

TOWN OF HILLSBORO BEACH
Meeting Agenda

June 2, 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

June 2, 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. May 5, 2026 Commission Meeting

II. PRESENTATIONS

A. The Safe Roads Summit 2026 People's Choice Award for Broward County "A1A Mobility Improvement Project"
Presented by City of Deerfield Beach Commissioner Michael Hudak and Deputy City Manager Eric M. Power

III. QUASI JUDICIAL HEARINGS

A. SITE PLAN REVIEW

Address: 971 Hillsboro Mile, Hillsboro Beach FL, 33062
Property Owner: Hillsboro Beach House LLC
Authorized Agent: Annie Carruthers (In-Site Design Group LLC)

IV. ORDINANCES - PUBLIC HEARINGS

A. Ordinance No. 2026-02 Text Amendment Parking & Landscaping West of A1A (SECOND READING, Tabled from 5/5/2026)

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.

V. RESOLUTIONS & CONTRACTS

A. Resolution No. 2026-17
A Resolution of the Town Commission of the Town of Hillsboro Beach Consideration to Approve & Authorize the Use of Federal Forfeiture Funds in the Amount of $65,000.00 for the Purchase and Installation of the Motorola MotoTRBO SLR8000 Repeater Replacement System through the Sourcewell Cooperative Purchasing Agreement.

B. Resolution No. 2026-18
A Resolution of the Town Commission of the Town of Hillsboro Beach Consideration to Approve & Authorize the Use of Federal Forfeiture Funds in the Amount of $275,000.00 for the Purchase of Twenty-One (21) Motorola APX NEXT Portable Radios and Five (5) APX8500 Mobile Radios Through the Sourcewell Cooperative Purchasing Agreement.

VI. DISCUSSION & POSSIBLE ACTION

A. Discussion on Proposed Amendment to Landscape Code

VII. CONSENT

A. Invoices for Approval
1. **CG&A** Invoice #3926619 (Apr 2026) **$115,862.98**
2. **GCDE** Invoice #78772 (May 2026) **$4,233.25**

VIII. STAFF UPDATES

A. Police Department
Chief Rob O'Neill
Hurricane Presentation for Building Officials

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

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

IX. TOWN MANAGER REPORT

A. <u>FY2027 Proposed Budget Calendar</u>
Budget Workshop - Wed July 29, 2026 at 10:00 AM
1st Millage Rate & Tentative Hearing - Thu Sept 3, 2026 at 5:01 PM
2nd Millage Rate & Final Budget Hearing - Wed Sept 16, 2026 at 5:01 PM

B. Broward County Property Appraiser Mobile Exemption Education Team July 9, 2026 (1pm-3pm)

C. Update - FPL Utility Underground Project

D. Update- Town Hall Parking Lot Redesign

E. Update - New Drinking Fountains

X. TOWN ATTORNEY REPORT

XI. TOWN COMMISSION COMMENTS/REPORTS

XII. PUBLIC COMMENTS

XIII. 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.

TOWN OF HILLSBORO BEACH
REGULAR COMMISSION MEETING
TUESDAY **MAY 5, 2026** **9:00 A.M.**

CALL TO ORDER AND ROLL CALL

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.
Sherry D. Henderson, Town Clerk, CMC

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA

Motion made by Vice Mayor Ravanesi, seconded by Commissioner Berman, to amend the Agenda to hear Resolution 2026-15 immediately following Proclamations. In a roll call vote, the **motion** passed unanimously (5-0).

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

DRAFT

I. APPROVAL OF MINUTES

A. **April 7, 2026 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

Mayor Miller presented several proclamations in recognition of important national and professional observances.

A. **Proclamation Recognizing 57th Annual Professional Municipal Clerks Week (May 3-9, 2026)**
Florida Association of City Clerks (FACC) President Elizabeth Garcia-Beckford, City Clerk, City of Wilton Manors.

Mayor Miller read a proclamation recognizing **May 3-9, 2026 as the 57th Annual Professional Municipal Clerks Week**. The proclamation acknowledged the Office of the Municipal Clerk as a vital and time-honored part of local government, recognizing the Clerk's role in transparency, public service, neutrality, impartiality, and the preservation of the public record. The proclamation was presented to Town Clerk Sherry D. Henderson, CMC. Florida Association of City Clerks President Elizabeth Garcia-Beckford, City Clerk for the City of Wilton Manors, was also in attendance and spoke regarding the importance of municipal clerks in local government. Ms. Garcia-Beckford recognized Ms. Henderson's contributions to the municipal clerk profession, including her leadership service as Vice President of the Broward County Municipal Clerks Association and Florida Association of City Clerks (FACC) South District Director.

B. **Proclamation to Recognize May as Mental Health Awareness Month**
Joseph Mazlanovich, National Alliance on Mental Illness (NAMI) Broward County

Mayor Miller read a proclamation designating **May 2026 as Mental Health Awareness Month**. The proclamation recognized the mission of the National Alliance on Mental Illness Broward County to provide support, education, advocacy, and awareness for individuals and families affected by mental health challenges. It also emphasized the importance of reducing stigma, increasing understanding, and encouraging individuals to seek support. Joseph Mazlanovich was unable to attend the meeting. Ms. Garcia-Beckford, who serves on the NAMI Board, accepted the proclamation on behalf of NAMI Broward County and offered words of encouragement and appreciation for the Town's support.

DRAFT

C. **Proclamation to Recognize National Police Week (May 10-16, 2026)**
Chief Rob O'Neill, Hillsboro Beach Police Department

Mayor Miller read a proclamation recognizing **May 10-16, 2026 as National Police Week**. The proclamation honored the service and sacrifice of law enforcement officers throughout the nation, including those who have lost their lives in the line of duty, and recognized the dedication of the men and women serving in law enforcement. Police Chief Rob O'Neill graciously accepted the proclamation on behalf of the Hillsboro Beach Police Department.

D. **Proclamation to Recognize National Safe Boating Week (May 16-22, 2026)**
Kirsten Stanley, Flotilla 36 Commander and Gregory Boan, Flotilla Staff Officer, Marine Safety, United States Coast Guard

Mayor Miller read a proclamation recognizing **May 16-22, 2026 as National Safe Boating Week**. The proclamation supported the goals of the Safe Boating Campaign and emphasized the importance of responsible boating, including preparation, wearing life jackets, sober operation, safety education, and vessel safety checks. Gregory Boan, Flotilla Staff Officer with the United States Coast Guard Auxiliary, accepted the proclamation and provided additional information regarding safe boating practices and the significance of National Safe Boating Week. Informational boating safety guides were made available at Town Hall for residents.

The following Item was taken out of order on the Agenda.

IV. RESOLUTIONS & CONTRACTS

A. Resolution No. 2026-15
A Resolution of the Town Commission of the Town of Hillsboro Beach Approving the First Amendment (The Facilities Amendment) to the Interlocal Agreement (ILA) for Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Florida and Authorizing the Appropriate Town Officials to Execute the First Amendment to the ILA.

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

The Commission then considered **Resolution No. 2026-15**, which was taken out of order immediately following the proclamations pursuant to the approved amended agenda. The Resolution approved the First Amendment, also referred to as the Facilities Amendment, to the Interlocal Agreement for the Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Florida. The item related to the regional effort among Broward County and participating municipalities to address

long-term solid waste disposal, recyclable materials processing, facility planning, system capacity, and future operational needs.

Special guests in attendance for this item included **Broward County Commissioner Beam Furr, Sam May, Executive Director of the Broward Solid Waste Authority, and Mary Lou Tighe, Executive Director of the Broward League of Cities.** The Resolution supported the continued regional planning framework for solid waste management and authorized the appropriate Town officials to execute the Facilities Amendment. The amendment is intended to help protect public funds, preserve investments in public infrastructure, support long-term planning for essential solid waste services, and establish procedures related to Authority-owned facilities, system reporting, inspections, maximum service charges, and potential wind-down considerations.

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

(Clerk's Note: Commissioner Andreano left the meeting at 9:54 a.m. Did not vote on ORD 2026-02 or RES 2026-16)

III. ORDINANCES

A. Ordinance No. 2026-02 Text Amendment Parking & Landscaping West of A1A
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 Town of Hillsboro Beach, Florida Town Commission Meeting May 5, 2026 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.

Town Attorney Doody read the Ordinance by title only.

DRAFT

Development Planner Graham Long, CG&A, clarified that it would not be necessary to add curbing or striping to delineate parking spaces along the west side of A1A as described by the Ordinance. He pointed out that language specifically addressing this delineation would not be required in the text amendment, as the spaces are not technically defined as parking spaces under Code.

Mr. Long continued that there had also been discussion of the possibility of parallel parking along the west side of A1A rather than angled or perpendicular parking. He advised that in most areas where there is less than 25 ft. between the roadway and the seawalls, it is not possible to park in an angular or perpendicular configuration. He recommended against including language regarding parallel parking along A1A in Section 12 of Town Code, as that Section is specific to items that would be included and implemented in Site Plan approval.

Mayor Miller requested clarification of the degree of renovation that would trigger the proposed change. Mr. Long replied that any Site Plan improvement requiring more than one building permit would serve as a trigger. Interior changes to homes or other structures would not require Site Plan approval; the changes must be exterior.

Mayor Miller expressed concern with the clarification, pointing out that while this trigger would be appropriate from a substantial Site Plan, a change to another portion of the property should not also require this type of significant change on a different part of the property. Mr. Long advised that this would not occur, as a property may retain a nonconforming area as long as the nonconformity is not increased.

Mayor Miller also referred to a section of the Ordinance which states that non-enclosed parking spaces for a single-family dwelling shall not be located within the minimum 8 ft. side yard setback of the property if closer than 25 ft. to the center line of A1A. Mr. Long clarified that this language applies to the east side of A1A. Mayor Miller suggested that this language be refined further to prevent confusion or misunderstanding by applicants. Mr. Long confirmed that he would revisit the Ordinance's language in this section to further prevent confusion.

Mayor Miller noted additional language which states parking areas must be shielded from A1A with landscaping of a minimum height of 6 ft., and the parking space will be appropriately landscaped as well. She advised that this language was also vague in terms of the area to which it applied.

Mr. Long explained that one reason the Ordinance includes multiple sections with modifications is because language referring to narrow areas can be confusing in terms of single-family and multi-family Site Plans, as well as for the different types of land uses on those areas. He stated that he would look into this language with respect to both single- and multi-family applications.

Mayor Miller also noted a reference to adjoining bicycle lanes, asking if the height requirement for landscaping adjacent to these areas as between 18 in. and 30 in. was consistent with an aesthetic standard or was drafted with a particular goal in mind. Mr. Long replied that the height is standard in relation to sight lines, as there must be both a minimum height to prevent parking and a maximum height so drivers or riders can see over landscaping.

Mayor Miller also asked if there is reason to prohibit the use of turf on the potential landscape area, providing that turf drains properly and does not inhibit water absorption by the ground.

Town Manager Mac Serda indicated we want ground covering to be at least 18 inches. He pointed out that in this case; the intent is to discourage parking or deliveries by limiting the parking area.

Mayor Miller addressed references to the shielding of parking on the west side of A1A with appropriate landscaping, requesting clarification of how this is intended to be done. Mr. Long replied that this language was specific to multi-family districts but was intended to be removed as there is no area in the Town where these conditions occurred.

Commissioner Reiser also addressed angular parking, pointing out that while this is not possible due to the width of the roadway, it does not mean this type of parking would never be attempted. Mr. Serda advised that if this occurred, the Police would enforce the prohibition through citation. Commissioner Reiser stated that if the parameters for parking west of A1A are not clearly specified in Code, there could be unintended issues in the future.

Mayor Miller asked if it might be best to have an additional reading of Ordinance 2026-02 after the language discussed by the Commission has been revisited for greater clarity. Mr. Serda noted that as the Ordinance is currently written, the landscape barriers could include trees; however, with regard to maintaining visibility to the Intracoastal Waterway, the language could be clarified to require only shrubs instead. The language could also be amended to more fully clarify when the requirement for parking west of A1A would be triggered, such as upon the submission of a full Site Plan or upon a request for more than 50% renovation.

Mr. Serda reviewed the items the Commission had suggested be clarified, including:

- No trees within the landscape barriers
- Clarification of the precise trigger of when parking on the west side of A1A is required
- Clarification of parking requirements for the east side of A1A

DRAFT

- Clarification of a staggered approach for properties located along roadways coming into and out of Town

Mayor Miller agreed with the proposal to table the Item in order to provide greater clarity, emphasizing that the Ordinance will provide an opportunity to establish a long-term vision for how the subject area of the Town will look in the future. It was also noted that this issue originally arose because in recent months, a number of applicants to the Building Department have sought permits for repaving and landscaping work in the subject areas, and others have submitted Site Plans for which they have requested greater clarity on this issue before proceeding.

Motion made by Vice Mayor Ravanesi, and duly seconded by Commissioner Berman, to table the Item to the June 2, 2026 Commission meeting. In a roll call vote, the **motion** passed unanimously (4-0).

IV. RESOLUTIONS & CONTRACTS

B. Resolution No 2026-16

A Resolution of the Town Commission of the Town of Hillsboro Beach Approving the Conveyance and Purchase of the Tiki Hut to the Town of Hillsboro Beach for $1.00, Authorizing the Appropriate Town Officials to Execute the Agreement, and Providing for Inclusion of the Tiki Hut as a Public Amenity at the Intracoastal Bocce Courts.

Town Attorney Doody read the Resolution by title only.

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

V. CONSENT

A. INVOICES FOR APPROVAL

1.	**CG&A**	Invoice #3521175	(Apr 2026)	**$41,075.76**
2.	**GCDE**	Invoice #78148	(Apr 2026)	**$2,160.00**

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

VI. STAFF UPDATES

A. Police Department

Chief Rob O'Neill

DRAFT

Police Chief Rob O'Neill reported that the Police Department participated in the recent Community Shred Event and Blood Drive, which successfully collected 22 lbs. of prescription medication for disposal. He recognized Town Clerk Sherry Henderson for coordinating this event.

Chief O'Neill continued that he would attend the upcoming Broward Institute of Public Safety memorial event honoring law enforcement personnel in Broward County who lost their lives in the line of duty.

Chief O'Neill concluded that preparations are underway for the upcoming 2026 hurricane season. He met with the Town Manager, Building Official, and other Town Staff to discuss ways to update and improve the Town's procedures in the event of a storm. A presentation will be given by the Police and Building Departments at the June 2, 2026, Town Commission meeting.

Vice Mayor Ravanesi commented that over the previous weekend, there were several incidents of watercraft speeding on the Intracoastal Waterway. Mayor Miller recognized the Police Department's Marine Unit for the increase in marine law enforcement since February 2026. It was suggested that a breakdown of this data be provided to the Commission for review, as it may be helpful in local efforts to make a larger portion of the Intracoastal Waterway a No Wake Zone.

Mr. Serda explained that detailed information is provided to the U.S. Coast Guard, including the times of day and types of citations issued. Chief O'Neill confirmed that this information is also provided on a monthly basis to Deerfield Beach's Waterways Manager, who is leading the effort to rezone portions of the Intracoastal Waterway for greater safety. He noted that while no fatalities have occurred within City limits, there have been at least two marine accidents involving injuries in Lighthouse Point. There have been multi-jurisdictional meetings between the Hillsboro Beach, Lighthouse Point, and Deerfield Beach Police Departments to coordinate this safety effort.

B. Building Department
George Folles, Building Official

Building Official George Folles reported that the Rosewood project continues to move forward, with revisions presented to the Building, Engineering, and Fire Departments as necessary. Most of the current work is interior. He did not feel any further early-morning work is anticipated.

Mr. Folles continued that a permit program training session is planned on May 20, 2026, with Town Staff and representatives of Calvin, Giordano and Associates present in

person and remotely to provide information. Attendees are asked to pre-register by May 18, 2026. The event will be held in the Community Room.

Mr. Folles reiterated that hurricane season begins on June 1, 2026. An estimated 12 named storms and six hurricanes are anticipated.

Plan review inspections are up to date.

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

None.

VII. TOWN MANAGER REPORT

A. Recap Community Shred Event & Blood Drive

Town Clerk Sherry Henderson provided an overview of the recent Community Shred Event and Blood Drive, which safely disposed of 22 lbs. of prescription medication and filled two shred bins. Residents participated in the blood drive at a level which could potentially save 27 lives. She thanked all who participated in the event.

Mr. Serda thanked Ms. Henderson and Office Assistant LaToya Little for coordinating this event in his absence.

B. Update – Town Hall Parking Lot Design

Mr. Serda advised that Staff is in the process of complying with permit regulations for landscape plans related to the Town Hall parking lot design process. This will determine which trees will be removed as well as whether or not they will be re-planted. Staff is also answering questions related to Broward County engineering permits. Once permitting is complete, the Town will mobilize contractors. He estimated at least 90 days before any ground is broken.

Mayor Miller noted that she has met with residents who requested assistance in understanding which trees will be removed. Mr. Serda confirmed that he would discuss this further with the Mayor and has spoken with the residents as well.

C. Update – FPL Utility Underground Project

Mr. Serda stated that the Town is still awaiting Florida Power and Light's (FPL's) final design for the utility undergrounding project. The Town has paid AT&T a $500 deposit to begin the design phase for the relocation of those utilities underground. Once final

designs are received, the Town can begin meeting with the affected condominiums and executing necessary easements and surveys.

Mayor Miller asked if the Town might be able to have some influence over the removal of trees that make up the Town's tree canopy, which is considered a local landmark. Town Attorney Doody noted that some municipalities have their own tree and landscaping Ordinances; however, Broward County may also exercise its authority in some cases. It was determined that he and the Mayor would discuss this further going forward.

VIII. TOWN ATTORNEY REPORT

None.

IX. TOWN COMMISSION COMMENTS / REPORTS

Commissioner Reiser stated that the Condo Forum will meet on May 20, 2026 and will see a presentation on the Solid Waste Authority Master Plan. They will also request up-to-date emergency contact information for vulnerable residents in case of evacuation.

Commissioner Reiser also encouraged residents to participate in upcoming Memorial Day flag displays along the Hillsboro Mile.

X. PUBLIC COMMENTS

At this time Mayor Miller opened the public hearing.

Bob Mayer of Bomar Builders, 230 SW Natura Avenue, Deerfield Beach, stated that he had participated with Town Staff in discussions of the Ordinance addressing landscape buffers on the west side of A1A. He recommended that the Ordinance's language ensure no existing trees must be cut down to comply with the proposed changes. He also expressed concern with speeding on the Intracoastal Waterway and the wakes created by this activity, which can contribute to property damage.

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

DRAFT

XI. ADJOURNMENT

Motion made by Commissioner Ravanesi, seconded by Commissioner Berman, to adjourn. In a voice vote, the **motion** passed unanimously (4-0).

The meeting was adjourned at 10:58 a.m.

ADOPTED THIS _____ DAY OF _____, 2026.

By: _____
Dawn Miller, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC Town Clerk

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062
Phone: (954) 427-4011
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Agenda Item Cover Memo

Agenda Item: **The Safe Roads Summit 2026 People's Choice Award for Broward County "A1A Mobility Improvement Project"**
Presented by City of Deerfield Beach Commissioner Michael Hudak and Deputy City Manager Eric M. Power
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **June 2, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:
1. Agenda Cover Memo - Safe Roads Award
2. Safe Roads Award
3. SR A1A Project Location Map

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

Agenda Item Cover Memo

Agenda Item: **2026 MPO Safe Roads Summit – People's Choice Award**

Submitting Department: Mac Serda, Town Manager

Agenda Date: June 2, 2026

BACKGROUND:

The Safe Roads Summit is an annual tri-county conference convened by the Miami-Dade, Broward and Palm Beach's Metropolitan Planning Organizations (MPO). The event focuses on promoting and creating safer roads that support vibrant communities, fuel economic development, and shape the future of transportation through innovation and technology. Each year the three MPOs nominate projects which best advance context sensitive road design. During the event, approximately 600 attendees voted for a "People's Choice Award".

The winner of the 2026 People's Choice Award for Broward County was the **A1A Mobility Improvements Project**. This project, which began its design in 2020 and was completed in 2023, was a joint effort between the City of Deerfield Beach, the Town of Hillsboro Beach, FDOT's and the Engineer of Record, Stanley Consultants. The project's primary goal was to improve A1A within both cities. Once completed, the project improved A1A which is a critical two-lane roadway, where residents along A1A have no alternative routes to access to the mainland.

Residents had previously suffered severe flooding during king tides and seasonal rain events, and lacked adequate mobility facilities, such as sidewalks and bike lanes. The project raised the roadway, added continuous bike lanes and rectangular rapid flashing beacons, resulting in enhanced coastal resilience, connectivity, and safety.

The project was completed on-schedule, under-budget, and project exemplified context-sensitive design, transforming infrastructure challenges into improved resilience and quality of life for residents.

The award was accepted at the Safe Roads Summit by Eric Power, Deputy City Manager for the City of Deerfield Beach.

At the March 31, 2026 City of Deerfield Beach City Commission Meeting, the City Commission requested that the award be offered to the Town of Hillsboro Beach recognizing not only our shared boundary and mutual needs but also the importance of reinforcing a cooperative relationship between our communities.

2026 Safe Roads Awards

MOVING FAMILIES FORWARD



People's Choice Award for Best Project

February 25-26, 2026

TheSafeRoadsSummit.org

TPO Miami-Dade Transportation Planning Organization

MPO Metropolitan Planning Organization

PALM BEACH Metropolitan Planning Organization





SR A1A MOBILITY PROJECT
From Southern City Limit Of Hillsboro Beach To SE 3rd Street

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR A1A	BROWARD	441360-1-32-01

STANLEY CONSULTANTS, INC.
PROJECT LOCATION MAP

EXHIBIT NO. 1

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: June 2, 2026
SUBJECT: Site Plan Approval for New Single-Family Home
LOCATION: 971 Hillsboro Mile

This Agenda report is regarding Site Plan Approval Request for a new single-family home on a vacant lot, located at 971 Hillsboro Mile. The owner of the property, Hillsboro Beach House LLC, has assigned Curtis Watkins as the authorized agent, with Annie Carruthers as principal architect. The Applicant has submitted plans indicating the proposal of a new two-story single-family home, which includes a pool, an outdoor seating area, basement-level garage, a driveway, a new access gate and landscaping. All of the proposed work will be completed on the portion of the property located east of A1A at this time.

Background

The existing vacant oceanfront property, located 971 Hillsboro Mile, is approximately 33,496 square feet (0.769 acres) of vacant oceanfront property. All of the proposed work is located on the east side of A1A.



971 Hillsboro Mile – Existing conditions

Documents Submitted

Information submitted with the Site Plan Approval packet included an application, architectural plans, 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 16,235 square foot home with amenities which include a pool, outdoor seating area, new access gate, garage, driveway 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	28'6"' proposed (measured from average dune elevation) of 20'3"). Balcony railings are an additional 3'6" above the roofline, permitted by code.
	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	More than 2 solidly enclosed parking spaces provided. 9 provided in underground garage.

	visitor parking and service vehicles. 12,562/5,000 = 3 visitor parking spaces	
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 45' 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	15'0" side setbacks; 8-feet of landscaped buffer provided; Generator proposed in front yard, outside 15' side yard area, and 45' setback from centerline of A1A.
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.	Does not encroach east of the easterly building line

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;	No elements are proposed higher than the RS-2 limitations.

	(C) Flag poles; or (D) Elevator components.	

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.	Proposed front balcony encroaches 4' into the front setback, as permitted by code.
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	Sufficient room provided for sewage disposal and not within the side yard.

	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 yard.	

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 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	a. Wall is setback 10’ from the front property line. b. 40’ 3” travel distance setback which accommodates the stacking of 2 vehicles. c. In compliance.

	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.	
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.	(1) The pool is setback 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

	(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.	(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 subject to the setback requirements otherwise set forth in the town's Code of Ordinances.	No above-ground fuel storage proposed in setback requirements.
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.	Rear open patio extends 14'2" beyond Easterly Building Line, permitted by code.
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.

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: _____ Zoning Board Meeting Date: _____

Property Control # 4843 20 00 0200 Town Commission Meeting Date: _____

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: Hillsboro Beach House LLC		NAME: Curtis Watkins	
ADDRESS: 7108 Fairway Drive, Suite Suite 305 Palm Beach Gardens, FL 33418 Property Address: 971 Hillsboro Mile, HIllsboro Beach, FL 33062		ADDRESS: 7108 Fairway Drive, Suite 305 Palm Beach Gardens, FL 33418	
PHONE: 561-459-2660	CELL: 561-759-9717	PHONE: 954-451-8936	CELL: 561-759-9717
E-MAIL CGWHillsboroVendors@Goodrichllc.com	FAX: 561-459-2690	E-MAIL cgwt@comcast.net	FAX: 561-459-2690

APPLICANT'S CERTIFICATION

(I) Curtis Watkins (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.

_____ Curtis Watkins
Signature Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 2nd day of February 2026, by Curtis Watkins as Manager for Hillsboro Beach House LLC

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

_____
Notary Signature
Michelle M. Composto
Print Notary Name

MICHELLE M. COMPOSTO
Commission # HH 496561
Expires June 24, 2028

CHECK BELOW WHERE APPLICABLE

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

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

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

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

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

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

GENERAL DATA

Project Location: 971 HILLSBORO MILE District: R-2 RESIDENTIAL

Proposed Zoning: R-2 RESIDENTIAL ZONING

Existing Comprehensive Plan Designation: R-2 RESIDENTIAL ZONING

Proposed Comprehensive Plan Designation: R-2 RESIDENTIAL ZONING

Existing Land Use: RESIDENTIAL

Proposed Land Use: RESIDENTIAL

Total Site Area: 33,496 SF Sq. Ft. 0.769 Acres

Flood Zone Category: AE7/ X/ VE 13

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 subject property is currently developed with an existing single-family residence and associated site improvements, which are proposed to be removed. The site will be cleared in preparation for new construction in accordance with all applicable Town regulations and permitting requirements

Describe the type of operation or business proposed; or the proposed construction.
The proposed development consists of a new two-story single-family residence with understory parking and building access, located on an oceanfront lot.
The residence is designed in a Tropical Modern architectural style and includes one (1) driveway access from A1A.

Estimated construction cost: _____

Describe in detail the phasing of the proposed development.
The proposed development will be constructed in a single, continuous phase as follows:
1.Demolition and Site Preparation – Removal of existing structures and site improvements, installation of erosion control measures, and preparation of the site. 2.Foundation and Structural Construction – Construction of foundations, columns, and structural framing in compliance with floodplain and coastal regulations. 3.Building Envelope and Exterior Construction – Installation of exterior walls, windows, doors, roofing systems, and exterior finishes. 4.Interior Build-Out – Completion of interior partitions, mechanical, electrical, plumbing systems, and interior finishes.
5.Site Improvements and Final Completion – Driveway construction, final grading, landscaping, and installation of compliant exterior lighting.
No future phases or expansion are proposed

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 single-family residence is consistent with the intent and purpose of the Hillsboro Beach ULDR Code and the Town's Comprehensive Plan, ~~which encourage high-quality residential development that respects the unique coastal character of the community.~~
The design complies with all applicable zoning, building, floodplain, and environmental regulations, with the exception of one front setback variance request. ~~The variance is requested due to site-specific conditions common to oceanfront properties, including lot configuration, coastal setbacks~~, flood elevation requirements, and the need to elevate habitable spaces above base flood elevation while maintaining architectural proportion and functionality. ~~The requested variance represents the minimum relief necessary and does not adversely affect adjacent properties or public~~ rights-of-way. The proposed Tropical Modern architectural style is appropriate for the coastal context and enhances the visual character of the Town through ~~high-quality materials, thoughtful massing, and careful attention to scale. The project includes a single driveway access from A1A, minimizing~~ curb cuts and maintaining traffic safety. All exterior lighting will comply with established sea turtle lighting standards

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.
Previous application for a new single family residence was submitted

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)

ANNIE CARRUTHERS
PRINCIPAL/ARCHITECT
AR97156
annie@insitedesign group.com

IN-SITE DESIGN GROUP LLC

ARCHITECTURAL SERVICES
AA26001758
1546 Jackson Street
Hollywood, Fl 33020
954 655-7483
insitedesigngroup.com

April 13,2026

Town of Hillsboro Beach
1210 Hillsboro mile,
Hillsboro Beach, Fl 33062

Development application Narrative

Describe briefly the nature of any improvements presently located on the subject property.
The subject property is currently an empty lot. A single-family residence and associated site improvements, are proposed along with driveway, pool and fencing. The site will be cleared of any debris in preparation for new construction in accordance with all applicable Town regulations and permitting requirements.

Describe the type of operation or business proposed; or the proposed construction.
The proposed development consists of a new two-story single-family residence with understory parking and building access, located on an oceanfront lot.
The residence is designed in a Tropical Modern architectural style and includes one (1) driveway access from A1A.
The proposed structure will comply with the Florida Building Code, FEMA floodplain requirements, and the Hillsboro Beach Unified Land Development Code, with no variances requested. All exterior lighting will be designed and installed in full compliance with sea turtle lighting standards applicable to coastal properties.
No commercial or business use is proposed.

Estimated construction cost:
Estimated construction cost: **$**_____
(To be finalized based on contractor pricing and permitting documents.)

Describe in detail the phasing of the proposed development.
The proposed development will be constructed in a single, continuous phase as follows:

1. **Demolition and Site Preparation** – Removal of existing structures and site improvements, installation of erosion control measures, and preparation of the site.
2. **Foundation and Structural Construction** – Construction of foundations, columns, and structural framing in compliance with floodplain and coastal regulations.
3. **Building Envelope and Exterior Construction** – Installation of exterior walls, windows, doors, roofing systems, and exterior finishes.
4. **Interior Build-Out** – Completion of interior partitions, mechanical, electrical, plumbing systems, and interior finishes.
5. **Site Improvements and Final Completion** – Driveway construction, final grading, landscaping, and installation of compliant exterior lighting.

No future phases or expansion are proposed.

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.

The proposed single-family residence is consistent with the intent and purpose of the Hillsboro Beach Unified Land Development Code and the Town's Comprehensive Plan, which encourage high-quality residential development that respects the unique coastal character of the community.

The design complies with all applicable zoning, building, floodplain, and environmental regulations, with the exception of one front setback variance request. The variance is requested due to site-specific conditions common to oceanfront properties, including lot configuration, coastal setbacks, flood elevation requirements, and the need to elevate habitable spaces above base flood elevation while maintaining architectural proportion and functionality.

The proposed Tropical Modern architectural style is appropriate for the coastal context and enhances the visual character of the Town through high-quality materials, thoughtful massing, and careful attention to scale. The project includes a single driveway access from A1A, minimizing curb cuts and maintaining traffic safety.

All exterior lighting will comply with established sea turtle lighting standards, ensuring protection of sensitive coastal wildlife and alignment with environmental best practices.

The proposed development will be a code-compliant, resilient structure that improves safety, durability, and aesthetics, while contributing positively to property values, neighborhood character, and the overall welfare of the Town. The project will be of the highest quality of finishes both interior and exterior. It will not be detrimental to public health, safety, comfort, convenience, or general welfare and is consistent with sound planning and zoning principles.

Respectfully submitted,

ANNIE K
CARRUTHERS
Architect
AR-97156
2026.04.20
13:18:04-04'00'

Annie Carruthers

Florida Architect License No. AR97156

In-Site Design Group, LLC

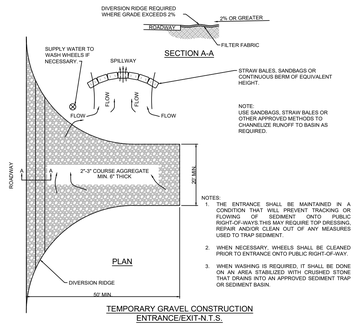
954-655-7483

PROOF OF NOTICE TO OWNERS OF PROPERTY WITHIN 1,000 FEET OF THE OUTER LIMITS OF THE SUBJECT PROPERTY, AS LISTED IN THE PROPERTY APPRAISER'S RECORDS, AT LEAST 21 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PROOF CONSISTS OF A LIST OF PROPERTY OWNERS AND ADDRESSES AND A RECEIPT OR OTHER PROOF OF MAILING. NOTICE IS TO INCLUDE:

a. A PHONE NUMBER FOR THE CONTRACTOR WHERE THE REPRESENTATIVE OF THE QUALIFIER IS AVAILABLE WHENEVER CONSTRUCTION ACTIVITIES ARE TAKING PLACE ON SITE AND PRIOR TO A STORM EVENT.
b. THE AFTER-HOURS PHONE NUMBER FOR THE TOWN'S BUILDING AND ZONING DIVISION.
c. AN APPROXIMATE TIMETABLE FOR CONSTRUCTION ACTIVITIES TO INCLUDE ANY DEMOLITION, EXCAVATION, OR PILE DRIVING ACTIVITIES.
d. AN OFFER TO HAVE A LICENSED ENGINEER OR TOWN-APPROVED INSPECTOR CONDUCT A PRE-CONSTRUCTION OR PRE-DEMOLITION SITE INSPECTION OF THE ADJACENT PROPERTIES PRIOR TO COMMENCING ANY DEMOLITION, PILE DRIVING, OR SIMILAR ACTIVITIES AND ON-SITE SEISMIC MONITORING DURING DEMOLITION AND CONSTRUCTION. AT A MINIMUM THE INSPECTION IS TO INCLUDE A VISUAL RECORD OF THE NEIGHBORING PROPERTIES, A COPY OF WHICH SHALL BE GIVEN TO THE NEIGHBORING PROPERTY OWNER AND MADE AVAILABLE TO THE TOWN OR COUNTY ON REQUEST.

CONSTRUCTION SITE MANAGEMENT

- THERE IS NO PROPOSED DEMOLITION
- ON-SITE PARKING IS DEPICTED ON THIS PLAN AND CONSISTS OF SIX (6) SPACES ON WEST PORTION OF PROPERTY (WEST OF R.O.W.).
- NO OFF-SITE PARKING OR PARKING WITHIN THE R.O.W. IS PROPOSED.
- UPON COMPLETION OF CONSTRUCTION THE PROPERTY WEST OF ROAD SHALL BE GRADED LEVEL AND SODDED.
- HOURS OF OPERATION MONDAY THROUGH FRIDAY 7:30AM TO 5:00PM, EXCLUDING HOLIDAYS.
- NO LIGHTING SHALL BE INSTALLED, MAINTAINED OR ILLUMINATED ON PUBLIC OR PRIVATE PROPERTY THAT WOULD DIRECTLY ILLUMINATE THE BEACH FROM SUNSET TO SUNUP DURING THE SEA TURTLE NESTING PERIOD FROM MARCH 1 THROUGH OCTOBER 31 OF EACH YEAR. PROPERTY OWNERS ARE RESPONSIBLE FOR ENSURING THAT ALL LIGHTING ALONG THE BEACH IS CONTROLLED SO AS NOT TO ILLUMINATE THE BEACH FROM SUNSET TO SUNRISE DURING THIS PERIOD.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT-N.T.S.

North

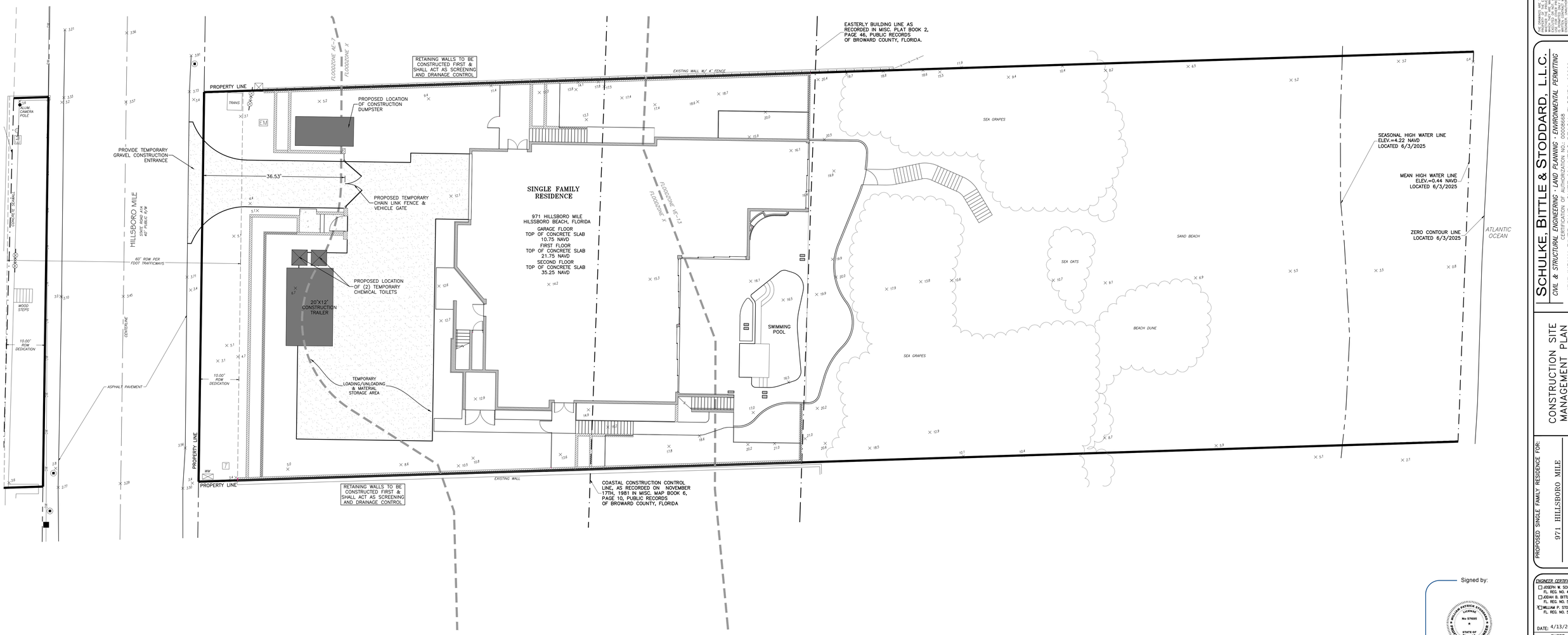
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

× 0.00 NAVD ELEVATION



Signed by:



DATE	REVISION	MARK

DRAWING 2506S-SITE
DESIGNED M.P.S.
DRAWN A.M.S.
CHECKED M.P.S.
SCALE 1"=10'
DATE 4/10/2026

ALL DRAWINGS ARE THE PROPERTY OF SCHULKE BITTLE & STODDARD, L.L.C. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE SPECIFICALLY PREPARED AND PUBLISHED WITHOUT THE EXPRESS WRITTEN CONSENT OF SBS, L.L.C.

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

CONSTRUCTION SITE MANAGEMENT PLAN

PROPOSED SINGLE FAMILY RESIDENCE FOR:
971 HILLSBORO MILE
HILLSBORO BEACH, FL

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL REG. NO. 47048
☐ JOHN B. BITTLE FL REG. NO. 57396
☑ WILLIAM P. STODDARD FL REG. NO. 57605

DATE: 4/13/2026

SHEET
CONST

PROJECT NO.
25-068

DocuSigned by:
William Stoddard
0F7A57CA9D3345A...

HILLSBORO BEACH RESIDENCE



ARTIST CONCEPT

OWNER

HILLSBORO BEACH HOUSE LLC

971 HILLSBORO MILE HILLSBORO BEACH, FL 33062

ARCHITECT

IN - SITE DESIGN GROUP, LLC.

1546 JACKSON STREET, HOLLYWOOD, FLORIDA 33020 (954) 921-5333
AA26001758 / ANNIE CARRUTHERS - ARCHITECT AR-97156
EMAIL ANNIE@INSITEDESIGNGROUP.COM

ENGINEERS/CONSULTANTS

STRUCTURAL ENGINEER
SPECIALTY ENGINEERING CONSULTANTS, INC.
1599 SW 30TH AVENUE, BOYNTON BEACH, FL 33426
TEL: 561-752-5440 - D. ADAM LEBLANC PE #77012
EMAIL: ADAM@SPECSF.COM

MECHANICAL ELECTRICAL & PLUMBING ENGINEER
E + E CONSULTING ENGINEERING INC
1701 SUNSET HARBOUR DR #706, MIAMI BEACH, FL 33139
TEL: 954-566-9708 - GUISEPPE NENDIANI PE #59435
EMAIL: ANDRES@EE-CE.NET

LANDSCAPE ARCHITECT
KWD LANDSCAPE ARCHITECTURE
AARON MASTIN, PLA SENIOR LANDSCAPE ARCHITECT
4730 NW BOCA RATON BLVD., SUITE 100
BOCA RATON, FL 33431
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CIVIL ENGINEER
SCHULKE, BITTLE & STODDARD, LLC
WILLIAM P. STODDARD, PH.D., P.E.
1717 INDIAN RIVER BOULEVARD, SUITE 201
VERO BEACH, FL 32960
PHONE: 772-770-9622 / CELL: 772-473-8818
FAX: 772-770-9496

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IN-SITE DESIGN GROUP
ARCHITECTURE

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ANNIE K. CARRUTHERS
ARCHITECT

STATE OF FLORIDA
ANNIE K. CARRUTHERS
2026.05.13 15:02:00-04'00'
REGISTERED ARCHITECT

SEAL
STATE OF FLORIDA LICENSE N° AR-97156

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANNIE CARRUTHERS, ARCHITECT ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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PROJECT NAME:
HILLSBORO BEACH RESIDENCE

OWNER NAME:
HILLSBORO BEACH HOUSE LLC

PROJECT ADDRESS:
971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION:
FOR SITE PLAN /DEVELOPMENT REVIEW SUBMITTAL

REVISIONS:

#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
COVER

SHEET NUMBER
A-000

PROJECT: NEW SINGLE FAMILY RESIDENCE

SITE DATA

OWNER OWNER ADDRESS	HILLSBORO BEACH HOUSE LLC 300 EAST KEY PALM RD - BOCA RATON, FL 33432
PROJECT ADDRESS	971 HILLSBORO MILE - HILLSBORO BEACH, FL 33062
PARCEL CONTROL NUMBER	4843-20-00-0200
CONSTRUCTION FBC TABLE 503	TYPE VB - NEW RESIDENCE
HEIGHT (TO T.O. ROOF)	29'-11 3/4" FROM AVARAGE DUNE TO TOP OF ROOF
OCCUPANCY TYPE PER FBC 303.4	RESIDENTIAL R-3
NET LOT AREA (NOT INCL INGRESS/EGRESS OR STREET	33,496.00 SF (0.769 ACRES)
CONSTRUCTION / PROJECT DESCRIPTION	NEW TWO STORY SINGLE FAMILY RESIDENCE WITH GROUND LEVEL PARKING
ESTIMATED CONSTRUCTION COST	SEE APPLICATION

ZONING

ZONING DISTRICT:	R-2 SINGLE FAMILY RESIDENTIAL DISTRICT
FEMA FLOOD ZONE: REQUIRED BASE FLOOD ELEV (BFE): PROPOSED FINISHED FLOOR (FFE)	AE(7') / VE(13') N/A +21'-9" NAVD
CROWN OF THE ROAD (COR)	+3.55 NAVD (VERIFY W/SURVEY)
CURRENT USE PROPOSED USE	RESIDENTIAL RESIDENTIAL

THIS STRUCTURE FALLS IN FLOOD ZONE X.
CROWN OF THE ROAD = +3.55 NAVD (COR)
TOP OF FIRST FLOOR CONC SLAB = +21'-9" NAVD (FFE)

CODE PARAMETERS

GOVERNING CODE:	FLORIDA BUILDING CODE 2023 - 8TH ED
MUNICIPALITY:	TOWN OF HILLSBORO BEACH
MAXIMUM HEIGHT RESTRICTION:	30'-0" ABOVE AVERAGE DUNE
CONSTRUCTION TYPE:	TYPE III-B
OCCUPANCY CLASSIFICATION:	GROUP R2 RESIDENTIAL

LEGAL DESCRIPTION

A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PART OF THE NORTH 100 FEET OF THE SOUTH 2,859 FEET OF SAID SECTION 20 (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF), LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, AS NOW LOCATED AND CONSTRUCTED.
SAID LANDS SITUATE IN THE TOWN OF HILLSBORO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 33,496 SQUARE FEET (0.769 ACRES)

F.I.R.M. DATE:	FLOOD ZONE:	BASE ELEVATION:
JULY 31, 2024	AE(7') / VE(13')	N/A
COMMUNITY:	PANEL NUMBER:	SUFFIX:
12011	C0189	J

HILLSBORO RESIDENCE - SQ FT CALCULATION		
AREAS		SQFT
1ST FLOOR RESIDENCE A/C SPACE		4,242.27
2ND FLOOR RESIDENCE A/C SPACE		3,790.95
GROUND FLOOR RESIDENCE A/C SPACE		4,805.27
A/C SUB TOTAL		12,838.49
1ST FLOOR COVERED AREA		1,699.25
2ND FLOOR COVERED AREA		1,421.04
GROUND FLOOR COVERED AREA		183.25
GARAGE AND STORAGE		93.06
NON A/C SUB TOTAL		3,396.60
GROSS TOTAL RESIDENCE		16,235.09

HILLSBORO RESIDENCE - SITE AREA CALCULATIONS	PROPOSED	% OF SITE
LOT COVERAGE (BLDG FOOTPRINT)	5,081.58	15.17%
1ST FLOOR COVERED AREA	1,699.25	5.07%
DRIVEWAY / DECKS / SLABS / POOL	2,801.83	8.36%
LANDSCAPING / PERVIOUS AREA / WATER	23,913.34	71.39%
NET LAND AREA (GROSS LAND AREA PER PLAT)	33,496.00	100%

HILLSBORO RESIDENCE - LOT COVERAGE TABULATIONS	REQUIRED	PROPOSED	% OF SITE
LOT SIZE	MIN 20,000 SF	33,496.00	
FLOOR AREA	MIN 2,000 SF	16,235.09	
PROPOSED LOT COVERAGE		5,081.58	15.17%
REQUIRED MAX LOT COVERAGE	13,398.40		40.00%
PROPOSED FAR		12,838.49	38.33%
REQUIRED MAX FAR	20,097.60		60%
PROPOSED PERVIOUS AREA		23,913.34	71.39%
REQUIRED MIN PERVIOUS AREA	8,374.00		25.00%

HILLSBORO RESIDENCE - SETBACKS	REQUIRED SETBACK	PROPOSED SETBACK
FRONT SETBACK - WEST	85'-0"	85'-0"
REAR SETBACK - EAST	169'-0"	169'-0"
SIDE SETBACK - NORTH (TO ROOF O.H.)*	14'-11 7/8"	15'-0"
SIDE SETBACK - SOUTH (TO ROOF O.H.)*	14'-11 7/8"	15'-0"
HEIGHT FROM AVERAGE DUNE TO TOP OF ROOF	30'-0" MAX	29'-11 3/4"
POOL SETBACK - NORTH	-	50'-6"
POOL SETBACK - SOUTH	-	19'-8 1/4"

ALL WORK TO BE DONE IN ACCORDANCE W/THE 2023 FLORIDA BUILDING CODE (TYP)

***SIDE SETBACK CALCULATION:**
TOTAL BUILDING HEIGHT PROPOSED = 29' -11 3/4" @ 6"/FT = 14'-11 7/8" SETBACK REQUIRED
PROPOSED SETBACK = 15'-0"

Elevations shall be based upon North American Vertical Datum of 1988 (NAVD 1988):	PROPOSED NAVD
Proposed Top of Roof FFE	+50'-3"
Proposed 2nd Floor Top of Concrete Slab FFE	+35'-3"
Proposed 2nd Floor Pool Deck FFE	+34'-11"
Proposed 1st Floor Top of Concrete Slab FFE	+21'-9"
Proposed 1st Floor Pool Deck FFE	+21'-3"
Average Dune	+20'-3 1/4"
Lowest Horizontal Structural Member	+19'-9"
Lowest elevation of machinery or equipment servicing the building:	+10'-9"
Proposed Top of Slab Lowest Floor (Garage non habitable)	+10'-9"
Crown of the road	+3.55'
Sealevel	0'-0"

1 PROJECT DATA



2 LOCATION MAP
NOT TO SCALE

ANY APPLICABLE RESOLUTION

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE OTHER ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. APPLICANTS WILL COMPLY WITH ANY APPLICABLE CITY ORDINANCE INCLUDING PERMIT APPLICATION, REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ARCHITECTS STATEMENT

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FS 553.79(9)(D) AND CHAPTER 633

APPLICABLE CODES

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING CODES AS APPLICABLE TO THIS PROJECT AND SCOPE OF WORK (TYP):

THE FLORIDA BUILDING CODE 2023 8TH EDITION AND ALL PALM BEACH COUNTY AMMENDMENTS, WHICH INCLUDES:
A. BUILDING
B. ACCESSIBILITY
C. RESIDENTIAL
D. EXISTING BUILDING
E. PLUMBING
F. FUEL GAS
G. MECHANICAL
H. ENERGY CONSERVATION
I. TEST PROTOCOLS

FLORIDA FIRE PREVENTION CODE 2012 WITH LOCAL AMENDMENTS:
A. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE- FLORIDA EDITION 2012
B. NATIONAL FIRE PROTECTION ASSOCIATION'S FIRE CODE NFPA 1 FLORIDA EDITION 2012

STRUCTURE SHALL COMPLY WITH THE FOLLOWING PROVISIONS:
8TH EDITION FBC RESIDENTIAL
A. SEC. R301.2.5: STRUCTURES SEAWARDS OF THE CCCL SHALL BE DESIGNED IN ACCORDANCE WITH SEC. 3109 OF FBCB.
B. SEC. R322.1.11: STRUCTURES SEAWARDS OF THE CCCL SHALL BE DESIGNED IN ACCORDANCE WITH SEC. 3109 OF FBCB, AND "THE MORE RESTRICTIVE PROVISIONS SHALL GOVERN."
ALSO SEE THE BASF FACT SHEET ON CCCL.

APPLICABLE HOMEOWNERS ASSOCIATION DESIGN GUIDELINES, REGULATIONS AND HOMEOWNER BY LAWS

STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE 2023 FLORIDA BUILDING CODE AS LIMITED BY THE PROVISIONS OF SECTION R301.2. ADDITIONAL CRITERIA SHALL BE SET FORTH IN TABLE R301.2(1).

R301.2.1WIND DESIGN CRITERIA,
BUILDINGS AND PORTIONS THEREOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WIND PROVISIONS OF THE FBC CODE USING THE ULTIMATE DESIGN WIND SPEED IN TABLE R301.2(1) AS DETERMINED FROM FIGURE R301.2(4). WHERE DIFFERENT CONSTRUCTION METHODS AND STRUCTURAL MATERIALS ARE USED FOR VARIOUS PORTIONS OF A BUILDING, THE APPLICABLE REQUIREMENTS OF THIS SECTION FOR EACH PORTION SHALL APPLY. WHERE NOT OTHERWISE SPECIFIED, THE WIND LOADS LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3) SHALL BE USED TO DETERMINE DESIGN LOAD PERFORMANCE REQUIREMENTS FOR WALL COVERINGS, CURTAIN WALLS, ROOF COVERINGS, EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR DOORS (OTHER THAN GARAGE DOORS). WHERE LOADS FOR GARAGE DOORS ARE NOT OTHERWISE SPECIFIED, THE LOADS LISTED IN TABLE R301.2(4) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3) SHALL BE USED TO DETERMINE DESIGN LOAD PERFORMANCE REQUIREMENTS. ASPHALT SHINGLES SHALL BE DESIGNED FOR WIND SPEEDS IN ACCORDANCE WITH SECTION R905.2.4. A CONTINUOUS LOAD PATH SHALL BE PROVIDED TO TRANSMIT THE APPLICABLE UPLIFT FORCES FROM THE ROOF ASSEMBLY TO THE FOUNDATION.

WIND LOAD TYPE:	DESIGN WIND SPEED:	BUILDING TYPE:
ASCE-7-22	170	ENCLOSED, RIGID
CATEGORY:	IMPORTANCE FACTOR:	BUILDING EXPOSURE:
II	1, 0	C

OTHER PERMITS

NOTES (2):
OTHER PERMITS OR AFFIDAVITS MAY BE REQUIRED BY CITY INCLUDING, BUT NOT LIMITED TO FENCE, IRRIGATION, ROOF, DRIVEWAY, DEMOLITION, GAS, TEMPORARY STRUCTURES, PRE-FAB FIREPLACES, GENERATOR AND/OR LANDSCAPING AS PER CITY ORD. AS REQUIRED TREES TO BE RELOCATED OR REMOVED UNDER SEPARATE PERMIT.

A LAND DEVELOPMENT PERMIT MAY BE REQUIRED. CONTRACTOR TO PROVIDE A PERMIT FOR THE DEMOLITION OF EXISTING STRUCTURES IF REQUIRED, UNDER SEPARATE PERMIT.

SITE PLAN NOTES

1. REFER TO THE RECORDED PLAT FOR INFORMATION RELATED TO THIS PROPERTY.

2. REFER TO LEGAL DESCRIPTION FOR SITE GEOMETRY, BOUNDARIES, ELEVATIONS AND LOCATION OF EXISTING STRUCTURES.

3. FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK IF ANY DISCREPANCY ARISES PLEASE NOTIFY THE ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OR CONTINUATION WITH THE WORK IN QUESTION.

4. GENERAL CONTRACTOR TO VISIT SITE PRIOR TO BIDDING AND VERIFY ALL EXISTING CONDITIONS.

5. GENERAL CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES, SEWER, WATER AND ELECTRICAL CONNECTIONS BEFORE BIDDING.

UNDER NO CIRCUMSTANCES SHALL ANY PART OF THE MAIN STRUCTURE BE CONSTRUCTED WITHIN THE SETBACKS. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR POTENTIAL ENCROACHMENTS. IN-SITE DESIGN GROUP AND/OR ARCHITECT MAKE NO REPRESENTATIONS OR GUARANTEES AS TO INFORMATION REFLECTED HEREON PERTAINING TO THE LOCATION OF STRUCTURES, DIMENSIONS OF PROPERTY, SETBACK LINES, RIGHT OF WAYS AND EASEMENTS. SUCH INFORMATION INCLUDING SETBACKS SHALL BE VERIFIED BY THE SURVEYOR AND THE CONTRACTOR.

SITE TO BE FILLED IN ACCORDANCE WITH THE COUNTY FLOOD CRITERIA ELEVATION AND/OR FEMA FLOOD CRITERIA: OR AN ELEVATION NOT LESS THAN 18" ABOVE THE CROWN OF THE ROAD ELEVATION FRONTING THE PROPERTY. LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY.

THE FINISHED FLOOR SHALL BE IN ACCORDANCE WITH THE COUNTY FLOOD CRITERIA ELEVATION AND/OR FEMA FLOOD CRITERIA: OR AN ELEVATION NOT LESS THAN 18" ABOVE THE CROWN OF THE ROAD ELEVATION FRONTING THE PROPERTY. LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY.

SOIL STATEMENT

A COMPLETE GEOTECHNICAL EVALUATION HAS BEEN COMPLETED BY A FLORIDA ENGINEERING AND TESTING COMPANY FOR THIS SITE. A COPY OF THE REPORT SHALL BE SUBMITTED WITH THESE DOCUMENTS BY THE OWNER.

CONTRACTOR TO PROVIDE COUNTY W/ CERTIFIED COMPACTION REPORT BEFORE INSPECTION AS PER F.B.C. R4404.1
A SPOT SURVEY IS REQUIRED SHOWING LOCATION AND ELEVATION OF SLAB

SOIL TREATMENT FOR PROTECTION AGAINST TERMITES SHALL BE SUBMITTED TO BUILDING DEPT. FROM A NATIONAL PEST CONTROL ASSOC. BEFORE CONCRETE CAN BE POURED SEC. F.B.C. R320 TERMITE PEST CONTROL TO COMPLY W/F.B.C. SECT 105.10

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DRAINAGE NOTES

THE SITE SHALL BE DESIGNED TO DISPOSE OF ANY ORIGINATING RAINWATER OR OTHER LIQUID WASTE. IT SHALL NOT BE DISPOSED OF OR FLOW ACROSS ANY ADJOINING PROPERTY OR SIDEWALK, EITHER PUBLIC OR PRIVATE BUT SHALL BE DISPOSED OF IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. IN NO CASE SHOULD ANY BURMING, MOUNDING, OR REGRADING IMPEDE THE FLOW OF WATER TO OR IN THE SWALES IN THE VARIOUS EASEMENTS.

RUNOFF SHALL BE DISCHARGED FROM IMPERVIOUS SURFACES THROUGH RETENTION AREAS, DETENTION DEVICES, FILTERING AND CLEANSING DEVICES OR SUBJECTED TO SOME OTHER TYPE OF BEST MANAGEMENT PRACTICE PRIOR TO DISCHARGE FROM THE PROJECT SITE.
ALL RUNOFF MUST BE CONTAINED ON SITE FOR A 5-YEAR 24-HOUR STORM

ALL STORM WATER RUNOFF MUST REMAIN ON SITE DURING CONSTRUCTION AS WELL. CONSTRUCTION SHALL HAVE NO DRAINAGE IMPACTS TO ADJACENT PROPERTIES, SURROUNDING RIGHTS OF WAY, STORM WATER FACILITIES AND NEIGHBORING WATER BODIES.

SURVEY

BEFORE SLAB INSPECTION OR PRIOR TO FRAMING THE BUILDING DEPARTMENT SHALL BE SUPPLIED TWO SURVEYORS ENGINEERING PLANS CERTIFIED BY A FLORIDA REGISTERED ENGINEER OR SURVEYOR, SHOWING SETBACK DISTANCES FROM EACH PROPERTY LINE TO THE STEM WALLS OR SILLS OF THE BUILDING OR STRUCTURE UNDER CONSTRUCTION. THE BUILDING DEPARTMENT SHALL ALSO BE FURNISHED WRITTEN CERTIFICATIONS FROM A FLORIDA REGISTERED ENGINEER OR LAND SURVEYOR STATING THAT THE TOP OF THE FLOOR SLAB IS ABOVE THE ONE HUNDRED YEAR FLOOR PLAIN AND A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE ROAD OR MEASURED TO THE BOTTOM OF THE WOOD JOISTS WILL BE A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE ROAD. AMD ORD 21-96

UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL (FBC 2023, BUILDING SECTION 110.3); IN ADDITION, AN AS BUILT ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION SHALL BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.

IRREGULAR LOT NOTE:
IN THE EVENT THE LOT IS IRREGULAR IN SHAPE AND/OR THE PROPOSED LAYOUT OF THE STRUCTURE, THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE A REGISTERED LAND SURVEYOR STAKE OUT THE SLAB PERIMETER, BEARING WALLS AND STRUCTURAL COLUMN LOCATIONS AND VERIFY THAT THE STRUCTURE IS WITHIN ALL REQUIRED CITY SETBACKS AND EASEMENTS. THE SURVEYOR SHALL NOTIFY THE ARCHITECT AND CONTRACTOR IMMEDIATELY IF ANY PORTION OF THE HOUSE ENCROACHES INTO A REQUIRED SETBACK OR EASEMENT. BASED UPON THE INFORMATION PROVIDED BY THE SURVEYOR, THE ARCHITECT SHALL COORDINATE WITH THE CONTRACTOR TO MAKE ANY NECESSARY ADJUSTMENTS TO THE CONSTRUCTION DRAWINGS. NO WORK SHALL COMMENCE ON THE STRUCTURE UNTIL THE CONTRACTOR HAS RECEIVED FROM THE ARCHITECT REVISED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL TRADES AND INFORMING SUBCONTRACTORS OF THE REVISION. DUE TO THE INTRACASY OF THE PROPERTY ANGLES THE CONTRACTOR SHALL EXERCISE EXTREME CARE DURING THE LAYOUT OF THE FOUNDATION PERIMETER AND BEARING WALLS.

IRRIGATION NOTES

ALL LANDSCAPED AREAS SHALL RECEIVE COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER/IRRIGATION SYSTEM W/AN AUTOMATIC RAIN SENSOR IN ORDER TO RENDER THE SYSTEM INOPERATIVE IN THE EVENT OF RAIN. LANDSCAPED RIGHT OF WAY AREAS SHALL ALSO BE INCORPORATED AS PART OF THE IRRIGATION SYSTEM. DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY'S CODE OF ORDINANCE, FLORIDA BUILDING CODE, STATE LAW AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
IRRIGATION UNDER SEPARATE PERMIT

COASTAL SITE AND TURTLE LIGHTING NOTES

EXTERIOR LIGHTING SHALL COMPLY WITH TOWN OF HILLSBORO BEACH CODE OF ORDINANCE SECT 3-9 CODE FOR TURTLE PROTECTION.
FLORIDA STATUTES § 161.163 – STATE-LEVEL DIRECTIVE FOR COASTAL LIGHTING REGULATION FWC AND CHAPTER 62B-55, F.A.C.

POOL BARRIER REQUIREMENTS:

THE METHOD OF COMPLIANCE FOR POOL BARRIER SHALL BE A POOL PERIMETER FENCE AND GATE. THE LOCATION AND DIMENSIONS OF THE FENCE AND GATE HAVE BEEN NOTED ON THE DRIVEWAY AND HARDSCAPE PLAN ON SHEET A-101, INCLUDING APPLICABLE REGULATIONS FOR FENCING
POOL SHALL BE UNDER SEPARATE PERMIT. POOL IS SHOWN ON THESE PLANS FOR INFORMATION ONLY AND FOR COORDINATION OF POOL BARRIERS.

POOL BARRIER NOTES:
ONE OF THE FOLLOWING WILL BE USED TO MEET THE REQUIREMENTS OF CHAPTER 15, FLORIDA STATUTES AND FLORIDA BUILDING CODE RESIDENTIAL 4501.171.1 THROUGH 4501.17.1.14

THE POOL MAY BE EQUIPPED WITH AN APPROVED SAFETY POOL COVER THAT COMPLIES WITH THE AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM) STANDARD F1346-91

FBC R4501.17RESIDENTIAL SWIMMING BARRIER REQUIREMENT.
RESIDENTIAL SWIMMING POOLS SHALL COMPLY WITH SECTIONS R4501.17.1 THROUGH R4501.17.3.
EXCEPTION: A SWIMMING POOL WITH AN APPROVED SAFETY POOL COVER COMPLYING WITH ASTM F1346.
R4501.17.1OUTDOOR SWIMMING POOLS.
OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH R4501.17.1.1 THROUGH R4501.17.1.14.
R4501.17.1.1
THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE THE BARRIER MAY BE AT GROUND LEVEL OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).
R4501.17.1.2 THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER AS HEREIN DESCRIBED BELOW. ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS. OPENINGS IN ANY BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.
R4501.17.1.3 SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.
R4501.17.1.4 WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 13/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 13/4 INCHES (44 MM) IN WIDTH.
R4501.17.1.5 WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS 45 INCHES (1143 MM) OR MORE, SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 4 INCHES (102 MM). WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 13/4 INCHES (44 MM) IN WIDTH.
R4501.17.1.6 MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 21/4-INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 13/4 INCHES (44 MM).
R4501.17.1.7 WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL BE NO MORE THAN 13/4 INCHES (44 MM).
R4501.17.1.8 ACCESS GATES. WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.
R4501.17.1.9 WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:
1.ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2023 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.
EXCEPTIONS: A.SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48 INCHES (1219 MM) OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL.
B.WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY.
C.SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS 42 INCHES (1067 MM) OR HIGHER WITH A COUNTER BENEATH.
2.ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM OF 54 INCHES (1372 MM) ABOVE THE THRESHOLD, WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
3.A SWIMMING POOL ALARM THAT, WHEN PLACED IN A POOL, SOUNDS AN ALARM UPON DETECTION OF AN ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. SUCH POOL ALARM MUST MEET AND BE INDEPENDENTLY CERTIFIED TO ASTM STANDARD F2208, TITLED "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED ALARMS. FOR PURPOSES OF THIS PARAGRAPH, THE TERM "SWIMMING POOL ALARM" DOES NOT INCLUDE ANY SWIMMING PROTECTION ALARM DEVICE DESIGNED FOR INDIVIDUAL USE, SUCH AS AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER.
R4501.17.1.11
STANDARD SCREEN ENCLOSURES WHICH MEET THE REQUIREMENTS OF SECTION R4501.17 MAY BE UTILIZED AS PART OF OR ALL OF THE "BARRIER" AND SHALL BE CONSIDERED A "NONDWELLING" WALL. REMOVABLE CHILD BARRIERS SHALL HAVE ONE END OF THE BARRIER NONREMOVABLE WITHOUT THE AID OF TOOLS.
R4501.17.1.12 THE BARRIER MUST BE PLACED AROUND THE PERIMETER OF THE POOL AND MUST BE SEPARATE FROM ANY FENCE, WALL, OR OTHER ENCLOSURE SURROUNDING THE YARD UNLESS THE FENCE, WALL, OR OTHER ENCLOSURE OR PORTION THEREOF IS SITUATED ON THE PERIMETER OF THE POOL, IS BEING USED AS PART OF THE BARRIER, AND MEETS THE BARRIER REQUIREMENTS OF THIS SECTION.
R4501.17.1.13 REMOVABLE CHILD BARRIERS MUST BE PLACED SUFFICIENTLY AWAY FROM THE WATER'S EDGE TO PREVENT A YOUNG CHILD OR MEDICALLY FRAIL ELDERLY PERSON WHO MAY MANAGE TO PENETRATE THE BARRIER FROM IMMEDIATELY FALLING INTO THE WATER, SUFFICIENTLY AWAY FROM THE WATER'S EDGE SHALL MEAN NO LESS THAN 20 INCHES (508 MM) FROM THE BARRIER TO THE WATER'S EDGE. DWELLING OR NONDWELLING WALLS INCLUDING SCREEN ENCLOSURES. WHEN USED AS PART OR ALL OF THE "BARRIER" AND MEETING THE OTHER BARRIER REQUIREMENTS, MAY BE AS CLOSE TO THE WATER'S EDGE AS PERMITTED BY THIS CODE.
R4501.17.1.14 A WALL OF A DWELLING MAY SERVE AS PART OF THE BARRIER IF IT DOES NOT CONTAIN ANY DOOR OR WINDOW THAT OPENS TO PROVIDE DIRECT ACCESS FROM THE HOME TO THE SWIMMING POOL.
R4501.17.1.14.1ADJACENT WATERWAYS.
PERMANENT NATURAL OR PERMANENT MAN-MADE FEATURES SUCH AS BULKHEADS, CANALS, LAKES, NAVIGABLE WATERWAYS, ETC., ADJACENT TO A PUBLIC OR PRIVATE SWIMMING POOL OR SPA MAY BE PERMITTED AS A BARRIER WHEN APPROVED BY THE AUTHORITY HAVING JURISDICTION. WHEN EVALUATING SUCH BARRIER FEATURES, THE AUTHORITY MAY PERFORM ON-SITE INSPECTIONS AND REVIEW EVIDENCE SUCH AS SURVEYS, AERIAL PHOTOGRAPHS, WATER MANAGEMENT AGENCY STANDARDS AND SPECIFICATIONS, AND ANY OTHER SIMILAR DOCUMENTATION TO VERIFY. AT A MINIMUM, THE FOLLOWING:1.THE BARRIER FEATURE IS NOT SUBJECT TO NATURAL CHANGES, DEVIATIONS, OR ALTERATIONS AND IS CAPABLE OF PROVIDING AN EQUIVALENT LEVEL OF PROTECTION AS THAT PROVIDED BY THE CODE.
2.THE BARRIER FEATURE CLEARLY IMPEDES, PROHIBITS OR RESTRICTS ACCESS TO THE SWIMMING POOL OR SPA.

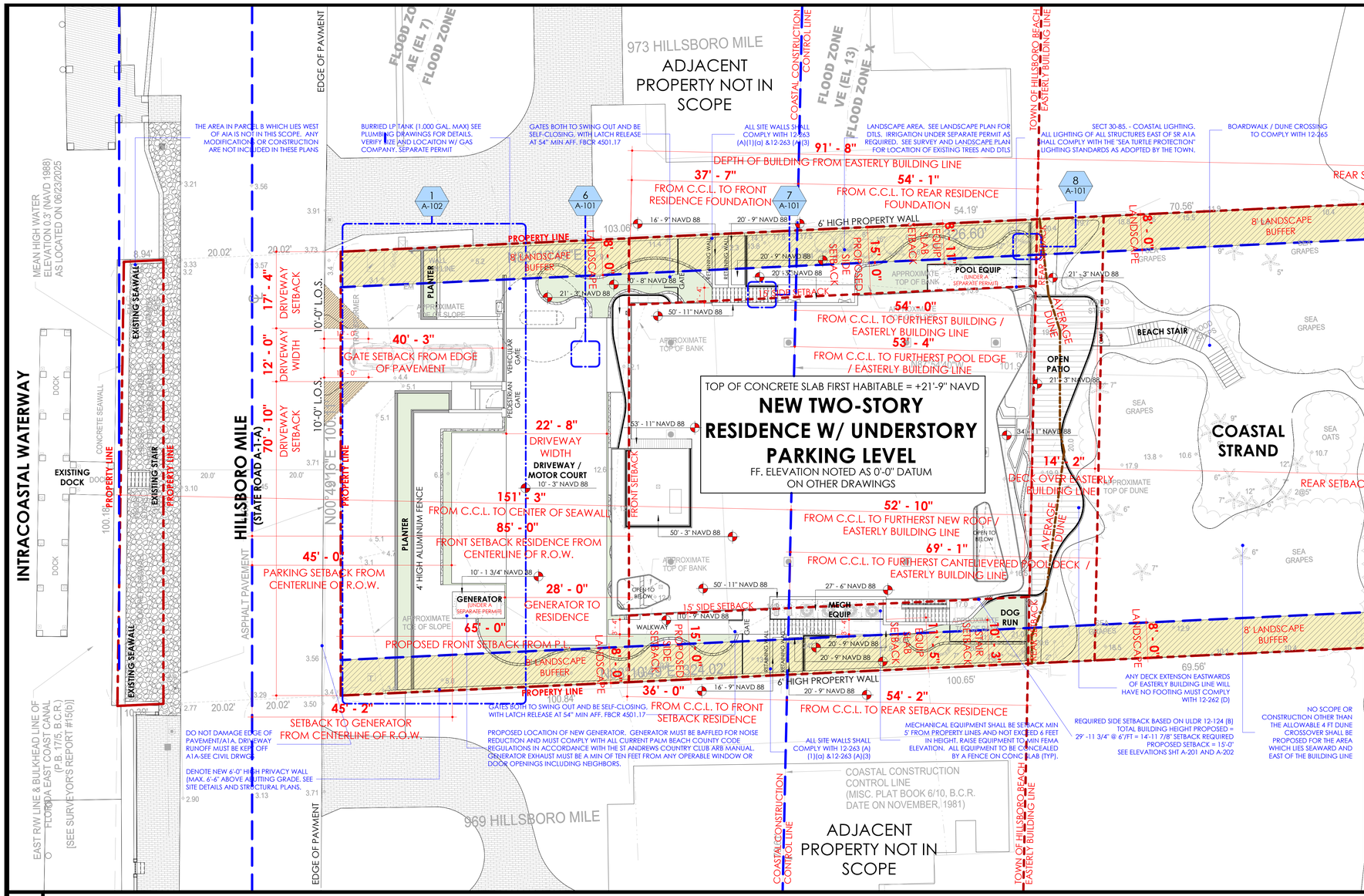
3 NOTES

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

BASED ON SURVEY PLAN

A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; THAT PART OF THE NORTH 100 FEET OF THE SOUTH 2,859 FEET OF SAID SECTION 20 (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF), LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, AS NOW LOCATED AND CONSTRUCTED, SAID LANDS SITUATE IN THE TOWN OF HILLSBORO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 33,496 SQUARE FEET (0.769 ACRES)

HILLSBORO BEACH - FLORIDA

2 LEGAL DESCRIPTION

SITE LIGHTING SHALL BE INSTALLED TO ENSURE SAFE MOVEMENT OF PERSONS AND VEHICLES AND REFLECTION ON PUBLIC PROPERTY FOR SECURITY PURPOSES AND TO MINIMIZE GLARE AND REFLECTION ON ADJACENT PROPERTIES. LIGHTING SHALL ENHANCE THE APPEARANCE OF STRUCTURES AT NIGHT

EXTERIOR LIGHTING SHALL COMPLY WITH TOWN OF HILLSBORO BEACH CODE OF ORDINANCE SECT 3-9 CODE FOR TURTLE PROTECTION

FLORIDA STATUTES § 161.163 – STATE-LEVEL DIRECTIVE FOR COASTAL LIGHTING REGULATION
FWC AND CHAPTER 62B-55, F.A.C.

3 COASTAL SITE AND TURTLE LIGHTING NOTES

1.1.IN FLOOD HAZARD AREAS, UPON PLACEMENT OF THE LOWEST FLOOR, INCLUDING BASEMENT, AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, THE ELEVATION CERTIFICATION SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION. (FBC 2023, BUILDING SECTION 110.3); IN ADDITION, AN AS BUILT ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION SHALL BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.
A/C MECHANICAL, POOL EQUIPMENT AND ALL OUT-DOOR EQUIPMENT, INCLUDING REF, ICE AND BBQ. GENERATOR (IF APPLICABLE) AND POOL EQUIPMENT SHALL BE ELEVATED AT OR ABOVE BFE. TYP
ALL EXTERIOR DOORS TO HAVE LANDINGS TO COMPLY WITH R311.3 (TYP), SEE SITE PLAN AND STRUCT DWGS FOR DTLS HEIGHT OF LANDINGS SHALL NOT EXCEED MIDPOINT BETWEEN GRADE AND MIN FEMA BASE FLOOD ELEV STEPS ON SIDE OF RESIDENCE SHALL NOT EXCEED 30" ABOVE MID GRADE.
CONTRACTOR TO PROVIDE COUNTY W/ CERTIFIED COMPACTION REPORT BEFORE INSPECTION.
A SPOT SURVEY IS REQUIRED SHOWING LOCATION AND ELEVATION OF SLAB
SOIL TREATMENT FOR PROTECTION AGAINST TERMITES SHALL BE SUBMITTED TO BUILDING DEPT. FROM A NATIONAL PEST CONTROL ASSOC. BEFORE CONCRETE CAN BE POURE. D BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY PERFORMING THE TREATMENT.
TWO (2) ELEVATION CERTIFICATES ARE REQUIRED DURING THE DEVELOPMENT PROCESS:
- FOUNDATION ELEVATION CERTIFICATE (EC)
- FINAL (AS-BUILT) ELEVATION CERTIFICATE (EC) AND FINAL INSPECTION IS REQUIRED BEFORE THE STRUCTURE CAN BE OCCUPIED

4 SLAB NOTES TYP

NOTES:
UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES. BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK.

EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. CONTRACTOR IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.

NOTES:
THE SITE WAS DESIGNED TO DISPOSE OF ANY ORIGINATING RAINWATER OR OTHER LIQUID WASTE. IT SHALL NOT BE DISPOSED OF OR FLOW ACROSS ANY ADJOINING PROPERTY OR SIDEWALK, EITHER PUBLIC OR PRIVATE BUT SHALL BE DISPOSED OF IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. IN NO CASE SHOULD ANY BERMING, MOUNDING, OR REGRADING IMPEDE THE FLOW OF WATER TO OR IN THE SWALES IN THE VARIOUS EASEMENTS, SEE ORIGINAL PERMIT PLANS FOR DETAILS.

PER 12-263(D), NO DOCKS AND PIERS SHALL BE PERMITTED ALONG THE ATLANTIC OCEAN. DOCKS, BOAT DAVITS AND PIERS MAY BE CONSTRUCTED ALONG THE INTRACOASTAL WATERWAY, PROVIDED THAT NO PART OF THE PIER OR DOCK SHALL BE HIGHER THAN THE TOP OF THE ADJOINING SEAWALL OR THE ESTABLISHED GRADE OF THE SEAWALL IF NONE EXISTS. MOORING PILES AND BOAT DAVITS MAY EXCEED THIS HEIGHT, ALL APPLICABLE APPROVALS FROM BROWARD COUNTY AND ARMY CORPS OF ENGINEERS WILL BE REQUIRED.

5 SITE PLAN NOTES

ALL APPLICABLE FEDERAL, STATE, COUNTY, DRAINAGE DISTRICT AND CITY PERMITS FOR CONSTRUCTION OF PAVING, GRADING, DRAINAGE, WATER AND SANITARY SEWER SHALL BE OBTAINED PRIOR TO CONSTRUCTION AS REQUIRED.

CONTRACTOR SHALL VERIFY ALL SETBACKS PRIOR TO CONSTRUCTION WITH CITY, STATE, SFWMD AND APPLICABLE AGENCIES AND UTILITY DEPARTMENTS FOR ALL BUILDINGS, STRUCTURES, UTILITIES, GENERATORS, ACCESSORY AREAS, FENCES, POOLS, AND DRIVEWAYS. FINISHED FLOOR SHALL ALSO BE VERIFIED WITH CIVIL DRAWINGS. IN-SITE DESIGN GROUP SHALL BE HELD HARMLESS FOR ANY AND ALL ENCROACHMENTS

CONTRACTOR TO PROVIDE TREE REMOVAL PERMIT FROM BROWARD COUNTY.
CONTRACTOR TO PROVIDE BROWARD COUNTY ENVIRONMENTAL PERMIT PLANS FOR ANY CONSTRUCTION ACTIVITY ON DUNE.
CONTRACTOR TO PROVIDE FDEP PERMIT PLANS FOR CONSTRUCTION EAST OF CCCL.
CONTRACTOR TO PROVIDE FDOT APPROVAL FOR DRIVEWAY CONNECTION AND ROW DEDICATION.
CONTRACTOR TO PROVIDE SITE CONSTRUCTION MANAGEMENT PLAN BASED ON SECT 12-50

(C)EXTERIOR LIGHTING STANDARDS FOR ALL DEVELOPMENTS.(1)EXTERIOR ARTIFICIAL LIGHT FIXTURES SHALL BE DESIGNED AND POSITIONED SO THAT THE POINT SOURCE OF LIGHT IS NOT DIRECTLY VISIBLE FROM THE BEACH.(2)LOW PROFILE LUMINAIRES SHALL BE USED IN PARKING LOTS AND SUCH LIGHTING SHALL BE POSITIONED SO THAT NO LIGHT DIRECTLY OR INDIRECTLY ILLUMINATES THE BEACH.(3)FLOODLIGHTS, UP-LIGHTS OR SPOTLIGHTS FOR DECORATIVE, RECREATIONAL AND ACCENT PURPOSES THAT ARE DIRECTLY VISIBLE FROM THE BEACH MUST BE AMBER/RED LED. ANY "POINT SOURCE OF LIGHTING" INCLUDING, BUT NOT LIMITED TO, FLOODLIGHTS, UP-LIGHTS, OR SPOTLIGHTS FOR DECORATIVE, RECREATIONAL AND ACCENT PURPOSES SHALL NOT BE DIRECTLY VISIBLE FROM THE BEACH DURING NESTING SEASON.(4) EXTERIOR LIGHTS USED EXPRESSLY FOR SAFETY OR SECURITY PURPOSES SHALL BE LIMITED TO THE MINIMUM NUMBER AND CONFIGURATION REQUIRED TO ACHIEVE THEIR FUNCTIONAL ROLE(S). THE USE OF MOTION DETECTOR SWITCHES THAT KEEP LIGHTS OFF EXCEPT WHEN APPROACHED AND THAT SWITCH LIGHTS ON FOR THE MINIMUM DURATION NOT EXCEEDING FIVE (5) MINUTES ARE REQUIRED FOR ANY EXTERIOR LIGHTS USED EXPRESSLY FOR SAFETY OR SECURITY. LIGHTS INCORPORATING MOTION DETECTOR SWITCHES SHALL BE DOWNWARD DIRECTED.(5)POOL LIGHTS SHALL BE INSTALLED WITH AMBER/RED LED LIGHTING SPECIFICALLY DESIGNED FOR THE SAFETY OF MARINE ANIMALS.(6)BALCONY LIGHTS SHALL BE FITTED WITH HOODS SO THAT LIGHTS SHALL NOT BE VISIBLE FROM THE BEACH.(D)INTERIOR ARTIFICIAL LIGHTING IN LINE-OF-SIGHT FROM THE BEACH SHALL BE DESIGNED AND POSITIONED SO THAT THE POINT SOURCE OF LIGHT IS NOT VISIBLE FROM THE BEACH. ALL INTERIOR LIGHT SOURCES SHALL BE SWITCHED OFF OR SHIELDED FROM VIEW WITH DRAPERY AFTER 9:00 P.M. OR HAVE INSTALLED TINTED OR FILMED GLASS WITH A LIGHT TRANSMITTANCE VALUE NOT TO EXCEED 45 PERCENT (45%).(E)COMPLIANCE INSPECTIONS. PERIODIC NIGHTTIME LIGHTING INSPECTIONS WILL BE PERFORMED DURING NESTING SEASON FROM THE BEACH TO DETERMINE THE EXTENT OF COMPLIANCE WITH ALL SECTIONS OF THIS ARTICLE. THESE INSPECTIONS WILL BE CONDUCTED AS NEEDED UNTIL EXISTING BEACHFRONT LIGHTING HAS BEEN BROUGHT INTO COMPLIANCE.(F)PROHIBITION OF ACTIVITIES DISRUPTIVE TO MARINE TURTLES. THE FOLLOWING ACTIVITIES AND SITUATIONS ARE PROHIBITED ON THE BEACH FROM SUNSET TO SUNRISE DURING NESTING SEASON:(1)THE OPERATION OF ALL MOTORIZED VEHICLES, EXCEPT EMERGENCY AND LAW ENFORCEMENT VEHICLES OR PERSONS WHO HAVE AUTHORIZATION OR A PERMIT TO ENGAGE IN MARINE TURTLE CONSERVATION OR RESEARCH ISSUED BY FWS, FDEP, FWC OR THE TOWN, AND WHO ARE ACTING IN CONFORMANCE WITH SUCH AUTHORIZATION OR PERMIT.(2)THE BUILDING OF FIRES DURING NESTING SEASON.(3)ANY TRANSIENT LIGHTING WHICH PURPOSELY ILLUMINATES NESTING SEA TURTLES OR HATCHLINGS. THIS PROHIBITION DOES NOT APPLY TO PERSONS WHO HAVE AUTHORIZATION OR A PERMIT TO ENGAGE IN MARINE TURTLE CONSERVATION OR RESEARCH ISSUED BY FWS, FWC, FDEP OR THE TOWN, AND WHO ARE ACTING IN CONFORMANCE WITH SUCH AUTHORIZATION OR PERMIT.(4)ANY TEMPORARY STRUCTURES, INCLUDING, BUT NOT LIMITED TO, BEACH CHAIRS, UMBRELLAS AND CABANAS WHICH HAVE THE POTENTIAL FOR ENTRAPMENT OF MARINE TURTLES AND WHICH MAY INTERFERE WITH THE USE OF THE NATURAL BEACH ENVIRONMENT FOR NESTING HABITAT. ALL TEMPORARY STRUCTURES SHALL BE REMOVED FROM THE BEACH NIGHTLY OR STACKED WITH THE SHORTEST EDGE FACING THE SHORELINE IN A MANNER TO REDUCE THE POSSIBILITIES OF ENTRAPMENT.(G)LOCAL APPROVAL NOT EXCLUSIVE. APPROVAL REQUIRED PURSUANT TO THIS ARTICLE SHALL BE IN ADDITION TO AND NOT IN LIEU OF ANY FEDERAL, STATE, REGIONAL OR OTHER LOCAL APPROVALS WHICH MAY BE REQUIRED FOR THE SAME OR SIMILAR ACTIVITIES. SIMILARLY, COMPLIANCE WITH PROVISIONS OF THIS ARTICLE DOES NOT EXCUSE ANY PERSON FROM HAVING TO COMPLY WITH OTHER APPLICABLE FEDERAL, STATE, REGIONAL OR LOCAL LAWS.

5 SITE PLAN NOTES

DRIVEWAYS, POOL, POOL EQUIPMENT AND HARDSCAPE NOTE

CONTRACTOR TO COORDINATE ALL SEPARATE PERMITS FOR HARDSCAPE FEATURES, POOL ITEMS SUCH PLANTERS, SPAS, BARS, BENCHES, STEPS, STAIRS, DETAILS, EQUIPMENT, REQUIREMENTS, SPECS AND ULDR COMPLIANCE WITH OWNER, OWNER'S REP AND LANDSCAPE ARCHITECT.

HILLSBORO RESIDENCE - SITE AREA CALCULATIONS	PROPOSED	% OF SITE
LOT COVERAGE (BLDG FOOTPRINT)	5,081.58	15.17%
1ST FLOOR COVERED AREA	1,699.25	5.07%
DRIVEWAY / DECKS / SLABS / POOL	2,801.83	8.36%
LANDSCAPING / PERVIOUS AREA / WATER	23,913.34	71.39%
NET LAND AREA (GROSS LAND AREA PER PLAT)	33,496.00	100%

HILLSBORO RESIDENCE - LOT COVERAGE TABULATIONS	REQUIRED	PROPOSED	% OF SITE
LOT SIZE	MIN 20,000 SF	33,496.00	
FLOOR AREA	MIN 2,000 SF	16,235.09	
PROPOSED LOT COVERAGE		5,081.58	15.17%
REQUIRED MAX LOT COVERAGE	13,398.40		40.00%
PROPOSED FAR		12,838.49	38.33%
REQUIRED MAX FAR	20,097.60		60%
PROPOSED PERVIOUS AREA		23,913.34	71.39%
REQUIRED MIN PERVIOUS AREA	8,374.00		25.00%

HILLSBORO RESIDENCE - SETBACKS	REQUIRED SETBACK	PROPOSED SETBACK
FRONT SETBACK - WEST	85'-0"	85'-0"
REAR SETBACK - EAST	169'-0"	169'-0"
SIDE SETBACK - NORTH (TO ROOF O.H.)*	14'-11 7/8"	15'-0"
SIDE SETBACK - SOUTH (TO ROOF O.H.)*	14'-11 7/8"	15'-0"
HEIGHT FROM AVERAGE DUNE TO TOP OF ROOF	30'-0" MAX	29'-11 3/4"
POOL SETBACK - NORTH	-	50'-6"
POOL SETBACK - SOUTH	-	19'-8 1/4"

ALL WORK TO BE DONE IN ACCORDANCE W/THE 2023 FLORIDA BUILDING CODE (TYP)

***SIDE SETBACK CALCULATION:**
TOTAL BUILDING HEIGHT PROPOSED = 29' -11 3/4" @ 6"/FT = 14'-11 7/8" SETBACK REQUIRED
PROPOSED SETBACK = 15'-0"

Elevations shall be based upon North American Vertical Datum of 1988 (NAVD 1988):	PROPOSED NAVD
Proposed Top of Roof FFE	+50'-3"
Proposed 2nd Floor Top of Concrete Slab FFE	+35'-3"
Proposed 2nd Floor Pool Deck FFE	+34'-11"
Proposed 1st Floor Top of Concrete Slab FFE	+21'-9"
Proposed 1st Floor Pool Deck FFE	+21'-3"
Average Dune	+20'-3 1/4"
Lowest Horizontal Structural Member	+19'-9"
Lowest elevation of machinery or equipment servicing the building:	+10'-9"
Proposed Top of Slab Lowest Floor (Garage non habitable)	+10'-9"
Crown of the road	+3.55'
Sealevel	0'-0"

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954 921-5333
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STATE OF FLORIDA
ANNIE K CARRUTHERS
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SEAL
STATE OF FLORIDA LICENSE N° AR-97156

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PROJECT NAME:
HILLSBORO BEACH RESIDENCE

OWNER NAME:
HILLSBORO BEACH HOUSE LLC

PROJECT ADDRESS:
971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION:
FOR SITE PLAN /DEVELOPMENT REVIEW SUBMITTAL

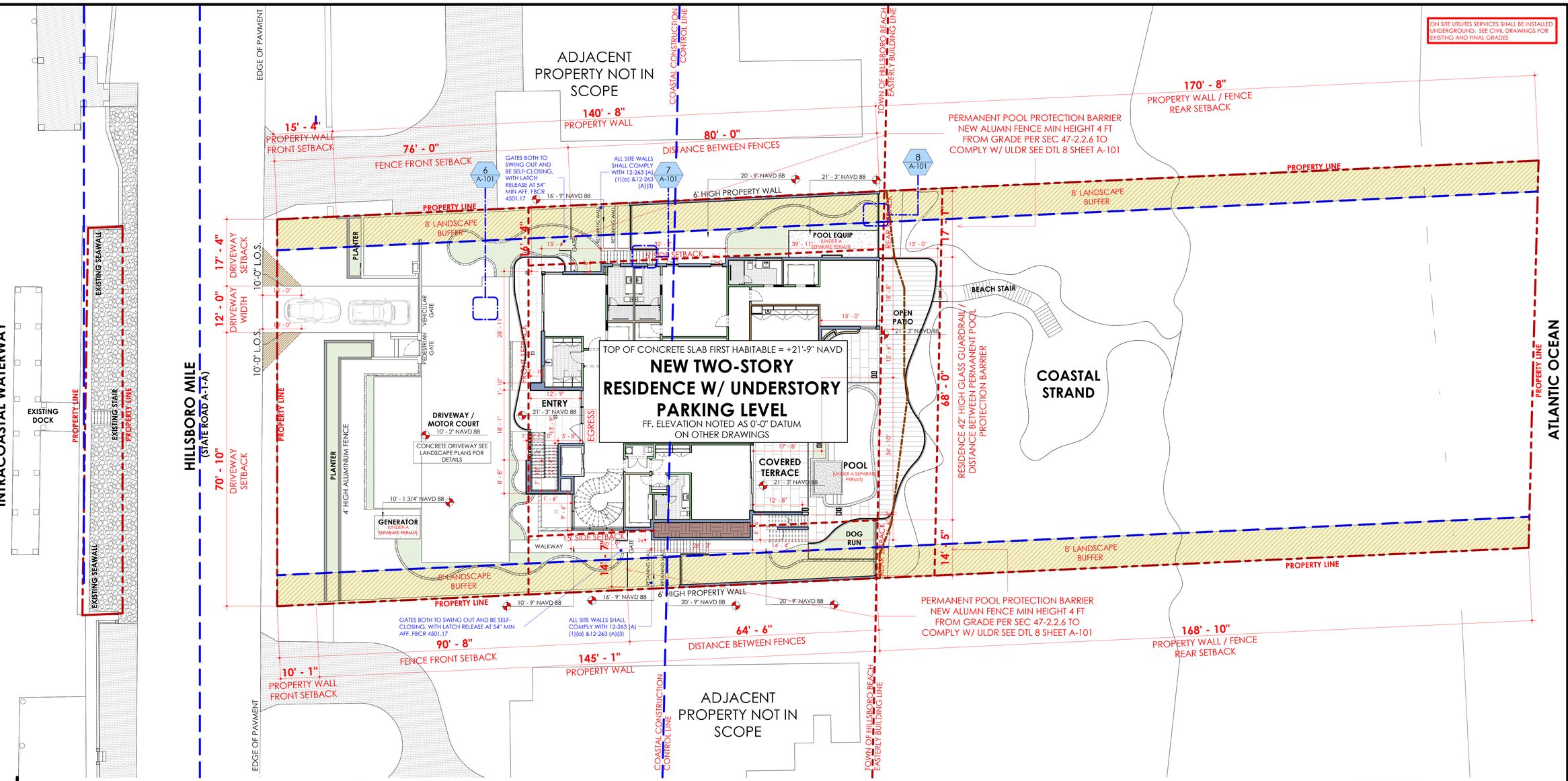
REVISIONS:

#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
SITE PLAN

SHEET NUMBER
A-100



1 SITE PLAN - DIMENSIONED / FENCE AND HARDSCAPE
SCALE = 3/32" = 1'-0"

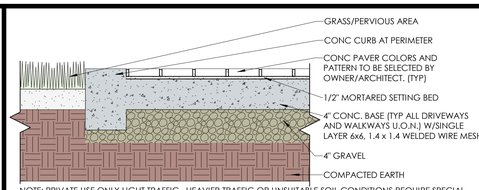
SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 32'

ST ANDREWS COUNTRY CLUB ARB REGULATION MANUAL

MINIMUM SETBACKS FOR PRIVACY WALLS (MAXIMUM HEIGHT 6 FEET) AND FENCES, AS DEFINED IN ARTICLE I.C.19. OF THIS ARB MANUAL, ARE FIVE (5) FEET (ZERO (0.0') FEET IN PLAT 7) FROM THE SIDE PROPERTY LINE, TWENTY-FIVE (25) FEET FROM THE FRONT PROPERTY LINE, AND TEN (10) FEET FROM THE REAR PROPERTY LINE, UNLESS OTHERWISE APPROVED BY THE ARB.
N. MINIMUM SETBACKS FOR NON-PRIVACY WALLS (MAXIMUM HEIGHT 4 FEET) AND LANDSCAPE WALLS, AS DESCRIBED IN ARTICLE I.C.17. OF THIS ARB MANUAL, ARE TEN (10) FEET FROM THE FRONT PROPERTY LINE, FIVE (5) FEET (ZERO (0) FEET IN PLAT 7) FROM THE SIDE PROPERTY LINE, AND TEN (10) FEET FROM THE REAR PROPERTY LINE UNLESS OTHERWISE APPROVED BY THE ARB. THE ARB MAY INCREASE THESE MINIMUMS AS DEEMED SUITABLE TO CONFORM TO COMMUNITY STANDARDS.

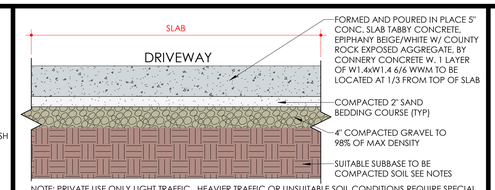
5. FENCES AND WALLS
A. THE DESIGN, MATERIALS, AND HEIGHT OF ANY WALL AND/OR FENCE MUST BE SHOWN, EITHER ON THE SITE PLAN OR BY SEPARATE DRAWING. FENCES MUST BE BRONZE OR BLACK IN COLOR AND MUST MEET COUNTY CODE.
B. PRIVACY WALLS AND FENCES, AS DEFINED IN ARTICLE I.C.19, MUST NOT EXCEED SIX (6) FEET IN HEIGHT. NON-PRIVACY WALLS AND FENCES AS DESCRIBED IN ARTICLE I.C.17 MUST NOT EXCEED FIVE (5) FEET IN HEIGHT.
C. NO WALL OR FENCE MAY OBSTRUCT THE DRAINAGE FLOW OF WATER.
D. ANY COMBINATION OF LANDSCAPING AND FENCE OR WALL ELEMENTS MAY BE APPROVED BY THE ARB AT ITS SOLE DISCRETION, TO CREATE AN EFFECT SIMILAR TO A WALL OR FENCE, THE APPROPRIATE ARB PROVISIONS FOR WALLS AND FENCES WILL APPLY IN SUCH INSTANCE.
E. GREEN VINYL CLAD CHAIN LINK FENCING MAY ONLY BE USED TO ENCLOSE A TENNIS COURT AREA. ANY OTHER CHAIN LINK FENCE IS PROHIBITED.
F. FENCES TO WATER: AT THE SOLE DISCRETION OF THE ARB, AND WITH CONSIDERATION FOR THE NEIGHBORING PROPERTIES, POOL ENCLOSURE FENCES MAY EXTEND INTO THE LAKES PER PALM BEACH COUNTY REGULATIONS IF THE HOMEOWNER: (A) OBTAINS WRITTEN APPROVAL FROM THE ARB, (B) OBTAINS A COUNTY PERMIT, AND (C) EXECUTES AND DELIVERS TO THE ST. ANDREWS POA A "LICENSE AGREEMENT FOR FENCE" AND PROOF OF REQUIRED INSURANCE. SETBACKS FOR POOL ENCLOSURE FENCES ARE DESCRIBED IN ARTICLE IV A.1.O. (NO STRUCTURES OR EQUIPMENT MAY EXTEND INTO LAKES IN ANY EVENT.)
G. SETBACKS FOR WALLS AND FENCES ARE DESCRIBED IN ARTICLE IV A.1.M AND ARTICLE IV A.1.N OF THIS ARB MANUAL.

2 SACC ARB FENCE/WALL REGULATIONS



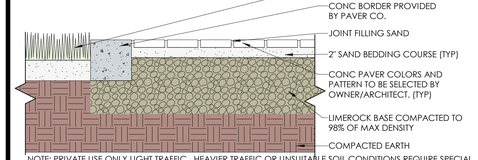
NOTE: PRIVATE USE ONLY LIGHT TRAFFIC. HEAVIER TRAFFIC OR UNSUITABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS DESIGN. SURFACE DRAINAGE: RECOMMENDED TO SWALED PERVIOUS AREA. SEE CIVIL DWGS FOR ADDITIONAL CALCULATIONS, SLOPES AND DETAILS. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS. THIS DETAIL SHALL BE VERIFIED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCITON.

4 PAVER ON CONC DETAIL (TYP)
SCALE = 1" = 1'-0"



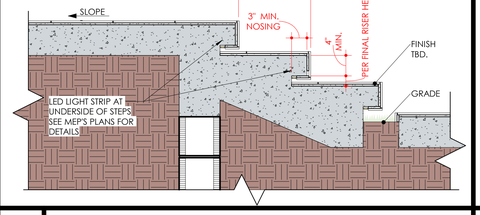
NOTE: PRIVATE USE ONLY LIGHT TRAFFIC. HEAVIER TRAFFIC OR UNSUITABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS DESIGN. SURFACE DRAINAGE: RECOMMENDED TO SWALED PERVIOUS AREA. SEE CIVIL DWGS FOR ADDITIONAL CALCULATIONS, SLOPES AND DETAILS. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS. THIS DETAIL SHALL BE VERIFIED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCITON.

6 CONCRETE DRIVEWAY
SCALE = 1" = 1'-0"

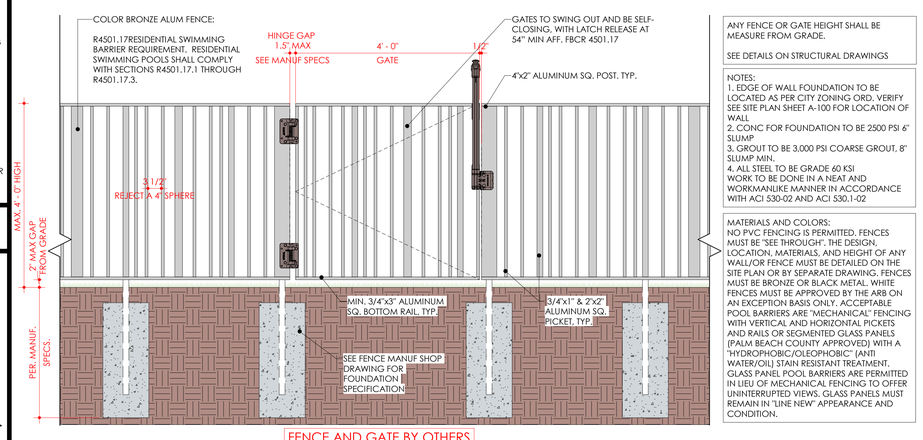


NOTE: PRIVATE USE ONLY LIGHT TRAFFIC. HEAVIER TRAFFIC OR UNSUITABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS DESIGN. SURFACE DRAINAGE: RECOMMENDED TO SWALED PERVIOUS AREA. SEE CIVIL DWGS FOR ADDITIONAL CALCULATIONS, SLOPES AND DETAILS. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS. THIS DETAIL SHALL BE VERIFIED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCITON.

