues	7,500	1,027	6,474	13.7%	1,002	24
T-Mobile Cell Tower	40,283	10,059	30,224	25.0%	9,672	387
Hillsboro Inlet	6,000	1,500	4,500	25.0%	1,500	-
Interest	80,000	25,340	54,660	31.7%	18,604	6,736
Net Incr (Decr) In FMV-Invest	-	(67)	67	n/a	(14,131)	14,065
Total Other Revenue	**133,783**	**37,859**	**95,924**	**28.3%**	**16,648**	**21,212**
Use (Add to) Net Assets	**177,525**	**-**	**177,525**	**0.0%**	**-**	**-**
TOTAL FUNDING	**1,768,028**	**396,967**	**1,371,061**	**22.5%**	**354,358**	**42,609**
EXPENSES						
Personal Services						
Salaries	423,204	105,270	317,934	24.9%	86,872	(18,397)
Overtime	30,000	22,140	7,860	73.8%	18,547	(3,593)
Vacation Leave Cash Out	16,119	12,122	3,997	75.2%	17,078	4,956
Sick Leave Cash Out	13,069	12,227	842	93.6%	10,610	(1,617)
Longevity Pay	1,699	-	1,699	0.0%	-	-
FICA	37,033	11,502	25,531	31.1%	10,085	(1,417)
Florida Retirement System	78,321	19,816	58,505	25.3%	17,578	(2,238)
Health and Life Insurance	97,223	18,272	78,951	18.8%	11,798	(6,474)
Workers' Comp Insurance	23,612	4,153	19,459	17.6%	2,765	(1,388)
Unemployment Compensation	500	-	500	0.0%	-	-
Total Personal Services	**720,780**	**205,503**	**515,277**	**28.5%**	**175,334**	**(30,170)**
Operating Expenses						
Auditing Services	16,500	-	16,500	0.0%	1,356	1,356
Contracts - Other Services	750	83	667	11.0%	-	(83)

Statement of Revenues, Expenses and Changes in Net Assets
Water Fund (Operations)
For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
Postage and Freight	1,000	-	1,000	0.0%	-	-
Telephone Service	8,500	1,829	6,671	21.5%	2,043	214
Electricity	72,037	16,512	55,525	22.9%	17,448	936
Liability and Property Insurance	119,274	24,975	94,299	20.9%	24,258	(717)
Maint - Distribution System	9,500	5,153	4,347	54.2%	370	(4,783)
Maint - Bldgs / Grounds	17,000	3,159	13,841	18.6%	2,666	(493)
Maint - SCADA System	10,000	-	10,000	0.0%	-	-
Repair & Maint - Equipment	32,000	9,884	22,116	30.9%	6,037	(3,847)
Tools and Equipment	1,000	-	1,000	0.0%	76	76
Advertising	1,000	-	1,000	0.0%	-	-
Licenses & Permits	5,400	1,156	4,244	21.4%	135	(1,021)
Office Supplies	1,500	85	1,415	5.7%	-	(85)
Computer Expense	7,500	1,178	6,322	15.7%	194	(984)
Uniform Supplies	6,500	200	6,300	3.1%	393	193
Fuel and Oil	6,500	837	5,663	12.9%	757	(79)
Sand Change	13,000	-	13,000	0.0%	-	-
Chemicals - Water Treatment	118,320	24,830	93,490	21.0%	18,908	(5,922)
Lab Test Analysis & Supplies	12,154	1,693	10,461	13.9%	2,990	1,297
Subscriptions and Memberships	2,645	218	2,427	8.2%	-	(218)
Contingency	10,000	-	10,000	0.0%	-	-
Total Operating Expenses	**472,080**	**91,792**	**380,288**	**19.4%**	**77,631**	**(14,162)**
Total Exp. Before Transfer Out	**1,192,860**	**297,296**	**895,564**	**24.9%**	**252,964**	**(44,331)**
Transfer Out						
General Fund	50,000	12,500	37,500	25.0%	12,500	-
Water Debt Service Fund	290,168	-	290,168	0.0%	-	-
Water CIP Fund	235,000	16,500	218,500	7.0%	-	(16,500)
Total Transfer Out	**575,168**	**29,000**	**546,168**	**5.0%**	**12,500**	**(16,500)**
TOTAL EXPENSES	**1,768,028**	**326,296**	**1,441,732**	**18.5%**	**265,464**	**(60,831)**
Total Funding over (under) Expenses	$ -	70,671			$ 88,894	$ (18,223)
Net Assets - Beginning		2,944,230				
Net Assets - Ending		**$ 3,014,901**				