5 PAVER ON SAND DETAIL
SCALE = 1" = 1'-0"



7 PROFILE OF EXT STEPS
SCALE = 1" = 1'-0"



FENCE AND GATE BY OTHERS

ANY FENCE OR GATE HEIGHT SHALL BE MEASURE FROM GRADE.

SEE DETAILS ON STRUCTURAL DRAWINGS

NOTES:
1. EDGE OF WALL FOUNDATION TO BE LOCATED AS PER CITY ZONING ORD. VERIFY SEE SITE PLAN SHEET A-100 FOR LOCATION OF WALL
2. CONC FOR FOUNDATION TO BE 2500 PSI 6" SLUMP
3. GROUT TO BE 3,000 PSI COARSE GROUT, 8" SLUMP MIN.
4. ALL STEEL TO BE GRADE 60 KSI
WORK TO BE DONE IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH ACI 530-02 AND ACI 530.1-02

MATERIALS AND COLORS:
NO PVC FENCING IS PERMITTED. FENCES MUST BE "SEE THROUGH". THE DESIGN, LOCATION, MATERIALS, AND HEIGHT OF ANY WALL/OR FENCE MUST BE DETAILED ON THE SITE PLAN OR BY SEPARATE DRAWING. FENCES MUST BE BRONZE OR BLACK METAL. WHITE FENCES MUST BE APPROVED BY THE ARB ON AN EXCEPTION BASIS ONLY. ACCEPTABLE POOL BARRIERS ARE "MECHANICAL" FENCING WITH VERTICAL AND HORIZONTAL PICKETS AND RAILS OR SEGMENTED GLASS PANELS (PALM BEACH COUNTY APPROVED) WITH A "HYDROPHOBIC/OLEOPHOBIC" (ANTI WATER/OIL) STAIN RESISTANT TREATMENT. GLASS PANEL POOL BARRIERS ARE PERMITTED IN LIEU OF MECHANICAL FENCING TO OFFER UNINTERRUPTED VIEWS. GLASS PANELS MUST REMAIN IN "LINE NEW" APPEARANCE AND CONDITION.

8 TYP. POOL PROTECTIVE BARRIER FENCE
SCALE = 3/4" = 1'-0"

CHAPTER 44, SECTION R4404.3, (2)(2)'
MASONRY FENCES, FLOWER BINS, STEPS AND SIMILAR DECORATIVE STRUCTURES SHALL HAVE REINFORCED CONCRETE FOUNDATIONS DESIGNED FOR ALL LIVE, DEAD AND WIND LOADS AS SET FORTH IN R4403. THE MINIMUM SIZE OF THESE FOUNDATIONS SHALL BE AS FOLLOWS:

(ALLOWABLE BEARING CAPACITY, POUNDS PER SQUARE FOOT)/UNBRACED WALL ABOVE GRADE (FT)=MINIMUM DEPTH AND WIDTH (INCHES)2200(LESS THAN OR EQUAL TO 3 FEET 12 × 1620000GREATER THAN 3 FEET BUT LESS THAN AND INCLUDING 6 FEET12 × 362000 GREATER THAN 6 FEET - NONE PROVIDED1

NOTES:1. FOUNDATIONS FOR MASONRY FENCES, FLOWER BINS, STEPS AND SIMILAR DECORATIVE STRUCTURES WITH UNBRACED HEIGHTS IN EXCESS OF 6 FEET (1829 MM) SHALL BE BASED ON RATIONAL ANALYSIS.2. THE MINIMUM CONTINUOUS FOOTINGS SPECIFIED IN THIS SECTION SHALL BE REINFORCED IN ACCORDANCE WITH SECTION R4404.3.3,CHAPTER 44, SECTION R4404.3, (2)(3) BASED ON RATIONAL ANALYSIS AND SOIL INVESTIGATION AS SET FORTH IN SECTION R4404. THE FOOTING SIZE OR BEARING CAPACITY MAY VARY, BUT THE MINIMUM WIDTH OF A FOOTING UNDER MASONRY FENCES, FLOWER BINS, STEPS AND SIMILAR DECORATIVE STRUCTURES SHALL NOT BE LESS THAN16 INCHES (406 MM) NOR LESS THAN 8 INCHES (203 MM) MORE THAN THE WIDTH OF THE WALL.

EXCEPTION: MASONRY FENCES, WING WALLS AND OTHER SIMILAR WALLS THAT ARE EXPOSED TO LATERAL WIND FORCES AND DO NOT HAVE ANY LATERAL RESTRAINT ABOVE GRADE, SHALL HAVE THEIR CONTINUOUS WALL FOOTINGS PLACED SO THE TOP OF FOOTING IS NO LESS THAN 16 INCHES (406 MM) BELOW GRADE.

NOTES:
1. EDGE OF WALL FOUNDATION TO BE LOCATED AS PER CITY ZONING ORD. VERIFY SEE SITE PLAN SHEET SP-1.1 FOR LOCATION OF WALL
2. SET ALL SITE WALLS ADJACENT TO PROPERTY LINES TO KEEP ALL DECORATIVE FEATURES FROM PROJECTING OVER PROPERTY LINE TYP.
3. CONC FOR FOUNDATION TO BE 2500 PSI 6" SLUMP
4. GROUT TO BE 3,000 PSI COARSE GROUT, 8" SLUMP MIN.
5. ALL STEEL TO BE GRADE 60 KSI
6. WORK TO BE DONE IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH ACI 530.1-08

3 FBC CODE FENCE/WALL REGULATIONS

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ANNIE K. CARRUTHERS
ARCHITECT

STATE OF FLORIDA
ANNIE K CARRUTHERS
2026.05.13 15:02:00-04'00'

SEAL
STATE OF FLORIDA LICENSE N° AR-97156

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PROJECT NAME:
HILLSBORO BEACH RESIDENCE

OWNER NAME:
HILLSBORO BEACH HOUSE LLC

PROJECT ADDRESS:
971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION:
FOR SITE PLAN /DEVELOPMENT REVIEW SUBMITTAL

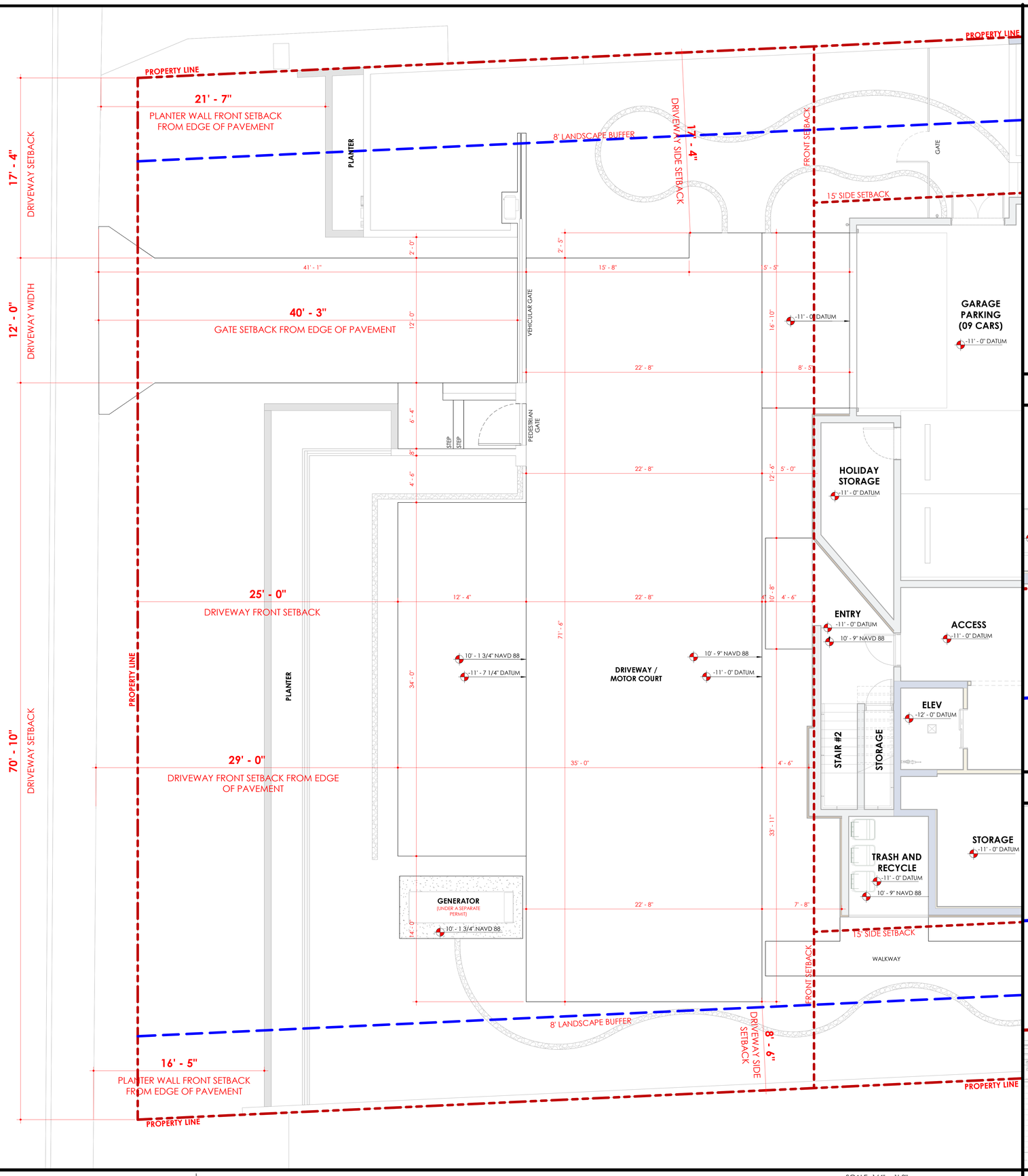
REVISIONS:

#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

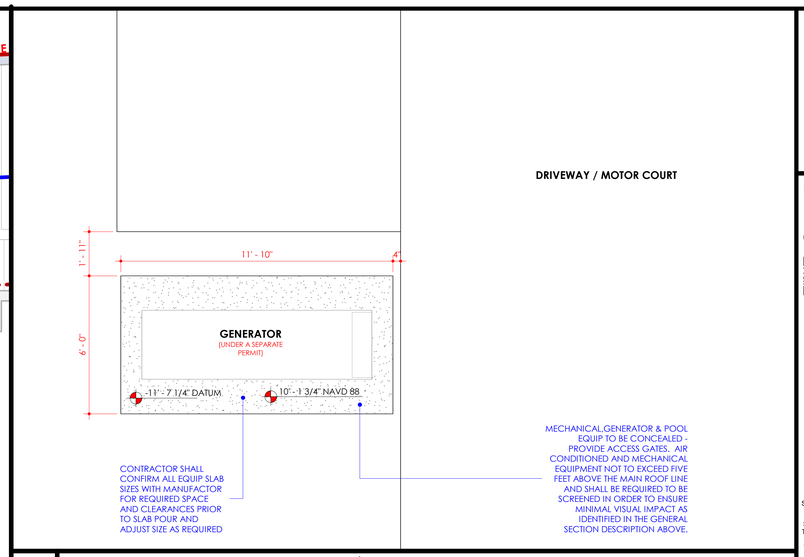
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SITE DETAILS

SHEET NUMBER
A-101



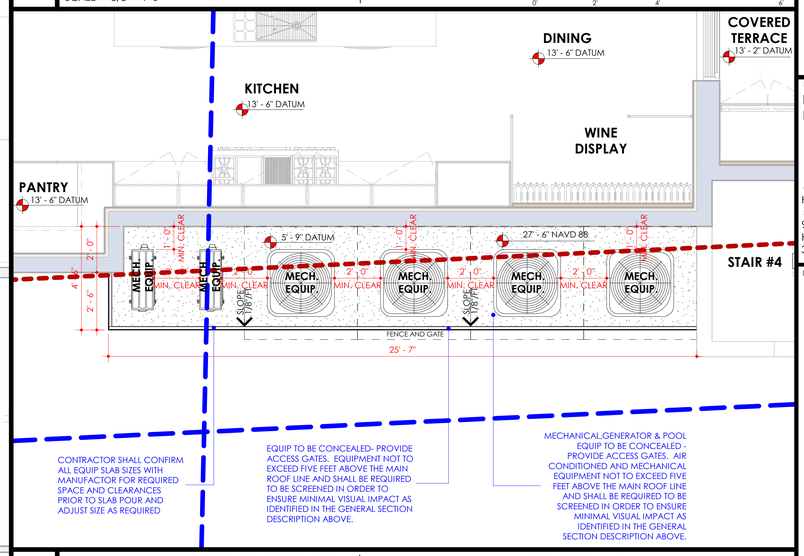
1 DRIVEWAY - PLAN
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SCALE: 1/4" = 1'-0"
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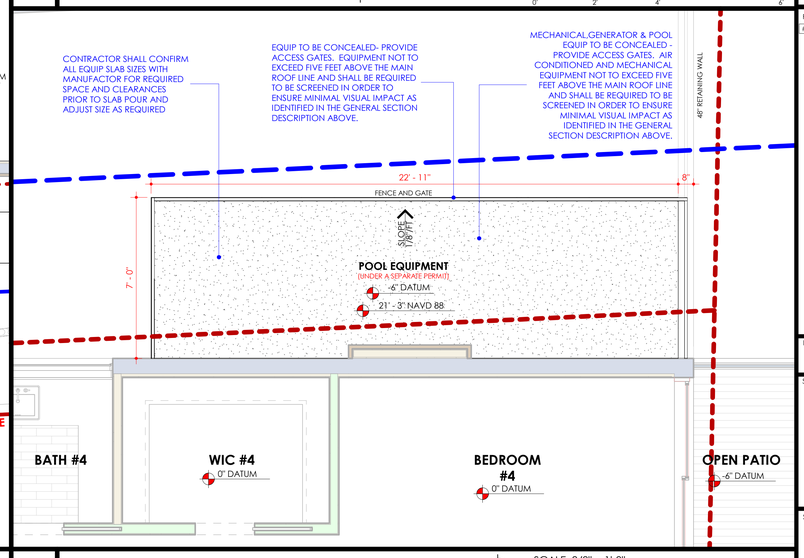
2 GENERATOR SLAB - PLAN
SCALE = 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"
0' 2' 4' 6'



3 MECH EQUIPMENT - SLAB PLAN
SCALE = 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"
0' 2' 4' 6'



4 POOL EQUIPMENT - SLAB PLAN
SCALE = 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"
0' 2' 4' 6'

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REVISIONS:

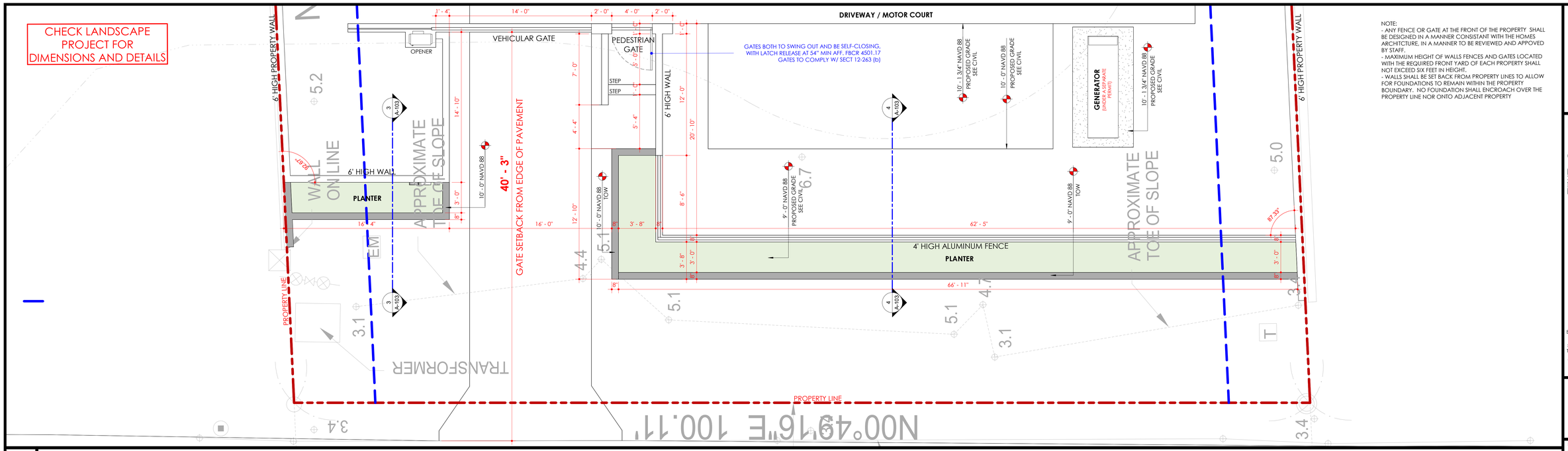
#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
DRIVEWAY AND SLABS PLANS

SHEET NUMBER
A-102

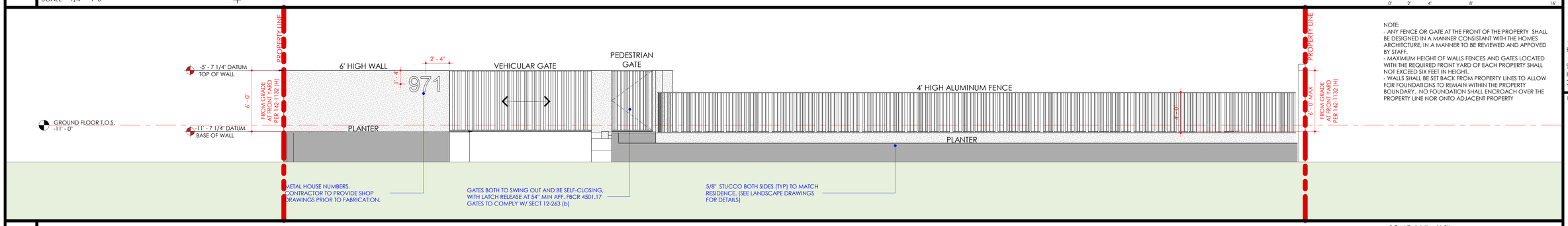
CHECK LANDSCAPE PROJECT FOR DIMENSIONS AND DETAILS



NOTE:
- ANY FENCE OR GATE AT THE FRONT OF THE PROPERTY SHALL BE DESIGNED IN A MANNER CONSISTANT WITH THE HOMES ARCHITCTURE, IN A MANNER TO BE REVIEWED AND APPOVED BY STAFF.
- MAXIMUM HEIGHT OF WALLS FENCES AND GATES LOCATED WITH THE REQUIRED FRONT YARD OF EACH PROPERTY SHALL NOT EXCEED SIX FEET IN HEIGHT.
- WALLS SHALL BE SET BACK FROM PROPERTY LINES TO ALLOW FOR FOUNDATIONS TO REMAIN WITHIN THE PROPERTY BOUNDARY. NO FOUNDATION SHALL ENCROACH OVER THE PROPERTY LINE NOR ONTO ADJACENT PROPERTY

1 FRONT WALL - PLAN
SCALE = 1/4" = 1'-0"

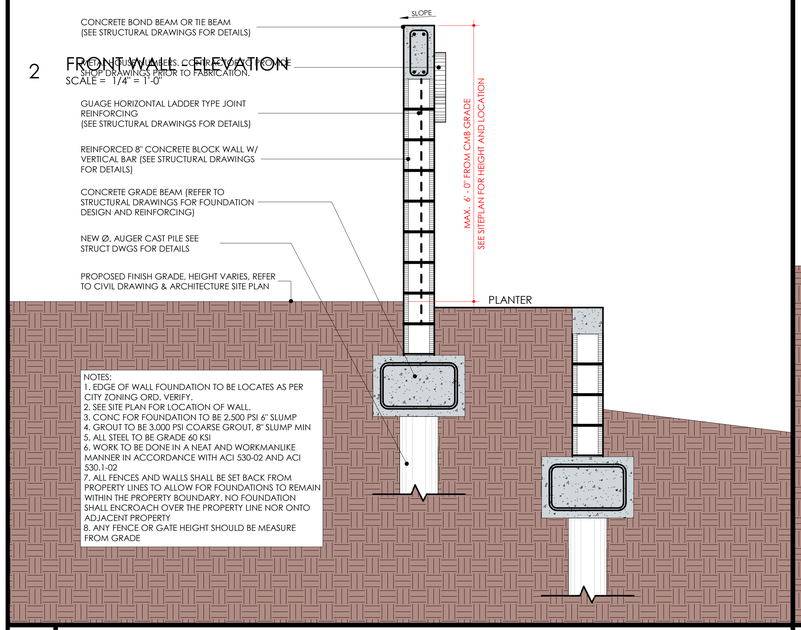
SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'



NOTE:
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- MAXIMUM HEIGHT OF WALLS FENCES AND GATES LOCATED WITH THE REQUIRED FRONT YARD OF EACH PROPERTY SHALL NOT EXCEED SIX FEET IN HEIGHT.
- WALLS SHALL BE SET BACK FROM PROPERTY LINES TO ALLOW FOR FOUNDATIONS TO REMAIN WITHIN THE PROPERTY BOUNDARY. NO FOUNDATION SHALL ENCROACH OVER THE PROPERTY LINE NOR ONTO ADJACENT PROPERTY

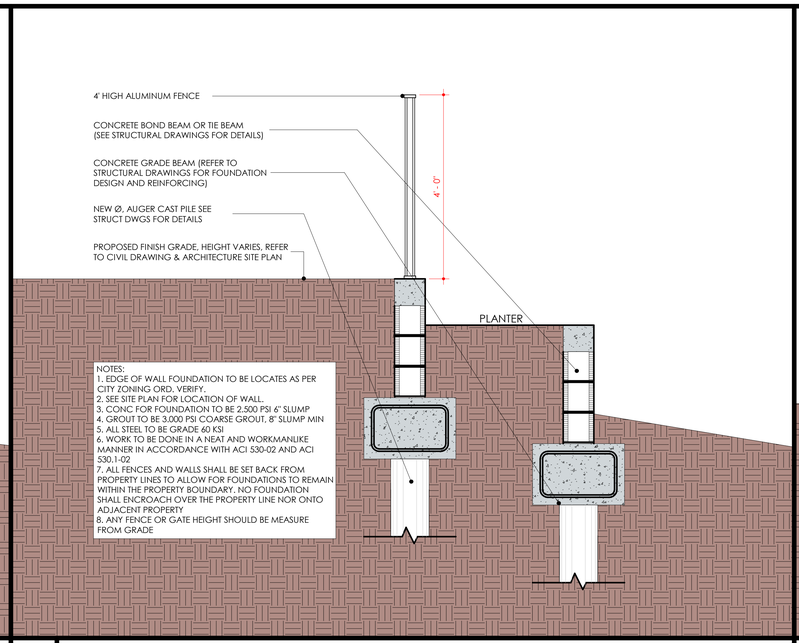
SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'

2 FRONT WALL - ELEVATION
SCALE = 1/4" = 1'-0"



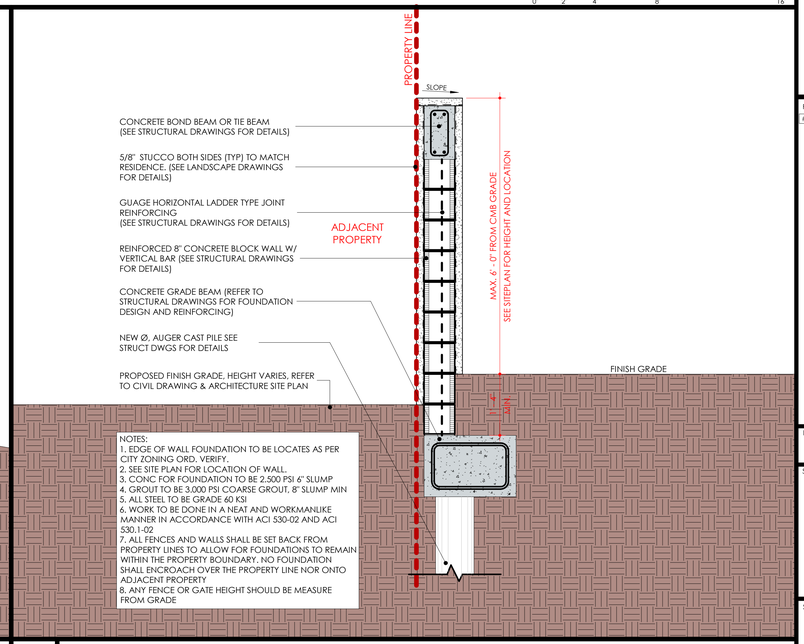
NOTES:
1. EDGE OF WALL FOUNDATION TO BE LOCATES AS PER CITY ZONING ORD. VERIFY.
2. SEE SITE PLAN FOR LOCATION OF WALL.
3. CONC FOR FOUNDATION TO BE 2,500 PSI 6" SLUMP
4. GROUT TO BE 3,000 PSI COARSE GROUT, 8" SLUMP MIN
5. ALL STEEL TO BE GRADE 60 KSI
6. WORK TO BE DONE IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH ACI 530-02 AND ACI 530.1-02
7. ALL FENCES AND WALLS SHALL BE SET BACK FROM PROPERTY LINES TO ALLOW FOR FOUNDATIONS TO REMAIN WITHIN THE PROPERTY BOUNDARY. NO FOUNDATION SHALL ENCROACH OVER THE PROPERTY LINE NOR ONTO ADJACENT PROPERTY
8. ANY FENCE OR GATE HEIGHT SHOULD BE MEASURE FROM GRADE

3 FRONT WALL - SECTION A
SCALE = 3/4" = 1'-0"



NOTES:
1. EDGE OF WALL FOUNDATION TO BE LOCATES AS PER CITY ZONING ORD. VERIFY.
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4 FRONT WALL - SECTION B
SCALE = 3/4" = 1'-0"



NOTES:
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8. ANY FENCE OR GATE HEIGHT SHOULD BE MEASURE FROM GRADE

5 SIDE WALL - SECTIONS
SCALE = 3/4" = 1'-0"

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STATE OF FLORIDA LICENSE N° AR-97156

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HILLSBORO BEACH, FL
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DISTRIBUTION:
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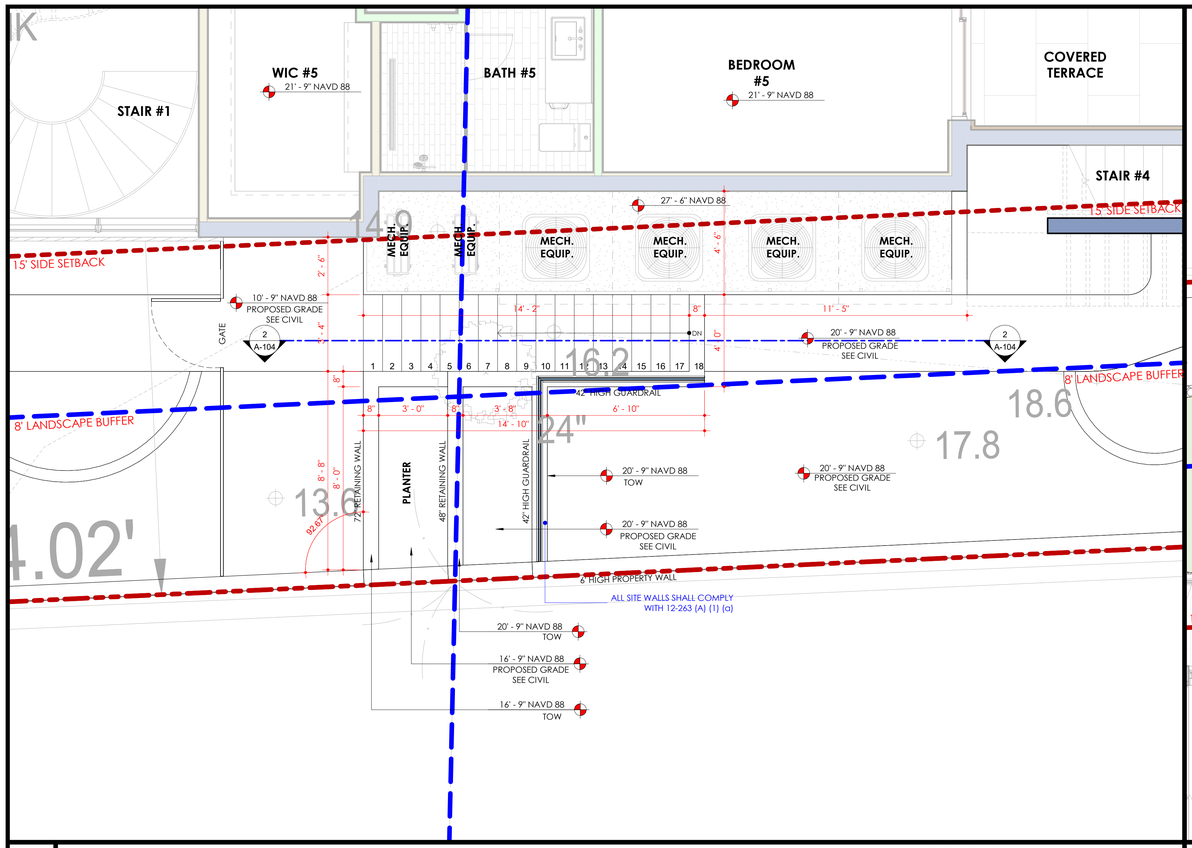
REVISIONS:

#	DATE	DESCRIPTION

DATE OF ISSUE
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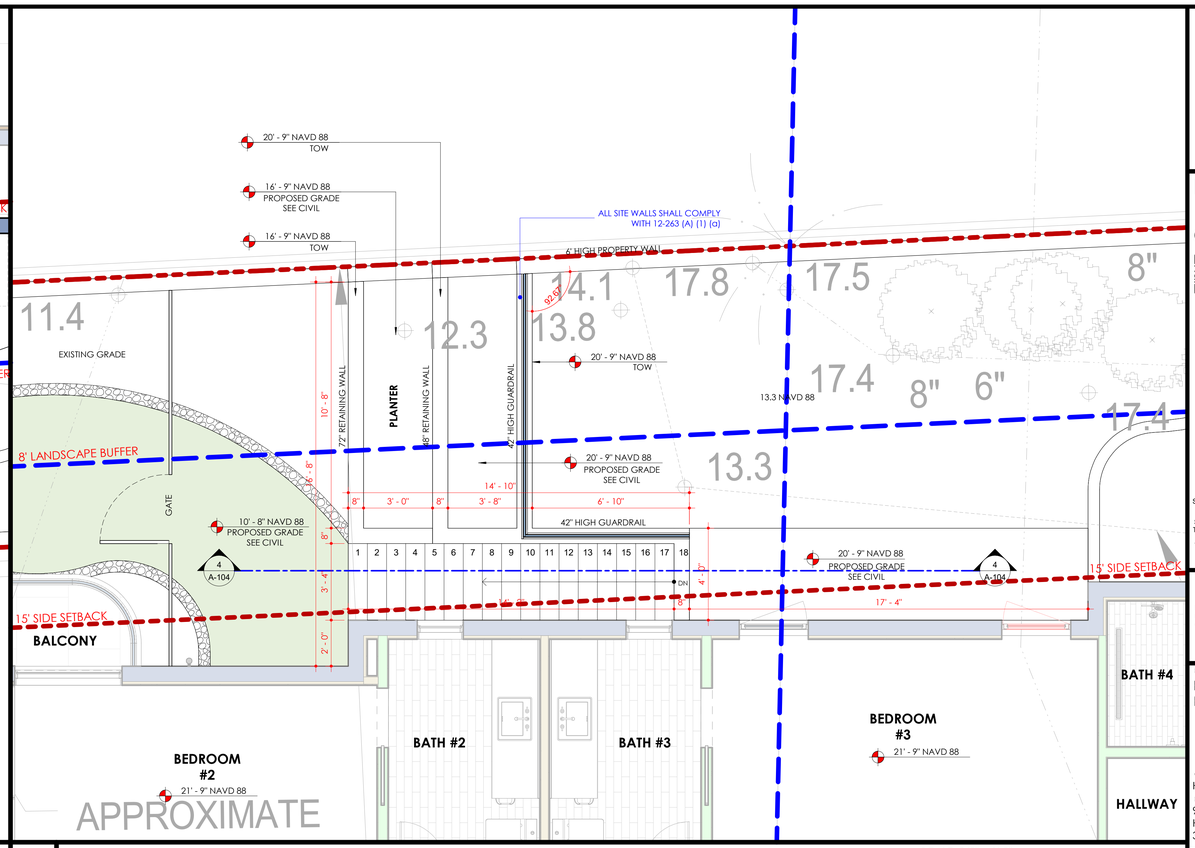
SHEET NAME
FRONT WALL DETAILS

SHEET NUMBER
A-103



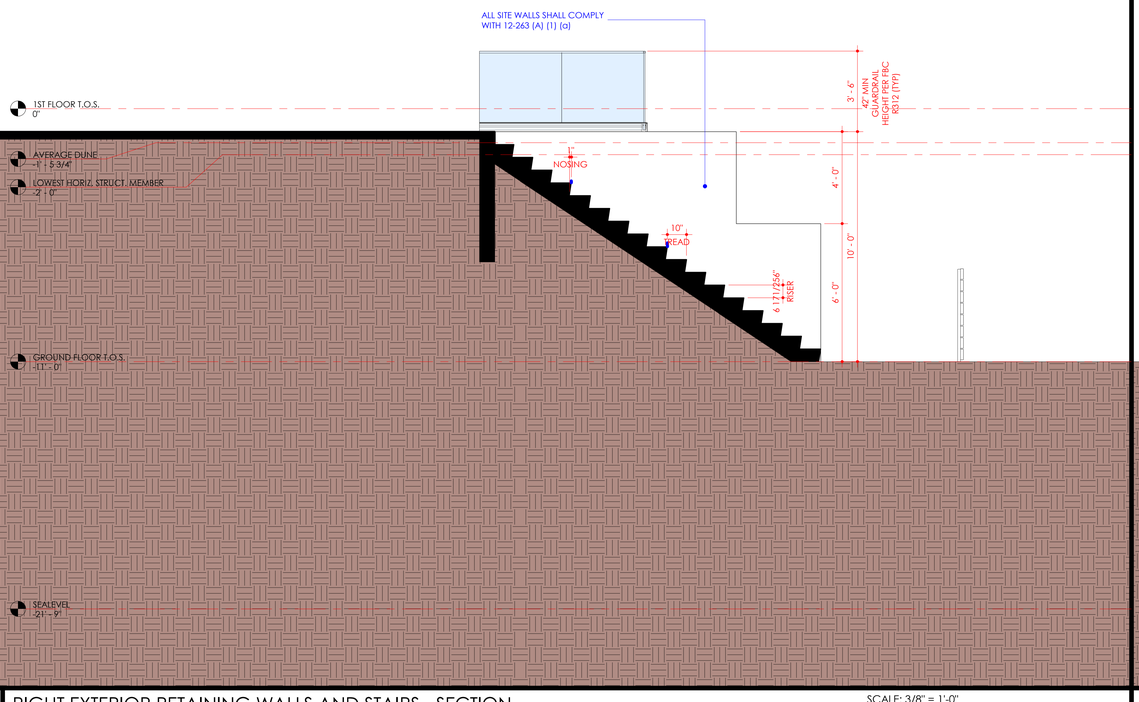
1 RIGHT EXTERIOR RETAINING WALLS AND STAIRS - PLAN
SCALE = 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"
0' 2' 4' 6'



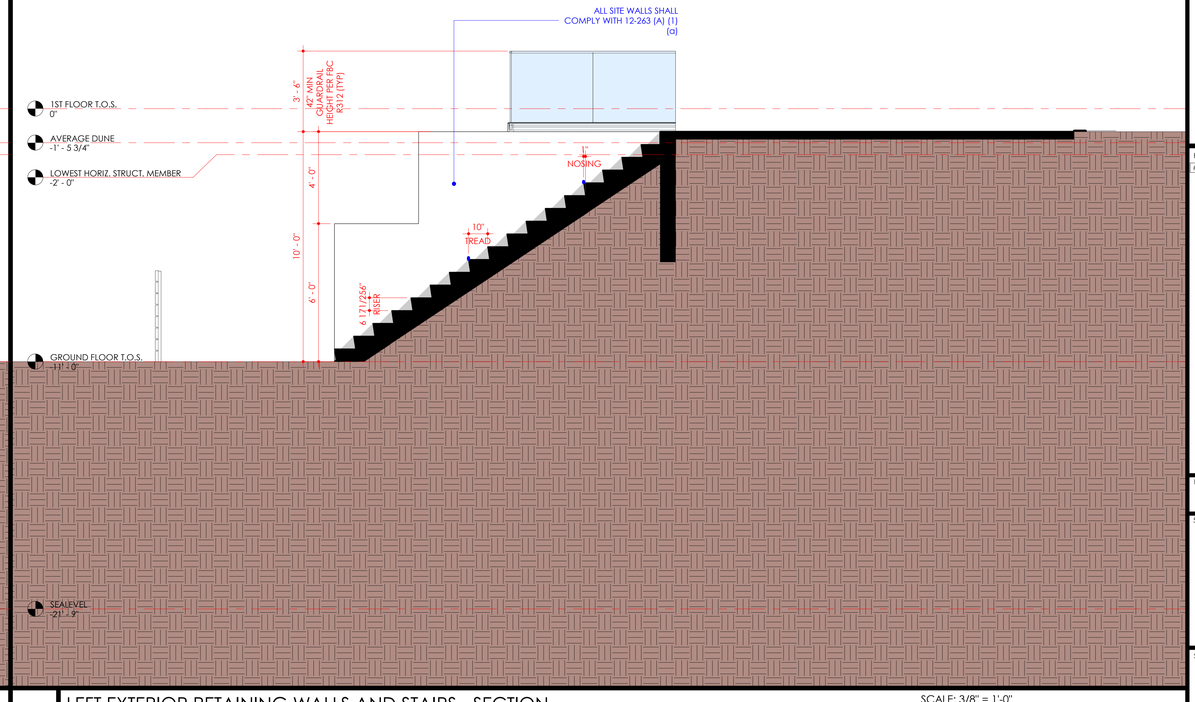
3 LEFT EXTERIOR RETAINING WALLS AND STAIRS - PLAN
SCALE = 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"
0' 2' 4' 6'



2 RIGHT EXTERIOR RETAINING WALLS AND STAIRS - SECTION
SCALE = 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"
0' 2' 4' 6'



4 LEFT EXTERIOR RETAINING WALLS AND STAIRS - SECTION
SCALE = 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"
0' 2' 4' 6'

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PROJECT NAME:
HILLSBORO BEACH RESIDENCE

OWNER NAME:
HILLSBORO BEACH HOUSE LLC

PROJECT ADDRESS:
971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

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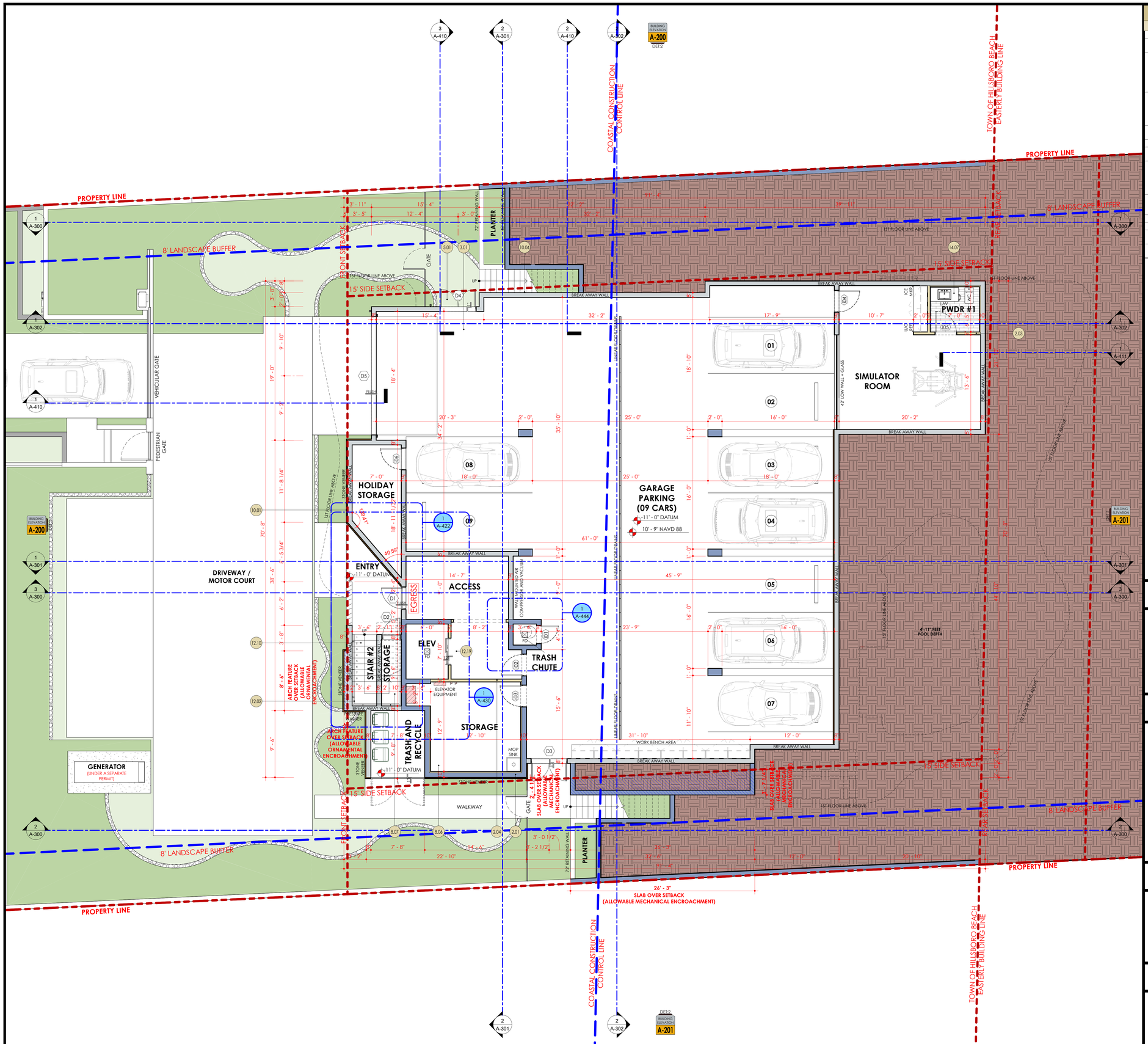
REVISIONS:

#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
EXTERIOR RETAINING WALLS AND STAIRS DETAILS

SHEET NUMBER
A-104



PLANS KEYNOTES

KEY	DESCRIPTION
2.01	8" X 16" X 8" CONCRETE BLOCK. SEE STRUCT DWGS FOR REINFORCED FILLED CELL LOCATIONS.
2.03	5/8" MOISTURE RESISTANT BOARD AT BATHROOMS ON 1"X2" P.T. WOOD (OR METAL) FURRINGS @ 16" O.C.
2.04	5/8" DRYWALL ON 1-5/8" GALV. MTL FURRING STRIPS AT 16" O.C. W/INSULATION R VALUE AS PER MECH CALCS - WALL INSULATION TO BE AS PER INSULATION NOTES THIS SHEET, INSULATION SHALL BE CONTINUOUS FLOOR TO CLG AND UP TO DECKS, SEE THIS SHEET FOR MIN R VALUE. ALL DRYWALL SHALL BE SCREWED, TAPED, SANDED SMOOTH, PRIMED AND PAINTED AS PER LEVEL ON FINISH SCHEDULE AND NOTES SHEET, WOOD FURRING MAY BE SUBSTITUTED. PROVIDE FIRE STOP AT WOOD WALLS AND FURRED SPACES IN ACCORDANCE W/FRC R302.11
3.01	FLOORING TILE SELECTED BY OWNER/I.D. (SEE SCHEDULE) OVER THINSET SUCH AS LATICRETE 254 PLATINUM THINSET OVER CONCRETE SLAB. PROPER MORTAR SHALL BE SELECTED TO AVOID EFFERVESCENCE. PROVIDE LIQUID WATER PROOFING AGENT SUCH AS SIKA TOP COAT 107 OR GAF HYDROBAN/SURFACE SEAL OR EQUIV TO CONC DECK PER MANUF SPECS PRIOR TO TILE INSTALLATION. SEAL TILE WITH AN EXTERIOR PENETRATING SEALER AS REQUIRED.
5.01	IMPACT RATED EXTERIOR WINDOW OR DOOR WITH CLEAR LOW E-GLASS. SEE SCHEDULES FOR SIZES AND ELEVATIONS. FRAME COLOR TO BE SELECTED BY ARCHITECT (REFER TO SCHEDULE FOR DETAILS)
8.06	PROVIDE VENTILATED SHELVING AT CLOSETS OR PROVIDE AN ALLOWANCE FOR BUILT IN CLOSET
8.07	ELEVATOR EQUIPMENT LOCATED IN THIS AREA AND SHALL BE MOUNTED ON WALLS. ALL EQUIPMENT TO BE ABOVE FEMA BFE PLUS ONE FOOT.
10.01	COLUMN OR WALL W/STONE OR TILE VENEER MORTARED TO CONC BLOCK. SEAL AS REQUIRED. CONTRACTOR TO PROVIDE A SAMPLE OF VENEERS PRIOR TO MANUFACTURE FOR APPROVAL BY ARCHITECT. VENEER WILL BE PLACED WHERE NOTED ON ELEVATIONS, TOP OF WALL TO BE CAP MITTERED STONE. SEE FINISH SCHEDULE FOR DETAILS AND OPTIONS. ALL EXTERIOR VENEERS TO COMPLY W/R318.7
10.04	5/8" SMOOTH STUCCO FINISH ON CONC BLOCK, COLUMN OR BEAM, PRIMED AND PAINTED. ARCHITECT TO SELECT COLOR. STUCCO SHALL BE INSTALLED AS PER ASTM C926 STANDARD EXCLUDING TABLE 4 (TYP)
12.02	WALL MOUNTED RAILING INSTALLED SEE DETAILS.
12.10	FORMED CONCRETE STAIR SEE STRUCTURALS FOR DETAILS
12.19	CONTRACTOR TO COORDIANTE ELEVATOR CLEARANCES, INCLUDING ELEVATOR DOOR, SHAFT, DEPTH OF PIT AND EQUIPMENT AREA W/MANUF SPECS. PRIOR TO CONSTRUCTION.
14.07	SEE BATH DETAILS SHEET FOR TYPICAL BATHROOM NOTES, CLEARANCES AND SYMBOLS. OWNER/ID TO SELECT FINISHES AND FIXTURES

2 FLOOR PLAN KEYS NOTES

CROWN OF THE ROAD = +3.55' NAVD (COR)
TOP OF FF CONC SLAB = +21'-9" NAVD (FFE) = 0'-0" DATUM

ALL ELEVATIONS NOTED ARE FROM THE TOP OF CONCRETE SLAB. DATUM REFERS TO THE ENCLOSED FIRST FLOOR LIVING AREA TOP OF SLAB.

ALL EXTERIOR DOORS TO HAVE LANDINGS TO COMPLY WITH R311.3.2 (TYP). CONTRACTOR TO COORDINATE STEPS WITH FINISH GRADE. SEE SITE PLAN AND STRUCT DWGS FOR DTLS. CONTRACTOR TO COORDINATE STEPS W/FINISH GRADE. PROVIDE GUARDRAIL/ HANDRAIL IF REQUIRED TO COMPLY W/FBC R311 AND R312 AND SECT 7.2.2.2.1 OF THE FFPC/NFPA

3 SLAB NOTES

NOTES TO BUILDER:
ALL WORK TO BE DONE IN ACCORDANCE W/THE FLORIDA BUILDING CODE 2023 8TH ED AND 2023 FLORIDA BUILDING CODE RESIDENTIAL (TYP)

LIGHT AND VENTILATION HAVE BEEN PROVIDED TO ALL LIVING AND SLEEPING AREAS BY MEANS OF WINDOWS, DOORS & TRANSPARENT PANELS IN EXTERIOR WALLS W/ A TOTAL AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THESE ROOMS AS PER F.B.C R303.

OWNER TO SELECT ALL APPLIANCES FINISHES AND FIXTURES. ITEMS NOTED ARE SUGGESTED AND SHOULD BE CONFIRMED W/OWNER PRIOR TO PURCHASE OR INSTALLATION (TYP). CONTRACTOR TO COORDINATE FINAL APPLIANCE LAYOUT & SELECTIONS W/ALL TRADES PRIOR TO ROUGH IN. CONTRACTOR TO VERIFY A MIN OF 40" FINISHED CLEARANCE IS MAINTAINED AS ACCESSIBLE ROUTE.

EXTERIOR DOORS AND WINDOWS LABELED EMERGENCY ESCAPE AND RESCUE MUST COMPLY W/ F.B.C. SECT R310(TYP) SEE DETAIL 5 SHEET A-500

GREEN TECHNOLOGIES WILL BE UTILIZED WHEREVER POSSIBLE INCLUDING BUT, NOT LIMITED TO, ENERGY STAR APPLIANCES, TANKLESS HEATERS, UPGRADED WINDOWS, MECHANICAL SYSTEMS AND INSULATION, LOW FLOW WATER EFFICIENT FIXTURES, ENERGY EFFICIENT LIGHTING AND NO V.O.C. PAINTS.

4 GENERAL NOTES

FIXTURE CLEARANCE REQ. W.C. MIN 15 IN FROM C.L. TO SIDE WALL AND FIXTURES. MIN 21 IN. FRONT CLEARANCE FOR W.C. AND LAVS. 30 IN X 30 IN MIN SHOWER DIM. 24 IN CLEAR IN FRONT OF OPENING IN ACCORDANCE W/R307 AND CH27. SEE DETAIL 10 SHT A-560
SEE PLUMB SHT.(TYP ALL BATHS) FLOORING TO BE NON SLIP SURFACE (TYP) BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE FBC R307.1 AND USE CEMENT BOARD.
ONE BATHROOM SHALL COMPLY WITH FBC 107.3.5 ONE BATHROOM ON GROUND FLOOR SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 29 INCHES.

ALL SHOWER ENCLOSURES TO BE FRAMELESS SHOWER ENCLOSURE TO BE CAT II SAFETY TEMP GLASS. 22" MIN CLEAR ACCESS TYP

5 FIXTURE/BATH NOTES

CONTRACTOR TO COMPLY W/F.B.C. R4501.17 RESIDENTIAL SWIMMING POOL BARRIER REQUIREMENT FOR EXTERIOR DOORS AND WINDOWS (TYP) POOL UNDER SEPARATE PERMIT AND NOT PART OF THESE PLANS. SEE DETAIL 8 SHEET A-101 AND SITE PLAN FOR ADDITIONAL NOTES

NOTE: SEE SITE PLAN A-100 FOR LOCATION OF POOL DECKS, EQUIPMENT, DRIVEWAYS AND HARDSCAPE

6 POOL SAFETY REQ

1 GROUND FLOOR T.O.S. PLAN

SCALE = 3/16" = 1'-0"

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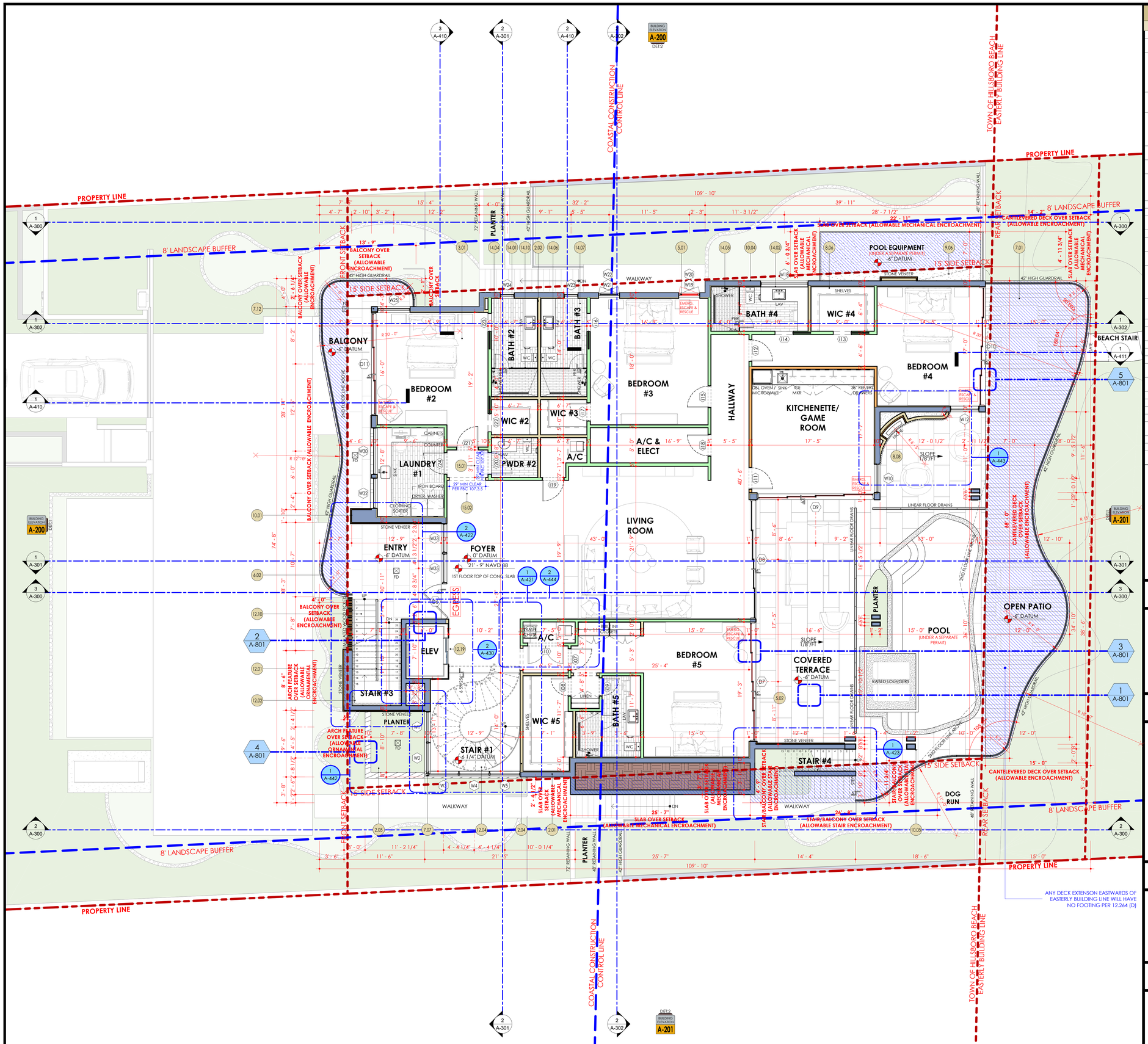
REVISIONS:

#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
GROUND FLOOR PLAN

SHEET NUMBER
A-110



PLANS KEYNOTES

KEY	DESCRIPTION
2.01	8" X 16" X 8" CONCRETE BLOCK. SEE STRUCT DWGS FOR REINFORCED FILLED CELL LOCATIONS.
2.02	WOOD WALL BASE ATTACHED W/FINISH NAILS, FILLED AND SANDED SMOOTH SEE FINISH SCHEDULE AND INTERIOR WALL DETAILS FOR OPTIONS. I.D. TO CONFIRM FINAL SELECTION AND FINISH
2.04	5/8" DRYWALL ON 1-5/8" GALV. MTL FURRING STRIPS AT 16" O.C. W/INSULATION R VALUE AS PER MECH CALCS - WALL INSULATION TO BE AS PER INSULATION NOTES THIS SHEET, INSULATION SHALL BE CONTINUOUS FLOOR TO CLG AND UP TO DECKS, SEE THIS SHEET FOR MIN R VALUE. ALL DRYWALL SHALL BE SCREWED, TAPED, SANDED SMOOTH, PRIMED AND PAINTED AS PER LEVEL ON FINISH SCHEDULE AND NOTES SHEET. WOOD FURRING MAY BE SUBSTITUTED. PROVIDE FIRE STOP AT WOOD WALLS AND FURRED SPACES IN ACCORDANCE W/FBC R302.11
2.05	CBS PLANTER VENEERED WITH STONE AND PROVIDE A PRECAST CONC CAP. CONTRACTOR TO PROVIDE WATERPROOFING AT INTERIOR OF PLANTER. SEE SITE PLAN DRAWINGS FOR EXACT LOCATION AND DETAILS. PROVIDE WEEP HOLES OR DRAIN AS REQUIRED FOR DRAINAGE TYP.
3.01	FLOORING TILE SELECTED BY OWNER/I.D. (SEE SCHEDULE) OVER THINSET SUCH AS LATICRETE 254 PLATINUM THINSET OVER CONCRETE SLAB. PROPER MORTAR SHALL BE SELECTED TO AVOID EFFERVESCENCE. PROVIDE LIQUID WATER PROOFING AGENT SUCH AS SIKA TOP COAT 107 OR GAF HYDROBAN/SURFACE SEAL OR EQUIV TO CONC DECK PER MANUF SPECS PRIOR TO TILE INSTALLATION. SEAL TILE WITH AN EXTERIOR PENETRATING SEALER AS REQUIRED.
5.01	IMPACT RATED EXTERIOR WINDOW OR DOOR WITH CLEAR LOW E-GLASS. SEE SCHEDULES FOR SIZES AND ELEVATIONS. FRAME COLOR TO BE SELECTED BY ARCHITECT (REFER TO SCHEDULE FOR DETAILS)
5.02	IMPACT RATED EXTERIOR SLIDING GLASS DOOR WITH CLEAR LOW E GLASS. SEE SCHEDULES, COLOR SELECTED BY ARCHITECT.
6.02	42" HIGH GLASS EXTERIOR GUARDRAIL (SUBMIT SHOP DRAWINGS OR SAMPLE FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION). PICKETS TO REJECT A 4" DIA OBJECT. GUARDRAIL TO COMPLY W/FBC R311 AND R312. FRAMELESS GLASS SYSTEM MIN 13/14" LAMINATED GLASS THICKNESS. SEE STAIR RAILING AND GUARDRAIL DETAILS SHEET. INSTALL AS PER MANUF SPECS
7.01	POURED IN PLACE CONC DECK. SEE STRUCT DWGS FOR DTLS.
7.07	STEEL SUPPORT COLUMN POWDER COATED TO MATCH WINDOW FRAME (SEE STRUCTURAL FOR DETAILS)
7.12	CORNER COL WRAPPED IN BREAK METAL TO MATCH WINDOW AND DOOR FINISH. SEE STRUCTURAL DRAWINGS FOR DETAILS.
8.06	PROVIDE VENTILATED SHELVING AT CLOSETS OR PROVIDE AN ALLOWANCE FOR BUILT IN CLOSET
8.08	DIRRECT VENT LINEAR GAS FIREPLACE BURNER. SEE SPEC FOR SPECIFIC INSTALLATION INSTRUCTIONS AND REQUIREMENTS.
9.06	REQUIRED EQUIPMENT SLAB SIZE AND CLEARANCES SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO SLAB POUR.
10.01	COLUMN OR WALL W/STONE OR TILE VENEER MORTARED TO CONC BLOCK. SEAL AS REQUIRED. CONTRACTOR TO PROVIDE A SAMPLE OF VENEERS PRIOR TO MANUFACTURE FOR APPROVAL BY ARCHITECT. VENEER WILL BE PLACED WHERE NOTED ON ELEVATIONS, TOP OF WALL TO BE CAP MITTERED STONE. SEE FINISH SCHEDULE FOR DETAILS AND OPTIONS. ALL EXTERIOR VENEERS TO COMPLY W/R318.7
10.04	5/8" SMOOTH STUCCO FINISH ON CONC BLOCK, COLUMN OR BEAM. PRIMED AND PAINTED. ARCHITECT TO SELECT COLOR. STUCCO SHALL BE INSTALLED AS PER ASTM C926 STANDARD EXCLUDING TABLE 4 (TYP)
10.05	DECORATIVE BREAK METAL OVER COLUMN OR WALL TO MATCH WINDOW FRAMES.
12.01	36" TO 38" HIGH CONTINOUS RAILING. ALL SPACING TO REJECT A 4" OBJECT. R311.7.8 (RAILING MFR. TO SUBMIT SHOP DWGS. TO ARCH. FOR REVIEW PRIOR TO FABRICATION)
12.02	WALL MOUNTED RAILING INSTALLED SEE DETAILS.
12.04	CUSTOM PREMUFACTURED STAIR. CONTRACTOR TO PROVIDE MANFACTURER SHOP DRAWINGS.
12.10	FORMED CONCRETE STAIR SEE STRUCTURALS FOR DETAILS
12.19	CONTRACTOR TO COORDIANTE ELEVATOR CLEARANCES, INCLUDING ELEVATOR DOOR, SHAFT, DEPTH OF PIT AND EQUIPMENT AREA W/MANUF SPECS. PRIOR TO CONSTRUCTION.
14.01	FRAMELESS SHOWER ENCLOSURE TO BE CAT II SAFETY TEMP GLASS TOP OF TEMP GLASS TYP. ALL GLASS ENCLOSURES TO BE MIN 1/2" THICK GLASS
14.02	MIN 42" HIGH MIRROR (TYP)
14.04	
14.05	SHOWER HEAD @ 7'-0" FROM F.F. TO C.L.
14.06	TOILET PAPER HOLDER (TYP).
14.07	SEE BATH DETAILS SHEET FOR TYPICAL BATHROOM NOTES, CLEARANCES AND SYMBOLS. OWNER/ID TO SELECT FINISHES AND FIXTURES
14.10	SHOWER CURB SEE I.D. PLANS FOR DETAILS
15.01	ACCESS ROUTE TO BATHROOM AND DOOR TO COMPLY SECT R320.1.1 MIN 29" CLEAR OPENING.
15.02	GENERAL CONTRACTOR TO VERIFY THAT AT MINIMUM OF 40" FINISH CLEARANCE IS MAINTAINED AS ACCESSIBLE ROUTE

2 FLOOR PLAN KEYS NOTES

CROWN OF THE ROAD = +3.55' NAVD (COR)
TOP OF FF CONC SLAB = +21'-9" NAVD (FFE) = 0'-0" DATUM

ALL ELEVATIONS NOTED ARE FROM THE TOP OF CONCRETE SLAB. DATUM REFERS TO THE ENCLOSED FIRST FLOOR LIVING AREA TOP OF SLAB.

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3 SLAB NOTES

NOTES TO BUILDER:
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LIGHT AND VENTILATION HAVE BEEN PROVIDED TO ALL LIVING AND SLEEPING AREAS BY MEANS OF WINDOWS, DOORS & TRANSPARENT PANELS IN EXTERIOR WALLS W/ A TOTAL AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THESE ROOMS AS PER F.B.C R303.

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EXTERIOR DOORS AND WINDOWS LABELED EMERGENCY ESCAPE AND RESCUE MUST COMPLY W/ F.B.C. SECT R310(TYP) SEE DETAIL 5 SHEET A-500

GREEN TECHNOLOGIES WILL BE UTILIZED WHEREVER POSSIBLE INCLUDING BUT, NOT LIMITED TO, ENERGY STAR APPLIANCES, TANKLESS HEATERS, UPGRADED WINDOWS, MECHANICAL SYSTEMS AND INSULATION, LOW FLOW WATER EFFICIENT FIXTURES, ENERGY EFFICIENT LIGHTING AND NO V.O.C. PAINTS.

4 GENERAL NOTES

FIXTURE CLEARANCE REQ. W.C. MIN 15 IN FROM C.L. TO SIDE WALL AND FIXTURES, MIN 21 IN. FRONT CLEARANCE FOR W.C. AND LAVS. 30 IN X 30 IN MIN SHOWER DIM. 24 IN CLEAR IN FRONT OF OPENING IN ACCORDANCE W/R307 AND CH27. SEE DETAIL 10 SHT A-560
SEE PLUMB SHT.(TYP ALL BATHS) FLOORING TO BE NON SLIP SURFACE (TYP) BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE FBC R307.1 AND USE CEMENT BOARD.
ONE BATHROOM SHALL COMPLY WITH FBC 107.3.5 ONE BATHROOM ON GROUND FLOOR SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 29 INCHES.

ALL SHOWER ENCLOSURES TO BE FRAMELESS SHOWER ENCLOSURE TO BE CAT II SAFETY TEMP GLASS. 22" MIN CLEAR ACCESS TYP

5 FIXTURE/BATH NOTES

CONTRACTOR TO COMPLY W/F.B.C. R4501.17 RESIDENTIAL SWIMMING POOL BARRIER REQUIREMENT FOR EXTERIOR DOORS AND WINDOWS (TYP) POOL UNDER SEPARATE PERMIT AND NOT PART OF THESE PLANS. SEE DETAIL 8 SHEET A-101 AND SITE PLAN FOR ADDITIONAL NOTES

NOTE: SEE SITE PLAN A-100 FOR LOCATION OF POOL DECKS, EQUIPMENT, DRIVEWAYS AND HARDSCAPE

6 POOL SAFETY REQ

1 1ST FLOOR T.O.S. PLAN
SCALE = 3/16" = 1'-0"

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ARCHITECTURE

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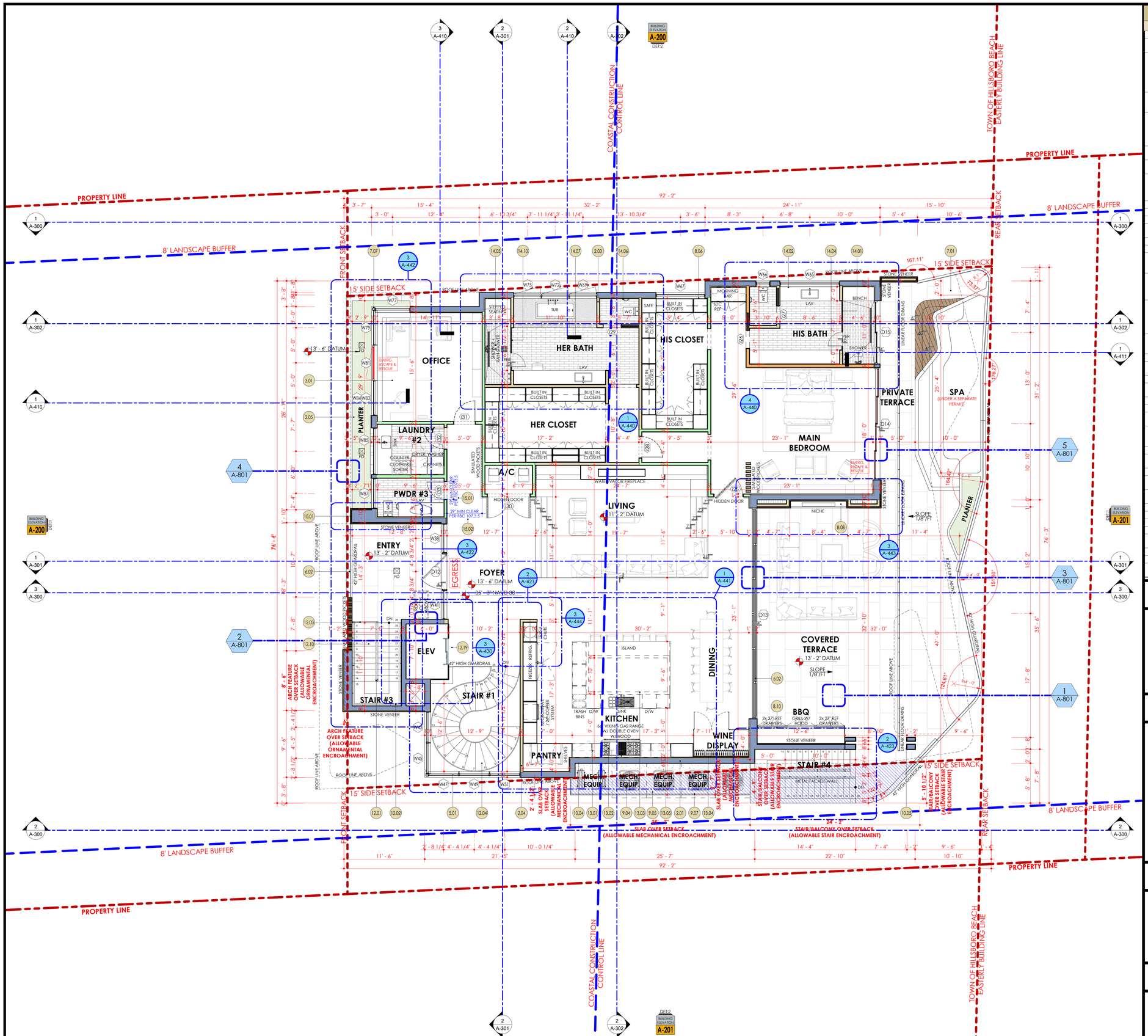
REVISIONS:

#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
1ST FLOOR PLAN

SHEET NUMBER
A-111



1 2ND FLOOR T.O.S. PLAN
SCALE = 3/16" = 1'-0"

PLANS KEYNOTES

KEY	DESCRIPTION
2.01	8" X 16" X 8" CONCRETE BLOCK. SEE STRUCT DWGS FOR REINFORCED FILLED CELL LOCATIONS.
2.03	5/8" MOISTURE RESISTANT BOARD AT BATHROOMS ON 1"X2" P.T. WOOD (OR METAL) FURRINGS @ 16" O.C.
2.04	5/8" DRYWALL ON 1-5/8" GALV. MTL FURRING STRIPS AT 16" O.C. W/INSULATION R VALUE AS PER MECH CALCS - WALL INSULATION TO BE AS PER INSULATION NOTES THIS SHEET, INSULATION SHALL BE CONTINUOUS FLOOR TO CLG AND UP TO DECKS, SEE THIS SHEET FOR MIN R VALUE. ALL DRYWALL SHALL BE SCREWED, TAPED, SANDED SMOOTH, PRIMED AND PAINTED AS PER LEVEL ON FINISH SCHEDULE AND NOTES SHEET. WOOD FURRING MAY BE SUBSTITUTED. PROVIDE FIRE STOP AT WOOD WALLS AND FURRED SPACES IN ACCORDANCE W/FBC R302.11
2.05	CBS PLANTER VENEERED WITH STONE AND PROVIDE A PRECAST CONC CAP. CONTRACTOR TO PROVIDE WATERPROOFING AT INTERIOR OF PLANTER. SEE SITE PLAN DRAWINGS FOR EXACT LOCATION AND DETAILS. PROVIDE WEEP HOLES OR DRAIN AS REQUIRED FOR DRAINAGE TYP.
3.01	FLOORING TILE SELECTED BY OWNER/I.D. (SEE SCHEDULE) OVER THINSET SUCH AS LATICRETE 254 PLATINUM THINSET OVER CONCRETE SLAB. PROPER MORTAR SHALL BE SELECTED TO AVOID EFFERVESCENCE. PROVIDE LIQUID WATER PROOFING AGENT SUCH AS SIKA TOP COAT 107 OR GAF HYDROBAN/SURFACE SEAL OR EQUIV TO CONC DECK PER MANUF SPECS PRIOR TO TILE INSTALLATION. SEAL TILE WITH AN EXTERIOR PENETRATING SEALER AS REQUIRED.
5.01	IMPACT RATED EXTERIOR WINDOW OR DOOR WITH CLEAR LOW E-GLASS. SEE SCHEDULES FOR SIZES AND ELEVATIONS. FRAME COLOR TO BE SELECTED BY ARCHITECT (REFER TO SCHEDULE FOR DETAILS)
5.02	IMPACT RATED EXTERIOR SLIDING GLASS DOOR WITH CLEAR LOW E GLASS. SEE SCHEDULES, COLOR SELECTED BY ARCHITECT.
6.02	42" HIGH GLASS EXTERIOR GUARDRAIL (SUBMIT SHOP DRAWINGS OR SAMPLE FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION). PICKETS TO REJECT A 4" DIA OBJECT. GUARDRAIL TO COMPLY W/FBC R311 AND R312. FRAMELESS GLASS SYSTEM MIN 13/14" LAMINATED GLASS THICKNESS. SEE STAIR RAILING AND GUARDRAIL DETAILS SHEET. INSTALL AS PER MANUF SPECS
7.01	POURED IN PLACE CONC DECK. SEE STRUCT DWGS FOR DTLS.
7.07	STEEL SUPPORT COLUMN POWDER COATED TO MATCH WINDOW FRAME (SEE STRUCTURAL FOR DETAILS)
8.06	PROVIDE VENTILATED SHELVING AT CLOSETS OR PROVIDE AN ALLOWANCE FOR BUILT IN CLOSET
8.08	DIRECT VENT LINEAR GAS FIREPLACE BURNER. SEE SPEC FOR SPECIFIC INSTALLATION INSTRUCTIONS AND REQUIREMENTS.
8.10	OUTDOOR STAINLESS STEEL CABINETRY AT BAR BQ
9.04	AIR HANDLING UNIT. (SEE MECH. DWGS FOR SIZE)
9.05	ALL EQUIPMENT BOTTOM AT MIN FEMA BFE PLUS 1'-0" INCLUDING MECHANICAL, ELECTRICAL, GENERATOR AND PLUMBING EQUIPMENT MUST BE AT BASE FLOOD ELEVAITON PLUS ONE FOOT - ALL EQUIPMENT TO BE SCREENED FROM VIEW.
9.07	ALL EQUIPMENT INCLUDING MECHANICAL, POOL AND GENERATOR SHALL BE SCREENED FROM VIEW BY LANDSCAPE HEDGE OR FENCE. CONTRACTOR TO COORDINATE THE SIZE OF THE CONCRETE SLAB REQUIRED WITH REQUIRED CLEARANCES AND AREA NEEDED PRIOR TO SLAB POUR. PROVIDE ACCESS TO SERVICE EQUIPMENT.
10.01	COLUMN OR WALL W/STONE OR TILE VENEER MORTARED TO CONC BLOCK. SEAL AS REQUIRED. CONTRACTOR TO PROVIDE A SAMPLE OF VENEERS PRIOR TO MANUFACTURE FOR APPROVAL BY ARCHITECT. VENEER WILL BE PLACED WHERE NOTED ON ELEVATIONS, TOP OF WALL TO BE CAP MITTERED STONE. SEE FINISH SCHEDULE FOR DETAILS AND OPTIONS. ALL EXTERIOR VENEERS TO COMPLY W/R318.7
10.04	5/8" SMOOTH STUCCO FINISH ON CONC BLOCK, COLUMN OR BEAM. PRIMED AND PAINTED. ARCHITECT TO SELECT COLOR. STUCCO SHALL BE INSTALLED AS PER ASTM C926 STANDARD EXCLUDING TABLE 4 (TYP)
10.05	DECORATIVE BREAK METAL OVER COLUMN OR WALL TO MATCH WINDOW FRAMES.
12.01	36" TO 38" HIGH CONTINOUS RAILING. ALL SPACING TO REJECT A 4" OBJECT. R311.7.8 (RAILING MFR. TO SUBMIT SHOP DWGS. TO ARCH. FOR REVIEW PRIOR TO FABRICATION)
12.02	WALL MOUNTED RAILING INSTALLED SEE DETAILS.
12.03	42" HIGH GUARDRAIL TO REJECT A 4" DIA SPHERE. INSTALL AS PER MANUF SPECS. SEE STAIR RAILING AND GUARDRAIL DETAILS SHEET. GUARDRAIL TO COMPLY W/FBC R311 AND R312.
12.04	CUSTOM PREMANUFACTURED STAIR. CONTRACTOR TO PROVIDE MANFACTURER SHOP DRAWINGS.
12.10	FORMED CONCRETE STAIR SEE STRUCTURALS FOR DETAILS
12.19	CONTRACTOR TO COORDIANTE ELEVATOR CLEARANCES, INCLUDING ELEVATOR DOOR, SHAFT, DEPTH OF PIT AND EQUIPMENT AREA W/MANUF SPECS. PRIOR TO CONSTRUCTION.
13.01	COUNTERTOPS AND CABINETS TO BE SELECTED BY OWNER. SEE INDOOR AND OUTDOOR KITCHEN DETAILS SHT PROVIDE LIGHT RAIL TRIM PIECE AT EDGE OF UPPER CABINETS FOR LIGHITNG AND ELECTRICAL OUTLETS. PROVIDE FULL BACKSPLASH AT KITCHEN.
13.02	APPLIANCES TO BE SELECTED BY OWNER /I.D.
13.03	KNEE WALL W/ WATER FALL AND/OR BAR TOP COUNTER TOP EDGE. SEE INDOOR AND OUTDOOR KITCHEN DETAILS SHT
13.04	WINE WALL SYSTEM SELECTED PER OWNER OR I.D.
13.05	ICE MAKER ALL ICE MAKERS SELECTED BY OWNER/ID. ICE MAKER SHALL HAVE AN INTEGRATED DRAIN PUMP.
14.01	FRAMELESS SHOWER ENCLOSURE TO BE CAT II SAFETY TEMP GLASS TOP OF TEMP GLASS TYP. ALL GLASS ENCLOSURES TO BE MIN 1/2" THICK GLASS
14.02	MIN 42" HIGH MIRROR (TYP)
14.04	
14.05	SHOWER HEAD @ 7'-0" FROM F.F. TO C.L.
14.06	TOILET PAPER HOLDER (TYP).
14.07	SEE BATH DETAILS SHEET FOR TYPICAL BATHROOM NOTES, CLEARANCES AND SYMBOLS. OWNER/ID TO SELECT FINISHES AND FIXTURES
14.10	SHOWER CURB SEE I.D. PLANS FOR DETAILS
15.01	ACCESS ROUTE TO BATHROOM AND DOOR TO COMPLY SECT R320.1.1 MIN 29" CLEAR OPENING.
15.02	GENERAL CONTRACTOR TO VERIFY THAT AT MINIMUM OF 40" FINISH CLEARANCE IS MAINTAINED AS ACCESSIBLE ROUTE

2 FLOOR PLAN KEYS NOTES

CROWN OF THE ROAD = +3.55' NAVD (COR)
TOP OF FF CONC SLAB = +21'-9" NAVD (FFE) = 0'-0" DATUM

ALL ELEVATIONS NOTED ARE FROM THE TOP OF CONCRETE SLAB. DATUM REFERS TO THE ENCLOSED FIRST FLOOR LIVING AREA TOP OF SLAB.

ALL EXTERIOR DOORS TO HAVE LANDINGS TO COMPLY WITH R311.3.2 (TYP). CONTRACTOR TO COORDINATE STEPS WITH FINISH GRADE. SEE SITE PLAN AND STRUCT DWGS FOR DTLS. CONTRACTOR TO COORDINATE STEPS W/FINISH GRADE. PROVIDE GUARDRAIL/ HANDRAIL IF REQUIRED TO COMPLY W/FBC R311 AND R312 AND SECT 7.2.2.2.1 OF THE FFPC/NFPA

3 SLAB NOTES

NOTES TO BUILDER:
ALL WORK TO BE DONE IN ACCORDANCE W/THE FLORIDA BUILDING CODE 2023 8TH ED AND 2023 FLORIDA BUILDING CODE RESIDENTIAL (TYP)

LIGHT AND VENTILATION HAVE BEEN PROVIDED TO ALL LIVING AND SLEEPING AREAS BY MEANS OF WINDOWS, DOORS & TRANSPARENT PANELS IN EXTERIOR WALLS W/ A TOTAL AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THESE ROOMS AS PER F.B.C R303.

OWNER TO SELECT ALL APPLIANCES FINISHES AND FIXTURES. ITEMS NOTED ARE SUGGESTED AND SHOULD BE CONFIRMED W/OWNER PRIOR TO PURCHASE OR INSTALLATION (TYP). CONTRACTOR TO COORDINATE FINAL APPLIANCE LAYOUT & SELECTIONS W/ALL TRADES PRIOR TO ROUGH IN. CONTRACTOR TO VERIFY A MIN OF 40" FINISHED CLEARANCE IS MAINTAINED AS ACCESSIBLE ROUTE.

EXTERIOR DOORS AND WINDOWS LABELED EMERGENCY ESCAPE AND RESCUE MUST COMPLY W/ F.B.C. SECT R310(TYP) SEE DETAIL 5 SHEET A-500

GREEN TECHNOLOGIES WILL BE UTILIZED WHEREVER POSSIBLE INCLUDING BUT, NOT LIMITED TO, ENERGY STAR APPLIANCES, TANKLESS HEATERS, UPGRADED WINDOWS, MECHANICAL SYSTEMS AND INSULATION, LOW FLOW WATER EFFICIENT FIXTURES, ENERGY EFFICIENT LIGHTING AND NO V.O.C. PAINTS.

4 GENERAL NOTES

FIXTURE CLEARANCE REQ. W.C. MIN 15 IN FROM C.L. TO SIDE WALL AND FIXTURES, MIN 21 IN. FRONT CLEARANCE FOR W.C. AND LAVS. 30 IN X 30 IN MIN SHOWER DIM. 24 IN CLEAR IN FRONT OF OPENING IN ACCORDANCE W/R307 AND CH27. SEE DETAIL 10 SHT A-560
SEE PLUMB SHT.(TYP ALL BATHS) FLOORING TO BE NON SLIP SURFACE (TYP) BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE FBC R307.1 AND USE CEMENT BOARD.
ONE BATHROOM SHALL COMPLY WITH FBC 107.3.5 ONE BATHROOM ON GROUND FLOOR SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 29 INCHES.

ALL SHOWER ENCLOSURES TO BE FRAMELESS SHOWER ENCLOSURE TO BE CAT II SAFETY TEMP GLASS. 22" MIN CLEAR ACCESS TYP

5 FIXTURE/BATH NOTES

CONTRACTOR TO COMPLY W/F.B.C. R4501.17 RESIDENTIAL SWIMMING POOL BARRIER REQUIREMENT FOR EXTERIOR DOORS AND WINDOWS (TYP) POOL UNDER SEPARATE PERMIT AND NOT PART OF THESE PLANS. SEE DETAIL 8 SHEET A-101 AND SITE PLAN FOR ADDITIONAL NOTES

NOTE: SEE SITE PLAN A-100 FOR LOCATION OF POOL DECKS, EQUIPMENT, DRIVEWAYS AND HARDSCAPE

6 POOL SAFETY REQ

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ARCHITECTURE

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STATE OF FLORIDA LICENSE N° AR-97156

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PROJECT ADDRESS:
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HILLSBORO BEACH, FL
33062

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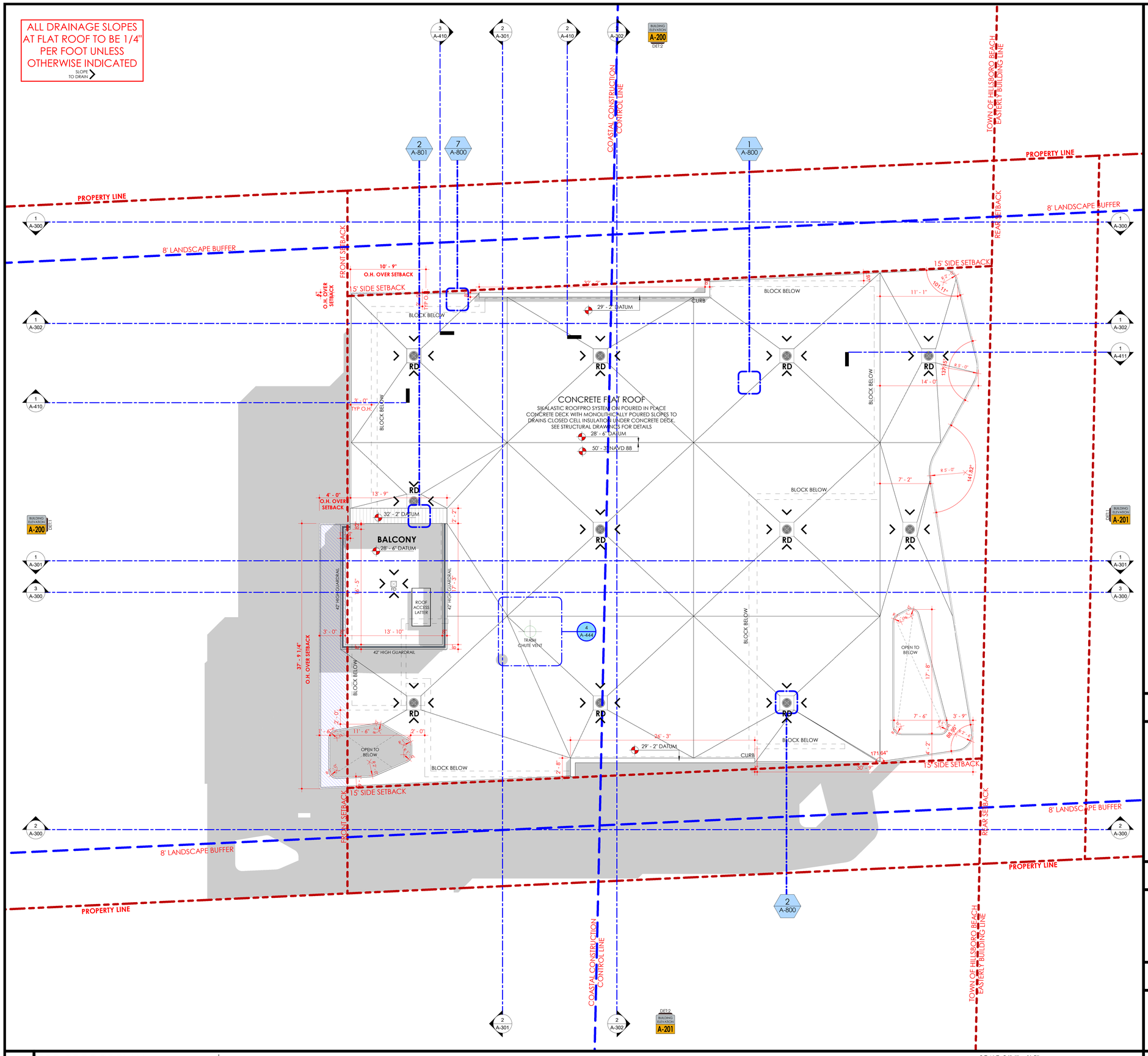
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#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
2ND FLOOR PLAN

SHEET NUMBER
A-112



1 TOP OF ROOF PLAN
SCALE = 3/16" = 1'-0"

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3 SLAB NOTES

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4 GENERAL NOTES

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NOTE: SEE SITE PLAN A-100 FOR LOCATION OF POOL DECKS, EQUIPMENT, DRIVEWAYS AND HARDSCAPE

6 POOL SAFETY REQ

IN-SITE DESIGN GROUP
ARCHITECTURE

IN-SITE DESIGN GROUP LLC

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SEAL
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OWNER NAME:
HILLSBORO BEACH HOUSE LLC

PROJECT ADDRESS:
971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

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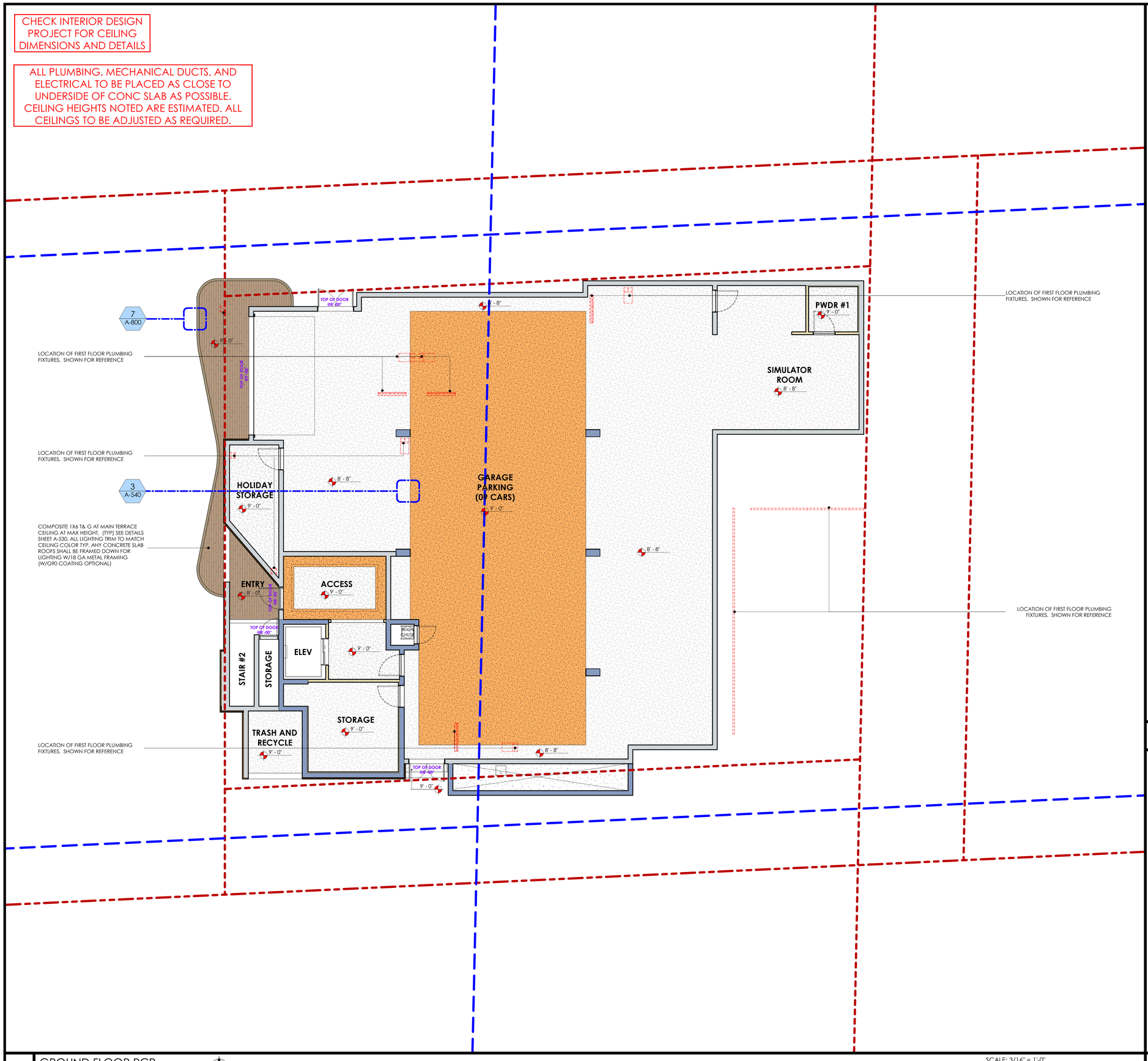
DATE OF ISSUE
04/17/2026

SHEET NAME
ROOF PLAN

SHEET NUMBER
A-113

CHECK INTERIOR DESIGN PROJECT FOR CEILING DIMENSIONS AND DETAILS

ALL PLUMBING, MECHANICAL DUCTS, AND ELECTRICAL TO BE PLACED AS CLOSE TO UNDERSIDE OF CONC SLAB AS POSSIBLE. CEILING HEIGHTS NOTED ARE ESTIMATED. ALL CEILINGS TO BE ADJUSTED AS REQUIRED.



1 GROUND FLOOR RCP
SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0' 2' 4' 8' 12'

1. SOFFIT DETAILS TO BE VARIFIED W/OWNER PRIOR TO FRAMING.

2. ALL DRYWALL TO BE FREE FROM DEFECTS AND IMPERFECTIONS. DRYWALL TO BE FINISHED AS PER ASTM LEVEL STANDARD NOTED ON SHEET A-700. SEE FINISH SCHEDULE FOR ADDITIONAL NOTES.

3. FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED) AND ARE APPROXIMATE.

4. ALL PLUMBING, SANITARY PIPES AND MECHANICAL DUCTS HORIZONTALLY SHALL BE INSTALLED AS CLOSE TO THE UNDERSLAB AS POSSIBLE.

5. CENTER ALL RECESSED LIGHTING WITHIN COFFER, HALL, OR SPACE TYP.

6. SEE RCP DETAIL SHT FOR SOFFIT AND COVE LIGHT DTLS.

7. UNLESS OTHERWISE NOTED WHENEVER A SINGLE FIXTURE OR JUNCTION BOX OCCURS IN A ROOM, IT SHOULD BE CENTERED IN BOTH DIRECTIONS.

8. THE CONTRACTOR SHALL COORDINATE ALL CEILING VENTS WITH MECHANICAL AND ELECTRICAL DRAWINGS IF NECESSARY THE CONTRACTOR SHALL PREPARE DETAILED COORDINATION DRAWINGS ARCHITECT SHALL BE NOTIFIED OF ALL DISCREPANCIES BEFORE PRECEDING WITH WORK.

9. FOR LIGHTING FIXTURE SCHEDULE REFER TO ELECTRICAL DRAWINGS.

10. PROVIDE SOFFITS ABOVE ALL CABINETS. SOFFITS SHALL BE FLUSH WITH CABINET, CONTRACTOR TO COORDINATE WITH CABINET MANUFACTURER FOR DEPTH. TYP

11. ALL A/C REGISTERS SHALL BE WHITE.

12. (AS APPLICABLE) ALL EXTERIOR LOCATIONS AND SOFFITS THAT RECEIVE HI RIBBED MTL LATH AND STUCCO UNDER EAVES AND OVERHANGS UNLESS OTHERWISE NOTED, CONTRACTOR TO USE TWO COATS AS REQUIRED TO COMPLY W/FBC 2510.6 AND EQUIVALENT TO GRADE D PAPER. PRIME AND PAINT (TYP)

13. INTERIOR OPENINGS NOTED AS "CASED" OPENING SHALL RECEIVE TRIM AND TO MATCH BASEBOARD.

14. ALL EXTERIOR FRAMING SHALL BE AN MINIMUM OF 18 GAGE METAL WITH G90 COATING

2 CEILING NOTES (TYP)

HEADERS TOP AT 8'-0" TYP ON ALL FLOORS

RECESSED DROPPED GYPSUM BOARD CEILING / SOFFIT, PAINTED
(ELEVATIONS ON PLANS ARE ESTIMATES FROM CONCRETE FLOOR SLAB)

DROPPED GYPSUM BOARD CEILING / SOFFIT, PAINTED
(ELEVATIONS ON PLANS ARE ESTIMATES FROM CONCRETE FLOOR SLAB)

COMPOSITE WOOD OR CYPRESS WOOD 1X6 T&G AT ALL O.H. AND TERRACE CEILINGS. 90 DEG CORNERS OF T&G TO BE JOINED IN BASKETWEAVE PATTERN. (TYP) SEE DETAILS SHEET A-8.3. ARCHITECT TO SELECT WOOD STAIN COLOR. ALL LIGHTING TRIM TO MATCH CEILING COLOR OR BE BRONZE TYP.

PROVIDE SOFFIT ABOVE UPPER CABINETS DEPTH TO BE FLUSH WITH CABINETS, CONTRACTOR TO COORDINATE WITH MANUF. FINISHED CABINET HEIGHT AND DEPTH AS PER I.D. DRAWINGS

AIR CONDITIONED SPACE ABOVE A NON AIR CONDITIONED SPACE
PROVIDE INSULATION MIN R-11

CURTAIN POCKETS BY INTERIOR DESIGNER

COFFER WOOD PANEL

METALIC RECESSED COVE WITH LIT

3 CEILING LEGEND

IN-SITE DESIGN GROUP
ARCHITECTURE

IN-SITE DESIGN GROUP LLC

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ANNIE K. CARRUTHERS
ARCHITECT

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LICENSE NO. AR-97156
ANNIE K CARRUTHERS
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HILLSBORO BEACH RESIDENCE

OWNER NAME:
HILLSBORO BEACH HOUSE LLC

PROJECT ADDRESS:
971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION:

FOR SITE PLAN /DEVELOPMENT REVIEW SUBMITTAL

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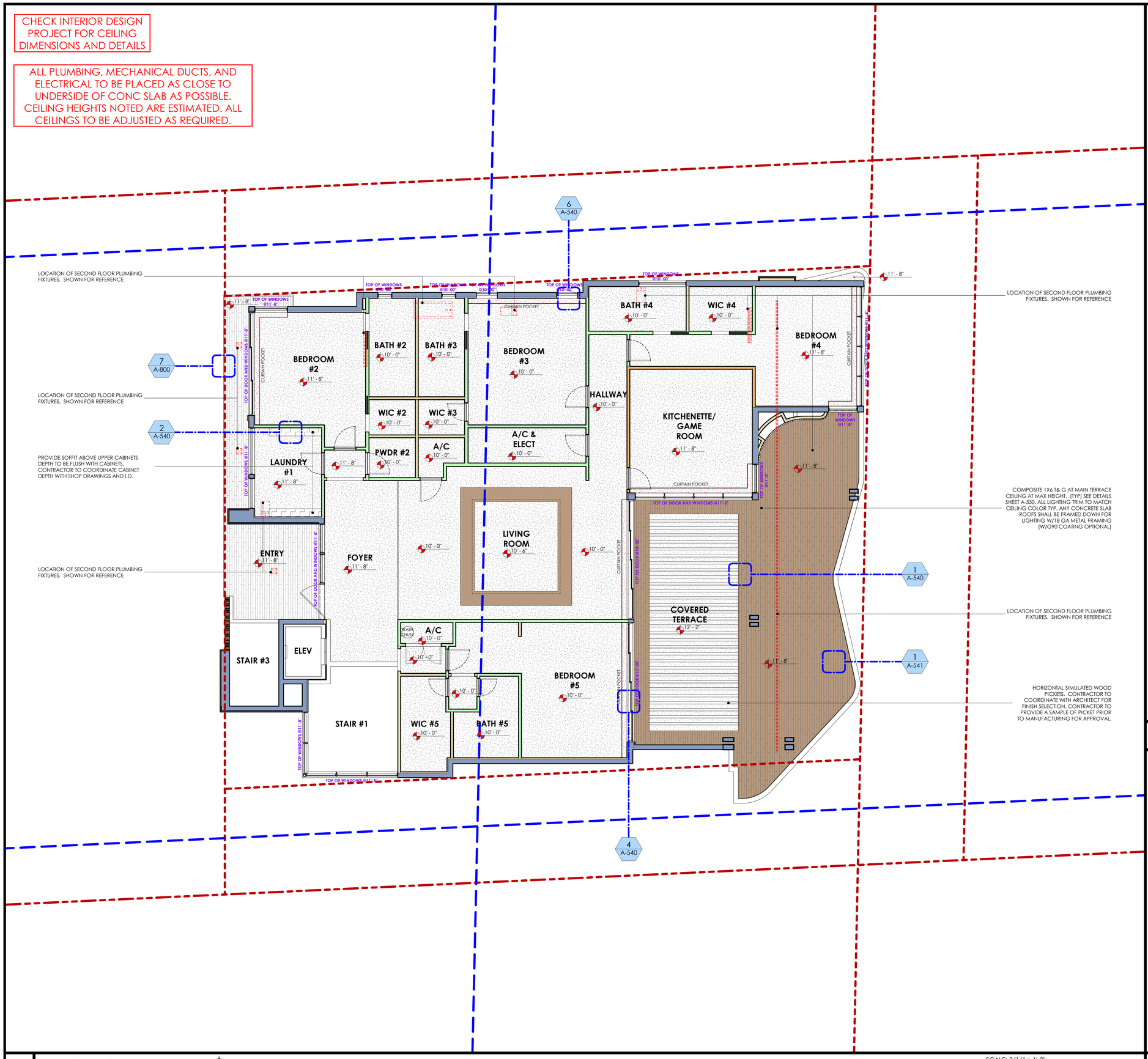
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04/17/2026

SHEET NAME
GROUND FLOOR RCP

SHEET NUMBER
A-120

CHECK INTERIOR DESIGN PROJECT FOR CEILING DIMENSIONS AND DETAILS

ALL PLUMBING, MECHANICAL DUCTS, AND ELECTRICAL TO BE PLACED AS CLOSE TO UNDERSIDE OF CONC SLAB AS POSSIBLE. CEILING HEIGHTS NOTED ARE ESTIMATED. ALL CEILINGS TO BE ADJUSTED AS REQUIRED.



1. SOFFIT DETAILS TO BE VARIFIED W/OWNER PRIOR TO FRAMING.

2. ALL DRYWALL TO BE FREE FROM DEFECTS AND IMPERFECTIONS. DRYWALL TO BE FINISHED AS PER ASTM LEVEL STANDARD NOTED ON SHEET A-700. SEE FINISH SCHEDULE FOR ADDITIONAL NOTES.

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6. SEE RCP DETAIL SHT FOR SOFFIT AND COVE LIGHT DTLS.

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2 CEILING NOTES (TYP)

HEADERS TOP AT 8'-0" TYP ON ALL FLOORS

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DROPPED GYPSUM BOARD CEILING / SOFFIT, PAINTED (ELEVATIONS ON PLANS ARE ESTIMATES FROM CONCRETE FLOOR SLAB)

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AIR CONDITIONED SPACE ABOVE A NON AIR CONDITIONED SPACE PROVIDE INSULATION MIN R-11

CURTAIN POCKETS BY INTERIOR DESIGNER

COFFER WOOD PANEL

METALIC RECESSED COVE WITH LIT

1 1ST FLOOR RCP

SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

0' 2' 4' 8' 12'

3 CEILING LEGEND

IN-SITE DESIGN GROUP ARCHITECTURE

IN-SITE DESIGN GROUP LLC

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ANNIE K. CARRUTHERS ARCHITECT

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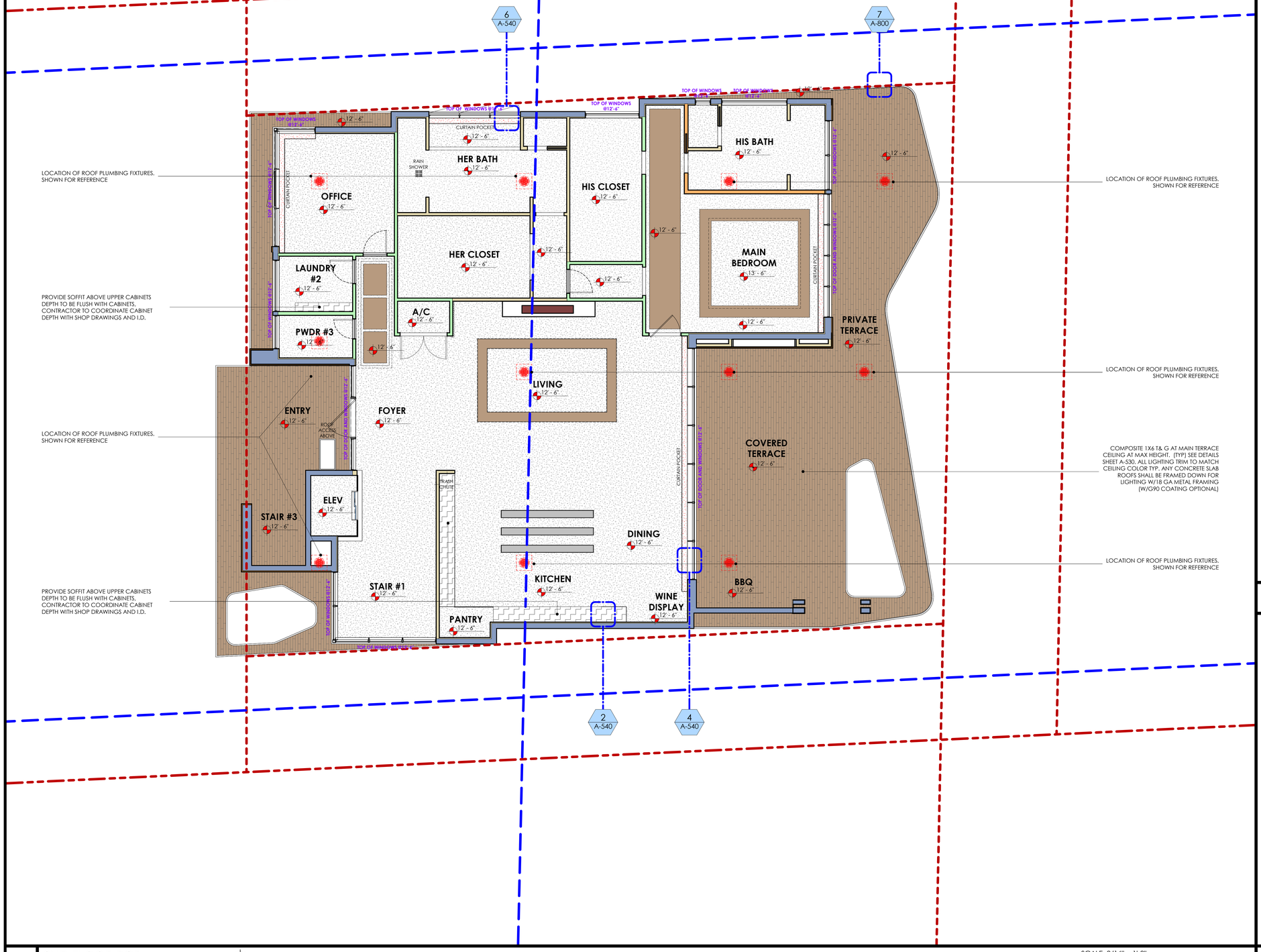
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SHEET NAME
1ST FLOOR RCP

SHEET NUMBER
A-121

CHECK INTERIOR DESIGN PROJECT FOR CEILING DIMENSIONS AND DETAILS

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3. FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED) AND ARE APPROXIMATE.

4. ALL PLUMBING, SANITARY PIPES AND MECHANICAL DUCTS HORIZONTALLY SHALL BE INSTALLED AS CLOSE TO THE UNDERSLAB AS POSSIBLE.

5. CENTER ALL RECESSED LIGHTING WITHIN COFFER, HALL, OR SPACE TYP.

6. SEE RCP DETAIL SHT FOR SOFFIT AND COVE LIGHT DTLS.

7. UNLESS OTHERWISE NOTED WHENEVER A SINGLE FIXTURE OR JUNCTION BOX OCCURS IN A ROOM, IT SHOULD BE CENTERED IN BOTH DIRECTIONS.

8. THE CONTRACTOR SHALL COORDINATE ALL CEILING VENTS WITH MECHANICAL AND ELECTRICAL DRAWINGS IF NECESSARY THE CONTRACTOR SHALL PREPARE DETAILED COORDINATION DRAWINGS ARCHITECT SHALL BE NOTIFIED OF ALL DISCREPANCIES BEFORE PRECEDING WITH WORK.

9. FOR LIGHTING FIXTURE SCHEDULE REFER TO ELECTRICAL DRAWINGS.

10. PROVIDE SOFFITS ABOVE ALL CABINETS. SOFFITS SHALL BE FLUSH WITH CABINET. CONTRACTOR TO COORDINATE WITH CABINET MANUFACTURER FOR DEPTH, TYP

11. ALL A/C REGISTERS SHALL BE WHITE.

12. (AS APPLICABLE) ALL EXTERIOR LOCATIONS AND SOFFITS THAT RECEIVE HI RIBBED MTL LATH AND STUCCO UNDER EAVES AND OVERHANGS UNLESS OTHERWISE NOTED, CONTRACTOR TO USE TWO COATS AS REQUIRED TO COMPLY W/FBC 2510.6 AND EQUIVALENT TO GRADE D PAPER. PRIME AND PAINT (TYP)

13. INTERIOR OPENINGS NOTED AS "CASED" OPENING SHALL RECEIVE TRIM AND TO MATCH BASEBOARD.

14. ALL EXTERIOR FRAMING SHALL BE AN MINIMUM OF 18 GAGE METAL WITH G90 COATING

2 CEILING NOTES (TYP)

- HEADERS TOP AT 8'-0" TYP ON ALL FLOORS
- **RECESSED** DROPPED GYPSUM BOARD CEILING / SOFFIT, PAINTED (ELEVATIONS ON PLANS ARE ESTIMATES FROM CONCRETE FLOOR SLAB)
- DROPPED GYPSUM BOARD CEILING / SOFFIT, PAINTED (ELEVATIONS ON PLANS ARE ESTIMATES FROM CONCRETE FLOOR SLAB)
- COMPOSITE WOOD OR CYPRESS WOOD 1X6 T&G AT ALL O.H. AND TERRACE CEILINGS. 90 DEG CORNERS OF T&G TO BE JOINED IN BASKETWEAVE PATTERN. (TYP) SEE DETAILS SHEET A-8.3. ARCHITECT TO SELECT WOOD STAIN COLOR. ALL LIGHTING TRIM TO MATCH CEILING COLOR OR BE BRONZE TYP.
- PROVIDE SOFFIT ABOVE UPPER CABINETS DEPTH TO BE FLUSH WITH CABINETS, CONTRACTOR TO COORDINATE WITH MANUF. FINISHED CABINET HEIGHT AND DEPTH AS PER I.D. DRAWINGS
- AIR CONDITIONED SPACE ABOVE A NON AIR CONDITIONED SPACE PROVIDE INSULATION MIN R-11
- CURTAIN POCKETS BY INTERIOR DESIGNER
- COFFER WOOD PANEL
- METALIC RECESSED COVE WITH LIT

3 CEILING LEGEND

1 2ND FLOOR RCP
SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0' 2' 4' 8' 12'

IN-SITE DESIGN GROUP
ARCHITECTURE

IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
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AA26001758
954 921-5333

ANNIE K. CARRUTHERS
ARCHITECT

STATE OF FLORIDA
ANNIE K CARRUTHERS
2026.05.13 15:02:01-04'00'

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STATE OF FLORIDA LICENSE N° AR-97156

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PROJECT NAME:
HILLSBORO BEACH RESIDENCE

OWNER NAME:
HILLSBORO BEACH HOUSE LLC

PROJECT ADDRESS:
971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

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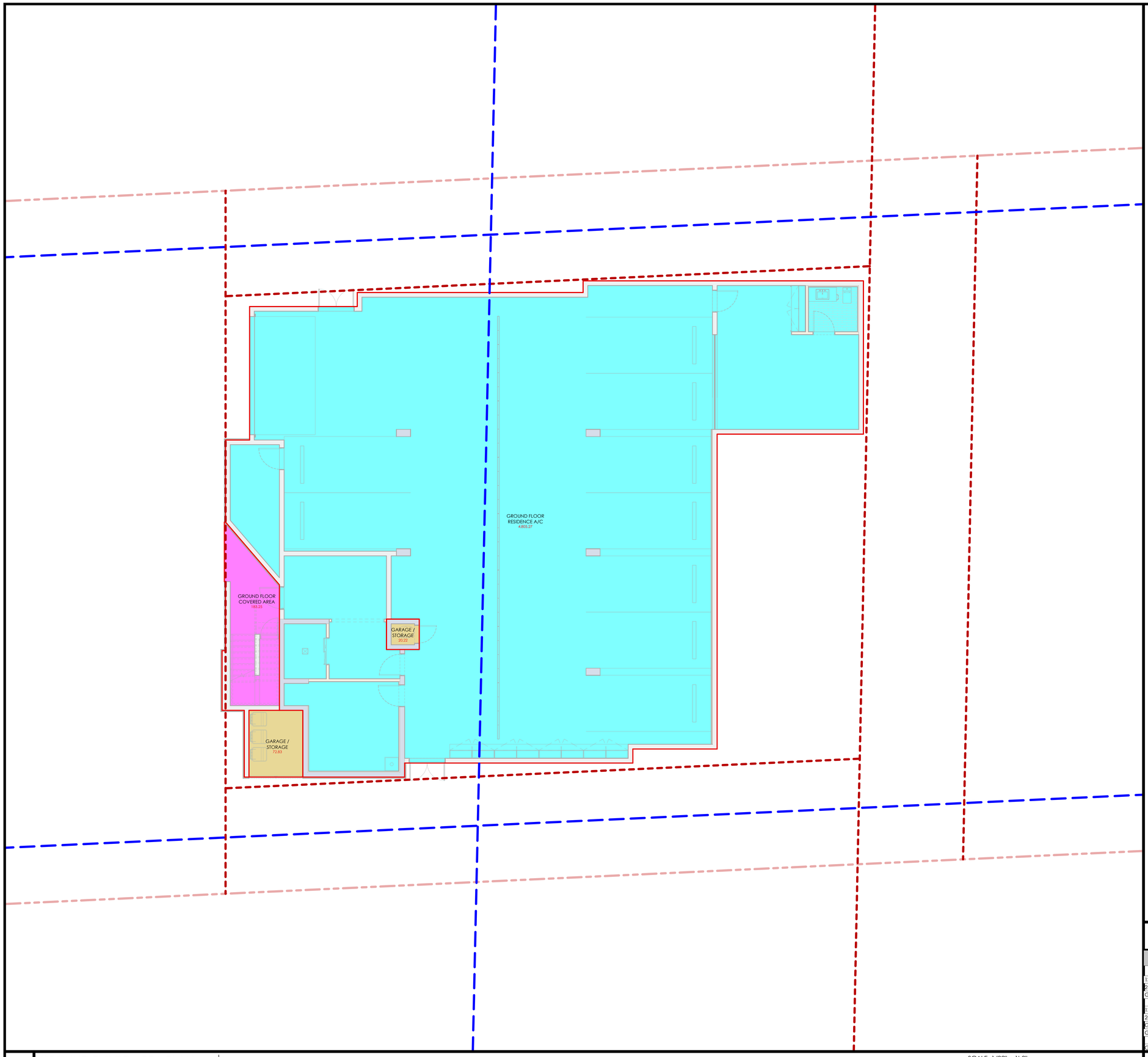
REVISIONS:

#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
2ND FLOOR RCP

SHEET NUMBER
A-122



1 GROUND FLOOR AREA PLAN
SCALE = 3/16" = 1'-0"

SCALE: 1/32" = 1'-0"
0' 16' 32' 64'

COVERED TERRACE GROUND FLOOR

GARAGE & STORAGE

GROUND FLOOR A/C SPACE

2 AREAS LEGEND

HILLSBORO RESIDENCE - SQ FT CALCULATION

AREAS	PROPOSED
1ST FLOOR RESIDENCE A/C	4,242.27
2ND FLOOR RESIDENCE A/C	3,790.95
GROUND FLOOR RESIDENCE A/C	4,805.27
A/C SUBTOTAL	12,838.49
1ST FLOOR COVERED AREA	1,699.25
2ND FLOOR COVERED AREA	1,421.04
GARAGE / STORAGE	93.06
GROUND FLOOR COVERED AREA	183.25
NON A/C SUBTOTAL	3,396.59
GROSS TOTAL RESIDENCE **TOTAL**	16,235.09

3 SQUARE FOOTAGE

IN-SITE DESIGN GROUP
ARCHITECTURE

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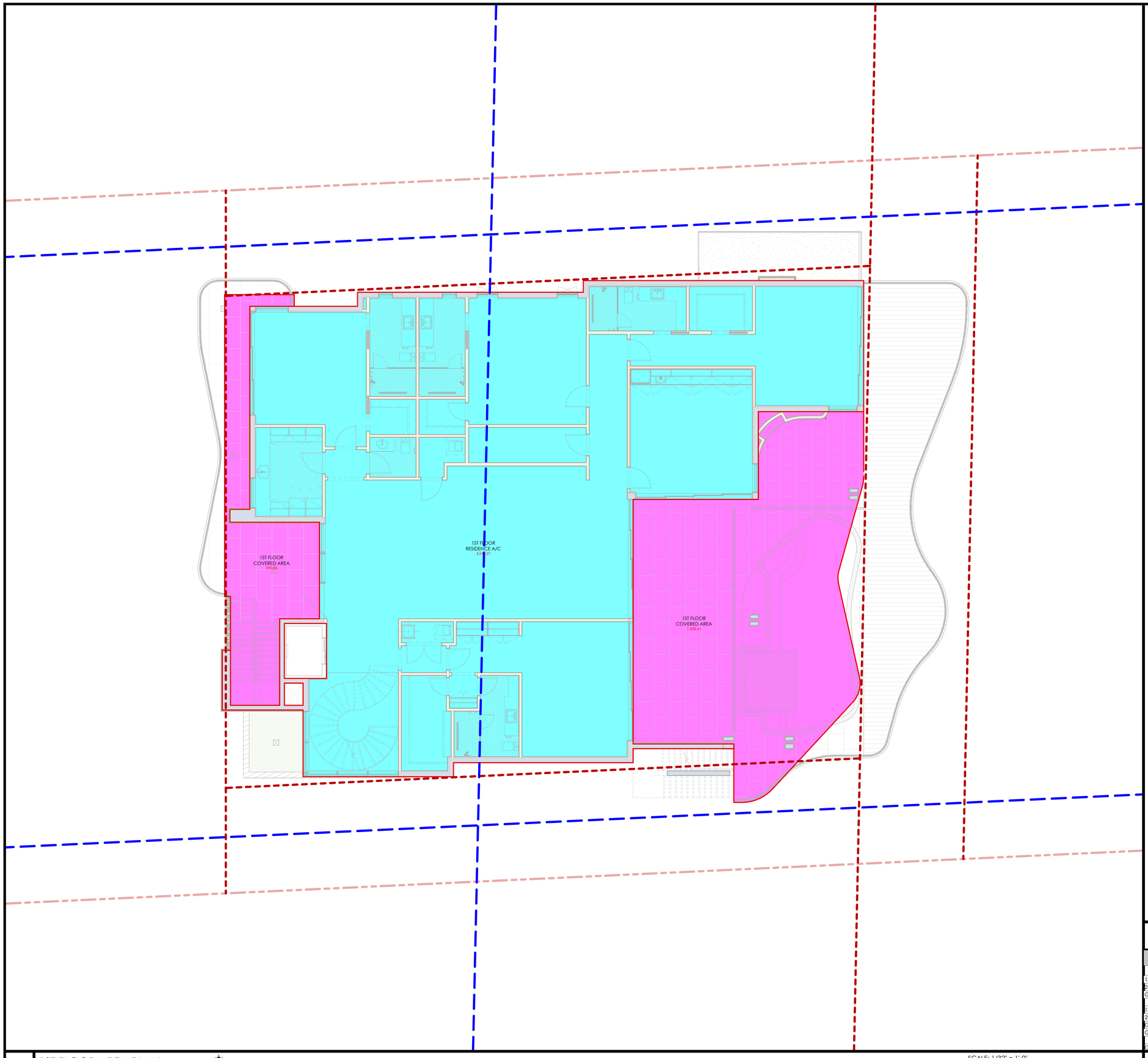
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#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
GROUND FLOOR AREA PLAN

SHEET NUMBER
A-131



1ST FLOOR A/C SPACE

COVERED TERRACE 1ST FLOOR

1 1ST FLOOR AREA PLAN
SCALE = 3/16" = 1'-0"

SCALE: 1/32" = 1'-0"
0' 16' 32' 64'

2 AREAS LEGEND

HILLSBORO RESIDENCE - SQ FT CALCULATION

AREAS	PROPOSED
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GROUND FLOOR RESIDENCE A/C	4,805.27
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GROUND FLOOR COVERED AREA	183.25
NON A/C SUBTOTAL	3,396.59
GROSS TOTAL RESIDENCE	**TOTAL** 16,235.09

3 SQUARE FOOTAGE

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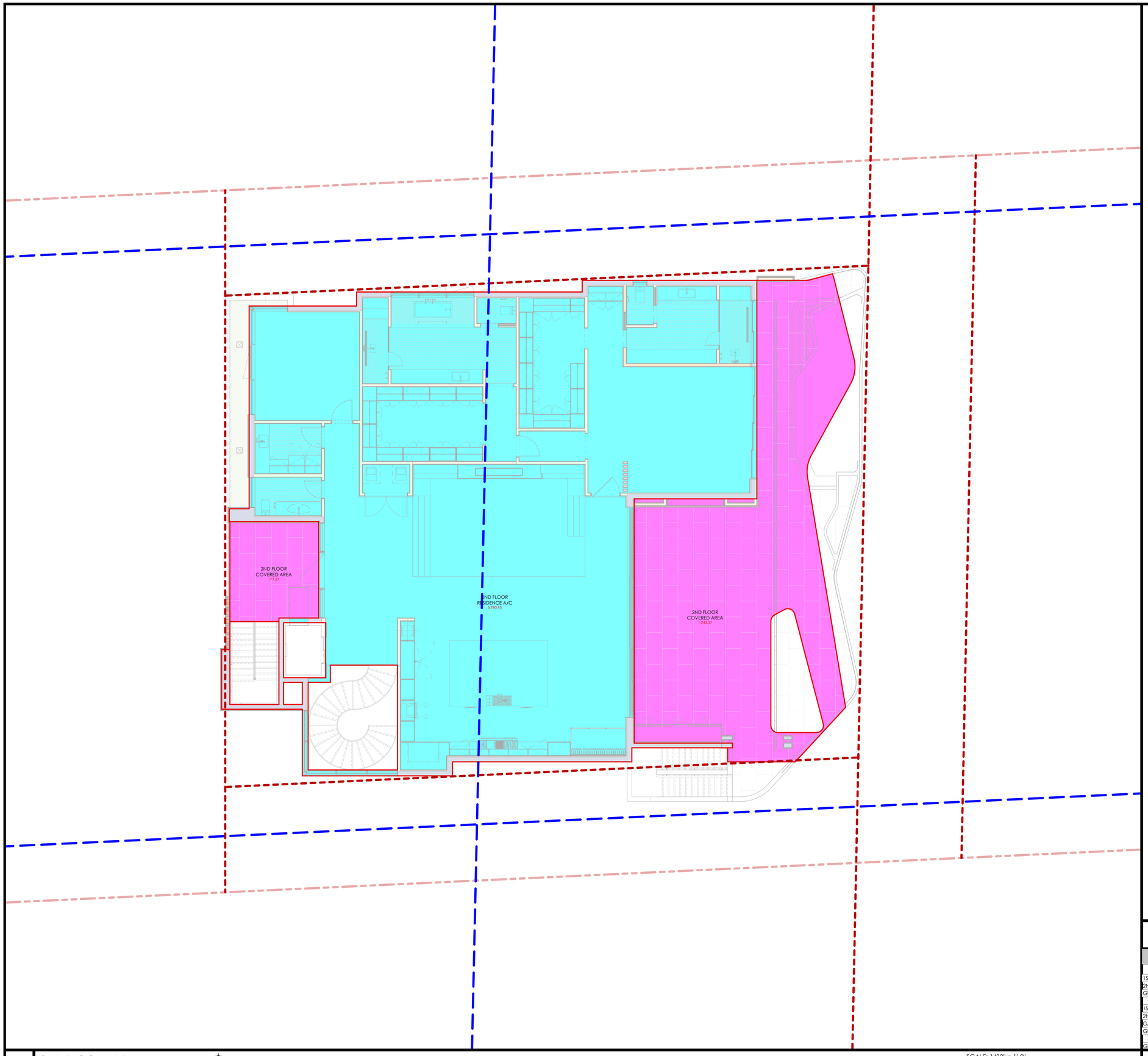
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#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
1ST FLOOR AREA PLAN

SHEET NUMBER
A-132



1 2ND FLOOR AREA PLAN
SCALE = 3/16" = 1'-0"

SCALE: 1/32" = 1'-0"
0' 16' 32' 64'

2ND FLOOR A/C SPACE

COVERED TERRACE 2ND FLOOR

2 AREAS LEGEND

HILLSBORO RESIDENCE - SQ FT CALCULATION

AREAS	PROPOSED
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NON A/C SUBTOTAL	3,396.59
GROSS TOTAL RESIDENCE	**TOTAL** 16,235.09

3 SQUARE FOOTAGE

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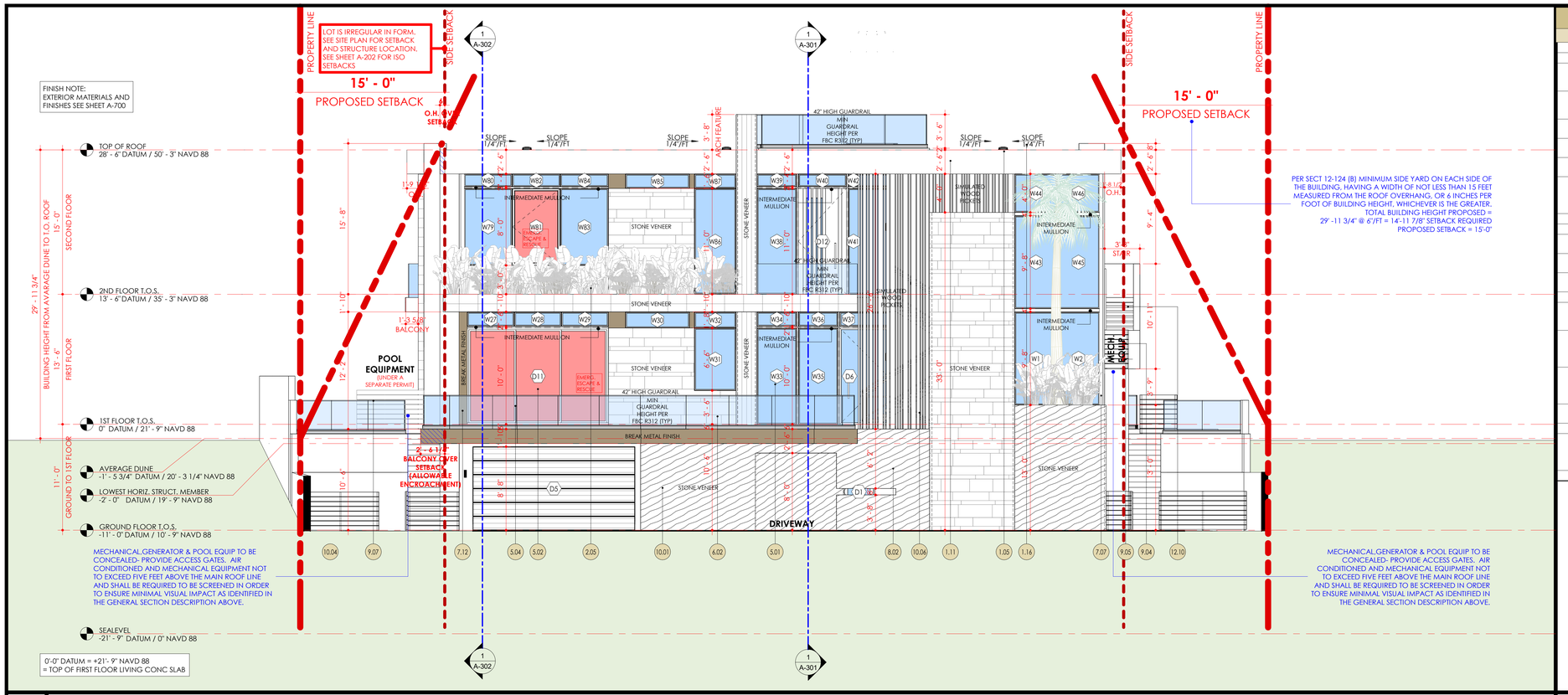
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04/17/2026

SHEET NAME
2ND FLOOR AREA PLAN

SHEET NUMBER
A-133



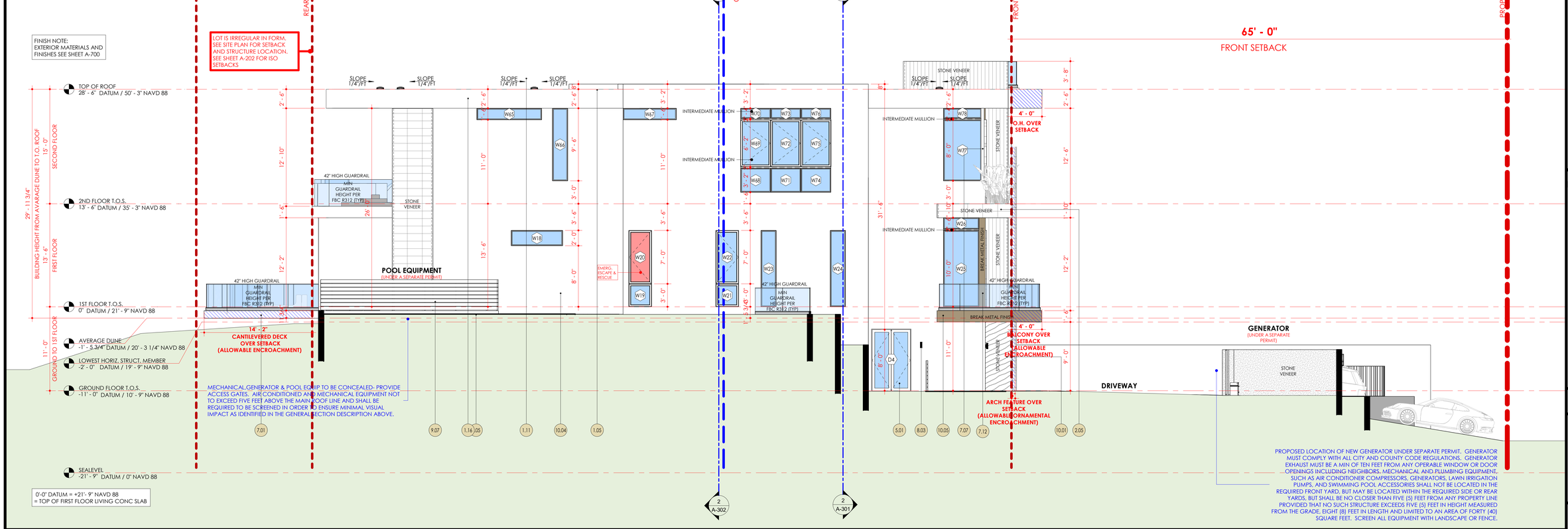
1 FRONT ELEVATION - WEST
SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0' 2' 4' 8' 12'

ELEVATIONS KEYNOTES

KEY	DESCRIPTION
1.05	PRODUCT APPROVED FLAT ROOF. SEE ROOF WATER PROOFING SHEET
1.11	SLOPE ROOF MIN 1/4/FT TO ROOF DRAINS AS REQUIRED. SEE ROOF PLAN FOR DETAILS
1.16	STUCCO FASCIA OVER TWO LAYERS OF 3/4" EXT GRADE PLYWOOD FASTENED TO EDGE OF CONC OVERHANG AND FRAMING . PROVIDE CONTINUOUS DRIP EDGE (CONCEILED DRIP EDGE IS PREFERRED) UNDER SOFFIT AND BETWEEN FASCIA AND T&G SEE ROOF WATER PROOFING SHEET
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5.02	IMPACT RATED EXTERIOR SLIDING GLASS DOOR WITH CLEAR LOW E GLASS. SEE SCHEDULES, COLOR SELECTED BY ARCHITECT.
5.04	ALIGN UPPER AND LOWER EXTERIOR WINDOWS AND/OR DOORS W/ WINDOW DIVISIONS. WINDOW SIZES TO BE ADJUSTED TO ALIGN VERTICALLY
6.02	42" HIGH GLASS EXTERIOR GUARDRAIL (SUBMIT SHOP DRAWINGS OR SAMPLE FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION). PICKETS TO REJECT A 4" DIA OBJECT. GUARDRAIL TO COMPLY W/FBC R311 AND R312, FRAMELESS GLASS SYSTEM MIN 13/16" LAMINATED GLASS THICKNESS. SEE STAIR RAILING AND GUARDRAIL DETAILS SHEET. INSTALL AS PER MANUF SPECS
7.01	POURED IN PLACE CONC DECK. SEE STRUCT DWGS FOR DTLS.
7.07	STEEL SUPPORT COLUMN POWDER COATED TO MATCH WINDOW FRAME (SEE STRUCTURAL FOR DETAILS)
7.12	CORNER COL WRAPPED IN BREAK METAL TO MATCH WINDOW AND DOOR FINISH. SEE STRUCTURAL DRAWINGS FOR DETAILS.
8.02	SITE ADDRESS AND MAIL BOX SHALL BE PROVIDED IN ACCORDANCE W/FBC R321 ON HOUSE OR FRONT WALL. NUMBERS SHALL BE VISIBLE FROM THE STREET
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10.04	5/8" SMOOTH STUCCO FINISH ON CONC BLOCK, COLUMN OR BEAM. PRIMED AND PAINTED. ARCHITECT TO SELECT COLOR. STUCCO SHALL BE INSTALLED AS PER ASTM C926 STANDARD EXCLUDING TABLE 4 (TYP)
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10.06	ALUMINUM OR SIMULATED WOOD PICKETS. CONTRACTOR TO COORDINATE WITH ARCHITECT FOR FINISH SELECTION. CONTRACTOR TO PROVIDE A SAMPLE OF PICKET PRIOR TO MANUFACTURING FOR APPROVAL. IT MUST COMPLY WITH FBC 2023, 1403.5. NOTE: WOOD IS NOT TO BE USED BELOW FLOOD ELEVATION.ALL EXTERIOR VENEERS TO COMPLY W/R318.7
12.10	FORMED CONCRETE STAIR SEE STRUCTURALS FOR DETAILS

3 ELEVATION KEYS NOTES



2 LEFT ELEVATION - NORTH
SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0' 2' 4' 8' 12'

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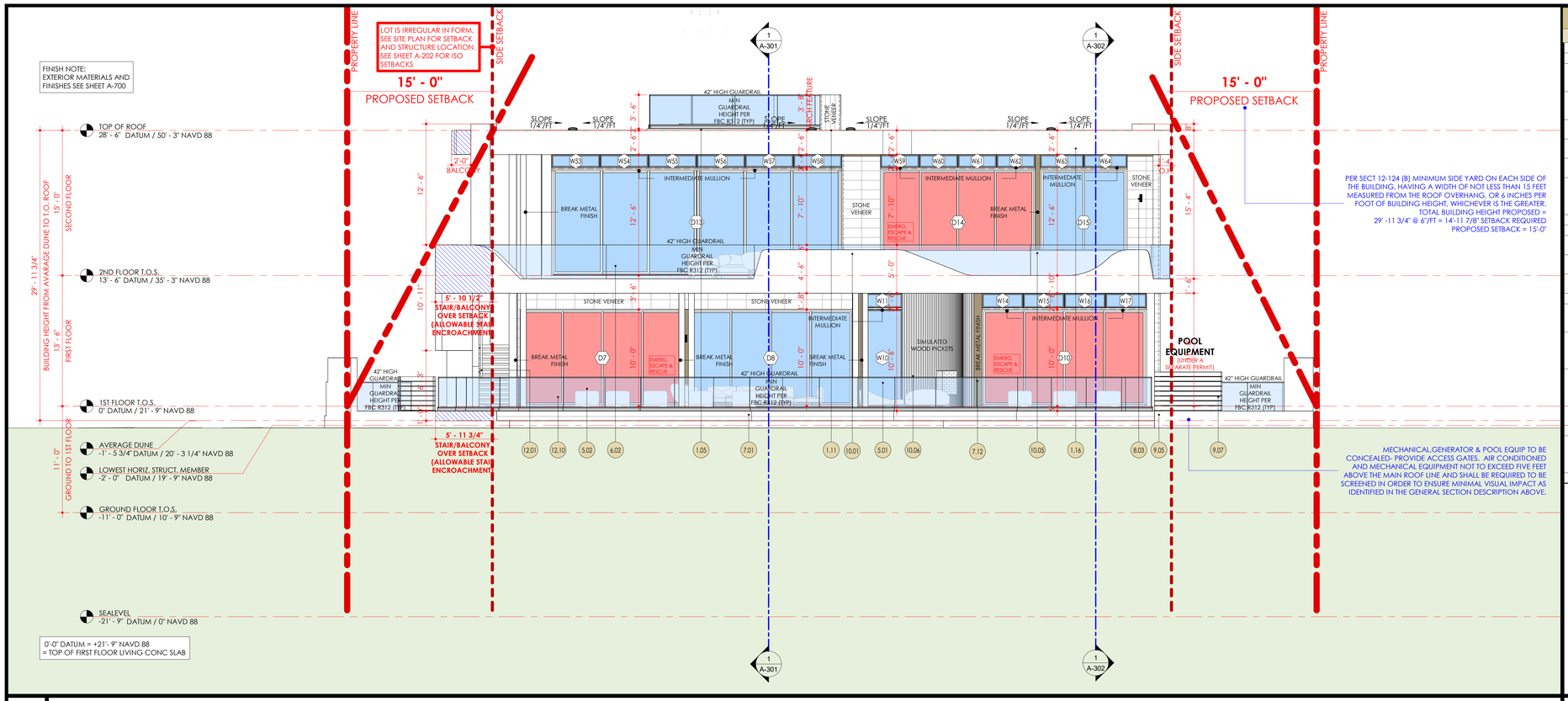
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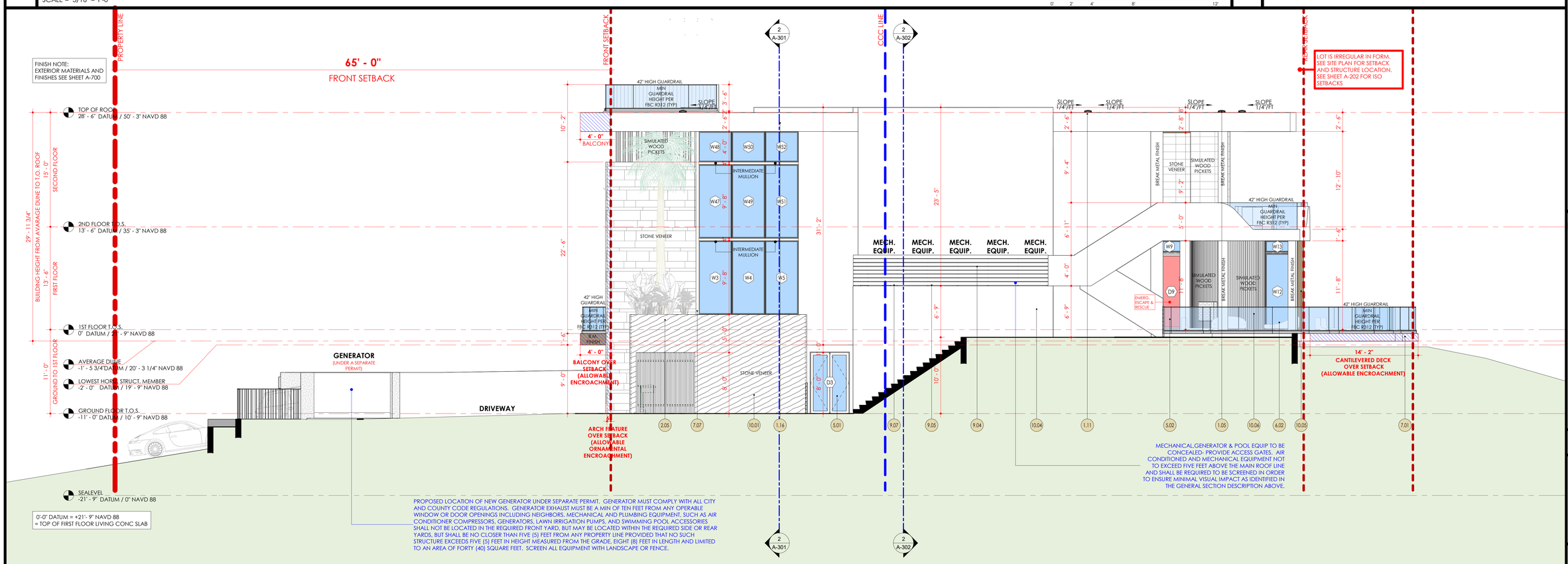
SHEET NAME
ELEVATIONS

SHEET NUMBER
A-200



1 REAR ELEVATION - EAST
SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0' 2' 4' 8' 12'



2 RIGHT ELEVATION - SOUTH
SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0' 2' 4' 8' 12'

ELEVATIONS KEYNOTES

KEY	DESCRIPTION
1.05	PRODUCT APPROVED FLAT ROOF. SEE ROOF WATER PROOFING SHEET
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1.16	STUCCO FASCIA OVER TWO LAYERS OF 3/4" EXT GRADE PLYWOOD FASTENED TO EDGE OF CONC OVERHANG AND FRAMING . PROVIDE CONTINUOUS DRIP EDGE (CONCEILED DRIP EDGE IS PREFERRED) UNDER SOFFIT AND BETWEEN FASCIA AND T&G SEE ROOF WATER PROOFING SHEET
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3 ELEVATION KEYS NOTES

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1546 JACKSON STREET
HOLLYWOOD, FL 33020
INSITEDESIGNGROUP.COM
AA26001758
954 921-5333

ANNIE K. CARRUTHERS
ARCHITECT
STATE OF FLORIDA
ANNIE K CARRUTHERS
2026.05.13 15:02:02-04'00'
SEAL
STATE OF FLORIDA LICENSE N° AR-97156

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PROJECT NAME:
HILLSBORO BEACH RESIDENCE

OWNER NAME:
HILLSBORO BEACH HOUSE LLC

PROJECT ADDRESS:
971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION:
FOR SITE PLAN /DEVELOPMENT REVIEW SUBMITTAL

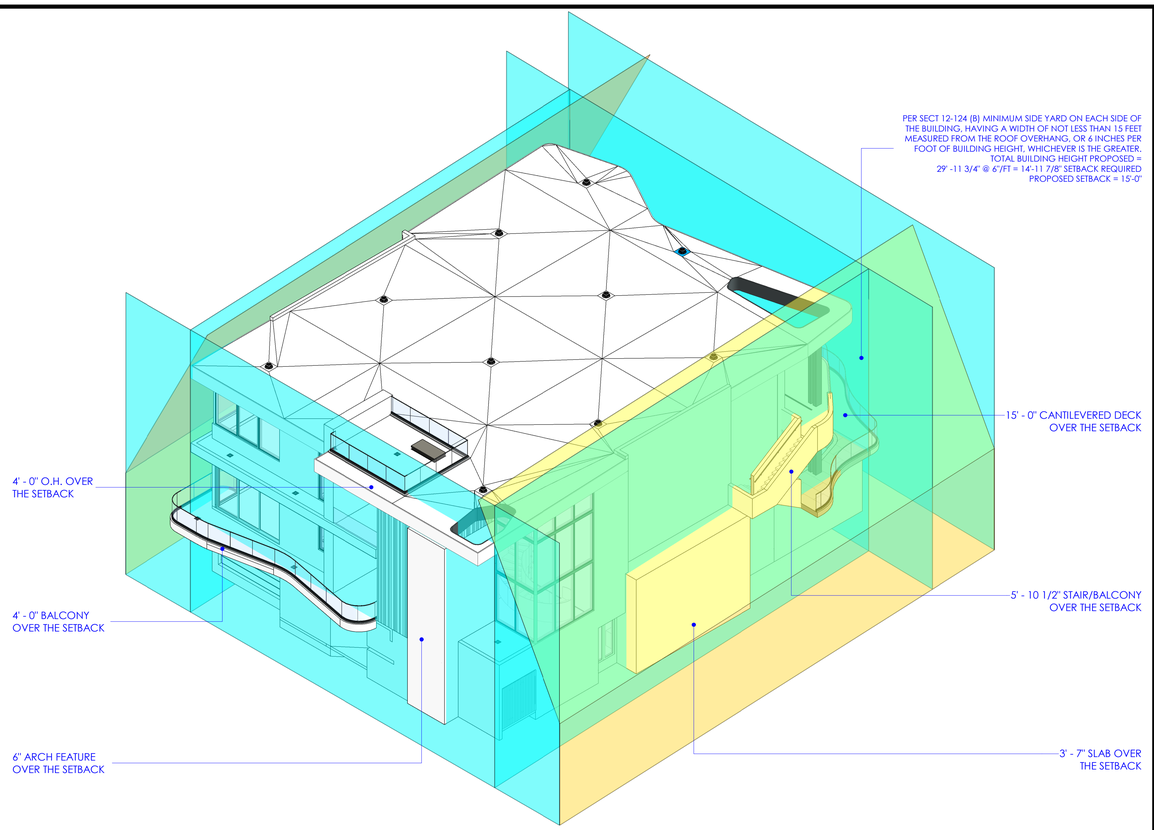
REVISIONS:

#	DATE	DESCRIPTION

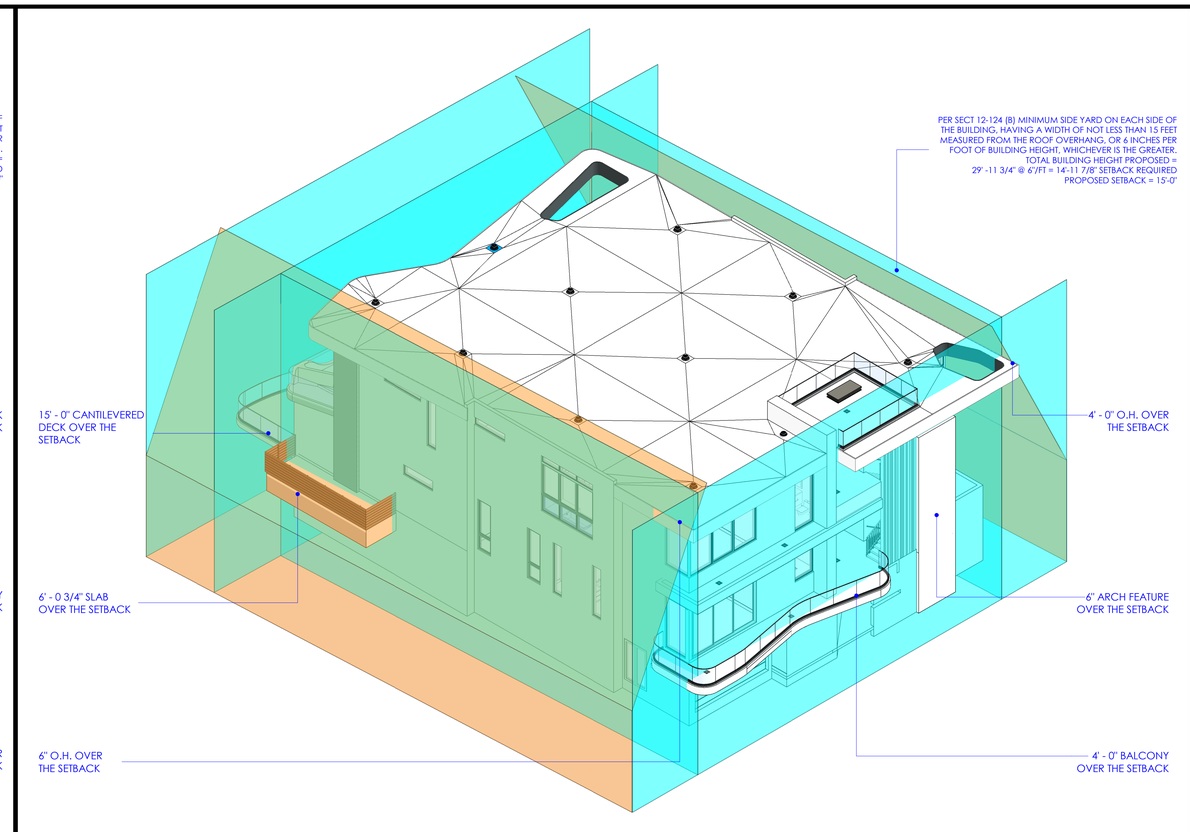
DATE OF ISSUE
04/17/2026

SHEET NAME
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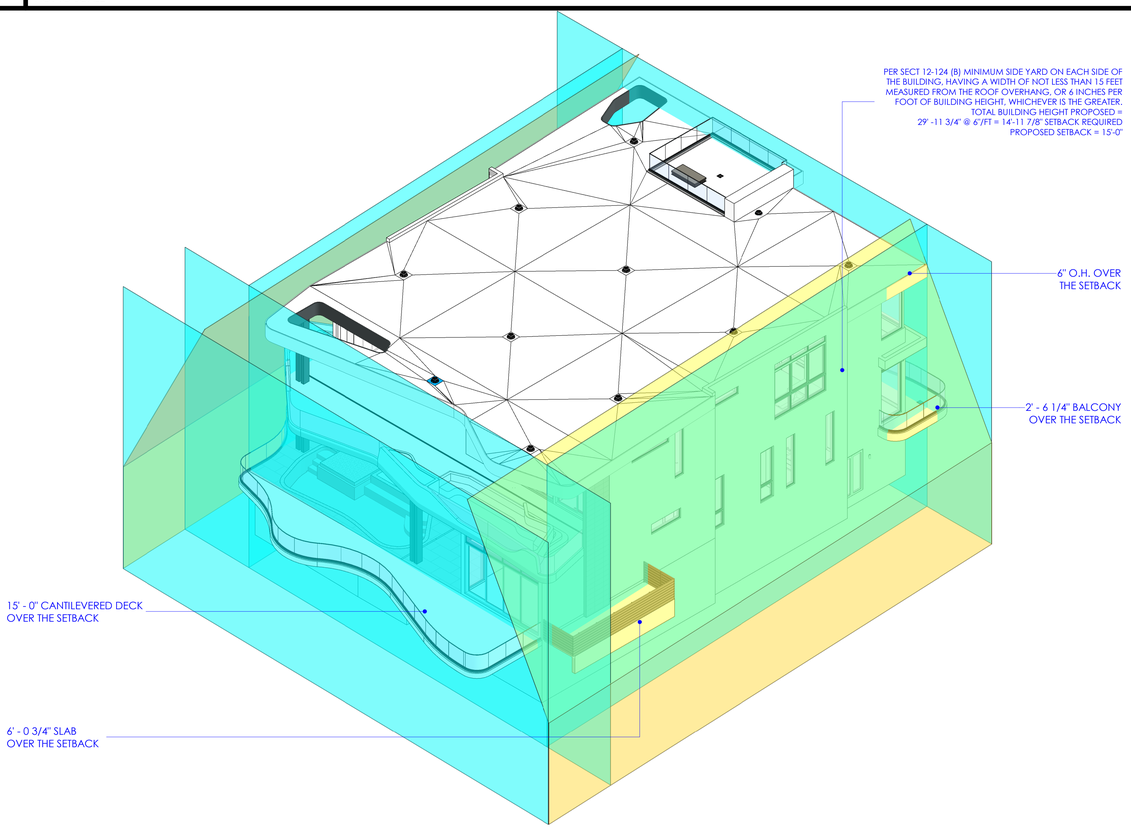
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A-201



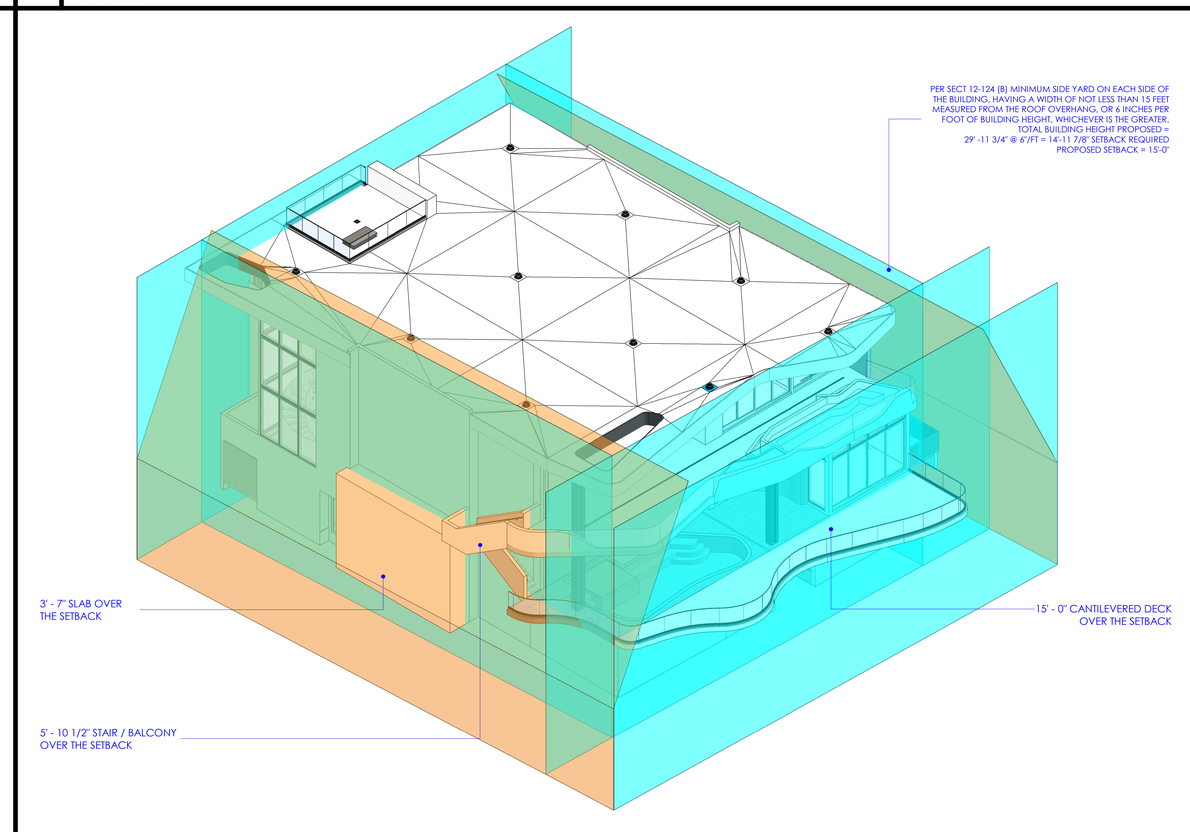
1 SIDE SETBACK - FRONT RIGHT
NOT TO SCALE



2 SIDE SETBACK - FRONT LEFT
NOT TO SCALE



3 SIDE SETBACK - REAR LEFT
NOT TO SCALE



4 SIDE SETBACK - REAR RIGHT
NOT TO SCALE

IN-SITE DESIGN GROUP
ARCHITECTURE

IN-SITE DESIGN GROUP LLC

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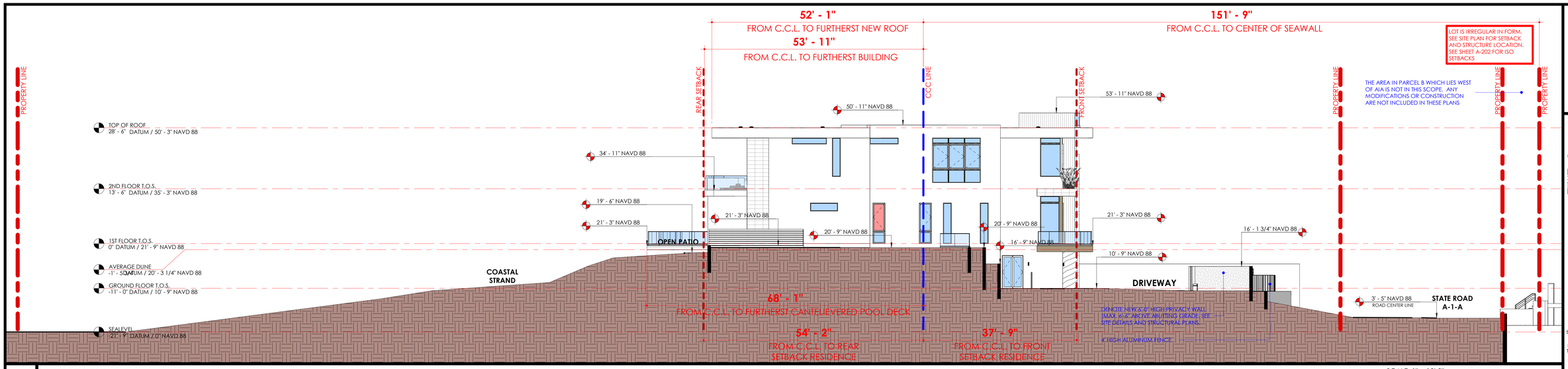
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DATE OF ISSUE
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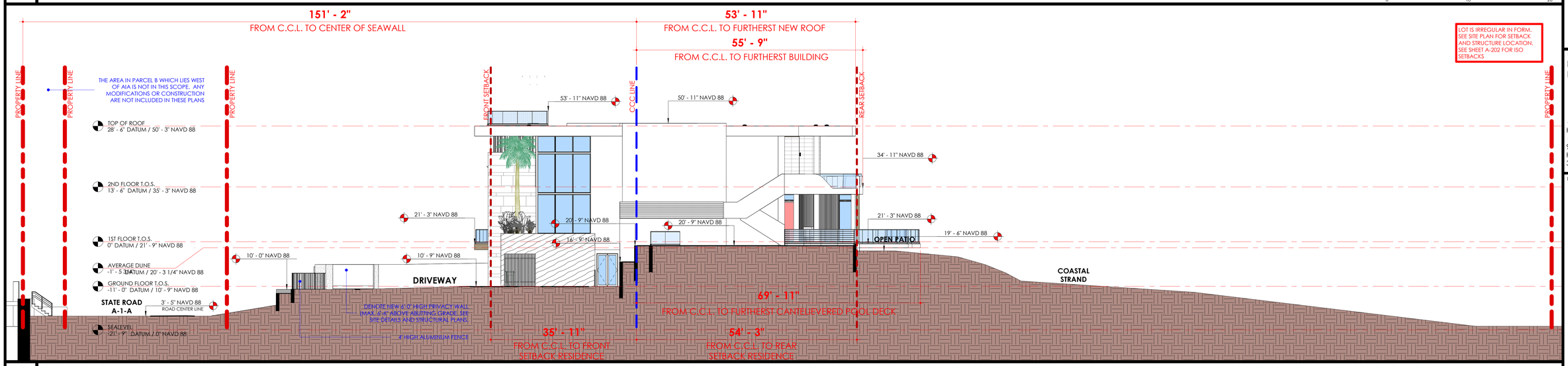
SHEET NAME
SIDE SETBACKS

SHEET NUMBER
A-202



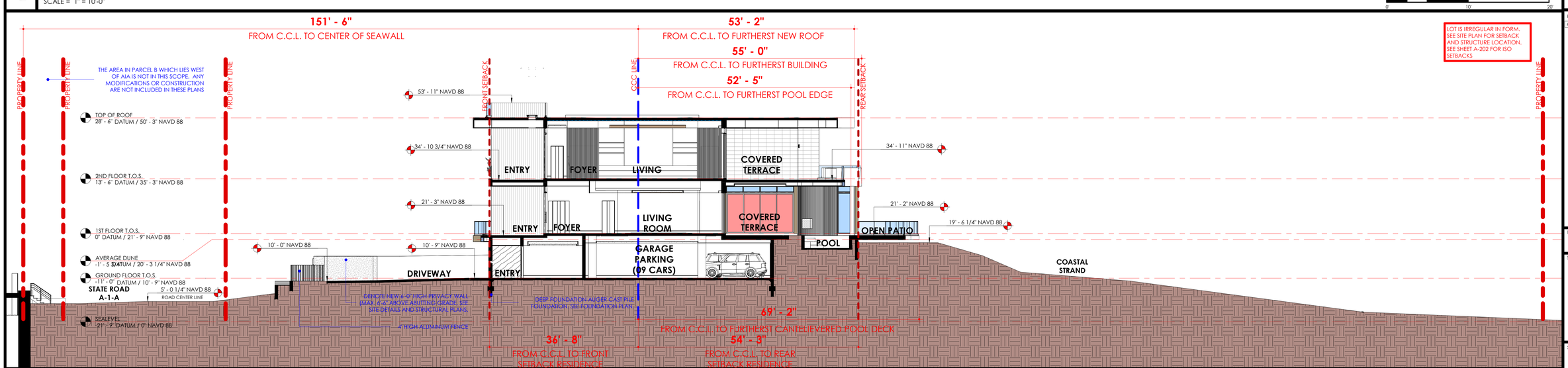
1 SITE SECTION A
SCALE = 1" = 10'-0"

SCALE: 1" = 10'-0"
0' 10' 20'



2 SITE SECTION B
SCALE = 1" = 10'-0"

SCALE: 1" = 10'-0"
0' 10' 20'



3 SITE SECTION C
SCALE = 1" = 10'-0"

SCALE: 1" = 10'-0"
0' 10' 20'

IN-SITE DESIGN GROUP
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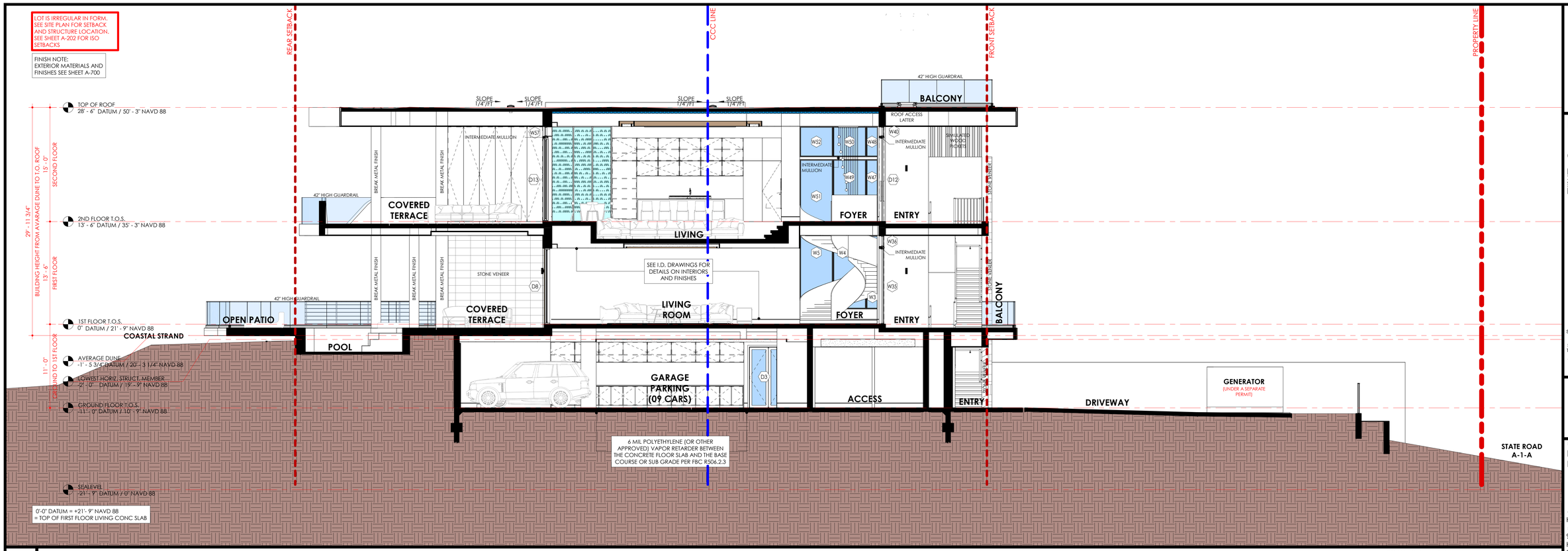
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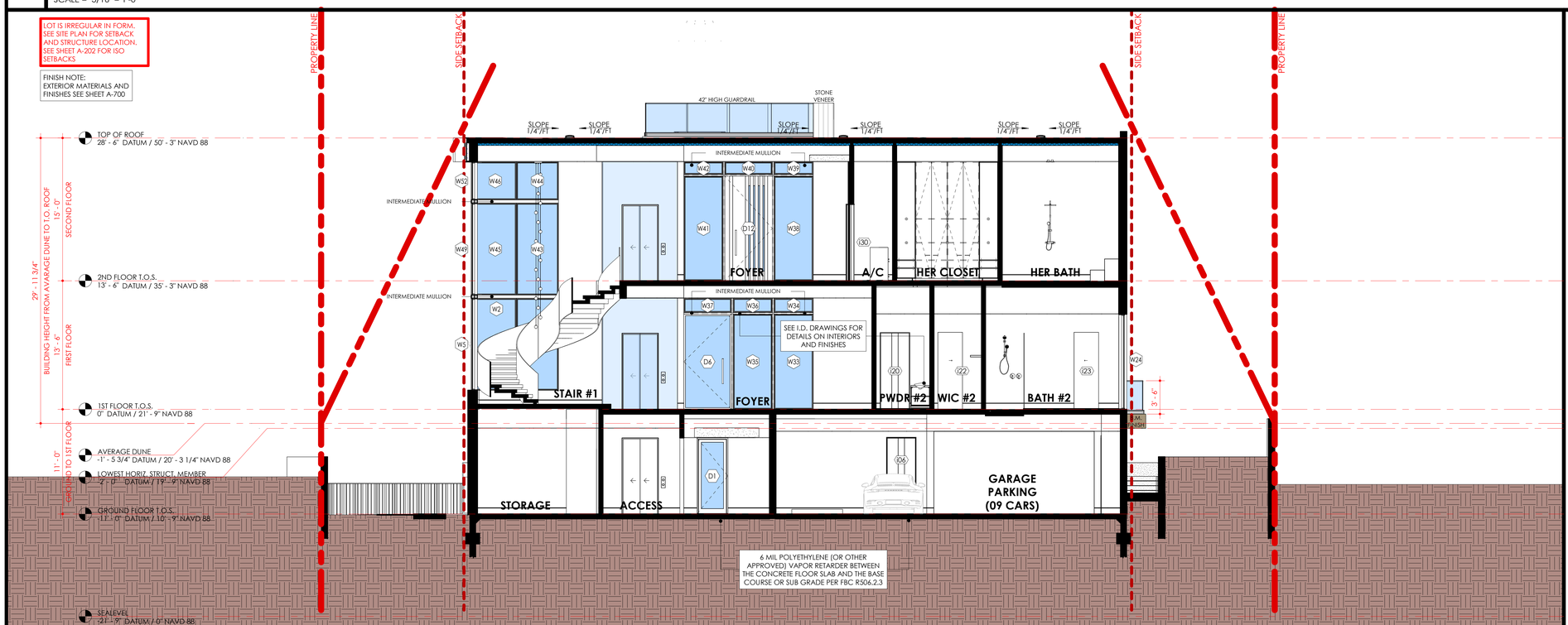
SHEET NAME
SITE SECTIONS

SHEET NUMBER
A-300



1 BLDG SECTION A
SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0' 2' 4' 8' 12'



2 BLDG SECTION B
SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0' 2' 4' 8' 12'

3 INSULATION NOTES

ALL INSULATION SHALL BE CONFIRMED W/MECHANICAL CALCS PRIOR TO INSTALLATION.

ROOF INSULATION:
ALL CONCRETE ROOF DECKS ABOVE THE THERMAL ENVELOPE SHALL RECEIVE INSULATION. FLAT DECKS SHALL RECEIVE INSULATION BELOW CONC DECK ADJACENT TO AIR CONDITIONED SPACES OR AS PER ROOF PLAN. ROOF INSULATION SHALL BE CLOSED CELL SPRAY FOAM ICYNENE INSULATION AT UNDERSIDE OF ROOF DECK. SEE THIS SHEET FOR R VALUE REQUIRED. CONCRETE TOPING/ROOF FINISH SHALL BE SLOPED A MIN OF 1/4"/FT TO COMPLY W/ FBC 1515.2 TYP. ROOF SHALL BE A COMPLETELY SEALED NON VENTED ASSEMBLY.

ALTERNATE ROOF INSULATION:
OPEN CELL SPRAY FOAM INSULATION ICYNENE MAY BE SUBSTITUTED WITH EQUAL R VALUE IF ATTIC SPACE ALLOWS, WALL INSULATION MUST MEET R VALUE NOTED ABOVE (R VALUE REPRESENTS INSULATION ONLY)

WALL INSULATION 1:
VR PLUS SHIELD REFLECTIVE FOIL INSULATION-MIN R VALUE AS NOTED ABOVE, ADJACENT TO FURRING CONTINUOUS FLOOR TO CLG AND UP TO TRUSSES OR

ALTERNATE WALL INSULATION 2:
TYPICAL WALL INSULATION TO BE MIN 3/4" R-MATTE RIGID INSULATION ON THE INTERIOR SIDE MU WITH R-VALUE AS NOTED ABOVE OR

ALTERNATE WALL INSULATION 3:
COREFILL 500 INSULATION INSIDE CMU CAVITIES. FOAM INSULATION CONTINUOUS FLOOR TO CLG AND UP TO TRUSSES. POLYMASTER R-501 RECOMMENDED.

IN-SITE DESIGN GROUP
ARCHITECTURE

IN-SITE DESIGN GROUP LLC

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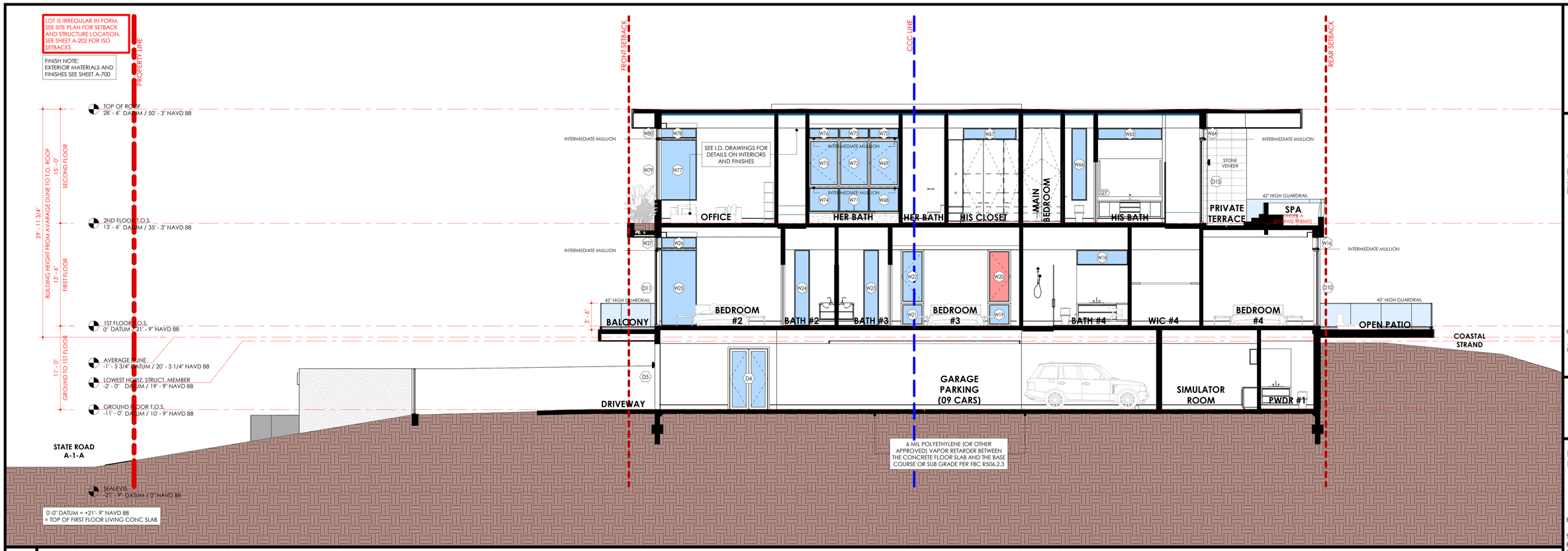
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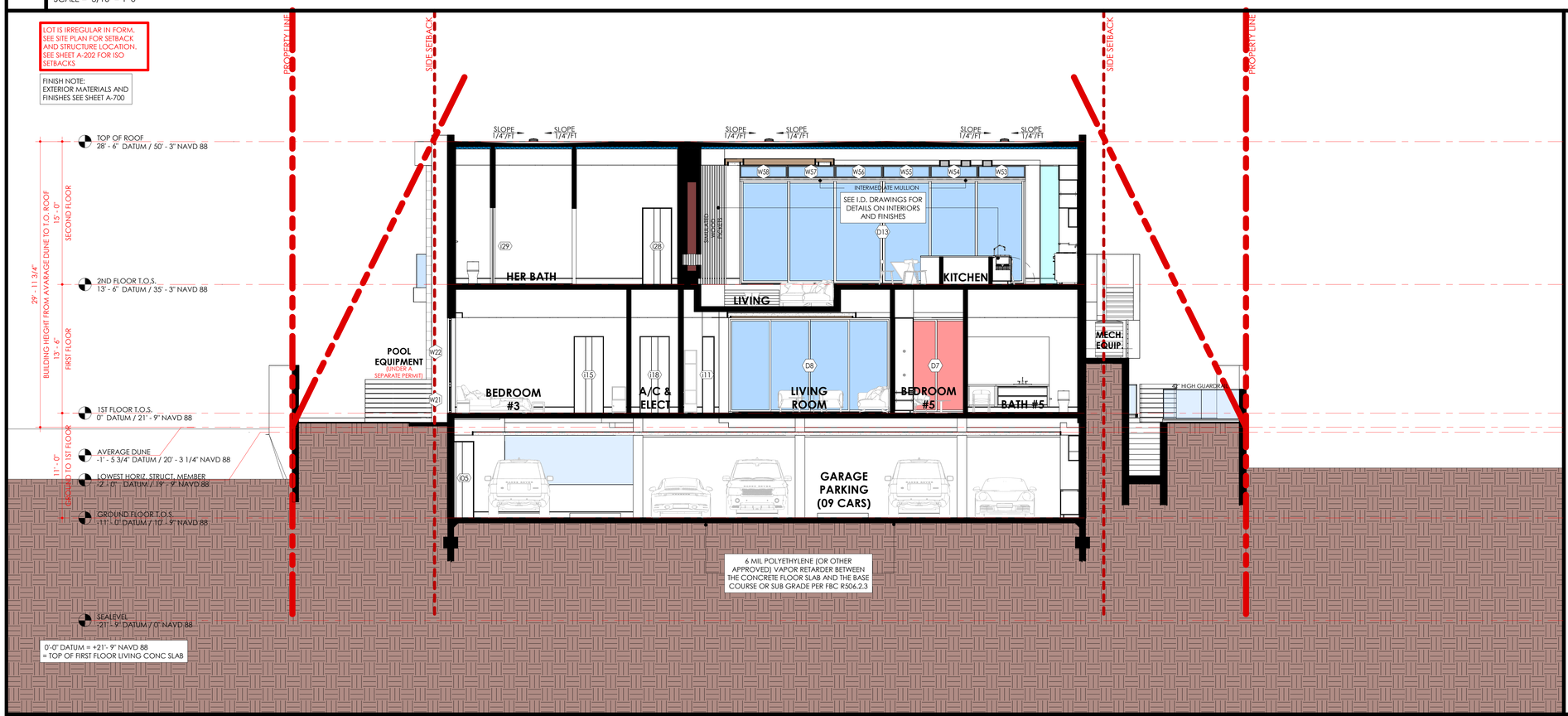
SHEET NAME
BLDG SECTIONS

SHEET NUMBER
A-301



1 BLDG SECTION C
SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0' 2' 4' 8' 12'



2 BLDG SECTION D
SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0' 2' 4' 8' 12'

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ALTERNATE WALL INSULATION 3:
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3 INSULATION NOTES

IN-SITE DESIGN GROUP ARCHITECTURE
IN-SITE DESIGN GROUP LLC
1546 JACKSON STREET
HOLLYWOOD, FL 33020
INSITEDESIGNGROUP.COM
AA26001758
954 921-5333
ANNIE K. CARRUTHERS ARCHITECT
ANNIE K CARRUTHERS 2026.05.13 15:02:02-04'00'
SEAL
STATE OF FLORIDA LICENSE N° AR-97156

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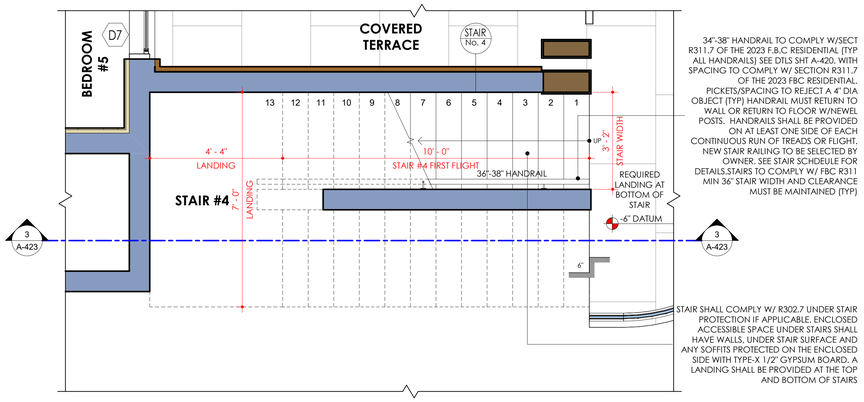
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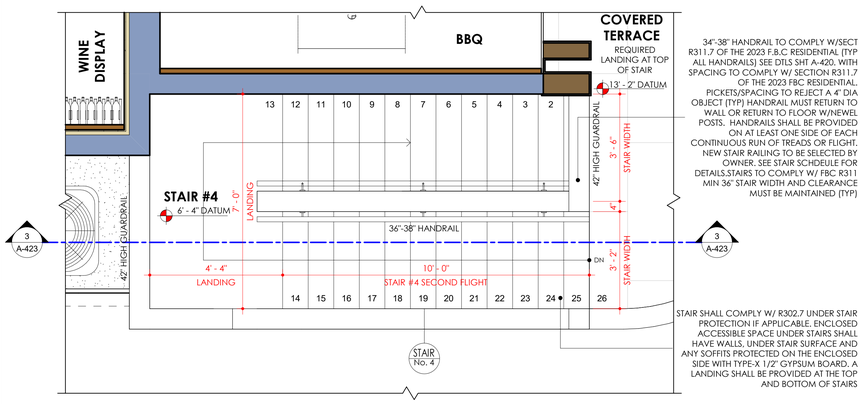
SHEET NAME
BLDG SECTIONS

SHEET NUMBER
A-302



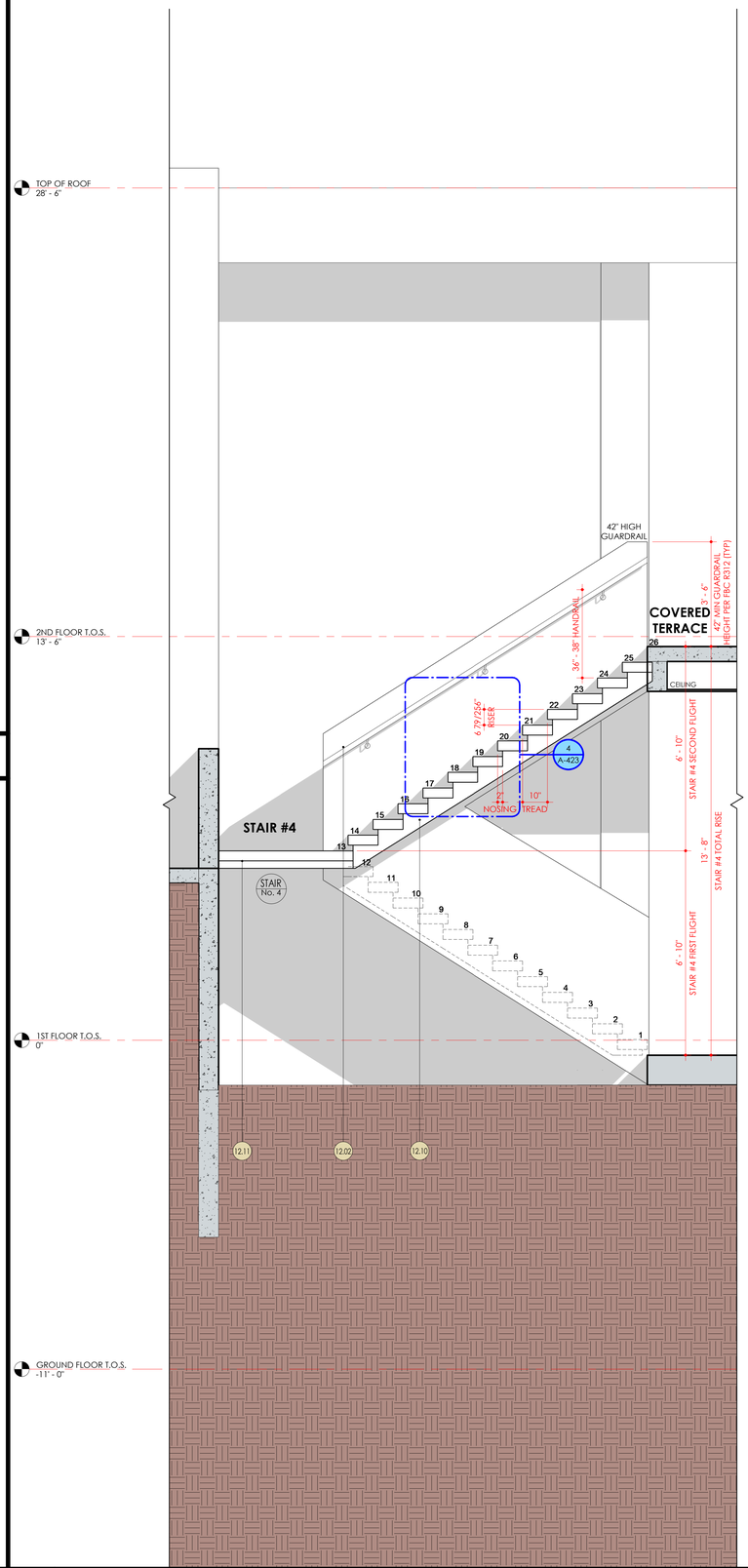
1 STAIR #4 - FIRST FLOOR FLOOR PLAN
SCALE = 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"
0' 1' 2' 4'

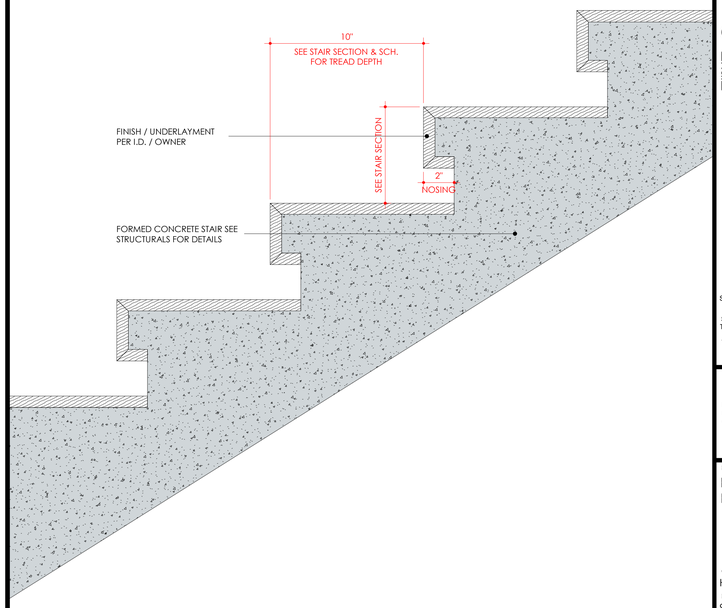


2 STAIR #4 - SECOND FLOOR PLAN
SCALE = 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"
0' 1' 2' 4'



3 STAIR #4 - SECTION
SCALE = 1/2" = 1'-0"



4 STAIR #4 - RISER DETAIL
SCALE = 3" = 1'-0"

HILLSBORO RESIDENCE - STAIR SCHEDULE

Nº	TYPE	RAILING TYPE	BASE LEVEL	TOP LEVEL	TOTAL RISE	Nº OF RISERS	RISER HEIGHT	STAIR CONSTRUCTION
1	METAL	METAL	1ST FLOOR T.O.S.	2ND FLOOR T.O.S.	12' - 11 197/256"	25	6 1/4"	FLOATING METALIC PRE FABRICATED
2	CONCRETE	METAL	GROUND FLOOR T.O.S.	1ST FLOOR T.O.S.	10'-6"	20	6 5/16"	POURED IN PLACE CONCRETE
3	CONCRETE	METAL	1ST FLOOR T.O.S.	2ND FLOOR T.O.S.	13'-8"	26	6 5/16"	POURED IN PLACE CONCRETE
4	CONCRETE	CONCRETE	1ST FLOOR T.O.S.	2ND FLOOR T.O.S.	13'-8"	26	6 5/16"	POURED IN PLACE CONCRETE

STAIR NOTES:

STAIRWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FBC 2023 R311.5

WINDERS: WINDER TREADS IF APPLICABLE, SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES (254 MM) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES (152 MM) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR.

5 STAIR SCHEDULE
NOT TO SCALE

STAIR KEYNOTES

KEY	DESCRIPTION
12.02	WALL MOUNTED RAILING INSTALLED SEE DETAILS.
12.10	FORMED CONCRETE STAIR SEE STRUCTURALS FOR DETAILS
12.11	CONCRETE FORMED LANDING

6 STAIR KEY NOTES
NOT TO SCALE

IN-SITE DESIGN GROUP
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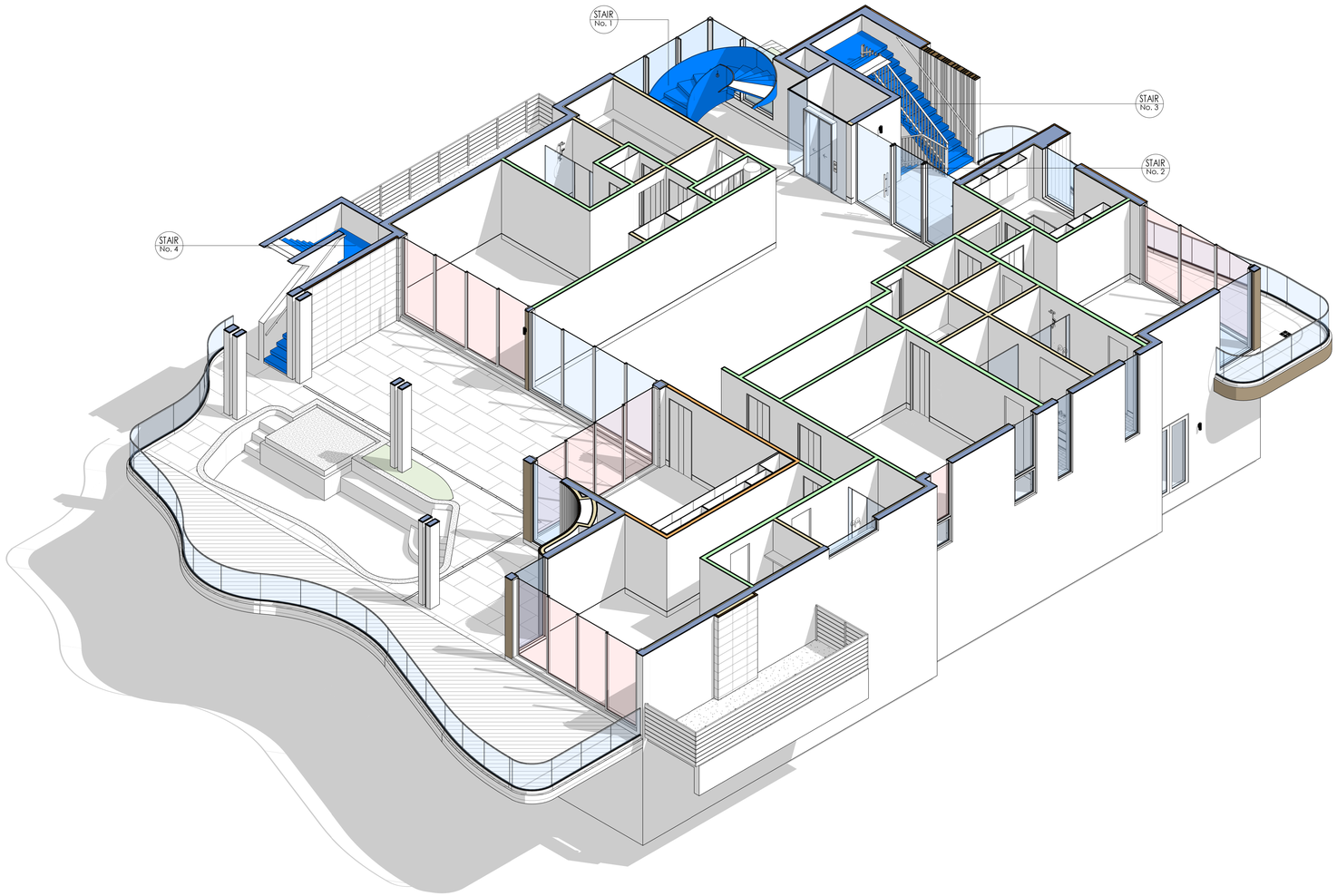
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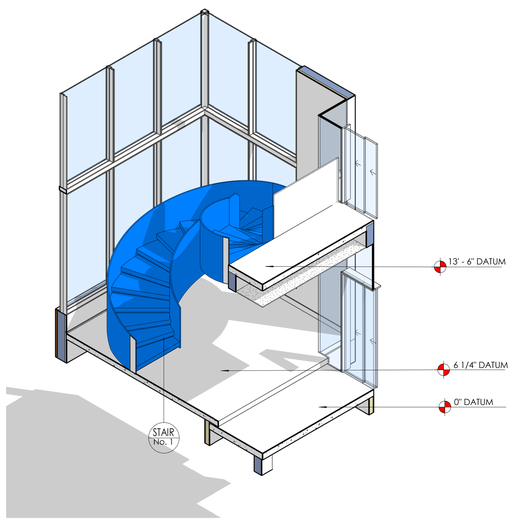
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SHEET NAME
STAIR #4-5 DETAILS

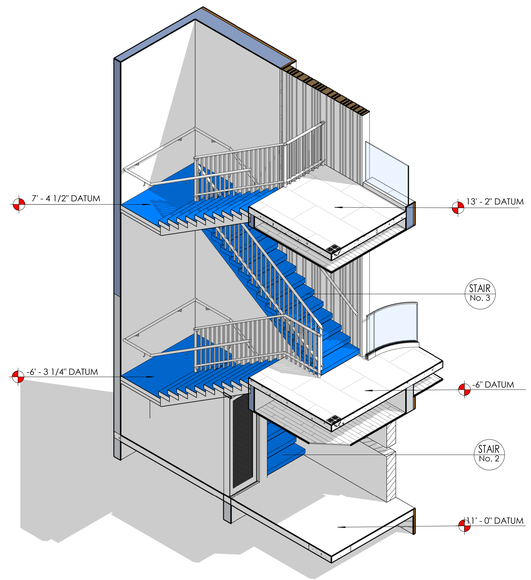
SHEET NUMBER
A-423



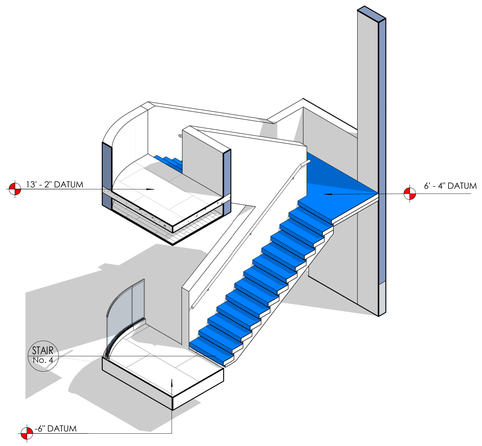
1 STAIRS LOCATION
NOT TO SCALE



2 STAIR #1 - ISO
NOT TO SCALE



3 STAIR #2-3 - ISO
NOT TO SCALE



4 STAIR #4 - ISO
NOT TO SCALE

IN-SITE DESIGN GROUP
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REVISIONS:

#	DATE	DESCRIPTION

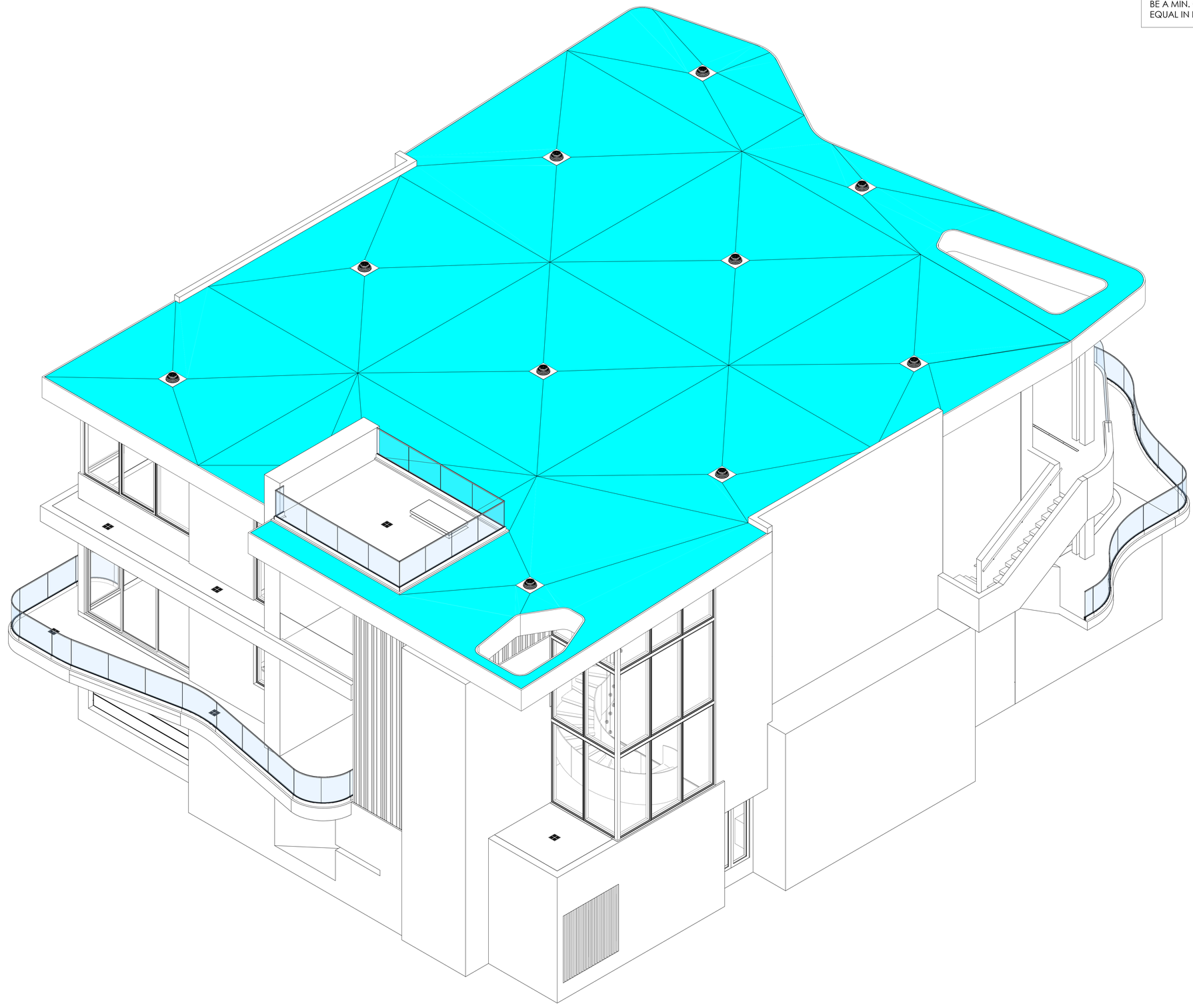
DATE OF ISSUE
04/17/2026

SHEET NAME
STAIR LOCATION AND ISO

SHEET NUMBER
A-424

NOTES:

- SCHEMATIC ROOF ISOMETRIC.
- FLAT ROOF SLOPED TO DRAINS AND ALL SLOPES TO BE A MIN. OF 1/4" PER FT. AND ALL FASCIAS TO BE EQUAL IN HEIGHT.