Notes to the Financial Statements - Water Fund
December 31, 2025

The notes below are intended to provide additional information helpful when reviewing the financial statements. Per the Adopted Budget, the revenues and expenses should be at approximately 25% through December. Below is an analysis of revenues and expenses that have significant variances compared to the budget.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Operations Fund				
Revenues				
Water-Base Rate	516,844	128,747	24.9%	Monthly charges for Water Base
Water-Usage	939,876	230,360	24.5%	The water usage billings are up by 9% over this time last year.
Expenses				
Personal Services				
Payroll - Overtime	30,000	22,140	73.8%	Overtime due to covering shifts for employees who are out.
Vacation Leave Cash Out	16,119	12,122	75.2%	Paid out annually in December.
Sick Leave Cash Out	13,069	12,227	93.6%	Paid out annually in December.
Operating Expenses				
Liability and Property Insurance	119,274	24,975	20.9%	General Liability/Auto/Property insurance thru quarter 2 plus B1 insurance.
Maint - Distribution System	9,500	5,153	54.2%	Water meter boxes with lids, water main valve key, hydrant repair on the mile, water meter for boat dock, magnetic utility locator.
Repair & Maint - Equipment	32,000	9,884	30.9%	Miscellaneous supplies/repair parts, CL2 transfer pump for day tank, lime pump gear box repair, hydrant flow test kit, replaced VFD controller at WTP, daily charter recorder for pressure monitoring.

Statement of Revenues, Expenses and Changes in Net Assets
Water Debt Service Fund - (State Revolving Loans)
For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Water Surcharge	$ 347,632	$ 86,617	$ 261,015	24.9%	$ 86,908	$ (291)
Total Revenues	**347,632**	**86,617**	**261,015**	**24.9%**	**86,908**	**(291)**
Other Sources						
Operating Transfers-In	290,168	-	290,168	0.0%	-	-
Use of Fund Balance	30,592	-	30,592	0.0%	-	-
Total Other Sources	**320,760**	**-**	**320,760**	**0.0%**	**-**	**-**
TOTAL FUNDING	**668,392**	**86,617**	**581,775**	**13.0%**	**86,908**	**(291)**
EXPENSES						
Debt Service Expenses						
State Revolving Loan - Water Plant						
Principal Debt Retirement	240,821	-	240,821	0.0%	-	-
Interest Expense	49,347	-	49,347	0.0%	-	-
State Revolving Loan - Water Main Project						
Principal Debt Retirement	324,415	163,492	160,923	50.4%	161,640	(1,852)
Interest Expense	53,809	25,620	28,189	47.6%	27,373	1,753
Total Debt Services Expenses	**668,392**	**189,112**	**479,280**	**28.3%**	**189,013**	**(99)**
TOTAL EXPENSES	**668,392**	**189,112**	**479,280**	**28.3%**	**189,013**	**(99)**
Total Funding over (under) Expenses	$ -	(102,496)			$ (102,105)	$ (390)
Net Assets - Beginning		1,923,757				
Net Assets - Ending		**$ 1,821,261**				

Statement of Revenues, Expenses and Changes in Net Assets
Capital Projects Fund - (Water Fund Improvements)
For the Period Ending December 31, 2025

(25% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Dec-24	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Grant Revenue	$ 900,000	$ -	$ 900,000	0.0%	$ -	$ -
Total Revenues	**900,000**	**-**	**900,000**	**0.0%**	**-**	**-**
Other Sources						
Interfund Transfer - In	235,000	16,500	218,500	7.0%	-	16,500
Loan Proceeds	1,275,000	-	1,275,000	0.0%	-	-
Total Other Sources	**1,510,000**	**16,500**	**1,493,500**	**1.1%**	**-**	**16,500**
TOTAL FUNDING	**2,410,000**	**16,500**	**2,393,500**	**0.7%**	**-**	**16,500**
EXPENSES						
Plant Project						
Storage Tank	2,175,000	-	2,175,000	0.0%	18,449	18,449
Total Plant Project	**2,175,000**	**-**	**2,175,000**	**0.0%**	**18,449**	**18,449**
Other Expenses						
Repair & Renewal	65,000	16,500	48,500	25.4%	-	(16,500)
Truck	100,000	-	100,000	0.0%	-	-
Roofing Project - Maint Bldg	40,000	-	40,000	0.0%	-	-
Perimeter Fence	30,000	-	30,000	0.0%	-	-
Total Other Expenses	**235,000**	**16,500**	**218,500**	**7.0%**	**-**	**(16,500)**
TOTAL EXPENSES	**2,410,000**	**16,500**	**2,393,500**	**0.7%**	**18,449**	**1,949**
Total Funding over (under) Expenses	$ -	-			$ (18,449)	$ 18,449
Net Assets - Beginning		844,864				
Net Assets - Ending		**$ 844,864**				

Town of Hillsboro Beach

Supporting Schedules

December 31, 2025

Cash and Investment Balances
December 31, 2025

ACCOUNT NAME	BANK NAME	YIELD	BALANCE		NOTES
Checking Account	BankUnited	0.00%	$753,651		Earns a credit allowance of 0.40%. Yield is 0 since fees are netted against credit allowance. Operating account for AP invoices and payroll.
Money Market Account	BankUnited	3.40%	$9,911,479		Excess cash from General & Water Funds.
Money Market Account	BankUnited	3.40%	$933,322	(1)	Reserve for both SRL Loans.
Money Market Account	BankUnited	3.40%	$1,540,631	(2)	Federal Forfeitures/Asset sharing.
State Board Account	Florida Prime	3.99%	$1,540,880		Excess cash from the Checking acccount.
Investment Account	Truist	3.33%	$3,767,628		See Investment Report for further details.
		TOTAL	**$18,447,591**		

Footnotes:

(1) Restricted funds for State Revolving Loans.