1 ROOF ISO
NOT TO SCALE

IN-SITE DESIGN GROUP
ARCHITECTURE

IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
INSITEDESIGNGROUP.COM
AA26001758
954 921-5333

ANNIE K. CARRUTHERS
ARCHITECT

STATE OF FLORIDA
ANNIE K CARRUTHERS
2026.05.13 15:02:02-04'00'
REGISTERED ARCHITECT

SEAL

STATE OF FLORIDA LICENSE N° AR-97156

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANNIE CARRUTHERS, ARCHITECT ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF IN-SITE DESIGN GROUP, LLC. AND MAY NOT BE REPRODUCED EXCEPT WITH SPECIFIC WRITTEN CONCENT OF THE COMPANY. THE CONTACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

PROJECT NAME:
HILLSBORO BEACH RESIDENCE

OWNER NAME:
HILLSBORO BEACH HOUSE LLC

PROJECT ADDRESS:
971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION:

FOR SITE PLAN /DEVELOPMENT REVIEW SUBMITTAL

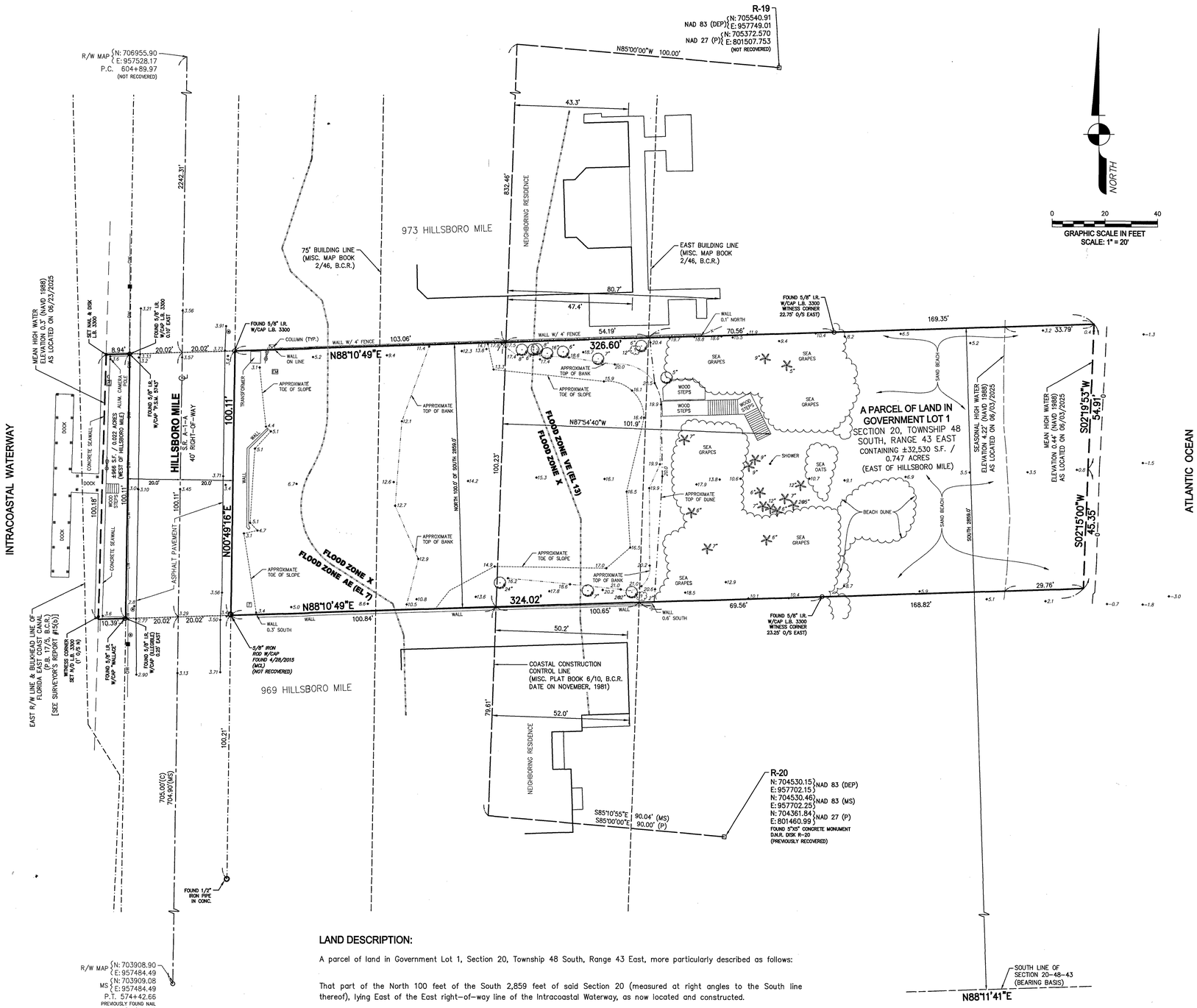
REVISIONS:

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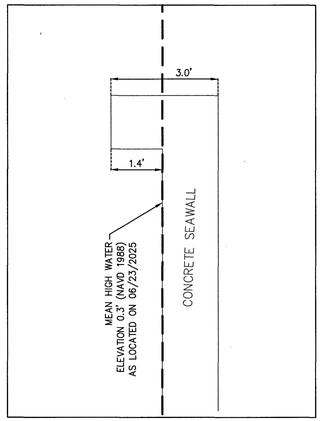
DATE OF ISSUE
04/17/2026

SHEET NAME
ROOF ISO

SHEET NUMBER
A-900



MEAN HIGH WATER LINE DETAIL
(NOT TO SCALE)



TREE LEGEND

- Palm
- Sea Grape
- Unknown Species
- 12" Denotes 12" Diameter Trunk (Typical)

LEGEND

- BACK FLOW PREVENTOR VALVE
- CLEAN OUT
- CONCRETE UTILITY POLE
- DOLPHIN PILE
- ELECTRIC METER
- ELECTRIC SERVICE PANEL
- +0.00 EXISTING ELEVATION
- OVERHEAD WIRES
- TELEPHONE RISER

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon is based on the instrument of record.
4. No underground improvements were located.
5. The undersigned surveyor has no knowledge as to whether any of the hereon property is filled formerly submerged lands.
6. Bearings shown hereon relative to the Coastal Construction Control Line (Misc. P.B. Book 6, Page 10, B.C.R.), with the south line of Section 20-48-43 having a bearing of N88°10'49"E.
7. (a) Coordinates shown hereon were established by a Real-time Kinematic (RTK) GPS Control Survey which is certified to a 2 centimeter local accuracy, are referenced to Grid North and are based on the 2011 Adjustment of the North American Datum of 1983 (NAD 83/2011, Epoch 2010.00) , of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone.
   (b) "NAD 27" coordinates depicted on the Coastal Construction Line are relative to the plat of record, Miscellaneous Plat Book 6, Page 10, Broward County Records.
   (c) Coordinates depicted as "DEP" were obtained from the Florida Department of Environmental Protection and are based on the North American Datum of 1983 (NAD 83/90), 1990 adjustment.
8. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
9. Benchmark Description: Broward County Engineering Department, Benchmark No. 1933, Elevation = 7.562 feet (NGVD 1929) Elevation = 5.99 (NAVD 1988).
10. (a) The property described hereon is subject to Flood Zone AE (EL 7), ZONE X, Zone VE (EL 13) as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Map Number 12011C0189J, Community Panel No. 120040 0189 H, dated 07/31/2024.
    (b) The flood zone lines shown hereon were imported from shape files downloaded from FEMA's website.
11. (a) The Tidal Water Survey depicted hereon complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File Number 8099.
    (b) Atlantic Ocean Mean High Water Elevation is 0.44 feet, NAVD 1988 as located on 06/03/2025.
    (c) Intracoastal Waterway Mean High Water Elevation is 0.30 feet, NAVD 1988 as located on 06/03/2025.
    (d)The Mean High Water Elevation indicated hereon are based on established data provided by the Florida Department of Environmental Protection.
    (e) Seasonal High Water Line shown hereon is equal to the elevation of Mean High Water (0.44 feet, NAVD 1988) plus 150% of Mean Range (2.52 feet) which equals Seasonal High Water Line elevation of 4.22 feet, NAVD 1988.
12. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
13. This map is intended to be displayed at a scale of 1" = 20'.
14. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
15. Reference Documents:
    (a) The Right-of-Way and Centerline of State Road A-1-A depicted hereon was established by State Plane coordinates published in the Florida Department of Transportation Right-of-Way Map of State Road No. A-1-A, State Project No. 86050-2507, Broward County, approved and signed on 04/25/1996. The surveyor relied on recovered monumentation along the right-of-way line and previously recovered monumentation to confirm the location of the right-of-way since centerline controls shown on the right-of-way map were destroyed during recent construction.
    (b) The east right-of-way/bulkhead line of the Florida East Coast Canal is based on the plat of the Florida East Coast Canal recorded in Plat Book 17, Page 5 of the Public Records of Broward County, Florida. Monumentation including section corners as referenced on the plat were not recovered. The surveyor relied on found monumentation that were tied to these section corners within platted subdivisions.
16. Address: 971 Hillsboro Mile, Hillsboro Beach, FL.
17. The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
18. Abbreviation Legend: ALUM. = Aluminum; B.C.R. = Broward County Records; C = Calculated; ℄ = Centerline; CONC. = Concrete; DEP = Department of Environmental Protection; EL. = Elevation; F.B. = Field Book; I.R. = Iron Rod; L.B. = Licensed Business; MISC. = Miscellaneous; MS = Measured; NAD = North American Datum; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; O/S = Offset; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.C. = Point of Curvature; PG. = Page; ℙ = Property Line; P.S.M. = Professional Surveyor & Mapper; R/W = Right-of- Way; S.F. = Square Feet; S.R. = State Road; TYP. = Typical; W/ = With; W/CAP = With Surveyors Cap.
19. Property Owner: Hillsboro Beach House, LLC.

LAND DESCRIPTION:

A parcel of land in Government Lot 1, Section 20, Township 48 South, Range 43 East, more particularly described as follows:

That part of the North 100 feet of the South 2,859 feet of said Section 20 (measured at right angles to the South line thereof), lying East of the East right-of-way line of the Intracoastal Waterway, as now located and constructed.

Said lands situate in the Town of Hillsboro Beach, Broward County, Florida and containing 33,496 square feet (0.769 acres) more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary and Tidal Water Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Tidal Water Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes, it complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Tidal Water Survey File 8099.

Date: 8/11/2025

Michael J. Avirom, P.S.M. — Digitally signed by Michael J. Avirom, P.S.M. Date: 2025.08.11 14:09:07 -04'00'

MICHAEL J. AVIROM, P.S.M.
Florida Registration No. 7253
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

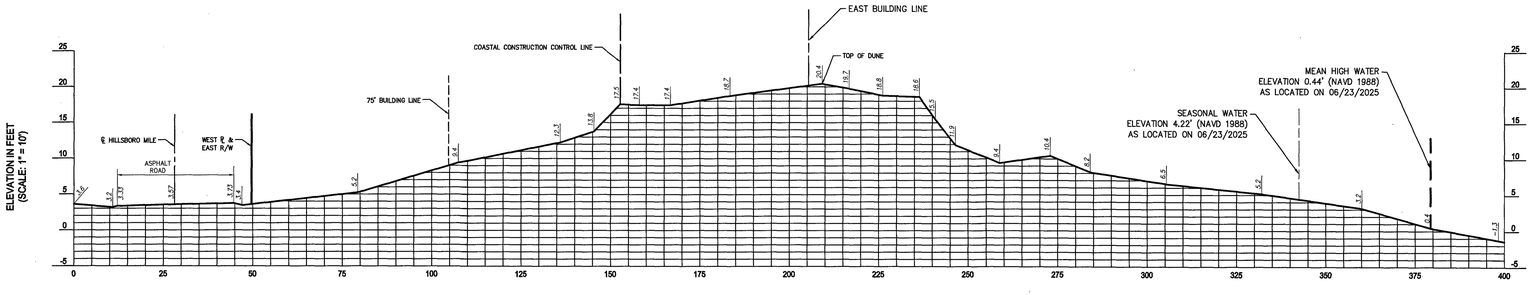
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REVISIONS	DATE	F.B. / PG.	BY	CK'D
REVISED EAST BUILDING LINE	07/30/2025	N/A	M.J.A.	M.J.A.
REVISED PER COMMENTS	08/07/2025	--	W.R.E.	M.J.A.

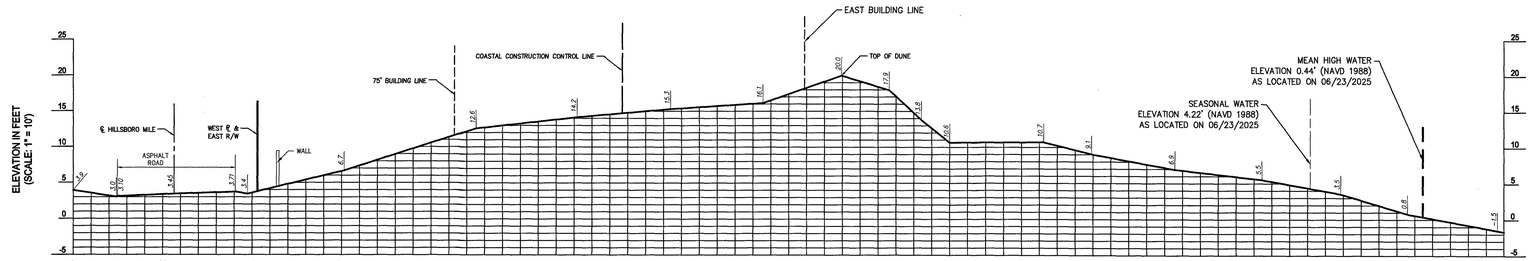
REVISIONS	DATE	F.B. / PG.	BY	CK'D

BOUNDARY & TIDAL WATER SURVEY
971 HILLSBORO MILE
A PORTION OF GOVERNMENT LOT 1
SECTION 20, TOWNSHIP 48,
RANGE 43 EAST
TOWN OF HILLSBORO BEACH
BROWARD COUNTY, FLORIDA

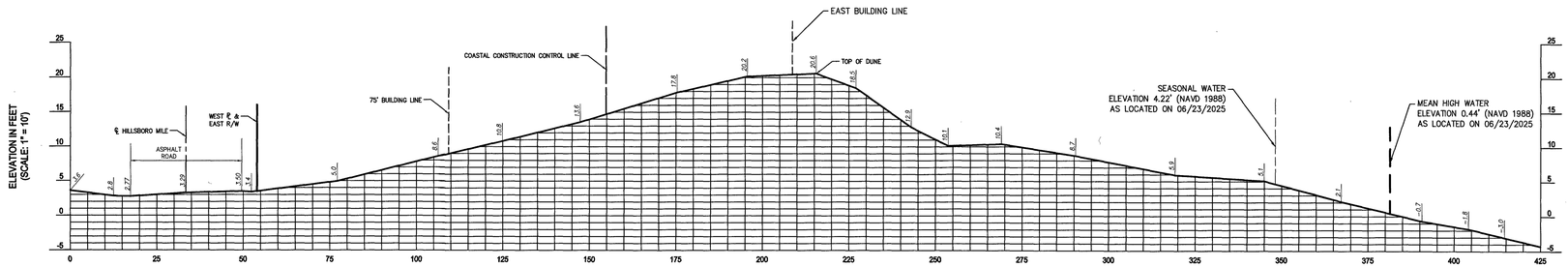
JOB #:	13421
SCALE:	1" = 20'
DATE:	06/23/2025
BY:	L.B.
CHECKED:	M.J.A.
F.B. 2176	PG. 48-51
SHEET:	1 OF 2



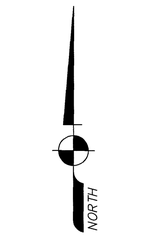
NORTH LOT



CENTER LOT



SOUTH LOT



0 20 40

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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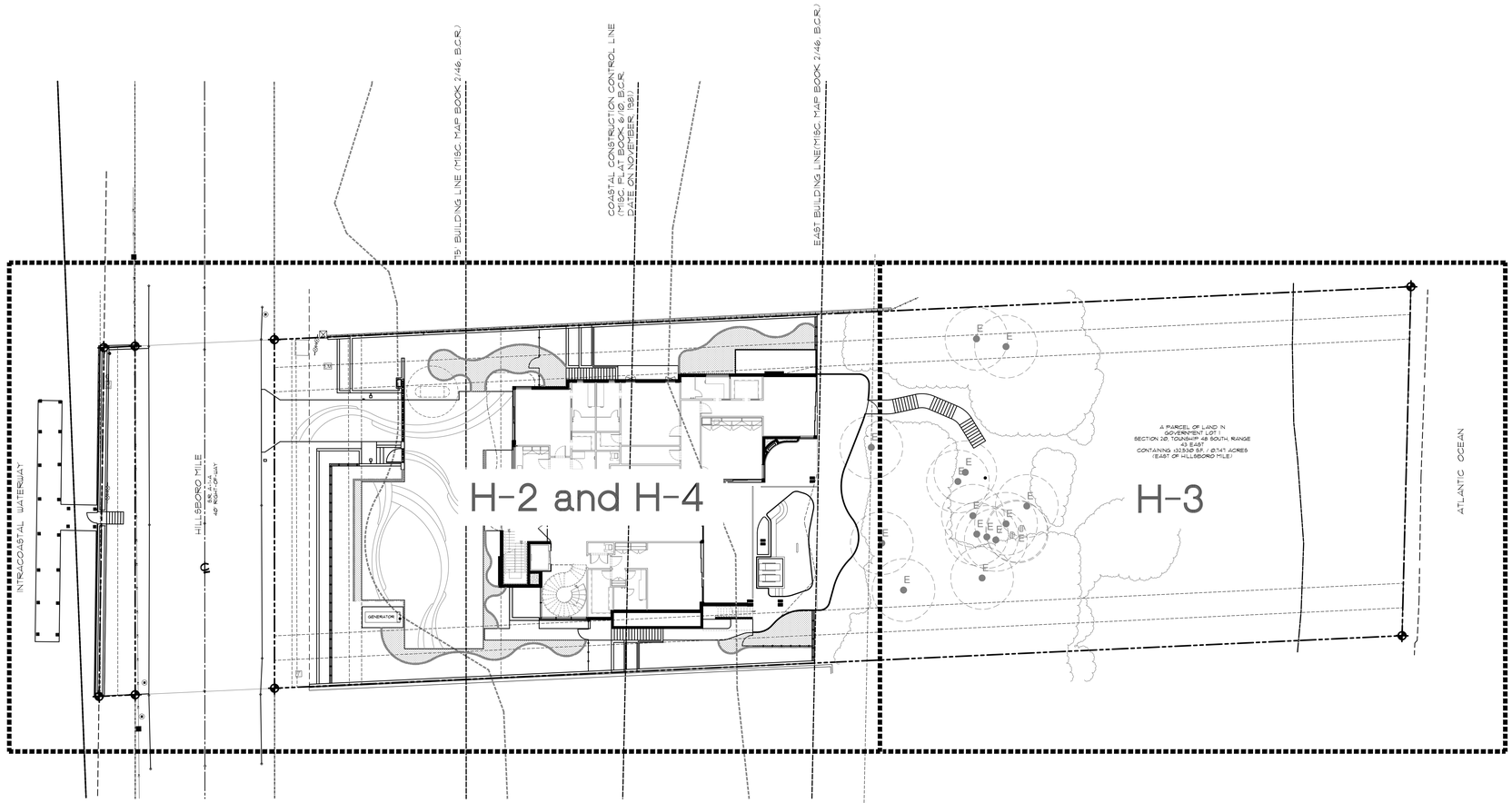
REVISIONS	DATE	F.B. / PG.	BY	CK'D
REVISED EAST BUILDING LINE	07/30/2025	N/A.	M.J.A.	M.J.A.
REVISED PER COMMENTS	08/07/2025	---	W.R.E.	M.J.A.

REVISIONS	DATE	F.B. / PG.	BY	CK'D

BOUNDARY & TIDAL WATER SURVEY
971 HILLSBORO MILE
A PORTION OF GOVERNMENT LOT 1
SECTION 20, TOWNSHIP 48,
RANGE 43 EAST
TOWN OF HILLSBORO BEACH
BROWARD COUNTY, FLORIDA

JOB #:	13421
SCALE:	1" = 20'
DATE:	06/23/2025
BY:	L.B.
CHECKED:	M.J.A.
F.B. 2176	PG. 48-51
SHEET:	2 OF 2

KWD
LANDSCAPE ARCHITECTURE
4730 NW Boca Raton Blvd. Suite 100
Boca Raton, Florida 33431
studio@kwdesignteam.com
Telephone: 561-243-1873
Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275



Hillsboro Beach Residence

971 Hillsboro Mile
Hillsboro Beach, FL
RS-2- Single Family

SHEET INDEX

HARDSCAPE SITE PLAN	H-1
HARDSCAPE PLAN - Ground Level and 1st Floor	H-2
HARDSCAPE PLAN - Ground Level and 1st Floor	H-3
HARDSCAPE PLAN - 2nd Floor	H-4
HARDSCAPE DETAILS	H-5
HARDSCAPE DETAILS	H-6
HARDSCAPE SPECIFICATIONS	H-7

LANDSCAPE ARCHITECT FLORIDA
KRENT L WIELAND
NO. 1039
STATE OF

Krent L Wieland
2026.04.13
15:47:51 -04'00'

2026.04.13-Issued City Submission
2026.04.02-Issued to Team
2026.03.23-Issued to Team
2026.02.26-Client Review
2026.01.30-Issued to Team
2025.12.23-Issued to Team
2025.12.18-Client Review
2025.12.11-Client Review
2025.11.25-Issued FDEP Submission
2025.11.07-Issued to Team

ISSUE HISTORY

PROJ NO: 25042R
PROJ MGR: AM
DRAWN BY: EL
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE SITE PLAN

SHEET:
H-1

CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

ALL UTILITIES TO BE BURIED PER SECTION 4-7	PLANS ARE IN COMPLIANCE WITH SECTION3-9 REQUIREMENTS FOR MARINE TURTLES
THIS DRAWING HAS NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER VERIFY WITH STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION	REFER TO VENDORS FOR ALL INSTALLATION MATERIALS AND PROCEDURES/FOLLOW ALL MANUFACTURERS INSTALLATION INSTRUCTIONS

POOLS BARRIERS AND GATES
ALL POOL BARRIERS MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTIONS 454.2.17.1.1 THROUGH 454.2.17.1.7. ALL POOL GATES MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTION 454.2.17.1.8. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM A DWELLING TO A POOL MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTION 454.2.17.1.9

ISSUED CITY SUBMISSION
04/13/2026

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SCALE 1" = 16' 0"

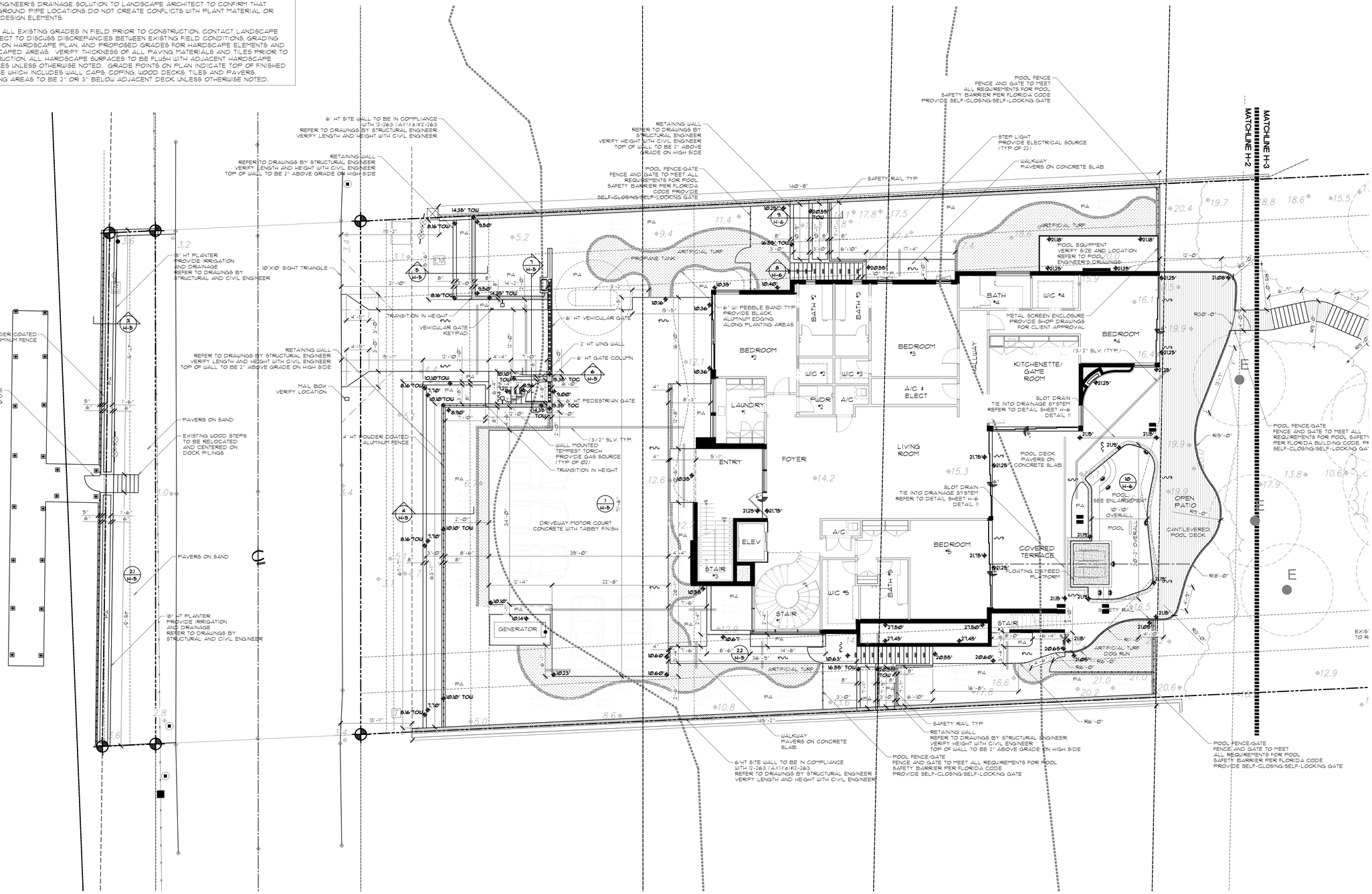
NORTH

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PROVIDE ALL SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE:
DRAINS ARE CONCEPTUALLY SHOWN AT SUGGESTED LOCATIONS.
CONSULT CIVIL ENGINEER FOR FINAL DRAIN LOCATIONS, QUANTITY, WATER VOLUME REQUIREMENTS, DRAIN AND PIPE SIZES.
CONSIDERATION OF ROOF RUN-OFF SHOULD BE INCLUDED IN ENGINEER'S CALCULATIONS.
SEND ENGINEER'S DRAINAGE SOLUTION TO LANDSCAPE ARCHITECT TO CONFIRM THAT UNDERGROUND PIPE LOCATIONS DO NOT CREATE CONFLICTS WITH PLANT MATERIAL OR OTHER DESIGN ELEMENTS.

VERIFY ALL EXISTING GRADES IN FIELD PRIOR TO CONSTRUCTION. CONTACT LANDSCAPE ARCHITECT TO DISCUSS DISCREPANCIES BETWEEN EXISTING FIELD CONDITIONS, GRADING POINTS ON HARDSCAPE PLAN, AND PROPOSED GRADES FOR HARDSCAPE ELEMENTS AND LANDSCAPED AREAS. VERIFY THICKNESS OF ALL PAVING MATERIALS AND TILES PRIOR TO CONSTRUCTION. ALL HARDSCAPE SURFACES TO BE FLUSH WITH ADJACENT HARDSCAPE SURFACES UNLESS OTHERWISE NOTED. GRADE POINTS ON PLAN INDICATE TOP OF FINISHED SURFACE WHICH INCLUDES WALL CAPS, COPING, WOOD DECKS, TILES AND PAVERS. PLANTING AREAS TO BE 2" OR 3" BELOW ADJACENT DECK UNLESS OTHERWISE NOTED.



CAUTION: PLEASE NOTE

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THIS DRAWING HAS NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER VERIFY WITH STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION	REFER TO VENDORS FOR ALL INSTALLATION MATERIALS AND PROCEDURES/FOLLOW ALL MANUFACTURERS INSTALLATION INSTRUCTIONS

POOLS BARRIERS AND GATES
ALL POOL BARRIERS MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTIONS 454.2.17.1.1 THROUGH 454.2.17.1.7. ALL POOL GATES MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTION 454.2.17.1.8. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM A DWELLING TO A POOL MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTION 454.2.17.1.9

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ISSUED CITY SUBMISSION
04/13/2026

0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

KWD
LANDSCAPE ARCHITECTURE
4730 NW Boca Raton Blvd. Suite 100
Boca Raton, Florida 33431
studio@kwdesignteam.com
Telephone: 561-243-1873
Krent L. Wieland, FL Reg LA 1039
Cert of Authorization LC26000275

Hillsboro Beach Residence

971 Hillsboro Mile
Hillsboro Beach, Fl.
RS-2- Single Family

LANDSCAPE ARCHITECT KRENT L. WIELAND NO. 1039 STATE OF FLORIDA

Krent L Wieland
2026.04.13
15:48:39 -04'00'

2026.0413-Issued City Submission
2026.0402-Issued to Team
2026.0323-Issued to Team
2026.0226-Client Review
2026.0130-Issued to Team
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2025.1218-Client Review
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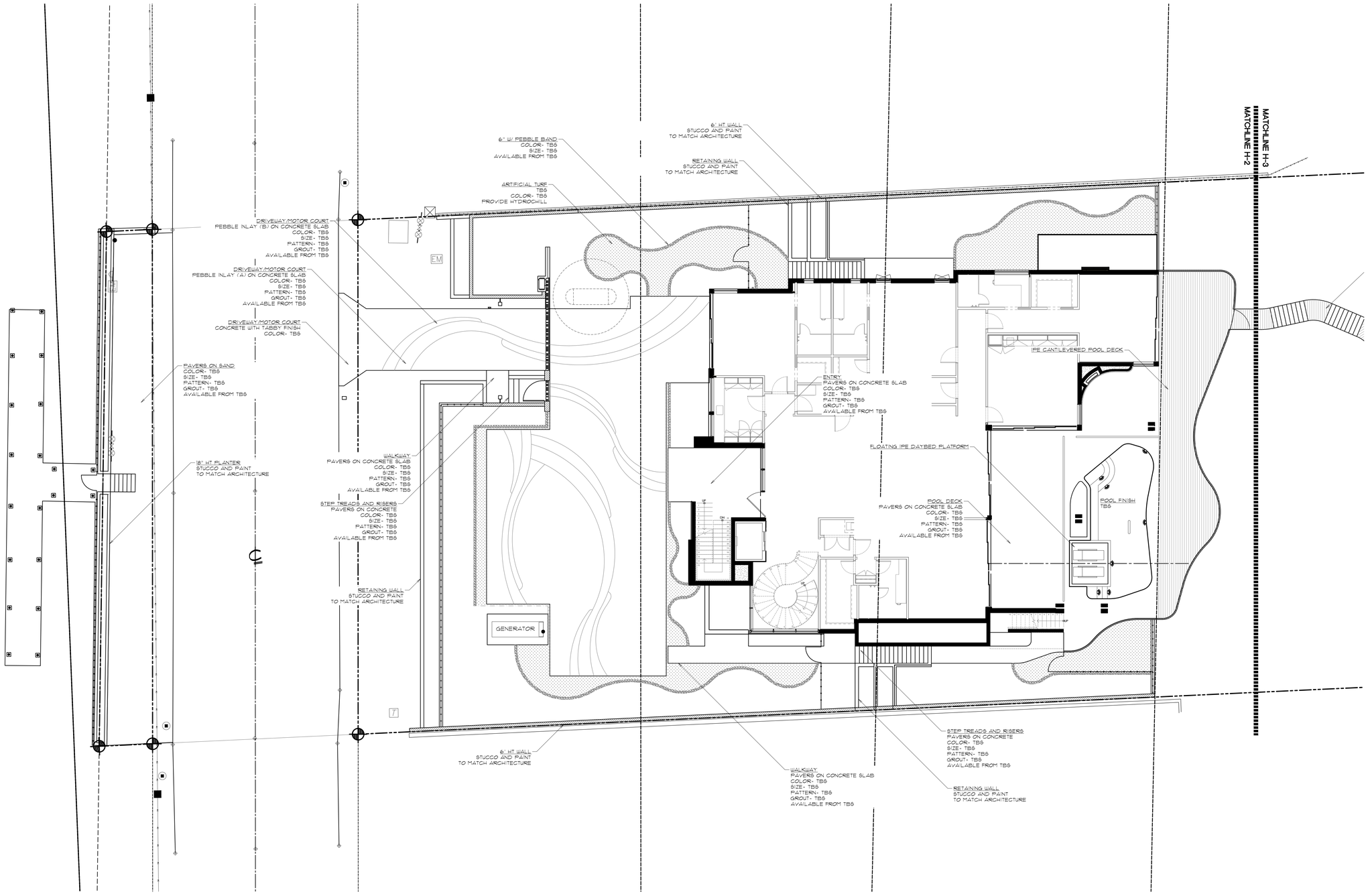
ISSUE HISTORY

PROJ NO: 25042R
PROJ MGR: AM
DRAWN BY: EL
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE GROUND LEVEL/1ST FLR LAYOUT PLAN

SHEET:
H-2.1

KWD
LANDSCAPE ARCHITECTURE
4730 NW Boca Raton Blvd. Suite 100
Boca Raton, Florida 33431
studio@kwdesignteam.com
Telephone: 561-243-1873
Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275



Hillsboro Beach Residence

971 Hillsboro Mile
Hillsboro Beach, FL
RS-2- Single Family



Krent L Wieland
2026.04.13
15:49:07 -04'00'

20260413-Issued City Submission
20260402-Issued to Team
20260303-Issued to Team
20260226-Client Review
20260130-Issued to Team
20251223-Issued to Team
20251218-Client Review
20251211-Client Review
20251125-Issued FDEP Submission
20251107-Issued to Team

ISSUE HISTORY

PROJ NO:	25042R
PROJ MGR:	AM
DRAWN BY:	EL
CHECKED BY:	KW

DRAWING TITLE:
HARDSCAPE
GROUND LEVEL/1ST FLR
FINISHES PLAN

SHEET:
H-2.2

CAUTION: PLEASE NOTE

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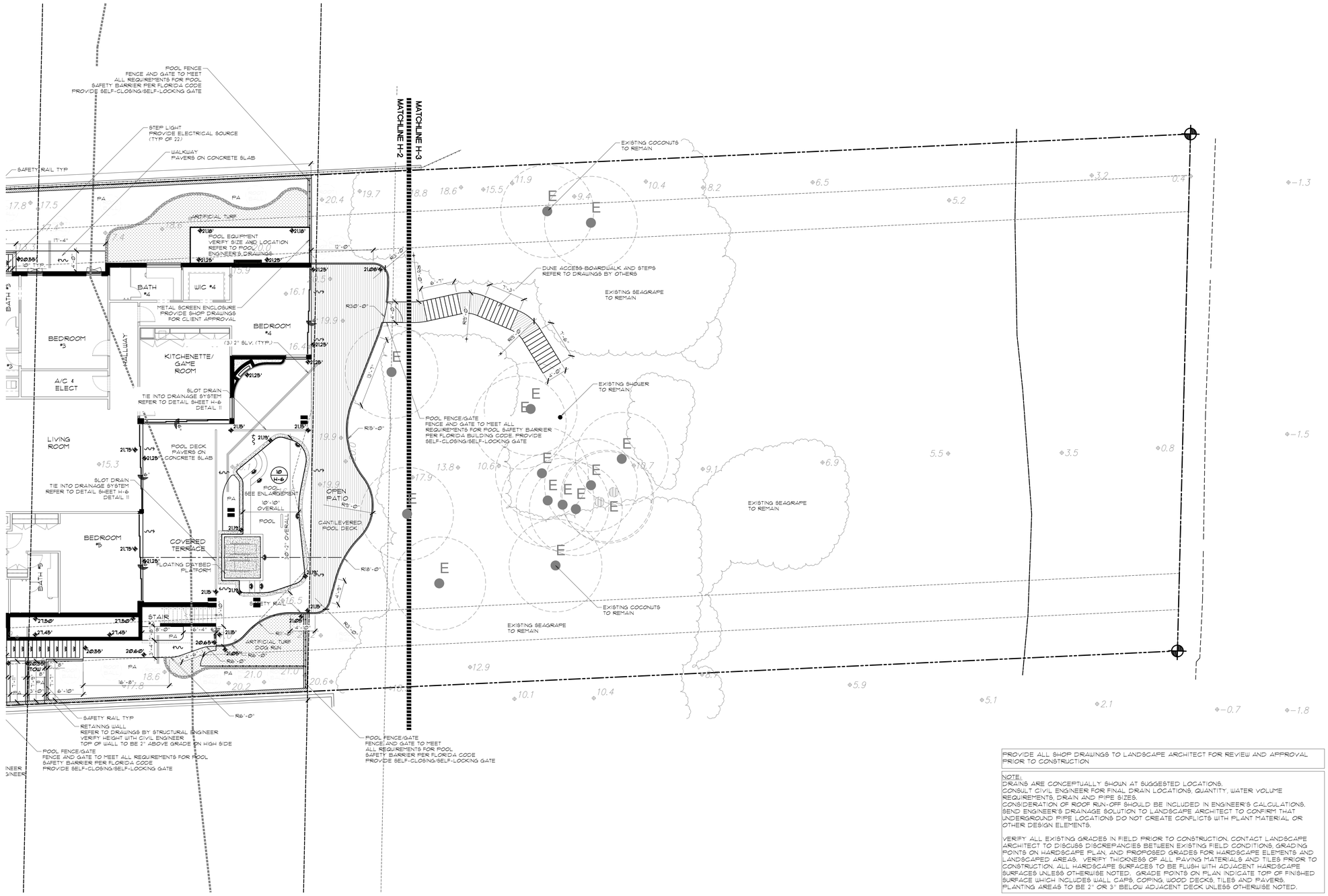
ALL UTILITIES TO BE BURIED PER SECTION 4-7	PLANS ARE IN COMPLIANCE WITH SECTION3-9 REQUIREMENTS FOR MARINE TURTLES	POOLS BARRIERS AND GATES ALL POOL BARRIERS MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTIONS 454.2.17.1.1 THROUGH 454.2.17.1.7. ALL POOL GATES MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTION 454.2.17.1.8. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM A DWELLING TO A POOL MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTION 454.2.17.1.9
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ISSUED CITY SUBMISSION
04/13/2026

0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

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PROVIDE ALL SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION

NOTE:
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CONSULT CIVIL ENGINEER FOR FINAL DRAIN LOCATIONS, QUANTITY, WATER VOLUME REQUIREMENTS, DRAIN AND PIPE SIZES.
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VERIFY ALL EXISTING GRADES IN FIELD PRIOR TO CONSTRUCTION. CONTACT LANDSCAPE ARCHITECT TO DISCUSS DISCREPANCIES BETWEEN EXISTING FIELD CONDITIONS, GRADING POINTS ON HARDSCAPE PLAN, AND PROPOSED GRADES FOR HARDSCAPE ELEMENTS AND LANDSCAPED AREAS. VERIFY THICKNESS OF ALL PAVING MATERIALS AND TILES PRIOR TO CONSTRUCTION. ALL HARDSCAPE SURFACES TO BE FLUSH WITH ADJACENT HARDSCAPE SURFACES UNLESS OTHERWISE NOTED. GRADE POINTS ON PLAN INDICATE TOP OF FINISHED SURFACE WHICH INCLUDES WALL CAPS, COPING, WOOD DECKS, TILES AND PAVERS. PLANTING AREAS TO BE 2" OR 3" BELOW ADJACENT DECK UNLESS OTHERWISE NOTED.

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ISSUED CITY SUBMISSION
04/13/2026

0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

KWD
LANDSCAPE ARCHITECTURE
4730 NW Boca Raton Blvd. Suite 100
Boca Raton, Florida 33431
studio@kwdesignteam.com
Telephone: 561-243-1873
Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275

Hillsboro Beach Residence

971 Hillsboro Mile
Hillsboro Beach, Fl.
RS-2- Single Family

LANDSCAPE ARCHITECT · KRENT L. WIELAND · NO. 1039 · STATE OF FLORIDA

Krent L Wieland
2026.04.13
15:49:36 -04'00'

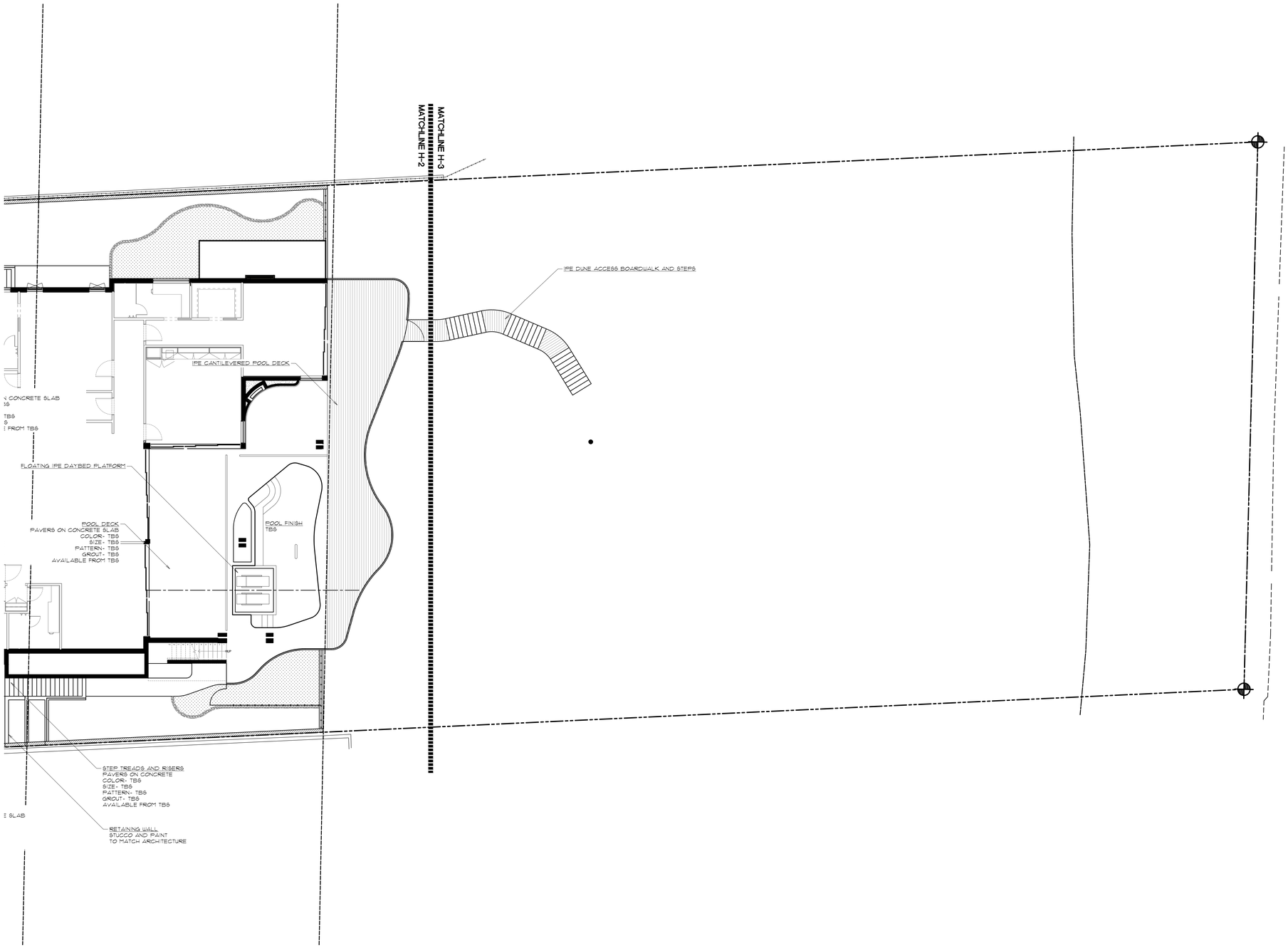
20260413-Issued City Submission
20260402-Issued to Team
20260303-Issued to Team
20260226-Client Review
20260130-Issued to Team
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20251218-Client Review
20251211-Client Review
20251125-Issued FDEP Submission
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ISSUE HISTORY

PROJ NO: 25042R
PROJ MGR: AM
DRAWN BY: EL
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE
GROUND LEVEL/1ST FLR
LAYOUT PLAN

SHEET:
H-3.1



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0 4 8 12 16 20
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Krent L Wieland
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15:50:32 -04'00'

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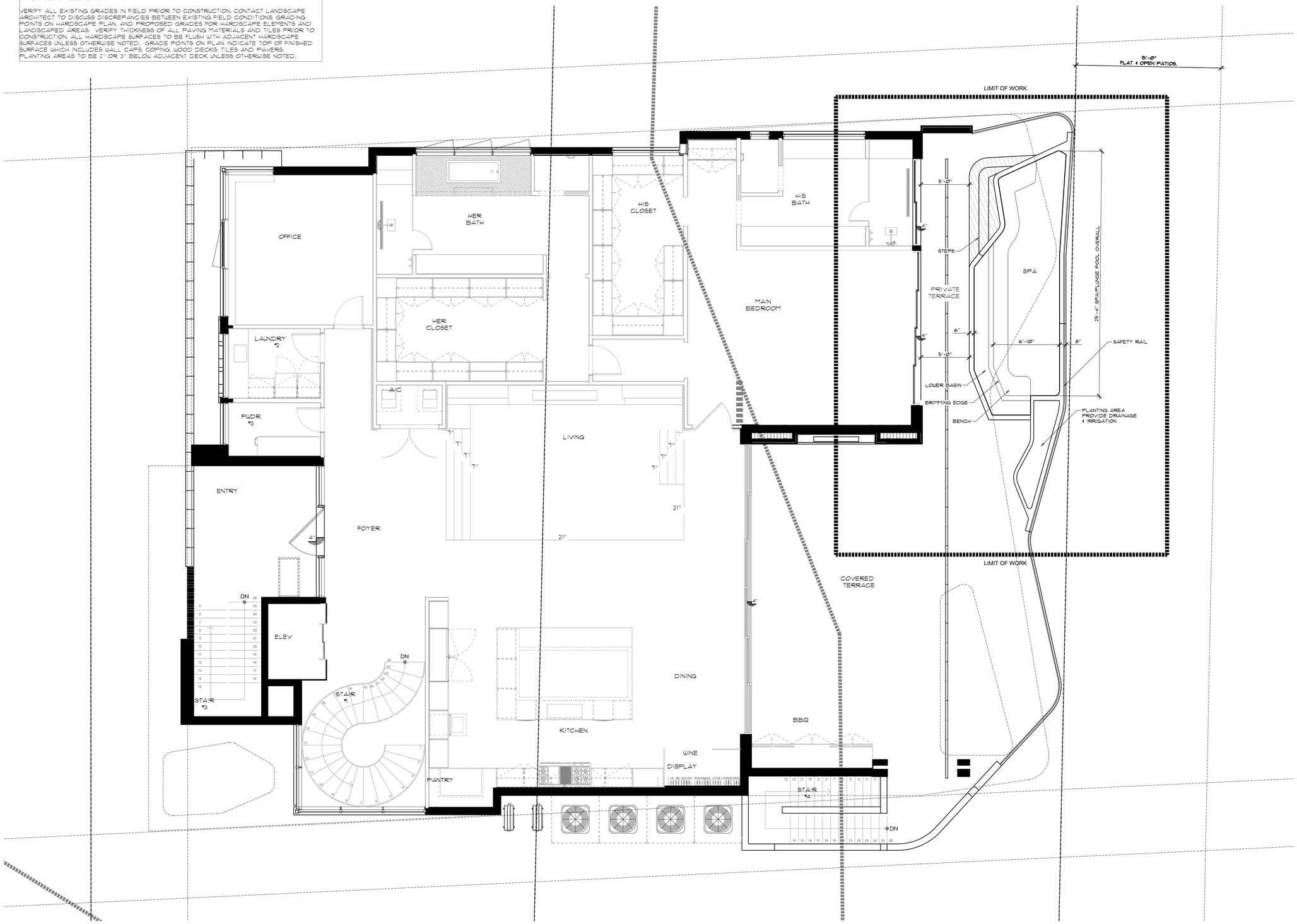
DRAWING TITLE:
HARDSCAPE
GROUND LEVEL/1ST FLR
FINISHES PLAN

SHEET:
H-3.2

PROVIDE ALL SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION

NOTE:
DRAINS ARE CONCEPTUALLY SHOWN AT SUGGESTED LOCATIONS.
CONSULT CIVIL ENGINEER FOR FINAL DRAIN LOCATIONS, QUANTITY, WATER VOLUME REQUIREMENTS, DRAIN AND PIPE SIZES.
CONSIDERATION OF ROOF RUN-OFF SHOULD BE INCLUDED IN ENGINEER'S CALCULATIONS.
SEND ENGINEER'S DRAINAGE SOLUTION TO LANDSCAPE ARCHITECT TO CONFIRM THAT UNDERGROUND PIPE LOCATIONS DO NOT CREATE CONFLICTS WITH PLANT MATERIAL OR OTHER DESIGN ELEMENTS.

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0 2 4 6 8 10
SCALE 1" = 4' 0"

NORTH

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Hillsboro Beach Residence

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Hillsboro Beach, Fl.
RS-2- Single Family

LANDSCAPE ARCHITECT FLORIDA
KRENT L WIELAND
NO. 1039
STATE OF

Krent L Wieland
2026.04.13
15:51:09 -04'00'

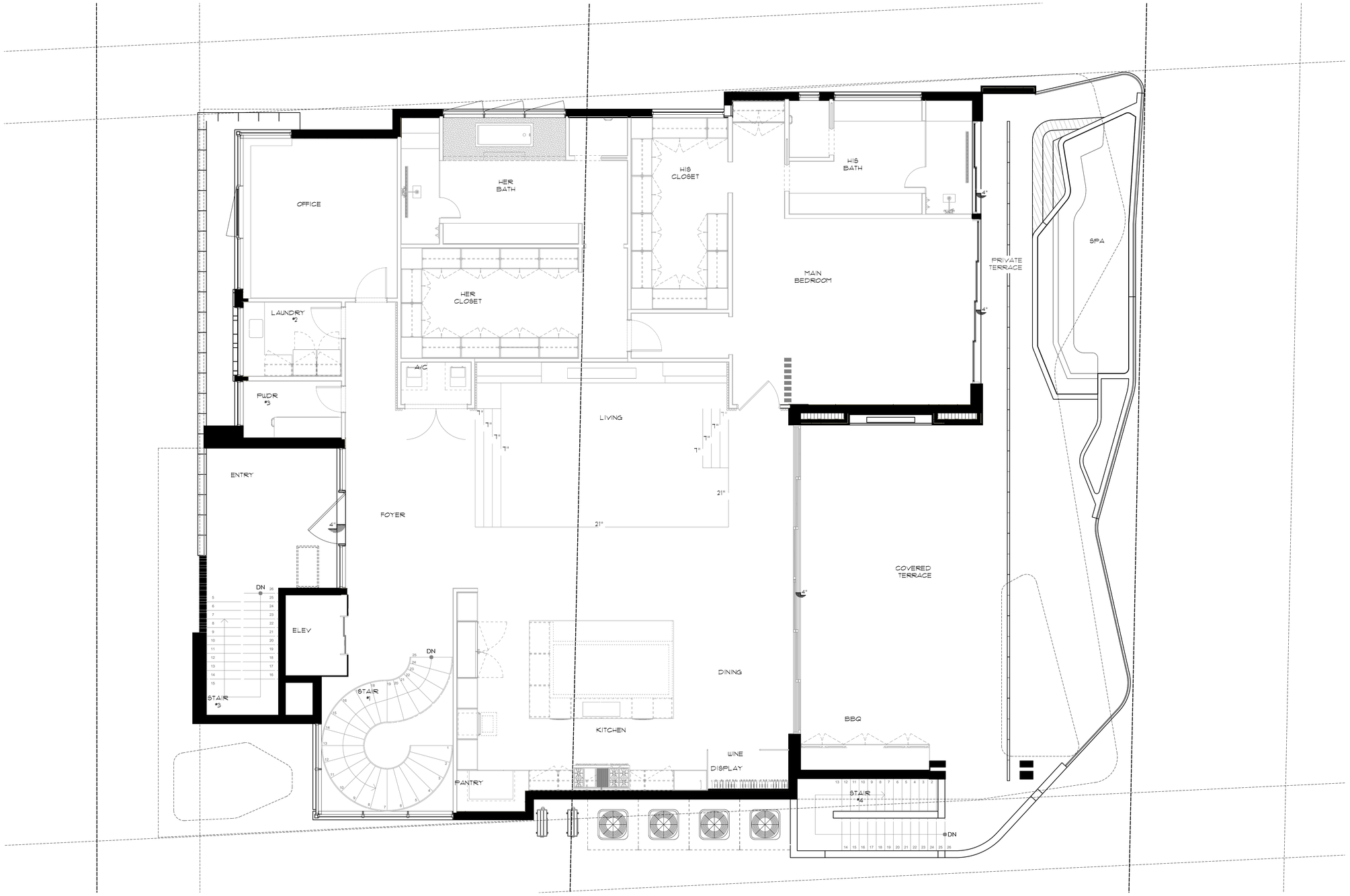
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20251107-Issued to Team
ISSUE HISTORY

PROJ NO: 25042R
PROJ MGR: AM
DRAWN BY: EL
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE 2nd FLOOR PLAN

SHEET:
H-4.1

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PROJ MGR: AM
DRAWN BY: EL
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE 2nd FLOOR FINISHES PLAN

SHEET: H-4.2

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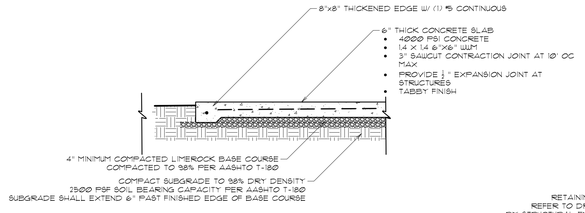
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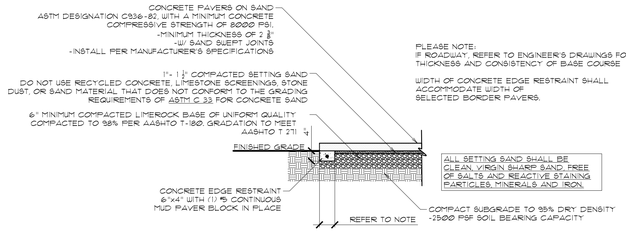
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NORTH

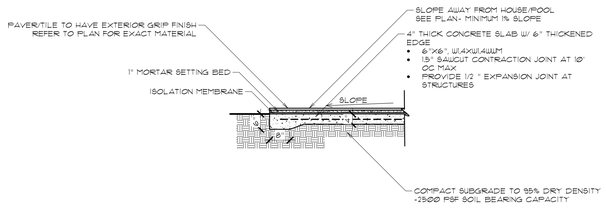
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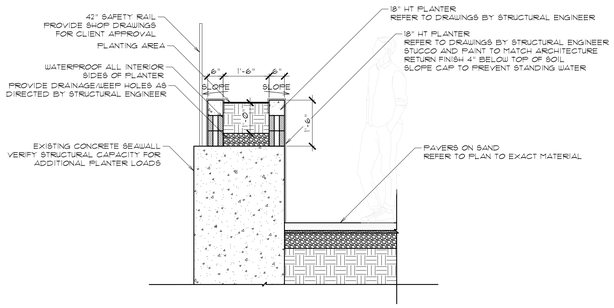
1 Concrete Driveway
1/2"=1'



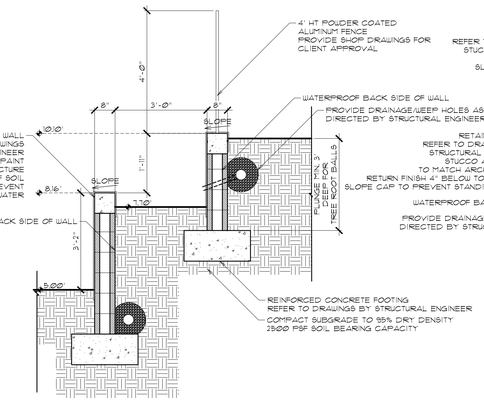
2.1 RESIDENTIAL DRIVEWAY — Pavers On Sand
1/2"=1'



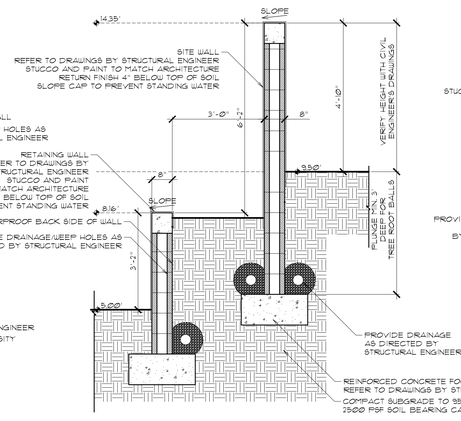
2.2 PEDESTRIAN WALKS/DECKS-NON VEHICULAR — Pavers On Concrete Slab
1/2"=1'



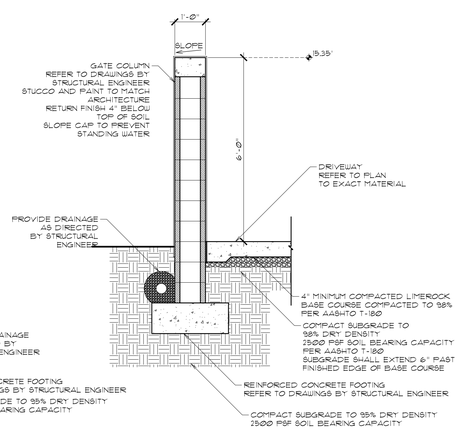
3 Seawall Planter
1/2"=1'



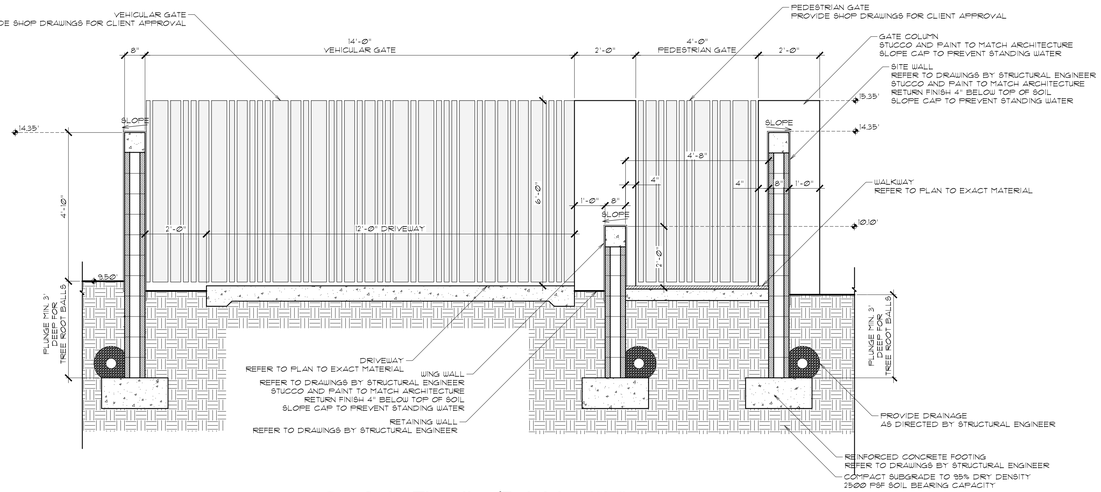
4 Retaining Wall A
1/2"=1'



5 Site/Retaining Wall B
1/2"=1'



6 Gate Column
1/2"=1'



7 Gate Elevation/Retaining Walls
1/2"=1'

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PROJ NO: 25042R
PROJ MGR: AM
DRAWN BY: AM
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE DETAILS

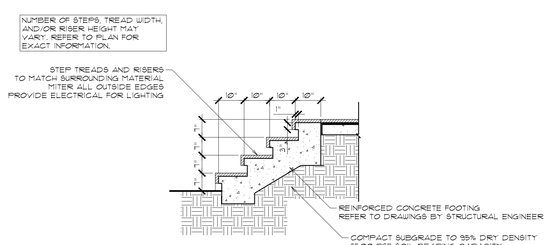
SHEET:
H-5

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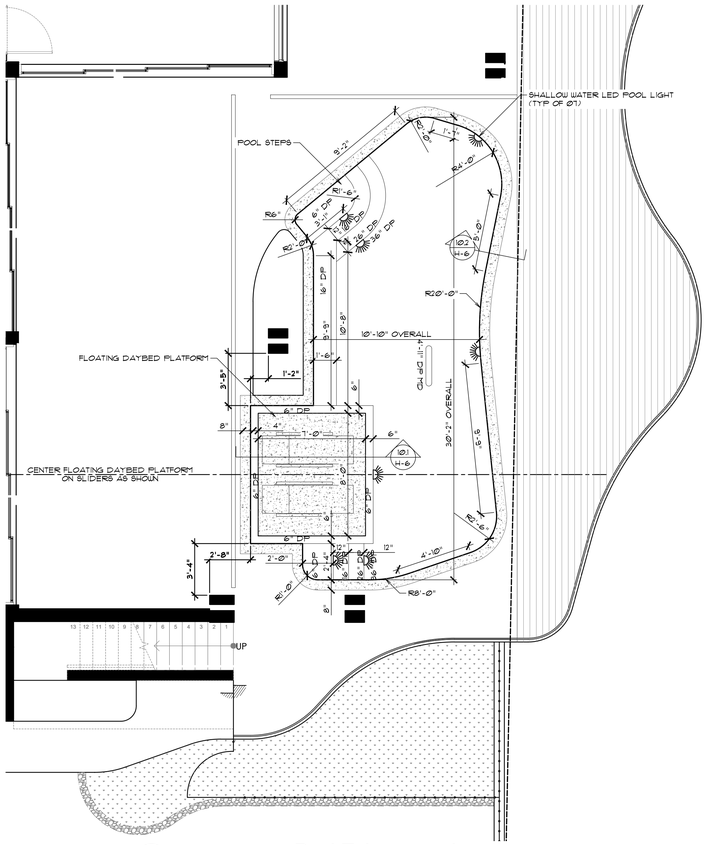
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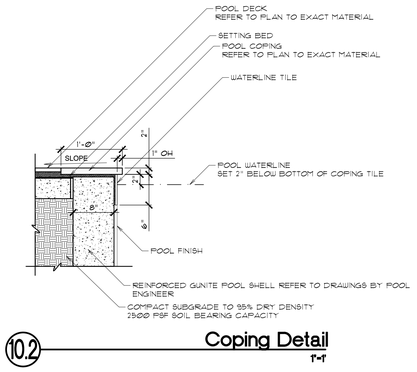
NUMBER OF STEPS, TREAD WIDTH, AND/OR RISER HEIGHT MAY VARY. REFER TO PLAN FOR EXACT INFORMATION.



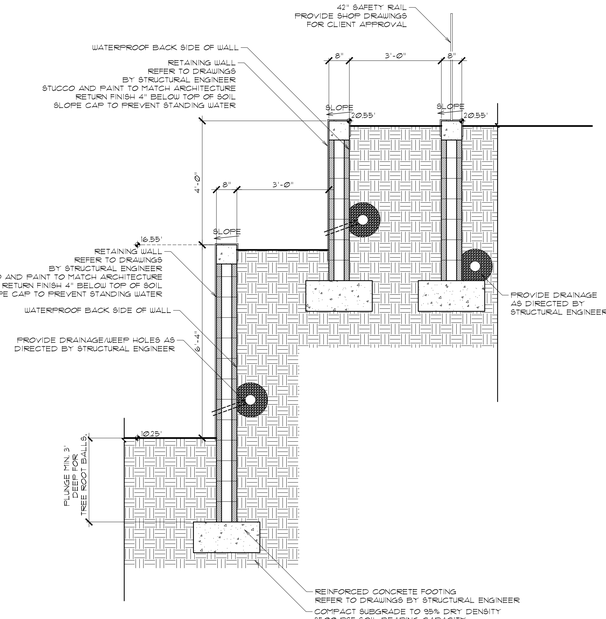
8 **Step Detail** 1/2"=1'



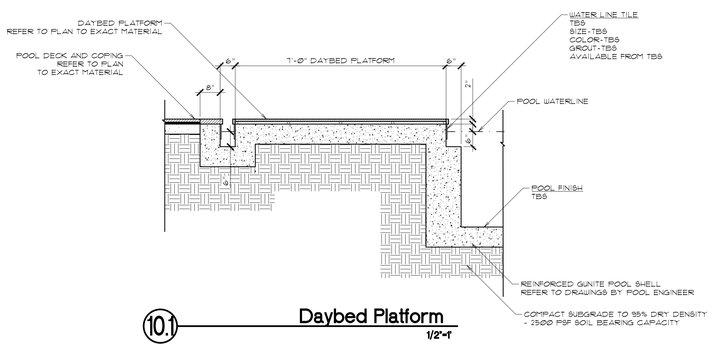
10 **Pool Enlargement** 1/4"=1'



10.2 **Coping Detail** 1"=1'



9 **Retaining Wall C** 1/2"=1'



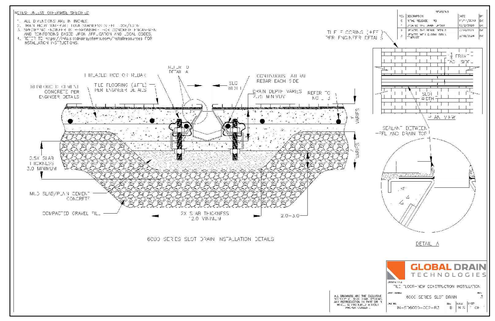
10.1 **Daybed Platform** 1/2"=1'

POOL NOTES:
PROVIDE: (OR APPROVED EQUAL)
-ALL LIGHT FIXTURES TO BE LED, SYNCHRONIZING LIGHTS
-PENTAIR POOL AUTOMATION SYSTEM OR EQUAL
-PENTAIR VARIABLE SPEED FILTRATION PUMP
-DEDICATED PENTAIR VARIABLE SPEED PUMP FOR FEATURES, VANISHING EDGES ETC.
-PENTAIR CLEAN AND CLEAR CARTRIDGE FILTER
-PENTAIR SALT CHLORINE GENERATOR
-OVERFLOW AND AUTOFILL FOR POOL
-DRAIN OVERFLOW TO DRAINAGE SYSTEM BY OTHERS
-400,000 BTU GAS HEATER (IF APPLICABLE)
-FLOOR RETURNS FOR EFFICIENT HEATING (IF APPLICABLE)
-POOL SAFETY BARRIERS AS REQUIRED BY CODE

REVIEW POOL REQUIREMENTS W/ OWNER AND LANDSCAPE ARCHITECT REGARDING REQUIRED FLOW RATE, PUMP SIZES, LOCATION OF SKIMMERS, AND OTHER OPERATIONAL REQUIREMENTS. CONTACT LANDSCAPE ARCHITECT FOR LATEST SET OF DRAWINGS PRIOR TO CONSTRUCTION. PROVIDE ALL SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

APPLY 2 COATS OF BASECRETE, FLEXCRETE OR AQUARON SEALER TO ALL INTERIOR POOL WALLS INCLUDING CATCH BASINS, FEATURE WALLS, COLLECTOR TANKS, GUTTERS, ETC. APPLY PER MANUFACTURER SPECIFICATIONS PRIOR TO FLOATING AND APPLYING FINISH MATERIALS. USE EFFLORESCENT RESISTANT SETTING MATERIALS AND GROUT. TREAT ALL STONE SURFACES WITH AQUARON I-SHIELD SEALER OR APPROVED EQUAL.

ALL VISIBLE POOL/SPA/FOUNTAIN MAIN DRAIN COVERS, GRATES, FITTINGS, FLOOR RETURNS, INLETS, ETC. TO MATCH POOL FINISH. VERIFY COLOR OF PLUMBING FIXTURES WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.



11 **Slot Drain Detail** 1/2"=1'

CAUTION: PLEASE NOTE
Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

ALL UTILITIES TO BE BURIED PER SECTION 4-7	PLANS ARE IN COMPLIANCE WITH SECTION3-9 REQUIREMENTS FOR MARINE TURTLES	POOLS BARRIERS AND GATES ALL POOL BARRIERS MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTIONS 454.2.17.1.1 THROUGH 454.2.17.1.7. ALL POOL GATES MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTION 454.2.17.1.8. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM A DWELLING TO A POOL MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTION 454.2.17.1.9
THIS DRAWING HAS NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER VERIFY WITH STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION	REFER TO VENDORS FOR ALL INSTALLATION MATERIALS AND PROCEDURES/FOLLOW ALL MANUFACTURERS INSTALLATION INSTRUCTIONS	

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ISSUED CITY SUBMISSION
04/13/2026

LANDSCAPE ARCHITECT · KRENT L. WIELAND · NO. 1039 · STATE OF FLORIDA

Krent L Wieland
2026.04.13
15:53:06 -04'00'

20260413-Issued City Submission
20260402-Issued to Team
20260303-Issued to Team
20260226-Client Review
20260130-Issued to Team
20251223-Issued to Team
20251218-Client Review
20251211-Client Review
20251125-Issued FDEP Submission
20251107-Issued to Team

ISSUE HISTORY
PROJ NO: 25042R
PROJ MGR: AM
DRAWN BY: AM
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE DETAILS

SHEET:
H-6

1000 - GENERAL NOTES

1. The Contractor shall visit the site prior to bidding. All bids shall include any mobilization required to accommodate the site conditions. The Contractor shall notify the Landscape Architect of any additional work not outlined or allowed for in the Construction Documents prior to submission of bids. No change orders will be issued for existing conditions or the failure of the Contractor to observe them.
2. Commencement of Work: All Contractors shall notify the Landscape Architect at least seven (7) days in advance of the intended commencement of Work.
3. Contractor shall review plans and/or field layouts with Landscape Architect at least 2 (two) days prior to installation or on site as needed.
4. Contractor shall coordinate with Landscape Architect, Owner, and other job contractors to smoothly implement the project. The Landscape Architect, as directed by the Owner, may facilitate coordination efforts on behalf of the Owner to minimize implementation conflicts.
5. The Landscape Architect reserves the right to visit the job site to review and observe all work and job progress at any time.
6. The Landscape Architect/Owner shall be notified of any additional work or change in implementation methods not allowed for in the Construction Documents, prior to implementation of such work. The Contractor shall submit change orders for all work deemed as additional to contract. Owner shall approve all changes to scope of work and adjustments to contract price prior to implementation of any changes to scope of Work. At Owner's request, the Landscape Architect may review any invoices or applications for payment. FINAL APPROVAL OF PAYMENT AND PAYMENT AMOUNT IS THE SOLE RESPONSIBILITY OF OWNER.
7. Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.
8. Contractor shall verify location of existing utilities and services and provide protection during construction. Any utilities damaged during site work operation shall be repaired at Contractor's expense.
9. The Contractor shall submit samples of materials and finishes to the Landscape Architect for approval prior to ordering and installation.
10. The term "Contractor" shall expressly apply to any "Sub-Contractor" directly involved with the work@ Sub-Contractors shall bear responsibility to the General Contractor for compliance with the requirements, terms and conditions as specified in the construction documents.
11. These documents are intended to convey overall form and finish of the design intent only. Contractors and Sub-Contractors are responsible for installing all products and performing all work in accordance with manufacturers instructions and following all applicable sections of the CBI, ASTM, and/or other AIA/ASLA recognized trade agency. The Landscape Architect shall bear no responsibility for Contractor's or Sub-Contractors methods of work.

1105 - GENERAL DESIGN DATA

1. This project has been designed based on the 8th Edition Florida Building Code 2023
2. Concrete reinforcing steel:- ASTM A615 grade 60 , Fy= 60 KSI.
   Ties and stirrups =grade 60.
3. Concrete Materials and Placement - ACI 318-11 Edition.
4. Structural steel :- ASTM A36 unless otherwise indicated.
5. Structural steel for tubes - ASTM A500, 46KSI.
6. Bolts - ASTM A325, thread rod - A307.
7. Stainless Steel Bolts - 304 or 316 Alloy ASTM F-593-02.
8. Stainless Steel Wire for Concrete Reinforcement - 304 or 316 Alloy ASTM A1022-01.
9. Structural wood and timber :-5 fb = 1200 PSI min.
10. Soil bearing pressures:
    Foundations are designed on the assumption of a minimum soil bearing value of 2500 PSF. It shall be the Owner's responsibility to assure that the actual soil bearing value equals or exceeds this minimum. If the soil bearing value is less than 2500 PSF, the Owner shall be responsible to notify the project Engineer and to provide suitable foundation soils, compacted to bearing values as prescribed.
11. Design Wind Loads: Must be in accordance with 8th Edition Florida Building Code 2023 and ASCE 7-16.

2805- GENERAL SITE UTILITIES AND SLEEVING

1. Contractor shall verify location of existing utilities and services and provide protection measures during construction. Any utilities damaged during site work operations shall be repaired at Contractor's expense.
2. Contractor shall verify location of proposed utilities and services with respect to proposed or existing landscaping. Proposed plant material locations shall take precedence when determining underground piping and utility routes. Avoid all areas expected to encounter encounter footballs of large plant materials and provide the clearances necessary to install all proposed materials.
3. Contractor, at his own expense, shall relocate or adjust any utilities, piping etc. that interferes with the installation of plant materials in their designated location.
4. All sleeving shall be a 2"-4" dia. SCH 40 PVC pipe as needed.
   Where possible sleeving should be stacked or ganged to minimize space requirements.
5. Contractor shall be responsible to provide at least three (3) sleeves for irrigation electrical service and drainage to each planting area and/ or raised planter surrounded or isolated by paving.
6. Contractor shall be responsible to provide at least two (2) sleeves 1-1/2" dia irrigation and drainage to each pedestal or base to receive a planter pot.
7. Sleeves shall have a minimum depth of 36" unless otherwise determined by electrician or irrigation contractor. The end of the sleeve shall extend at least 12" beyond the pavement, footing or base rock.
8. Locate sleeves in accessible corners or along edges of pavements. Avoid directing sleeves toward or through the center of planting areas where large root balls are intended.
9. Irrigation pipe/ control wire sleeves shall not be shared with electrical or utility service sleeves. Verify irrigation sleeve location with Irrigation Designer/Contractor.
10. All sleeving under roadways shall be reviewed and approved by owner's civil engineer.

2310 - GRADING NOTES

1. Contractor shall verify all existing grades in the field and report any discrepancies immediately to the Landscape Architect for decision.
2. All fill for berming and planting brought to the site shall be clean, friable sandy loam of slightly acid to neutral pH. All fill shall be free from sticks, rocks, marl, sod and other debris. Sod below all areas to be bermed shall be removed or killed with an approved herbicide prior to installation of fill.
3. Remove all road base, shellrock, marl, coral rock, and rubble 30" minimum below finish grade from all new planting areas and tree pits. Backfill with suitable soil as approved by Landscape Architect. Maintain existing grade at the 'drip line' of existing trees to remain.
4. Grade surfaces to assure positive drainage from all structures and to prevent ponding of surface drainage. All ponding shall be corrected prior to landscaping.
5. New earthwork shall blend smoothly into existing grades.
6. Pitch evenly between spot grades. All paved areas must pitch to drain at minimum of 1/8" per foot. (1%). Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
7. Rough grade of site fill shall be provided 'in-place' by Owner to +/- 6" of finish grade.
8. Finish Grade = +/- one inch (0.08')
9. Fill shortfall shall be reported to Owner. Contractor shall stock-pile excess fill in areas of written notice by Contractor.
10. Excess fill shall be reported to Owner. Contractor shall stock-pile excess fill in areas to be determined by Owner. Owner shall have stock piles removed.
11. Contractor shall be responsible to maintain finish grades and correct all erosion until area is accepted by Owner. Contractor shall remove all soil run-off from adjacent lakes, pavements, swales et. as established by others.
12. No equipment shall be used within the canopy 'drip-line' of existing trees. Maintain existing grade at 'drip-line' of existing trees.

2630 - DRAINAGE AND PIPING NOTES

1. MATERIALS
   a. Drainage pipe specified as CPT N-12 shall be corrugated high density polyethylene tubing with smooth wall interior. Corrugated polyethylene tubing shall conform to ASTM F-405, ASTM F-667 and manufacturer's recommendations. Pipe shall be by Advanced Drainage Systems (ADS) Inc. or approved equal.
   b. Drainage pipe specified as PVC shall be schedule 40, schedule 80 or C-900 polyvinyl chloride pipe as indicated on the drawings.
   c. Deck Drains- N.D.S. Atrium Grate
   d. Planter Drains - N.D.S. Atrium Grate
   e. In-line Drains - PVC body with cast iron grate manufactured by 'Advanced Drainage Systems (ADS) Inc. or approved equal.
   f. Catch Basins - PVC body with cast iron grate manufactured by 'Advanced Drainage Systems (ADS) Inc. or approved equal.
   g. Sub-surface strip drainage- "AdvanEDGE" corrugated high density polyethylene strip channel manufactured by "Advanced Drainage Systems" (ADS) Inc. or approved equal. Wrapped with geotextile.
   g. Sub-surface french drainage- slit perforated N-12 corrugated high density polyethylene pipe manufactured by "Advanced Drainage Systems" (ADS) Inc. or approved equal. Wrapped with geotextile.
2. All thermo-plastic pipe shall be installed in accordance with ASTM D-2321, Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and other Gravity Flow Applications.
3. All pipe shall be placed in a dry trench. Contractor shall provide adequate equipment for the removal of all storm, surface or subsurface water which may accumulate in the trenches or excavated area so that it will be dry for work required.
4. All bedding shall consist of clean granular material. Unsuitable material such as muck, rocks, and debris shall be removed and replaced with suitable material and compacted.
5. The pipe shall be supported for it's entire length with appropriate compacted granular material under the haunches.
6. The backfill shall consist of clean granular material. Unsuitable material such as muck, rocks, and debris shall not be placed in the trench.
7. All backfilling of storm drainage pipe shall be compacted in 12" lifts of clean granular material to a density of not less than 98% of the maximum density as determined by AASHTO T-99.
8. Location of drainage structures shall govern pipe runs. Pipe lengths may have to be adjusted to accomplish construction as shown.
9. All angular/directional invert orientations are approximate. Contractor shall determine and verify all pipe, invert, and structure alignments in accordance with the layout plan and manufacturer's specifications.
10. All elevations shown refer to N.G.V.D. . Contractor shall verify all existing elevations and report any discrepancies to the Landscape Architect prior to installation of work.
11. Contractor shall verify all rim and invert elevations to provide positive drainage flow to the pipe outfall. All drain pipe shall have a 0.5% min. fall unless otherwise noted.
12. All pipe connections shall be made with manufacturer approved collars, couplings, or fittings. All connections shall be gasketed and/ or glued to be watertight, impenetrable by roots, and resistant to sediment infiltration. All corrugated pipe connections shall be gasketed and wrapped with three (3) layers of approved joint tape installed in accordance with manufacturers recommendations.
13. All in-line connections to main line shall be made with 'Y'-fittings installed to facilitate downstream flow.
14. Contractor shall be responsible for sizing roof drain downspouts and connecting to overflow structure placed 6" min. below floor of building. Provide 2" min. overflow air-gap at downspout/drainpipe connection.
15. All connections to common utility structures shall be made in accordance to methods as approved by the Project Civil Engineer.
16. All piping routes shall be installed so as not to interfere with placement of structures, utilities, and trees with large root balls. Any deviation from the layout plan shall require written approval from the Landscape Architect before installation.

2830 - SEGMENTAL MASONRY RETAINING WALLS

1. General - The Work covered in this section includes furnishing of labor, materials equipment and incidentals for the construction and installation of segmental masonry retaining walls ('SRW') as shown on the construction drawings and described by the contract specifications.
   The work included in this section consists of, but is not limited, to the following:
   a. Excavation and foundation preparation for the retaining wall.
   b. Placement of the footing (leveling pad) for the wall facing units.
   c. Placement of the modular block wall facing units.
   d. Placement of drainage materials.
   e. Placement and compaction of infill and retained soils.
   f. Finish Grading within 5' feet both above and below wall.
   g. Clean-up and removal of debris from job site.
2. Related Work
   a. Section - Drainage
   b. Section - Grid Reinforcement.
3. Reference Standards
   a. ASTM C140 - Sampling and Testing Concrete Masonry Units.
   b. Astm C145 - Solid Load Bearing Concrete Masonry Units.
   c. ASTMC1372-97- Standard Specification for Segmental Retaining Wall Units.
   d. National Concrete Masonry Association (NCMA) Tek 2-4 - Specification for Segmental Retaining Wall Units.
   e. Manufacturer's Installation Guide -(most recent issue) and all technical references included therein.
4. Submittals
   a. Submit the following in accordance with General Conditions:
      1. Manufacturer's Literature , including installation manual.
      2. Shop drawings showing soil report data, retaining wall design, wall heights, geosynthetic reinforcement layouts and drainage provisions. Shop drawings shall be signed and and sealed by a registered Engineer licensed in the state of the wall installation.
      3. Samples - furnish (3) units in the color and face pattern as specified . Furnish a 12" x 12" sample of geosynthetic reinforcement as specified.
      4. Test reports form an independent laboratory stating moisture absorption and compressive strength properties of the concrete unit units when tested in accordance with ASTM C140.
5. Foundation soil shall be excavated or filled and compacted to grades and dimensions as shown on the construction drawings or as directed by Landscape Architect. If elevations shown finished exposed surfaces only, Contractor shall provide excavation of adequate dimension accommodate all subgrade, foundation and leveling pad requirements to construct the finished design as shown in the construction documents.
6. The leveling pad material shall be placed and compacted crushed stone along the grades and dimensions as shown on the construction dwgs. The leveling pad shall be 6" min. thickness.
7. The bottom row of retaining wall modules shall be placed on the prepared leveling pad. Care shall be taken to ensure that the wall modules are properly aligned, level and in complete contact with the base materials.
8. Wall modules above the the bottom course shall be placed such that all bearing surfaces cleanly mate and provide the design batter of the wall face. Contractor shall check the level of wall modules with each lift to ensure that no gaps are formed between successive lifts that affect the alignment of the wall and the pullout of grid reinforcements. Check vertical face of installed units to verify design batter is maintained.
9. Drainage - Install drain tile at lowest elevation possible to maintain gravity flow of water to outside of reinforced zone. Drainage pipe shall daylight to an approved outfall area or structure.
10. Drainage aggregate shall consists of clean 3/4" angular rock. Fill all voids between, within and behind wall units with drainage aggregate. A minimum of 12" of drainage aggregate shall be placed behind wall units.
11. Drainage aggregate shall be separated from adjacent soils with an approved geo-fabric.
12. Install reinforcement grids in accordance with Engineer's drawings and geosynthetic's manufacturer's recommendations. Infill soils for reinforcement grids shall be as specified by Engineer. Infill soils shall be placed in 6" lifts and compacted to 95% standard proctor. Compact with hand operated equipment. No heavy equipment shall be allowed within 4' of wall or 1/2 of wall height, whichever is greater.
13. Retained soils shall be placed behind infill soils in 6-8" maximum lifts. Retained soils shall be compacted to a density of 95% min. of std. proctor.
14. Top two courses (including Capstone) shall be secured with an exterior rated concrete construction adhesive as recommended by manufacturer.
15. Fine grade all slopes away from wall faces at not more than 1:10 (10%) slope for a distance equal to height of wall unless design indicates otherwise.

3100 - CONCRETE NOTES

Materials - Normal weight concrete (145 PCF)	NOTE: 5000 PSI if located 1,000 feet from ocean
a. 28-day compressive strength	
Sidewalks 3000 PSI	
Foundations and Patio Slabs* 3000 PSI	
Columns, beams, and slabs 4000 PSI	
* All patio slabs shall have fiber reinforcement.	

b. Concrete slump (in inches) shall be as follows:

	Minimum	Maximum
Massive sections, pavements, and slabs	1-1/2"	4"
Heavy slabs, beams, walls	3"	5"
Thin walls, columns	3-1/2"	6"

2. Minimum concrete cover shall be:
   Slab- 3/4"
   Beams and columns- 1-1/2"Exposed unprotected concrete-1-1/2"
   Formed concrete below grade - 2"
   Unformed concrete below grade -3"
3. Placing drawings and bar lists shall conform to ACI.'s "Manual of Standard Practice" for Detailing Reinforced Concrete Structures." (ACI. 315-80)
4. 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.
5. Concrete construction techniques shall conform to the "Specifications for Structural Concrete for Buildings" (ACI 301-84).
6. Reinforcement shall be carefully placed, rigidly supported and well tied with bar supports and spacers.
7. Adequate vertical and horizontal shoring shall be provided to safely support all construction loads.
8. All openings in concrete slabs or walls over 12" square shall have one (1) #5 x 5'-0" diagonal bar in each corner in the center of the slab or wall.
9. Reinforcing steel in footings or pile caps shall be assembled as mats with bars equally spaced and wired together at each intersection before concrete is placed.
10. Dowel column and wall reinforcing to footing or pile cap with same size and number of dowels as vertical bars above.
11. Dowels shall be hooked "L" at bottom and shall be lapped 48 bar diameters with the column or wall reinforcing above.
12. Concrete columns shall be tied columns unless otherwise indicated.
13. Provide 6x6 l. 4 W.4 WWF in slabs on grade unless otherwise indicated.
14. Reinforcing in concrete walls shall be continuous-lap bars 48 diameters. Horizontal bar laps shall be staggered.
15. Slab Expansion Joints- form isolation joints of pre-formed joint-filler strips abutting concrete curbs, catch basins, manholes, inlets, structures, walls and all other fixed objects and where indicated. Wall expansion joints - refer to engineering drawings.
16. Control Joints - form weakened plan contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of the concrete thickness as follows:
    a. Grooved Joints- form contraction joints after initial floating by grooving and finishing each edge with a groover tool to a radius of 1/8" and as indicated on the drawings. Repeat grooving of contraction joints after applying surface finish. Eliminate all groover marks in the concrete surface.
    b. Saucut Joints - not allowed
    c. Joints Spacing - as follows and as indicated on the drawings.
       4" thick slabs - 6' o.c. max
       6" thick slabs - 8' o.c. max
       Add two feet (2') to spacing, if fiber mix is used.
17. Edging - tool edges of pavements, gutters, curbs and joints in concrete after initial floating with an edger tool to a radius of 1/2" min. or as indicated on the drawings. Repeat edge tooling after applying surface finish. Eliminate edger marks in the concrete surface.
18. Slab Surface Finish - verify finish with drawings. All slabs and walkways shall receive a non-skid light broom finish unless otherwise specified. Finish shall be uniform and consistent over entire surface. Finish surface shall be free of blemishes, tool marks and defects.
19. Fiber Reinforcement - synthetic fibers shall be fibrillated or monofilament polypropylene fibers engineered and designed for use in concrete pavement complying with ASTM C116, Type III, 1/2 to 1 inch (13-25mm) long. Admix at not less than 1 lb/ per cu yd and as recommended by Engineer or manufacturer.

4220 - CONCRETE UNIT MASONRY

1. Materials
   a. Concrete masonry 28-day compressive strength of individual units (net area) 1500PSI. Masonry units shall conform to ASTM C90.
   b. Mortar type M or S ASTM C270. Mortar test shall be taken twice weekly or more often as required by the architect-engineer.
   c. Masonry grout shall conform to ASTM C476.
2. Reinforced concrete masonry construction shall conform to the "Building Code Requirements for Concrete Masonry Structures" (ACI 531)
3. Vertical cells to be grouted shall have vertical alignment sufficient to maintain a clear, unobstructed continuous cell.
4. Cleanout openings shall be provided at the bottom of grouted cells at each lift. Cleanouts shall be sealed after cleaning and inspection, and before grouting.
5. Reinforcing steel shall be lapped 48 bar diameter minimum where spliced and shall be either separated by one bar diameter or wired together.
6. Masonry walls shall cure at least twenty-four (24) hours before grouting.
7. When grouting is stopped for one (1) hour or longer, the grout shall be stopped 1-1/2" below the top of the uppermost unit.
8. Grout shall be placed in lifts not to exceed 8'-0" maximum.
9. Vertical wall reinforcing shall be doweled to footing below and to beam above.
10. Provide two (2) #5 dia. reinforcing wires every second course in exterior walls.
11. Beams and lintels, unless otherwise shown, shall have 8" min. bearing at each end.
12. Masonry shall be anchored to supporting beams and columns unless otherwise noted. Masonry units laid to concrete shall be supported by dovetail anchors spaced at 16" or with an equivalent system.
13. Masonry walls shall be braced to resist lateral loads until adequate bracing is provided by the other components of the structure.
14. Masonry grout shall be mixed with sufficient water to give a fluid consistency without segregation of materials.

2100 - EROSION CONTROL

1. Once grading operations are completed, all disturbed areas within or outside of the limits of work shall be stabilized by fine grading and seeding or mulching.
2. All erosion control measures are to be installed prior to any site disturbance or construction activities.
3. All sediment will be prevented from entering any storm drainage system through the use of silt fences, straw bales, gravel, boards or other applicable methods.
4. The Contractor shall be responsible for mitigating all sediment leaving the site and taking appropriate corrective measures. Sediment control measures shall be in working order after each day.

4720- CAST STONE

1. General - This section includes all labor , equipment and materials to provide and install the cast stone shown on the Architectural drawings and as described in this specification.
   a. Architectural Cast stone - white Portland cement based (Type I or III) concrete. Texture and color shall be as specified by Architect. Refer to finish schedule
   b. Contractor shall furnish shop drawings, colors and material samples of all profiles or alternates to Landscape Architect for approval prior to ordering stone.
   c. Related Sections - Refer to sections as applicable.
      1. Section - Mortar and Grout.
      2. Section - Unit Masonry Assemblies.
      3. Section - Reinforcing Unit Masonry Assemblies
      3. Section - Joint Sealers
   d. References - Standards shall comply with the requirements and recommendations of the Cast Stone Institute (CSI) Technical Manual (current edition). ASTM C1364 Standard Specification for Cast Stone
2. Cast stone fabricator and installer shall use clean, uncontaminated sources of cement, aggregate, mixing equipment and water for all products, grouts, and installation practices. All cast stone shall be white portland cement based and achieve a minimum compressive strength of 3000 psi upon delivery to job-site.
3. Cast stone shall have integral color pigments with additional soda color as specified.
4. Architectural cast stone members shall be suitably reinforced with synthetic fibers (ASTM C1116, Type 3), welded wire fabric (ASTM A82 where applicable wet-cast units), ferrous bars (ASTM A615/ A615M), or deformed stainless steel (type 302 or 304). Ferrous reinforcements shall not be used in wet or submerged conditions or within 3 miles of the ocean (salt atmosphere) climatic conditions. Epoxy coated steel shall be required when cover is less than 1-1/2". Welded wire fabric shall not be used in dry cast products.
5. Ferrous reinforcements, where permitted, shall be oil and rust free and embedded with a minimum of 3" of concrete cover unless specified otherwise by engineer.
6. All copings, trim moulds, wall caps, brackets, cladding, etc (excluding horizontal flatwork) shall be anchored in place with corrosion-resistant building stone fasteners. All vertical cladding and column shall be anchored in compliance with local building codes. Refer to windload and seismic standards in CSI Manual section C21,C75,C27,C39 and C41 and the ACI 318 and ACI 355.
7. All metal structural elements to be clad shall be primed with at least two coats of zinc-rich primer and sealed or protected from any water infiltration.
8. Cast stone products, grouts and thin-sets used in wet, submerged or salt conditions shall be latex or polymer modified to reduce porosity and moisture absorption.
9. Wet all stones prior to setting in full mortar bed unless otherwise detailed.
10. Set stones 1/8" or less within plan of adjacent units.
11. All finish pointing grouts shall match the cast stone color unless otherwise specified.
12. Grout joints shall be consistent and uniform. 1/4" min or 3/8" maximum width. Joints shall be tooled flush or slightly concave as specified. Raked jointed shall be pointed and tooled as specified.
13. All borders, trims, and molding spans shall consist of equal, uniformly sized pieces. Slivers or unbalanced joint spacing is unacceptable. All corner stones shall be solid castings. Miter joints shall be permitted only where specified. All coping / trim shall terminate or return with appropriately cast pieces. Exposed, cut, or broken ends are unacceptable.
14. Finished surface shall be clean and free of defect, saw cuts, tool marks, chips, cracks, blemishes or stains. All grout stains shall be removed within 24 hours of application. Acids shall not be used to clean finished surfaces unless specified.
15. All horizontal walking surfaces shall have a skid resistant finish, wet or dry. Fill all pores and cavities of natural stone as specified.
16. Sand-set stones shall be a minimum of 2" thick and tightly butt jointed gaps not to exceed 1/16". Refer to Section 2780 - Unit pavers for sand-set applications.
17. All stone cutting shall be done in designated staging area. Protect all adjacent plant materials, soils and finish surfaces from dust, debris, and construction activity. Dispose of any waste materials in suitable containers away from planting areas. Contractor shall be responsible to remove all cement contaminated soil from the site and replace with clean, approved fill.
18. Stone shall be patched, cleaned and free of chips, blemishes and defects. All cleaners shall be used in accordance with manufacturers specification. Protect all adjacent plant materials, soils and finish surfaces from runoff /overspray of all cleaners.
19. All cast stone shall be finished with a clear, penetrating no-build sealer unless otherwise specified. Submit sealer manufacturers' literature to Architect for approval. No sealer shall be applied until repair, cleaning, inspection and acceptance are completed.

2700 - GENERAL PAVING NOTES

1. Verify all paving materials, patterns and finishes with Owner and Landscape Architect.
2. Concrete Unit Pavers - Contractor shall provide a minimum 5' x 5' sample of the specified color blend for each paver pattern specified prior to ordering materials for the job. The paver sample shall be reviewed by the Landscape Architect and Owner for final approval and possible re-proportioning of the color mix.
3. Cast Stone - Contractor shall verify all colors and finishes in writing prior to ordering material. Contractor shall furnish samples of the specified material, profiles and finishes whenever specific manufacturer's are NOT specified. Substitutions will not be allowed unless approved prior to ordering by the Owner and Landscape Architect.
4. Concrete - all concrete products (including cast stone) shall have a minimum compressive strength of 3000 psi or greater as specified. All cast in place concrete shall have
5. Subgrade - all pavement or foundation subgrade shall be compacted to meet the density requirements as determined by drawings in accordance with the A.A.S.H.T.O. T-180 Specification. Subgrade shall extend 12 inches beyond the proposed edge of pavement. All stumps, roots and other deleterious matter encountered in the preparation of the subgrade shall be removed to a depth of 3 feet below the finish pavement grade and from within 8 feet of edge of pavement. If the subgrade is required to be stabilized, the Contractor shall refer to plans prepared by a registered Civil Engineer.
6. Base - all pavement bases to receive vehicular traffic shall be designed by a Civil Engineer retained by Owner and/ or Contractor. All approved limerock base material shall be compacted to not less than 98% per A.A.S.H.T.O. T-180 specifications.

9500 - PAINT AND FINISHES

1. All paint finishes shall receive 100% coverage with a primer/ sealer base coat suitable for the substrate material and application. All Paint finishes shall extend a minimum of 2" below grade where applicable.
2. All surfaces or substrates shall be etched, scarified, pH neutralized and cleaned. Remove all loose or flaking material. Fill or repair all surface defects to match adjacent surface finish or specified texture. Prepare surface according to paint manufacturer's recommendation.
3. Masonry and concrete walls shall receive a coat of masonry primer paint Stucco / masonry shall cure for at least 28 dry days prior to
4. Finish paint shall consist of high-grade latex 100% acrylic paint unless otherwise specified (ie. Sherwin Williams Or eq.) Finish paint application shall consist of a minimum of one coat of finish paint. Follow application instructions as recommended by the manufacturer unless otherwise noted.
5. Each paint coat shall cure for at least one (1) full dry day prior to the application of the subsequent coat.
6. All paint shall have the maximum allowable recommended mildewcide additive.
7. Contractor shall provide 4'x 4' paint sample panels on site for review and approval by the Owner and/or Landscape Architect.
8. All metal shall receive a two coats of corrosion resistant primer appropriate for the material:
   Unexposed Steel , Iron/ ferrous metals - red oxide oil-based primer or approved eq.
9. Final finish shall be subject to visual or other inspections. Entire surface shall be repainted if undercoat or primer is visible.

6050 - OUTDOOR CARPENTRY

1. Materials
   a. Pressure-treated (PT) Lumber
      Piles - southern yellow pine (SYP): 2.50 CCA (min. retention)
      Framing and superstructure - 1, SYP. 545, 0.60 CCA
      Decking, posts and railings - 1, SYP. 545, 0.60 CCA
   b. Western red cedar (WRC) 1 rough sawn timbers and dimensional boards
   c. Exotic wood cladding - Plantation grown Teak, "Tau-lope"
      - other species to be determined
   d. Recycled Plastic Board (RPBS)- UV resistant, high density polyethylene (HDPE) dimensional boards.
      Manufactured by Cycle-Masters, Inc. OR EQ.
      P.O. Box 467, Suessser, N. 49381
      Ph : 311-384-4336
   d. Metal fasteners: hot-dipped galvanized steel, stainless steel.
   e. Connection plates: 304 stainless steel plates, galvanized steel "Simpson" ties
2. Dimensional and structural products shall be uniform and free of cracks, splits, checks, loose knots or other defects degrading the aesthetability, strength and appearance of the product.
3. Contractor shall verify all colors and finishes with Landscape Architect. Submit samples of each specified RPB for approval prior to ordering.
4. All structures shall be anchored plumb and square to base. Structures shall be designed in accordance with windloads and local codes.
5. Wood products shall not be embedded or restrained on masonry structures or enclosures without adequate clearances and drainage.
6. Pressure-treated (PT) wood sub-structures shall be thru-bolt connected with hot-dipped galvanized bolts or eq. Stainless steel bolts and fasteners shall be used as noted. All framing nails, concrete planters, ties etc, shall be hot dipped galvanized steel unless otherwise specified. Refer to engineer's fastener schedule for size and spacing.
7. All bolted overhead connections shall be countersunk, sealed and plugged with similar wood plugs or approved filler material.
8. In overhead or exposed conditions, all wood shall be liberally bedded in silicone sealant or eq. bedding material to isolate wood contact from metal plates, anchor bolts, fasteners or masonry members. Externally caulked joints are not an acceptable substitute for proper bedding.
9. All decking, railings or finish surfaces shall be free of splits, checks, splinters, loose knots, pitch pockets, pith hearts or other defects. All joints and connections shall be tight and clean. Round-over or ease all edges unless otherwise specified.
10. All fasteners on decking, railings and finish surfaces shall be counter-sunk flush or slightly below finish surface.
11. All decorative wood assemblies shall receive at least one coat of primer, stain or seal prior to assembly. Finish coat or touch-up all final assemblies or structures according to finish schedule.
12. All wood steps shall have 3 min, 3/8" wide traction grooves routed into the outer 1/3 of the tread surface.

13100 - FOUNTAIN AND POOL NOTES

1. Fountain mechanical, electrical and hydraulic systems shall consist of commercial grade pool/ fountain equipment as specified by an approved fountain consultant. (listed below) to provide a complete feature fountain system that operates to the performance standard as specified on the Plans. Fountain Consultant
2. The Equipment List shall include, but not necessarily limited to, the following items: pumps, piping and fittings, auto-fill, overflow, filters, skimmers, valves, manifolds, timers, controls and control boxes, light fixtures, etc.. Fountain/ Pool equipment shall be specified on fountain consultant's drawings. Substituted equipment shall be approved only within written authorization by Owner and/or Landscape Architect prior to installation.
3. All pool / fountain shells, structures, basins, bowls, etc. shall be engineered and constructed in accordance with all applicable codes and standards by the installer manufacturer, or supplier. The installer's engineer shall furnish a 'Wind load Certification Letter' as required by the building official and copy the Owner and Landscape Architect when applicable.
4. All work shall be performed in a workman-like manner and shall conform with all applicable national, state and local regulations and codes.
5. The Contractor shall submit shop/engineering drawings for all shells, structures and operating systems to the Landscape Architect for review and approval prior to construction. Contractor shall notify Landscape Architect to review all molds and casting patterns at a 75% completion level prior to receiving final approval.
6. All pool shells and water vessels shall be receive a water-proofing membrane, plaster finish or eq. suitable for underwater/ pool use. Water-proofing shall be installed behind all tiles, boulders, stones and other decorative items. Waterproof both sides of all walls subject to negative hydrostatic pressure. Waterproofing material shall be compatible with bonding qualities of substrate and applied decorative finishes.
7. All fasteners, pins, plumbing and reinforcing shall be of non-corrosive materials suitable for a chlorine environments.
8. Contractor shall verify that all fixtures, tiles, finishes and grouts are suitable for a pool and/ or chlorine environment. All water proof grouts shall be fortified with a non-reuseable acrylic additive or other waterproofing/bonding admixture compatible with the intended use. Admix shall be 'Acrylpond' manufactured by the 'Lambert Corp' or eq. and used in accordance with manufacturer's directions.
9. Stone fabricator shall coordinate with Fountain Consultants and contractors to determine necessary clearances and allowances for fountain equipment and structural elements.
10. Contractor shall provide all structures, plumbing, equipment, hook-ups, services, and adjustments necessary to provide a complete and fully operational fountain system.
11. Fountain mechanical/equipment installer shall include a minimum 1 year warrantee for all equipment, including any necessary field service and/ or adjustments.
12. All spas shall have a 'Bather accessible' spa cutoff timer within 10' of spa.
13. All electrical work shall conform to the most recent National Electric Code.
14. All reinforcing steel and metal within 5' of pool shall be grounded with a #8 insulated solid copper wire per code. Bonding shall be in accord with NEC 680-22.
15. Water supply tap and meter (if required) shall be furnished by Owner.