(2) Restricted funds for Federal Forfeiture/Asset sharing.

Investment Portfolio
Trades Settled as of 12/31/25

Posting Date	CUSIP #	Description	Rating	Maturity Date	Par Value	Tax Cost Basis	Premium / Discount	Market Value	Accrued Interest	Annual Income	Yield at Market
	SA0000560	TRUIST BK TRUST DEPOSIT ACCOUNT-RIS			27,907	27,907	-	27,907	-	1,048	3.75%
				Subtotal	**27,907**	**27,907**	**-**	**27,907**	**-**	**1,048**	**3.75%**
06/04/25	023135BY1	AMAZON.COM INC 1.650% 5/12/28	A1	05/12/28	50,000	47,317	(2,683)	47,724	50	825	1.73%
03/21/23	037833BY5	APPLE INC 3.250% 2/23/26	AAA	02/23/26	60,000	59,828	(172)	59,939	163	1,950	3.25%
11/07/23	084670BS6	BERKSHIRE HATHAWAY 3.125% 3/15/26	AA2	03/15/26	50,000	49,736	(264)	49,919	-	1,563	3.13%
06/26/25	166756BB1	CHEVRON USA INC 4.475% 2/26/28	AA2	02/26/28	50,000	50,505	505	50,778	746	2,238	4.41%
08/28/24	17275RBQ4	CISCO SYSTEMS INC 4.800% 2/26/27	A1	02/26/27	50,000	50,520	520	50,561	13	2,400	4.75%
11/07/23	30231GBD3	EXXON MOBIL CORP 2.275% 8/16/26	AA2	08/16/26	50,000	49,058	(942)	49,506	-	1,138	2.30%
08/28/24	30303M8G0	META PLATFORMS INC 3.500% 8/15/27	AA3	08/15/27	50,000	49,609	(391)	49,901	63	1,750	3.51%
08/17/21	3130ANE48	FHLB 1.000% 8/17/26	AA1	08/17/26	200,000	200,000	-	196,772	-	2,000	1.02%
06/04/25	341081GN1	FLORIDA POWER & LGHT 4.400% 5/15/28	AA2	05/15/28	50,000	50,155	155	50,623	116	2,200	4.35%
03/21/23	341271AE4	FLORIDA ST BRD 1.705% 7/01/27	AA2	07/01/27	125,000	119,589	(5,411)	121,260	485	2,131	1.76%
08/12/25	341271AF1	FLORIDA ST BRD 2.154% 7/01/30	AA2	07/01/30	105,000	95,828	(9,172)	96,612	-	2,262	2.34%
03/21/23	392274M60	GTR ORLANDO FL AVIA 2.722% 10/01/27	AA2	10/01/27	200,000	193,134	(6,866)	196,618	2,601	5,444	2.77%
11/07/23	478160BY9	JOHNSON & JOHNSON 2.450% 3/01/26	AAA	03/01/26	50,000	49,694	(306)	49,885	-	1,225	2.46%
08/29/25	511355AX7	LAKE WORTH BEACH FL 2.080% 7/01/30	A1	07/01/30	185,000	169,420	(15,580)	169,728	-	3,848	2.27%
03/27/25	532457CU0	ELI LILLY & CO 4.550% 2/12/28	AA3	02/12/28	40,000	40,271	271	40,682	233	1,820	4.47%
04/23/25	57636QBA1	MASTERCARD INCORP 4.100% 1/15/28	AA3	01/15/28	50,000	49,999	(2)	50,388	558	2,050	4.07%
05/02/23	59334PJC2	MIAMI-DADE CNTY FL 1.250% 7/01/27	AA	07/01/27	75,000	71,389	(3,611)	72,275	315	938	1.30%
07/08/25	604633BC0	MIRAMAR FL SPL OBLI 1.535% 10/01/27	AA2	10/01/27	95,000	90,741	(4,259)	91,534	-	1,458	1.59%
07/10/25	70643QHA9	PEMBROKE PINES FL 2.500% 7/01/27	AA	07/01/27	225,000	219,674	(5,326)	220,622	-	5,625	2.55%
08/28/24	742718EV7	PROCTER & GAMBLE CO 2.850% 8/11/27	AA3	08/11/27	50,000	49,161	(839)	49,464	67	1,425	2.88%
08/28/24	882508CE2	TEXAS INSTRS INC 4.600% 2/08/27	AA3	02/08/27	50,000	50,411	411	50,427	128	2,300	4.56%
08/05/24	91282CEV9	U.S. TREASURY NOTES 3.250% 6/30/29	AA1	06/30/29	75,000	73,833	(1,167)	74,144	-	2,438	3.29%
10/31/25	91282CFV8	U.S. TREASURY NOTES 4.125% 11/15/32	AA1	11/15/32	70,000	71,000	1,000	70,802	1,326	2,888	4.08%
10/23/24	91282CHQ7	U.S. TREASURY NOTES 4.125% 7/31/28	AA1	07/31/28	220,000	220,492	492	223,282	-	9,075	4.06%
02/08/24	91282CJW2	U.S. TREASURY NOTES 4.000% 1/31/29	AA1	01/31/29	170,000	169,230	(770)	172,164	168	6,800	3.95%
02/08/24	91282CJX0	U.S. TREASURY NOTES 4.000% 1/31/31	AA1	01/31/31	170,000	168,566	(1,434)	171,958	168	6,800	3.95%
03/15/24	91282CKC4	U.S. TREASURY NOTES 4.250% 2/28/31	AA1	02/28/31	315,000	313,437	(1,563)	322,248	655	13,388	4.15%
05/31/24	91282CKU4	U.S. TREASURY NOTES 4.625% 5/31/31	AA1	05/31/31	165,000	168,019	3,019	171,742	-	7,631	4.44%
08/08/24	91282CKU4	U.S. TREASURY NOTES 4.625% 5/31/31	AA1	05/31/31	125,000	129,859	4,859	130,108	-	5,781	4.44%
08/28/24	91282CLD1	U.S. TREASURY NOTES 4.125% 7/31/31	AA1	07/31/31	100,000	102,054	2,054	101,625	314	4,125	4.06%
07/09/25	91282CLD1	U.S. TREASURY NOTES 4.125% 7/31/31	AA1	07/31/31	100,000	100,281	281	101,625	314	4,125	4.06%
12/19/24	91282CLZ2	U.S. TREASURY NOTES 4.125% 11/30/31	AA1	11/30/31	100,000	98,852	(1,148)	101,504	-	4,125	4.06%
07/09/25	91282CLZ2	U.S. TREASURY NOTES 4.125% 11/30/31	AA1	11/30/31	100,000	100,109	109	101,504	-	4,125	4.06%
06/04/25	91282CNF4	U.S. TREASURY NOTES 4.125% 5/31/32	AA1	05/31/32	120,000	119,288	(713)	121,576	54	4,950	4.07%
07/09/25	92826CAH5	VISA INC 2.750% 9/15/27	AA3	09/15/27	50,000	48,988	(1,012)	49,395	439	1,375	2.78%
07/09/25	931142EE9	WALMART INC 3.700% 6/26/28	AA2	06/26/28	50,000	49,675	(325)	50,097	72	1,850	3.69%
				Subtotal	**3,790,000**	**3,739,721**	**(50,279)**	**3,778,987**	**9,049**	**126,063**	**3.33%**
				Total	**3,817,907**	**3,767,628**	**(50,279)**	**3,806,894**	**9,049**	**127,111**	**3.33%**

Ridership Summary

December 31, 2025

Daily Passengers:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
37		37		38	
37		36		38	
38		36		37	
28		35	HOLIDAY	37	
37		43			

Total Monthly Passengers: **514**

Daily Revenue Miles:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
103		103		102	
103		104		102	
103		104		103	
80		103	HOLIDAY	125	
104		105			

Total Monthly Revenue Miles: **1444.0**

Total Scheduled Revenue Miles **1523.7**

Total Vehicle Hours **133.38**
Total Revenue Hours **121.62**

Service Days 14

Missed Service in Minutes **120**

Passengers per revenue hour **4.2**

Total Monthly Vehicle Miles: **1,773.0**

	AM - 1st day this month	PM - Last day this month	
Veh 2017	89,482	91,260	1,778.0
Veh 2104	143,579	143,772	193.0
			0.0

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: **April 7, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Chief Monthly Feb-26.rmo

Hillsboro Beach Police Monthly Report

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

Patrol Snapshot:

Activity	Current Month	January 2026	February 2025
Contacts			
Motor Vehicle	382	356	272
Crosswalk	128	186	135
Marine Unit	80	46	23
Beach Unit	40	81	0
Cyclists	388	228	146
Arrests	3	2	0
Service			
Alarms	15	18	8
Assist Other Agency	9	10	6
Dogs on Beach/Animal	7	5	14
Beach Self/Complaint	7		
Vessel	11	4	12
Noise	3	0	3
Open Doors	1	1	2
Police Assists	119	111	118
Domestic/Disturbance	4	7	2
Sick/Injured	29	22	21
Crash	4	3	5
Trespassing	2	2	1
Security Checks	5485	5863	5294
Total Calls	336	297	284

Training:

Police Law Institute (Online): Criminal Arrest Procedure.