16500 - LANDSCAPE LIGHTING NOTES

1. All wiring, fixtures and installations shall conform to all applicable national, state and local codes and standards for electrical applications.
2. Contractor shall verify all panel sources, switching locations, and controls with the Project Architect/ Engineer. Contractor shall provide shop drawings for electrical circuits in conjunction with the Owner's Electrical Engineer as needed.
3. Typical outdoor electrical service shall consist of ground fault interrupted (GFI) circuits or outlets mounted in approved weather-proof bell boxes. Outlet heights shall be 12" above finish grades and at least 24" from the edge pavement in planted areas. All conduit/direct burial wire shall be at least 18" below finish grade or deeper as required by code.
4. Where applicable, the Contractor shall allow for recessed or surface mounted applications with the approval of the Project Architect.
5. Contractor shall meet with landscape architect in field to review electrical and utility corridor routes. Electrical conduits and wires shall avoid areas with large feature palms and trees having large root masses. The Contractor shall be responsible for reviewing and understanding the planting plan and avoiding utility conflicts wherever possible.
6. Electrical service connection and meter (as needed) shall be provided by Owner.
7. All fixtures in road rights -of- way shall have shields to conceal the light source from on-coming traffic. All lighting shall be aimed away from on-coming traffic.
8. All up-light fixtures shall be set-back a minimum of four (4') feet from the edge of all walks and pavements.
9. Contractor shall stake all fixture locations for review by Landscape Architect prior to setting conduit, j-boxes and/or perma-posts.
10. Contractor shall take into consideration the fixtures location with respect to existing plant material. If existing plant material will block the light path, the Landscape Architect shall be called for an alternate location.
11. Contractor shall make final adjustments to fixture location, lamping and aiming subject to review by Landscape Architect in night-time light test.
12. All fixtures within ten (10') feet of water shall connect to GFCI circuits in accordance with the electric code. Fixtures other than line voltage (120v) shall not be located within 10' feet of water. No electrical or lighting fixtures shall be within 5' feet of the water's edge.

LEGEND

F.F.E.	Finish Floor Elevation
A.F.F./ B.F.F.	Above Finish/ Below Fin. Floor
+T.00 / +T.00	Existing Spot Elevation / Proposed Spot Elevation
	Slope Gradient/ Direction of Flow
17	Proposed Contours
17	Existing Contours
+ LP/HP	Low/High Point
+ T. /FTG + TW + BC/ TC + BS/ TS + F.G.	Top of Footing (TOF) Top of Wall Elevation Bottom/ Top of Curb Elevation Bottom/ Top of Step Elevation Finish Grade
+ DI RIM EL. + CB RIM EL. + INV EL.	Drain Inlet Rim Elevation Catch Basin Rim Elevation Invert Elevations
DP/ PVC DP/ HDPE	Drain Pipe- PVC Drain Pipe- High Density Polyethylene
Perf DP DS CO	Perforated Drain Pipe Down Spout Clean Out
EXP.JT CJ	Expansion Joint Control Joint -saw cut
PA	Planting Area
	Natural Preserve To Remain Undisturbed
L.M.E.	Lake Maintenance Easement
D.E. / U. E.	Drainage / Utility Easement
I.r.M.	Irrigation Main
W.M.	Water Main
F.M.	Force Main
F.H.	Fire Hydrant
	Valve
W.Mtr.	Water Meter
New	Decorative Street Light Pole - sgl or dbl
	Decorative Street Light Pole - quad
	Decorative Walk Light Pole
	ShoeBox Street Light Pole - sgl or dbl
JB /PB	Junction Box / Pull Box
FPL-SC FPL-TR	FPL Switch Cabinet or Transformer
PP/ LP.	Power Pole/ Light Pole
45-32.29	Horizontal Station (hundreds of feet + feet decimal feet) -Station graphic scale is approximate
P.O.B.	Point of Beginning
UNO	Unless noted otherwise

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Cert. of Authorization LC26000275

Hillsboro Beach Residence

971 Hillsboro Mile
Hillsboro Beach, FL
RS-2- Single Family

LANDSCAPE ARCHITECT — KRENT L. WIELAND — NO. 1099 — STATE OF FLORIDA

Krent L Wieland
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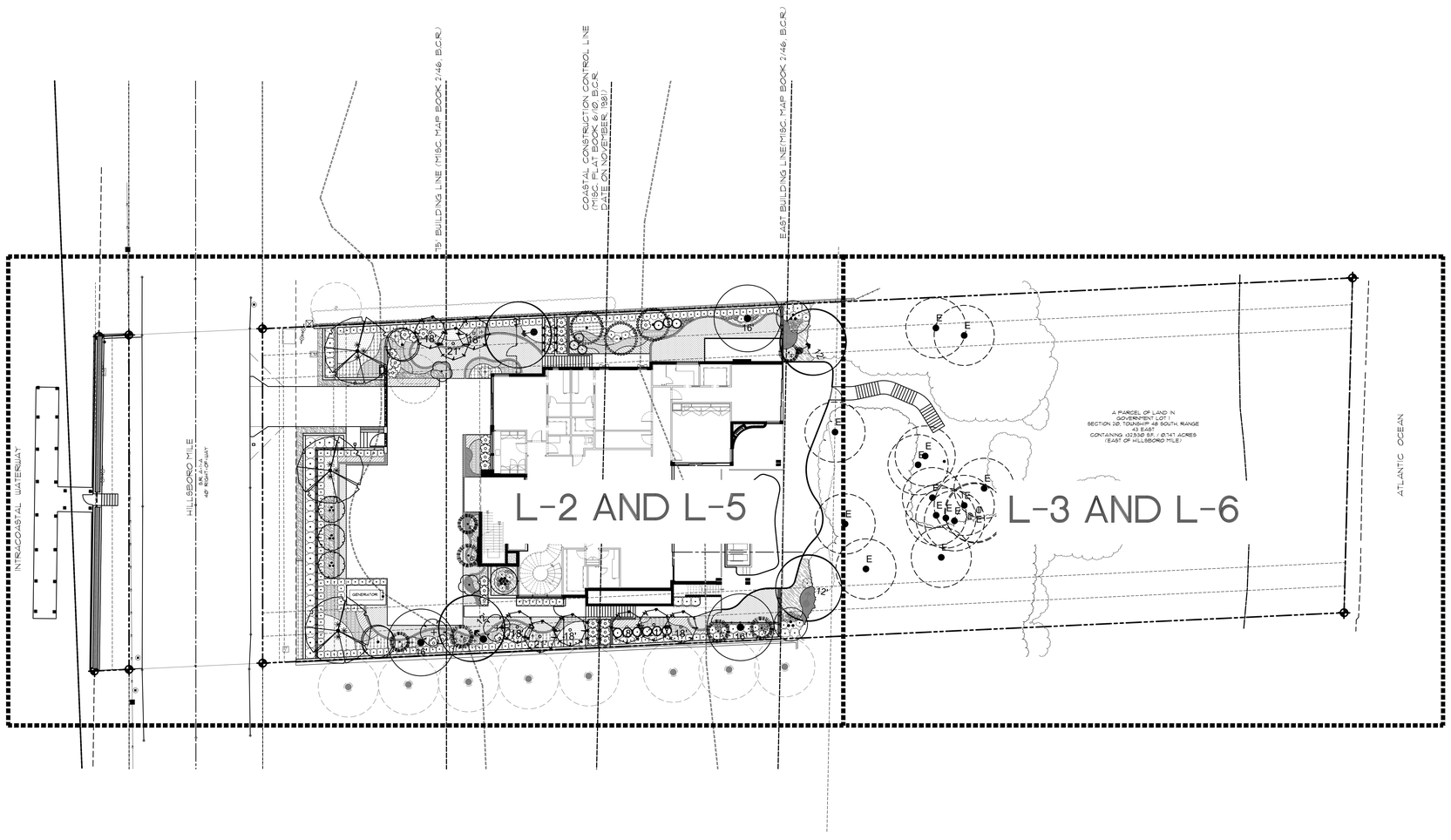
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2026.0402-Issued to Team
2026.0303-Issued to Team
2026.0226-Client Review
2026.0130-Issued to Team
20251223-Issued to Team
20251218-Client Review
20251211-Client Review
20251125-Issued FDEP Submission
20251107-Issued to Team

ISSUE HISTORY
PROJ NO: 25042R
PROJ MGR: AM
DRAWN B

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Hillsboro Beach Residence

971 Hillsboro Mile
Hillsboro Beach, Fl.
RS-2- Single Family



SHEET INDEX

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LANDSCAPE DISPOSITION PLAN	L-2
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LANDSCAPE DISPOSITION SCHEDULE	L-4
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LANDSCAPE ARCHITECT · KRENT L. WIELAND · NO. 1039 · STATE OF FLORIDA

Krent L Wieland
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20260413- Issued City Submission
20260402-Issued to Team
20251125-Issued FDEP Submission
20251107-Issued to Team

ISSUE HISTORY

PROJ NO: 25042R
PROJ MGR: AM
DRAWN BY: EL
CHECKED BY: KW

DRAWING TITLE: LANDSCAPE SITE PLAN

SHEET: L-1

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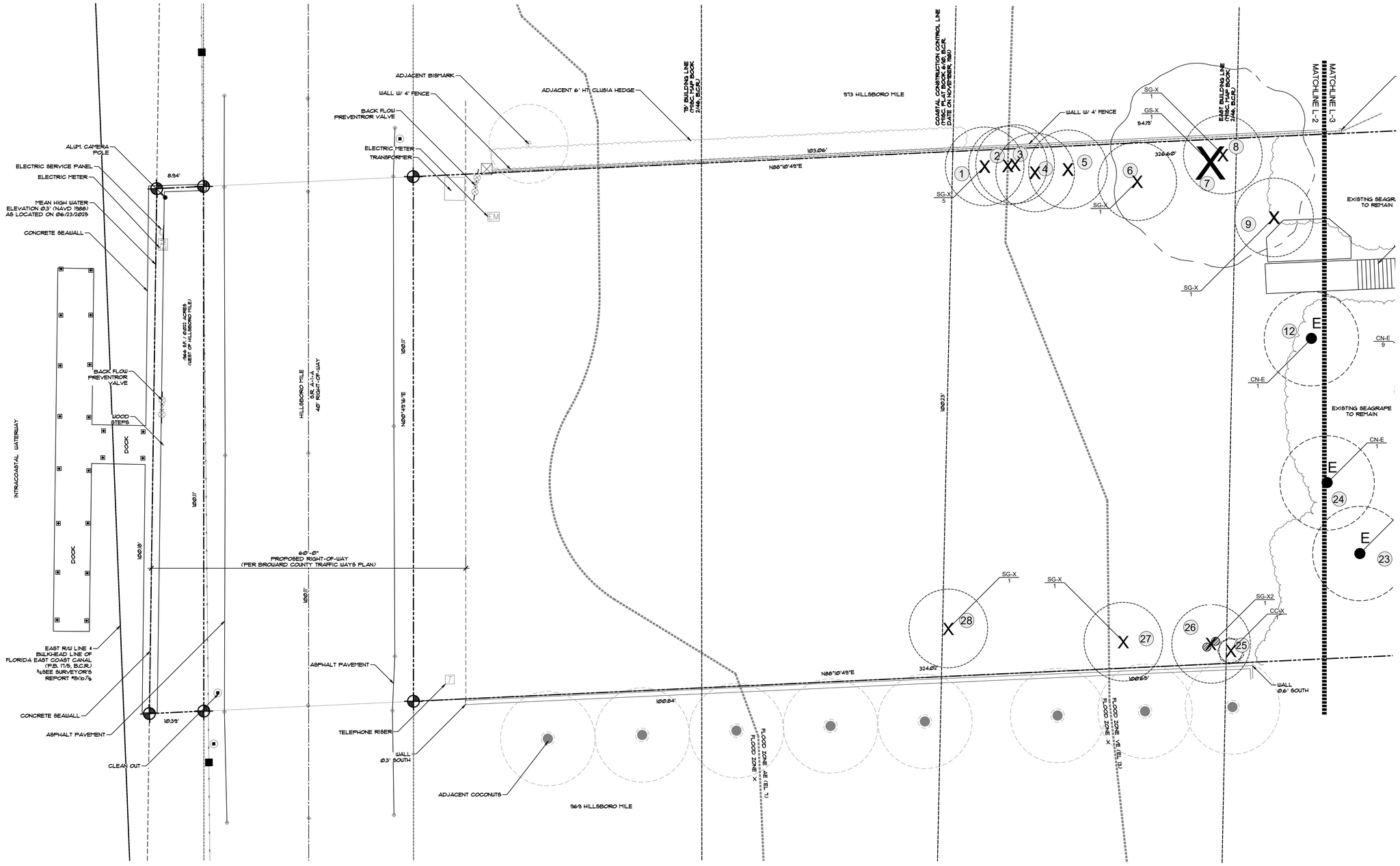
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NORTH

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Hillsboro Beach Residence

971 Hillsboro Mile
Hillsboro Beach, Fl.
RS-2- Single Family

Krent L Wieland
2026.04.13
15:26:53 -04'00'

2026Ø413- Issued City Submission
2026Ø402-Issued to Team
2025112S-Issued FDEP Submission
2025110T-Issued to Team

ISSUE HISTORY

PROJ NO: 25042R
PROJ MGR: AM
DRAWN BY: EL
CHECKED BY: KW

DRAWING TITLE:
LANDSCAPE DISPOSITION PLAN

SHEET:
L-2

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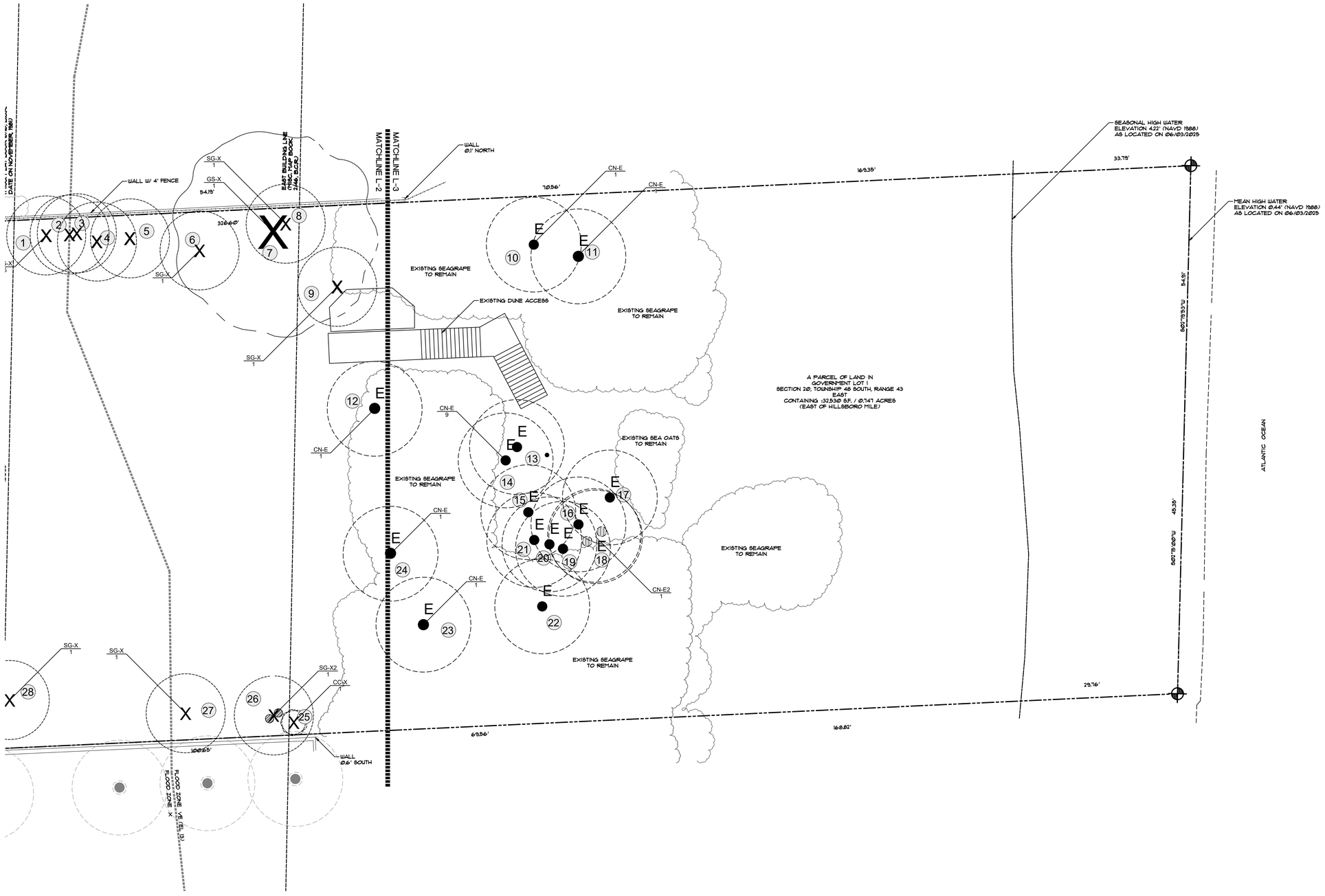
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SCALE 1" = 8' 0"

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Hillsboro Beach Residence

971 Hillsboro Mile
Hillsboro Beach, Fl.
RS-2- Single Family



Krent L Wieland
2026.04.13
15:28:28 -04'00'

2026-0413- Issued City Submission
2026-0402- Issued to Team
2025-1125- Issued FDEP Submission
2025-1107- Issued to Team

ISSUE HISTORY

PROJ NO:	25042R
PROJ MGR:	AM
DRAWN BY:	EL
CHECKED BY:	KW

DRAWING TITLE:
LANDSCAPE DISPOSITION PLAN

SHEET:
L-3

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0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

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DISPOSITION CHART

NUMBER	NAME	HEIGHT	CALIPER	SPREAD	CONDITION	REMARKS
1	Seagrape	30' OA	8"	6.5'	25%	Remove
2	Seagrape	30' OA	6"	6.5'	25%	Remove
3	Seagrape	30' OA	8"	6.5'	25%	Remove
4	Seagrape	30' OA	16"	6.5'	25%	Remove
5	Seagrape	9' OA	6"	8'	5%	Remove
6	Seagrape	15' OA	7"	5'	15%	Remove
7	Garcinia Spicata	22' OA	12"	39'	30%	Remove
8	Seagrape	16' OA	6"	10'	8%	Remove
9	Seagrape	10' OA.	5"	6'	10%	Remove
10	Cocos Nucifera	36' OA	9"	25'	100%	Remain
11	Cocos Nucifera	30' OA	5"	10'	100%	Remain
12	Cocos Nucifera	36' OA	7"	9'	100%	Remain
13	Cocos Nucifera	36' OA	9"	20'	100%	Remain
14	Cocos Nucifera	36' OA	9"	20'	100%	Remain
15	Cocos Nucifera	36' OA	6"	20'	100%	Remain
16	Cocos Nucifera	36' OA	7"	20'	100%	Remain
17	Cocos Nucifera	25' OA	12"	20'	100%	Remain
18	Cocos Nucifera	36' OA	2@5"	20'	100%	Remain
19	Cocos Nucifera	36' OA	6"	20'	100%	Remain
20	Cocos Nucifera	36' OA	12"	20'	100%	Remain
21	Cocos Nucifera	36' OA	7"	20'	100%	Remain
22	Cocos Nucifera	36' OA	6"	20'	100%	Remain
23	Cocos Nucifera	36' OA	7"	17.5'	100%	Remain
24	Cocos Nucifera	36' OA	6"	12.5'	100%	Remain
25	Canadian Clusifolia	10' OA	2"	5'	25%	Remove
26	Seagrape	18' OA	2@2"	7'	10%	Remove
27	Seagrape	20' OA	7"	18'	10%	Remove
28	Seagrape	20' OA	24"	27'	30%	Remove

PLANT SCHEDULE EXISTING

CODE	BOTANICAL / COMMON NAME	CONT	QTY
EXISTING PALMS			
CN-E	Cocos nucifera / Coconut Palm	EXISTING TO REMAIN	14
CN-E2	Cocos nucifera / Coconut Palm - Double	EXISTING TO REMAIN	1
EXISTING TREES			
CC-X	Canadian Clusifolia / Clusifolia	EXISTING TO BE REMOVED	1
SG-X2	Coccoloba uvifera / Sea Grape-Double	EXISTING TO BE REMOVED	1
SG-X	Coccoloba uvifera / Sea Grape	EXISTING TO BE REMOVED	10
GS-X	Garcinia spicata / Sundrops	EXISTING TO BE REMOVED	1

Hillsboro Beach Residence

971 Hillsboro Mile
Hillsboro Beach, FL
RS-2- Single Family

Krent L Wieland
2026.04.13
15:29:08 -04'00'

2026-0413- Issued City Submission
2026-0402-Issued to Team
2025-1125-Issued FDEP Submission
2025-1107-Issued to Team

ISSUE HISTORY
PROJ NO: 25042R
PROJ MGR: AM
DRAWN BY: EL
CHECKED BY: KW

DRAWING TITLE:
LANDSCAPE DISPOSITION SCHEDULE

SHEET:
L-4

CAUTION: PLEASE NOTE

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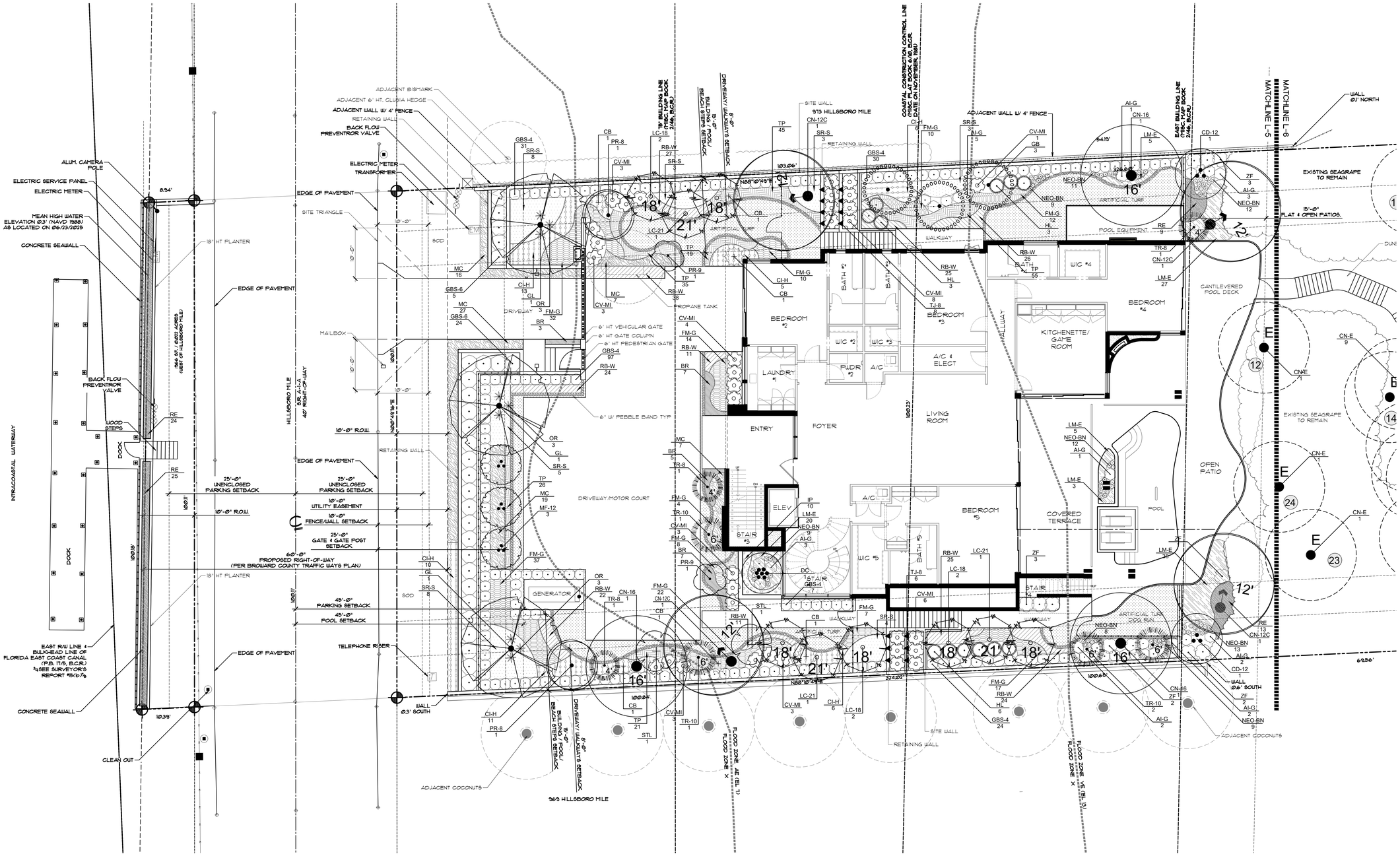
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Hillsboro Beach Residence

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Hillsboro Beach, FL.
RS-2- Single Family



LANDSCAPE ARCHITECT FLORIDA
KRENT L. WIELAND
NO. 1039
STATE OF FLORIDA

Krent L Wieland
2026.04.13
15:29:39 -04'00'

20260413- Issued City Submission
20260402-Issued to Team
20251125-Issued FDEP Submission
20251107-Issued to Team

ISSUE HISTORY

PROJ NO:	25042R
PROJ MGR:	AM
DRAWN BY:	EL
CHECKED BY:	KW

DRAWING TITLE:
LANDSCAPE PLAN

SHEET:
L-5

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04/13/2026

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SCALE 1" = 8' 0"

NORTH

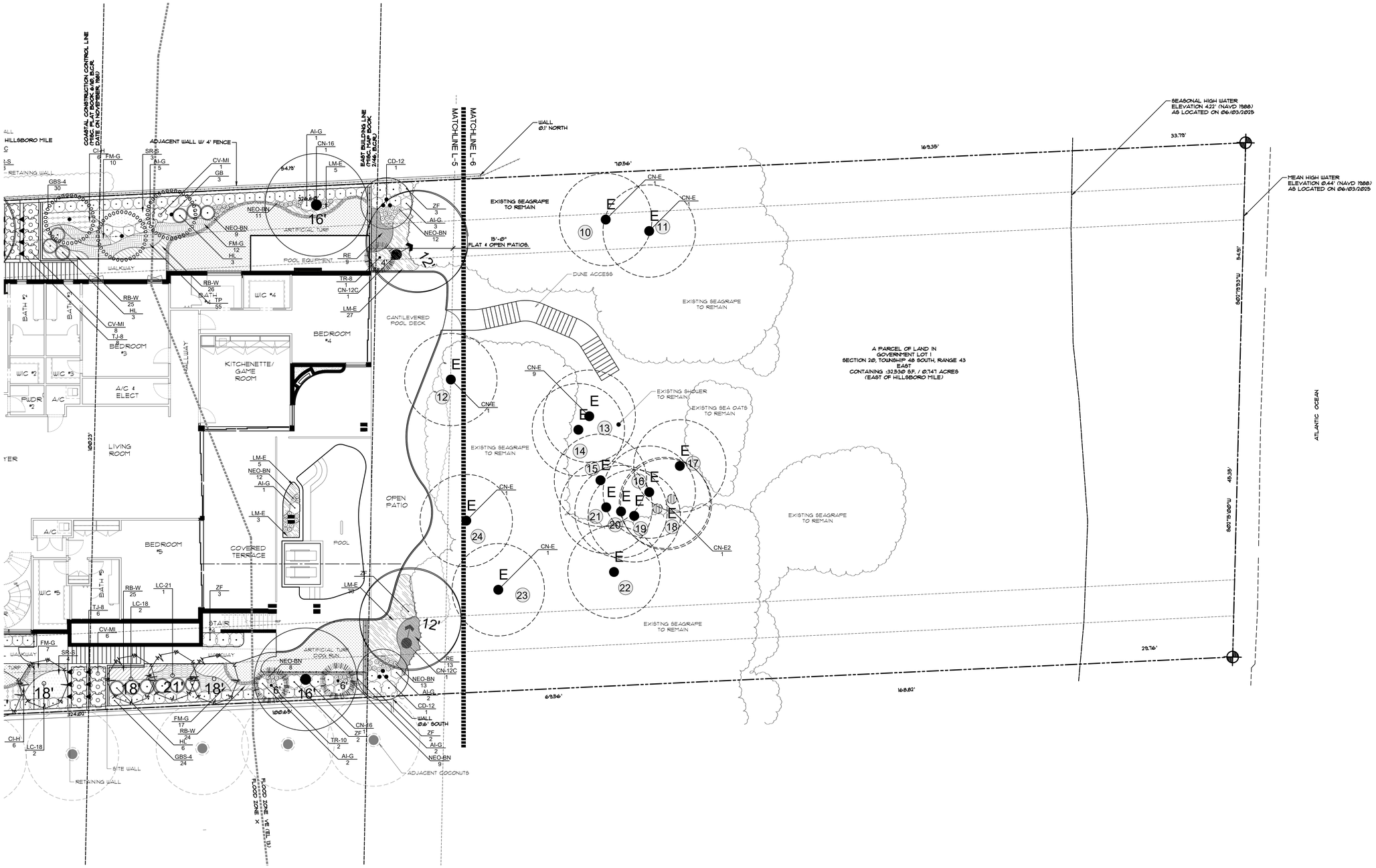
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Hillsboro Beach Residence

971 Hillsboro Mile
Hillsboro Beach, FL
RS-2- Single Family



Krent L Wieland
2026.04.13
15:30:08 -04'00'

2026Ø413- Issued City Submission
2026Ø402-Issued to Team
2025Ø125-Issued FDEP Submission
2025Ø107-Issued to Team

ISSUE HISTORY

PROJ NO:	25042R
PROJ MGR:	AM
DRAWN BY:	EL
CHECKED BY:	KW

DRAWING TITLE:
LANDSCAPE PLAN

SHEET:
L-6

CAUTION: PLEASE NOTE

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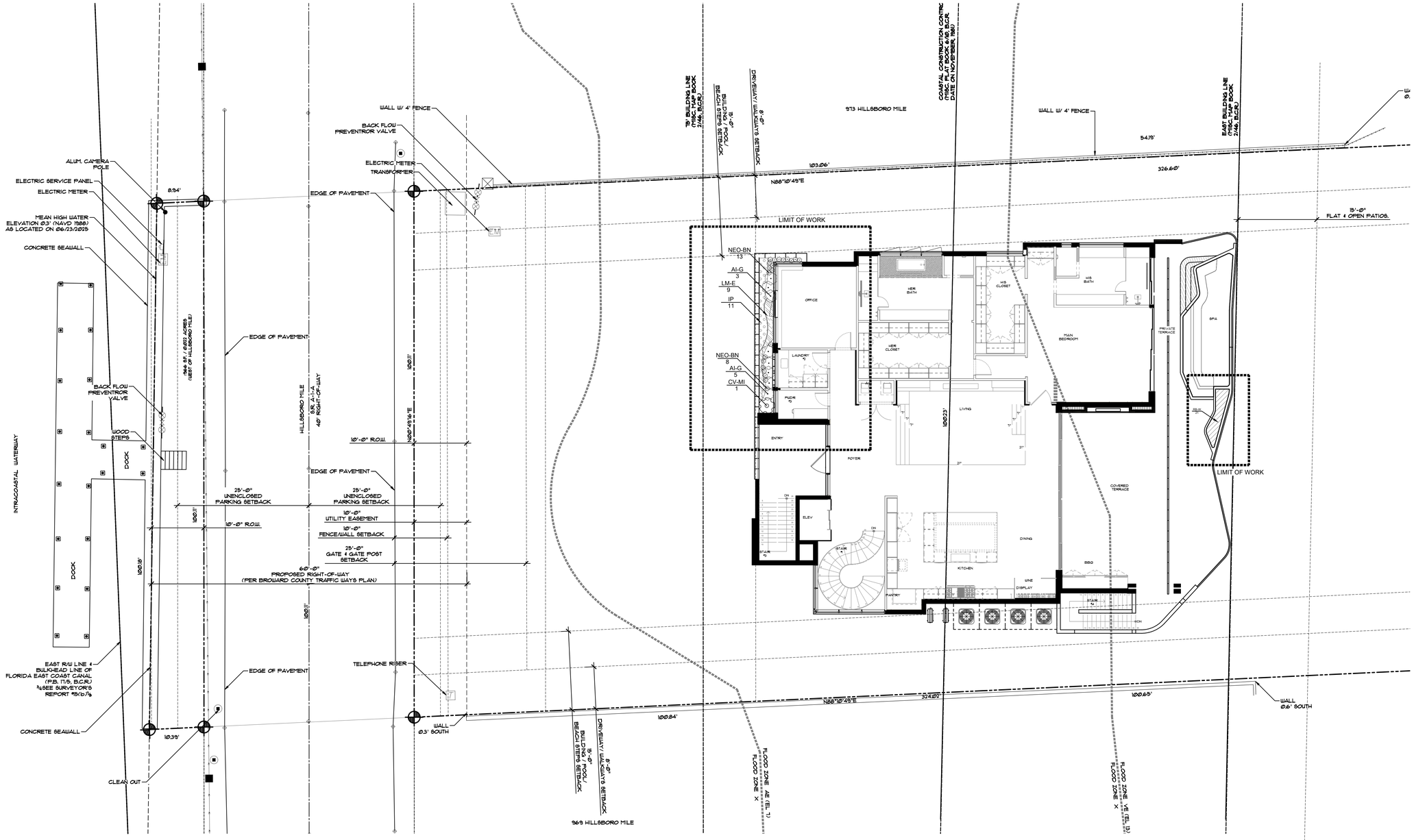
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04/13/2026

0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

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Hillsboro Beach Residence

971 Hillsboro Mile
Hillsboro Beach, Fl.
RS-2- Single Family



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2026.04.13
15:30:38 -04'00'

2026Ø413- Issued City Submission
2026Ø402-Issued to Team
2025112Ø-Issued FDEP Submission
2025112Ø-Issued to Team

ISSUE HISTORY

PROJ NO:	25042R
PROJ MGR:	AM
DRAWN BY:	EL
CHECKED BY:	KW

DRAWING TITLE:
LANDSCAPE 2nd FLOOR PLAN

SHEET:
L-7

CAUTION: PLEASE NOTE

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ALL UTILITIES TO BE BURIED PER SECTION 4-7

THIS DRAWING HAS NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER
VERIFY WITH STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION

PLANS ARE IN COMPLIANCE WITH SECTION3-9 REQUIREMENTS FOR MARINE TURTLES

REFER TO VENDORS FOR ALL INSTALLATION MATERIALS AND PROCEDURES/FOLLOW ALL MANUFACTURERS INSTALLATION INSTRUCTIONS

POOLS BARRIERS AND GATES
ALL POOL BARRIERS MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTIONS 454.2.17.1.1 THROUGH 454.2.17.1.7. ALL POOL GATES MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTION 454.2.17.1.8. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM A DWELLING TO A POOL MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTION 454.2.17.1.9

LANDSCAPE PLANS ARE IN ACCORDANCE WITH TOWN OF HILLSBORO BEACH CODE OF ORDINANCE AND BROWARD COUNTY REGULATIONS

ISSUED CITY SUBMISSION
04/13/2026

0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

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PLANT SCHEDULE PROPOSED

CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD	NATIVE	QTY	REMARKS
TREES								
PR-9	Brunfelsia calycina / Yesterday, Today and Tomorrow	25 gal	1.5"	6' H	5' W	Florida Friendly	2	Full, Dense, Symmetrical Foliage, Standard, Matching, Good Color
GL	Bursera simaruba `Specimen` / Gumbo Limbo Specimen	Collected		20` H	18' W	Native	3	Full, Dense, Character Trunk, Submit photo to Landscape Architect for approval
CD-12	Coccoloba diversifolia / Pigeon Plum	B & B	2"	12` H	8'-10' W	Native	2	Full, Dense, Character Multi-trunk, 5` CT, Submit photo to Landscape Architect for approval
GB	Concocarpus erectus / Green Buttonwood	B & B		16' H	6'-7' W	Native	3	Full, Dense, Straight Trunk, 5` CT, Submit photo to Landscape Architect for approval
MF-12	Myrcianthes fragrans / Simpson's stopper	Collected		12` H	6' W	Native	3	Full, Dense, Character Multi-trunk, 5' CT, Submit photo to Landscape Architect for approval
PR-8	Plumeria rubra / Yellow Frangipani	Field Grown	1.5"	8' H	5'-7' W	Florida Friendly	2	Full, Dense, Symmetrical Foliage, Character specimen, 4' CT, Matching, Good Color
STL	Stemmadenia litoralis / Milky Way Tree	25 gal	2"	6` H	5' W	Non-Native	2	Full, Dense, Symmetrical foliage, Straight trunk, Good color
EXISTING PALMS								
CN-E	Cocos nucifera / Coconut Palm	EXISTING TO REMAIN					14	
CN-E2	Cocos nucifera / Coconut Palm - Double	EXISTING TO REMAIN					1	
PALMS								
CN-12C	Cocos nucifera / Green Malayan Coconut	B & B		12` CT		Non-Native	4	Full head, Heavy caliper trunk, Curved trunk, Intact fronds, Matching
CN-16	Cocos nucifera / Green Malayan Coconut	B & B		16` CT		Non-Native	3	Full head, Heavy caliper trunk, Straight trunk, Intact fronds, Matching
DC	Dypsis cabadae / Cabada Palm	Field Grown		16' H	6'-7' W	Non-Native	1	Full heads, Upright growth, Good color
LC-18	Livistona chinensis / Chinese Fan Palm	B & B		18` CT		Non-Native	6	Straight trunk, Unscarred trunk, Matching
LC-21	Livistona chinensis / Chinese Fan Palm	B & B		21' CT		Non-Native	3	Straight trunk, Unscarred trunk, Matching
TR-8	Thrinax radiata / Florida Thatch Palm	Field Grown		4` CT	5'-6' W	Native	3	Florida Fancy, Full dense head, Good color, 4' CT
TR-10	Thrinax radiata / Florida Thatch Palm	Field Grown		6' CT	6'-7' W	Native	4	Florida Fancy, Full dense head, Good color, 6' CT

CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	QTY	REMARKS
SHRUBS							
AI-G	Alcantarea Imperialis 'Green' / Green Imperial Bromeliad	14" pot	1.5' H	2.5' W	Non-Native	27	Full, Intact Leaves, Good color
CV-MI	Codiaeum variegatum 'Sloppy Painter' Croton / Sloppy Painter Croton	7 gal	3' H	2.5' W	Florida Friendly	35	Full to base, Intact foliage, Good color
GBS-4	Conocarpus erectus / Green Buttonwood	15 gal	4' H	2' W	Native	189	Full dense foliage to base
GBS-6	Conocarpus erectus / Green Buttonwood	45 gal	6' H	3' W	Native	29	Full dense foliage to base
CB	Cordyline fruticosa 'Black Magic' / Black Magic Ti Plant	3 gal	3' H	3' W	Non-Native	6	Full to base, Low branching, Intact leaves, Good color
HL	Hymenocallis latifolia / Spider Lily	3 gal	2.5' H	2.5' W	Native	12	Full, Intact Leaves, Good color
NEO-BN	Neoregelia `Bossa Nova` / Bossa Nova Bromeliad	6" pot	12" H	16" W	Florida Friendly	104	Full dense pots, no spots or damage to leaves, Available from Bullis Bromeliads
OR	Phalaenopsis spp/ Oncidium spp / Moth Orchid and Dancing Lady Orchid	Air RT Pruning Cont			Florida Friendly	9	50% Phalaenopsis spp and Oncidium spp mix, Train on tree
TJ-8	Trachelospermum jasminoides / Star Jasmine	7 gal	2' H	1.5' W	Non-Native	14	Trellis, Full to base, Dense foliage, Good color
ZF	Zamia furfuracea / Cardboard Palm	7 gal	2.5' H	2' W	Florida Friendly	11	Full , Dense foliage to base, Low branching, Intact leaves, Good color

CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	SPACING	QTY	REMARKS
SHRUB AREAS								
BR	Baleria repens 'Pink Star' / Pink Star Coral Creeper	3 gal	4"-6" H	14" W	Florida Friendly	18" o.c.	22	Full, Dense, Intact foliage
CI-H	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	7 gal	24" H	24" W	Native	30" o.c.	51	Full, Dense foliage to base, Low branched, Good color
FM-G	Ficus microcarpa `Green Island` / Green Island Ficus	3 gal	12" H	14" W	Florida Friendly	18" o.c.	173	Full, Dense foliage to base, Good Color
IP	Ipomoea pes-caprae / Railroad Vine	3 gal	6" H	14" W	Florida Friendly	18" o.c.	21	Full, Dense, Intact foliage
LM-E	Liriope 'Super Blue' muscari / Lily turf	1 gal	12" H	10" W	Florida Friendly	18" o.c.	107	Full, Dense Foliage, Good Color
MC	Muhlenbergia capillaris / Pink Muhly Grass	3 gal	24" H	18" W	Native	24" o.c.	76	Full, Dense Foliage Clumps, Good Color
RB-W	Ruellia brittoniana 'Compacta Katie White' / Dwarf White Ruellia	1 gal	6" H	10" W	Florida Friendly	12" o.c.	254	Full, Dense Foliage, Good Color
RE	Russelia equisetiformis 'Alba' / White Fire Cracker Bush	3 gal	14" H	14" W	Florida Friendly	20" o.c.	71	Full, Dense Foliage To Base, Good color
SR-S	Serenoa repens 'Cinerea' / Silver Saw Palmetto	25 gal	30" H	30" W	Native	40" o.c.	34	Full, Dense, Intact Foliage, Good color
TP	Tradescantia pallida 'Purpurea' / Purple Queen	1 gal	6" H	10" W	Florida Friendly	12" o.c.	201	Full, Dense foliage

MISC	BOTANICAL NAME / COMMON NAME	QTY	REMARKS
BIO	Bio Barrier-'Typar' or equal	Verify LF in field	PROVIDE BIO BARRIER ROOT CONTROL AT ROOTBALLS AS REQUIRED BY UTILITIES. PROVIDE ROOT BARRIER IN PLANTERS ADJACENT TO POOLS, WALKWAYS, DRIVEWAYS, AND STRUCTURES
GRAVEL	Selected by client	Verify quantity in field	PROVIDE MIN. 2" THICK APPLICATION PROVIDE OPTIONAL BLACK ALUMINUM EDGING ALONG LANDSCAPE BEDS-PERMALOC 'CLEAN LINE' OR EQUAL
MULCH	Grade B+ Black Cypress Mulch	Verify quantity in field	MINIMUM 3" DEPTH
SOD	"Empire" Zoysia	Verify SF in field	MINIMUM 16"X24" PIECES, GRADED #1 OR BETTER, SEE LANDSCAPE SPECIFICATIONS

NOTE:

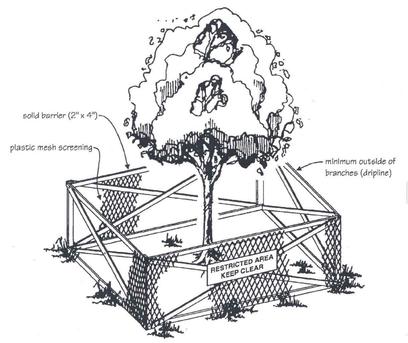
All living plant materials shall be irrigated with an automaticunderground irrigation system with rain sensor shut off device. System shall provide irrigation in a manner so as not to cause staining of structures and pavement, and shall provide one hundred (100) percent coverage with a minimum fifty (50) percent overlap or otherwise result in the effective irrigation of the landscaped area.

Final placement of trees and shrubs shall include consideration of the orientation of the lot as well as unique features found in each model and elevation in order to maximize shading of windows, walls, and A/C units to mitigate solar heat gain.

Design to follow Broward County's Naturescape guidelines and Florida Friendly Yards criteria.

NOTE:
TEST AND AMEND ALL SOILS AS NEEDED FOR OPTIMUM PLANT HEALTH.

NOTE: REMOVE ALL INVASIVE EXOTICS



TREE RETENTION DETAIL

TREE RETENTION:

Where trees are to be retained on a site, protection barriers must be installed as specified.

Trees inside the protection zone should be cared for throughout the contruction process, i.e., they must be watered sufficiently, particularly if a portion of the tree's root system has been disturbed by excavation.

LANDSCAPE PLANS ARE IN ACCORDANCE WITH TOWN OF HILLSBORO BEACH CODE OF ORDINANCE AND BROWARD COUNTY REGULATIONS

CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

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Hillsboro Beach Residence

971 Hillsboro Mile
Hillsboro Beach, FL
RS-2- Single Family

LANDSCAPE ARCHITECT · KRENT L. WIELAND · NO. 1039 · STATE OF FLORIDA

Krent L Wieland
2026.04.13
15:31:11 -04'00'

2026.04.13 - Issued City Submission
2026.04.02 - Issued to Team
2025.11.25 - Issued FDEP Submission
2025.11.07 - Issued to Team
ISSUE HISTORY

PROJ NO: 25042R
PROJ MGR: AM
DRAWN BY: EL
CHECKED BY: KW

DRAWING TITLE:
LANDSCAPE SCHEDULE and DETAILS

SHEET:
L-8

ISSUED CITY SUBMISSION
04/13/2026

Specifications for Plant Installation

1.0 GENERAL:

1.1 DESCRIPTION OF WORK:

A. Extent of landscape development work is shown on the Drawings and in the Schedules.

B. The work consists of furnishing all plants, materials, equipment, necessary specialities and labor required for the installation of plant and other materials as shown on the Drawings and/or in the Specifications.

C. Excavation, filling and grading required to establish elevations shown on the Drawings are not specified in this Section. Refer to earthwork Section.

1.2 REFERENCE PUBLICATIONS: The following standards form a part of the Specifications:

A. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent edition.

B. American Joint Committee on Horticultural Nomenclature "Standardized Plant Names Dictionary"

C. "The Manual of Cultivated Plants" (L.H. Bailey 1949 edition).

D. The American Standard for Nursery Stock" (1973 edition).

1.3 INSTALLER QUALIFICATIONS:

A. The Contractor shall be regularly engaged in the installation of living plant material. Labor crews shall be controlled and directed by a landscape foreman well versed in landscape installation, plant materials, reading blueprints and coordination between the job and nursery and shall be able to communicate with the Owner and the Landscape Architect.

B. The Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workmen's Compensation Insurance.

1.4 SUBMITTALS:

A. Provide Certificate of Inspection of plant material as required by governing authorities. Comply with regulations applicable to landscape materials.

B. Before starting work, provide itemized price schedule of the work to be performed, availability issues and certificates of insurance to the Landscape Architect for transmittal to the Owner.

C. Label at least one tree and one shrub of each variety with a securely attached waterproof tag bearing legible identification of the botanical and common name.

D. Maintenance Instructions: Prior to end of the maintenance period, furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.

1.5 COORDINATION:

A. Coordinate and cooperate with other trades and contractors to enable the work to proceed as rapidly and efficiently as possible.

B. Irrigation work shall normally precede plant installation. Install trees, large B&B material, shrubs and ground cover plants before lawns are installed.

B. Commencement of Works Landscape Contractor shall notify Landscape Architect at least 7 days in advance of scheduled commencement of work. Landscape Contractor shall review plans and/or field layouts with Landscape Architect at least 2 days prior to installation or on the site as needed.

1.6 INSPECTION OF SITE:

A. Prior to the award of the contract, the Contractor shall acquaint himself with all site conditions. Should utilities or other improvements not shown on the Drawings be found during excavations, Contractor shall promptly notify the Landscape Architect or Owner for instructions as to further action. Failure to do so will make Contractor liable for any and all damage arising from his operations subsequent to discovery of such utilities not shown on Drawings.

1.7 PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:

A. The Contractor shall provide, install and maintain the of necessary precautions to protect all persons and property, including the general public from harm or injury due to the work.

B. The Contractor shall take precautions to protect existing site conditions. Should damage be incurred, the Contractor shall repair the damage to its original condition at no additional charge.

1.8 CHANGES IN THE WORK:

A. The Owner reserves the right to substitute, add or delete any material or work as the work progresses. Adjustment to the Contract Sum shall be negotiated prior to execution. When unit prices have been established, they shall prevail.

1.9 OWNER'S OBSERVATION:

A. The Landscape Architect or Owner assumes no responsibility in the supervision or inspection of the work involved in the execution of this contract beyond observation to insure, to the Owner's satisfaction, that the Drawings and Specifications are being properly interpreted. This observation and checking will not relieve the Contractor of any responsibility for the performance of his work in accordance with the Drawings and the Specifications (including planting depth or other deficiencies).

B. The Landscape Architect and Owner reserve the right to reject any portion of the work, material or workmanship which does not conform to the Contract Documents. Rejected work shall be removed and/or corrected at the earliest possible time and prior to final payment.

1.10 JOB CONDITIONS:

A. Obstructions: The Contractor shall exercise care in digging and other work so as not to damage existing work, including underground pipes, sprinklers, control cables and hydrants of watering systems. Should such overhead or underground obstruction be encountered which interferes with planting, the Landscape Architect shall be consulted and will adjust the location of plants to clear such obstructions. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

B. After notice to proceed the contractor shall complete landscape work as rapidly as portions of site become available. Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice.

C. Coordinate landscape and planting work with the irrigation (sprinkler) system and sod installer: landscape installer shall insure that no plantings will interfere with the proper functioning of the sprinkler system. Where circumstances seem to justify his doing so, the landscape installer shall point out to the irrigation installer situations where minor adjustment or relocation or addition of sprinkler heads may be most beneficial for the planting as a whole.

D. Irrigation- the Landscape contractor shall verify the installation of an automatic sprinkler system to cover 100% of the specified landscape areas including all planting islands, isolated beds and sodded areas.

E. Sight triangles: Check an achere to local codes as a minimum all plant material located within a triangle (15'/4.572 meters) on 2 sides) formed by traffic intersection points shall be trimmed and maintained to provide a visual opening between 3' (.9144m) and 6' (1.8288m).

1.11 ACCEPTANCE:

A. Early acceptance of the work may be obtained for approved phases or when the time between commencement of the work and substantial completion exceeds 90 days (at no fault of the contractor). Early acceptance of work requiring an inspection of the completed landscape work by the Landscape Architect and/or the Owner. Maintenance and guarantee periods for the phase or area shall commence with such early acceptance

C. Substantial Completion of the Work is the point in construction is sufficiently complete, in accordance with the Contract Documents and the Landscape Architects certification that the Owner can utilize the work as intended.

D. Final Completion is the completion of all work included in the Contract Documents except the Contractors responsibility to correct the work to the satisfaction of the Owner and the Landscape Architect.

1.12 CORRECTION OF THE WORK:

A. For a period of twelve months from the date of acceptance, all new plant materials except grass shall be alive and healthy, upright and in satisfactory growth for each specific kind of plant. There shall be no signs of nutrient deficiency, disease or insect infestations.

B. Plants which are rejected shall be replaced or corrected within two weeks of rejection. Replacement material shall be the same species, size and quality as called for in the Contract. A new correction of the work period of twelve months shall begin upon replacement and acceptance by the Landscape Architect of all replacement plants, this includes plants which are discovered at any time to have been planted at an improper depth.

C. The Installer shall repair damage to other plants or lawns during plant replacement at no cost to the Owner.

D. Plants which have been approved and subsequently die or are damaged by washout, wind storm, traffic, vandalism, or demonstrable failure of the Owner to maintain after Substantial Completion of the Work is not covered in this correction of the work provision

2.0 PRODUCTS

2.1 MATERIALS LIST:

A. Plant species and size shall conform with the Plant List and information noted on the Drawings.

B. The quantities given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off from the Drawings. Information on the drawings control.

2.2 PLANT MATERIALS:

A. All plant material shall be nursery grown unless otherwise noted. Plants shall be graded Florida No. 1 or better and shall be sized as outlined under Grades 1 Standards for Nursery Plants, State Plant Board of Florida. Coconut Palms shall be grown from certified seed

B. Collected material when specified or approved shall be in good health, free from disease, insect or weed infestation. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.

C. Plants materials must equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Those plants specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.

D. Height of plant materials shall be measured from the top of the ball to the top of the plant with branches (or fronds) in normal position. Their width shall be measured across the normal spread of the branches (or fronds). In cluster type plants the main trunk shall meet the height requirement and all other trunks shall be 3/4 or more of the required height, unless otherwise noted on the drawings.

E. Plants that meet the height requirements, specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted.

F. Abbreviations on the Drawings are as follows:

B&B - Indicates field grown plant, "balled and burlapped".
Cal - Indicates the caliper or diameter measured 6" (152.4 mm) above the soil line until 4" (88.4 mm) diameter then at 12" above the soil line.
CT - Indicates clear trunk measurement from top of ball to first branching.
CW - Indicates clear wood, in palms the distance from the soil line to the lowest living frond leaf base.
DBH - Indicates the caliper or diameter measured 4 feet (122 meters) above the soil line
GW - Grey Wood, in palms, mature trunk from the ground to the base of the crown shaft.
OA - Indicates overall height from top of ball to the top of current season's growth or the last green frond in normal position in palms.
Spr. - Indicates spread or the average distance across the average diameter of the plant branching.

G. Plant materials in containers shall have a well established root system and shall not be root bound. All plant materials not in containers shall be balled and burlapped and dug with a firm natural ball of earth. Balls shall be firmly wrapped with burlap or similar biodegradable materials and bound with twine, cord or wire mesh. The minimum ball sizes will be in accordance with "Grades 4 Standards for Nursery Plants". No plant shall be accepted if the root ball has been cracked or broken. The balls of balled and burlapped plants which cannot be planted immediately on delivery shall be properly protected from drying winds and sun. Where protection is required, match plants used as nearly as possible to the satisfaction of the Landscape Architect.

F. Substitution: Plant substitution requests by the Contractor will be considered by the Landscape Architect only upon submission of proof that the plant is not obtainable in the type and size specified. Should the specified plant indeed not be available, the Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner.

2.3 PLANTING SOIL:
A. Planting soil for trees and shrubs shall be sandy loan and shall contain a 25% minimum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. It shall have a pH between 6.0 and 7.0. Soil shall be delivered in a loose friable condition and applied in accordance with the planting specifications.

B. Palm planting soil shall consist of clean sand and back fill.

2.4 PEAT:
A. Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

2.5 WATER:
A. Water for planting will be available at the site and shall be provided by the Owner.

2.6 COMMERCIAL FERTILIZER:
A. Commercial fertilizer shall be an organic (8-4-12) fertilizer containing nitrogen, phosphoric acid and potash. Nitrogen shall be not less than 50% water insoluble. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Iron shall be in the chelated form, not be less than 2% and magnesium shall not be less than 4%. Fertilizers shall be delivered to the site unopened in original containers each bearing the manufacturer's guaranteed analysis. Submit a copy of the manufacturer's guaranteed analysis and proof of delivery. Any fertilizer that becomes caked or otherwise damaged is unacceptable.

2.7 MISCELLANEOUS LANDSCAPE MATERIALS:
A. Mulch: Except as otherwise specified, mulch shall be shredded cypress bark mulch -grade "A". It shall not contain sticks larger than 1 inch (25.4 mm) in diameter, stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3" (76.2 mm).

B. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard, durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 2" (44.2 mm) deep and shall be contained with gravel stops. It shall be a maximum of 1-1/2" (38.1 mm), a minimum of 3/4" (19 mm) and of a readily-available natural gravel color range.

C. Braces, Stakes and Guys: Provide braces, stakes and deadman of sound new hardwood or treated softwood, free of knot holes and other defects. Provide wire ties and guys of two-strand, twisted, pliable galvanized iron wire not lighter than 12 gauge. Provide new hose cut to required lengths to protect tree trunks from damage by wires. Hose shall be not less than 1/2" (12.7 mm) dia. Repair stakes shall not be used.

D. Microbial Additives: An approved inoculate blend containing a minimum of eight strains of endo and ecto mycorrhizae with a minimum of 100,000 and 150 million spores per pound respectively such as "Mycorrhizal Organic Landscape Mixtures, Inc. and an approved inoculate blend containing a minimum of 45 beneficial soil Bacteria including Trichoderm and Gliocladium with a minimum concentration of 100 billion CFU per pound such as PGA Plus by Organica, Inc. Apply at manufactures recommended rates. Material shall be delivered to the site unopened in original containers, each bearing the manufacturer's guaranteed analysis. Submit a copy of the manufacturer's guaranteed analysis and proof of delivery. Any inoculants that becomes caked or otherwise damaged is unacceptable and shall not be used.

3.0 EXECUTION

3.1 SITE PREPARATION:
A. Erosion Control: All erosion control measures are to be constructed to meet field conditions at the time of construction and prior to any grading or disturbances of existing surface material on site. All sediment will be prevented from entering any storm drainage system through the use of silt fences, straw bales, gravel, boards or other applicable methods. The Contractor shall be responsible for mitigating all sediment leaving the site and taking appropriate corrective measures. Sediment control measures shall be in working order after each day.

B. Rough Grading & Drainage. The Contractor shall verify all existing grades in the field and report any discrepancies immediately to the Landscape Architect. The Contractor shall be responsible for providing positive site drainage away from all structures including but not limited to planters, courtyard planting areas, hardscape surfaces and architectural elements. It shall be the General Contractors responsibility to provide drainage, proper swales, downspouts and all water retention areas as required by applicable codes. Once grading operations are completed, all disturbed areas within or outside the limits of work shall be stabilized by fine grading and seeding or mulching as directed by the Landscape Architect.

C. Fine Grading & Drainage. It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent FFE.). Finish grades in planting areas shall be one inch lower than adjacent paving and are to include two inches of mulching and four inches of planting soil. New earthwork shall blend smoothly into existing earthwork, and grades shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum slope of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.

D. Berming. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

E. Removal of Rubbish: Should any objectionable materials such as stones or construction debris be encountered during planting operations, they shall be promptly removed from the site by the landscape installer.

3.2 PROTECTION OF PLANTS:
A. Root Protection: Balled and burlapped plants: plants designated "B&B" (balled and burlapped) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system, necessary for full recovery of plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants other than Cabbage Palms (Sabal palmetto) shall be balled and burlapped.

B. Container Grown Plants: Plants grown in containers will be accepted as "B&B", providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings, and shall not be governed by container sizes. Minimum root ball of container grown material shall be no more than 25% less proportionately than that stated in "Grades 4 Standards" for nursery plants. These plants shall have been grown in the container for a minimum of two years prior to installation and shall exhibit a fully developed root system throughout when removed from the container. There shall be no circling roots.

C. Protection During Transporting: All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until planted. Storage period shall not exceed 72 hours.

E. Protection of Palms (If Applicable): Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Cabbage Palms shall be "Hurricane Cut". Clear trunk shall be as specified after the minimum of fronds have been removed. Cabbage Palms shall be taken from moist, "black" growing areas. All burn marks on Cabbage Palm trunks shall be removed, however excessive grinding will not be accepted.

F. Protection During Planting: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods.

G. Plants that show girdling or bark slippage or other damage are unacceptable.

3.3 PLANTING OPERATIONS:

A. Layout: Location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Landscape Architect. Notify Landscape Architect and Owner for directions if installation requires the addition of soil over root balls or existing roots, or where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction - DO NOT PROCEED - Necessary adjustments will be directed by the Landscape Architect.

B. All planting holes shall have straight, vertical sides and flat horizontal bottoms. The diameter of a hole shall not be less than twice the diameter of the root ball or 24 inches (609.6 mm) greater than the root balls whichever is smaller. The depth of a hole shall not be deeper than the root ball. The space around the root ball within the hole shall be filled with the specified planting soil. Air pockets shall be eliminated and the soil compacted by watering, insure that planting soil is thoroughly mixed with native soil.

C. All plants shall be installed in accordance with the best horticultural practices. Trees and shrubs, except as otherwise specified, shall be set in the proper amount of planting soil in the proper size of planting pit as specified and so that the top surface of the root ball will be flush with the final grade grade allowing for 2" (44.1 mm) of mulch. Insure adequate percolation. Set plants straight or plumb & faced, in locations shown on the Drawings. Do not distribute excess soil in the planting beds after bed plants have been installed.

D. Balled and burlapped plants are set with the bottom 1/3 of the planting pit backfilled with existing soil. Remove burlap, rope, wires, etc. from the top of the balls, but do not remove burlap from underneath. All material shall be biodegradable and no material shall encircle the trunk. Complete backfilling with planting soil, then thoroughly mix with native soil and water to remove voids. After planting has been completed, form a well around each plant extending to the limits of the pit.

E. Container Grown Plants: Container grown plants shall, when delivered, have sufficient growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls and containers shall be removed carefully to prevent damage to plant or root system.

F. Backfilling: When the plant pit has been excavated as specified above and the plant has been set, the pit shall be backfilled with soil mix to which mycorrhizae and soil bacteria have been added at the manufactures recommended rates (see 2.7d). The following minim rates of soil mix apply: one-half cubic yard per tree and one cubic yard per fifty shrubs or 1000 sf. of planting bed area.

G. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered to such depths that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relation to adjacent buildings. Along slopes and in soil terrace shall be formed so that the root ball is level. No burlap shall be pulled out from under the balls. Platform, wire and surplus binding from tops and sides of the balls, shall be removed. All broken and frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly, avoiding injury and shall be settled by watering. No filling around trunks or on top of root balls will be permitted. After the ground settles, additional soil shall be filled in to the level of the finished grade allowing for 2" (44.1 mm) of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit. This ridge shall be 1" (22 mm) high for each 1" (22 mm) caliper of trunk to a maximum of 4" (88.2 mm). Specimen trees and Palms shall be equipped with temporary (supplemental) irrigation (bubblers) as required.

H. Setting Palms: All palms shall be planted in sand thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering. Saucer areas shall be top dressed 2" (44.1 mm) deep with topsoil raked and left in a neat clean manner.

I. Pruning: Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with a sharp instrument next to branch collar in such a manner as to ensure elimination of stubs. "Headback" or "Hat Rack" cuts, right angle to line of growth, will not be permitted and trees will not be poled or topped.

J. Guying and Staking: Guy and stake all trees, including palms, immediately after planting. Trees less than 1 1/2" (38.1 mm) in caliper shall be staked. Stakes shall be clearly marked. Guy all trees 1 1/2" (38.1 mm) in caliper and greater but less than 12' OA in 4 directions with double strands of No. 12 galvanized wire attached to approved anchors driven below grade. Trees over 12' OA shall be braced with new lumber stained walnut brown. When securing wires to trees, cover all wires which may come in contact with any part of trees with new rubber hose. Place guys and braces not less than 1/3 of the height of trees above finished grade and above substantial limbs 1 inch (25.4 mm) in diameter or more, if possible. All hoses shall be interlocked around tree trunk. Guy wires shall be placed in white PVC 5/8" OD sleeves 2/3's of their length. Place guys so that guys are equally spaced and at 45 degree angles to horizontal. Keep guys tight until Substantial Completion. Guying, bracing, staking shall not interfere with use of paved areas.

K. In staking palms and broadleaf trees, no nails or other fasteners shall directly penetrate the trunks. Wood battens 12 inches (304.8 mm) long, separated from trunk by burlap attached to the trunk of the trees with metal banding. Stakes and braces shall be clearly marked. Guy wires shall be on the wooden battens. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.

L. Mulching: All trees and shrub beds shall be mulched immediately after planting, to a 3 inch (76.2 mm) depth with a material approved by the Landscape Architect. Prevent wind displacement of mulch by thoroughly wetting down.

M. Planters: Place filtration/separation fabric over 4" drain gravel and fill with a minim of 18" deep planting soil mixture consisting of 5 parts course sand, 2 parts peat humus, and 3 parts pine bark with micro or oil additives, see 2.7D. Place soil in lightly compacted layers to an elevation 1 1/2 inches (38.1 mm) below top of planters allowing for natural settlement.

N. Annual or seasonal color beds: Remove 8" to 10" (254 mm) of soil and replace with planting soil mixture consisting of 2 parts top soil, 1 part pine bark mulch (1/2" (12.7 mm) pieces), 1 part course sand and 5 pounds (18662 kg) composted cow manure per cubic yard (.76455 cubic meters).

O. Excess Excavated Soil: Excess excavated soil generated by planting operations shall be removed from the site by the Contractor and off of the owner's property at no additional expense to the Owner.

P. Relocation of Existing Materials: Landscape contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices. The relocated plant shall have foliage reduced and be provided with supplemental irrigation to the remaining leaf surface. Coordinate and get Project Architects approval of exact new location

3.4 SOD (When Applicable)

A. Unless otherwise specified on the Drawings, sod shall be St. Augustine grass - Floritam. The sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or the edge of water.

C. Fine Grading & Drainage: It shall be the responsibility of the Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Landscape Architect, prior to the application of sod.

D. Contractor shall be responsible for providing and maintaining positive drainage flows away from all building and pavements to the appropriate discharge or collection points. If supplemental topsoil is to be spread, no sod shall be laid until the depth of this soil has been approved. Grade shall be adjusted to create a smooth transition between new and existing sod areas.

E. Quantities: Any quantities shown on the Drawings or given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off (measurement) from the Drawings or in the field. Contractor shall be responsible for sodding all areas as noted on drawings. Contractor shall verify all final sod quantities in the field prior to ordering, including any necessary adjustments for shrinkage/coverage variables.

F. Quantity: Sod shall be graded 1 or better. Sod shall be loan or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.

G. Sod pieces shall be 16" x 24" minimum size in uniform, cohesive sections.

H. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than 7 days before the sod is cut.

I. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.

J. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner.

3.5 CLEAN UP:

A. Sweep and wash paved surfaces.

B. Remove planting debris from project site. Insure all plant material is free of damaged branches, flagging tape and other temporary materials.

C. Lawn areas damaged by planting operations shall be repaired at once by proper seed bed preparation, fertilizing and seeding or sodding in accordance with these specifications.

D. Walks, drainage pipes or other structures damaged by this Contractor shall be repaired with comparable materials and workmanship as the original.

3.6 MAINTENANCE:

A. Begin maintenance immediately after each item is planted and continue until final inspection and acceptance. Areas completed under "Early Acceptance" of the work or approved phases of the work shall be maintained for an additional 90 days or until final acceptance of the work which ever occurs first.

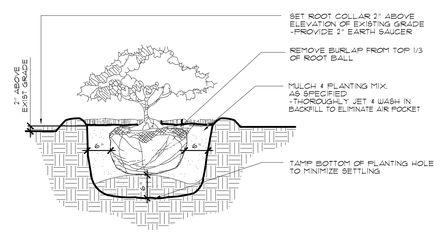
B. Maintain a healthy growing condition by watering, pruning, spraying, weeding, mowing, insect treatment, disease treatment, micro organisms applications and other necessary maintenance operations.

C. All trees shall be deep-watered for a period of ninety days after installation.

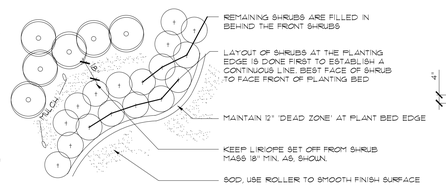
D. Replace impaired or dead plants promptly. Do not wait until near the end of the correction of the work period to make replacements of plants which have become unacceptable.

E. Inspect plants at least once a week and perform maintenance promptly with no additional cost to the owner.

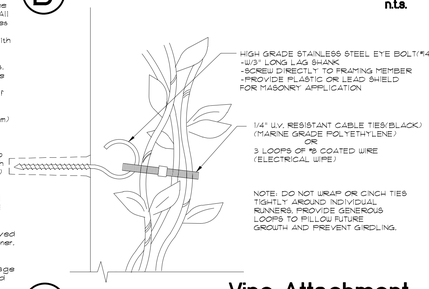
F. Keep planting saucers and beds free of weeds, grass, and other undesirable vegetation growth.
G. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Lands



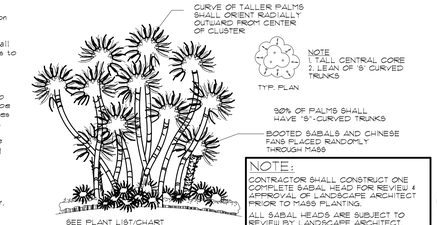
A Shrub Planting
n.t.s.



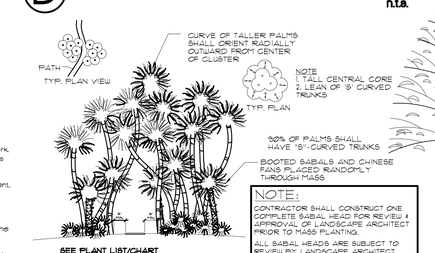
B Shrub / Groundcover Layout
n.t.s.



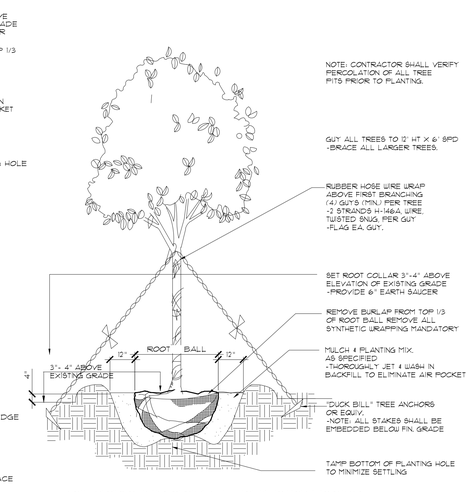
C Vine Attachment
n.t.s.



D Sabal Head
n.t.s.

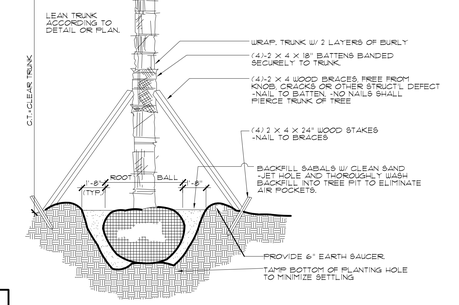


E Sabal Head w/ Path
n.t.s.

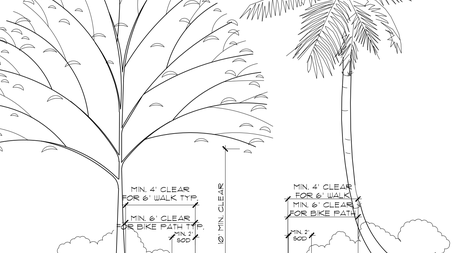


NOTE: VERIFY PLANTING DEPTHS IN ALL AREAS ADJACENT TO PAVING

F Tree Planting and Guying
n.t.s.



G Palm Planting and Staking
n.t.s.



H Path Planting
n.t.s.

CAUTION: PLEASE NOTE

NOTE:

TEST AND AMEND ALL SOILS AS NEEDED FOR OPTIMUM PLANT HEALTH

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Krent L. Wieland, FL Reg LA 1039
Cert of Authorization LC26000275

Hillsboro Beach Residence

971 Hillsboro Mile
Hillsboro Beach, FL
RS-2- Single Family

LANDSCAPE ARCHITECT · KRENT L. WIELAND · NO. 1039 · STATE OF FLORIDA

Krent L Wieland
2026.04.13
15:31:46 -04'00'

20260213- Issued City Submission
20260402-Issued to Team
20251125-Issued FDEP Submission
20251107-Issued to Team

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PROJ MGR: AM
DRAWN BY:
CHECKED BY: KW

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Landscape Specifications

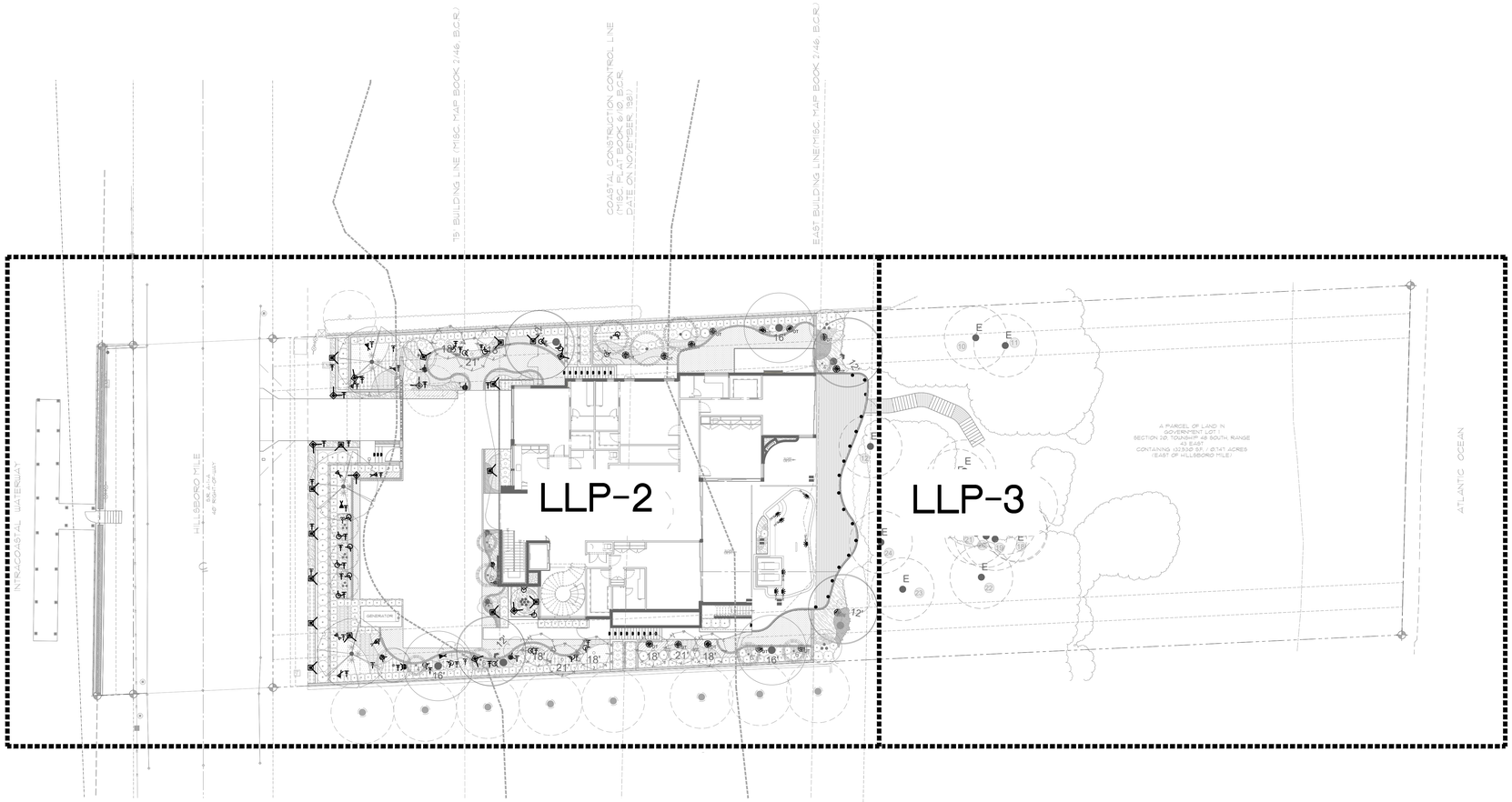
SHEET:
L-9

ISSUED CITY SUBMISSION
04/13/2026

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Delray Beach, Florida 33444
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SHEET INDEX

LANDSCAPE LIGHTING SITE PLAN	LLP-1
LANDSCAPE LIGHTING PLAN	LLP-2
LANDSCAPE LIGHTING PLAN	LLP-3
LANDSCAPE LIGHTING SCHEDULE PLAN	LLP-4
LANDSCAPE LIGHTING SCHEDULE PLAN	LLP-5
LANDSCAPE LIGHTING PLAN SPECIFICATIONS	LLP-6

Krent L Wieland
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20260402-Issued to Team
20260130-Issued to Team
20251125-Issued FDEP Submission
20251121-Issued to Team

ISSUE HISTORY

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DRAWN BY:	EL
CHECKED BY:	KW

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SHEET:
LLP-1

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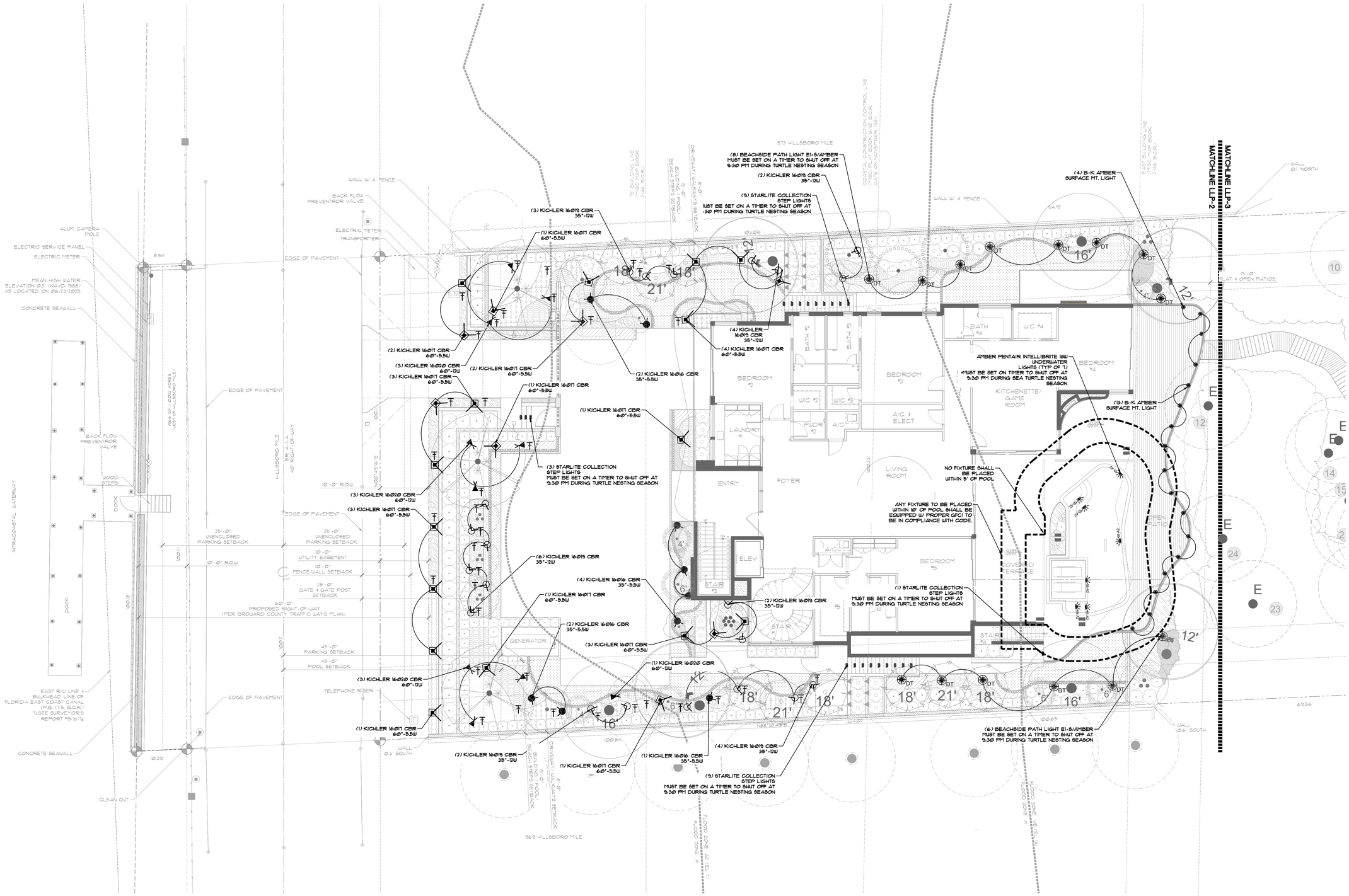
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ISSUED CITY SUMISSION
04/13/2026

0 8 16 24 32 40
SCALE 1" = 16' 0"

NORTH

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Krent L Wieland 2026.04.13 14:07:23 -04'00'

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DRAWN BY: EL
CHECKED BY: KW

DRAWING TITLE:
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04/13/2026

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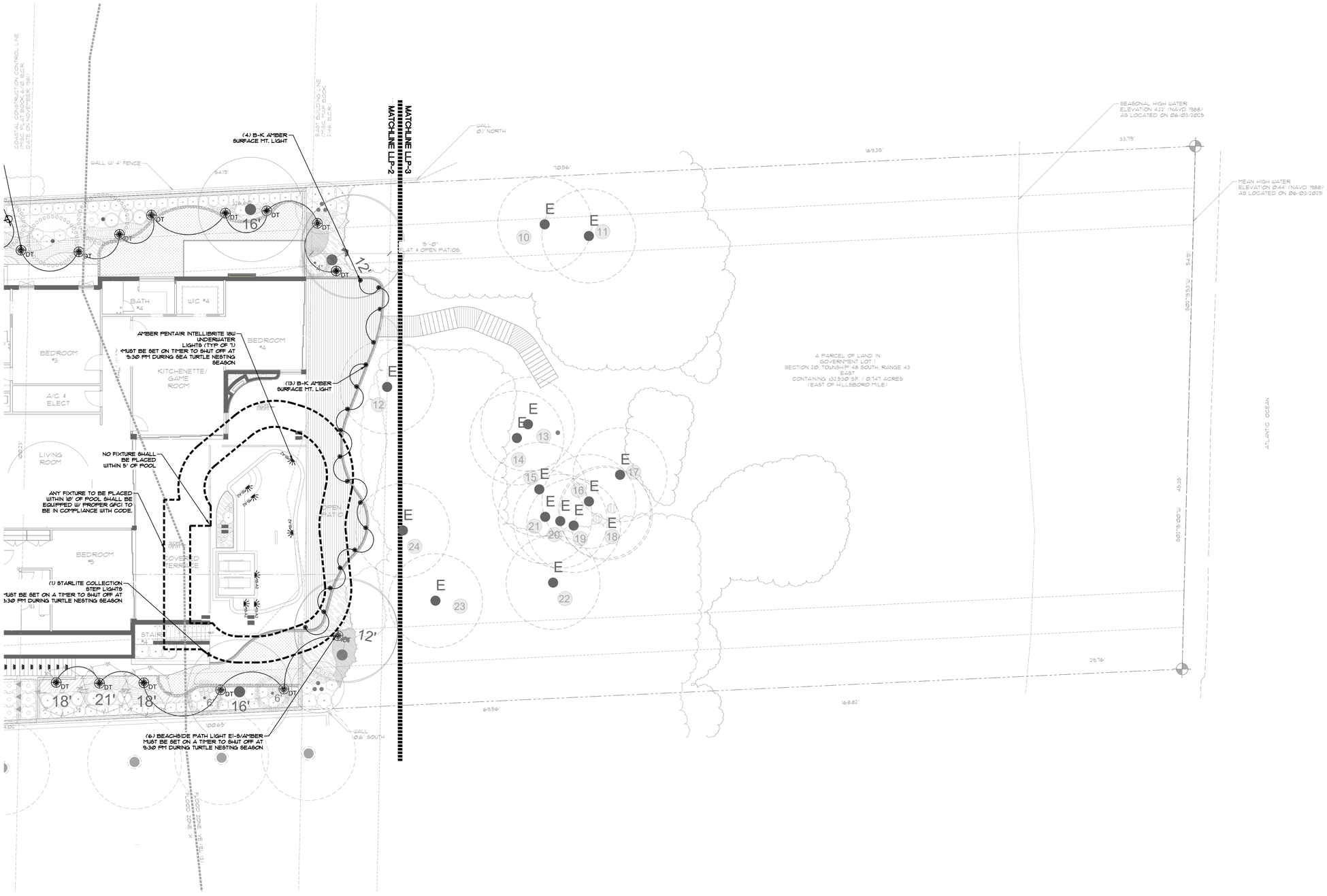
NORTH

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Krent L Wieland
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14:08:00 -04'00'

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ISSUE HISTORY

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DRAWN BY: EL
CHECKED BY: KW

DRAWING TITLE:
LANDSCAPE LIGHTING PLAN

SHEET:
LLP-3

ISSUED CITY SUMISSION
04/13/2026

0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

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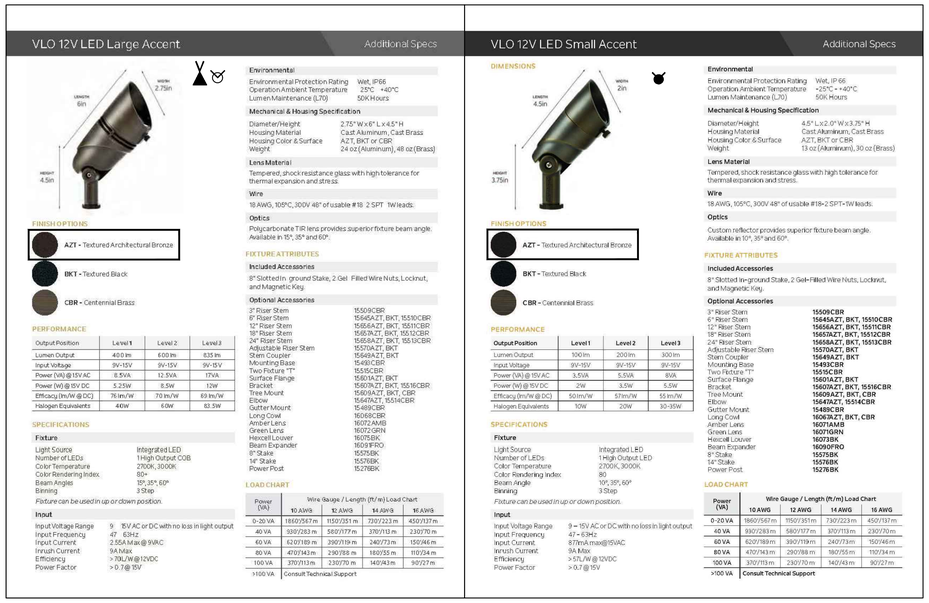
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LIGHTING SCHEDULE

SYMBOL/ LABEL	MANUFACTURER	CATALOG / MODEL #	MATERIAL	OPTICS	LAMP TYPE, COLOR & WATTS	COLOR TEMPERATURE	MOUNT TYPE & HEIGHT	FINISH	NOTES	QUANTITY
	KICHLER	16016-CBR30	CAST BRASS	-	LED 35°-9.5W WARM WHITE	3000K	(G/S) 8" IN-GROUND STAKE W/ (15510 AZT) RISER- LIGHT TO BE 12" ABOVE FINISHED GRADE	(AZT) TEXTURED ARCH. BRONZE	USE FACTORY STAKES TO ENSURE FIXTURE IS FLUSH WITH GROUND/SEE NOTE ON LLP-3 REGARDING COURTYARD LIGHTS	9
	KICHLER	16011-CBR30	CAST BRASS		LED 60°-9.5W WARM WHITE	3000K	(G/S) 8" IN-GROUND STAKE W/ (15510 AZT) RISER- LIGHT TO BE 12" ABOVE FINISHED GRADE	(AZT) TEXTURED ARCH. BRONZE	USE FACTORY STAKES TO ENSURE FIXTURE IS FLUSH WITH GROUND/SEE NOTE ON LLP-3 REGARDING COURTYARD LIGHTS	23
	KICHLER	16018-CBR30	CAST BRASS	-	LED 35°-12W WARM WHITE	3000K	(G/S) 8" IN-GROUND STAKE W/ (15510 AZT) RISER- LIGHT TO BE 12" ABOVE FINISHED GRADE	(AZT) TEXTURED ARCH. BRONZE	USE FACTORY STAKES TO ENSURE FIXTURE IS FLUSH WITH GROUND/SEE NOTE ON LLP-3 REGARDING COURTYARD LIGHTS	21
	KICHLER	16020-CBR30	CAST BRASS	-	LED 60°-12W WARM WHITE	3000K	(G/S) 8" IN-GROUND STAKE W/ (15510 AZT) RISER- LIGHT TO BE 12" ABOVE FINISHED GRADE	(AZT) TEXTURED ARCH. BRONZE	USE FACTORY STAKES TO ENSURE FIXTURE IS FLUSH WITH GROUND/SEE NOTE ON LLP-3 REGARDING COURTYARD LIGHTS	9
DT	BEACHSIDE	E1-S	SOLID BRASS	-	LED 2W AMBER	1900K TURTLE FRIENDLY	HEAVY-DUTY GROUND SPIKE W/ CAST BRASS CAP - 24" HT.	SEE CUT SHEET BELOW	-	14
	KICHLER RISER	15510 AZT	CAST ALUMINUM	-	-	-	-	(AZT) TEXTURED ARCH. BRONZE	-	38
MB-A2	PENTAIR INTELLIBRITE LIGHT	18W LED AMBER	-	-	LED 18W AMBER	-	UNDERWATER BEACHSIDE	-	SWIMMING POOL LOCATED ON EAST SIDE OF HOUSE/SET ON TIMER TO SHUT OFF AT 9:30 PM DURING TURTLE NESTING SEASON	1
	B-K LIGHTING	2.8W LED AMBER	BRASS	-	LED 33°-2.8W AMBER (590nm)	AMBER (590nm)	OUTSIDE RECESSED SURFACE MOUNT	(MIT) BRASS MITIQUE	SURFACE MOUNTED - SEE CUT SHEET	17
	LITE THE NITE STARLITE COLLECTION STEP LIGHTS	BST1206BZ 6W LED	BRASS	-	LED 6W	3000K	OUTSIDE RISER SURFACE STEP MOUNT	BRASS W/BRONZE FINISH	SURFACE MOUNTED ON RISERS OF STEPS	22

PLANS ARE IN COMPLIANCE WITH SECTION 3-9 REQUIREMENTS FOR MARINE TURTLES



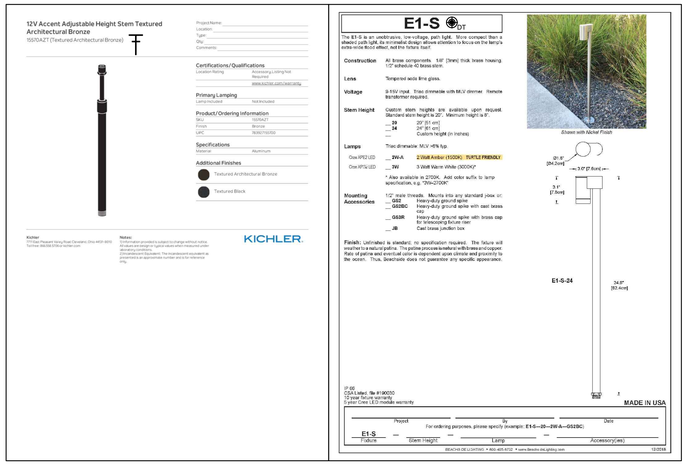


PLEASE NOTE:

1. INTERIOR SWIMMING POOL AND POOL DECK LIGHTING SHALL BE TURNED OFF WHILE THE POOL IS CLOSED DURING SEA TURTLE NESTING SEASON (MARCH 1ST THROUGH OCTOBER 31ST) OR TIED TO AN AUTOMATIC TIMER. IF THE INTERIOR POOL LIGHTS CANNOT BE TURNED OFF AT NIGHT BECAUSE THIS POOL DECK IS USED AT NIGHT, THEN THE INTERIOR POOL LIGHTS SHALL BE AMBER OR RED LED LAMPS.

2. ALL EXTERIOR DOOR AND WINDOW GLASS VISIBLE FROM THE BEACH (EAST, NORTH AND SOUTH SIDES OF HOUSE AND CABANA BUILDING) SHALL HAVE A LIGHT TRANSMITTANCE VALUE OF 45% OR LESS BY MEANS OF TINTED GLASS OR AN APPLIED WINDOW FILM.

3. VERIFY FINAL FIXTURE FINISH WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING.



CAUTION: PLEASE NOTE

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RS-2-Single Family

LANDSCAPE ARCHITECT KRENT L. WIELAND NO. 1039 STATE OF FLORIDA

Krent L Wieland
2026.04.13
14:09:22 -04'00'

20260413-Issued City Submission
20260402-Issued to Team
20260130-Issued to Team
20251125-Issued FDEP Submission
20251107-Issued to Team

ISSUE HISTORY
PROJ NO: 25042R
PROJ MGR: AM
DRAWN BY:
CHECKED BY: KW

DRAWING TITLE:
LANDSCAPE LIGHTING SCHEDULE

SHEET:
LLP-4

ISSUED CITY SUMISSION
04/13/2026

KWD
LANDSCAPE ARCHITECTURE
101 SE 2nd Avenue, Second Floor
Delray Beach, Florida 33444
studio@kwdesignteam.com
Telephone: 561-243-1573
Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275

Hillsboro Beach Residence

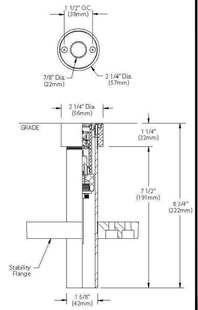
971 Hillsboro Mile
Hillsboro Beach, Fl
RS-2-Single Family

MINI-MICRO™ RECESSED UPLIGHT

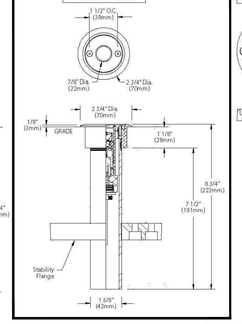
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PROJECT:
TYPE:

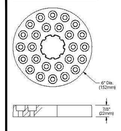
FLUSH MOUNT



SURFACE MOUNT



STABILITY FLANGE



All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFCs). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

Body
Fully machined from solid billet. Unibody design provides enclosed, water proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal. Provided with hard-coat (Type III) black anodize finish for maximum corrosion resistance. Weather-tight cable connector with 5' 18Ga., 2 wire low voltage cable.

Housing
Fixture provided with 1-5/8" dia. Schedule 80 PVC housing for direct burial into soil or concrete. 6" dia., molded stability flange projects into substrate to simplify installation and reinforce housing stability. Integral concrete pour collar for flush installation with finished grade. Collar material and finish to match faceplate. (2) Threaded holes for faceplate installation.

Faceplate
Fully machined from solid billet. Countersunk holes provide for flush hardware mounting. Accommodates (1) lens or louver media.

Lens
Shock resistant, tempered, glass lens is factory adhered to faceplate and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL®
Integrated solid state system with 'e' technology. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

Optics
OPTIKIT™ modules are color-coded for easy reference: Spot (SP) = Green. Flood (FL) = Blue.

Installation
Flush Mount features integral concrete pour collar. Top edge of collar to be installed flush with finished grade. Collar material and finish to match faceplate. (2) Threaded holes for faceplate installation. Faceplate is suitable for walk-over and drive-over applications to 35,000 lbs. GVW.

Surface Mount features fully machined copper-free aluminum installation collar. Collar material and finish to match faceplate. (2) Threaded holes for faceplate installation.

Remote Transformer
For use with 12VAC BKSSL® remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Wiring
PVC coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard. Anti-Siphon Valve (ASV™) prevents "wicking" through conductor insulation.

Hardware
Tamper-resistant, stainless steel hardware. Faceplate screws are additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Subject 8750 and Certified to CAN/CSA Standard C22.2 No. 9. RoHs compliant. Suitable for use in wet locations. Suitable for walk-over and drive-over applications to 35,000 lbs. GVW. Suitable for ground-mounted recessed. IP66 Rated. Made in USA.

*Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	RELEASED 07-10-15	DRAWING NUMBER SUB000933

MINI-MICRO™ RECESSED UPLIGHT

the power of e

PROJECT:
TYPE:
CATALOG NUMBER:
SOURCE:
NOTES:

CATALOG NUMBER LOGIC

Example	-	UL	-	MM	-	LED	-	ø11	-	SP	-	BLP	-	12	-	11

Material
Blank - Aluminum
B - Brass
S - Stainless Steel

Series
UL - Recessed Uplight

Installation
F - Flush mount
S - Surface mount

Fixture
MM - Mini-Micro™

Source
LED - 'e' Technology with Integral Driver
Designed for use with remote 12VAC BKSSL® transformers.

LED Type
ø38 - 3WLED/2.7K
ø10 - 3WLED/3K
ø11 - 3WLED/4K
ø15 - 3WLED/Amber

Optics*
SP - Spot (Green Indicator)
FL - Flood (Blue Indicator)

Finish

Aluminum Finish			Brass Finish	
Powder Coat Color	Satin	Wrinkle	Machined	MAC
Bronze	BZP	BZW	Polished	POL
Black	BLP	BLW	Antique™	ANT
White (Gloss)	WHP	WHW	**Stainless Finish**	
Aluminum	SAP	—	Machined	MAC
Verde	—	VER	Polished	POL
			Brushed	BRU

Premium Finish			
ABP	Antique Brass Powder	CMG	Cascade Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice
AQW	Antique White	CRM	Cream
BCM	Black Chrome	HUG	Hunter Green
BGE	Beige	MDS	Mojave Desert Sandstone
BPP	Brown Patina Powder	NBP	Natural Brass Powder
CAP	Clear Anodized Powder	OCP	Old Copper
RMG	Rocky Mountain Granite		
SDS	Sonoran Desert Sandstone		
SMG	Sierra Mountain Granite		
TXF	Textured Forest		
WCP	Weathered Copper		
WIR	Weathered Iron		

Also available in RAL finishes.
See submittal SUB-1429-09

Lens
12 - Soft Focus Lens
13 - Rectilinear Lens

Sheilding
11 - Honeycomb Baffle

DRIVER DATA

Input Volts	InRush Current	Operation Ambient Temperature
12VAC/DC 50/60Hz	700mA Max	-22°F-184°F (-30°C-90°C)

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI
e38	2700K	3.0	90
e10	3100K	3.0	90
e11	4100K	3.0	75
e15	Amber (590nm)	2.8	–

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000

*OPTICAL DATA

Beam Type	Angle	Visual Indicator
Spot	18°	Green Dot
Flood	33°	Blue Dot

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	RELEASED 07-10-15	DRAWING NUMBER SUB000933

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

Lite the Nite

Job Name:
Date:
Model:
Quantity:

STARLITE Collection

Low Voltage Landscape Step Lights

Features

- Solid brass construction with bronze finish
- Thin profile. No backbox!
- Nite Driver System matched LED included
  - Full LED light output up to 20% voltage drop
  - Allows longer cable runs with more fixtures
  - Simplifies installation and layout
- Outdoor Listed for surface mounting

Intertek

WILDLIFE LIGHTING COMPATIBLE CERTIFIED

BST105BZ-A
BST108BZ-A


BST105BZ


BST106BZ


BST109BZ

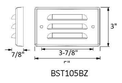
Specification

- Low voltage operation: 12 VAC or 12 VDC
- LED light array: 3000k CRI 83
  - BST105BZ 5 watts - 45 LEDs - 51 lumens
  - BST106BZ 6 watts - 54 LEDs - 53 lumens
  - BST109BZ 9 watts - 81 LEDs - 90 lumens
  - Multiple LEDs for even lighting and no overloads
  - Dimmable
- Turtle Friendly: Amber LED
  - BST105BZ-A (5 watts)
  - BST108BZ-A (8 watts)
- 3' SPT-1W 18AWG copper lead wire
- ETL Listed for Landscape Lighting
- Built to last
  - Long Lasting Solid-State Capacitor
  - Better protection with Gold Plated Fuse
  - Aluminum Circuit Board as Heat Sink
- 10 Year Fixture & 10 Year LED Warranty

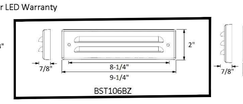




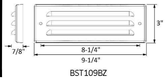
Custom Color Available for an additional charge!