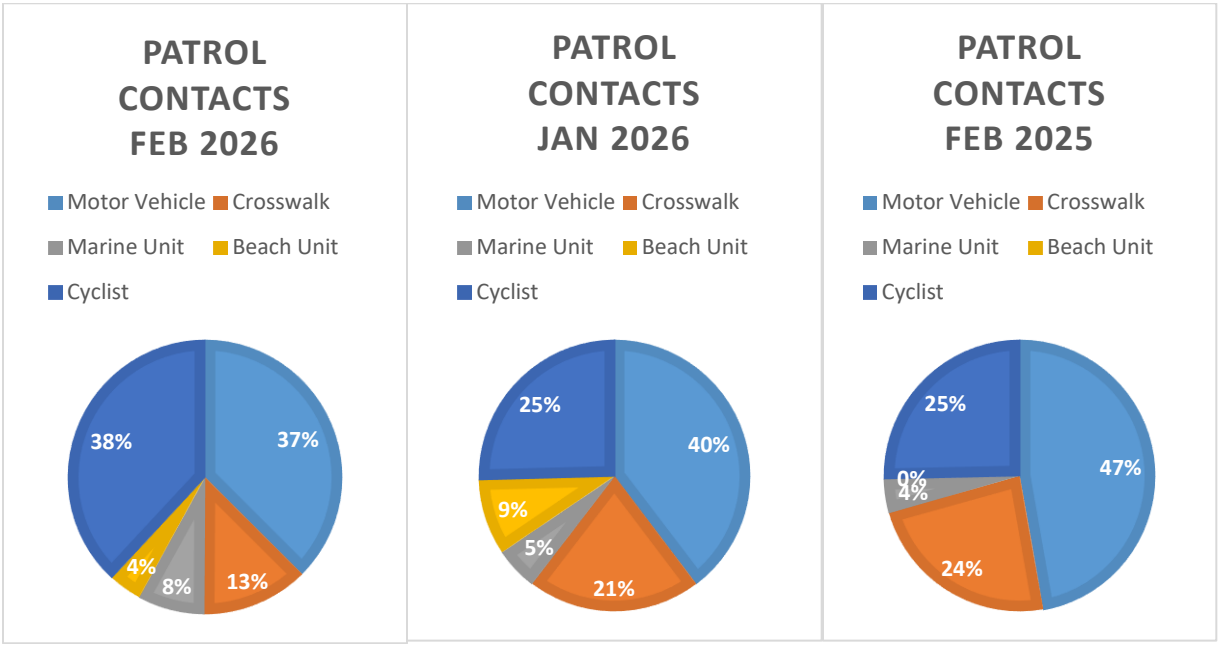
In-Service Topics: Risk Protection Orders.

Personnel News: Officer Jennifer Favors field training assignment is progressing according to schedule.

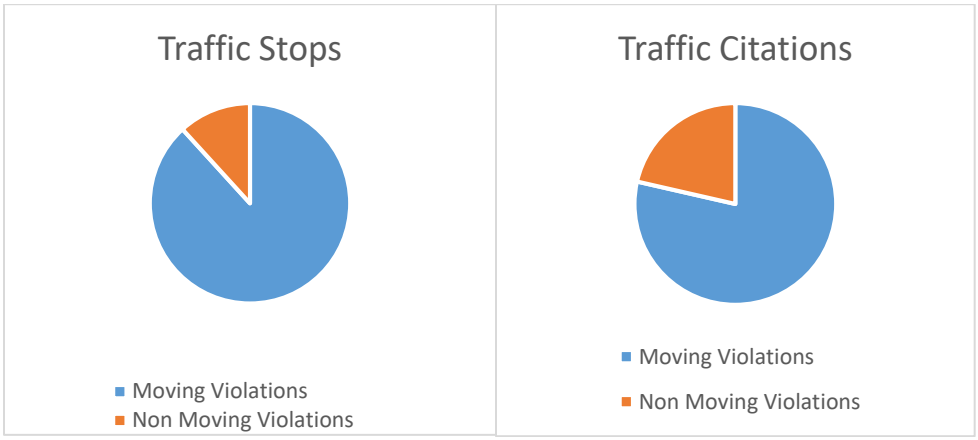
Investigations Snapshot:

February 2025 (new)	Actively Working	Inactivated/Cleared
Suspicious Incident (#260535)	Rental Listing Scam (#251674)	Hit & Run (#253286)
Burglary (#260410)	Theft (#260133)	Identity Theft (#252616)
Hit & Run (#260485)	Scheme to Defraud (#251317)	Fraud (#250681)
	Stalking (#252630)	Stalking (#251867)
	Grand Theft (#252715)	Lost Property (#260156)
	Burglary (#242927)	
	Found Property (#242931)	
	Identity Theft (#250392)	
	Grand Theft (#251924)	
	Stolen Vehicle (#250603)	
	Grand Theft/Forgery (#252565)	