BST105BZ



BST106BZ



BST109BZ

PART NUMBER	UPC	WATTS	LAMP INCLUDED
BST105BZ	852140007308	5	INTEGRAL LED
BST105BZ-A	852140007506	5	INTEGRAL AMBER LED
BST106BZ	852140007315	6	INTEGRAL LED
BST109BZ	852140007322	9	INTEGRAL LED
BST108BZ-A	852140007803	8	INTEGRAL AMBER LED





Customized back plates available for any retrofit openings upon request

650 Algonquin Rd, Ste 206, Schaumburg, IL 60176
PH: 847.496.5276 FAX: 846.701.8342

V4

PLEASE NOTE:

1. INTERIOR SWIMMING POOL AND POOL DECK LIGHTING SHALL BE TURNED OFF WHILE THE POOL IS CLOSED DURING SEA TURTLE NESTING SEASON (MARCH 1ST THROUGH OCTOBER 31ST) OR TIED TO AN AUTOMATIC TIMER. IF THE INTERIOR POOL LIGHTS CANNOT BE TURNED OFF AT NIGHT BECAUSE THE POOL DECK IS USED AT NIGHT, THEN THE INTERIOR POOL LIGHTS SHALL BE AMBER OR RED LED LAMPS.

2. ALL EXTERIOR DOOR AND WINDOW GLASS VISIBLE FROM THE BEACH (EAST, NORTH AND SOUTH SIDES OF HOUSE AND CABANA BUILDING) SHALL HAVE A LIGHT TRANSMITTANCE VALUE OF 45% OR LESS BY MEANS OF TINTED GLASS OR AN APPLIED WINDOW FILM.

3. VERIFY FINAL FIXTURE FINISH WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING.

LANDSCAPE ARCHITECT · STATE OF FLORIDA · NO. 1039

Krent L Wieland
2026.04.13
14:09:53 -04'00'

20260413-Issued City Submission
20260402-Issued to Team
20260130-Issued to Team
20251125-Issued FCEFP Submission
20251107-Issued to Team
ISSUE HISTORY
PROJ NO: 25042R
PROJ MGR: AM
DRAWN BY:
CHECKED BY: KW

DRAWING TITLE:
LANDSCAPE LIGHTING CUT SHEETS

SHEET:
LLP-5

ISSUED CITY SUMISSION
04/13/2026

CAUTION: PLEASE NOTE
Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

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All rights reserved - Not to be reproduced in part or in whole without express written permission. Florida Registration LA 1039.

NOTE: VERIFY FINAL FIXTURE FINISH WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING

GENERAL LIGHTING NOTES

1. Scope of Work shall consist primarily of the following:
   A. Provide and install landscape accent light fixtures, conduits , wiring, panels, controls and equipment as shown in this drawing package.
2. Quantities shown in schedule are approximate and provided for convenience of bidding only. Contractor shall verify all quantities. In the event of discrepancies between plan and material schedule, the plan shall prevail
3. Contractor shall abide by all notes and specifications as shown on the drawings and the Project Manual. Contractor shall report all discrepancies between the drawings and Project Manual with their bid. In the event of discrepancies, the Project Manual shall prevail.
4. All unit pricing and bid amounts shall include provisions for all equipment, labor, materials, components, staging materials, protective materials, fittings, fasteners, finishes etc. to execute and complete a finished product in accordance with the drawings and the Project Manual.
5. Contractor shall coordinate his Work with the Owner, Engineer, Owner's Consultants and other Contractors, local municipal utilities and utility companies.
6. Contractor shall refer to most recent issues of relevant design and engineering plans for the Project including:
   Excavation and Drainage – Civil Engineer
   Wastewater collection and Water Distribution
   Circuitry Plans – Electrical Engineer
   Planting Plans – Krent Wieland Design, Inc.
   Lighting Location Plans – Krent Wieland Design, Inc.
   Architectural Plans
   Proposed utility plans – Local utility companies
7. Light fixture locations shown on the Electrical Engineer's circuiting plans are approximate. Contractor shall refer to Landscape Architects fixture location plans for fixture type and wattage. Fixture locations are shown on a PARTIAL landscape plan depicting major trees and palms. Light fixture and landscape symbols on plans are schematic graphic locations of fixture placement and aiming. Actual fixture locations shall be verified in field.
8. For purposes of clarifying discrepancies of fixture quantity, type and location, between the Engineer's circuitry plan and Landscape Architect's fixture location plan, the fixture location plan shall prevail.
9. Contractor shall stake light fixture locations in the field for review and approval by Landscape Architect after major trees and palms are in place and prior to conduit trenching. Landscape Architect may adjust fixture location as needed.
10. Contractor shall coordinate with Landscape Contractor and Irrigation Contractor prior to trenching through established landscape beds. Contractor shall be responsible for damages to plant materials and irrigation equipment caused by carelessness or lack of coordination.
11. Contractor shall conduct a night-time walk-thru with Landscape Architect for purposes of aiming and adjusting light fixtures.
12. Contractor shall report all discrepancies between the Engineer's circuitry plan and Landscape Architect's fixture location plan to the Project Engineer prior to installation of conduit and wire. Engineer may review and adjust circuitry as needed.
13. Sleeving beneath roadways shall be provided by Others. Refer to Civil Engineer's sleeving plan. Contractor shall verify privilege of all sleeves prior to installation.
14. Contractor shall be responsible for all conduits crossing beneath walks and bikepaths. Verify finish grade of walk to establish proper cover as required by Code. Contractor is responsible for any jetting or boring required to install conduit crossing walks, bikepaths or driveways. Contractor is responsible for any damages, undermining or destabilization of walks, curbs and pavements caused by their Work. Verify location and privilege of all sleeves prior to installation.
15. Contractor shall label and number all light fixtures and provide "As-built" drawings to the Owner. Contractor shall provide drawings, signed and sealed by a Professional Engineer, registered in the State of Florida, as required by governing agencies.
16. Contractor shall coordinate all transformer locations with Landscape Architect or Owner.

LIGHTING NOTES

1. ELECTRICAL CIRCUIT DESIGNER SHALL VERIFY COMPLIANCE OF LIGHTING COMPONENTS FOR SYSTEM VOLTAGE.
2. PLAN LOCATION OF PLANT MATERIAL MAY VARY. CONTRACTOR SHALL STAKE FIXTURE LOCATIONS, RELATIVE TO PLANT MATERIAL, FOR REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO TRENCHING. FINAL FIXTURE LOCATION AND POSITION IS SUBJECT TO REVIEW AND FINAL APPROVAL BY LANDSCAPE ARCHITECT.
3. FLUORESCENT LAMP TEMPERATURE = 2700K
4. ALL LIGHTING SHALL BE MOUNTED ON ROCKET PERMA-POST UNLESS OTHER-WISE NOTED.
5. SYSTEM TO BE INSTALLED TO MEET CITY/COUNTY CODE REQUIREMENTS.

NOTE:

VERIFY FINAL FIXTURE FINISH WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING

EXTENSION HEIGHTS ON PLANS INDICATE TOP OF FIXTURE (NOT TOP OF MOUNTING POST)

IF APPLICABLE, PROVIDE IN GRADE J-BOX FOR ALL FIXTURES LOCATED IN SODDED AREAS. PROVIDE ADQUATE DRAINAGE AWAY FROM J-BOX AS RECOMMENDED BY SUPPLIER

CONTRACTOR SHALL STAKE LIGHT FIXTURES IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AFTER MAJOR TREES AND PALMS ARE IN PLACE AND PRIOR TO TRENCHING. LANDSCAPE ARCHITECT MAY ADJUST FIXTURE LOCATIONS AS NEEDED.

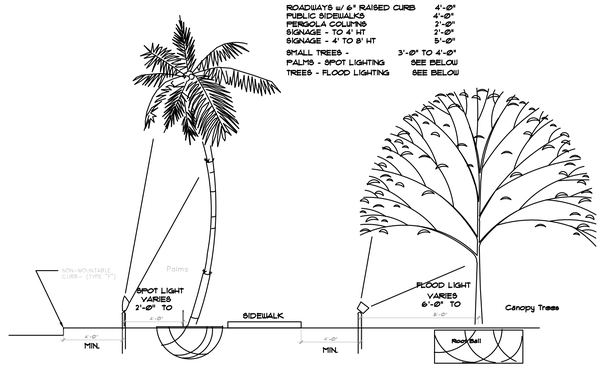
CONTRACTOR SHALL CONDUCT A NIGHT-TIME WALK-THRU WITH LANDSCAPE ARCHITECT FOR PURPOSES OF AIMING AND ADJUSTING LIGHT FIXTURES

PROVIDE ADDITIONAL LAMPS FOR EXCHANGING IN FIELD IF NECESSARY DURING WALK-THROUGH.

CONTRACTOR TO COORDINATE PERMITTING WITH STATE/LOCAL/COUNTY GOVERNING AUTHORITY, ASSURE PLANS ABIDE BY CODE

AURORALIGHT SPECIFIC NOTE:

AURORALIGHT FIXTURES COME STANDARD WITH THEIR PROPRIETARY FITTING BUT CAN BE ORDERED WITH STANDARD ¾" THREADED FITTING. IT IS UP TO THE CONTRACTOR TO CONFIRM COMPATIBILITY OF ALL FIXTURES AND MOUNTINGS TO BE USED.



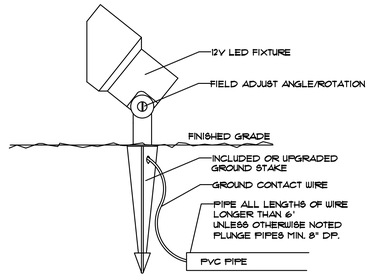
TYPICAL SET BACKS AND CLEARANCES FOR LIGHT FIXTURES

ROADWAYS w/ 6" RAISED CURB	4'-0"
PUBLIC SIDEWALKS	4'-0"
PERGOLA COLUMNS	2'-0"
SIGNAGE - TO 4' HT	2'-0"
SIGNAGE - 4' TO 8' HT	5'-0"
SMALL TREES -	3'-0" TO 4'-0"
PALMS - SPOT LIGHTING	SEE BELOW
TREES - FLOOD LIGHTING	SEE BELOW

REFER TO PLAN FOR APPROXIMATE LOCATION
CONTRACTOR SHALL STAKE ALL FIXTURE LAYOUTS PRIOR TO CONDUIT TRENCHING.
VERIFY ALL FIXTURE LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.

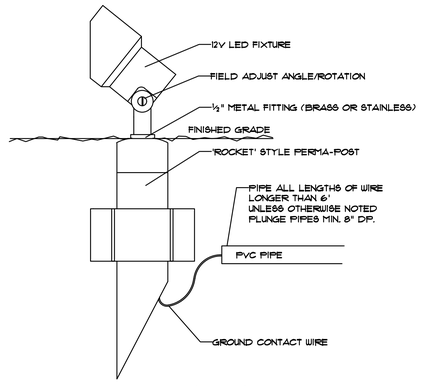
LIGHT FIXTURE SETBACKS

3/8" = 1'-0"



TYPICAL 12V GROUND STAKE MOUNT

N.T.S.



TYPICAL 12V PERMA-POST MOUNT

N.T.S.

KWD
LANDSCAPE ARCHITECTURE
101 SE 2nd Avenue, Second Floor
Delray Beach, Florida 33444
studio@kwdesignteam.com
Telephone: 561-243-1573
Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275

Hillsboro Beach Residence

971 Hillsboro Mile
Hillsboro Beach, Fl
RS-2-Single Family

FLORIDA LANDSCAPE ARCHITECT KRENT L. WIELAND NO. 1039 STATE OF

Krent L Wieland
2026.04.13
14:10:48 -04'00'

2026@413-Issued City Submission
2026@402-Issued to Team
2026@130-Issued to Team
2025@125-Issued FDEP Submission
2025@10-Issued to Team

ISSUE HISTORY
PROJ NO: 25042R
PROJ MGR: AM
DRAWN BY:
CHECKED BY: KW

DRAWING TITLE:
LANDSCAPE LIGHTING SPECIFICATIONS

SHEET:
LLP-6

ISSUED CITY SUMISSION
04/13/2026

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TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile
Hillsboro Beach, Florida 33062
(P) 954-427-4011
(F) 954-427-4834

CERTIFICATION LETTER

Date: May 21, 2026

Property Owner: Hillsboro Beach House LLC
Authorized Agent: Annie Carruthers (In-Site Design Group LLC)

Abbreviated Legal Description: 20-48-43 PT GOV LOT 1 LYING E OF CANAL R/W,100 IN WIDTH LYING BET PAR LINES, S/L OF TR BEING PAR WITH & 2759 N OF S/L OF SEC

Property Address: 971 Hillsboro Mile, Hillsboro Beach, FL 33062
Type of Application: Site Plan Review

This letter certifies that the enclosed list of property owners were mailed **PUBLIC NOTICE** of June 02, 2026, Quasi-Judicial Public Hearing concerning site plan review for property located at 971 Hillsboro Mile, Hillsboro Beach, FL 33062. The list below includes all properties within 300 feet from the property line of the subject site in compliance with the Town of Hillsboro Beach notification regulations.

This letter also certifies that the notices were mailed to property owners on May 21, 2026.

NOTICE MAILED TO:

- 973 Hillsboro Mile, Hillsboro Beach, FL 33062
- 961 Hillsboro Mile, Hillsboro Beach, FL 33062
- 963 Hillsboro Mile, Hillsboro Beach, FL 33062
- 965 Hillsboro Mile, Hillsboro Beach, FL 33062
- 967 Hillsboro Mile, Hillsboro Beach, FL 33062
- 969 Hillsboro Mile, Hillsboro Beach, FL 33062
- 975 Hillsboro Mile, Hillsboro Beach, FL 33062
- 977 Hillsboro Mile, Hillsboro Beach, FL 33062
- 981 Hillsboro Mile, Hillsboro Beach, FL 33062
- 985 Hillsboro Mile, Hillsboro Beach, FL 33062

Sherry D. Henderson
SHERRY D. HENDERSON, CMC
Town Clerk

NOTARY PUBLIC

State of Florida
Broward County

Sworn to and subscribed before me this 21 day of May, 2026.

William Serda
Notary Signature

WILLIAM M SERDA
Notary Public - State of Florida
Commission # HH 469635
My Comm. Expires Dec 3, 2027
Bonded through National Notary Assn.

PUBLIC NOTICE

TOWN OF HILLSBORO BEACH, FLORIDA
June 2, 2026 at 9:00 AM

Quasi-Judicial Hearing
Site Plan Review for
971 HILLSBORO MILE, HILLSBORO BEACH, FL 33062

The Town of Hillsboro Beach, Florida will hold a Quasi-Judicial Hearing on **Tuesday, June 2, 2026, at 9:00 am** to consider Site Plan Approval for property located at 971 Hillsboro Mile, Hillsboro Beach, Florida 33062.

Information on the Site Plan Review can be obtained with the Clerk's Office at Town Hall, 10 days prior to the meeting. Public comments on the request will be made at the meeting June 2, 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

MAILED 5/21/2026




971


971


971

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
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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 Quasi-Judicial Hearing Site Plan Review for 971 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on 22 May 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: 22 May 2026.

LeAnne Rollins
_____
Signature of Notary Public



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

73810

SunSentinel
MEDIA GROUP

TOWN OF HILLSBORO BEACH, FLORIDA
JUNE 2, 2026 AT 9:00 AM

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

NOTICE IS HEREBY GIVEN the Town of Hillsboro Beach, Florida Town Commission will meet Tuesday, June 2, 2026, at 9:00 am for a Quasi-Judicial Hearing to consider Site Plan Approval for property located at 971 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 6/2/2026.

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

May 22, 2026. 73810

73810

DEVELOPMENT ORDER OF THE TOWN OF HILLSBORO BEACH, FLORIDA

APPLICANT: HILLSBORO BEACH HOUSE LLC

FOR PROPERTY LOCATED AT: 971 HILLSBORO MILE, HILLSBORO BEACH FL 33062

DATE OF COMMISSION MEETING: June 2, 2026

DENIED

TYPE OF ACTION SOUGHT: Site Plan Approval

LEGAL DESCRIPTION: 20-48-43 PT GOV LOT 1 LYING E OF CANAL R/W,100 IN WIDTH LYING BET PAR LINES, S/L OF TR BEING PAR WITH & 2759 N OF S/L OF SEC

THIS MATTER came to be heard before the Town Commission of the Town of Hillsboro Beach, Florida on June 2, 2026. The Town Commission having considered the action sought by the applicant and heard testimony from the Town's planning consultant, agents for the owner and the public. After reviewing the record and hearing the sworn testimony of the witnesses, the Town Commission determines as follows:

1. The Applicant's application for Site Plan Approval is hereby:

   ☐ **GRANTED**

   ☒ **DENIED:**

   Finding of Fact: The proposed deck is structurally connected to the single-family residence.

   Conclusion of law: The deck does not comply with the Town's code Section 12-264 (D) entitled "Swimming Pools, Pool Patios and Decks".

2. This Order shall take effect immediately upon issuance by the Mayor.
3. All further development on the property shall be made in accordance with the terms and conditions of this Development Order.

DATED: June 8, 2026

Dawn Miller
Mayor

TOWN OF HILLSBORO BEACH FLORIDA

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: June 2, 2026
SUBJECT: Site Plan Approval for New Single-Family Home
LOCATION: 971 Hillsboro Mile

This Agenda report is regarding Site Plan Approval Request for a new single-family home on a vacant lot, located at 971 Hillsboro Mile. The owner of the property, Hillsboro Beach House LLC, has assigned Curtis Watkins as the authorized agent, with Annie Carruthers as principal architect. The Applicant has submitted plans indicating the proposal of a new two-story single-family home, which includes a pool, an outdoor seating area, basement-level garage, a driveway, a new access gate and landscaping. All of the proposed work will be completed on the portion of the property located east of A1A at this time.

Background

The existing vacant oceanfront property, located 971 Hillsboro Mile, is approximately 33,496 square feet (0.769 acres) of vacant oceanfront property. All of the proposed work is located on the east side of A1A.



971 Hillsboro Mile – Existing conditions

Documents Submitted

Information submitted with the Site Plan Approval packet included an application, architectural plans, 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 16,235 square foot home with amenities which include a pool, outdoor seating area, new access gate, garage, driveway 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	28'6"' proposed (measured from average dune elevation) of 20'3"). Balcony railings are an additional 3'6" above the roofline, permitted by code.
	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	More than 2 solidly enclosed parking spaces provided. 9 provided in underground garage.

	visitor parking and service vehicles. 12,562/5,000 = 3 visitor parking spaces	
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 45' 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	15'0" side setbacks; 8-feet of landscaped buffer provided; Generator proposed in front yard, outside 15' side yard area, and 45' setback from centerline of A1A.
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.	Does not encroach east of the easterly building line

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;	No elements are proposed higher than the RS-2 limitations.

	(C) Flag poles; or (D) Elevator components.	

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.	Proposed front balcony encroaches 4' into the front setback, as permitted by code.
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	Sufficient room provided for sewage disposal and not within the side yard.

	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 yard.	

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 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	a. Wall is setback 10' from the front property line. b. 40' 3" travel distance setback which accommodates the stacking of 2 vehicles. c. In compliance.

	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.	
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.	(1) The pool is setback 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

	(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.	(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 subject to the setback requirements otherwise set forth in the town's Code of Ordinances.	No above-ground fuel storage proposed in setback requirements.
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.	Rear open patio extends 14'2" beyond Easterly Building Line, permitted by code.
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.

HILLSBORO BEACH RESIDENCE



ARTIST CONCEPT

OWNER

HILLSBORO BEACH HOUSE LLC

971 HILLSBORO MILE HILLSBORO BEACH, FL 33062

ARCHITECT

IN - SITE DESIGN GROUP, LLC.
1546 JACKSON STREET, HOLLYWOOD, FLORIDA 33020 (954) 921-5333
AA26001758 / ANNIE CARRUTHERS - ARCHITECT AR-97156
EMAIL ANNIE@INSITEDESIGNGROUP.COM

ENGINEERS/CONSULTANTS

STRUCTURAL ENGINEER
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EMAIL: ADAM@SPECSF.COM

MECHANICAL ELECTRICAL & PLUMBING ENGINEER
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TEL: 954-566-9708 - GUISEPPE NENDIANI PE #59435
EMAIL: ANDRES@EE-CE.NET

LANDSCAPE ARCHITECT
KWD LANDSCAPE ARCHITECTURE
AARON MASTIN, PLA SENIOR LANDSCAPE ARCHITECT
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BOCA RATON, FL 33431
TEL: 561-243-1873 / TEL: 561-921-9008 / TEL: 561-764-7130
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CIVIL ENGINEER
SCHULKE, BITTLE & STODDARD, LLC
WILLIAM P. STODDARD, PH.D., P.E.
1717 INDIAN RIVER BOULEVARD, SUITE 201
VERO BEACH, FL 32960
PHONE: 772-770-9622 / CELL: 772-473-8818
FAX: 772-770-9496

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IN-SITE DESIGN GROUP
ARCHITECTURE

IN-SITE DESIGN GROUP LLC
1546 JACKSON STREET
HOLLYWOOD, FL 33020
INSITEDESIGNGROUP.COM
AA26001758
954 921-5333

ANNIE K. CARRUTHERS
ARCHITECT

ANNIE K CARRUTHERS
2026.05.13
15:02:00-04'00'

SEAL
STATE OF FLORIDA LICENSE Nº AR-97156
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANNIE CARRUTHERS, ARCHITECT ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF IN-SITE DESIGN GROUP, LLC. AND MAY NOT BE REPRODUCED EXCEPT WITH SPECIFIC WRITTEN CONSENT OF THE COMPANY. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

PROJECT NAME
HILLSBORO BEACH RESIDENCE

OWNER NAME
HILLSBORO BEACH HOUSE LLC
PROJECT ADDRESS
971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION
FOR SITE PLAN /DEVELOPMENT REVIEW SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
COVER

SHEET NUMBER
A-000

ROJECT: NEW SINGLE FAMILY RESIDENCE

ITE DATA

WNER WNER ADDRESS	HILLSBORO BEACH HOUSE LLC 300 EAST KEY PALM RD - BOCA RATON, FL 33432
ROJECT ADDRESS	971 HILLSBORO MILE - HILLSBORO BEACH, FL 33062
ARCEL CONTROL NUMBER	4843-20-00-0200
ONSTRUCTION FBC TABLE 503	TYPE VB - NEW RESIDENCE
EIGHT (TO T.O. ROOF)	29'-11 3/4" FROM AVARAGE DUNE TO TOP OF ROOF
CCUPANCY TYPE PER FBC 303.4	RESIDENTIAL R-3
ET LOT AREA (NOT INCL IGRESS/EGRESS OR STREET	33,496.00 SF (0.769 ACRES)
ONSTRUCTION / ROJECT DESCRIPTION	NEW TWO STORY SINGLE FAMILY RESIDENCE WITH GROUND LEVEL PARKING
TIMATED CONSTRUCTION COST	SEE APPLICATION

ONING

ONING DISTRICT:	R-2 SINGLE FAMILY RESIDENTIAL DISTRICT
MA FLOOD ZONE: QUIRED BASE FLOOD ELEV (BFE): OPOSED FINISHED FLOOR (FFE)	AE(7) / VE(13) N/A +21'-9" NAVD
OWN OF THE ROAD (COR)	+3.55 NAVD (VERIFY W/SURVEY)
URRENT USE OPOSED USE	RESIDENTIAL RESIDENTIAL

THIS STRUCTURE FALLS IN FLOOD ZONE X.
CROWN OF THE ROAD = +3.55 NAVD (COR)
TOP OF FIRST FLOOR CONC SLAB = +21'-9" NAVD (FFE)

ODE PARAMETERS

OVERNING CODE:	FLORIDA BUILDING CODE 2023 - 8TH ED
UNICIPALITY:	TOWN OF HILLSBORO BEACH
AXIMUM HEIGHT RESTRICTION:	30'-0" ABOVE AVERAGE DUNE
ONSTRUCTION TYPE:	TYPE III-B
CCUPANCY CLASSIFICATION:	GROUP R2 RESIDENTIAL

EGAL DESCRIPTION

PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 48 SOUTH, NGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
AT PART OF THE NORTH 100 FEET OF THE SOUTH 2,859 FEET OF SAID SECTION 20 EASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF), LYING EAST OF THE AST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, AS NOW LOCATED ND CONSTRUCTED.
ND LANDS SITUATE IN THE TOWN OF HILLSBORO BEACH, BROWARD COUNTY, ORIDA AND CONTAINING 33,496 SQUARE FEET (0.769 ACRES)

F.I.R.M. DATE:	FLOOD ZONE:	BASE ELEVATION:
JULY 31, 2024	AE(7) / VE(13)	N/A
COMMUNITY:	PANEL NUMBER:	SUFFIX:
12011	C0189	J

HILLSBORO RESIDENCE - SQ FT CALCULATION		
AREAS		SQFT
1ST FLOOR RESIDENCE A/C SPACE		4,242.27
2ND FLOOR RESIDENCE A/C SPACE		3,790.95
GROUND FLOOR RESIDENCE A/C SPACE		4,805.27
A/C SUB TOTAL		12,838.49
1ST FLOOR COVERED AREA		1,699.25
2ND FLOOR COVERED AREA		1,421.04
GROUND FLOOR COVERED AREA		183.25
GARAGE AND STORAGE		93.06
NON A/C SUB TOTAL		3,396.60
GROSS TOTAL RESIDENCE		16,235.09

HILLSBORO RESIDENCE - SITE AREA CALCULATIONS	PROPOSED	% OF SITE
LOT COVERAGE (BLDG FOOTPRINT)	5,081.58	15.17%
1ST FLOOR COVERED AREA	1,699.25	5.07%
DRIVEWAY / DECKS / SLABS / POOL	2,801.83	8.36%
LANDSCAPING / PERVIOUS AREA / WATER	23,913.34	71.39%
NET LAND AREA (GROSS LAND AREA PER PLAT)	33,496.00	100%

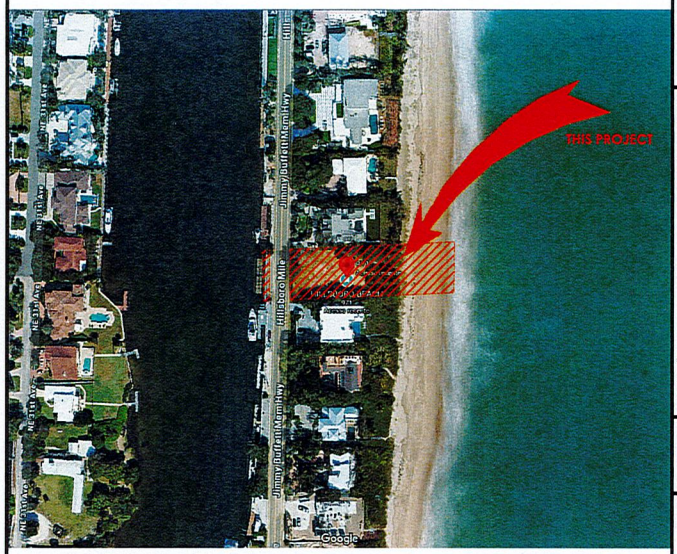
HILLSBORO RESIDENCE - LOT COVERAGE TABULATIONS	REQUIRED	PROPOSED	% OF SITE
LOT SIZE	MIN 20,000 SF	33,496.00	
FLOOR AREA	MIN 2,000 SF	16,235.09	
PROPOSED LOT COVERAGE		5,081.58	15.17%
REQUIRED MAX LOT COVERAGE	13,398.40		40.00%
PROPOSED FAR		12,838.49	38.33%
REQUIRED MAX FAR	20,097.60		60%
PROPOSED PERVIOUS AREA		23,913.34	71.39%
REQUIRED MIN PERVIOUS AREA	8,374.00		25.00%

HILLSBORO RESIDENCE - SETBACKS	REQUIRED SETBACK	PROPOSED SETBACK
FRONT SETBACK - WEST	85'-0"	85'-0"
REAR SETBACK - EAST	169'-0"	169'-0"
SIDE SETBACK - NORTH (TO ROOF O.H.)*	14'-11 7/8"	15'-0"
SIDE SETBACK - SOUTH (TO ROOF O.H.)*	14'-11 7/8"	15'-0"
HEIGHT FROM AVERAGE DUNE TO TOP OF ROOF	30'-0" MAX	29'-11 3/4"
POOL SETBACK - NORTH	-	50'-6"
POOL SETBACK - SOUTH	-	19'-8 1/4"

ALL WORK TO BE DONE IN ACCORDANCE W/THE 2023 FLORIDA BUILDING CODE (TYP)

***SIDE SETBACK CALCULATION:**
TOTAL BUILDING HEIGHT PROPOSED = 29' -11 3/4" @ 6"/FT = 14'-11 7/8" SETBACK REQUIRED
PROPOSED SETBACK = 15'-0"

Elevations shall be based upon North American Vertical Datum of 1988 (NAVD 1988):	PROPOSED NAVD
Proposed Top of Roof FFE	+50'-3"
Proposed 2nd Floor Top of Concrete Slab FFE	+35'-3"
Proposed 2nd Floor Pool Deck FFE	+34'-11"
Proposed 1st Floor Top of Concrete Slab FFE	+21'-9"
Proposed 1st Floor Pool Deck FFE	+21'-3"
Average Dune	+20'-3 1/4"
Lowest Horizontal Structural Member	+19'-9"
Lowest elevation of machinery or equipment servicing the building:	+10'-9"
Proposed Top of Slab Lowest Floor (Garage non habitable)	+10'-9"
Crown of the road	+3.55'
Sealevel	0'-0"



2 LOCATION MAP
NOT TO SCALE

PROJECT DATA

NY APPLICABLE RESOLUTION

TICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE OTHER DDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN E PUBLIC RECORDS OF THIS COUNTY. APPLICANTS WILL COMPLY WITH ANY PPLICABLE CITY ORDINANCE INCLUDING PERMIT APPLICATION, REVIEW AND PPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

RCHITECTS STATEMENT

THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS OMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE RE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN CCORDANCE WITH FS 553.79(9)(D) AND CHAPTER 633

PPLICABLE CODES

L WORK SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING CODES AS PPLICABLE TO THIS PROJECT AND SCOPE OF WORK (TYP):

E FLORIDA BUILDING CODE 2023 8TH EDITION AND ALL PALM BEACH COUNTY AMENDMENTS, WHICH INCLUDES:
BUILDING
ACCESSIBILITY
RESIDENTIAL
EXISTING BUILDING
PLUMBING
FUEL GAS
MECHANICAL
ENERGY CONSERVATION
TEST PROTOCOLS

ORIDA FIRE PREVENTION CODE 2012 WITH LOCAL AMENDMENTS.
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE:
FLORIDA EDITION 2012
NATIONAL FIRE PROTECTION ASSOCIATION'S FIRE CODE NFPA 1
FLORIDA EDITION 2012

RUCTURE SHALL COMPLY WITH THE FOLLOWING PROVISIONS:
H EDITION FBC RESIDENTIAL
SEC. R301.2.5: STRUCTURES SEAWARDS OF THE CCCL SHALL BE DESIGNED IN CCORDANCE WITH SEC. 3109 OF FBCB.
SEC. R322.1.11: STRUCTURES SEAWARDS OF THE CCCL SHALL BE DESIGNED IN CCORDANCE WITH SEC. 3109 OF FBCB, AND "THE MORE RESTRICTIVE OVISIONS SHALL GOVERN."
SO SEE THE BASF FACT SHEET ON CCCL.

PPLICABLE HOMEOWNERS ASSOCIATION DESIGN GUIDELINES, REGULATIONS AD HOMEOWNER BY LAWS.

RUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF E 2023 FLORIDA BUILDING CODE AS LIMITED BY THE PROVISIONS OF SECTION 01.2. ADDITIONAL CRITERIA SHALL BE SET FORTH IN TABLE R301.2(1).

01.2.1 WIND DESIGN CRITERIA:
ILDINGS AND PORTIONS THEREOF SHALL BE CONSTRUCTED IN ACCORDANCE IH THE WIND PROVISIONS OF THE FBC, R CODE USING THE ULTIMATE DESIGN ND SPEED IN TABLE R301.2(1) AS DETERMINED FROM FIGURE R301.2(4). WHERE FFERENT CONSTRUCTION METHODS AND STRUCTURAL MATERIALS ARE USED FOR ARIOUS PORTIONS OF A BUILDING, THE APPLICABLE REQUIREMENTS OF THIS CTION FOR EACH PORTION SHALL APPLY. WHERE NOT OTHERWISE SPECIFIED, E WIND LOADS LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE ING TABLE R301.2(3) SHALL BE USED TO DETERMINE DESIGN LOAD RFORMANCE REQUIREMENTS FOR WALL COVERINGS, CURTAIN WALLS, ROOF OVERINGS, EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR DOORS (OTHER AN GARAGE DOORS), WHERE LOADS FOR GARAGE DOORS ARE NOT HERWISE SPECIFIED. THE LOADS LISTED IN TABLE R301.2(4) ADJUSTED FOR IGHT AND EXPOSURE USING TABLE R301.2(3) SHALL BE USED TO DETERMINE LOAD PERFORMANCE REQUIREMENTS. ASPHALT SHINGLES SHALL BE SIGNED FOR WIND SPEEDS IN ACCORDANCE WITH SECTION R905.2.4. A NUOUS LOAD PATH SHALL BE PROVIDED TO TRANSMIT THE APPLICABLE SIGN LOADS FROM THE ROOF ASSEMBLY TO THE FOUNDATION.

BASIC WIND LOAD TYPE:	DESIGN WIND SPEED:	BUILDING TYPE:
ASCE-7-22	170	ENCLOSED, RIGID
CATEGORY:	IMPORTANCE FACTOR:	BUILDING EXPOSURE:
II	1.0	C

OTHER PERMITS

NOTES (2):
OTHER PERMITS OR AFFIDAVITS MAY BE REQUIRED BY CITY INCLUDING, BUT NOT LIMITED TO FENCE, IRRIGATION, ROOF, DRIVEWAY, DEMOLITION, GAS, TEMPORARY STRUCTURES, PRE-FAB FIREPLACES, GENERATOR AND/OR LANDSCAPING AS PER CITY CRD. AS REQUIRED TREES TO BE RELOCATED OR REMOVED UNDER SEPARATE PERMIT.

A LAND DEVELOPMENT PERMIT MAY BE REQUIRED. CONTRACTOR TO PROVIDE A PERMIT FOR THE DEMOLITION OF EXISTING STRUCTURES IF REQUIRED, UNDER SEPARATE PERMIT.

SITE PLAN NOTES

1. REFER TO THE RECORDED PLAT FOR INFORMATION RELATED TO THIS PROPERTY.

2. REFER TO LEGAL DESCRIPTION FOR SITE GEOMETRY, BOUNDARIES, ELEVATIONS AND LOCATION OF EXISTING STRUCTURES.

3. FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK IF ANY DISCREPANCY ARISES PLEASE NOTIFY THE ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OR CONTINUATION WITH THE WORK IN QUESTION.

4. GENERAL CONTRACTOR TO VISIT SITE PRIOR TO BIDDING AND VERIFY ALL EXISTING CONDITIONS.

5. GENERAL CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES, SEWER, WATER AND ELECTRICAL CONNECTIONS BEFORE BIDDING.

UNDER NO CIRCUMSTANCES SHALL ANY PART OF THE MAIN STRUCTURE BE CONSTRUCTED WITHIN THE SETBACKS. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR POTENTIAL ENCROACHMENTS. IN-SITE DESIGN GROUP AND/OR ARCHITECT MAKE NO REPRESENTATIONS OR GUARANTEES AS TO INFORMATION REFLECTED HEREON PERTAINING TO THE LOCATION OF STRUCTURES, DIMENSIONS OF PROPERTY, SETBACK LINES, RIGHT OF WAYS AND EASEMENTS. SUCH INFORMATION INCLUDING SETBACKS SHALL BE VERIFIED BY THE SURVEYOR AND THE CONTRACTOR.

SITE TO BE FILLED IN ACCORDANCE WITH THE COUNTY FLOOD CRITERIA ELEVATION AND/OR FEMA FLOOD CRITERIA, OR AN ELEVATION NOT LESS THAN 18" ABOVE THE CROWN OF THE ROAD ELEVATION FRONTING THE PROPERTY. LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY.

THE FINISHED FLOOR SHALL BE IN ACCORDANCE WITH THE COUNTY FLOOD CRITERIA ELEVATION AND/OR FEMA FLOOD CRITERIA, OR AN ELEVATION NOT LESS THAN 18" ABOVE THE CROWN OF THE ROAD ELEVATION FRONTING THE PROPERTY. LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY.

SOIL STATEMENT

A COMPLETE GEOTECHNICAL EVALUATION HAS BEEN COMPLETED BY A FLORIDA ENGINEERING AND TESTING COMPANY FOR THIS SITE. A COPY OF THE REPORT SHALL BE SUBMITTED WITH THESE DOCUMENTS BY THE OWNER.

CONTRACTOR TO PROVIDE COUNTY W/ CERTIFIED COMPACTION REPORT BEFORE INSPECTION AS PER F.B.C. #4404.1
A SPOT SURVEY IS REQUIRED SHOWING LOCATION AND ELEVATION OF SLAB.

SOIL TREATMENT FOR PROTECTION AGAINST TERMITES SHALL BE SUBMITTED TO BUILDING DEPT. FROM A NATIONAL PEST CONTROL ASSOC. BEFORE CONCRETE CAN BE POURED SEC. F.B.C. R320 TERMITE PEST CONTROL TO COMPLY W/ F.B.C. SECT 105.10

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STATEWIDE STATE ONE CALL OF FLORIDA, INC.

DRAINAGE NOTES

THE SITE SHALL BE DESIGNED TO DISPOSE OF ANY ORIGINATING RAINWATER OR OTHER LIQUID WASTE. IT SHALL NOT BE DISPOSED OF OR FLOW ACROSS ANY ADJOINING PROPERTY OR SIDEWALK, EITHER PUBLIC OR PRIVATE BUT SHALL BE DISPOSED OF IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. IN NO CASE SHOULD ANY BURMING, MOUNDING, OR REGRADING IMPEDE THE FLOW OF WATER TO OR IN THE SWALES IN THE VARIOUS EASEMENTS.

RUNOFF SHALL BE DISCHARGED FROM IMPERVIOUS SURFACES THROUGH RETENTION AREAS, DETENTION DEVICES, FILTERING AND CLEANSING DEVICES OR SUBJECTED TO SOME OTHER TYPE OF BEST MANAGEMENT PRACTICE PRIOR TO DISCHARGE FROM THE PROJECT SITE.
ALL RUNOFF MUST BE CONTAINED ON SITE FOR A 5-YEAR 24-HOUR STORM

ALL STORM WATER RUNOFF MUST REMAIN ON SITE DURING CONSTRUCTION AS WELL. CONSTRUCTION SHALL HAVE NO DRAINAGE IMPACTS TO ADJACENT PROPERTIES, SURROUNDING RIGHTS OF WAY, STORM WATER FACILITIES AND NEIGHBORING WATER BODIES.

SURVEY

BEFORE SLAB INSPECTION OR PRIOR TO FRAMING THE BUILDING DEPARTMENT SHALL BE SUPPLIED TWO SURVEYORS ENGINEERING PLANS CERTIFIED BY A FLORIDA REGISTERED ENGINEER OR SURVEYOR, SHOWING SETBACK DISTANCES FROM EACH PROPERTY LINE TO THE STEM WALLS OR SILLS OF THE BUILDING OR STRUCTURE UNDER CONSTRUCTION. THE BUILDING DEPARTMENT SHALL ALSO BE FURNISHED WRITTEN CERTIFICATIONS FROM A FLORIDA REGISTERED ENGINEER OR LAND SURVEYOR STATING THAT THE TOP OF THE FLOOR SLAB IS ABOVE THE ONE HUNDRED YEAR FLOOR PLAIN AND A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE ROAD OR ABOVE THE BOTTOM OF THE WOOD JOISTS WILL BE A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE ROAD. AND GRD 21-96

UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL (FBC 2023, BUILDING SECTION 110.3). IN ADDITION, AN AS BUILT ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION SHALL BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.

IRREGULAR LOT NOTE:
IN THE EVENT THE LOT IS IRREGULAR IN SHAPE AND/OR THE PROPOSED LAYOUT OF THE STRUCTURE, THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE A REGISTERED LAND SURVEYOR STAKE OUT THE SLAB PERIMETER, BEARING WALLS AND STRUCTURAL COLUMN LOCATIONS AND VERIFY THAT THE STRUCTURE IS WITHIN ALL REQUIRED CITY SETBACKS AND EASEMENTS. THE SURVEYOR SHALL NOTIFY THE ARCHITECT AND CONTRACTOR IMMEDIATELY IF ANY PORTION OF THE HOUSE ENCROACHES INTO A REQUIRED SETBACK OR EASEMENT. BASED UPON THE INFORMATION PROVIDED BY THE SURVEYOR, THE ARCHITECT SHALL COORDINATE WITH THE CONTRACTOR TO MAKE ANY NECESSARY ADJUSTMENTS TO THE CONSTRUCTION DRAWINGS. NO WORK SHALL COMMENCE ON THE STRUCTURE UNTIL THE CONTRACTOR HAS RECEIVED FROM THE ARCHITECT REVISED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL TRADES AND INFORMING SUBCONTRACTORS OF THE REVISION. DUE TO THE INTRICACY OF THE PROPERTY ANGLES THE CONTRACTOR SHALL EXERCISE EXTREME CARE DURING THE LAYOUT OF THE FOUNDATION PERIMETER AND BEARING WALLS.

IRRIGATION NOTES

ALL LANDSCAPED AREAS SHALL RECEIVE COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER/IRRIGATION SYSTEM W/AN AUTOMATIC RAIN SENSOR IN ORDER TO RENDER THE SYSTEM INOPERATIVE IN THE EVENT OF RAIN. LANDSCAPED RIGHT OF WAY AREAS SHALL ALSO BE INCORPORATED AS PART OF THE IRRIGATION SYSTEM. DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY'S CODE OF ORDINANCE, FLORIDA BUILDING CODE, STATE LAW AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT. IRRIGATION UNDER SEPARATE PERMIT

COASTAL SITE AND TURTLE LIGHTING NOTES

EXTERIOR LIGHTING SHALL COMPLY WITH TOWN OF HILLSBORO BEACH CODE OF ORDINANCE SECT 3-9 CODE FOR TURTLE PROTECTION.
FLORIDA STATUTES § 161.163 – STATE-LEVEL DIRECTIVE FOR COASTAL LIGHTING REGULATION FWC AND CHAPTER 62B-55, F.A.C.

POOL BARRIER REQUIREMENTS:

THE METHOD OF COMPLIANCE FOR POOL BARRIER SHALL BE A POOL PERIMETER FENCE AND GATE. THE LOCATION AND DIMENSIONS OF THE FENCE AND GATE HAVE BEEN NOTED ON THE DRIVEWAY AND HARDSCAPE PLAN ON SHEET A-101, INCLUDING APPLICABLE REGULATIONS FOR FENCING
POOL SHALL BE UNDER SEPARATE PERMIT. POOL IS SHOWN ON THESE PLANS FOR INFORMATION ONLY AND FOR COORDINATION OF POOL BARRIERS.

POOL BARRIER NOTES:
ONE OF THE FOLLOWING WILL BE USED TO MEET THE REQUIREMENTS OF CHAPTER 15, FLORIDA STATUTES AND FLORIDA BUILDING CODE RESIDENTIAL 4501.17.1.1 THROUGH 4501.17.1.14

THE POOL MAY BE EQUIPPED WITH AN APPROVED SAFETY POOL COVER THAT COMPLIES WITH THE AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM) STANDARD F1346-91

FBC R4501.17RESIDENTIAL SWIMMING BARRIER REQUIREMENT.
RESIDENTIAL SWIMMING POOLS SHALL COMPLY WITH SECTIONS R4501.17.1 THROUGH R4501.17.3.
EXCEPTION: A SWIMMING POOL WITH AN APPROVED SAFETY POOL COVER COMPLYING WITH ASTM F1346.
R4501.17.1OUTDOOR SWIMMING POOLS.
OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH R4501.17.1.1 THROUGH R4501.17.1.14.
R4501.17.1.1
THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE THE BARRIER MAY BE AT GROUND LEVEL OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).
R4501.17.1.2 THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER AS HEREIN DESCRIBED BELOW. ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS. OPENINGS IN ANY BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.
R4501.17.1.3 SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.
R4501.17.1.4 WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 13/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 13/4 INCHES (44 MM) IN WIDTH.
R4501.17.1.5 WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS 45 INCHES (1143 MM) OR MORE, SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 4 INCHES (102 MM). WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 13/4 INCHES (44 MM) IN WIDTH.
R4501.17.1.6 MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2¼-INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 13/4 INCHES (44 MM).
R4501.17.1.7 WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL BE NO MORE THAN 13/4 INCHES (44 MM).
R4501.17.1.8 ACCESS GATES. WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.
R4501.17.1.9 WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY.
1.ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2023 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.
EXCEPTIONS: A.SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48 INCHES (1219 MM) OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL.
B.WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY.
C.SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS 42 INCHES (1067 MM) OR HIGHER WITH A COUNTER BENEATH.
2.ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM OF 54 INCHES (1372 MM) ABOVE THE THRESHOLD, WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
3.A SWIMMING POOL ALARM THAT, WHEN PLACED IN A POOL, SOUNDS AN ALARM UPON DETECTION OF AN ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. SUCH POOL ALARM MUST MEET AND BE INDEPENDENTLY CERTIFIED TO ASTM STANDARD F2208, TITLED "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED ALARMS, FOR PURPOSES OF THIS PARAGRAPH, THE TERM "SWIMMING POOL ALARM" DOES NOT INCLUDE ANY SWIMMING PROTECTION ALARM DEVICE DESIGNED FOR INDIVIDUAL USE, SUCH AS AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER
R4501.17.1.11
STANDARD SCREEN ENCLOSURES WHICH MEET THE REQUIREMENTS OF SECTION R4501.17 MAY BE UTILIZED AS PART OF OR ALL OF THE "BARRIER" AND SHALL BE CONSIDERED A "NONDWELLING" WALL. REMOVABLE CHILD BARRIERS SHALL HAVE ONE END OF THE BARRIER NONREMOVABLE WITHOUT THE AID OF TOOLS.
R4501.17.1.12 THE BARRIER MUST BE PLACED AROUND THE PERIMETER OF THE POOL AND MUST BE SEPARATE FROM ANY FENCE, WALL, OR OTHER ENCLOSURE SURROUNDING THE YARD UNLESS THE FENCE, WALL, OR OTHER ENCLOSURE OR PORTION THEREOF IS SITUATED ON THE PERIMETER OF THE POOL, IS BEING USED AS PART OF THE BARRIER, AND MEETS THE BARRIER REQUIREMENTS OF THIS SECTION.
R4501.17.1.13 REMOVABLE CHILD BARRIERS MUST BE PLACED SUFFICIENTLY AWAY FROM THE WATER'S EDGE TO PREVENT A YOUNG CHILD OR MEDICALLY FRAIL ELDERLY PERSON WHO MAY MANAGE TO PENETRATE THE BARRIER FROM IMMEDIATELY FALLING INTO THE WATER, SUFFICIENTLY AWAY FROM THE WATER'S EDGE SHALL MEAN NO LESS THAN 20 INCHES (508 MM) FROM THE BARRIER TO THE WATER'S EDGE. DWELLING OR NONDWELLING WALLS INCLUDING SCREEN ENCLOSURES, WHEN USED AS PART OR ALL OF THE "BARRIER" AND MEETING THE OTHER BARRIER REQUIREMENTS, MAY BE AS CLOSE TO THE WATER'S EDGE AS PERMITTED BY THIS CODE.
R4501.17.1.14 A WALL OF A DWELLING MAY SERVE AS PART OF THE BARRIER IF IT DOES NOT CONTAIN ANY DOOR OR WINDOW THAT OPENS TO PROVIDE DIRECT ACCESS FROM THE HOME TO THE SWIMMING POOL.
R4501.17.1.14 ADJACENT WATERWAYS.
PERMANENT NATURAL OR PERMANENT MAN-MADE FEATURES SUCH AS BULKHEADS, CANALS, LAKES, NAVIGABLE WATERWAYS, ETC., ADJACENT TO A PUBLIC OR PRIVATE SWIMMING POOL OR SPA MAY BE PERMITTED AS A BARRIER WHEN APPROVED BY THE AUTHORITY HAVING JURISDICTION. WHEN EVALUATING SUCH BARRIER FEATURES, THE AUTHORITY MAY PERFORM ON-SITE INSPECTIONS AND REVIEW EVIDENCE SUCH AS SURVEYS, AERIAL PHOTOGRAPHS, WATER MANAGEMENT AGENCY STANDARDS AND SPECIFICATIONS, AND ANY OTHER SIMILAR DOCUMENTATION TO VERIFY, AT A MINIMUM, THE FOLLOWING:1.THE BARRIER FEATURE IS NOT SUBJECT TO NATURAL CHANGES, DEVIATIONS, OR ALTERATIONS AND IS CAPABLE OF PROVIDING AN EQUIVALENT LEVEL OF PROTECTION AS THAT PROVIDED BY THE CODE.
2 THE BARRIER FEATURE CLEARLY IMPEDES, PROHIBITS OR RESTRICTS ACCESS TO THE SWIMMING POOL OR SPA.

NOTES

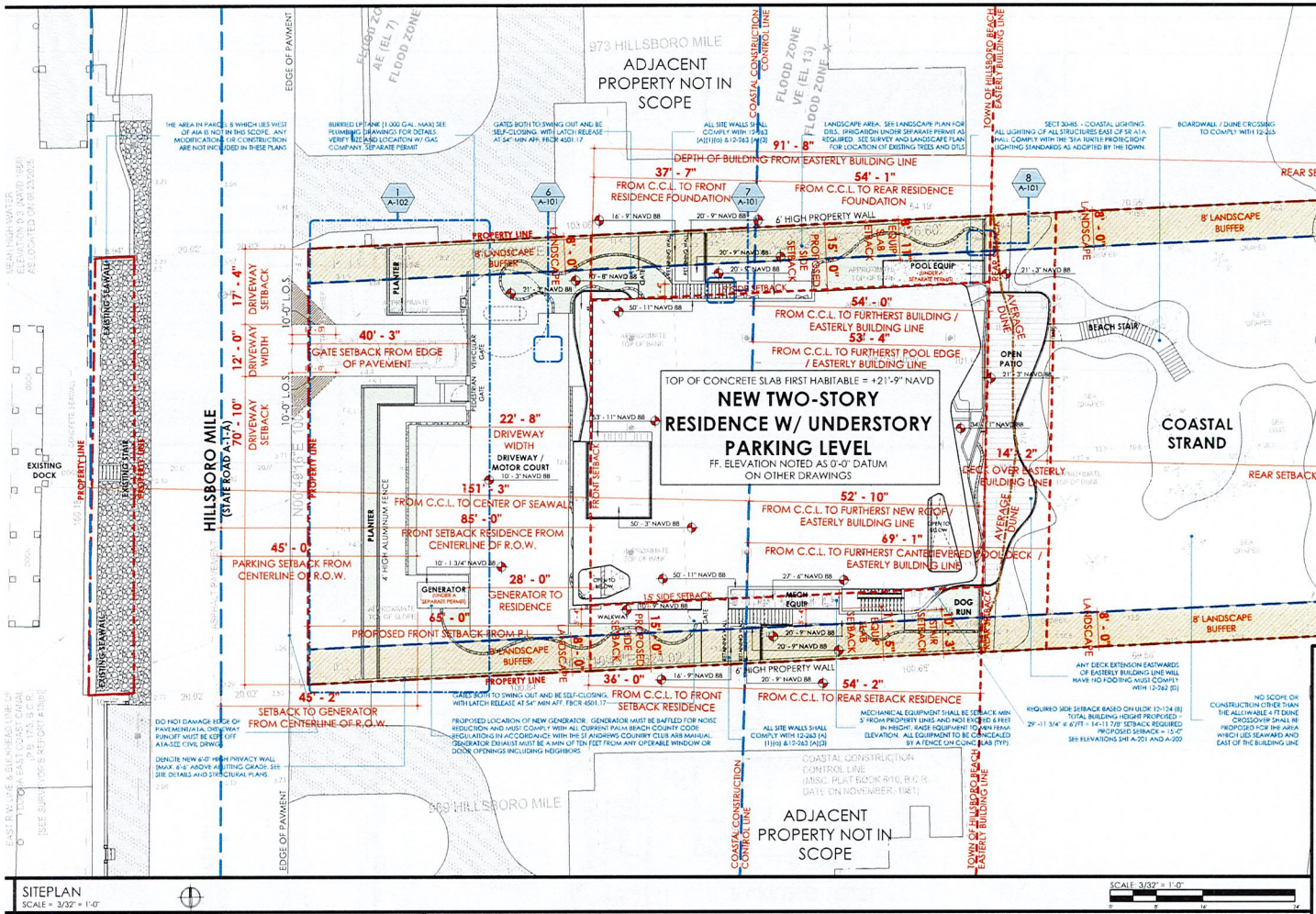
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SITEPLAN
SCALE = 3/32" = 1'-0"

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

BASED ON SURVEY PLAN

CEL OF LAND IN GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS
PART OF THE NORTH 100 FEET OF THE SOUTH 2,859 FEET OF SAID SECTION 20 (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF),
LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, AS NOW LOCATED AND CONSTRUCTED
LANDS SITUATE IN THE TOWN OF HILLSBORO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 33,496 SQUARE FEET (0.769 ACRES)

HILLSBORO BEACH - FLORIDA

LEGAL DESCRIPTION

SITE LIGHTING SHALL BE INSTALLED TO ENSURE SAFE MOVEMENT OF PERSONS AND VEHICLES AND REFLECTION ON PUBLIC PROPERTY FOR SECURITY PURPOSES AND TO MINIMIZE GLARE AND REFLECTION ON ADJACENT PROPERTIES. LIGHTING SHALL ENHANCE THE APPEARANCE OF STRUCTURES AT NIGHT

INTERIOR LIGHTING SHALL COMPLY WITH TOWN OF HILLSBORO BEACH CODE OF ORDINANCE SECT 3-9 CODE FOR TURTLE PROTECTION

FLORIDA STATUTES § 161.163 – STATE-LEVEL DIRECTIVE FOR COASTAL LIGHTING REGULATION
FWC AND CHAPTER 62B-55, F.A.C.

COASTAL SITE AND TURTLE LIGHTING NOTES

IN FLOOD HAZARD AREAS, UPON PLACEMENT OF THE LOWEST FLOOR, INCLUDING BASEMENT, AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, THE ELEVATION CERTIFICATION SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION. (FBC 2023, BUILDING SECTION 110.3); IN ADDITION, AN AS BUILT ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION SHALL BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.
C MECHANICAL, POOL EQUIPMENT AND ALL OUT-DOOR EQUIPMENT, INCLUDING REF, ICE AND BBQ, GENERATOR (IF APPLICABLE)
EQUIPMENT SHALL BE ELEVATED AT OR ABOVE BFE. TYP.
TOR DOORS TO HAVE LANDINGS TO COMPLY WITH R311.3 (TYP). SEE SITE PLAN AND STRUCT DWGS FOR DTLS. HEIGHT OF
S SHALL NOT EXCEED MIDPOINT BETWEEN GRADE AND MIN FEMA BASE FLOOD ELEV STEPS ON SIDE OF RESIDENCE SHALL NOT
" ABOVE MID GRADE.
CTOR TO PROVIDE COUNTY W/ CERTIFIED COMPACTION REPORT BEFORE INSPECTION.
SURVEY IS REQUIRED SHOWING LOCATION AND ELEVATION OF SLAB
EATMENT FOR PROTECTION AGAINST TERMITES SHALL BE SUBMITTED TO BUILDING DEPT. FROM A NATIONAL PEST CONTROL
SOC. BEFORE CONCRETE CAN BE POURE. D BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST
RREAN TERMITES IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE
CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST
COMPANY PERFORMING THE TREATMENT.
ELEVATION CERTIFICATES ARE REQUIRED DURING THE DEVELOPMENT PROCESS:
ATION ELEVATION CERTIFICATE (EC)
FINAL (AS-BUILT) ELEVATION CERTIFICATE (EC) AND FINAL INSPECTION IS REQUIRED BEFORE THE STRUCTURE CAN BE OCCUPIED

CROWN OF THE ROAD = +3.55' NAVD (COR)
TOP OF FF CONC SLAB = +21'-9" NAVD (FFE) = 0'-0" DATUM

NOTES:
UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK.

EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. CONTRACTOR IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.

NOTES
THE SITE WAS DESIGNED TO DISPOSE OF ANY ORIGINATING RAINWATER OR OTHER LIQUID WASTE. IT SHALL NOT BE DISPOSED OF OR FLOW ACROSS ANY ADJOINING PROPERTY OR SIDEWALK. EITHER PUBLIC OR PRIVATE BUT SHALL BE DISPOSED OF IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. IN NO CASE SHOULD ANY BERMING, MOUNDING, OR REGRADING IMPEDE THE FLOW OF WATER TO OR IN THE SWALES IN THE VARIOUS EASEMENTS. SEE ORIGINAL PERMIT PLANS FOR DETAILS

PER 12-263(D), NO DOCKS AND PIERS SHALL BE PERMITTED ALONG THE ATLANTIC OCEAN. DOCKS, BOAT DAVITS AND PIERS MAY BE CONSTRUCTED ALONG THE INTRACOASTAL WATERWAY, PROVIDED THAT NO PART OF THE PIER OR DOCK SHALL BE HIGHER THAN THE TOP OF THE ADJOINING SEAWALL OR THE ESTABLISHED GRADE OF THE SEAWALL IF NONE EXISTS. MOORING PILES AND BOAT DAVITS MAY EXCEED THIS HEIGHT. ALL APPLICABLE APPROVALS FROM BROWARD COUNTY AND ARMY CORPS OF ENGINEERS WILL BE REQUIRED.

+17'-6" INDICATES EXISTING GRADE ELEVATIONS TAKEN BY PINNELL SURVEY, INC. BASED ON SURVEY DATED MAY 26 2023. IF SHOWN, ELEVATIONS ARE REFERRED TO N.A.V.D OF 1988

+22' - 1" NAVD 88 INDICATES PROPOSED ELEVATIONS. FOR THE TOP OF SLAB AT RESIDENCE, CONC SLABS, DECKS AND EQUIPMENT. ELEVATIONS ARE REFERRED TO N.A.V.D OF 1988

ALL APPLICABLE FEDERAL, STATE, COUNTY, DRAINAGE DISTRICT AND CITY PERMITS FOR CONSTRUCTION OF PAVING, GRADING, DRAINAGE, WATER AND SANITARY SEWER SHALL BE OBTAINED PRIOR TO CONSTRUCTION AS REQUIRED.

CONTRACTOR SHALL VERIFY ALL SETBACKS PRIOR TO CONSTRUCTION WITH CITY, STATE, SFWMD AND APPLICABLE AGENCIES AND UTILITY DEPARTMENTS FOR ALL BUILDINGS, STRUCTURES, UTILITIES, GENERATORS, ACCESSORY AREAS, FENCES, POOLS, AND DRIVEWAYS. FINISHED FLOOR SHALL ALSO BE VERIFIED WITH CIVIL DRAWINGS. IN-SITE DESIGN GROUP SHALL BE HELD HARMLESS FOR ANY AND ALL ENCROACHMENTS

CONTRACTOR TO PROVIDE TREE REMOVAL PERMIT FROM BROWARD COUNTY.
CONTRACTOR TO PROVIDE BROWARD COUNTY ENVIRONMENTAL PERMIT PLANS FOR ANY CONSTRUCTION ACTIVITY ON DUNE.
CONTRACTOR TO PROVIDE FDEP PERMIT PLANS FOR CONSTRUCTION EAST OF CCCL.
CONTRACTOR TO PROVIDE FDOT APPROVAL FOR DRIVEWAY CONNECTION AND ROW DEDICATION
CONTRACTOR TO PROVIDE SITE CONSTRUCTION MANAGEMENT PLAN BASED ON SECT 12-50

(C)EXTERIOR LIGHTING STANDARDS FOR ALL DEVELOPMENTS (1)EXTERIOR ARTIFICIAL LIGHT FIXTURES SHALL BE DESIGNED AND POSITIONED SO THAT THE POINT SOURCE OF LIGHT IS NOT DIRECTLY VISIBLE FROM THE BEACH (2)LOW PROFILE LUMINARIES SHALL BE USED IN PARKING LOTS AND SUCH LIGHTING SHALL BE POSITIONED SO THAT NO LIGHT DIRECTLY OR INDIRECTLY ILLUMINATES THE BEACH (3)FLOODLIGHTS, UP-LIGHTS OR SPOTLIGHTS FOR DECORATIVE, RECREATIONAL AND ACCENT PURPOSES THAT ARE DIRECTLY VISIBLE FROM THE BEACH MUST BE AMBER/RED LED, ANY "POINT SOURCE OF LIGHTING" INCLUDING, BUT NOT LIMITED TO, FLOODLIGHTS, UP-LIGHTS, OR SPOTLIGHTS FOR DECORATIVE, RECREATIONAL AND ACCENT PURPOSES SHALL NOT BE DIRECTLY VISIBLE FROM THE BEACH DURING NESTING SEASON (4) EXTERIOR LIGHTS USED EXPRESSLY FOR SAFETY OR SECURITY PURPOSES SHALL BE LIMITED TO THE MINIMUM NUMBER AND CONFIGURATION REQUIRED TO ACHIEVE THEIR FUNCTIONAL PURPOSES. THE USE OF MOTION DETECTOR SWITCHES THAT KEEP LIGHTS OFF EXCEPT WHEN APPROACHED SHALL SWITCH LIGHTS ON FOR THE MINIMUM DURATION NOT EXCEEDING FIVE (5) MINUTES ARE REQUIRED FOR ANY EXTERIOR LIGHTS USED EXPRESSLY FOR SAFETY OR SECURITY. LIGHTS INCORPORATING MOTION DETECTOR SWITCHES SHALL BE DOWNWARD DIRECTED (5)POOL LIGHTS SHALL BE INSTALLED WITH AMBER/RED LED LIGHTING SPECIFICALLY DESIGNED FOR THE SAFETY OF MARINE ANIMALS (6)BACONY LIGHTS SHALL BE FITTED WITH HOODS SO THAT LIGHTS SHALL NOT BE VISIBLE FROM THE BEACH (D)INTERIOR ARTIFICIAL LIGHTING IN LINE-OF-SIGHT FROM THE BEACH SHALL BE DESIGNED AND POSITIONED SO THAT THE POINT SOURCE OF LIGHT IS NOT VISIBLE FROM THE BEACH. ALL INTERIOR LIGHT SOURCES SHALL BE SWITCHED OFF OR SHIELDED FROM VIEW WITH DRAPERY AFTER 9:00 P.M. OR HAVE INSTALLED TINTED OR FILMED GLASS WITH A LIGHT TRANSMITTANCE VALUE NOT TO EXCEED 45 PERCENT (45%) (E)COMPLIANCE INSPECTIONS. PERIODIC NIGHTTIME LIGHTING INSPECTIONS WILL BE PERFORMED DURING NESTING SEASON FROM THE BEACH TO DETERMINE THE EXTENT OF COMPLIANCE WITH ALL SECTIONS OF THIS ARTICLE. THESE INSPECTIONS WILL BE CONDUCTED AS NEEDED UNTIL EXISTING BEACHFRONT LIGHTING HAS BEEN BROUGHT INTO COMPLIANCE (F)PROHIBITION OF ACTIVITIES DISRUPTIVE TO MARINE TURTLES. THE FOLLOWING ACTIVITIES AND SITUATIONS ARE PROHIBITED ON THE BEACH FROM SUNSET TO SUNRISE DURING NESTING SEASON (1)THE OPERATION OF ALL MOTORIZED VEHICLES, EXCEPT EMERGENCY AND LAW ENFORCEMENT VEHICLES OR PERSONS WHO HAVE AUTHORIZATION OR A PERMIT TO ENGAGE IN MARINE TURTLE CONSERVATION OR RESEARCH ISSUED BY FWS, FDEP OR THE TOWN, AND WHO ARE ACTING IN CONFORMANCE WITH SUCH AUTHORIZATION OR PERMIT.(2)THE BUILDING OF FIRES DURING NESTING SEASON.(3)ANY TRANSIENT LIGHTING WHICH PURPOSELY ILLUMINATES NESTING SEA TURTLES OR HATCHLINGS. THIS PROHIBITION DOES NOT APPLY TO PERSONS WHO HAVE AUTHORIZATION OR A PERMIT TO ENGAGE IN MARINE TURTLE CONSERVATION OR RESEARCH ISSUED BY FWS, FWC, FDEP OR THE TOWN, AND WHO ARE ACTING IN CONFORMANCE WITH SUCH AUTHORIZATION OR PERMIT.(4)ANY TEMPORARY STRUCTURES, INCLUDING, BUT NOT LIMITED TO, BEACH CHAIRS, UMBRELLAS AND CABANAS WHICH HAVE THE POTENTIAL FOR ENTRAPMENT OF MARINE TURTLES AND WHICH MAY INTERFERE WITH THE USE OF THE NATURAL BEACH ENVIRONMENT FOR NESTING HABITAT. ALL TEMPORARY STRUCTURES SHALL BE REMOVED FROM THE BEACH NIGHTLY OR STACKED WITH THE SHORTEST EDGE FACING THE SHORELINE IN A WAY TO REDUCE THE POSSIBILITIES OF ENTRAPMENT.(G)LOCAL APPROVAL NOT EXCLUSIVE. APPROVAL REQUIRED PURSUANT TO THIS ARTICLE SHALL BE IN ADDITION TO AND NOT IN LIEU OF ANY FEDERAL, STATE, REGIONAL OR OTHER LOCAL APPROVALS WHICH MAY BE REQUIRED FOR THE SAME OR SIMILAR ACTIVITIES. SIMILARLY, COMPLIANCE WITH PROVISIONS OF THIS ARTICLE DOES NOT EXCUSE ANY PERSON FROM HAVING TO COMPLY WITH OTHER APPLICABLE FEDERAL, STATE, REGIONAL OR LOCAL LAWS

DRIVEWAYS, POOL, POOL EQUIPMENT AND HARDSCAPE NOTE

CONTRACTOR TO COORDINATE ALL SEPARATE PERMITS FOR HARDSCAPE FEATURES, POOL ITEMS SUCH PLANTERS, SPAS, BARS, BENCHES, STEPS, STAIRS, DETAILS, EQUIPMENT, REQUIREMENTS, SPECS AND ULDR COMPLIANCE WITH OWNER, OWNER'S REP AND LANDSCAPE ARCHITECT.

HILLSBORO RESIDENCE - SITE AREA CALCULATIONS	PROPOSED	% OF SITE
LOT COVERAGE (BLDG FOOTPRINT)	5,081.58	15.17%
1ST FLOOR COVERED AREA	1,699.25	5.07%
DRIVEWAY / DECKS / SLABS / POOL	2,801.83	8.36%
LANDSCAPING / PERVIOUS AREA / WATER	23,913.34	71.39%
NET LAND AREA (GROSS LAND AREA PER PLAT)	33,496.00	100%

HILLSBORO RESIDENCE - LOT COVERAGE TABULATIONS	REQUIRED	PROPOSED	% OF SITE
LOT SIZE	MIN 20,000 SF	33,496.00	
FLOOR AREA	MIN 2,000 SF	16,235.09	
PROPOSED LOT COVERAGE		5,081.58	15.17%
REQUIRED MAX LOT COVERAGE	13,398.40		40.00%
PROPOSED FAR		12,838.49	38.33%
REQUIRED MAX FAR	20,097.60		60%
PROPOSED PERVIOUS AREA		23,913.34	71.39%
REQUIRED MIN PERVIOUS AREA	8,374.00		25.00%

HILLSBORO RESIDENCE - SETBACKS	REQUIRED SETBACK	PROPOSED SETBACK
FRONT SETBACK - WEST	85'-0"	85'-0"
REAR SETBACK - EAST	169'-0"	169'-0"
SIDE SETBACK - NORTH (TO ROOF O.H.)*	14'-11 7/8"	15'-0"
SIDE SETBACK - SOUTH (TO ROOF O.H.)*	14'-11 7/8"	15'-0"
HEIGHT FROM AVERAGE DUNE TO TOP OF ROOF	30'-0" MAX	29'-11 3/4"
POOL SETBACK - NORTH	-	50'-6"
POOL SETBACK - SOUTH	-	19'-8 1/4"

ALL WORK TO BE DONE IN ACCORDANCE W/THE 2023 FLORIDA BUILDING CODE (TYP)

*SIDE SETBACK CALCULATION:
TOTAL BUILDING HEIGHT PROPOSED = 29'-11 3/4" @ 6'/FT = 14'-11 7/8" SETBACK REQUIRED
PROPOSED SETBACK = 15'-0"

Elevations shall be based upon North American Vertical Datum of 1988 (NAVD 1988):	PROPOSED NAVD
Proposed Top of Roof FFE	+50'-3"
Proposed 2nd Floor Top of Concrete Slab FFE	+35'-3"
Proposed 2nd Floor Pool Deck FFE	+34'-11"
Proposed 1st Floor Top of Concrete Slab FFE	+21'-9"
Proposed 1st Floor Pool Deck FFE	+21'-3"
Average Dune	+20'-3 1/4"
Lowest Horizontal Structural Member	+19'-9"
Lowest elevation of machinery or equipment servicing the building:	+10'-9"
Proposed Top of Slab Lowest Floor (Garage non habitable)	+10'-9"
Crown of the road	+3.55'
Sealevel	0'-0"

IN-SITE DESIGN GROUP ARCHITECTURE

IN-SITE DESIGN GROUP LLC
1346 JACKSON STREET HOLLYWOOD, FL 33020
INSITEDESIGNGROUP.COM
AA26001734
954 921-5333

ANNIE K. CARRUTHERS ARCHITECT

ANNIE K CARRUTHERS 2026.05.13 15:02:00-04'00'

SEAL
STATE OF FLORIDA LICENSE N° AR 87156

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PROJECT NAME
HILLSBORO BEACH RESIDENCE

OWNER NAME
HILLSBORO BEACH HOUSE LLC
PROJECT ADDRESS
971 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

DISTRIBUTION
FOR SITE PLAN /DEVELOPMENT REVIEW SUBMITTAL

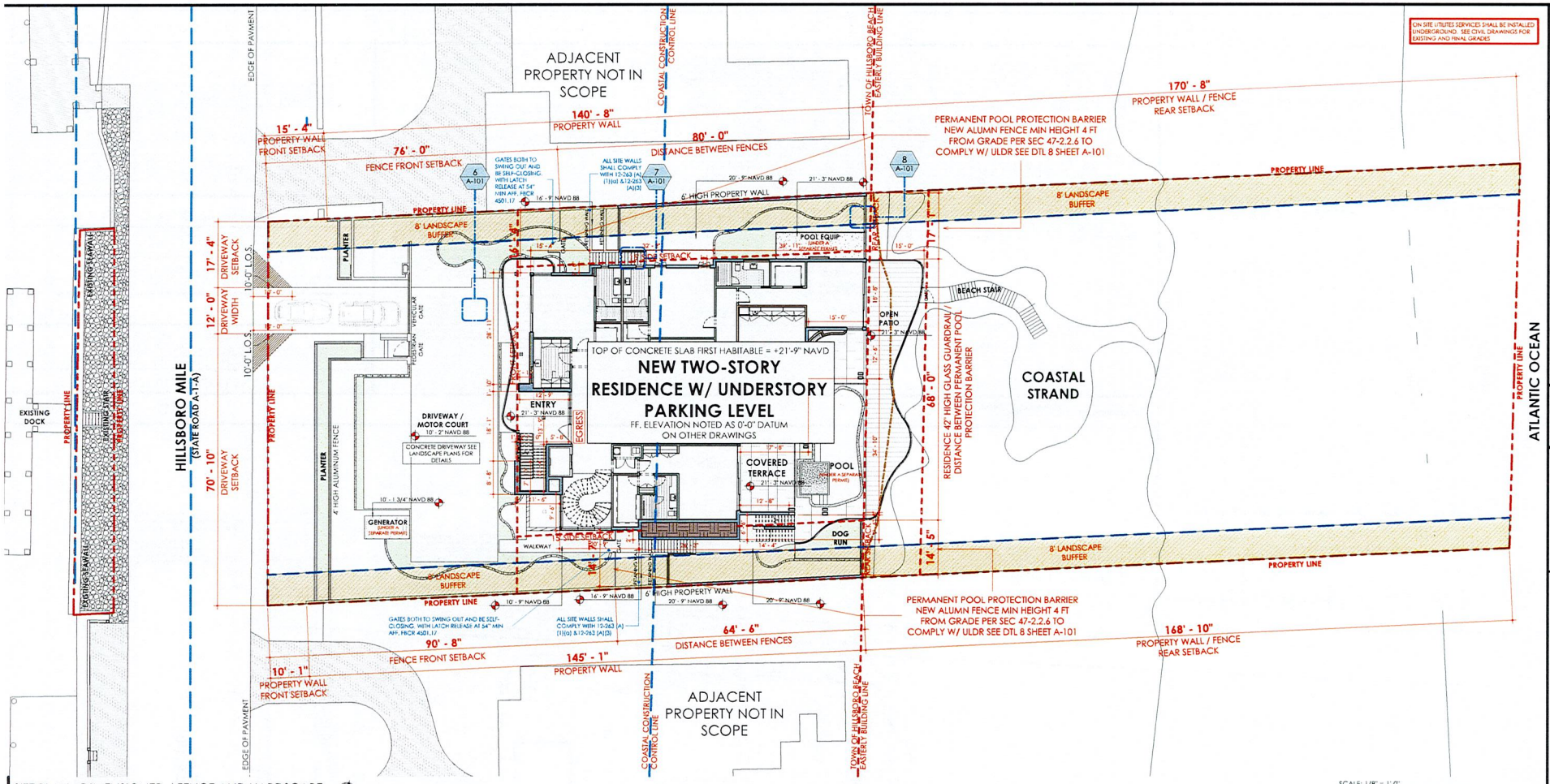
REVISIONS

#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
SITE PLAN

SHEET NUMBER
A-100



SITE PLAN - DIMENSIONED / FENCE AND HARDSCAPE
SCALE = 3/32" = 1'-0"

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

IS COUNTRY CLUB ARB REGULATION MANUAL

SETBACKS FOR PRIVACY WALLS (MAXIMUM HEIGHT 6 FEET) AND FENCES, AS DEFINED IN ARTICLE I.C.19. OF THIS ARB MANUAL, ARE 7 (ZERO (0.0) FEET IN PLAT 7) FROM THE SIDE PROPERTY LINE, TWENTY-FIVE (25) FEET FROM THE FRONT PROPERTY LINE, AND TEN (10) THE REAR PROPERTY LINE, UNLESS OTHERWISE APPROVED BY THE ARB.
H SETBACKS FOR NON-PRIVACY WALLS (MAXIMUM HEIGHT 4 FEET) AND LANDSCAPE WALLS, AS DESCRIBED IN ARTICLE I.C.17. OF THIS AL, ARE TEN (10) FEET FROM THE FRONT PROPERTY LINE, FIVE (5) FEET (ZERO (0) FEET IN PLAT 7) FROM THE SIDE PROPERTY LINE, AND ET FROM THE REAR PROPERTY LINE UNLESS OTHERWISE APPROVED BY THE ARB. THE ARB MAY INCREASE THESE MINIMUMS AS DEEMED 3 CONFORM TO COMMUNITY STANDARDS.

AND WALLS
GN, MATERIALS, AND HEIGHT OF ANY WALL AND/OR FENCE MUST BE SHOWN EITHER ON THE SITE PLAN OR BY SEPARATE DRAWING. (S) BE BRONZE OR BLACK IN COLOR AND MUST MEET COUNTY CODE.
WALLS AND FENCES, AS DEFINED IN ARTICLE I.C.19., MUST NOT EXCEED SIX (6) FEET IN HEIGHT. NON-PRIVACY WALLS AND FENCES AS IN ARTICLE I.C.17 MUST NOT EXCEED FIVE (5) FEET IN HEIGHT.
L OR FENCE MAY OBSTRUCT THE DRAINAGE FLOW OF WATER. MINATION OF LANDSCAPING AND FENCE OR WALL ELEMENTS MAY BE APPROVED BY THE ARB AT ITS SOLE DISCRETION, TO CREATE SIMILAR TO A WALL OR FENCE. THE APPROPRIATE ARB PROVISIONS FOR WALLS AND FENCES WILL APPLY IN SUCH INSTANCE.
NYL CLAD CHAIN LINK FENCING MAY ONLY BE USED TO ENCLOSE A TENNIS COURT AREA. ANY OTHER CHAIN LINK FENCE IS

O WATER. AT THE SOLE DISCRETION OF THE ARB AND WITH CONSIDERATION FOR THE NEIGHBORING PROPERTIES, POOL ENCLOSURE Y EXTEND INTO THE LAKES PER PALM BEACH COUNTY REGULATIONS IF THE HOMEOWNER: (A) OBTAINS WRITTEN APPROVAL FROM THE LAND A COUNTY PERMIT, AND (C) EXECUTES AND DELIVERS TO THE ST. ANDREWS POA A "LICENSE AGREEMENT FOR FENCE" AND REQUIRED INSURANCE. SETBACKS FOR POOL ENCLOSURE FENCES ARE DESCRIBED IN ARTICLE IV A 1.O. (NO STRUCTURES OR T MAY EXTEND INTO LAKES IN THAT EVENT.)
ST FOR WALLS AND FENCES ARE DESCRIBED IN ARTICLE IV A.1.M AND ARTICLE IV A.1.N OF THIS ARB MANUAL.

SACC ARB FENCE/WALL REGULATIONS

44, SECTION R4404.2, (2)(D)
" FENCES, FLOWER BINS, STEPS AND SIMILAR DECORATIVE STRUCTURES SHALL HAVE REINFORCED CONCRETE FOUNDATIONS
I FOR ALL LIVE, DEAD AND WIND LOADS AS SET FORTH IN R4403. THE MINIMUM SIZE OF THESE FOUNDATIONS SHALL BE AS FOLLOWS:

BLE BEARING CAPACITY, POUNDS PER SQUARE FOOT(UNBRACED WALL ABOVE GRADE (F)MINIMUM DEPTH AND WIDTH
2000(LESS THAN OR EQUAL TO 3 FEET 12 × 12(GREATER THAN 3 FEET BUT LESS THAN AND INCLUDING 6 FEET2 × 36(GREATER
ET - NONE PROVIDED)

FOUNDATIONS FOR MASONRY FENCES, FLOWER BINS, STEPS AND SIMILAR DECORATIVE STRUCTURES WITH UNBRACED HEIGHTS IN
FROM ANY SHALL BE BASED ON RATIONAL ANALYSIS 2. THE MINIMUM CONTINUOUS FOOTINGS SPECIFIED IN THIS SECTION
TED IN ACCORDANCE WITH SECTION R4404.3.3 CHAPTER 46. SECTION R4404.2, (2)(D) BASED ON RATIONAL ANALYSIS AND
AS SET FORTH IN SECTION R4404. THE FOOTING SIZE OF BEARING CAPACITY MAY VARY, BUT THE MINIMUM WIDTH OF A
ASONRY FENCES, FLOWER BINS, STEPS AND SIMILAR DECORATIVE STRUCTURES SHALL NOT BE LESS THAN 8 INCHES (203
THAN 8 INCHES (203 MM) MORE THAN THE WIDTH OF THE WALL.

ASONRY FENCES, WING WALLS AND OTHER SIMILAR WALLS THAT ARE EXPOSED TO LATERAL WIND FORCES AND DO NOT HAVE
RMANENT ABOVE GRADE SHALL HAVE THEIR CONTINUOUS WALL FOOTINGS PLACED SO THE TOP OF FOOTING IS NOT LESS THAN
M) BELOW GRADE.

ARC CODE FENCE/WALL REGULATIONS

FOUNDATION TO BE LOCATED AS PER CITY ZONING ORD. VERIFY SEE SITE PLAN SHEET SP-1.1 FOR LOCATION OF WALL
ADJACENT TO PROPERTY LINES TO KEEP ALL DECORATIVE FEATURES FROM PROJECTING OVER PROPERTY LINE TYP.
FOUNDATION TO BE 2500 PSI 6" SLUMP.
(3,000 PSI COARSE GROUT, 8" SLUMP MIN.
GRADE 60 KSI
ONE IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH ACI 530.1-08



NOTE: PRIVATE USE ONLY LIGHT TRAFFIC. HEAVIER TRAFFIC OR UNSUITABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS DESIGN. SURFACE DRAINAGE: RECOMMENDED TO SWALED PERVIOUS AREA. SEE CIVIL DWGS FOR ADDITIONAL CALCULATIONS, SLOPES AND DETAILS. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS. THIS DETAIL SHALL BE VERIFIED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

4 PAVER ON CONC DETAIL (TYP)
SCALE = 1" = 1'-0"



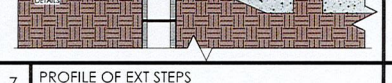
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5 PAVER ON SAND DETAIL
SCALE = 1" = 1'-0"

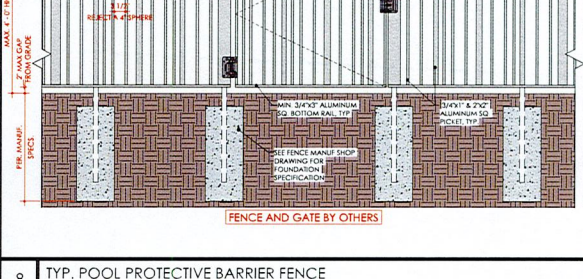


NOTE: PRIVATE USE ONLY LIGHT TRAFFIC. HEAVIER TRAFFIC OR UNSUITABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS DESIGN. SURFACE DRAINAGE: RECOMMENDED TO SWALED PERVIOUS AREA. SEE CIVIL DWGS FOR ADDITIONAL CALCULATIONS, SLOPES AND DETAILS. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS. THIS DETAIL SHALL BE VERIFIED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

6 CONCRETE DRIVEWAY
SCALE = 1" = 1'-0"



7 PROFILE OF EXT STEPS
SCALE = 1" = 1'-0"



ANY FENCE OR GATE HEIGHT SHALL BE MEASURE FROM GRADE

SEE DETAILS ON STRUCTURAL DRAWINGS

NOTES
1. EDGE OF WALL FOUNDATION TO BE LOCATED AS PER CITY ZONING ORD. VERIFY SEE SITE PLAN SHEET A-100 FOR LOCATION OF WALL
2. CONC FOR FOUNDATION TO BE 2500 PSI 6" SLUMP
3. GROUT TO BE 3,000 PSI COARSE GROUT. 8" SLUMP MIN.
4. ALL STEEL TO BE GRADE 60 KSI
WORK TO BE DONE IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH ACI 530.02 AND ACI 530.1-02

MATERIALS AND COLORS:
NO PVC FENCING IS PERMITTED. FENCES MUST BE "SEE THROUGH". THE DESIGN, LOCATION, MATERIALS AND HEIGHT OF ANY WALL/OR FENCE MUST BE DETAILED ON THE SITE PLAN OR BY SEPARATE DRAWING. FENCES MUST BE BRONZE OR BLACK METAL. WHITE FENCES MUST BE APPROVED BY THE ARB ON AN EXCEPTION BASIS ONLY. ACCEPTABLE POOL BARRIERS ARE "MECHANICAL" FENCING WITH VERTICAL AND HORIZONTAL PICKETS AND RAILS OR SEGMENTED GLASS PANELS (PALM BEACH COUNTY APPROVED) WITH A "HYDROPHOBIC/OLEOPHOBIC" (ANTI WATER/OIL) STAIN RESISTANT TREATMENT. GLASS PANEL POOL BARRIERS ARE PERMITTED IN LIEU OF MECHANICAL FENCING TO OFFER UNINTERRUPTED VIEWS. GLASS PANELS MUST REMAIN IN "LINE NEW" APPEARANCE AND CONDITION.

8 TYP. POOL PROTECTIVE BARRIER FENCE
SCALE = 3/4" = 1'-0"

IN-SITE DESIGN GROUP
ARCHITECTURE

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ANNIE K. CARRUTHERS
ARCHITECT

ANNIE K CARRUTHERS
2026.05.13
15:02:00-04'00'

SEAL

STATE OF FLORIDA LICENSE N° AR-87184
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PROJECT NAME
HILLSBORO BEACH RESIDENCE

OWNER NAME
HILLSBORO BEACH HOUSE LLC
PROJECT ADDRESS
971 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

DISTRIBUTION
FOR SITE PLAN /DEVELOPMENT REVIEW SUBMITTAL

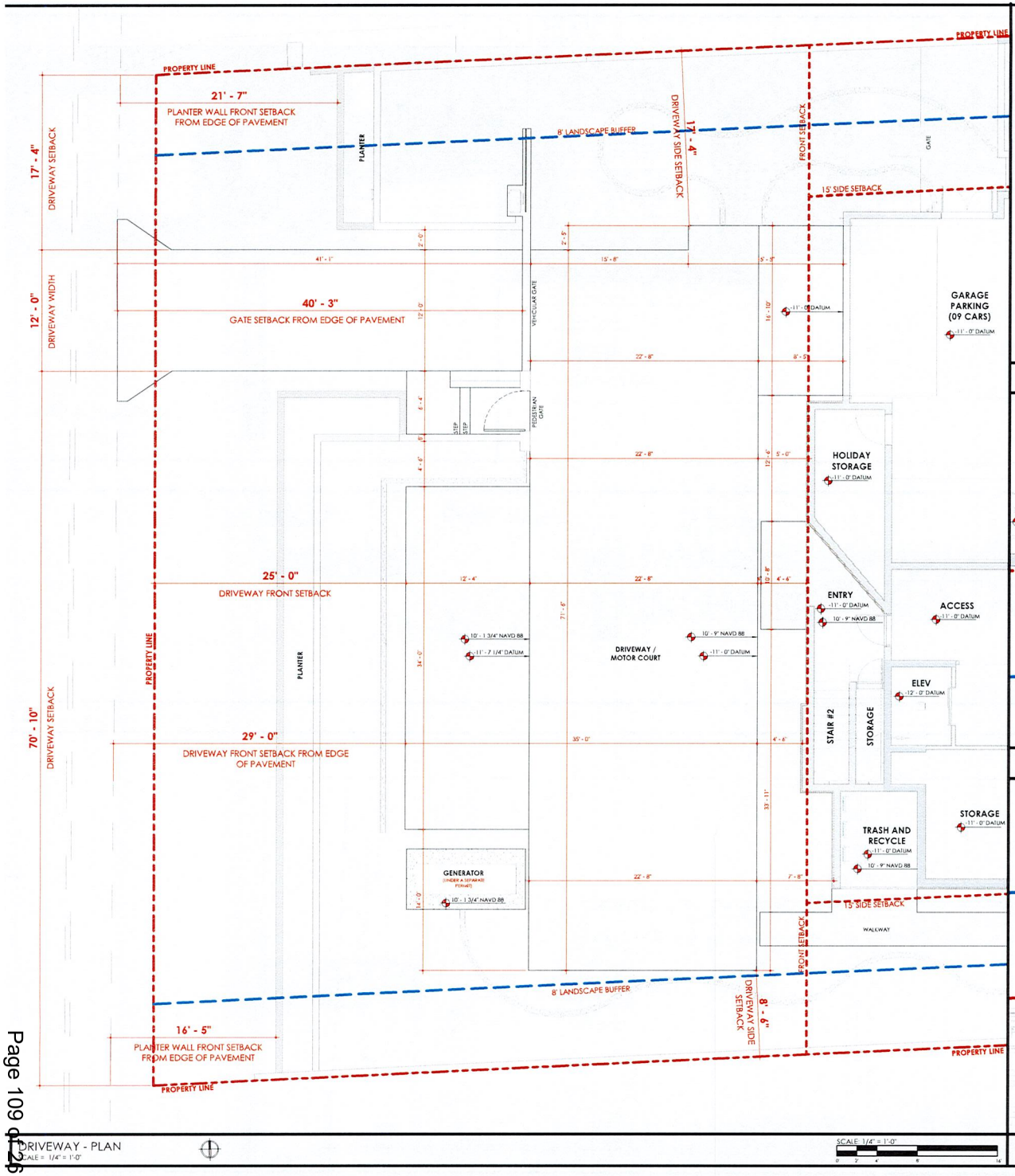
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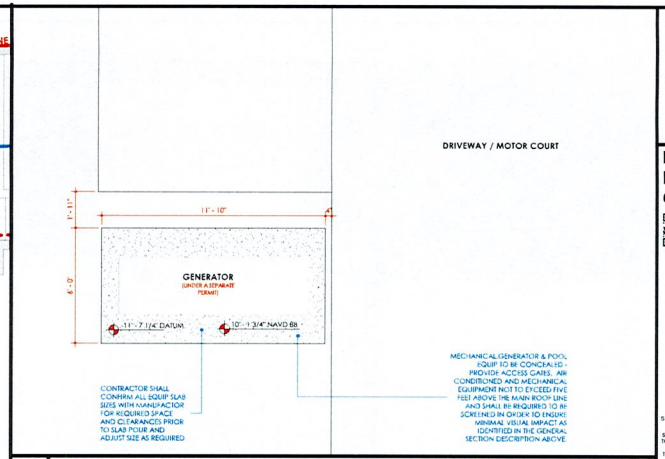
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SHEET NAME
SITE DETAILS

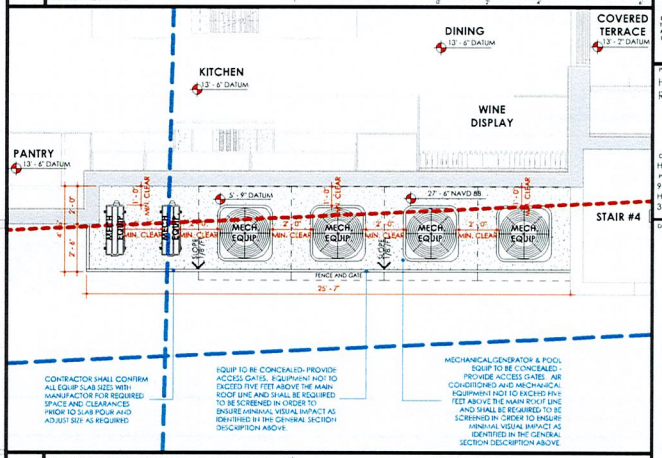
SHEET NUMBER
A-101



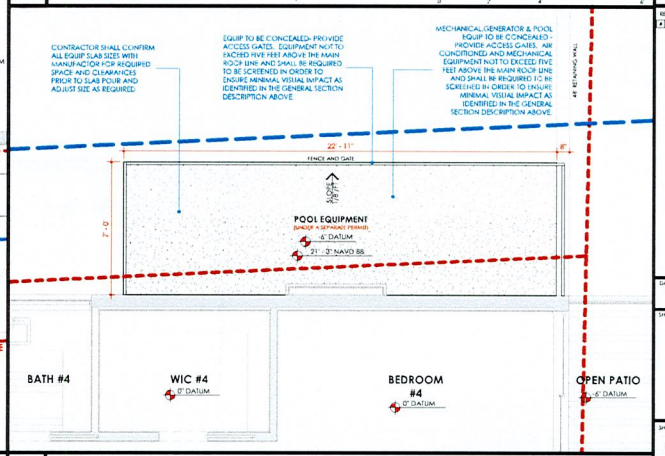
1 DRIVEWAY - PLAN
SCALE = 1/4" = 1'-0"



2 GENERATOR SLAB - PLAN
SCALE = 3/8" = 1'-0"



3 MECH EQUIPMENT - SLAB PLAN
SCALE = 3/8" = 1'-0"



4 POOL EQUIPMENT - SLAB PLAN
SCALE = 3/8" = 1'-0"

IN-SITE DESIGN GROUP
ARCHITECTURE

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954-921-5333
ANNIE K. CARRUTHERS ARCHITECT

ANNIE K CARRUTHERS
2026.05.13
15:02:00-04'00'

SEAL

STATE OF FLORIDA LICENSE N° AR 87156

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PROJECT NAME
HILLSBORO BEACH RESIDENCE

OWNER NAME
HILLSBORO BEACH HOUSE LLC

PROJECT ADDRESS
971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION
FOR SITE PLAN /DEVELOPMENT REVIEW SUBMITTAL

REVISIONS

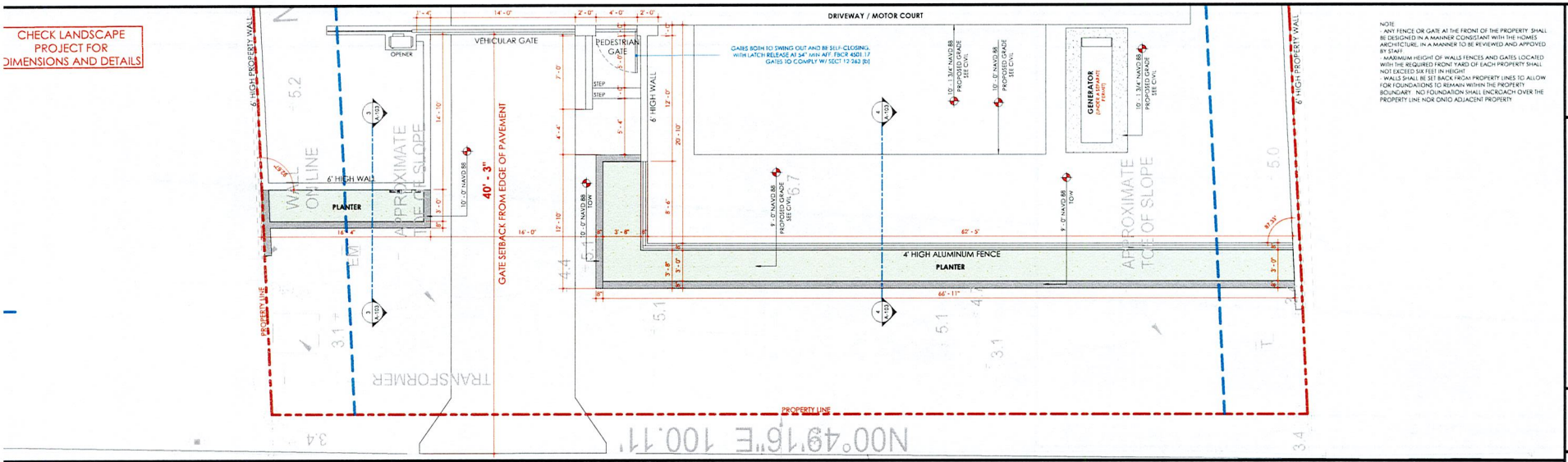
#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

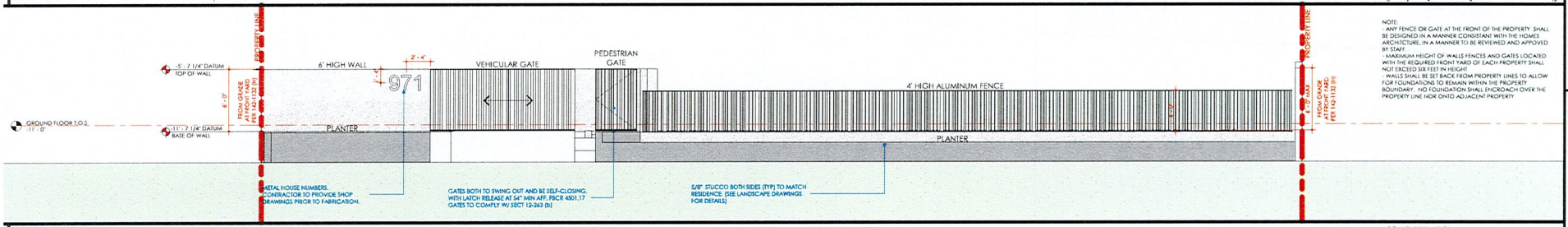
SHEET NAME
DRIVEWAY AND SLABS PLANS

SHEET NUMBER
A-102

CHECK LANDSCAPE PROJECT FOR DIMENSIONS AND DETAILS

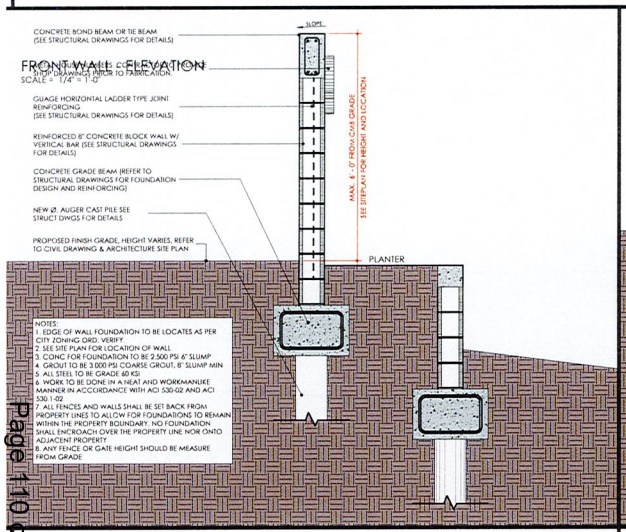


FRONT WALL - PLAN
SCALE = 1/4" = 1'-0"

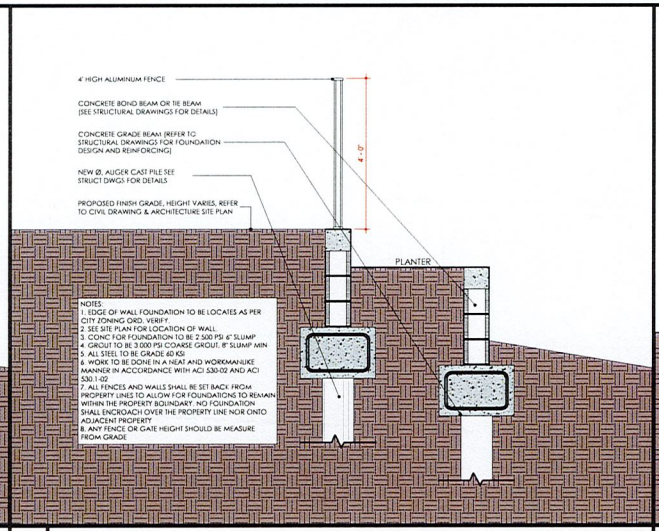


SCALE: 1/4" = 1'-0"

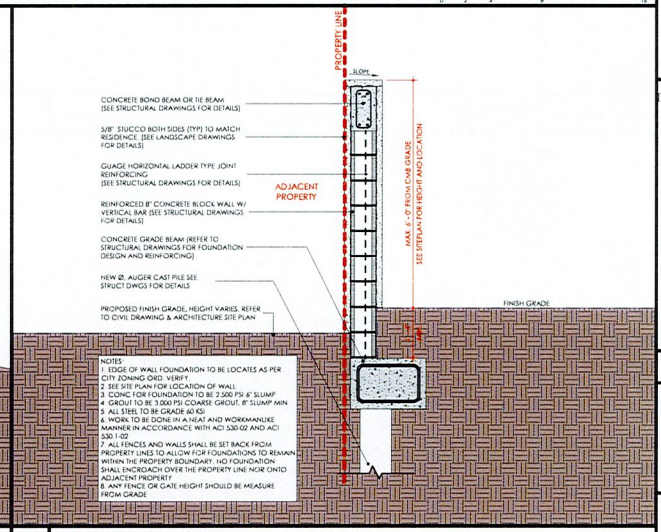
FRONT WALL - ELEVATION
SCALE = 1/4" = 1'-0"



FRONT WALL - SECTION A
SCALE = 3/4" = 1'-0"