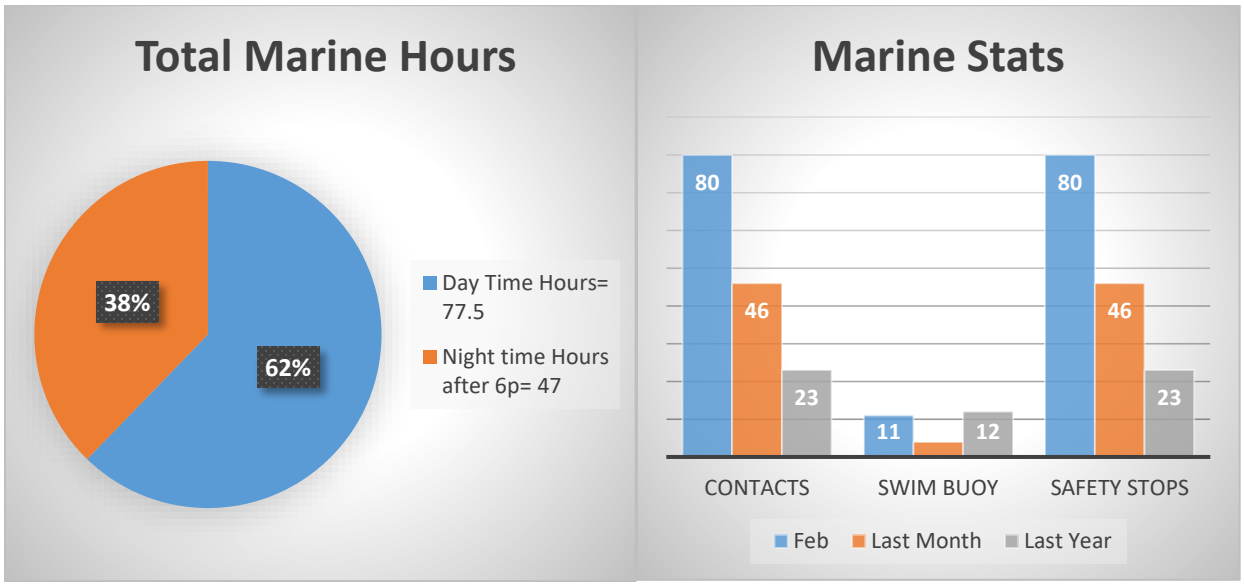
Patrol Services:



Traffic:



Marine/Beach Patrol:



February Notable Events:

On February 8th HBPD received a call from a resident in reference to a fraud incident that occurred the night before in the 1000 block of Hillsboro Mile. Our Officer responded and made contact with the complainant, who advised she was contacted via text by a subject ostensibly representing a business. The subject requested her debit card which she provided to complete a transaction. The complainant's bank was contacted and the debit card was cancelled prior to any fraudulent transactions. We provided additional information regarding steps to take to prevent fraudulent activity. Assistance rendered.

On February 8th HBPD received a call from a female resident in distress regarding a delayed report of domestic battery that occurred the night before in the 1100 block of Hillsboro Mile. Our Officer met with the complainant/victim at the police department pursuant to her request. The victim stated that during a physical altercation with her husband, she was pushed and fell to the ground injuring her head. Officer's therefore requested BSO Fire Rescue respond to check her injury, hospital transportation was declined. We completed our investigation and the appropriate criminal charges were filed with the State Attorney's Office.

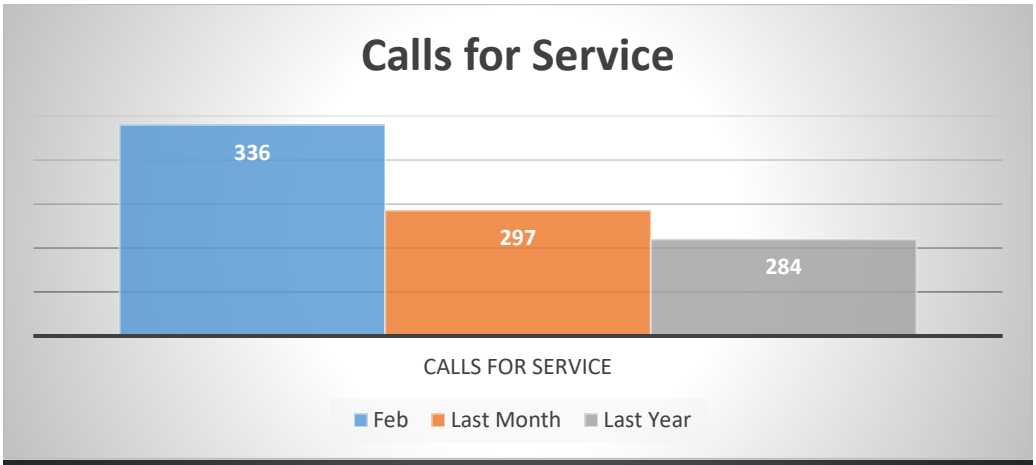
On February 10th an HBPD Officer on patrol monitored radio transmissions from the Lighthouse Point Police Department regarding two subjects arrested for vessel burglary at a local marina. One of the suspects had attempted to swim across the ICW in an effort to evade capture. Our Officers stood by on our side of the Intra-Coastal until the apprehension was completed, assistance rendered.