4 FRONT WALL - SECTION B
SCALE = 3/4" = 1'-0"



5 SIDE WALL - SECTIONS
SCALE = 3/4" = 1'-0"

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HILLSBORO BEACH RESIDENCE

OWNER NAME
HILLSBORO BEACH HOUSE LLC

PROJECT ADDRESS
971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

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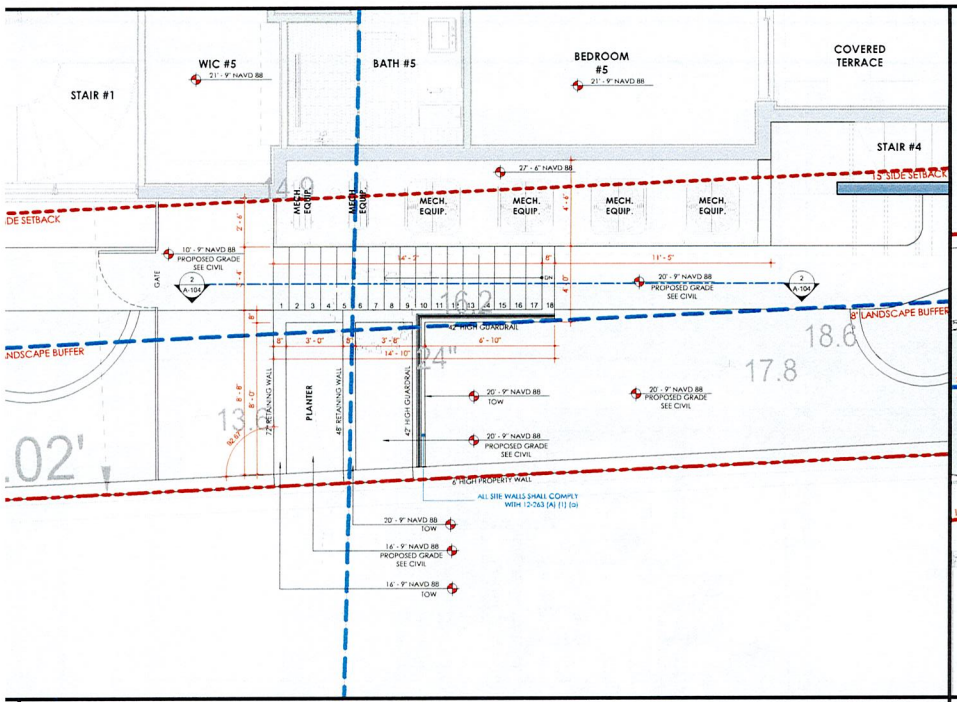
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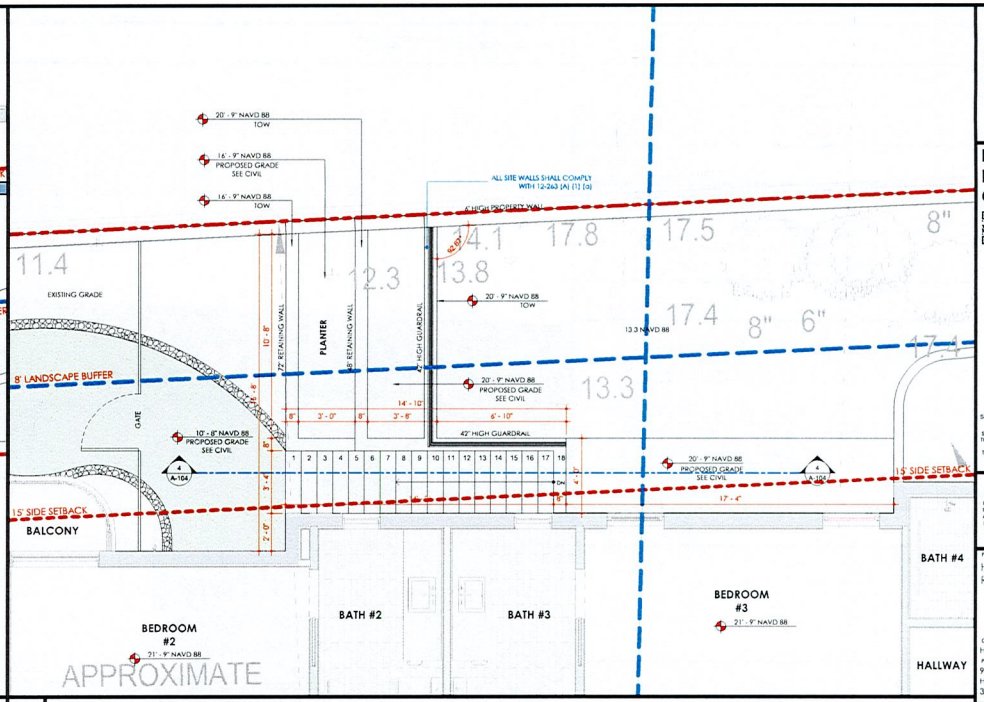
SHEET NAME
FRONT WALL DETAILS

SHEET NUMBER
A-103



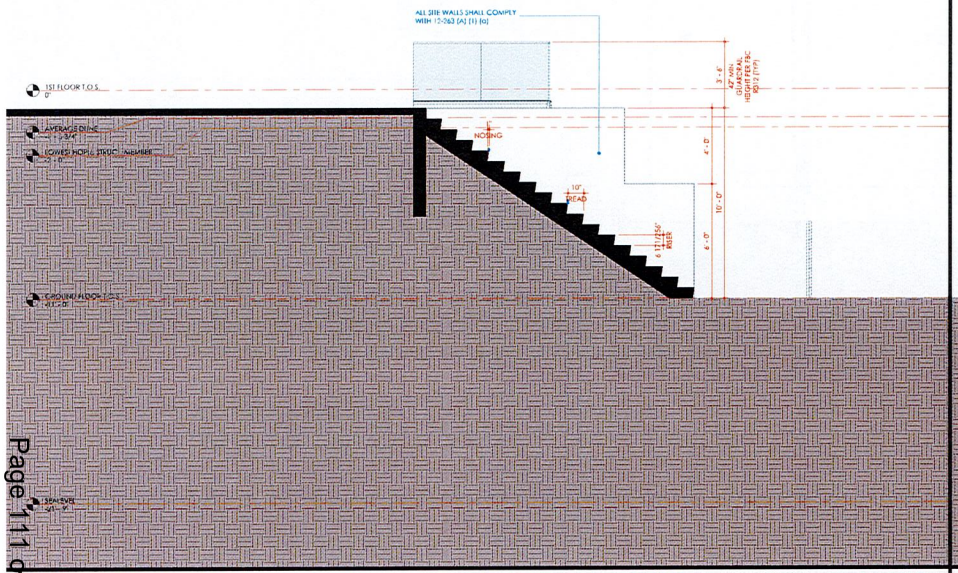
RIGHT EXTERIOR RETAINING WALLS AND STAIRS - PLAN
SCALE = 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"



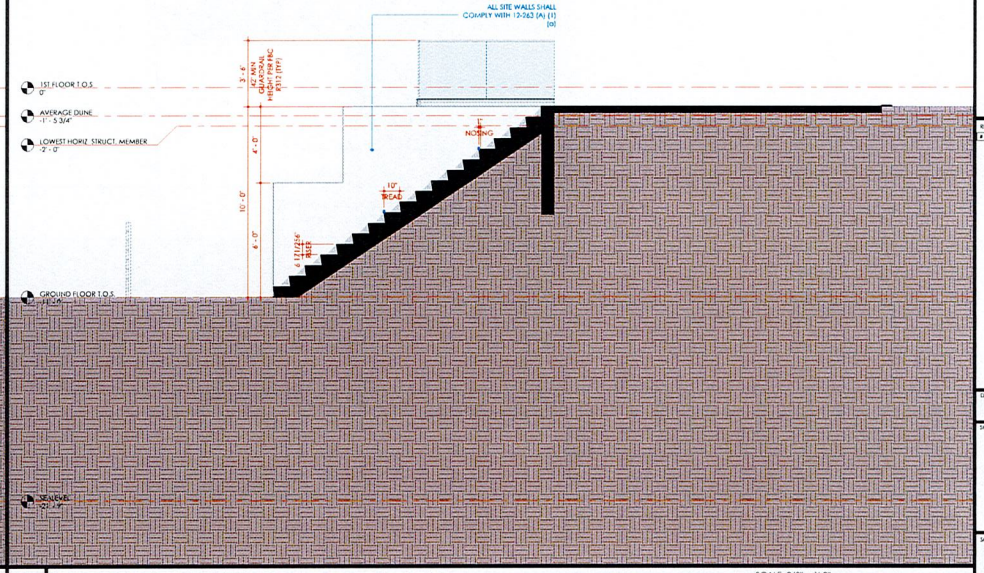
3 LEFT EXTERIOR RETAINING WALLS AND STAIRS - PLAN
SCALE = 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"



RIGHT EXTERIOR RETAINING WALLS AND STAIRS - SECTION
SCALE = 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"



4 LEFT EXTERIOR RETAINING WALLS AND STAIRS - SECTION
SCALE = 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"

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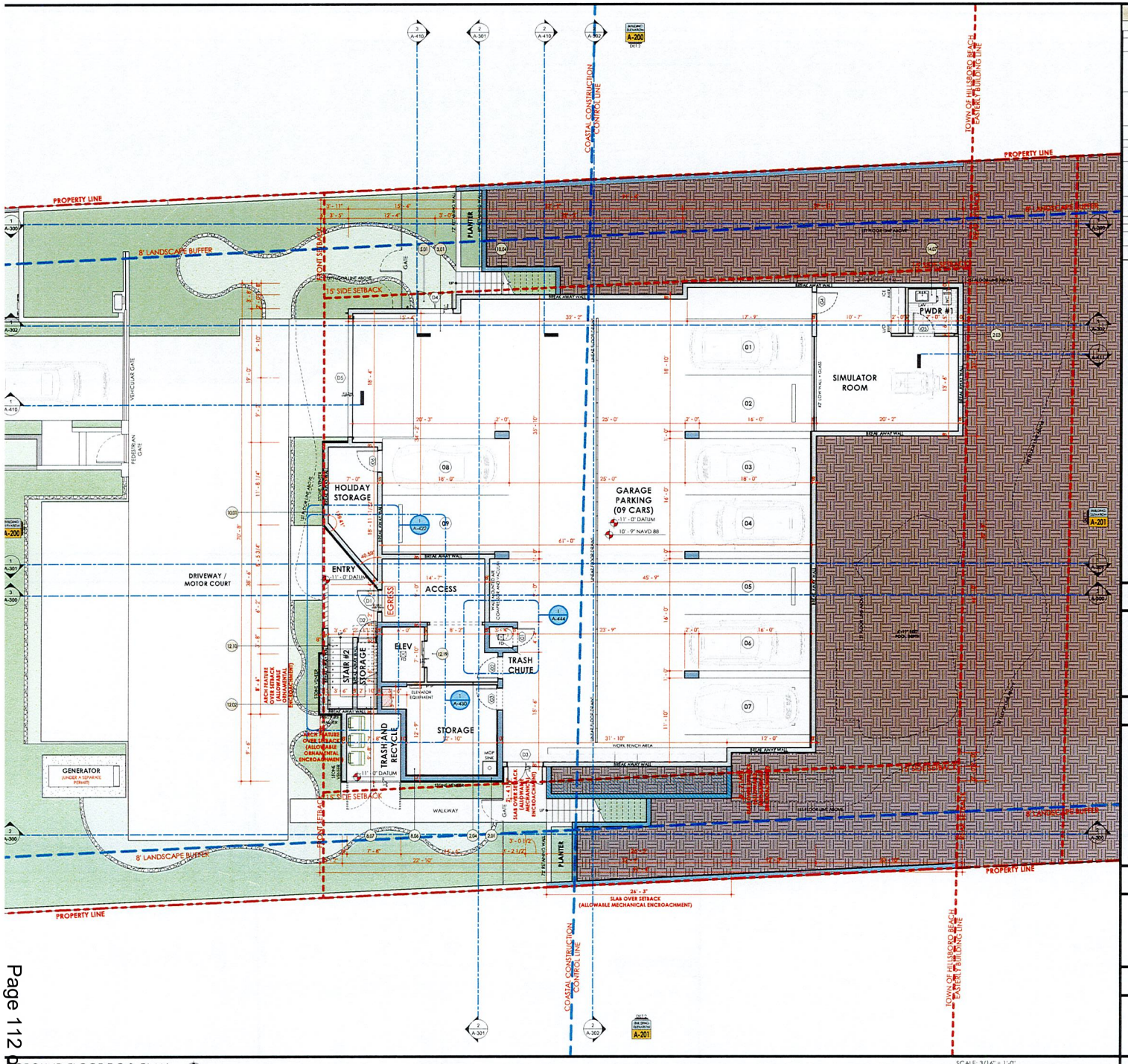
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#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
EXTERIOR RETAINING WALLS AND STAIRS DETAILS

SHEET NUMBER
A-104



GROUND FLOOR T.O.S. PLAN
SCALE = 3/16" = 1'-0"

PLANS KEYNOTES

KEY	DESCRIPTION
2.01	8" X 16" X 8" CONCRETE BLOCK. SEE STRUCT DWGS FOR REINFORCED FILLED CELL LOCATIONS.
2.03	5/8" MOISTURE RESISTANT BOARD AT BATHROOMS ON 1"X2" P.T. WOOD (OR METAL) FURRINGS @ 16" O.C.
2.04	5/8" DRYWALL ON 1-5/8" GALV. MTL FURRING STRIPS AT 16" O.C. W/INSULATION R VALUE AS PER MECH CALCS - WALL INSULATION TO BE AS PER INSULATION NOTES THIS SHEET. INSULATION SHALL BE CONTINUOUS FLOOR TO CLG AND UP TO DECKS. SEE THIS SHEET FOR MIN R VALUE. ALL DRYWALL SHALL BE SCREWED, TAPED, SANDED SMOOTH, PRIMED AND PAINTED AS PER LEVEL ON FINISH SCHEDULE AND NOTES SHEET. WOOD FURRING MAY BE SUBSTITUTED. PROVIDE FIRE STOP AT WOOD WALLS AND FURRED SPACES IN ACCORDANCE W/FBC R302.11
3.01	FLOORING TILE SELECTED BY OWNER/I.D. (SEE SCHEDULE) OVER THINSET SUCH AS LATICRETE 254 PLATINUM THINSET OVER CONCRETE SLAB. PROPER MORTAR SHALL BE SELECTED TO AVOID EFFERVESCENCE. PROVIDE LIQUID WATER PROOFING AGENT SUCH AS SIKA TOP COAT 107 OR GAF HYDROBAN/SURFACE SEAL OR EQUIV TO CONC DECK PER MANUF SPECS PRIOR TO TILE INSTALLATION. SEAL TILE WITH AN EXTERIOR PENETRATING SEALER AS REQUIRED.
5.01	IMPACT RATED EXTERIOR WINDOW OR DOOR WITH CLEAR LOW E-GLASS. SEE SCHEDULES FOR SIZES AND ELEVATIONS. FRAME COLOR TO BE SELECTED BY ARCHITECT (REFER TO SCHEDULE FOR DETAILS)
8.06	PROVIDE VENTILATED SHELVING AT CLOSETS OR PROVIDE AN ALLOWANCE FOR BUILT IN CLOSET
8.07	ELEVATOR EQUIPMENT LOCATED IN THIS AREA AND SHALL BE MOUNTED ON WALLS. ALL EQUIPMENT TO BE ABOVE FEMA BFE PLUS ONE FOOT
10.01	COLUMN OR WALL W/STONE OR TILE VENEER MORTARED TO CONC BLOCK. SEAL AS REQUIRED. CONTRACTOR TO PROVIDE A SAMPLE OF VENEERS PRIOR TO MANUFACTURE FOR APPROVAL BY ARCHITECT. VENEER WILL BE PLACED WHERE NOTED ON ELEVATIONS. TOP OF WALL TO BE CAP MITERED STONE. SEE FINISH SCHEDULE FOR DETAILS AND OPTIONS. ALL EXTERIOR VENEERS TO COMPLY W/R318.7
10.04	5/8" SMOOTH STUCCO FINISH ON CONC BLOCK. COLUMN OR BEAM. PRIMED AND PAINTED. ARCHITECT TO SELECT COLOR. STUCCO SHALL BE INSTALLED AS PER ASTM C926 STANDARD EXCLUDING TABLE 4 (TYP)
12.02	WALL MOUNTED RAILING INSTALLED SEE DETAILS.
12.10	FORMED CONCRETE STAIR SEE STRUCTURALS FOR DETAILS
12.19	CONTRACTOR TO COORDIANTE ELEVATOR CLEARANCES, INCLUDING ELEVATOR DOOR, SHAFT, DEPTH OF PIT AND EQUIPMENT AREA W/MANUF SPECS. PRIOR TO CONSTRUCTION.
14.07	SEE BATH DETAILS SHEET FOR TYPICAL BATHROOM NOTES. CLEARANCES AND SYMBOLS. OWNER/ID TO SELECT FINISHES AND FIXTURES

2 FLOOR PLAN KEYS NOTES

CROWN OF THE ROAD = +3.55' NAVD (COR)
TOP OF FF CONC SLAB = +21'-9" NAVD (FFE) = 0'-0" DATUM

ALL ELEVATIONS NOTED ARE FROM THE TOP OF CONCRETE SLAB. DATUM REFERS TO THE ENCLOSED FIRST FLOOR LIVING AREA TOP OF SLAB

ALL EXTERIOR DOORS TO HAVE LANDINGS TO COMPLY WITH R311.3.2 (TYP). CONTRACTOR TO COORDINATE STEPS WITH FINISH GRADE. SEE SITE PLAN AND STRUCT DWGS FOR DTLS. CONTRACTOR TO COORDINATE STEPS W/FINISH GRADE. PROVIDE GUARDRAIL/ HANDRAIL IF REQUIRED TO COMPLY W/FBC R311 AND R312 AND SECT 7.2.2.2.1 OF THE FFPC/NFPA

3 SLAB NOTES

NOTES TO BUILDER:
ALL WORK TO BE DONE IN ACCORDANCE W/THE FLORIDA BUILDING CODE 2023 8TH ED AND 2023 FLORIDA BUILDING CODE RESIDENTIAL (TYP)

LIGHT AND VENTILATION HAVE BEEN PROVIDED TO ALL LIVING AND SLEEPING AREAS BY MEANS OF WINDOWS, DOORS & TRANSPARENT PANELS IN EXTERIOR WALLS W/ A TOTAL AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THESE ROOMS AS PER F.B.C R303

OWNER TO SELECT ALL APPLIANCES FINISHES AND FIXTURES. ITEMS NOTED ARE SUGGESTED AND SHOULD BE CONFIRMED W/OWNER PRIOR TO PURCHASE OR INSTALLATION (TYP). CONTRACTOR TO COORDINATE FINAL APPLIANCE LAYOUT & SELECTIONS W/ALL TRADES PRIOR TO ROUGH IN. CONTRACTOR TO VERIFY A MIN OF 40" FINISHED CLEARANCE IS MAINTAINED AS ACCESSIBLE ROUTE.

EXTERIOR DOORS AND WINDOWS LABELED EMERGENCY ESCAPE AND RESCUE MUST COMPLY W/ F.B.C. SECT R310(TYP) SEE DETAIL 5 SHEET A-500.

GREEN TECHNOLOGIES WILL BE UTILIZED WHEREVER POSSIBLE INCLUDING BUT, NOT LIMITED TO, ENERGY STAR APPLIANCES, TANKLESS HEATERS, UPGRADED WINDOWS, MECHANICAL SYSTEMS AND INSULATION. LOW FLOW WATER EFFICIENT FIXTURES. ENERGY EFFICIENT LIGHTING AND NO V.O.C. PAINTS.

4 GENERAL NOTES

FIXTURE CLEARANCE REQ: W.C. MIN 15 IN FROM C.L. TO SIDE WALL AND FIXTURES. MIN 21 IN. FRONT CLEARANCE FOR W.C. AND LAVS. 30 IN X 30 IN MIN SHOWER DIM. 24 IN CLEAR IN FRONT OF OPENING IN ACCORDANCE W/R307 AND CH27. SEE DETAIL 10 SHT A-560
SEE PLUMB SHT (TYP ALL BATHS) FLOORING TO BE NON SLIP SURFACE (TYP) BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE FBC R307.1 AND USE CEMENT BOARD.
ONE BATHROOM SHALL COMPLY WITH FBC 107.3.5 ONE BATHROOM ON GROUND FLOOR SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 29 INCHES.

ALL SHOWER ENCLOSURES TO BE FRAMELESS SHOWER ENCLOSURE TO BE CAT II SAFETY TEMP GLASS. 22" MIN CLEAR ACCESS TYP

5 FIXTURE/BATH NOTES

CONTRACTOR TO COMPLY W/ F B C R4501.17 RESIDENTIAL SWIMMING POOL BARRIER REQUIREMENT FOR EXTERIOR DOORS AND WINDOWS (TYP) POOL UNDER SEPARATE PERMIT AND NOT PART OF THESE PLANS. SEE DETAIL 8 SHEET A-101 AND SITE PLAN FOR ADDITIONAL NOTES

NOTE: SEE SITE PLAN A-100 FOR LOCATION OF POOL DECKS, EQUIPMENT, DRIVEWAYS AND HARDSCAPE

6 POOL SAFETY REQ

IN-SITE DESIGN GROUP ARCHITECTURE

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SEAL

STATE OF FLORIDA LICENSE N° AR-87154

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HILLSBORO BEACH RESIDENCE

OWNER NAME
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PROJECT ADDRESS
971 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

DISTRIBUTION
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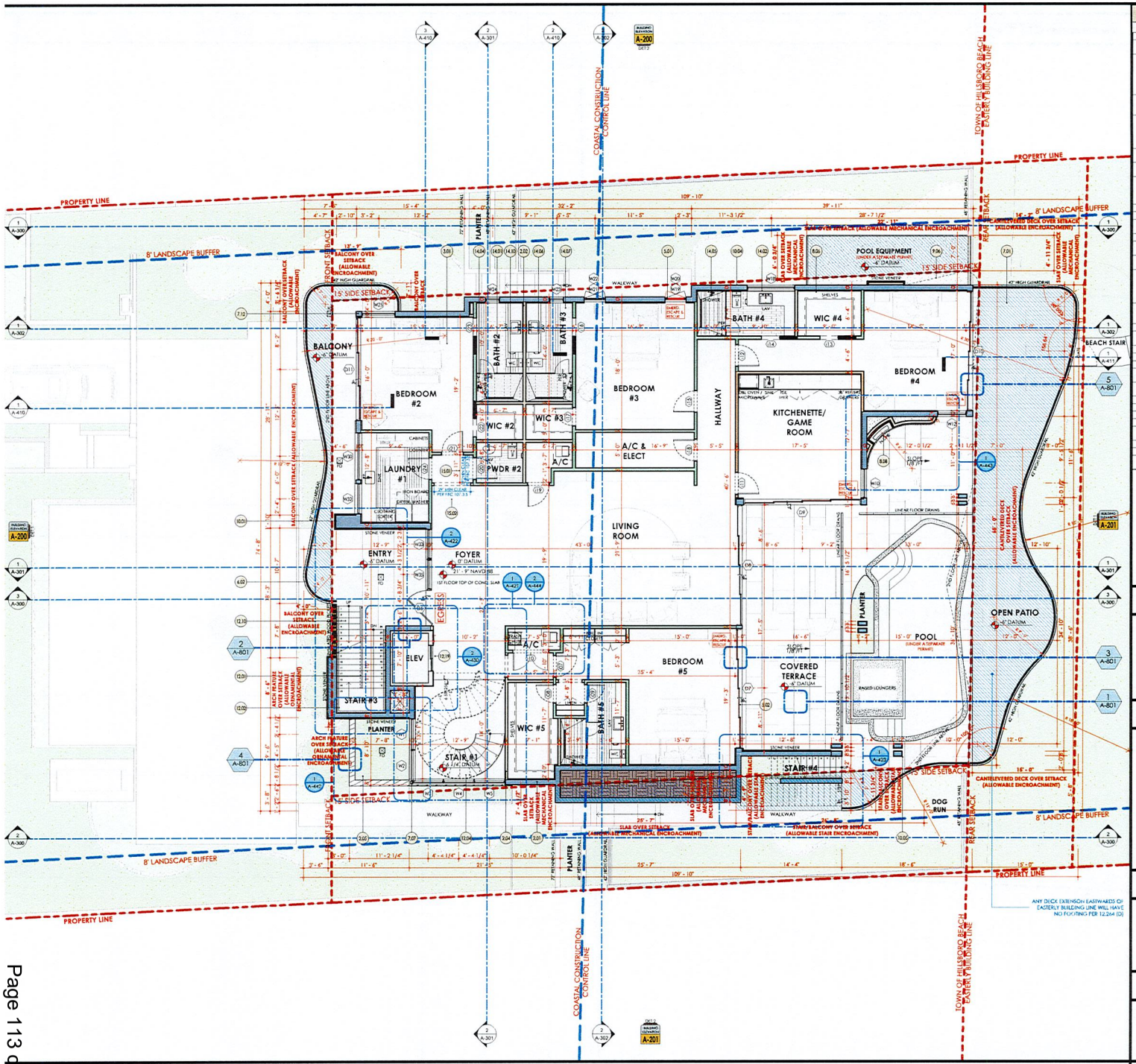
REVISIONS

#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
GROUND FLOOR PLAN

SHEET NUMBER
A-110



1ST FLOOR T.O.S. PLAN
SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

PLANS KEYNOTES

KEY	DESCRIPTION
2.01	8" X 16" X 8" CONCRETE BLOCK. SEE STRUCT DWGS FOR REINFORCED FILLED CELL LOCATIONS.
2.02	WOOD WALL BASE ATTACHED W/FINISH NAILS, FILLED AND SANDED SMOOTH SEE FINISH SCHEDULE AND INTERIOR WALL DETAILS FOR OPTIONS. I.D. TO CONFIRM FINAL SELECTION AND FINISH
2.04	5/8" DRYWALL ON 1-5/8" GALV. MTL FURRING STRIPS AT 16" O.C. W/INSULATION R VALUE AS PER MECH CALCS - WALL INSULATION TO BE AS PER INSULATION NOTES THIS SHEET. INSULATION SHALL BE CONTINUOUS FLOOR TO CLG AND UP TO DECKS. SEE THIS SHEET FOR MIN R VALUE. ALL DRYWALL SHALL BE SCREWED, TAPED, SANDED SMOOTH, PRIMED AND PAINTED AS PER LEVEL ON FINISH SCHEDULE AND NOTES SHEET. WOOD FURRING MAY BE SUBSTITUTED. PROVIDE FIRE STOP AT WOOD WALLS AND FURRED SPACES IN ACCORDANCE W/FBC R302.11
2.05	CBS PLANTER VENEERED WITH STONE AND PROVIDE A PRECAST CONC CAP. CONTRACTOR TO PROVIDE WATERPROOFING AT INTERIOR OF PLANTER. SEE SITE PLAN DRAWINGS FOR EXACT LOCATION AND DETAILS. PROVIDE WEEP HOLES OR DRAIN AS REQUIRED FOR DRAINAGE TYP.
3.01	FLOORING TILE SELECTED BY OWNER/I.D. (SEE SCHEDULE) OVER THINSET SUCH AS LATICRETE 254 PLATINUM THINSET OVER CONCRETE SLAB. PROPER MORTAR SHALL BE SELECTED TO AVOID EFFERVESCENCE. PROVIDE LIQUID WATER PROOFING AGENT SUCH AS SIKA TOP COAT 107 OR GAF HYDROBAN/SURFACE SEAL OR EQUIV TO CONC DECK PER MANUF SPECS PRIOR TO TILE INSTALLATION. SEAL TILE WITH AN EXTERIOR PENETRATING SEALER AS REQUIRED.
5.01	IMPACT RATED EXTERIOR WINDOW OR DOOR WITH CLEAR LOW E GLASS. SEE SCHEDULES FOR SIZES AND ELEVATIONS. FRAME COLOR TO BE SELECTED BY ARCHITECT (REFER TO SCHEDULE FOR DETAILS)
5.02	IMPACT RATED EXTERIOR SLIDING GLASS DOOR WITH CLEAR LOW E GLASS. SEE SCHEDULES. COLOR SELECTED BY ARCHITECT.
6.02	42" HIGH GLASS EXTERIOR GUARDRAIL (SUBMIT SHOP DRAWINGS OR SAMPLE FOR ARCHITECTS REVIEW PRIOR TO FABRICATION). PICKETS TO REJECT A 4" DIA OBJECT. GUARDRAIL TO COMPLY W/FBC R311 AND R312. FRAMELESS GLASS SYSTEM MIN 13/16" LAMINATED GLASS THICKNESS. SEE STAIR RAILING AND GUARDRAIL DETAILS SHEET. INSTALL AS PER MANUF SPECS
7.01	POURED IN PLACE CONC DECK. SEE STRUCT DWGS FOR DTLS.
7.07	STEEL SUPPORT COLUMN POWDER COATED TO MATCH WINDOW FRAME (SEE STRUCTURAL FOR DETAILS)
7.12	CORNER COL WRAPPED IN BREAK METAL TO MATCH WINDOW AND DOOR FINISH. SEE STRUCTURAL DRAWINGS FOR DETAILS.
8.06	PROVIDE VENTILATED SHELVING AT CLOSETS OR PROVIDE AN ALLOWANCE FOR BUILT IN CLOSET
8.08	DIRECT VENT LINEAR GAS FIREPLACE BURNER. SEE SPEC FOR SPECIFIC INSTALLATION INSTRUCTIONS AND REQUIREMENTS.
9.06	REQUIRED EQUIPMENT SLAB SIZE AND CLEARANCES SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO SLAB POUR
10.01	COLUMN OR WALL W/STONE OR TILE VENEER MORTARED TO CONC BLOCK. SEAL AS REQUIRED. CONTRACTOR TO PROVIDE A SAMPLE OF VENEERS PRIOR TO MANUFACTURE FOR APPROVAL BY ARCHITECT. VENEER WILL BE PLACED WHERE NOTED ON ELEVATIONS. TOP OF WALL TO BE CAP MITTERED STONE. SEE FINISH SCHEDULE FOR DETAILS AND OPTIONS. ALL EXTERIOR VENEERS TO COMPLY W/R318.7
10.04	5/8" SMOOTH STUCCO FINISH ON CONC BLOCK, COLUMN OR BEAM. PRIMED AND PAINTED. ARCHITECT TO SELECT COLOR. STUCCO SHALL BE INSTALLED AS PER ASTM C926 STANDARD EXCLUDING TABLE 4 (TYP)
10.05	DECORATIVE BREAK METAL OVER COLUMN OR WALL TO MATCH WINDOW FRAMES
12.01	36" TO 38" HIGH CONTINOUS RAILING. ALL SPACING TO REJECT A 4" OBJECT. R311.7.8 (RAILING MFR. TO SUBMIT SHOP DWGS. TO ARCH. FOR REVIEW PRIOR TO FABRICATION).
12.02	WALL MOUNTED RAILING INSTALLED SEE DETAILS
12.04	CUSTOM PREMANUFACTURED STAIR. CONTRACTOR TO PROVIDE MANUFACTURER SHOP DRAWINGS.
12.10	FORMED CONCRETE STAIR SEE STRUCTURALS FOR DETAILS
12.19	CONTRACTOR TO COORDIANTE ELEVATOR CLEARANCES, INCLUDING ELEVATOR DOOR, SHAFT, DEPTH OF PIT AND EQUIPMENT AREA W/MANUF SPECS. PRIOR TO CONSTRUCTION.
14.01	FRAMELESS SHOWER ENCLOSURE TO BE CAT II SAFETY TEMP GLASS TOP OF TEMP GLASS TYP. ALL GLASS ENCLOSURES TO BE MIN 1/2" THICK GLASS
14.02	MIN 40" HIGH MIRROR (TYP)
14.04	
14.05	SHOWER HEAD @ 7'-0" FROM F.F. TO C.L.
14.06	TOILET PAPER HOLDER (TYP)
14.07	SEE BATH DETAILS SHEET FOR TYPICAL BATHROOM NOTES, CLEARANCES AND SYMBOLS OWNER/ID TO SELECT FINISHES AND FIXTURES
14.10	SHOWER CURB SEE I.D. PLANS FOR DETAILS
15.01	ACCESS ROUTE TO BATHROOM AND DOOR TO COMPLY. SECT R320.1.1 MIN 29" CLEAR OPENING
15.02	GENERAL CONTRACTOR TO VERIFY THAT AT MINIMUM OF 40" FINISH CLEARANCE IS MAINTAINED AS ACCESSIBLE ROUTE

2 FLOOR PLAN KEYS NOTES

CROWN OF THE ROAD = +3.55' NAVD (COR)
TOP OF FF CONC SLAB = +21'-9" NAVD (FFE) = 0'-0" DATUM

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3 SLAB NOTES

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OWNER TO SELECT ALL APPLIANCES FINISHES AND FIXTURES. ITEMS NOTED ARE SUGGESTED AND SHOULD BE CONFIRMED W/OWNER PRIOR TO PURCHASE OR INSTALLATION (TYP). CONTRACTOR TO COORDINATE FINAL APPLIANCE LAYOUT & SELECTIONS W/ALL TRADES PRIOR TO ROUGH IN. CONTRACTOR TO VERIFY A MIN OF 40" FINISHED CLEARANCE IS MAINTAINED AS ACCESSIBLE ROUTE.

EXTERIOR DOORS AND WINDOWS LABELED EMERGENCY ESCAPE AND RESCUE MUST COMPLY W/ F.B.C. SECT R310(TYP) SEE DETAIL S SHEET A-500

GREEN TECHNOLOGIES WILL BE UTILIZED WHEREVER POSSIBLE INCLUDING BUT, NOT LIMITED TO, ENERGY STAR APPLIANCES, TANKLESS HEATERS, UPGRADED WINDOWS, MECHANICAL SYSTEMS AND INSULATION, LOW FLOW WATER EFFICIENT FIXTURES, ENERGY EFFICIENT LIGHTING AND NO V.O.C. PAINTS.

4 GENERAL NOTES

FIXTURE CLEARANCE REQ. W.C. MIN 15 IN FROM C.L. TO SIDE WALL AND FIXTURES. MIN 21 IN. FRONT CLEARANCE FOR W.C. AND LAVS. 30 IN X 30 IN MIN SHOWER DIM. 24 IN CLEAR IN FRONT OF OPENING IN ACCORDANCE W/R307 AND CH27. SEE DETAIL 10 SHT A-560. SEE PLUMB SHT.(TYP ALL BATHS) FLOORING TO BE NON SLIP SURFACE (TYP) BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE FBC R307.1 AND USE CEMENT BOARD.
ONE BATHROOM SHALL COMPLY WITH FBC 107.3.5 ONE BATHROOM ON GROUND FLOOR SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 29 INCHES.

ALL SHOWER ENCLOSURES TO BE FRAMELESS SHOWER ENCLOSURE TO BE CAT II SAFETY TEMP GLASS. 22" MIN CLEAR ACCESS TYP

5 FIXTURE/BATH NOTES

CONTRACTOR TO COMPLY W/F.B.C. R4501.17 RESIDENTIAL SWIMMING POOL BARRIER REQUIREMENT FOR EXTERIOR DOORS AND WINDOWS (TYP) POOL UNDER SEPARATE PERMIT AND NOT PART OF THESE PLANS. SEE DETAIL B SHEET A-101 AND SITE PLAN FOR ADDITIONAL NOTES

NOTE: SEE SITE PLAN A-100 FOR LOCATION OF POOL DECKS, EQUIPMENT, DRIVEWAYS AND HARDSCAPE

6 POOL SAFETY REQ

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HILLSBORO BEACH RESIDENCE

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HILLSBORO BEACH, FL 33062

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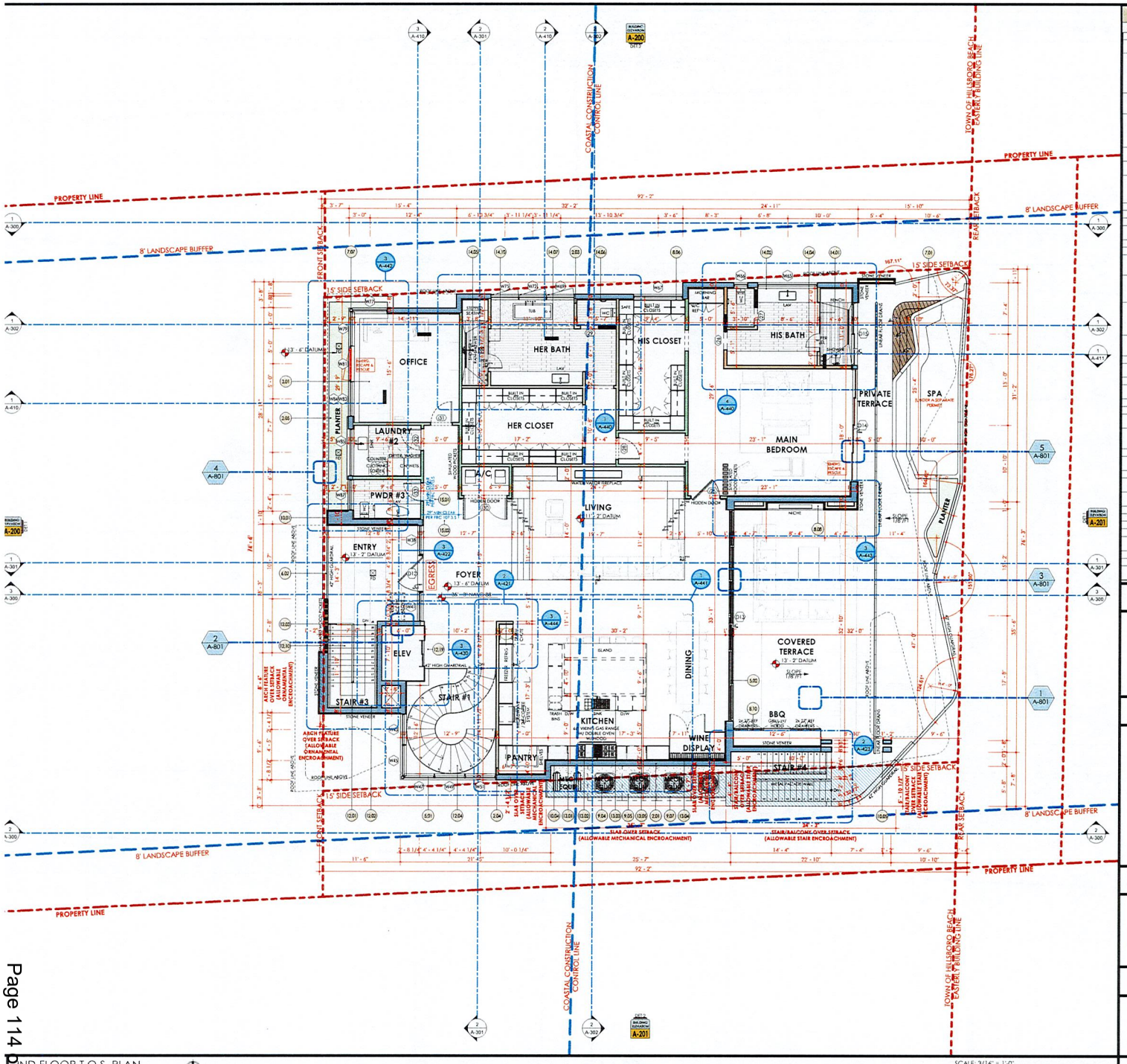
REVISIONS

#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
1ST FLOOR PLAN

SHEET NUMBER
A-111



2ND FLOOR T.O.S. PLAN
SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

PLANS KEYNOTES

KEY	DESCRIPTION
2.01	8" X 16" X 8" CONCRETE BLOCK. SEE STRUCT DWGS FOR REINFORCED FILLED CELL LOCATIONS
2.03	5/8" MOISTURE RESISTANT BOARD AT BATHROOMS ON 1"X2" P.T. WOOD (OR METAL) FURRINGS @ 16" O.C.
2.04	5/8" DRYWALL ON 1-5/8" GALV. MTL FURRING STRIPS AT 16" O.C. W/INSULATION R VALUE AS PER MECH CALCS - WALL INSULATION TO BE AS PER INSULATION NOTES THIS SHEET. INSULATION SHALL BE CONTINUOUS FLOOR TO CLG AND UP TO DECKS. SEE THIS SHEET FOR MIN R VALUE. ALL DRYWALL SHALL BE SCREWED, TAPED, SANDED SMOOTH, PRIMED AND PAINTED AS PER LEVEL ON FINISH SCHEDULE AND NOTES SHEET. WOOD FURRING MAY BE SUBSTITUTED. PROVIDE FIRE STOP AT WOOD WALLS AND FURRED SPACES IN ACCORDANCE W/FBC R302.11
2.05	CBS PLANTER VENEERED WITH STONE AND PROVIDE A PRECAST CONC CAP. CONTRACTOR TO PROVIDE WATERPROOFING AT INTERIOR OF PLANTER. SEE SITE PLAN DRAWINGS FOR EXACT LOCATION AND DETAILS. PROVIDE WEEP HOLES OR DRAIN AS REQUIRED FOR DRAINAGE TYP.
3.01	FLOORING TILE SELECTED BY OWNER/I.D. (SEE SCHEDULE) OVER THINSET SUCH AS LATICRETE 254 PLATINUM THINSET OVER CONCRETE SLAB. PROPER MORTAR SHALL BE SELECTED TO AVOID EFFERVESCENCE. PROVIDE LIQUID WATER PROOFING AGENT SUCH AS SIKA TOP COAT 107 OR GAF HYDROBAN/SURFACE SEAL OR EQUIV TO CONC DECK PER MANUF SPECS PRIOR TO TILE INSTALLATION. SEAL TILE WITH AN EXTERIOR PENETRATING SEALER AS REQUIRED.
5.01	IMPACT RATED EXTERIOR WINDOW OR DOOR WITH CLEAR LOW E GLASS. SEE SCHEDULES FOR SIZES AND ELEVATIONS. FRAME COLOR TO BE SELECTED BY ARCHITECT (REFER TO SCHEDULE FOR DETAILS)
5.02	IMPACT RATED EXTERIOR SLIDING GLASS DOOR WITH CLEAR LOW E GLASS. SEE SCHEDULES. COLOR SELECTED BY ARCHITECT.
6.02	42" HIGH GLASS EXTERIOR GUARDRAIL (SUBMIT SHOP DRAWINGS OR SAMPLE FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION). PICKETS TO REJECT A 4" DIA OBJECT. GUARDRAIL TO COMPLY W/FBC R311 AND R312. FRAMELESS GLASS SYSTEM MIN 13/16" LAMINATED GLASS THICKNESS. SEE STAIR RAILING AND GUARDRAIL DETAILS SHEET. INSTALL AS PER MANUF SPECS.
7.01	POURED IN PLACE CONC DECK. SEE STRUCT DWGS FOR DTLS.
7.07	STEEL SUPPORT COLUMN POWDER COATED TO MATCH WINDOW FRAME (SEE STRUCTURAL FOR DETAILS)
8.06	PROVIDE VENTILATED SHELVING AT CLOSETS OR PROVIDE AN ALLOWANCE FOR BUILT IN CLOSET
8.08	DIRECT VENT LINEAR GAS FIREPLACE BURNER. SEE SPEC FOR SPECIFIC INSTALLATION INSTRUCTIONS AND REQUIREMENTS.
8.10	OUTDOOR STAINLESS STEEL CABINETRY AT BAR BQ
9.04	AIR HANDLING UNIT. (SEE MECH. DWGS FOR SIZE)
9.05	ALL EQUIPMENT BOTTOM AT MIN FEMA BFE PLUS 1'-0" INCLUDING MECHANICAL, ELECTRICAL, GENERATOR AND PLUMBING EQUIPMENT MUST BE AT BASE FLOOD ELEVATION PLUS ONE FOOT - ALL EQUIPMENT TO BE SCREENED FROM VIEW.
9.07	ALL EQUIPMENT INCLUDING MECHANICAL, POOL AND GENERATOR SHALL BE SCREENED FROM VIEW BY LANDSCAPE HEDGE OR FENCE. CONTRACTOR TO COORDINATE THE SIZE OF THE CONCRETE SLAB REQUIRED WITH REQUIRED CLEARANCES AND AREA NEEDED PRIOR TO SLAB POUR. PROVIDE ACCESS TO SERVICE EQUIPMENT.
10.01	COLUMN OR WALL WITH STONE OR TILE VENEER MORTARED TO CONC BLOCK. SEAL AS REQUIRED CONTRACTOR TO PROVIDE A SAMPLE OF VENEERS PRIOR TO MANUFACTURE FOR APPROVAL BY ARCHITECT. VENEER WILL BE PLACED WHERE NOTED ON ELEVATIONS. TOP OF WALL TO BE CAP MITERED STONE. SEE FINISH SCHEDULE FOR DETAILS AND OPTIONS. ALL EXTERIOR VENEERS TO COMPLY W/R318.1
10.04	5/8" SMOOTH STUCCO FINISH ON CONC BLOCK. COLUMN OR BEAM. PRIMED AND PAINTED. ARCHITECT TO SELECT COLOR. STUCCO SHALL BE INSTALLED AS PER ASTM C926 STANDARD EXCLUDING TABLE 4 (TYP)
10.05	DECORATIVE BREAK METAL OVER COLUMN OR WALL TO MATCH WINDOW FRAMES
12.01	36" TO 38" HIGH CONTINOUS RAILING. ALL SPACING TO REJECT A 4" OBJECT. R311.7.8 (RAILING MFR TO SUBMIT SHOP DWGS. TO ARCH. FOR REVIEW PRIOR TO FABRICATION)
12.02	WALL MOUNTED RAILING INSTALLED SEE DETAILS
12.03	42" HIGH GUARDRAIL TO REJECT A 4" DIA SPHERE. INSTALL AS PER MANUF SPECS. SEE STAIR RAILING AND GUARDRAIL DETAILS SHEET. GUARDRAIL TO COMPLY W/FBC R311 AND R312.
12.04	CUSTOM PREMANUFACTURED STAIR. CONTRACTOR TO PROVIDE MANFACTURER SHOP DRAWINGS.
12.18	FORMED CONCRETE STAIR SEE STRUCTURAL DRAWINGS FOR DETAILS
12.19	CONTRACTOR TO COORDIANTE ELEVATOR CLEARANCES, INCLUDING ELEVATOR DOOR, SHAFT, DEPTH OF PIT AND EQUIPMENT AREA W/MANUF SPECS. PRIOR TO CONSTRUCTION.
13.01	COUNTERTOPS AND CABINETS TO BE SELECTED BY OWNER. SEE INDOOR AND OUTDOOR KITCHEN DETAILS SHT PROVIDE LIGHT RAIL TRIM PIECE AT EDGE OF UPPER CABINETS FOR LIGHTING AND ELECTRICAL OUTLETS. PROVIDE FULL BACKSPLASH AT KITCHEN.
13.02	APPLIANCES TO BE SELECTED BY OWNER/I.D.
13.03	KNEE WALL W/ WATER FALL AND/OR BAR TOP COUNTER TOP EDGE. SEE INDOOR AND OUTDOOR KITCHEN DETAILS SHT
13.04	WINE WALL SYSTEM SELECTED PER OWNER OR I.D.
13.05	ICE MAKER ALL ICE MAKERS SELECTED BY OWNER/ID. ICE MAKER SHALL HAVE AN INTEGRATED DRAIN PUMP
14.01	FRAMELESS SHOWER ENCLOSURE TO BE CAT II SAFETY TEMP GLASS TOP OF TEMP GLASS TYP. ALL GLASS ENCLOSURES TO BE MIN 1/2" THICK GLASS
14.02	MIN 42" HIGH MIRROR (TYP)
14.04	
14.05	SHOWER HEAD @ 7'-0" FROM F.F. TO C.L.
14.06	TOILET PAPER HOLDER (TYP)
14.07	SEE BATH DETAILS SHEET FOR TYPICAL BATHROOM NOTES, CLEARANCES AND SYMBOLS. OWNER/ID TO SELECT FINISHES AND FIXTURES
14.10	SHOWER CURB SEE I.D. PLANS FOR DETAILS
15.01	ACCESS ROUTE TO BATHROOM AND DOOR TO COMPLY. SECT R320.1.1 MIN 29" CLEAR OPENING
15.02	GENERAL CONTRACTOR TO VERIFY THAT AT MINIMUM OF 40" FINISH CLEARANCE IS MAINTAINED AS ACCESSIBLE ROUTE

2 FLOOR PLAN KEYS NOTES

CROWN OF THE ROAD = +3.55' NAVD (COR)
TOP OF FF CONC SLAB = +21'-9" NAVD (FFE) = 0'-0" DATUM

ALL ELEVATIONS NOTED ARE FROM THE TOP OF CONCRETE SLAB. DATUM REFERS TO THE ENCLOSED FIRST FLOOR LIVING AREA TOP OF SLAB

ALL EXTERIOR DOORS TO HAVE LANDINGS TO COMPLY WITH R311.3.2 (TYP). CONTRACTOR TO COORDINATE STEPS WITH FINISH GRADE. SEE SITE PLAN AND STRUCT DWGS FOR DTLS. CONTRACTOR TO COORDINATE STEPS W/FINISH GRADE. PROVIDE GUARDRAIL/ HANDRAIL IF REQUIRED TO COMPLY W/FBC R311 AND R312 AND SECT 7.2.2.2.1 OF THE FPC/NFPA

3 SLAB NOTES

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6 POOL SAFETY REQ

IN-SITE DESIGN GROUP ARCHITECTURE

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PROJECT ADDRESS:
971 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

DISTRIBUTION
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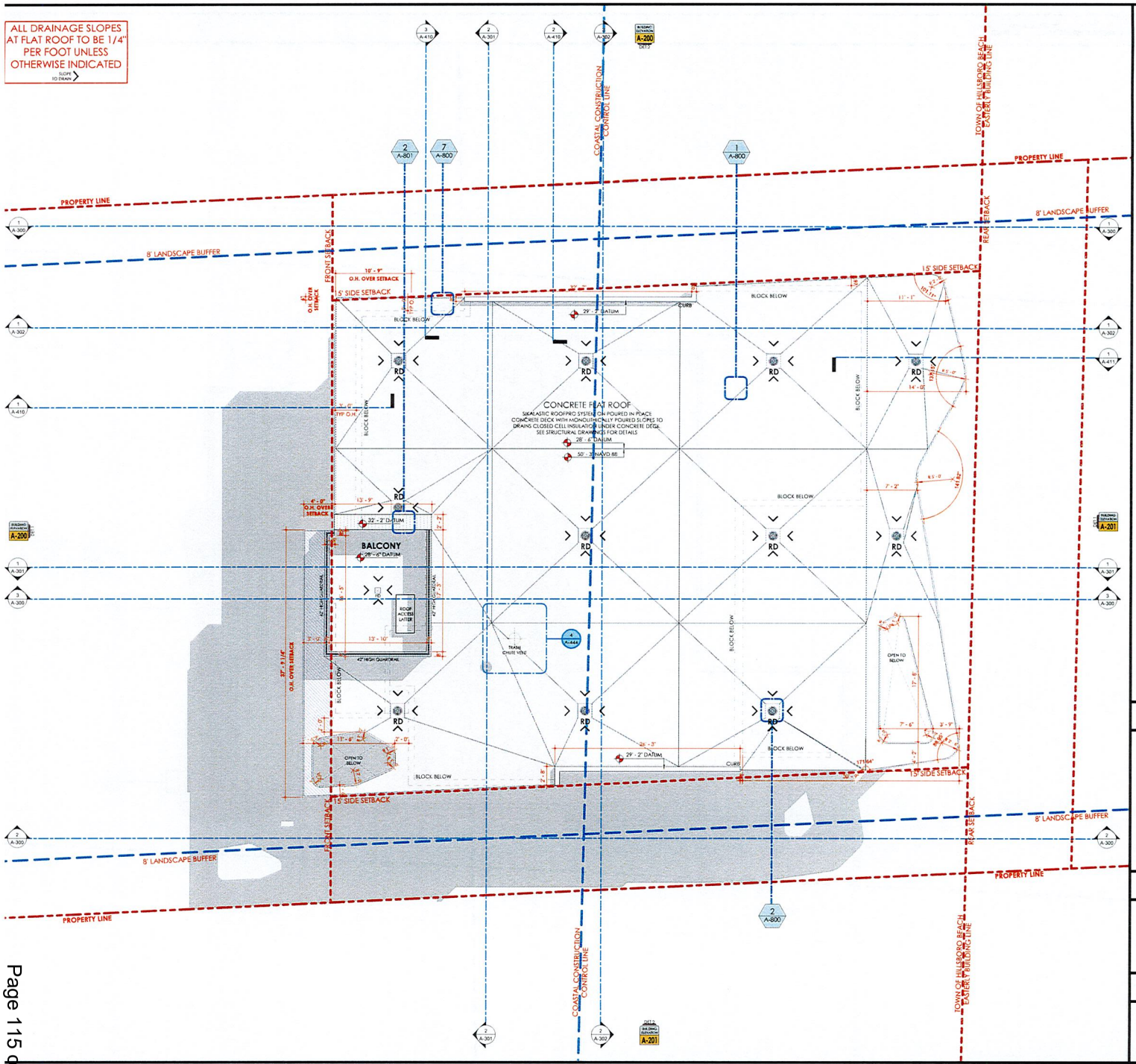
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#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
2ND FLOOR PLAN

SHEET NUMBER
A-112



TOP OF ROOF PLAN
SCALE = 3/16" = 1'-0"

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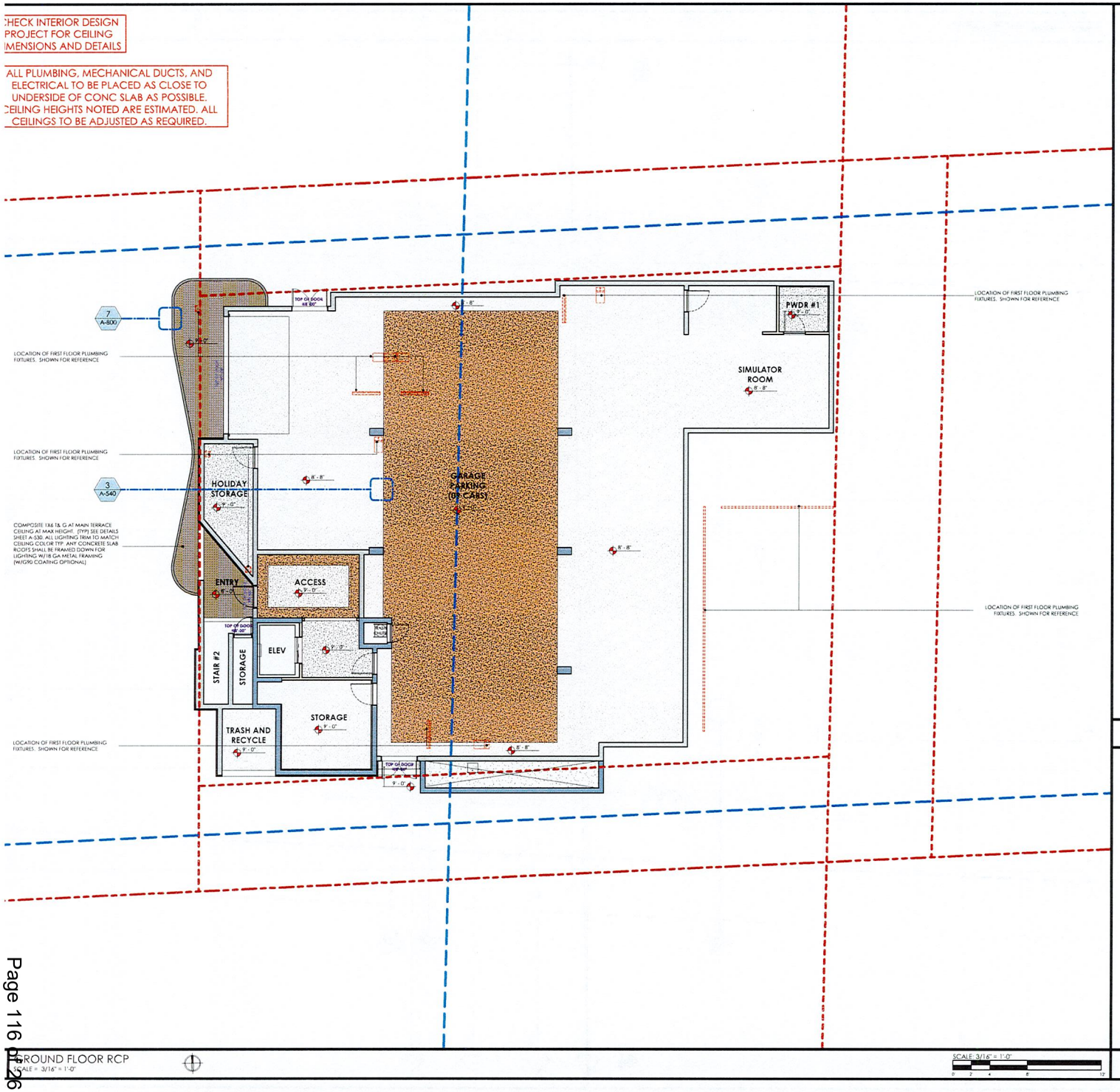
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SHEET NAME
ROOF PLAN

SHEET NUMBER
A-113

CHECK INTERIOR DESIGN PROJECT FOR CEILING DIMENSIONS AND DETAILS

ALL PLUMBING, MECHANICAL DUCTS, AND ELECTRICAL TO BE PLACED AS CLOSE TO UNDERSIDE OF CONC SLAB AS POSSIBLE. CEILING HEIGHTS NOTED ARE ESTIMATED. ALL CEILINGS TO BE ADJUSTED AS REQUIRED.



1. SOFFIT DETAILS TO BE VARIFIED W/OWNER PRIOR TO FRAMING.

2. ALL DRYWALL TO BE FREE FROM DEFECTS AND IMPERFECTIONS. DRYWALL TO BE FINISHED AS PER ASTM LEVEL STANDARD NOTED ON SHEET A-700. SEE FINISH SCHEDULE FOR ADDITIONAL NOTES.

3. FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED) AND ARE APPROXIMATE.

4. ALL PLUMBING, SANITARY PIPES AND MECHANICAL DUCTS HORIZONTALLY SHALL BE INSTALLED AS CLOSE TO THE UNDERSLAB AS POSSIBLE

5. CENTER ALL RECESSED LIGHTING WITHIN COFFER, HALL, OR SPACE TYP

6. SEE RCP DETAIL SHT FOR SOFFIT AND COVE LIGHT DTLS.

7. UNLESS OTHERWISE NOTED WHENEVER A SINGLE FIXTURE OR JUNCTION BOX OCCURS IN A ROOM, IT SHOULD BE CENTERED IN BOTH DIRECTIONS

8. THE CONTRACTOR SHALL COORDINATE ALL CEILING VENTS WITH MECHANICAL AND ELECTRICAL DRAWINGS IF NECESSARY THE CONTRACTOR SHALL PREPARE DETAILED COORDINATION DRAWINGS. ARCHITECT SHALL BE NOTIFIED OF ALL DISCREPANCIES BEFORE PRECEDING WITH WORK.

9. FOR LIGHTING FIXTURE SCHEDULE REFER TO ELECTRICAL DRAWINGS

10. PROVIDE SOFFITS ABOVE ALL CABINETS. SOFFITS SHALL BE FLUSH WITH CABINET. CONTRACTOR TO COORDINATE WITH CABINET MANUFACTURER FOR DEPTH. TYP

11. ALL A/C REGISTERS SHALL BE WHITE.

12. (AS APPLICABLE) ALL EXTERIOR LOCATIONS AND SOFFITS THAT RECEIVE HI RIBBED MTL LATH AND STUCCO UNDER EAVES AND OVERHANGS UNLESS OTHERWISE NOTED, CONTRACTOR TO USE TWO COATS AS REQUIRED TO COMPLY W/FBC 2510.6 AND EQUIVALENT TO GRADE D PAPER. PRIME AND PAINT (TYP)

13. INTERIOR OPENINGS NOTED AS "CASED" OPENING SHALL RECEIVE TRIM AND TO MATCH BASEBOARD.

14. ALL EXTERIOR FRAMING SHALL BE AN MINIMUM OF 18 GAGE METAL WITH G90 COATING

2 CEILING NOTES (TYP)

HEADERS TOP AT 8'-0" TYP ON ALL FLOORS

RECESSED DROPPED GYPSUM BOARD CEILING / SOFFIT, PAINTED
[ELEVATIONS ON PLANS ARE ESTIMATES FROM CONCRETE FLOOR SLAB]

DROPPED GYPSUM BOARD CEILING / SOFFIT, PAINTED
[ELEVATIONS ON PLANS ARE ESTIMATES FROM CONCRETE FLOOR SLAB]

COMPOSITE WOOD OR CYPRESS WOOD 1X6 T&G AT ALL O.H. AND TERRACE CEILINGS. 90 DEG CORNERS OF T&G TO BE JOINED IN BASKETWEAVE PATTERN. (TYP) SEE DETAILS SHEET A-8.2. ARCHITECT TO SELECT WOOD STAIN COLOR. ALL LIGHTING TRIM TO MATCH CEILING COLOR OR BE BRONZE TYP

PROVIDE SOFFIT ABOVE UPPER CABINETS DEPTH TO BE FLUSH WITH CABINETS. CONTRACTOR TO COORDINATE WITH MANUF. FINISHED CABINET HEIGHT AND DEPTH AS PER I.D. DRAWINGS

AIR CONDITIONED SPACE ABOVE A NON AIR CONDITIONED SPACE
PROVIDE INSULATION MIN R-11

CURTAIN POCKETS BY INTERIOR DESIGNER

COFFER WOOD PANEL

METALIC RECESSED COVE WITH LIT

3 CEILING LEGEND

GROUND FLOOR RCP
SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0' 2' 4' 8' 12'

IN-SITE DESIGN GROUP
ARCHITECTURE

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SEAL

STATE OF FLORIDA LICENSE N° AR 87158

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PROJECT NAME
HILLSBORO BEACH RESIDENCE

OWNER NAME
HILLSBORO BEACH HOUSE LLC

PROJECT ADDRESS
971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION
FOR SITE PLAN /DEVELOPMENT REVIEW SUBMITTAL

REVISIONS:

#	DATE	DESCRIPTION

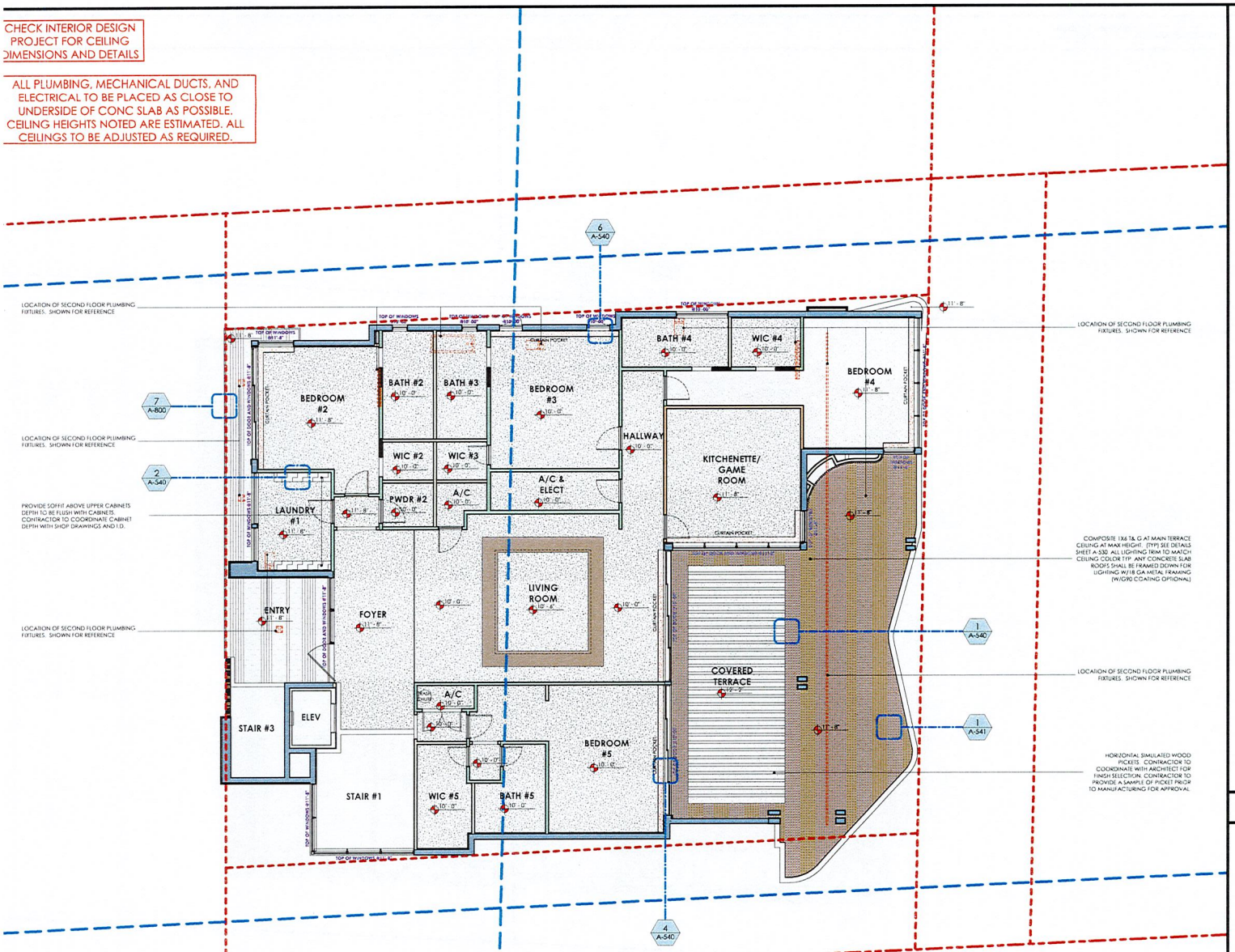
DATE OF ISSUE
04/17/2026

SHEET NAME
GROUND FLOOR RCP

SHEET NUMBER
A-120

CHECK INTERIOR DESIGN PROJECT FOR CEILING DIMENSIONS AND DETAILS

ALL PLUMBING, MECHANICAL DUCTS, AND ELECTRICAL TO BE PLACED AS CLOSE TO UNDERSIDE OF CONC SLAB AS POSSIBLE. CEILING HEIGHTS NOTED ARE ESTIMATED. ALL CEILINGS TO BE ADJUSTED AS REQUIRED.



1 1ST FLOOR RCP
SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

1. SOFFIT DETAILS TO BE VARIFIED W/OWNER PRIOR TO FRAMING.

2. ALL DRYWALL TO BE FREE FROM DEFECTS AND IMPERFECTIONS. DRYWALL TO BE FINISHED AS PER ASTM LEVEL STANDARD NOTED ON SHEET A-700. SEE FINISH SCHEDULE FOR ADDITIONAL NOTES.

3. FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED) AND ARE APPROXIMATE

4. ALL PLUMBING, SANITARY PIPES AND MECHANICAL DUCTS HORIZONTALLY SHALL BE INSTALLED AS CLOSE TO THE UNDERSLAB AS POSSIBLE

5. CENTER ALL RECESSED LIGHTING WITHIN COFFER, HALL, OR SPACE TYP

6. SEE RCP DETAIL SHT FOR SOFFIT AND COVE LIGHT DTLS.

7. UNLESS OTHERWISE NOTED WHENEVER A SINGLE FIXTURE OR JUNCTION BOX OCCURS IN A ROOM, IT SHOULD BE CENTERED IN BOTH DIRECTIONS

8. THE CONTRACTOR SHALL COORDINATE ALL CEILING VENTS WITH MECHANICAL AND ELECTRICAL DRAWINGS IF NECESSARY THE CONTRACTOR SHALL PREPARE DETAILED COORDINATION DRAWINGS. ARCHITECT SHALL BE NOTIFIED OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.

9. FOR LIGHTING FIXTURE SCHEDULE REFER TO ELECTRICAL DRAWINGS

10. PROVIDE SOFFITS ABOVE ALL CABINETS. SOFFITS SHALL BE FLUSH WITH CABINET. CONTRACTOR TO COORDINATE WITH CABINET MANUFACTURER FOR DEPTH. TYP

11. ALL A/C REGISTERS SHALL BE WHITE.

12. (AS APPLICABLE) ALL EXTERIOR LOCATIONS AND SOFFITS THAT RECEIVE HI RIBBED MTL LATH AND STUCCO UNDER EAVES AND OVERHANGS UNLESS OTHERWISE NOTED, CONTRACTOR TO USE TWO COATS AS REQUIRED TO COMPLY W/FBC 2510.6 AND EQUIVALENT TO GRADE D PAPER. PRIME AND PAINT (TYP)

13. INTERIOR OPENINGS NOTED AS "CASED" OPENING SHALL RECEIVE TRIM AND TO MATCH BASEBOARD

14. ALL EXTERIOR FRAMING SHALL BE AN MINIMUM OF 18 GAGE METAL WITH G90 COATING

2 CEILING NOTES (TYP)

HEADERS TOP AT 8'-0" TYP ON ALL FLOORS

RECESSED DROPPED GYPSUM BOARD CEILING / SOFFIT. PAINTED (ELEVATIONS ON PLANS ARE ESTIMATES FROM CONCRETE FLOOR SLAB)

DROPPED GYPSUM BOARD CEILING / SOFFIT. PAINTED (ELEVATIONS ON PLANS ARE ESTIMATES FROM CONCRETE FLOOR SLAB)

COMPOSITE WOOD OR CYPRESS WOOD 1X6 T&G AT ALL O.H. AND TERRACE CEILINGS. 90 DEG CORNERS OF T&G TO BE JOINED IN BASKETWEAVE PATTERN. (TYP) SEE DETAILS SHEET A-B.3. ARCHITECT TO SELECT WOOD STAIN COLOR. ALL LIGHTING TRIM TO MATCH CEILING COLOR OR BE BRONZE TYP

PROVIDE SOFFIT ABOVE UPPER CABINETS DEPTH TO BE FLUSH WITH CABINETS. CONTRACTOR TO COORDINATE WITH MANUF. FINISHED CABINET HEIGHT AND DEPTH AS PER I.D. DRAWINGS

AIR CONDITIONED SPACE ABOVE A NON AIR CONDITIONED SPACE PROVIDE INSULATION MIN R-11

CURTAIN POCKETS BY INTERIOR DESIGNER

COFFER WOOD PANEL

METALIC RECESSED COVE WITH LIT

3 CEILING LEGEND

IN-SITE DESIGN GROUP ARCHITECTURE

IN-SITE DESIGN GROUP LLC

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HOLLYWOOD, FL 33020
NOTE@INSITEDESIGNGROUP.COM
AA26001758
954 921 0333

ANNIE K. CARRUTHERS ARCHITECT

ANNIE K CARRUTHERS
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15:02:01-04'00'

SEAL

STATE OF FLORIDA LICENSE N° AR 97154

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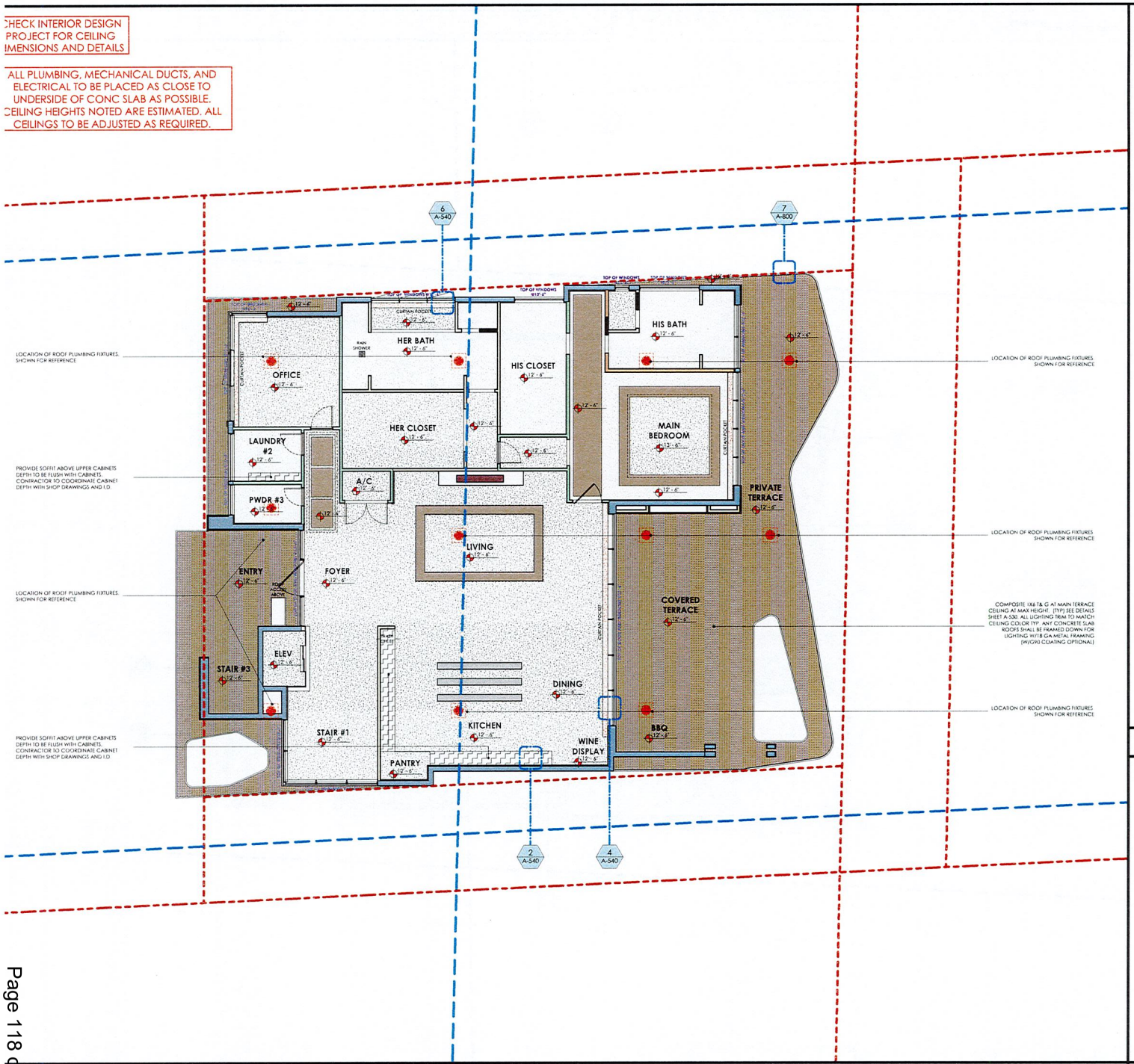
DATE OF ISSUE
04/17/2026

SHEET NAME
1ST FLOOR RCP

SHEET NUMBER
A-121

CHECK INTERIOR DESIGN PROJECT FOR CEILING DIMENSIONS AND DETAILS

ALL PLUMBING, MECHANICAL DUCTS, AND ELECTRICAL TO BE PLACED AS CLOSE TO UNDERSIDE OF CONC SLAB AS POSSIBLE. CEILING HEIGHTS NOTED ARE ESTIMATED. ALL CEILINGS TO BE ADJUSTED AS REQUIRED.



2ND FLOOR RCP
SCALE = 3/16" = 1'-0"

SCALE 3/16" = 1'-0"

2 CEILING NOTES (TYP)

1. SOFFIT DETAILS TO BE VARIFIED W/OWNER PRIOR TO FRAMING.
2. ALL DRYWALL TO BE FREE FROM DEFECTS AND IMPERFECTIONS. DRYWALL TO BE FINISHED AS PER ASTM LEVEL STANDARD NOTED ON SHEET A-700. SEE FINISH SCHEDULE FOR ADDITIONAL NOTES.
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8. THE CONTRACTOR SHALL COORDINATE ALL CEILING VENTS WITH MECHANICAL AND ELECTRICAL DRAWINGS IF NECESSARY THE CONTRACTOR SHALL PREPARE DETAILED COORDINATION DRAWINGS. ARCHITECT SHALL BE NOTIFIED OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
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13. INTERIOR OPENINGS NOTED AS 'CASED' OPENING SHALL RECEIVE TRIM AND TO MATCH BASEBOARD.
14. ALL EXTERIOR FRAMING SHALL BE AN MINIMUM OF 18 GAGE METAL WITH G90 COATING.

3 CEILING LEGEND

- HEADERS TOP AT 8'-0" TYP ON ALL FLOORS
- RECESSED DROPPED GYPSUM BOARD CEILING / SOFFIT, PAINTED (ELEVATIONS ON PLANS ARE ESTIMATES FROM CONCRETE FLOOR SLAB)
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- PROVIDE SOFFIT ABOVE UPPER CABINETS DEPTH TO BE FLUSH WITH CABINETS. CONTRACTOR TO COORDINATE WITH MANUF. FINISHED CABINET HEIGHT AND DEPTH AS PER I.D. DRAWINGS
- AIR CONDITIONED SPACE ABOVE A NON AIR CONDITIONED SPACE PROVIDE INSULATION MIN R-11
- CURTAIN POCKETS BY INTERIOR DESIGNER
- COFFER WOOD PANEL
- METALLIC RECESSED COVE WITH LIT

IN-SITE DESIGN GROUP
ARCHITECTURE

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ANNIE K. CARRUTHERS ARCHITECT

ANNIE K CARRUTHERS
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SEAL

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33062

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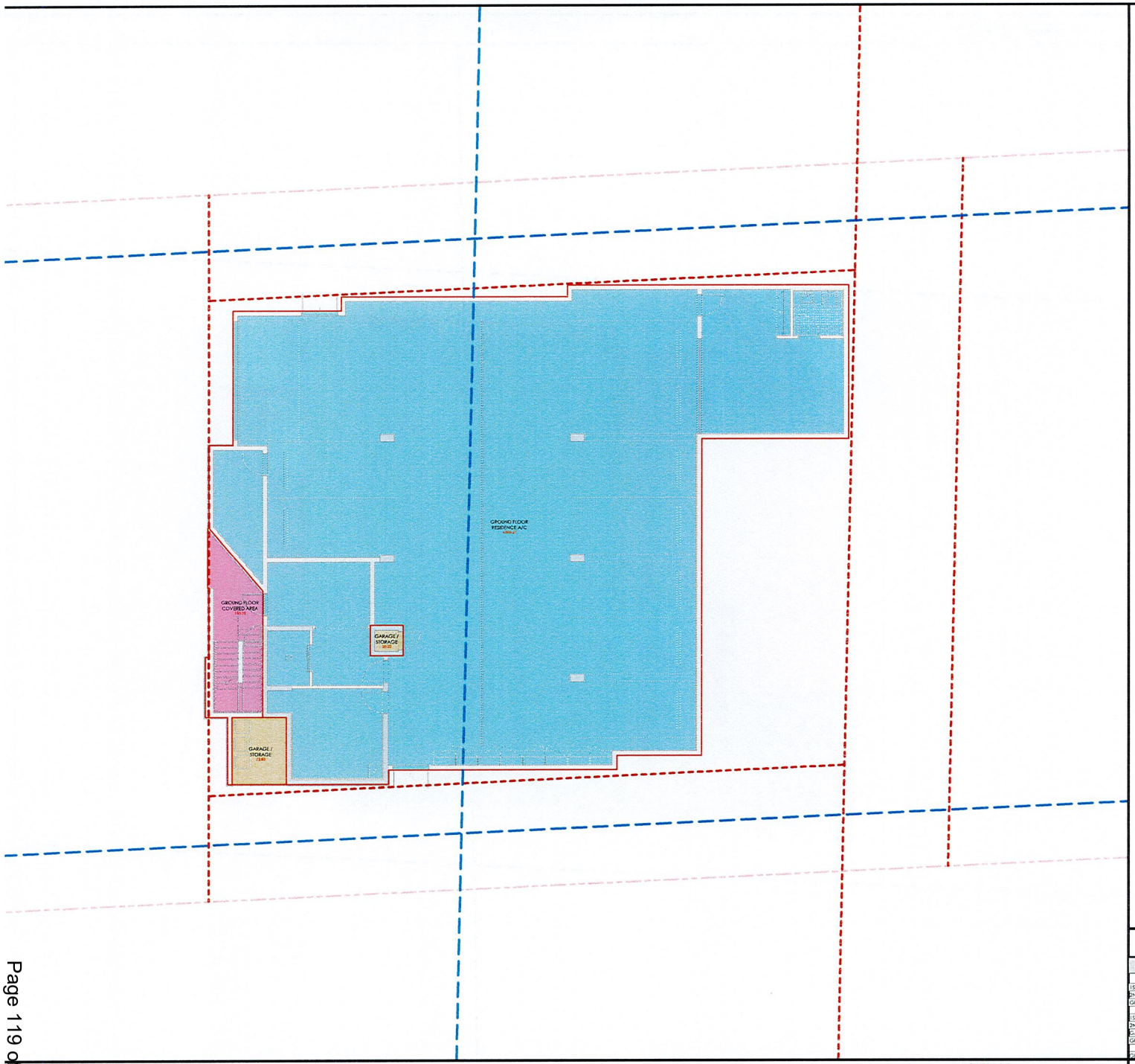
REVISIONS

#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
2ND FLOOR RCP

SHEET NUMBER
A-122



GROUND FLOOR AREA PLAN
SCALE = 3/16" = 1'-0"

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

COVERED TERRACE GROUND FLOOR

GARAGE & STORAGE

GROUND FLOOR A/C SPACE

2 AREAS LEGEND

HILLSBORO RESIDENCE - SQ FT CALCULATION

AREAS		PROPOSED
1ST FLOOR RESIDENCE A/C		4,242.27
2ND FLOOR RESIDENCE A/C		3,790.93
GROUND FLOOR RESIDENCE A/C		4,805.27
	A/C SUBTOTAL	12,838.49
1ST FLOOR COVERED AREA		1,699.25
2ND FLOOR COVERED AREA		1,421.04
GARAGE / STORAGE		93.06
GROUND FLOOR COVERED AREA		183.25
	NON A/C SUBTOTAL	3,396.59
GROSS TOTAL RESIDENCE	TOTAL	16,235.08

3 SQUARE FOOTAGE

IN-SITE DESIGN GROUP ARCHITECTURE

IN-SITE DESIGN GROUP LLC

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ANNIE K. CARRUTHERS
ARCHITECT

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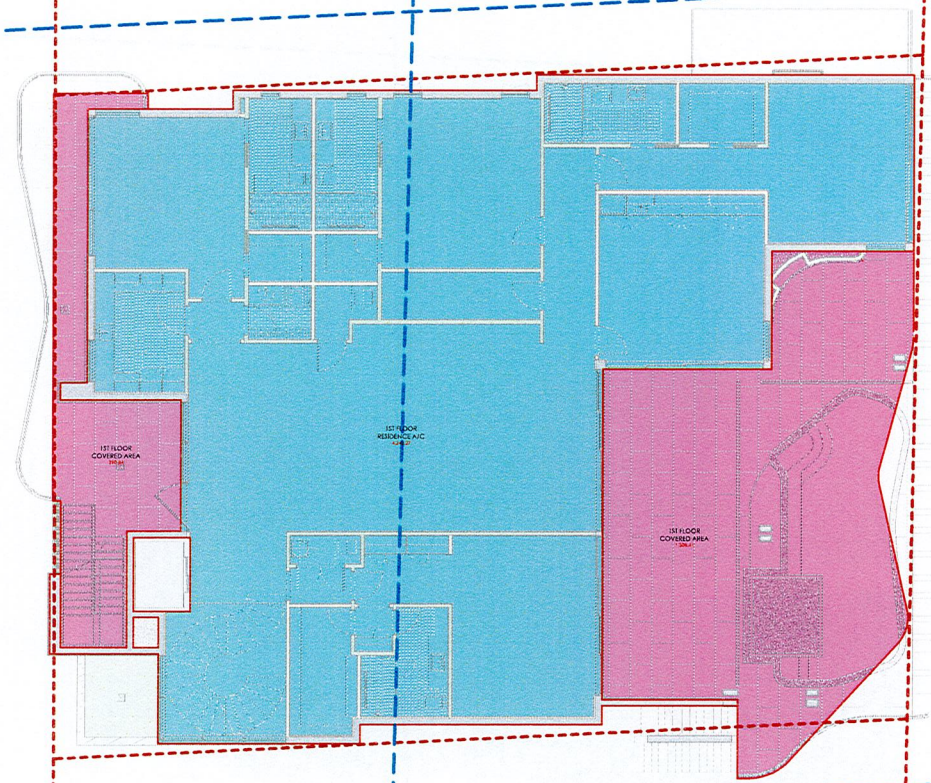
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#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
GROUND FLOOR AREA PLAN

SHEET NUMBER
A-131



1ST FLOOR AREA PLAN
SCALE = 3/16" = 1'-0"

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

1ST FLOOR A/C SPACE

COVERED TERRACE 1ST FLOOR

2 AREAS LEGEND

HILLSBORO RESIDENCE - SQ FT CALCULATION

AREAS	PROPOSED
1ST FLOOR RESIDENCE A/C	4,242.27
2ND FLOOR RESIDENCE A/C	3,790.95
GROUND FLOOR RESIDENCE A/C	4,805.27
A/C SUBTOTAL	12,838.49
1ST FLOOR COVERED AREA	1,699.25
2ND FLOOR COVERED AREA	1,421.04
GARAGE / STORAGE	93.06
GROUND FLOOR COVERED AREA	183.25
NON A/C SUBTOTAL	3,396.59
GROSS TOTAL RESIDENCE TOTAL	16,235.08

3 SQUARE FOOTAGE

IN-SITE DESIGN GROUP ARCHITECTURE

IN-SITE DESIGN GROUP LLC

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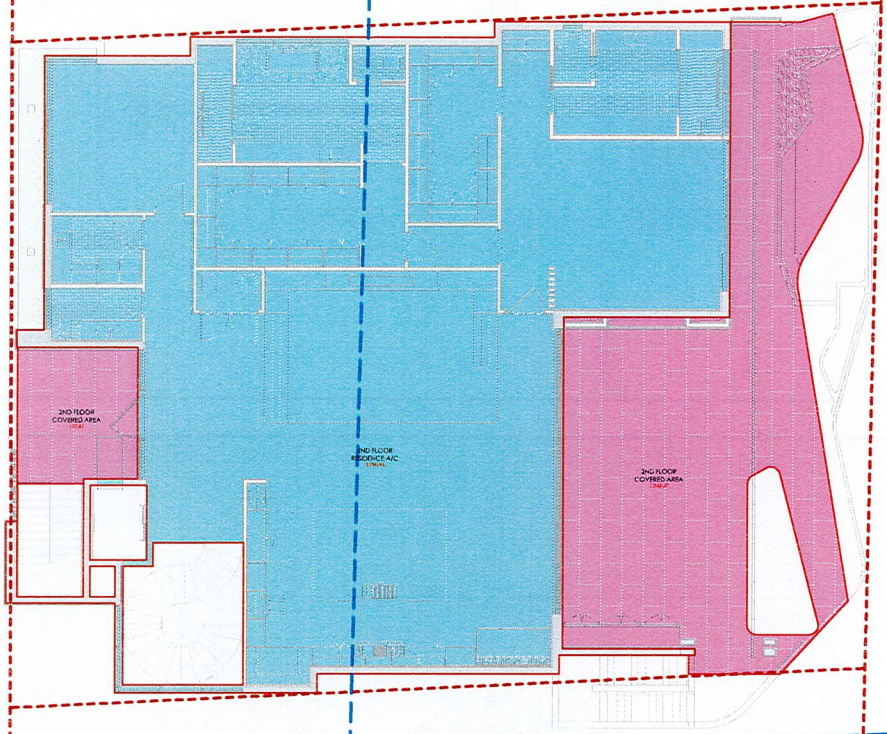
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SHEET NAME
1ST FLOOR AREA PLAN

SHEET NUMBER
A-132



2ND FLOOR A/C SPACE

COVERED TERRACE 2ND FLOOR

2 AREAS LEGEND

HILLSBORO RESIDENCE - SQ FT CALCULATION

AREAS	PROPOSED
1ST FLOOR RESIDENCE A/C	4,242.27
2ND FLOOR RESIDENCE A/C	3,790.93
GROUND FLOOR RESIDENCE A/C	4,805.27
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GROSS TOTAL RESIDENCE TOTAL	16,235.08

3 SQUARE FOOTAGE

2ND FLOOR AREA PLAN
SCALE: 3/16" = 1'-0"

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

IN-SITE DESIGN GROUP
ARCHITECTURE

IN-SITE DESIGN GROUP LLC

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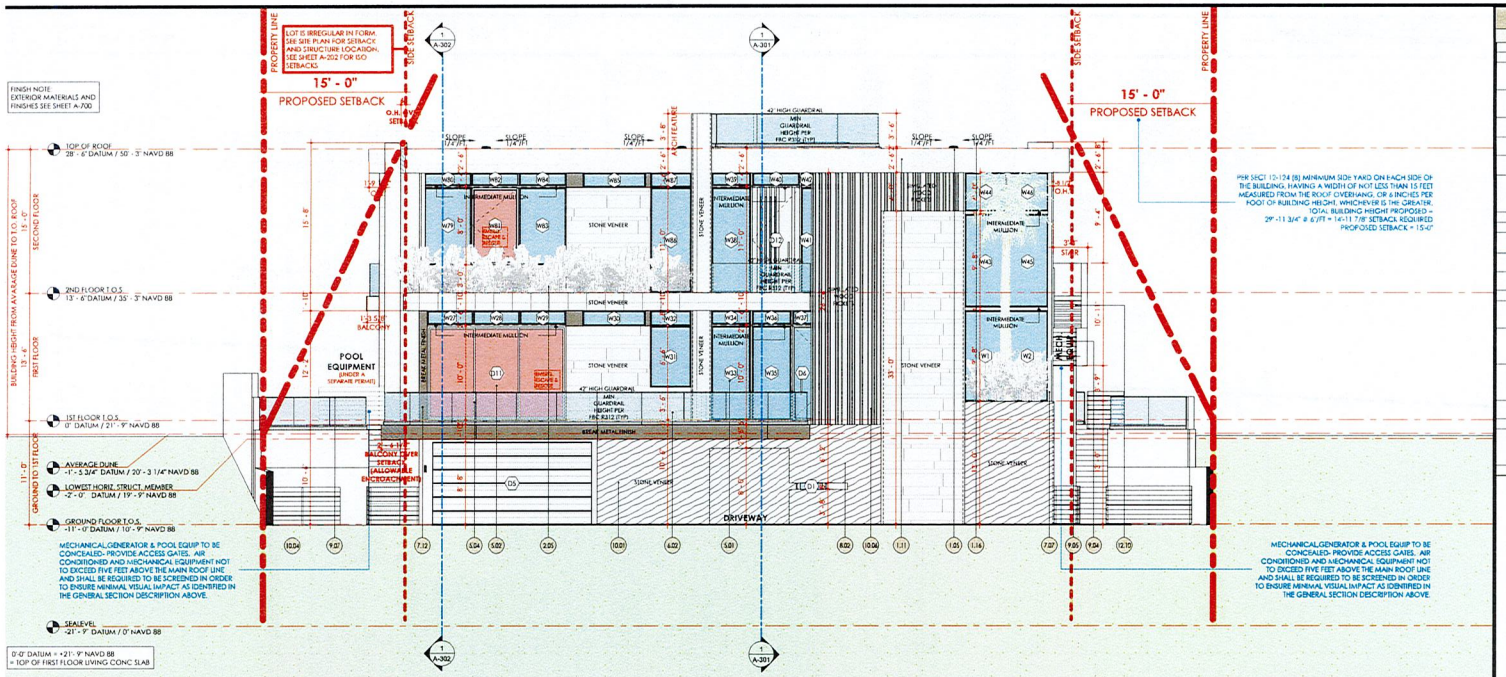
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SHEET NUMBER
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FRONT ELEVATION - WEST

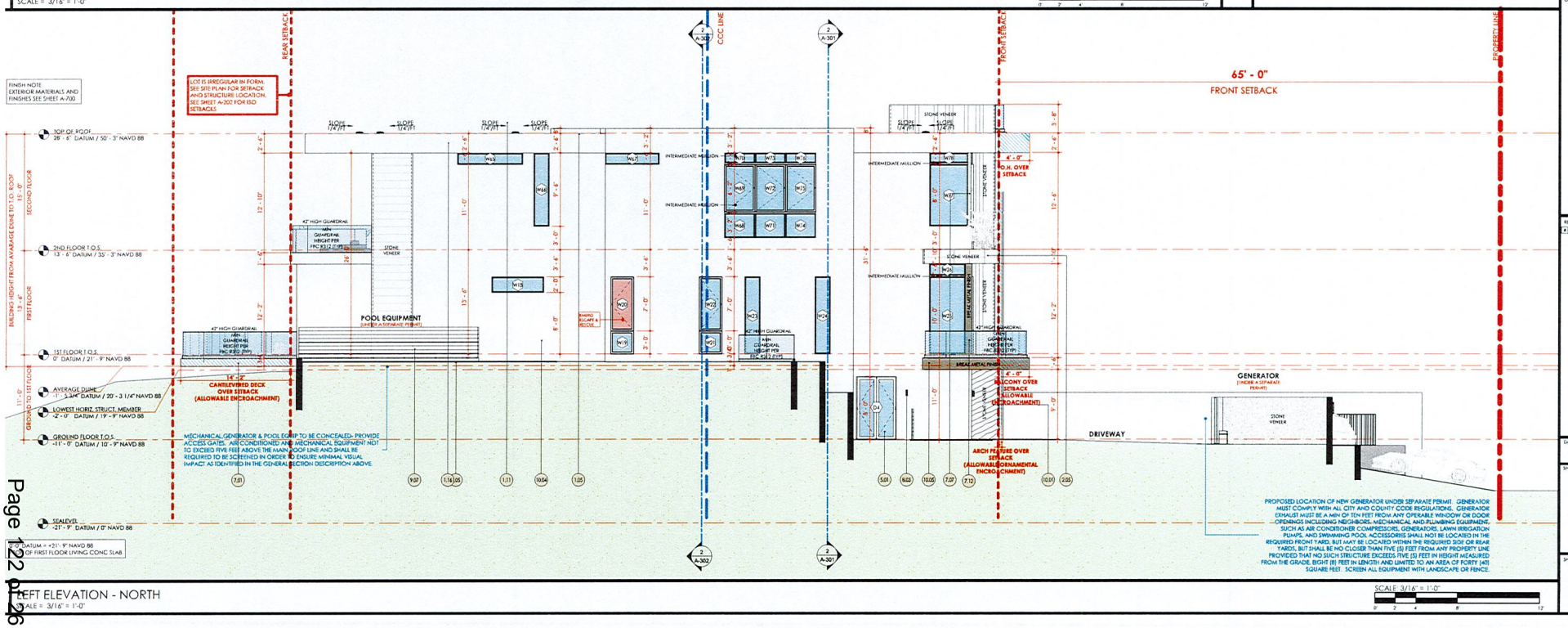
SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

ELEVATIONS KEYNOTES

KEY	DESCRIPTION
1.05	PRODUCT APPROVED FLAT ROOF. SEE ROOF WATER PROOFING SHEET
1.11	SLOPE ROOF MIN 1/4/FT TO ROOF DRAINS AS REQUIRED. SEE ROOF PLAN FOR DETAILS
1.16	STUCCO FASCIA OVER TWO LAYERS OF 3/4" EXT GRADE PLYWOOD FASTENED TO EDGE OF CONC OVERHANG AND FRAMING. PROVIDE CONTINUOUS DRIP EDGE (CONCEALED DRIP EDGE IS PREFERRED) UNDER SOFFIT AND BETWEEN FASCIA AND T&G SEE ROOF WATER PROOFING SHEET
2.05	CMU PLANTER VENEERED WITH STONE AND PROVIDE A PRECAST CONC CAP. CONTRACTOR TO PROVIDE WATERPROOFING AT INTERIOR OF PLANTER. SEE SITE PLAN DRAWINGS FOR EXACT LOCATION AND DETAILS PROVIDE WEEP HOLES OR DRAIN AS REQUIRED FOR DRAINAGE TYP.
5.01	IMPACT RATED EXTERIOR WINDOW OR DOOR WITH CLEAR LOW E GLASS. SEE SCHEDULES FOR SIZES AND ELEVATIONS. FRAME COLOR TO BE SELECTED BY ARCHITECT (REFER TO SCHEDULE FOR DETAILS)
5.02	IMPACT RATED EXTERIOR SLIDING GLASS DOOR WITH CLEAR LOW E GLASS. SEE SCHEDULES. COLOR SELECTED BY ARCHITECT
5.04	ALIGN UPPER AND LOWER EXTERIOR WINDOWS AND/OR DOORS W/ WINDOW DIVISIONS. WINDOW SIZES TO BE ADJUSTED TO ALIGN VERTICALLY
6.02	42" HIGH GLASS EXTERIOR GUARDRAIL (SUBMIT SHOP DRAWINGS OR SAMPLE FOR ARCHITECTS REVIEW PRIOR TO FABRICATION). PICKETS TO REJECT A 4" DIA OBJECT. GUARDRAIL TO COMPLY W/FBC R311 AND R312. FRAMELESS GLASS SYSTEM MIN. 13/16" LAMINATED GLASS THICKNESS. SEE STAIR RAILING AND GUARDRAIL DETAILS SHEET. INSTALL AS PER MANUF SPECS.
7.01	POURED IN PLACE CONC DECK. SEE STRUCT DWGS FOR DTLS
7.07	STEEL SUPPORT COLUMN POWDER COATED TO MATCH WINDOW FRAME (SEE STRUCTURAL FOR DETAILS)
7.12	CORNER COL WRAPPED IN BREAK METAL. TO MATCH WINDOW AND DOOR FINISH. SEE STRUCTURAL DRAWINGS FOR DETAILS.
8.02	SITE ADDRESS AND MAIL BOX SHALL BE PROVIDED IN ACCORDANCE W/FBC R321 ON HOUSE OR FRONT WALL. NUMBERS SHALL BE VISIBLE FROM THE STREET
8.03	NEW EXTERIOR GRADE LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR DTLS. ELEVATION NOT TO EXCEED 8'-0" TO TOP OF FIXTURE
9.04	AIR HANDLING UNIT. (SEE MECH. DWGS FOR SIZE)
9.05	ALL EQUIPMENT BOTTOM AT MIN FEMA BFE PLUS 1'-0" INCLUDING MECHANICAL, ELECTRICAL, GENERATOR AND PLUMBING EQUIPMENT MUST BE AT BASE FLOOD ELEVATION PLUS ONE FOOT - ALL EQUIPMENT TO BE SCREENED FROM VIEW.
9.07	ALL EQUIPMENT INCLUDING MECHANICAL POOL AND GENERATOR SHALL BE SCREENED FROM VIEW BY LANDSCAPE HEDGE OR FENCE. CONTRACTOR TO COORDINATE THE SIZE OF THE CONCRETE SLAB REQUIRED WITH REQUIRED CLEARANCES AND AREA NEEDED PRIOR TO SLAB POUR. PROVIDE ACCESS TO SERVICE EQUIPMENT
10.01	COLUMN OR WALL W/STONE OR TILE VENEER MORTARED TO CONC BLOCK. SEAL AS REQUIRED CONTRACTOR TO PROVIDE A SAMPLE OF VENEERS PRIOR TO MANUFACTURE FOR APPROVAL BY ARCHITECT. VENEER WILL BE PLACED WHERE NOTED ON ELEVATIONS. TOP OF WALL TO BE CAP MITERED STONE. SEE FINISH SCHEDULE FOR DETAILS AND OPTIONS. ALL EXTERIOR VENEERS TO COMPLY W/R318.7
10.04	5/8" SMOOTH STUCCO FINISH ON CONC BLOCK, COLUMN OR BEAM. PRIMED AND PAINTED. ARCHITECT TO SELECT COLOR. STUCCO SHALL BE INSTALLED AS PER ASTM C926 STANDARD EXCLUDING TABLE 4 (TYP)
10.05	DECORATIVE BREAK METAL OVER COLUMN OR WALL TO MATCH WINDOW FRAMES.
10.06	ALUMINUM OR SIMULATED WOOD PICKETS. CONTRACTOR TO COORDINATE WITH ARCHITECT FOR FINISH SELECTION. CONTRACTOR TO PROVIDE A SAMPLE OF PICKET PRIOR TO MANUFACTURING FOR APPROVAL. IT MUST COMPLY WITH FBC 2023, 1403.5. NOTE: WOOD IS NOT TO BE USED BELOW FLOOD ELEVATION. ALL EXTERIOR VENEERS TO COMPLY W/R318.7
12.10	FORMED CONCRETE STAIR SEE STRUCTURALS FOR DETAILS