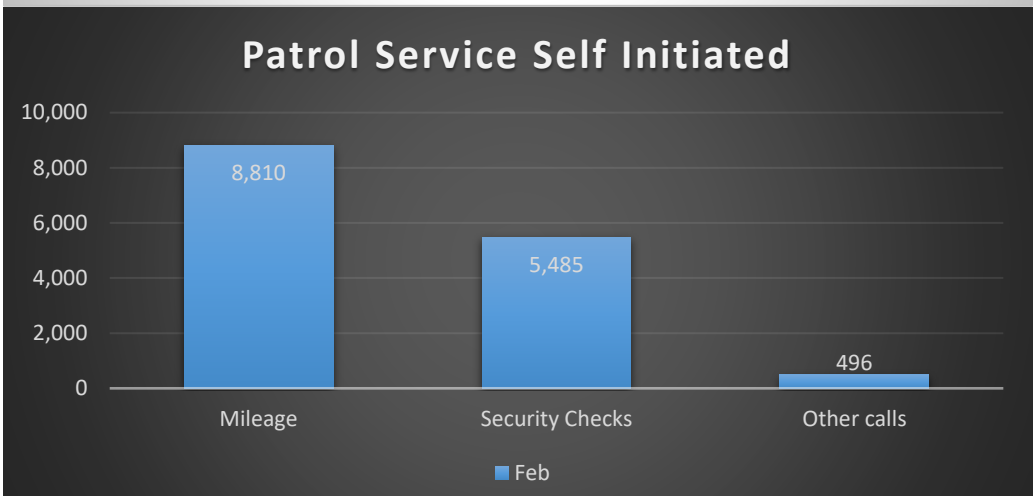
On February 20th HBPD received a complaint on the non-emergency phone line in reference to a "possible shooting" at a residence in the 900 block of Hillsboro Mile. The information and the manner of reporting was immediately suspicious and when asking the caller follow-up questions, the caller disconnected. Our Officers responded to the reported location and after a thorough investigation, determined all was in order. We are conducting a criminal investigation into this fabricated/false report.

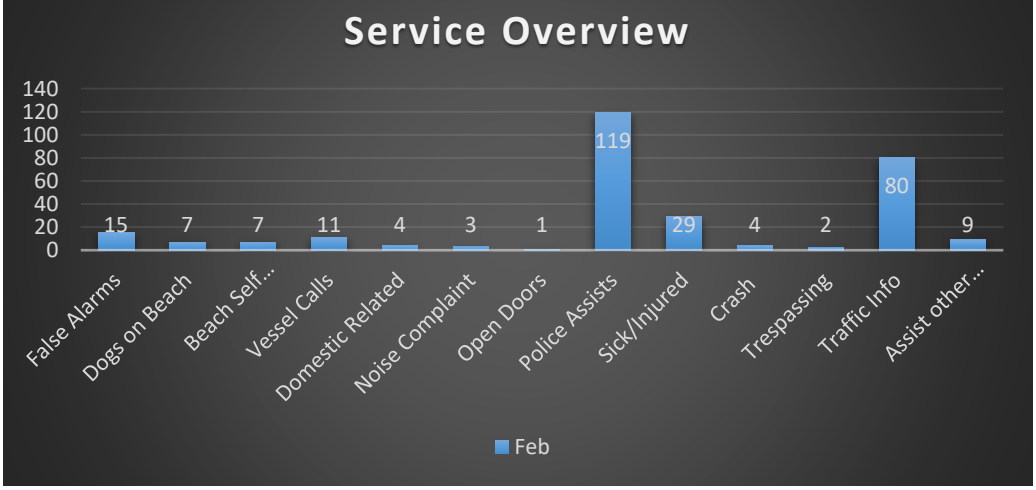
On February 22nd an HBPD Officer on patrol observed approximately 35 cyclists in a group traveling in the 900 block of Hillsboro Mile. Officers made contact with several operators who were blocking the roadway and not in compliance with Florida Statutes. The Officers initially utilized the PA system and when safe to do so initiated a traffic stop. The cyclists were educated on applicable traffic laws, warned and released.

On February 28th HBPD received a call from the front desk staff at 1159 Hillsboro Mile in reference to a suspicious person "bothering guests". Our Officers responded and they made contact with the complainant, the suspicious person had already left the area prior to our arrival. The subject was located at another property, he was trespass warned and advised to leave the area, 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: **April 7, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. April 2026 meeting

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: April 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. Working now performing interior inspections.
- We have rolled out a permit program- Community Core - to facilitate electronic permit submittal starting 2/16/26.
- Plan review and inspections are up to date.

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

1210 Hillsboro Mile
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Agenda Item Cover Memo

Agenda Item: **Code Compliance**
Bernard Pita, Code Compliance Supervisor, CG&A
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **April 7, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:
1. Feb 2026 Code Case In Special Magistrate Process Report
2. Feb 2026 Code Case Action Report
3. Feb 2026 Code Summary Report

Code Cases In Special Magistrate Process as of February 2026

1	Noise Ordinance Violation	COMMON AREA / Windsor Tower	1169 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
2	Property Maintenance	COMMON AREA / OVERLOOK CONDO	1167 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
3	Property Maintenance	COMMON AREA / HILLSBORO MILE TOWER CO-OP	1035 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
4	Landscape Requirements	JOHN H MACMILLAN IV LIV TR LOUISE PARK MACMILLAN LIV TR	985 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
5	Landscape Requirements	DAVID C HARDIN TRUSTEE DAVID C HARDIN LAND TR	991 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
6	Landscape Requirements	MEDZ LLC	997 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	Nuisance	MILLIONAIRE PORTFOLIO GROUP LLC	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 812

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

Case Action Report*

From 2/1/2026 **To** 2/28/2026 **Corridor** (All Corridors)

Date Issue	Incident Type	Site Address	Status	Documents Issued		
2/24/2026	Noise Ordinance Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 301	Closed	Date Issue	Type	Officer Assigned
				2/25/2026	Notice of Violation	B. Pita
				2/25/2026	Complaint	B. Pita
				3/15/2026	Affidavit of Dismissal	
2/24/2026	Noise Ordinance Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 401	Closed	Date Issue	Type	Officer Assigned
				2/25/2026	Notice of Violation	B. Pita
				2/25/2026	Complaint	B. Pita
				3/15/2026	Affidavit of Dismissal	
2/24/2026	Noise Ordinance Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 205	Closed	Date Issue	Type	Officer Assigned
				2/25/2026	Notice of Violation	B. Pita
				2/25/2026	Complaint	B. Pita
				3/15/2026	Affidavit of Dismissal	
2/24/2026	Noise Ordinance Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 307	Closed	Date Issue	Type	Officer Assigned
				2/25/2026	Notice of Violation	B. Pita
				2/25/2026	Complaint	B. Pita
				3/15/2026	Affidavit of Dismissal	
2/24/2026	Noise Ordinance Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 603	Closed	Date Issue	Type	Officer Assigned
				2/25/2026	Notice of Violation	B. Pita
				2/25/2026	Complaint	B. Pita
				3/15/2026	Affidavit of Dismissal	
2/24/2026	Noise Ordinance Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 403	Closed	Date Issue	Type	Officer Assigned
				2/25/2026	Notice of Violation	B. Pita
				2/25/2026	Complaint	B. Pita

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

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

Case Action Report*

From 2/1/2026 **To** 2/28/2026 **Corridor** (All Corridors)

Date Issue	Incident Type	Site Address	Status	Documents Issued		
2/24/2026	Noise Ordinance Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 403	Closed	3/15/2026	Affidavit of Dismissal	
2/24/2026	Noise Ordinance Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 507	Closed	Date Issue	Type	Officer Assigned
				2/25/2026	Notice of Violation	B. Pita
				2/25/2026	Complaint	B. Pita
				3/15/2026	Affidavit of Dismissal	
2/25/2026	Noise Ordinance Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 803	Closed	Date Issue	Type	Officer Assigned
				2/25/2026	Notice of Violation	B. Pita
				2/25/2026	Complaint	B. Pita
				3/15/2026	Affidavit of Dismissal	
2/24/2026	Noise Ordinance Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 103	Closed	Date Issue	Type	Officer Assigned
				2/25/2026	Notice of Violation	B. Pita
				2/25/2026	Complaint	B. Pita
				3/15/2026	Affidavit of Dismissal	
2/25/2026	Noise Ordinance Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	Closed	Date Issue	Type	Officer Assigned
				2/26/2026	Notice of Violation	B. Pita
				2/26/2026	Notice of Hearing	B. Pita
				2/26/2026	Complaint	B. Pita
				3/15/2026	Affidavit of Dismissal	

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

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

Code Compliance Summary Report

From 2/1/2026 **To** 2/28/2026 **Corridor** (All Corridors)

Case Totals for Period

Cases Open at Start of Period	182
Cases Opened During Period	11
Cases Opened as result of Complaint	11
Cases Closed During Period	1
Cases Closed due to compliance	0
Cases Open at End of Period	192

Inspections	10
Reinspections	1
Total	**11**

Special Magistrate Cases During Period 1

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	182	11	11	1	0	192
Total	**182**	**11**	**11**	**1**	**0**	**192**

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

Code Compliance Summary Report

From 2/1/2026 **To** 2/28/2026 **Corridor** (All Corridors)

Inspections by Officer

Officer	Inspections	Reinspections	Total
B. Pita/N/A	10	1	11
Total	**10**	**1**	**11**

Summary of Cases Opened by Incident Type

Incident Type	Number
Noise Ordinance Violation	11
Total	**11**

Revenue Summary

	Period Start	During Period	Period End
Total Fines Assessed	$3,781,325.00	$145,000.00	$3,926,325.00
Total Payments	$0.00	$0.00	$0.00
Balance	**$3,781,325.00**		**$3,926,325.00**

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: **Broward County Property Appraiser Mobile Team - April 9, 2026 (11am-1pm)**
Submitting Dept: **Town Clerk, Sherry Henderson, Town Clerk**
Agenda Date: **April 7, 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**

TOWN OF HILLSBORO BEACH FLORIDA

HILLSBORO BEACH *florida*

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: **Community Event - Shred, Electronic Recycling, Blood Drive - April 25, 2026 (9am-12pm)**
Submitting Dept: **Town Clerk, Sherry Henderson, Town Clerk**
Agenda Date: **April 7, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. NEW Hillsboro Community Event Flyer (4-25-2026)



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

Proof of Residency Required

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

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

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: **Update on FPL Underground Utility Lines**
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **April 7, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: None

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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Agenda Item Cover Memo

Agenda Item: **Town Hall Parking Design Update**
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **April 7, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: None