3 ELEVATION KEYS NOTES



LEFT ELEVATION - NORTH

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

IN-SITE DESIGN GROUP
ARCHITECTURE
IN-SITE DESIGN GROUP LLC
1546 JACKSON STREET
HOLLYWOOD, FL 33020
INFO@INSITEDESIGNGROUP.COM
AA26001258
954-921-0233
ANNIE K. CARRUTHERS
ARCHITECT
ANNIE K CARRUTHERS
2026.05.13
15:02:02-04'00'
SEAL
STATE OF FLORIDA LICENSE N° AR-87158
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PROJECT NAME
HILLSBORO BEACH RESIDENCE

OWNER NAME
HILLSBORO BEACH HOUSE LLC
PROJECT ADDRESS
971 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

DISTRIBUTION
FOR SITE PLAN /DEVELOPMENT REVIEW SUBMITTAL

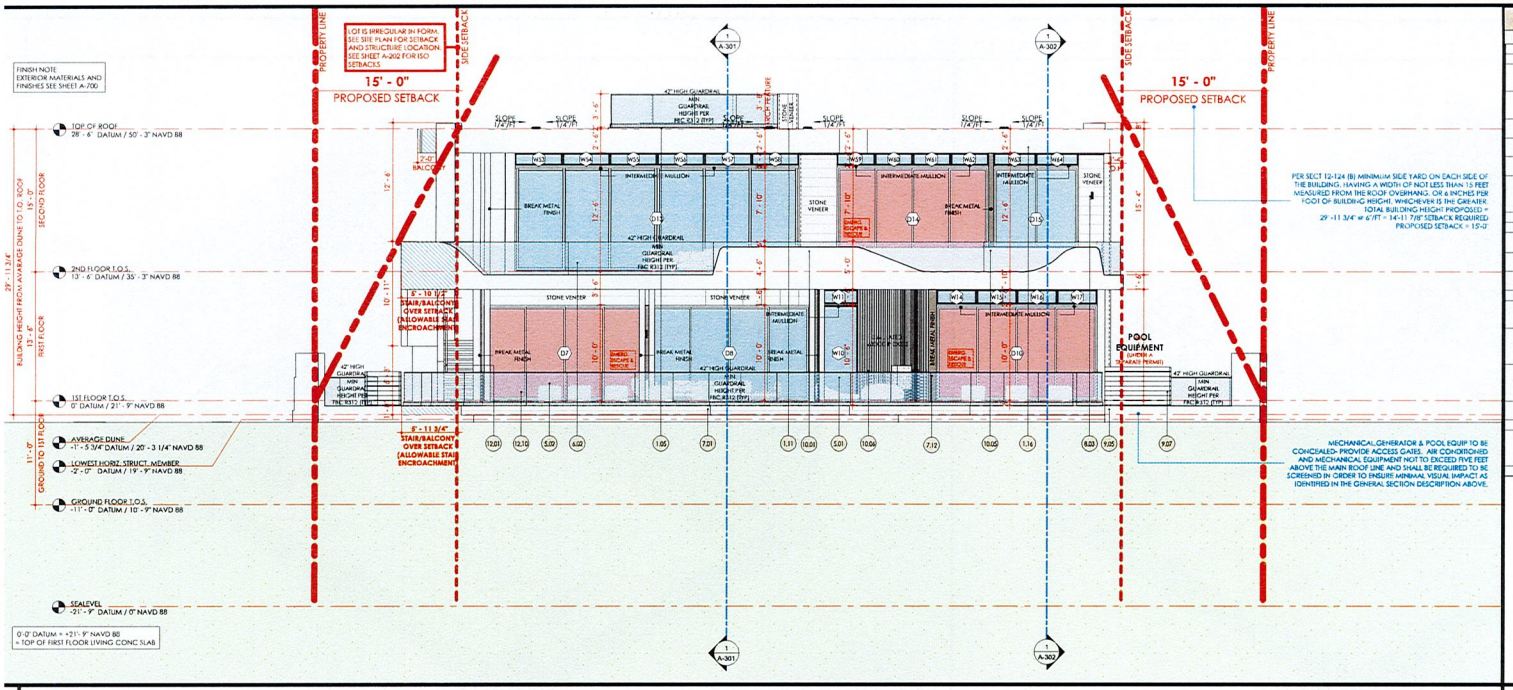
REVISIONS:

#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
ELEVATIONS

SHEET NUMBER
A-200



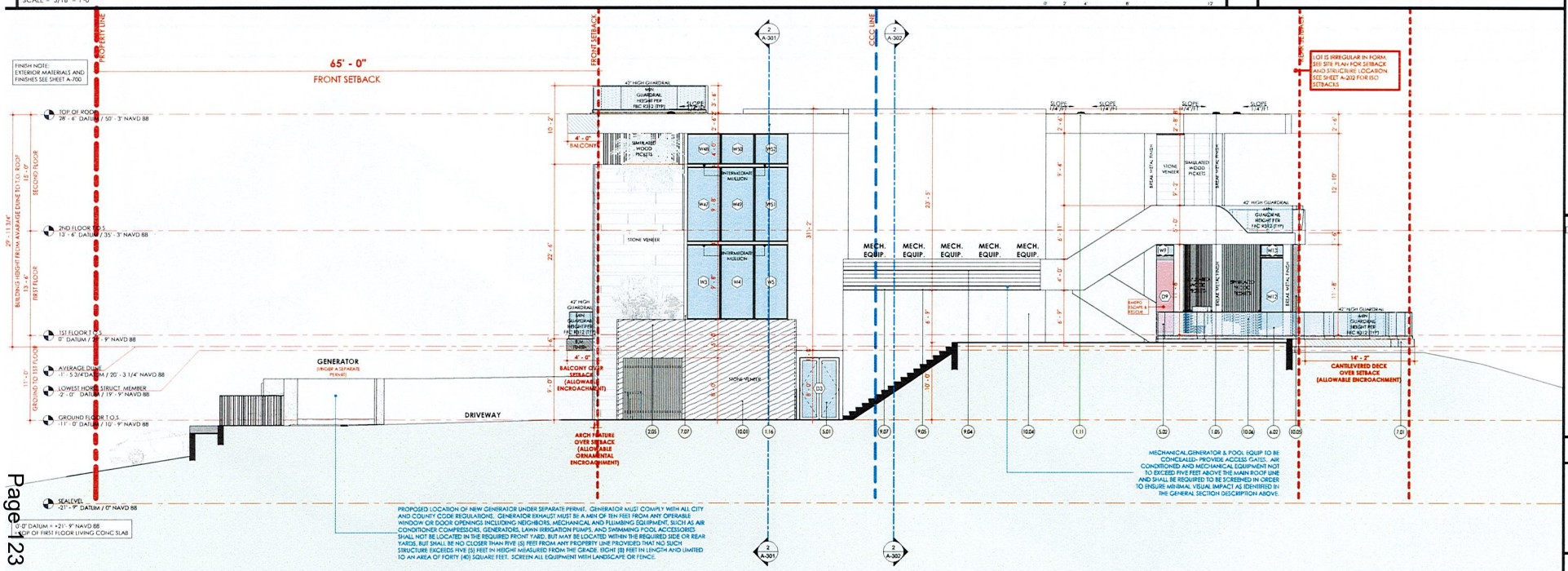
REAR ELEVATION - EAST
SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

ELEVATIONS KEYNOTES

KEY	DESCRIPTION
1.05	PRODUCT APPROVED FLAT ROOF. SEE ROOF WATER PROOFING SHEET
1.11	SLOPE ROOF MIN 1/4/FT TO ROOF DRAINS AS REQUIRED. SEE ROOF PLAN FOR DETAILS
1.16	STUCCO FASCIA OVER TWO LAYERS OF 3/4" EXT GRADE PLYWOOD FASTENED TO EDGE OF CONC OVERHANG AND FRAMING. PROVIDE CONTINUOUS DRIP EDGE (CONCEALED DRIP EDGE IS PREFERRED) UNDER SOFFIT AND BETWEEN FASCIA AND T&G SEE ROOF WATER PROOFING SHEET
2.05	CBS PLANTER VENEERED WITH STONE AND PROVIDE A PRECAST CONC CAP. CONTRACTOR TO PROVIDE WATERPROOFING AT INTERIOR OF PLANTER. SEE SITE PLAN DRAWINGS FOR EXACT LOCATION AND DETAILS PROVIDE WEEP HOLES OR DRAIN AS REQUIRED FOR DRAINAGE TYP.
5.01	IMPACT RATED EXTERIOR WINDOW OR DOOR WITH CLEAR LOW E GLASS. SEE SCHEDULES FOR SIZES AND ELEVATIONS. FRAME COLOR TO BE SELECTED BY ARCHITECT (REFER TO SCHEDULE FOR DETAILS)
5.02	IMPACT RATED EXTERIOR SLIDING GLASS DOOR WITH CLEAR LOW E GLASS. SEE SCHEDULES. COLOR SELECTED BY ARCHITECT.
5.04	BALCONY UPPER AND LOWER EXTERIOR WINDOWS AND/OR DOORS W/ WINDOW DIVISIONS. WINDOW SIZES TO BE ADJUSTED TO ALIGN VERTICALLY
6.02	42" HIGH GLASS EXTERIOR GUARDRAIL (SUBMIT SHOP DRAWINGS OR SAMPLE FOR ARCHITECTS REVIEW PRIOR TO FABRICATION). PICKETS TO REJECT A 4" DIA OBJECT. GUARDRAIL TO COMPLY W/FBC R311 AND R312. FRAMELESS GLASS SYSTEM MIN 13/16" LAMINATED GLASS THICKNESS. SEE STAIR RAILING AND GUARDRAIL DETAILS SHEET. INSTALL AS PER MANUF SPECS
7.01	POURED IN PLACE CONC DECK. SEE STRUCT DWGS FOR DTLS
7.07	STEEL SUPPORT COLUMN POWDER COATED TO MATCH WINDOW FRAME (SEE STRUCTURAL FOR DETAILS)
7.12	CORNER COL WRAPPED IN BREAK METAL TO MATCH WINDOW AND DOOR FINISH. SEE STRUCTURAL DRAWINGS FOR DETAILS.
8.02	SITE ADDRESS AND MAIL BOX SHALL BE PROVIDED IN ACCORDANCE W/FBC R321 ON HOUSE OR FRONT WALL. NUMBERS SHALL BE VISIBLE FROM THE STREET
8.03	NEW EXTERIOR GRADE LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR DTLS. ELEVATION NOT TO EXCEED 8'-0" TO TOP OF FIXTURE
9.04	AIR HANDLING UNIT. (SEE MECH. DWGS FOR SIZE)
9.05	ALL EQUIPMENT BOTTOM AT MIN FEMA BFE PLUS 1'-0" INCLUDING MECHANICAL, ELECTRICAL, GENERATOR AND PLUMBING EQUIPMENT MUST BE AT BASE FLOOD ELEVATON PLUS ONE FOOT - ALL EQUIPMENT TO BE SCREENED FROM VIEW.
9.07	ALL EQUIPMENT INCLUDING MECHANICAL, POOL AND GENERATOR SHALL BE SCREENED FROM VIEW BY LANDSCAPE HEDGE OR FENCE. CONTRACTOR TO COORDINATE THE SIZE OF THE CONCRETE SLAB REQUIRED WITH REQUIRED CLEARANCES AND AREA NEEDED PRIOR TO SLAB POUR. PROVIDE ACCESS TO SERVICE EQUIPMENT.
10.01	COLUMN OR WALL W/STONE OR TILE VENEER MORTARED TO CONC BLOCK. SEAL AS REQUIRED CONTRACTOR TO PROVIDE A SAMPLE OF VENEERS PRIOR TO MANUFACTURE FOR APPROVAL BY ARCHITECT. VENEER WILL BE PLACED WHERE NOTED ON ELEVATIONS. TOP OF WALL TO BE CAP MITTERED STONE. SEE FINISH SCHEDULE FOR DETAILS AND OPTIONS. ALL EXTERIOR VENEERS TO COMPLY W/R318.7
10.04	5/8" SMOOTH STUCCO FINISH ON CONC BLOCK, COLUMN OR BEAM. PRIMED AND PAINTED. ARCHITECT TO SELECT COLOR. STUCCO SHALL BE INSTALLED AS PER ASTM C926 STANDARD EXCLUDING TABLE 4 (TYP)
10.05	DECORATIVE BREAK METAL OVER COLUMN OR WALL TO MATCH WINDOW FRAMES.
10.06	ALUMINUM OR SIMULATED WOOD PICKETS. CONTRACTOR TO COORDINATE WITH ARCHITECT FOR FINISH SELECTION. CONTRACTOR TO PROVIDE A SAMPLE OF PICKET PRIOR TO MANUFACTURING FOR APPROVAL. IT MUST COMPLY WITH FBC 2023, 1403.5. NOTE: WOOD IS NOT TO BE USED BELOW FLOOD ELEVATION. ALL EXTERIOR VENEERS TO COMPLY W/R318.7
12.10	FORMED CONCRETE STAIR SEE STRUCTURALS FOR DETAILS

3 ELEVATION KEYS NOTES



RIGHT ELEVATION - SOUTH
SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

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AA26001758
954-921-0333
ANNIE K. CARRUTHERS ARCHITECT
ANNIE K CARRUTHERS 2026.05.13 15:02:02-04'00'
SEAL
STATE OF FLORIDA LICENSE N° AR 87156

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971 HILLSBORO MILE
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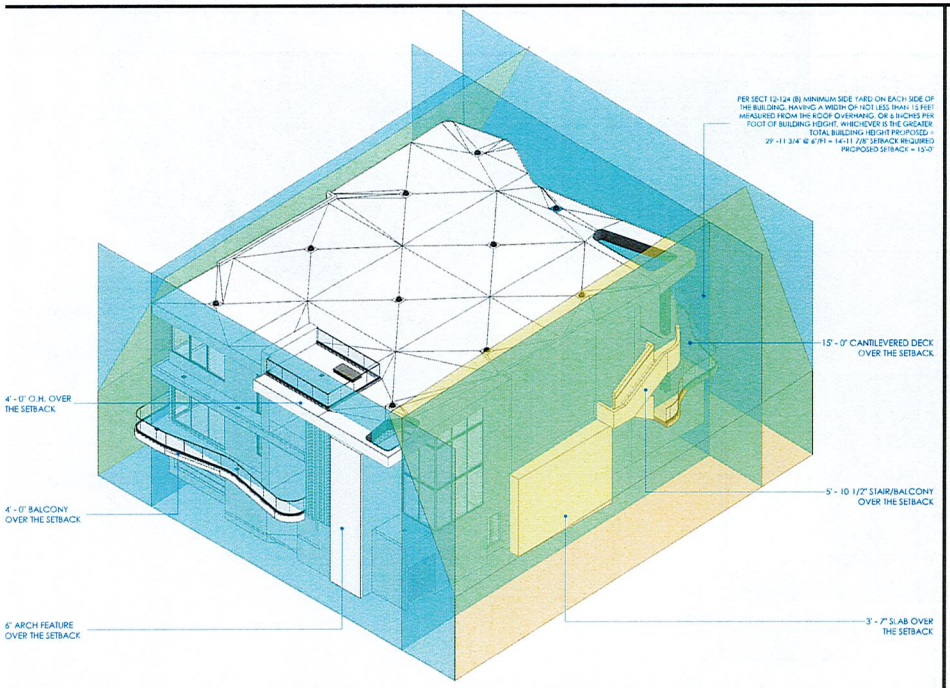
REVISIONS

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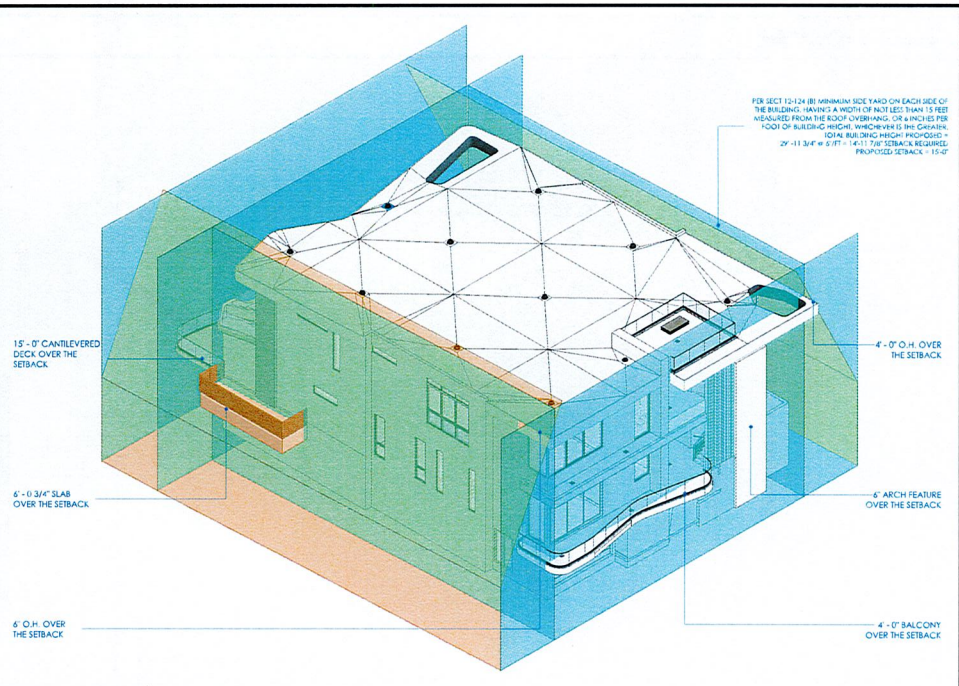
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ELEVATIONS

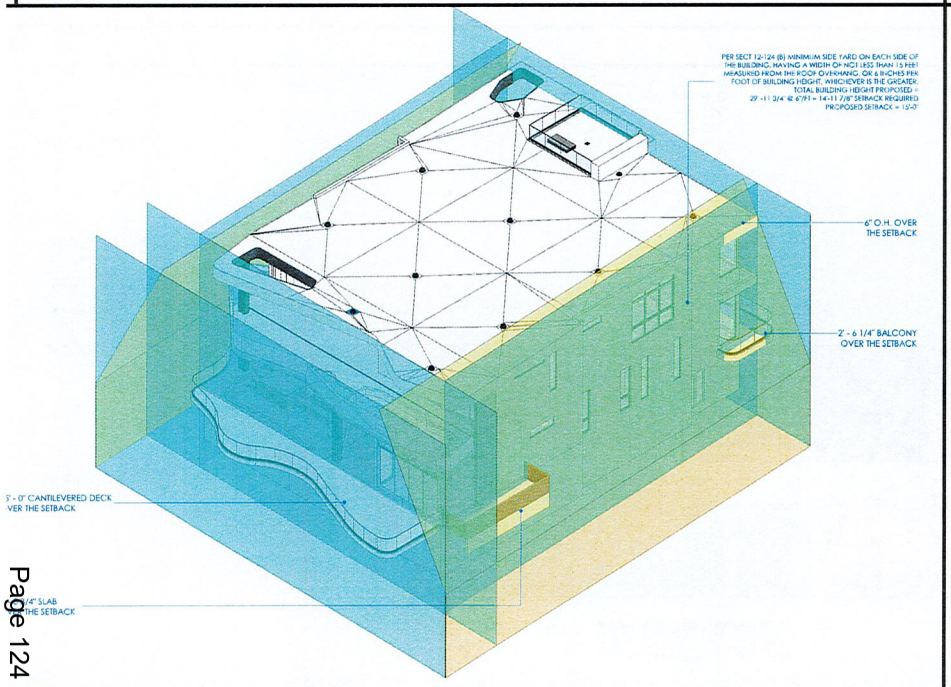
SHEET NUMBER
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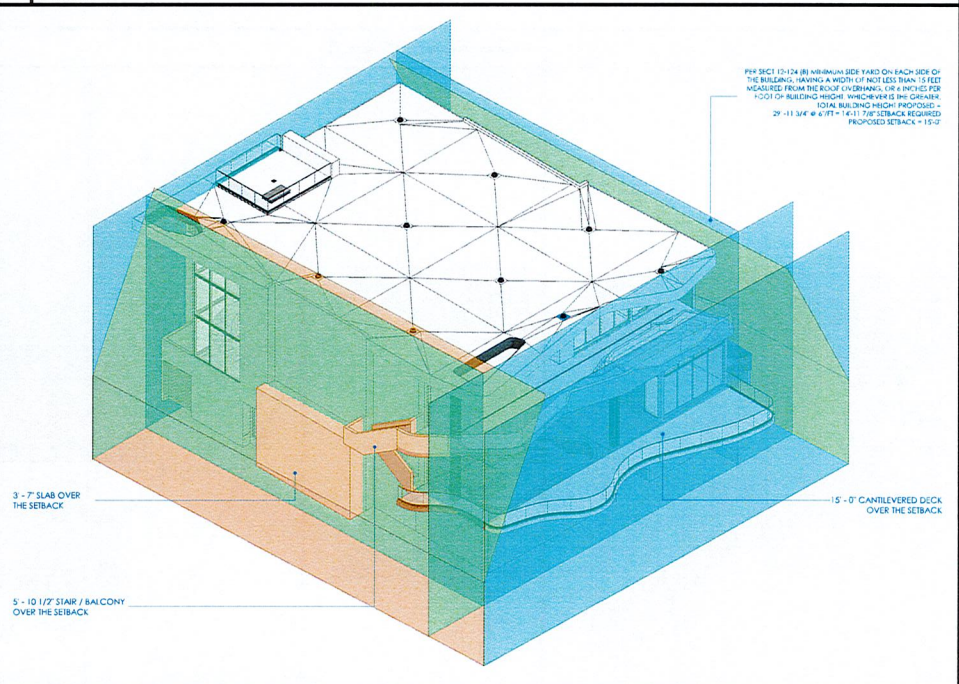
SIDE SETBACK - FRONT RIGHT
NOT TO SCALE



2 SIDE SETBACK - FRONT LEFT
NOT TO SCALE



SIDE SETBACK - REAR LEFT
NOT TO SCALE



4 SIDE SETBACK - REAR RIGHT
NOT TO SCALE

IN-SITE DESIGN GROUP
ARCHITECTURE

IN-SITE DESIGN GROUP LLC

1346 JACKSON STREET
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AA26001758
954 921 3233

ANNIE K. CARRUTHERS
ARCHITECT

ANNIE K CARRUTHERS
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33062

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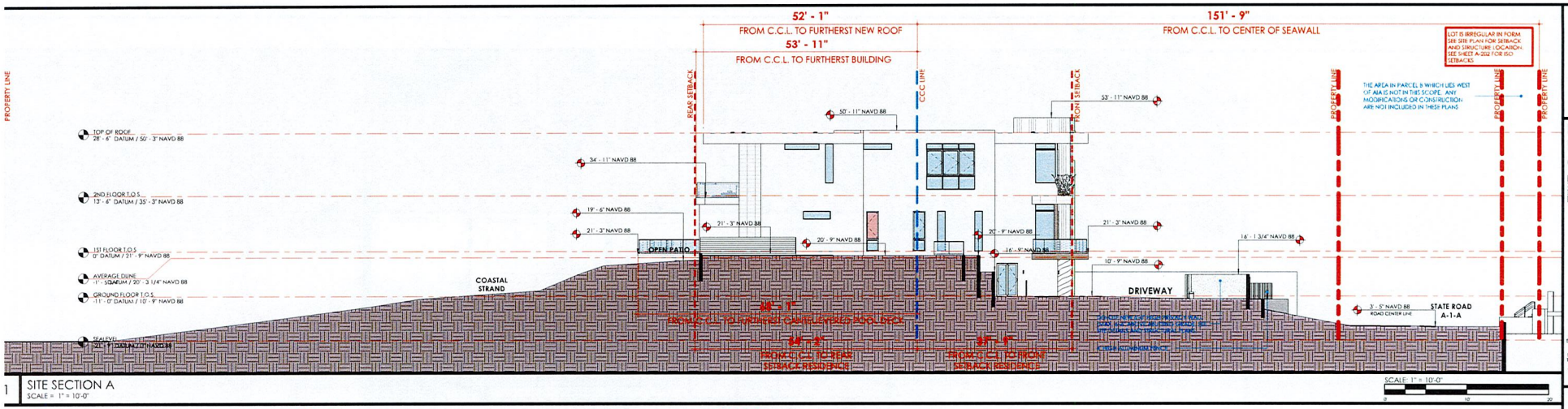
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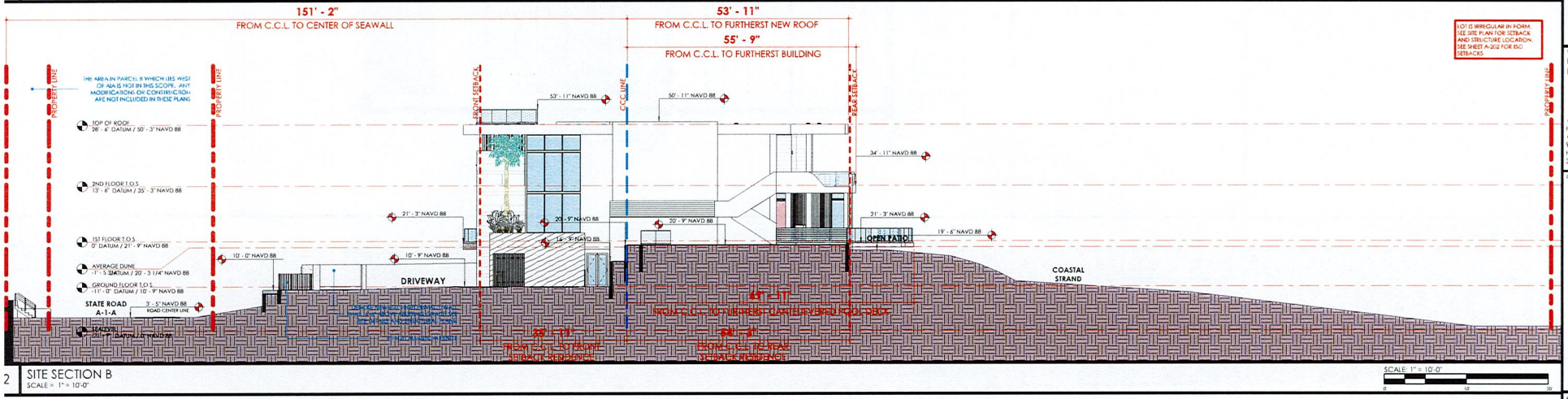
DATE OF ISSUE
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SHEET NAME
SIDE SETBACKS

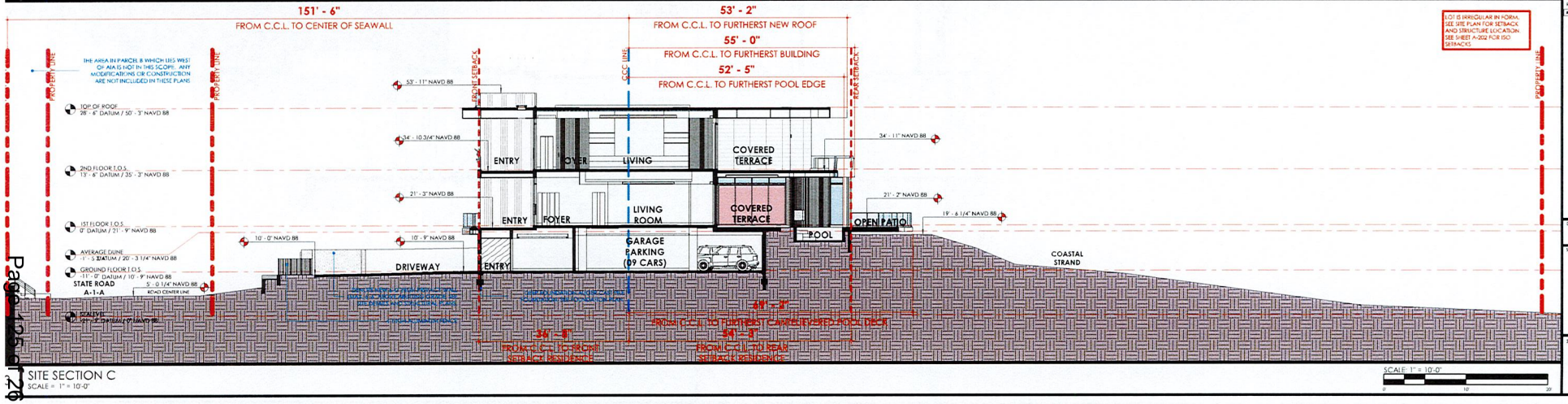
SHEET NUMBER
A-202



1 SITE SECTION A
SCALE = 1" = 10'-0"



2 SITE SECTION B
SCALE = 1" = 10'-0"



3 SITE SECTION C
SCALE = 1" = 10'-0"

IN-SITE DESIGN GROUP
ARCHITECTURE

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1346 JACKSON STREET
HOLLYWOOD, FL 33020
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AA26001758
954.921.3333

ANNIE K. CARRUTHERS
ARCHITECT

ANNIE K CARRUTHERS
2026.05.13
15:02:02-04'00'

SEAL

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971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION
FOR SITE PLAN /DEVELOPMENT REVIEW SUBMITTAL

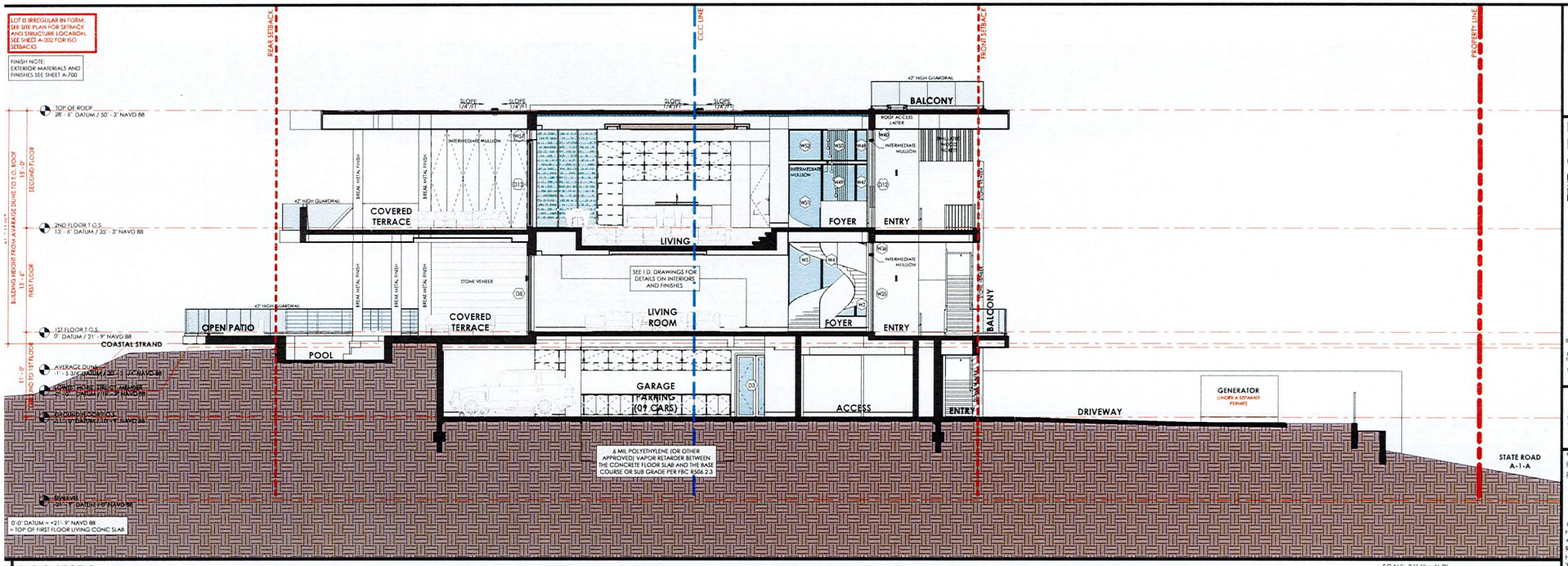
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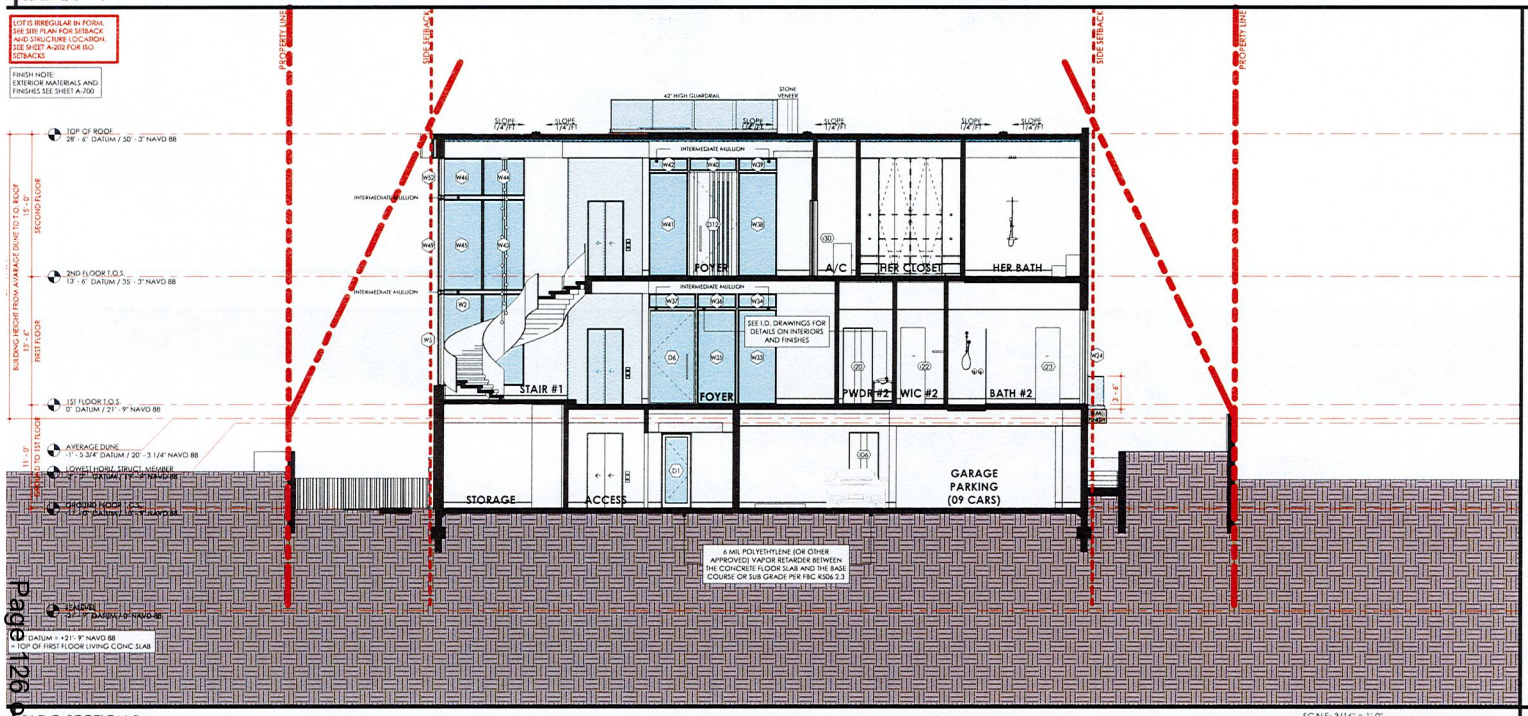
SHEET NAME
SITE SECTIONS

SHEET NUMBER
A-300



BLDG SECTION A
SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"



BLDG SECTION B
SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

ALL INSULATION SHALL BE CONFIRMED W/MECHANICAL CALCS PRIOR TO INSTALLATION

ROOF INSULATION
ALL CONCRETE ROOF DECKS ABOVE THE THERMAL ENVELOPE SHALL RECEIVE INSULATION. FLAT DECKS SHALL RECEIVE INSULATION BELOW CONC DECK ADJACENT TO AIR CONDITIONED SPACES OR AS PER ROOF PLAN. ROOF INSULATION SHALL BE CLOSED CELL SPRAY FOAM ICYNENE INSULATION AT UNDERSIDE OF ROOF DECK. SEE THIS SHEET FOR R VALUE REQUIRED. CONCRETE TOPING/ROOF FINISH SHALL BE SLOPED A MIN OF 1/4"/FT TO COMPLY W/ FBC 1515.2 TYP. ROOF SHALL BE A COMPLETELY SEALED NON VENTED ASSEMBLY

ALTERNATE ROOF INSULATION:
OPEN CELL SPRAT FOAM INSULATION ICYNENE MAY BE SUBSTITUTED WITH EQUAL R VALUE IF ATTIC SPACE ALLOWS. WALL INSULATION MUST MEET R VALUE NOTED ABOVE (R VALUE REPRESENTS INSULATION ONLY)

WALL INSULATION 1:
V-R PLUS SHIELD REFLECTIVE FOIL INSULATION-MIN R VALUE AS NOTED ABOVE. ADJACENT TO FURRING CONTINUOUS FLOOR TO CLG AND UP TO TRUSSES OR

ALTERNATE WALL INSULATION 2:
TYPICAL WALL INSULATION TO BE MIN 3/4" R-MATTE RIGID INSULATION ON THE INTERIOR SIDE MU WITH R-VALUE AS NOTED ABOVE OR

ALTERNATE WALL INSULATION 3:
CORE FILL SOY INSULATION INSIDE CMU CAVITIES. FOAM INSULATION CONTINUOUS FLOOR TO CLG AND UP TO TRUSSES. POLYMASTER R-301 RECOMMENDED.

3 INSULATION NOTES

IN-SITE DESIGN GROUP ARCHITECTURE
IN-SITE DESIGN GROUP LLC
1346 JACKSON STREET HOLLYWOOD, FL 33020
INSITEDESIGNGROUP.COM
AA26001758
954 921 0333
ANNIE K. CARRUTHERS ARCHITECT
ANNIE K CARRUTHERS 2026.05.13 15:02:02-04'00'
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971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION
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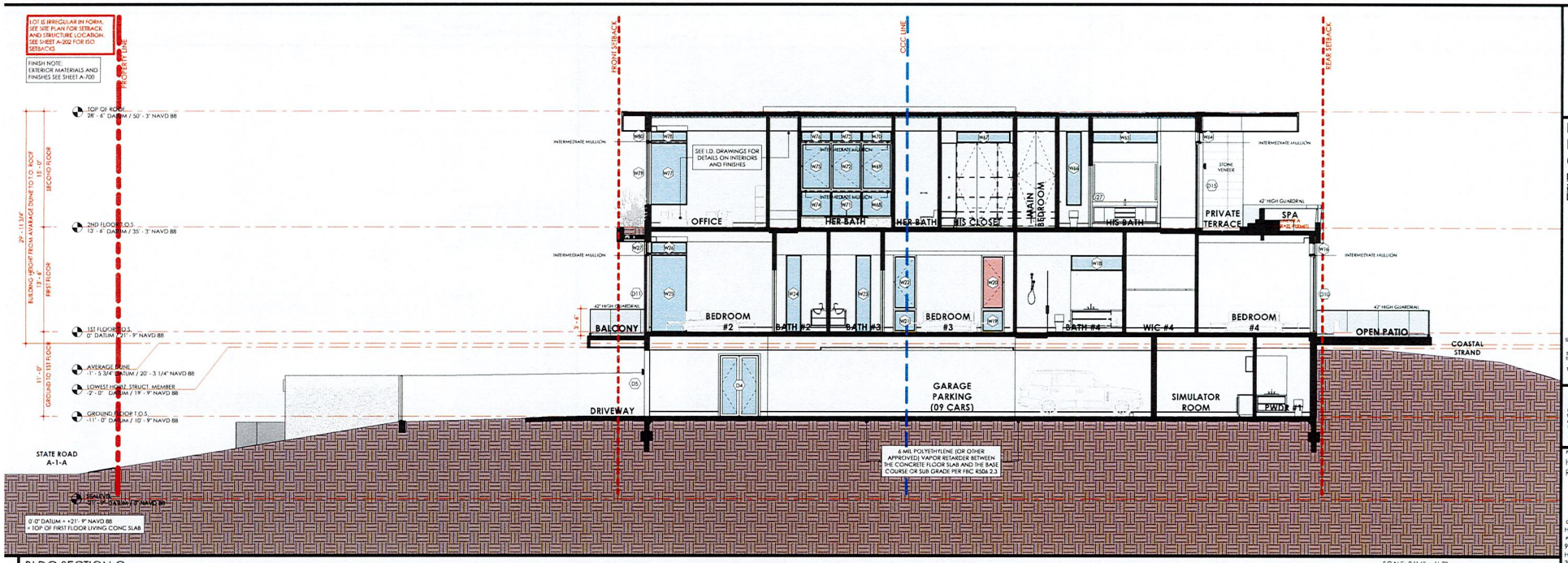
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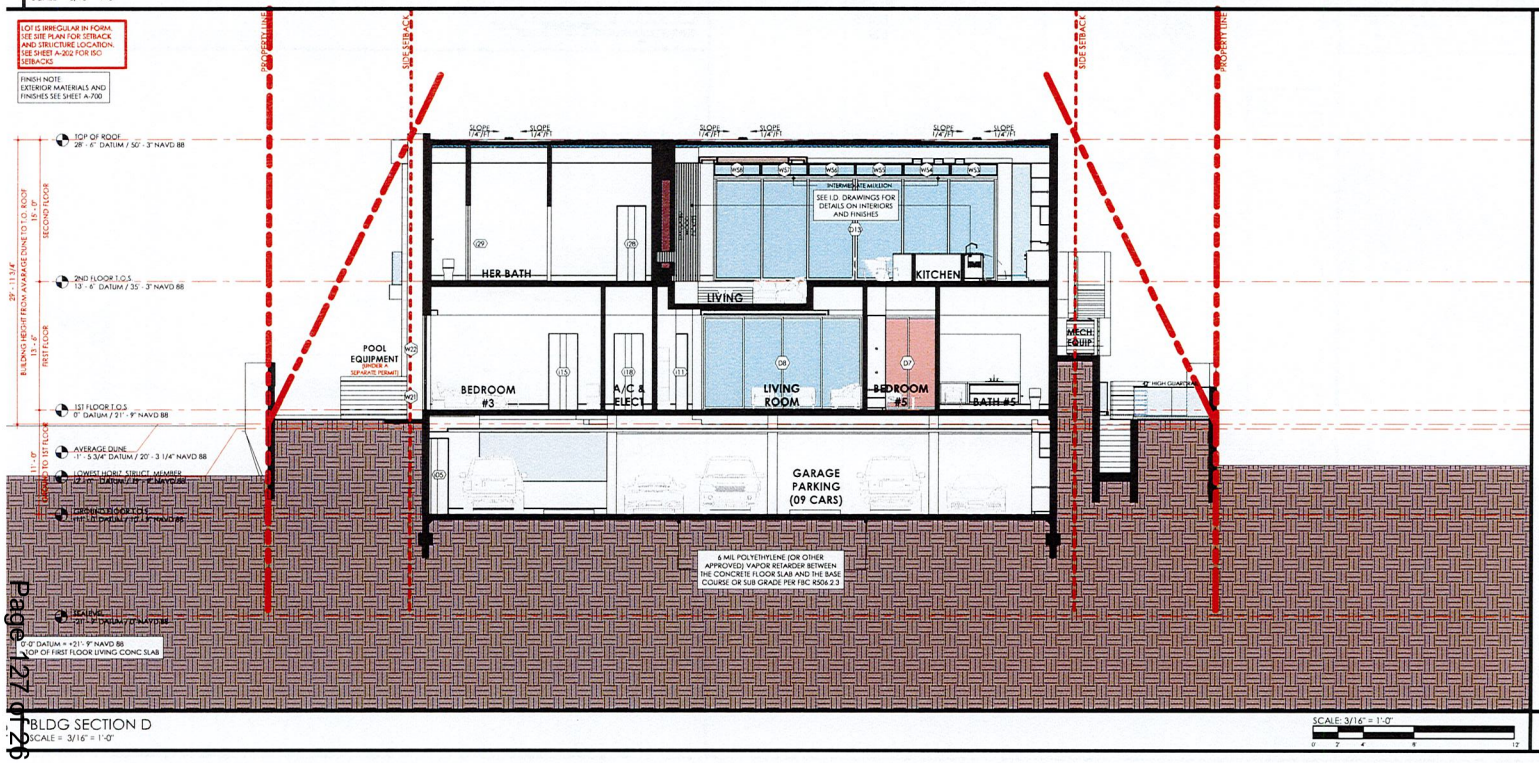
SHEET NAME
BLDG SECTIONS

SHEET NUMBER
A-301



BLDG SECTION C
SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"



BLDG SECTION D
SCALE = 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

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ALTERNATE WALL INSULATION 2
TYPICAL WALL INSULATION TO BE MIN 3/4" R-MATE RIGID INSULATION ON THE INTERIOR SIDE MU WITH K VALUE AS NOTED ABOVE OR

ALTERNATE WALL INSULATION 3
COREFILL 500 INSULATION INSIDE CMU CAVITIES. FOAM INSULATION CONTINUOUS FLOOR TO CLG AND UP TO TRUSSES. POLYMASTER R-501 RECOMMENDED.

3 INSULATION NOTES

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1346 JACKSON STREET HOLLYWOOD, FL 33020 INSITEDESIGNGROUP.COM AA26001758 954 921-5333
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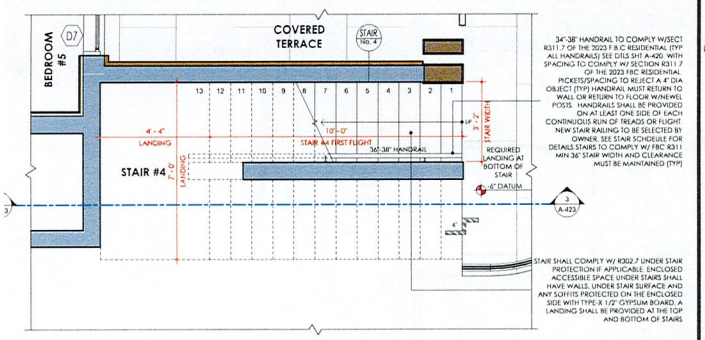
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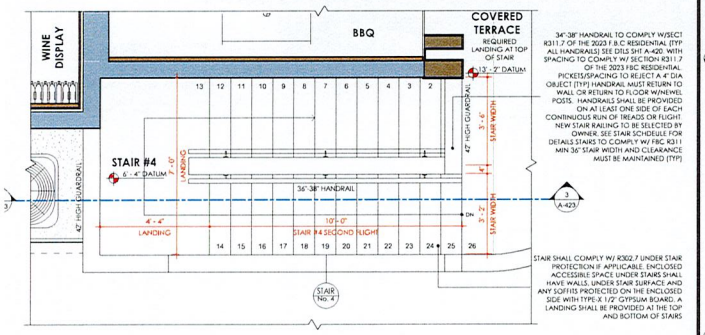
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BLDG SECTIONS

SHEET NUMBER
A-302



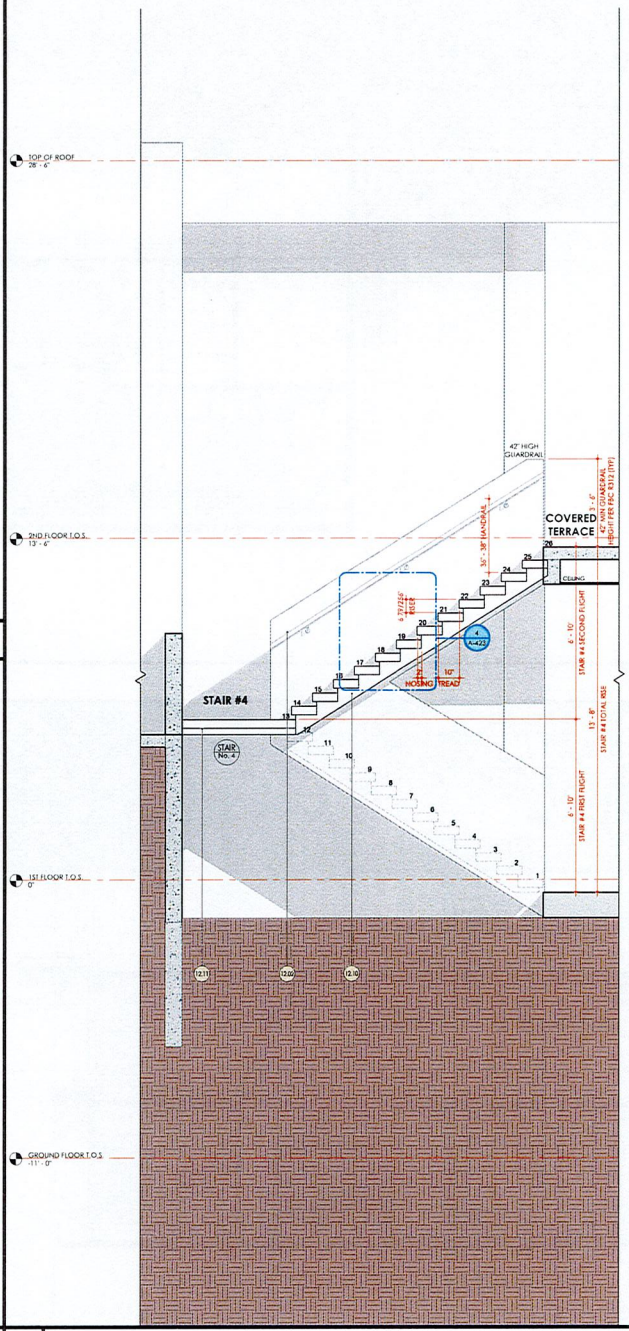
STAIR #4 - FIRST FLOOR FLOOR PLAN
SCALE = 1/2" = 1'-0"

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

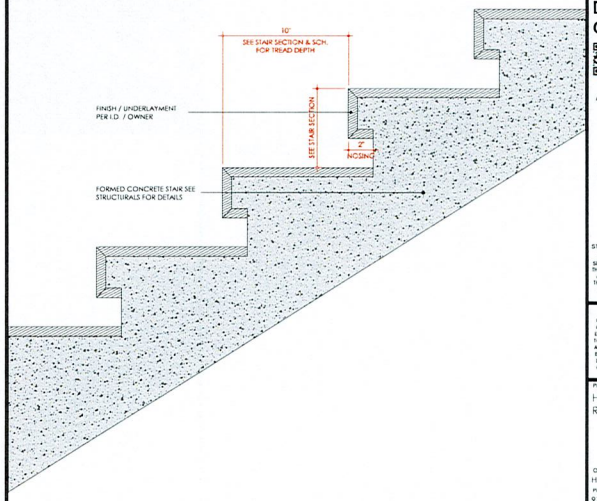


STAIR #4 - SECOND FLOOR PLAN
SCALE = 1/2" = 1'-0"

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



3 STAIR #4 - SECTION
SCALE = 1/2" = 1'-0"



4 STAIR #4 - RISER DETAIL
SCALE = 3" = 1'-0"

HILLSBORO RESIDENCE - STAIR SCHEDULE

Nº	TYPE	RAILING TYPE	BASE LEVEL	TOP LEVEL	TOTAL RISE	Nº OF RISERS	RISER HEIGHT	STAIR CONSTRUCTION
1	METAL	METAL	1ST FLOOR T.O.S.	2ND FLOOR T.O.S.	12' - 11 197/256"	25	6 1/4"	FLOATING METALIC PRE FABRICATED
2	CONCRETE	METAL	GROUND FLOOR T.O.S.	1ST FLOOR T.O.S.	10'-6"	20	6 5/16"	POURED IN PLACE CONCRETE
3	CONCRETE	METAL	1ST FLOOR T.O.S.	2ND FLOOR T.O.S.	13'-8"	26	6 5/16"	POURED IN PLACE CONCRETE
4	CONCRETE	CONCRETE	1ST FLOOR T.O.S.	2ND FLOOR T.O.S.	13'-8"	26	6 5/16"	POURED IN PLACE CONCRETE

STAIR NOTES:
STAIRWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FBC 2023 R311.5
WINDERS: WINDER TREADS IF APPLICABLE, SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES (254 MM) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTION WITH THE WALKLINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES (152 MM) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR

5 STAIR SCHEDULE
NOT TO SCALE

STAIR KEYNOTES

KEY	DESCRIPTION
12.02	WALL MOUNTED RAILING INSTALLED SEE DETAILS
12.10	FORMED CONCRETE STAIR SEE STRUCTURALS FOR DETAILS
12.11	CONCRETE FORMED LANDING

6 STAIR KEY NOTES
NOT TO SCALE

IN-SITE DESIGN GROUP
ARCHITECTURE
IN-SITE DESIGN GROUP LLC
1346 JACKSON STREET
HOLLYWOOD, FL 33020
INSITEDESIGNGROUP.COM
AA26001758
954 921 0333
ANNIE K. CARRUTHERS ARCHITECT
ANNIE K CARRUTHERS
2026.05.13 15:02:02-04'00'
SEAL
STATE OF FLORIDA LICENSE Nº AR 87158
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANNIE CARRUTHERS, ARCHITECT ON THE DATE ADJACENT TO THE SEAL. USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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PROJECT NAME
HILLSBORO BEACH RESIDENCE

OWNER NAME
HILLSBORO BEACH HOUSE LLC
PROJECT ADDRESS
971 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

DISTRIBUTION
FOR SITE PLAN /DEVELOPMENT REVIEW SUBMITTAL

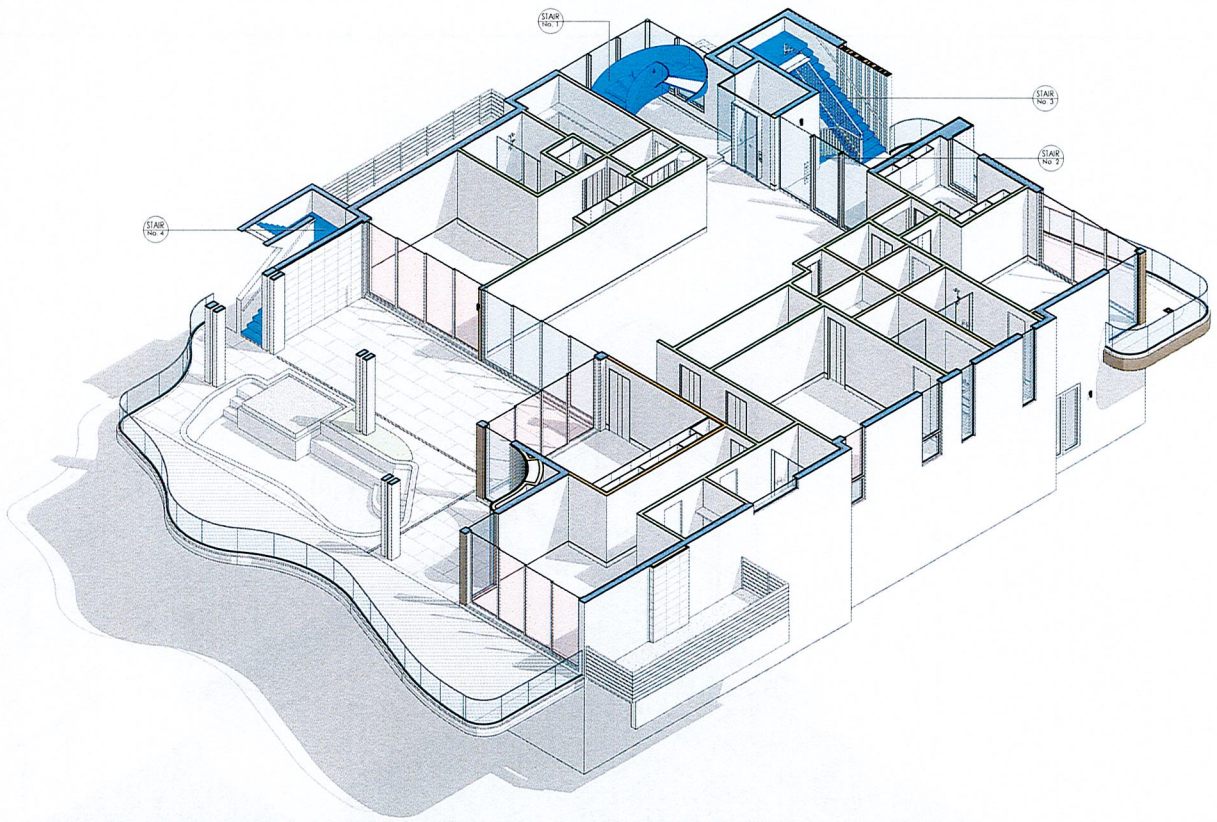
REVISIONS

#	DATE	DESCRIPTION

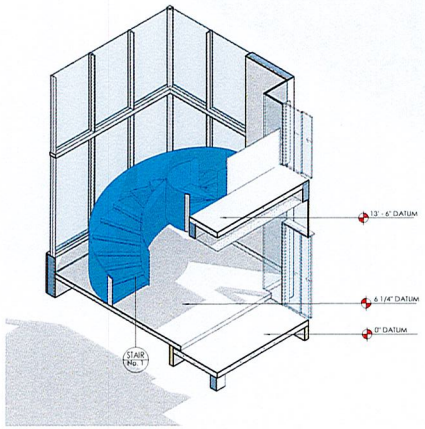
DATE OF ISSUE
04/17/2026

SHEET NAME
STAIR #4-5 DETAILS

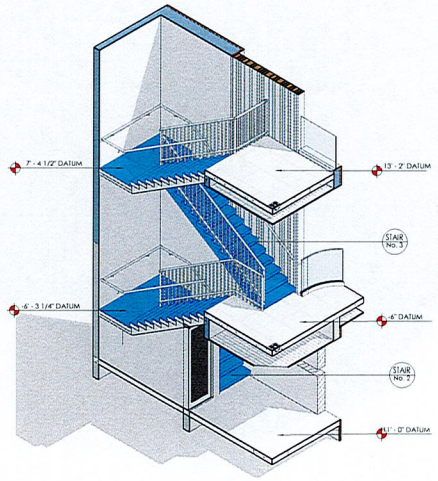
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A-423



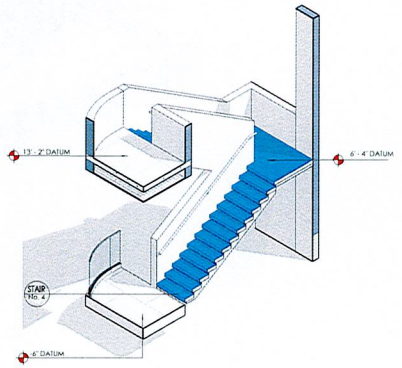
STAIRS LOCATION
NOT TO SCALE



STAIR #1 - ISO
NOT TO SCALE



3 STAIR #2-3 - ISO
NOT TO SCALE



4 STAIR #4 - ISO
NOT TO SCALE

IN-SITE DESIGN GROUP
ARCHITECTURE

IN-SITE DESIGN GROUP LLC
1344 JACKSON STREET
HOLLYWOOD, FL 33020
INSITEDESIGNGROUP.COM
9542600 7261
954 921-3333

ANNIE K. CARRUTHERS
ARCHITECT

ANNIE K CARRUTHERS
2026.05.13
15:02:02-04'00'

SEAL
STATE OF FLORIDA LICENSE N° AR 97156

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PROJECT NAME
HILLSBORO BEACH RESIDENCE

OWNER NAME
HILLSBORO BEACH HOUSE LLC
PROJECT ADDRESS
971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION
FOR SITE PLAN /DEVELOPMENT REVIEW SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

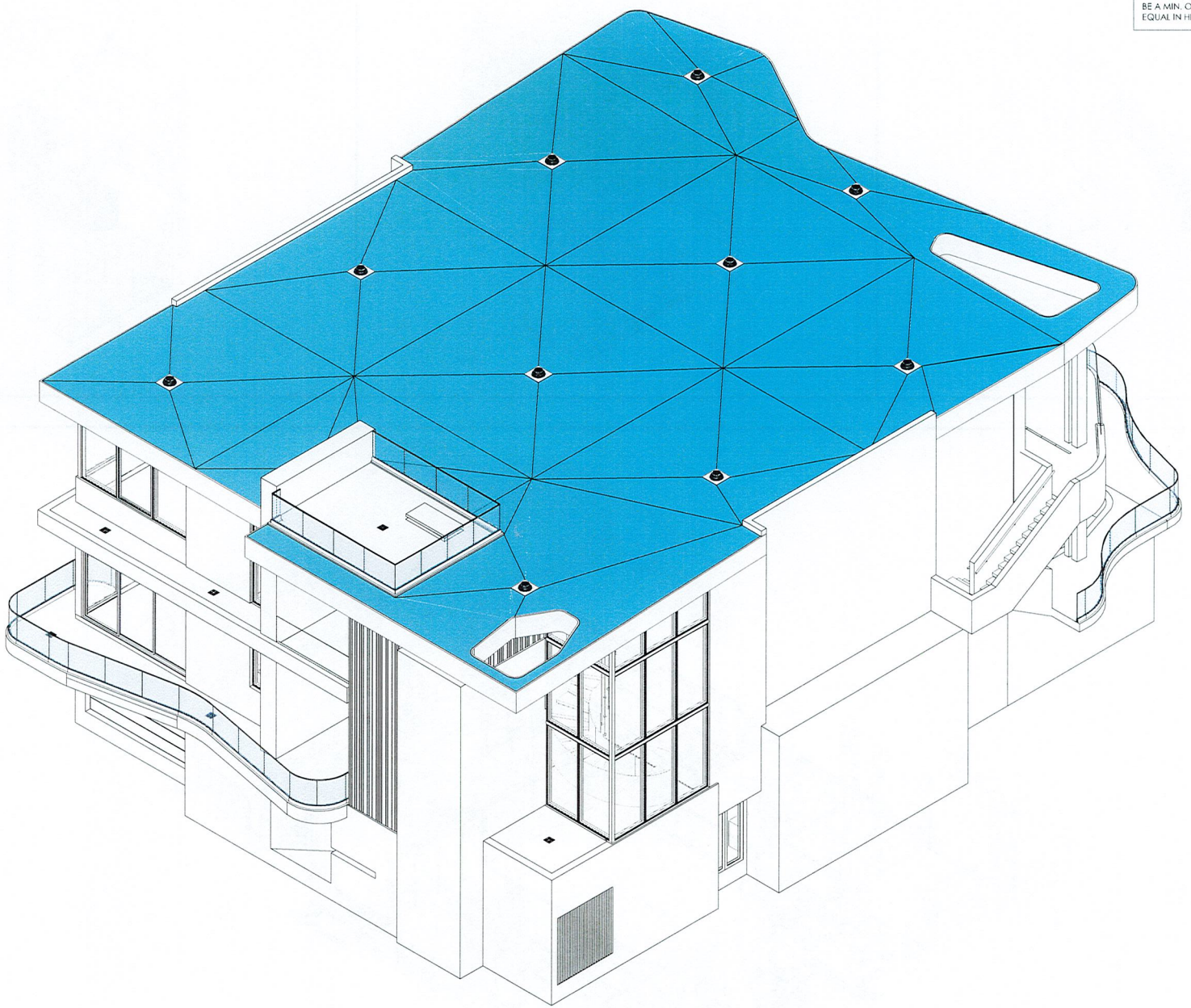
DATE OF ISSUE
04/17/2026

SHEET NAME
STAIR LOCATION AND ISO

SHEET NUMBER
A-424

NOTES:

- SCHEMATIC ROOF ISOMETRIC.
- FLAT ROOF SLOPED TO DRAINS AND ALL SLOPES TO BE A MIN. OF 1/4" PER FT. AND ALL FASCIAS TO BE EQUAL IN HEIGHT.



ROOF ISO
NOT TO SCALE

IN-SITE DESIGN GROUP
ARCHITECTURE

IN-SITE DESIGN GROUP LLC

1346 JACKSON STREET
HOLLYWOOD, FL 33020
INSITEDESIGNGROUP.COM
AA26001758
954 921 0333

ANNIE K. CARRUTHERS
ARCHITECT

ANNIE K CARRUTHERS
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SEAL

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PROJECT NAME
HILLSBORO BEACH RESIDENCE

OWNER NAME
HILLSBORO BEACH HOUSE LLC

PROJECT ADDRESS
971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION

FOR SITE PLAN /DEVELOPMENT REVIEW SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

DATE OF ISSUE
04/17/2026

SHEET NAME
ROOF ISO

SHEET NUMBER
A-900

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** **(SECOND READING, Tabled from 5/5/2026)**

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, Sherry Henderson, Town Clerk**

Agenda Date: **June 2, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:

1. HB Staff Report- Parking areas west of A1A 6.2.26
2. Ordinance (2nd Reading 06-02-2026)
3. Business Impact Statement
4. Headway Constuction, LLC Agreement
5. Sun Sentinel Affidavit

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

TO: Mayor Miller and Town Commission
THROUGH: Mac Serda, Town Manager
FROM: Graham Long, Planning Consultant
DATE: June 2, 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.

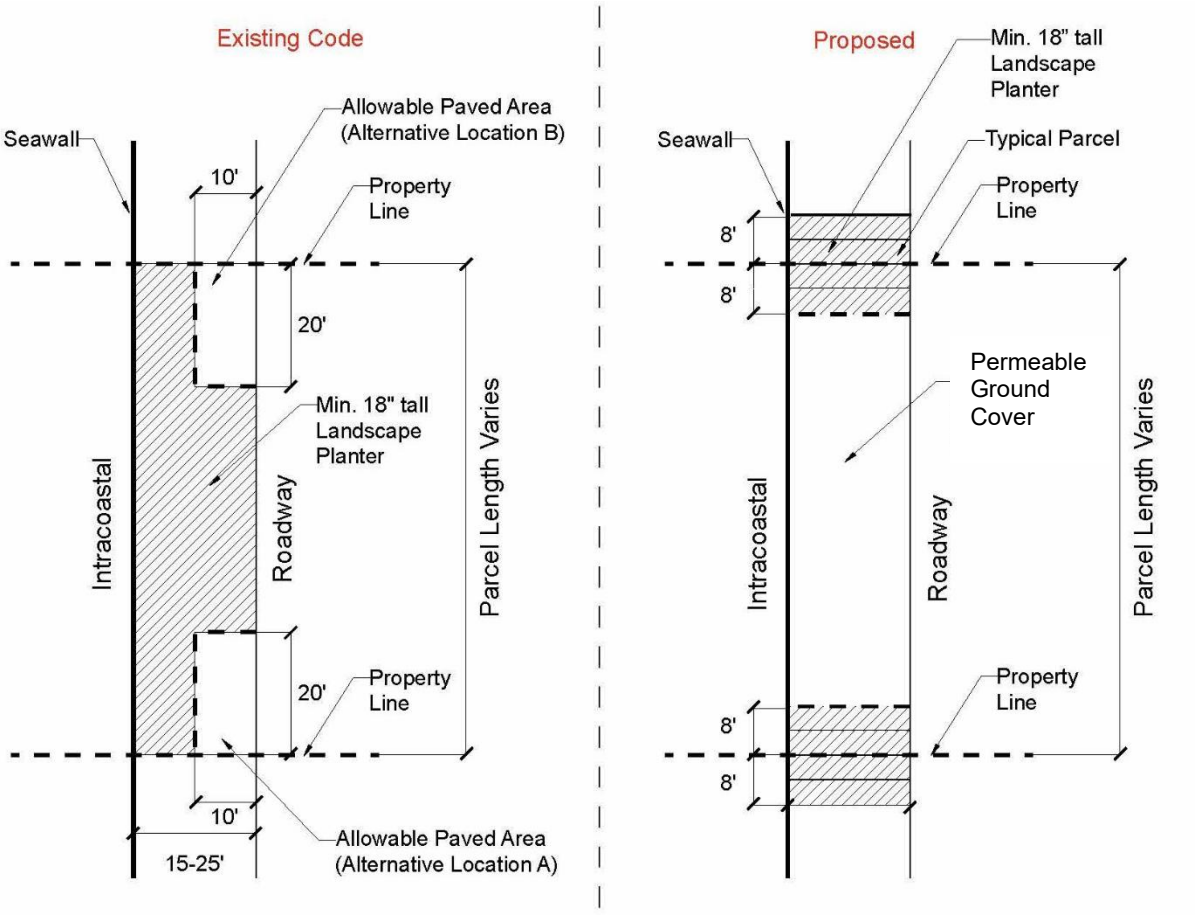
Although the current code if implemented on any lot would greatly limit the use for parking, it would also likely result in vehicles partially blocking A1A (which at times occurs under the existing conditions).

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
- A 'trigger' is included that improvements which meet these new requirements must be implemented when more than 50% of gross floor area, of a structure itself, or of the structure's value is modified, in alignment with the current trigger for upgrading seawalls.

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.

Second Reading 6/2/2026 Mtg

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. No parking or wheel stops, or striping delineating parking spaces shall be installed.

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.

(c) If more than fifty percent (50%) of the total gross floor area of the building or more than fifty percent (50%) of a structure or more than fifty percent (50%) of its replacement value is damaged, destroyed or removed for any reason the entire building, structure or use thereof shall be required to meet the Town's Land Development Code, including the requirements of (a) and (b) listed above where applicable. This shall be defined to include any and all new construction of single family residences which shall be required to comply with section 12-123 as set forth herein and as amended from time to time.

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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 (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)~~

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~~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. 12-183. 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.

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

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.

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

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

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

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

SECTION 6.0 DRAFT CONTRACT AGREEMENT No.2025-12-02
TOWN OF HILLSBORO BEACH PARKING LOT IMPROVEMENTS
BETWEEN
TOWN OF HILLSBORO BEACH AND
HEADWAY CONSTRUCTION, LLC

THIS AGREEMENT is made and entered into as of this 22 day of May, 2026, by and between Headway Construction, LLC, a limited liability corporation organized and existing under the laws of the State of Florida, having its principal office at 12586 79th Court, N., West Palm Beach, FL 33412 (hereinafter referred to as the ("CONTRACTOR "), and Town of Hillsboro Beach, a political subdivision of the State of Florida, having its principal office at1210 Hillsboro Mile, Hillsboro Beach, Florida 33062 (hereinafter referred to as the "TOWN").

RECITALS

WHEREAS, the TOWN desires to retain a CONTRACTOR for the Town of Hillsboro Beach parking lot improvements. All specific duties are listed within the Scope of Work hereto attached by reference; and

WHEREAS, the CONTRACTOR has offered to provide the services and to be bound by the terms and conditions of the Invitation to Bid *"(ITB) No.2025-12-02 Town of Hillsboro Beach Parking Lot Improvements"*, which includes the General Terms and Conditions, Special Conditions, Scope of Services, and associated addenda attached hereto and incorporated herein as Exhibit "A", and the assertions included in the Contractor's bid proposal attached hereto and incorporated herein as Exhibit "B";

WHEREAS, the CONTRACTOR desires to render services described in the Scope of Services and has the qualifications, experience, staff and resources to perform those services; and,

WHEREAS, through a competitive solicitation process conducted in accordance with the requirements of Florida law, the TOWN has determined that it to be in the best interest of the TOWN to award an Agreement to the Contractor for the rendering of those services described in the scope of services; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, the parties hereto agree as follows:

INCORPORATION BY REFERENCE AND ENTIRE AGREEMENT.

The foregoing "Whereas" clauses are hereby incorporated by reference and affirmed and ratified by the parties as true and correct. The Documents which comprise this Agreement

between the TOWN and the CONTRACTOR are attached hereto, made a part hereof consists of the following:

A. This Agreement.
B. ITB 2025-12-02 hereto as Exhibit "A", including Addendums.
C. Contractor Bid Response hereto as Exhibit "B".

In the event of a conflict between any of the terms and conditions in the Exhibits and this Agreement, this Agreement shall prevail.

ARTICLE 1 – DEFINITIONS

Whenever used in this Agreement or in other Contract Documents, the following terms have the meanings indicated which are applicable to both the singular and plural forms:

1.1 Agreement – This written agreement between the TOWN and the Contractor covering the work to be performed including other Contract Documents that are attached to or incorporated in the Agreement.

1.2 Application for Payment – The form accepted by the TOWN which is to be used by the Contractor in requesting progress or final payment and which is to include such supporting documentation as is required by the Contract Documents.

1.3 Approve – The word approve is defined to mean review of the material, equipment or methods for general compliance with design concepts and with the design concepts and with the information given in the Contract Documents. It does not imply a responsibility on the part of the TOWN to verify in every detail conformance with plans and specifications.

1.4 Bid – The offer or Bid of the Contractor submitted on the prescribed form setting forth the total prices for the Work to be performed.

1.5 Bid Documents –This Agreement, advertisement for Invitation to Bids, the Instructions to Bidders, the Bid Form (with supplemental affidavits and agreements), the Contract Forms, General Conditions, the Supplementary Conditions, the Specifications, and the Plans, which documents all become an integral part of the Contract Documents.

1.6 Certificate of Substantial Completion - Certificate provided by the TOWN certifying that all Work, excluding the punch list items, has been completed, inspected, and accepted by the TOWN.

1.7 Change Order - A change order is defined as a written order to a contractor approved by the TOWN, authorizing a revision of an underlying agreement between the TOWN and a contractor that is directly related to the original scope of work or an adjustment in the original contract price or the contract time directly related to the original scope of work, issued on or after the effective date of the contract.

1.8 TOWN –Town of Hillsboro Beach, Hillsboro Beach, Florida including but not limited to its employees, agents, officials, representatives, contractors, subcontractors, volunteers, successors and assigns, with whom the Contractor has entered into the Agreement and for whom the Work is

to be provided. The Project Manager, or designee, shall be the authorized agent for the TOWN unless otherwise specified.

1.9 Contract Documents – The Contract Documents shall consist of this Agreement, Exhibits to this Agreement, Public Construction Bond, Performance Bond, Payment Bond and Certificates of Insurance, Notice of Award and Notice to Proceed, General Conditions as amended by the Special Conditions, Technical Specifications, Plans/Drawings, Addenda, Bid Form and supplement Affidavits and Agreements, Amerian Rescue Plan Act of 2021 (ARPA) required Contract Clauses Appendix II to Part 200, Title 2, all applicable provisions of State and Federal Law and any modification, including Change Orders or written amendments duly delivered after execution of Agreement, Invitation to Bid, Instructions to Bidders and Bid Bond, Contractor's response to the TOWN's Invitation to Bid, Schedule of Completion and Schedule of Values, all amendments, modifications and supplements, change orders and work directive changes issued on or after the Effective Date of the Agreement, as well as any documents that are required to be submitted under the Agreement.

Permits on file with the TOWN and or those permits to be obtained shall be considered directive in nature and will be considered a part of this Agreement. A copy of all permits shall be given to the TOWN for inclusion in the Contract Documents. Terms of permits shall be met prior to acceptance of the Work and release of the final payment.

1.10 Contract Price – The monies payable to the Contractor by the TOWN under the Contract Documents and in accordance with the line-item unit prices listed in the Bid.

1.11 Contract Time – The number of calendar days stated in the Agreement for the completion of the Work. The dates on which the work shall be started and shall be completed as stated in the Notice to Proceed.

1.12 Contractor – The person, firm, company, or corporation with whom the TOWN has entered into the Agreement, including but not limited to its employees, agents, representatives, contractors, subcontractors, their subcontractors and their other successors and assigns.

1.13 Day – A calendar day of twenty-four (24) hours ending at midnight.

1.14 Defective – An adjective which when modifying the word "Work" refers to work that is unsatisfactory, faulty, or deficient, or does not conform to the Contract Documents or does not meet the requirements of any inspection, test or approval referred to in the Contract Documents, or has been damaged prior to the Project Manager's recommendation of final payment.

1.15 Effective Date of the Agreement – The date specified in the Notice to Proceed given by the TOWN to the Contractor indicating when the Contract Time will commence to run and on which the Agreement becomes effective, but if no such date is indicated, it means the date on which the Agreement is approved by the TOWN Commission or if TOWN Commission approval is not required it is the date on which the Agreement is fully executed by the TOWN.

1.16 Final Completion Date – The date the Work is completed, including completion of the final punch list, and delivered along with those items specified in the Contract Documents and is accepted by the TOWN.

1.17 Hazardous Materials (HAZMAT) - Any solid, liquid, or gaseous material that is toxic, flammable, radioactive, corrosive, chemically reactive, or unstable upon prolonged storage in quantities that could pose a threat to life, property, or the environment defined in Section 101(14) of Comprehensive Environmental Response, Compensation and Liability Act of 1980 and in 40 CFR 300.6. Also defined by 49 CFR171.8 as a substance or material designated by the Secretary of Transportation to be capable of posing an unreasonable risk to health, safety, and property when transported in commerce and which has been so designated.

1.18 Hazardous Substance - As defined by Section 101(14) of the Comprehensive Environmental Response, Compensation and Liability Act; any substance designated pursuant to Section 311(b) (2) (A) of the Clean Water Act; any element, compound, mixture, solution or substance designated pursuant to Section 102 identified under or listed pursuant to Section 3001 of the Solid Waste Disposal Act {but not including any waste listed under Section 307[a] of the Clean Water Act}; any hazardous air pollutant listed under Section 112 of the Clean Air Act; and any imminently hazardous chemical substance or mixture pursuant to Section 7 of the Toxic Substances Control Act. The term does not include petroleum, including crude oil or any fraction thereof, which is not otherwise specifically listed or designated as a hazardous substance in the first sentence of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).

1.19 Hazardous Waste - Those solid wastes designated by OSHA in accordance with 40 CFR 261 due to the properties of ignitability, corrosively, reactivity, or toxicity. Any material that is subject to the Hazardous Waste Manifest requirements of the EPA specified in 40 CFR Part262.

1.20 Holidays - Those designated non-workdays as established by the Town of Hillsboro Beach Commission.

1.21 Inspection – The term "inspection" and the act of inspecting as used in this Agreement is defined to mean the examination of construction to ensure that it conforms to the design concept expressed in the plans and specifications. This term shall not be construed to mean supervision, superintending and/or overseeing.

1.22 Notice of Award - The written notice by TOWN to the Contractor stating that upon compliance by the Contractor with the condition's precedent enumerated therein, within the time specified that the TOWN will sign and deliver this Agreement.

1.23 Notice to Proceed – A written notice given by the TOWN to the Contractor fixing the date on which the Contract Time will commence to run and on which the Contract Time willed.

1.24 Plans - The drawings which show the character and scope of the work to be performed and which have been prepared or approved by the TOWN and are referred to in the Contract Documents.

1.25 Premises (otherwise known as Site or Work Site) – means the land, buildings, facilities, etc. upon which the Work is to be performed.

1.26 Project – The total construction of the Work to be provided as defined in the Contract

Documents.

1.27 Project Manager - The employee of the TOWN, or other designated individual who is herein referred to as the Project Manager, will assume all duties and responsibilities and will have the rights and authorities assigned to the Project Manager in the contract Documents in connection with completion of the Work in accordance with this Agreement.

1.28 Punch List - The TOWN's list of Work yet to be done or be corrected by the Contractor, before the Final Completion date can be determined by the TOWN.

1.29 Record Documents - A complete set of all specifications, drawings, addenda, modifications, shop drawings, submittals and samples annotated to show all changes made during the construction process.

1.30 Record Drawings or "As-Built" - A set of drawings which show significant changes in the work made during construction and which are usually based on drawings marked up in the field and other data furnished by the contractor. These documents will be signed and sealed by the ENGINEER of Record, or a Professional Land Surveyor licensed in the State of Florida.

1.31 Substantially Completed Date – A date when the Contractor has requested in writing, stating that the Work is substantially completed and is ready for an inspection and issuance of a final punch list for the Project.

1.32 Work – The entire completed delivered product or the various separately identifiable parts thereof required to be furnished under the Contract Documents. Work is the result of performing services, furnishing labor and furnishing and incorporating material and equipment into the product, all as required by the Contract Documents.

ARTICLE 2 – SCOPE OF WORK

2.1 The Contractor shall complete all work as specified or indicated in the Contract Documents. The Project for which the Work under the Contract Documents may be the whole or only part is generally described as follows: "2025-12-02 Town of Hillsboro Beach Parking Lot Improvements"

2.2 All Work for the Project shall be constructed in accordance with the Drawings and Specifications. The Work generally involve the construction of the parking lot expansion. Within ten (10) days of the execution of this Agreement, the Contractor shall submit a Construction Schedule, Schedule of Values and a listing of those subcontractors that will be utilized by the Contractor. The general sequence of the work shall be submitted by the Contractor and approved by the TOWN before any work commences. The TOWN reserves the right to issue construction directives necessary to facilitate the Work or to minimize any conflict with operations.

ARTICLE 3 – PROJECT MANAGER

3.1 The Project Manager is hereby designated by the TOWN is Mac Serda, Town Manager. The Project Manager will assume all duties and responsibilities and will have the rights and authorities assigned to the Project Manager in the Contract Documents in connection with

completion of the Work in accordance with this Agreement.

ARTICLE 4 – CONTRACT DOCUMENTS

The Contract Documents which comprise the entire Agreement between the TOWN and Contractor are attached to this Agreement, are made a part hereof and consist of the following:

4.1 This Agreement.

4.2 Public Construction Bond, Performance Bond, Payment Bond and Certificates of Insurance.

4.3 Notice of Award and Notice to Proceed.

4.4 General Conditions as amended by the Special Conditions.

4.5 Technical Specifications.

4.6 Plans/Drawings

4.7 Bid Form and supplement Affidavits and Agreements.

4.8 All applicable provisions of State and Federal Law and any modification, including Change Orders or written amendments duly delivered after execution of Agreement.

4.9 Invitation to Bid No.2025-12-02 Instructions to Bidders and Bid Bond.

4.10 Contractor's Response to Bid No.2025-12-02

4.11 Schedule of Completion and Schedule of Values.

4.12 All amendments, modifications and supplements, change orders and work directive changes, issued on or after the Effective Date of the Agreement.

4.13 Any Additional documents that are required to be submitted under the Agreement.

4.14 Permits on file with the TOWN and or those permits to be obtained shall be considered directive in nature and will be considered a part of this Agreement. A copy of all permits shall be given to the TOWN for inclusion in the Contract Documents. Terms of permits shall be met prior to acceptance of the Work and release of the final payment.

There are no Contract Documents other than those listed in this Article 4. The Contract Documents may only be altered, amended, or repealed in accordance with the provisions of the terms of this Agreement.

In the event of any conflict between the documents or any ambiguity or missing specification or instruction, the following priority is established:

A. Specific direction from the TOWN Manager (or designee)

B. This Agreement dated, and any attachments.

C. Invitation to Bid No.2025-12-02 and the specifications prepared by the TOWN.

D. Contractor's response to the Town's Invitation to Bid 2025-12-02 dated February 18, 2026

E. Schedule of Values.

F. Schedule of Completion.

4.15 If during the performance of the Work, Contractor finds a conflict, error or discrepancy in the Contract Documents, Contractor shall so report to the Project Manager, in writing, at once and before proceeding with the Work affected shall obtain a written interpretation or clarification from the TOWN.

4.16 It is the intent of the specifications and plans to describe a complete Project to be constructed in accordance with the Contract Documents. Any Work that may reasonably be inferred from the specifications or plans as being required to produce the intended result shall be supplied whether or not it is specifically called for. When words which have a well-known technical or trade meaning are used to describe Work, materials, or equipment, such works shall be interpreted in accordance with such meaning. Reference to standard specifications, manuals or codes of any technical society, organization or associations, or to the code of any governmental authority whether such reference be specific or implied, shall mean the latest standard specification, manual or code in effect as of the Effective Date of this Agreement, except as may be otherwise specifically stated. However, no provision of any referenced standard specification, manual or code (whether or not specifically incorporated by reference in the Contract Documents) shall change the duties and responsibilities of the TOWN, the Contractor, or any of their agents or employees from those set forth in the Contract Documents.

ARTICLE 5 CONTRACT TIME

5.1 The Work shall be finally completed on the Final Completion Date and ready for final payment in accordance with this Agreement within thirty (30) calendar days after the date when the Contract Time commences to run as provided in the Notice to Proceed.

5.2 The CONTRACTOR shall make no claims for additional compensation or damages due to suspensions, delays or hindrances. CONTRACTOR may only be compensated for the extension of time as the TOWN may decide. However, such extension shall not operate as a waiver of any other rights of the TOWN.

ARTICLE 6. CONTRACT PRICE

6.1 TOWN shall pay Contractor for performance of the Work in accordance with Article 7, subject to additions and deletions by Change Order, as provided for in this Agreement.

6.2 The parties expressly agree that the Contract Price which shall not exceed the amount of eighty thousand ninety-nine dollars and .95 cents ($80,099.95), which includes a 10% contingency, constitutes the total maximum compensation payable to the Contractor for performing the Work, plus any Work done pursuant to a Change Order. Contract Price is in accordance with the line-item unit prices listed in the Bid. Line items are based on a unit price cost multiplied by a defined quantity. Any additional duties, responsibilities and obligations assigned to or undertaken by Contractor shall be at Contractor's expense without change to the Contract Price.

6.3 The Contract Price constitutes the compensation payable to Contractor for performing the Work plus any Work done pursuant to a Change Order. All duties responsibilities and obligations assigned to or undertaken by Contractor shall be at the Contractor's expense without change in the Contract price.

ARTICLE 7 PAYMENT PROCEDURES

7.1 Contractor shall submit Applications for Payment in accordance with the Contract Documents. Applications for Payment will be processed by TOWN as provided in the General Conditions.

7.2 Progress Payments. TOWN shall make progress payments based on work completed and on account of the Contract Price on the basis on the Contractor's monthly Applications for Payment, which shall be submitted by the Contractor between the first (1st) and the tenth (10th) day after the end of each calendar month for which payment is requested. All progress payments will be made on the basis of the progress of the Work completed.

7.3 Prior to Final Completion, progress payments will be made in an amount equal to ninety-five percent (95%) of the value of Work completed less in each case the aggregate of payments previously made.

7.4 Final Payment. Upon final completion of the Work in accordance with the General Conditions, as may be supplemented, the TOWN shall pay Contractor an amount sufficient to increase total payments to one hundred percent (100%) of the Contract Price. However, not less than five percent (5%) of the Contract Price shall be retained until Record Drawings (as built), specifications, addenda, modifications and shop drawings. Including all manufacturers' instruction and parts manuals are delivered to and accepted by the TOWN.

7.5 The TOWN shall make payment to the Contractor in accordance with the Florida Prompt Payment Act, Section 218.70, Florida Statutes.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

In order to induce the TOWN to enter into this Agreement, Contractor makes the following representations upon which the TOWN has relied:

8.1 Contractor is qualified in the field of public construction and in particular to perform the Work and services set forth in this Agreement.

8.2 Contractor has visited the Work Site, has conducted extensive tests, examinations and investigations and represents and warrants a thorough familiarization with the nature and extent of the Contract Documents, the Work, locality, soil conditions, moisture conditions and all year-round local weather and climate conditions (past and present), and, in reliance on such tests, examination and investigations conducted by Contractor and the Contractor's experts, has determined that no conditions exist that would in any manner affect the Proposed Price and that the project can be completed for the Proposed Price submitted within the Contract Time as defined in this Agreement. Furthermore, Contractor warrants and confirms that he is totally familiar with, understands and obligates Contractor to comply with all federal, state and local laws, ordinances, rules, regulations and all market conditions that affect or may affect the cost and price of materials and labor needed to fulfill all provisions of this Agreement or that in any manner may affect cost, progress or performance of the Work.

8.3 The Contractor has satisfied itself as to the nature and location of the Work under the Contract Documents, the general and local conditions of the Project, particularly those bearing upon availability of transportation, disposal, handling and storage of materials, availability of labor, water, electric power, and roads, the conformation and conditions at the ground based on TOWN provided reports, the type of equipment and facilities needed preliminary to and during the prosecution of the Work and all other matters which can in any way affect the Work or the cost thereof under the Contract Documents.

8.4 The Contractor has also studied carefully all reports of investigations and tests of subsurface and latent physical conditions at the site or otherwise affecting cost, progress or performance of the Works, and finds and has further determined that no conditions exist that would in any manner affect the Proposed Price and that the project can be completed for the Proposed Price submitted.

8.5 Contractor has made or caused to be made examinations, investigations, tests and studies of such reports and related data in addition to those referred to as he deems necessary for the performance of the Work at the Contract Prices, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents; and no additional examinations, investigations, tests, reports or similar data are, or will be, required by Contractor for such purposes.

8.6 Contractor has correlated the results of all such observations, examinations, investigations, tests, reports and data with the terms and conditions of the Contract Documents.

8.7 Contractor has given TOWN written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution by TOWN is acceptable to the Contractor.

8.8 Labor

8.8.1 The Contractor shall provide competent, suitable qualified personnel to perform construction as required by the Contract Documents. The Contractor shall at all times maintain good discipline and order at the site.

8.8.2 The Contractor shall, at all times, have a competent superintendent, capable of

reading and thoroughly understanding the drawings and specifications, as the Contractor's agent on the Work, who shall, as the Contractor's agent, supervise, direct and otherwise conduct the Work.

8.8.3 The Contractor shall designate the superintendent on the job to the TOWN, in writing, immediately after receipt of the Notice to Proceed. The Contractor understands and presence on the job site is indispensable to the successful completion of the Work. If the superintendent is frequently absent from the job site, the Project Manager may deliver written notice to the Contractor to stop work or terminate the Contract.

8.9 Materials: The Contractor shall furnish all materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water and sanitary facilities and all other facilities and incidentals necessary for the execution, testing, initial operation and completion of Work.

8.9.1 All material and equipment shall be of good quality and new, except as otherwise provided in the Contract Documents. Suppliers shall be selected and paid by the Contractor; the TOWN reserves the right to approve all suppliers and materials.

8.10 Work Hours Except in connection with the safety or protection of persons, or the Work, or property at the site or adjacent thereto, and except as otherwise indicated in the Supplementary Conditions, all work at the site shall be performed during regular working hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. Permits: The Contractor shall obtain and pay for all permits and licenses. There shall be no allowance for Contractor markup, overhead or profit for permits and licenses. The Contractor shall pay all government charges which are applicable at the time of opening of proposals. It shall be the responsibility of the Contractor to secure and pay for all necessary licenses and permits of a temporary nature necessary for the prosecution of Work.

8.11 Permits: The Contractor shall obtain and pay for all permits and licenses. There shall be no allowance for Contractor markup, overhead or profit for permits and licenses. The Contractor shall pay all government charges which are applicable at the time of opening of proposals. It shall be the responsibility of the Contractor to secure and pay for all necessary licenses and permits of a temporary nature necessary for the prosecution of Work.

8.12 Law and Regulations: The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations applicable to the Work. If the Contractor observes that the specifications or plans are at variance therewith, the Contractor shall give the Project Manager prompt written notice thereof, and any necessary changes shall be adjusted by any appropriate modifications. If the Contractor performs any work knowing or having reason to know that it is contrary to such laws, ordinances, rules and regulations, and without such notice to the Project Manager, the Contractor shall bear all costs arising any work knowing from; however, it shall not be the primary responsibility to make certain that the specifications and plans are in accordance with such laws, ordinances, rules and regulations.

8.13 Taxes: The Contractor shall pay all sales, consumer, use and other similar taxes required

to be paid by him in accordance with the laws of Broward County, and State of Florida.

8.14 Contractor Use of Premises: The Contractor shall confine construction equipment, the storage of materials and equipment and the operations of workmen to areas permitted by law, ordinances, permits and/or the requirements of the Contract Documents, and shall not unreasonably encumber the premises with construction equipment or other materials or equipment.

8.14.1 The Contractor shall conduct his work in such a manner as to avoid damage to public property. Any damage to existing structures of work of any kind, including permanent reference markers or property corner markers, or the interruption of a utility service, shall be repaired or restored promptly at no expense to the TOWN.

8.14.2 During the progress of the work, the Contractor shall keep the premises free from accumulations of waste materials, rubbish and debris resulting from the Work. At the completion of the Work, the Contractor shall remove all waste materials, rubbish and debris from and about the premises as well as all tools, appliances, construction equipment and machinery, and surplus materials and shall leave the site clean and ready for occupancy by the TOWN. The Contractor shall restore to their original condition those portions of the site not designated for alteration by the Contract Documents at no cost to the TOWN.

8.15 Project Coordination: The Contractor shall provide for the complete coordination of the construction effort. This shall include, but not necessarily be limited to, coordination of the following:

8.15.1 Flow of material and equipment from suppliers.

8.15.2 The interrelated work with affected utility companies.

8.15.3 The interrelated work with the TOWN where tie-ins to existing facilities are required.

8.15.4 The effort of independent testing agencies.

8.15.5 Notice to affected property owners as may be directed by the Project Manager.

8.16 Project Record Documents and As-Built (Record Drawings): The Contractor shall keep one record copy of all specifications, plans addenda, modifications, shop drawings and samples at the site, in good order and annotated to show all changes made during the construction process. These shall be available to the Project Manager for examination and shall be delivered to the Project Manager upon completion of the Work. Upon completion of the project and prior to final payment, an as-built (record drawings) of the Project shall be submitted to the Project Manager.

The as-built drawings shall be signed and sealed by a Florida Registered Professional Surveyor and Mapper, Engineer, Architect or Landscape Architect depending on the type of drawing.

8.17 Safety and Protection:

8.17.1. The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. The Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:

8.17.2 All employees working on the project and other persons who may be affected thereby.

8.17.3 All the Work and all materials or equipment to be incorporated therein, whether in storage on or off the site.

8.17.4 Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

8.17.5 The Contractor shall comply with all applicable laws, ordinances, rules, regulations and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss; and shall erect and maintain all necessary safeguards for such safety and protection. The Contractor shall notify owners of adjacent property and utilities when execution of the Work may affect them at least seventy-two (72) hours in advance (unless otherwise required). All damage, injury or loss to any property caused, directly or indirectly, in whole or in part by the Contractor, any subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, shall be remedied by the Contractor. The Contractor's duties and responsibilities for safety and protection of the Work shall continue until such time as all the Work is completed and accepted by the TOWN.

8.18 Emergencies: In emergencies affecting the safety or protection of persons or the Work or property at the site or adjacent thereto, the Contractor, without special instruction or authorization from the TOWN is obligated to act to prevent threatened damage, injury or loss. The Contractor shall give the Project Manager prompt written notice of any significant changes in the Work or deviations from the Contract Documents caused thereby.

8.19 Risk of Loss: The risk of loss, injury or destruction shall be on the Contractor until acceptance of the Work by the TOWN. Title to the Work shall pass to the TOWN upon acceptance of the Work by the TOWN.

8.20 Environmental: The Contractor has fully inspected the Premises and agrees, except as to presence of any asbestos, to accept the Premises in an "as-is" physical condition without the representation or warranty by the TOWN of any kind, including, without limitation, any environmental claims of obligations that may arise from the presence of any "contamination" existing about the Premises. Further, Contractor and all entitles claiming by, through or under the Contractor, releases and discharges the TOWN, from any claim, demand, or cause of action arising out of or relating to the Contractor's use, handling, storage, release, discharge, treatment, removal, transport, decontamination, cleanup, disposal and/or presence of any hazardous

substances including asbestos on, under, from or about the Premises. The Contractor shall have no liability for any pre-existing claims or "contamination" on the Premises.

8.20.1. The Contractor shall not use, handle, store, discharge, treat, remove, transport, or dispose of Hazardous Substances including asbestos at, in, upon, under, to or from the Premises until receipt of instructions from the TOWN. At such time, a TOWN approved Change Order, which shall not include any profit, shall authorize the Contractor to perform such services.

8.20.2 The Contractor shall immediately deliver to the Project Manager complete copies of all notices, demands, or other communications received by the Contractor from any governmental or quasi- governmental authority or any insurance company or board of fire underwriters or like or similar entities regarding in any way alleged violations or potential violations of any Environmental Law or otherwise asserting the existence or potential existence of any condition or activity on the Premises which is or could be dangerous to life, limb, property, or the environment.

8.20.3 For other and additional consideration, the Contractor hereby agrees, at its sole cost and expense, to indemnify and protect, defend, and hold harmless the Town of Hillsboro Beach and its respective employees, agents officials, officers, representatives, contractors and subcontractors, successors, and assigns (hereafter the from and against any and all claims, demands, losses, damages, costs, expenses, including but not limited to mitigation, restoration, and natural restoration expenses, liabilities, assessments, fines, penalties charges, administrative and judicial proceedings and orders, judgments, causes of action, in law or in equity, remedial action requirements and/or enforcement actions of any kind (including, without limitations and attorney's fees and costs) directly or indirectly arising out of or attributable to, in whole or in part, the use, handling, storage, release, threatened release, discharge, treatment, removal, transport, decontamination, cleanup, disposal and/or presence of a Hazardous Substance (excluding asbestos) on, under, from, to or about the Premises or any other activity carried on or undertaken on or off the Premises by the Contractor or its employees, agents or subcontractors, in connection with the use, handling, storage, release, threatened release, discharge, treatment, mitigation, natural resource restoration, removal, transport, decontamination, cleanup, disposal and/or presence or any Hazardous Substance including asbestos located, transported, or present on, undue, from, to, or about the Premises. This indemnity is intended to be operable under 42 U.S.C. sections 9607, as amended, and any successor section.

8.20.4 The scope of the indemnity obligations includes, but is not limited to: (a) all consequential damages; (b) the cost of any required or necessary repair, cleanup, or detoxification of the applicable real estate and the preparation and implementation of any closure, remedial or other required plan, including without limitation; (I) the costs of removal or remedial action incurred by the United States government or the State of Florida or response costs incurred by any other person, or damages from injury to destruction of, or loss of, natural

resources, including the cost of assessing such injury, destruction, or loss, incurred pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, as amended; (ii) the clean-up costs, fines, damages, or penalties incurred pursuant to any applicable provisions of Florida law; and (iii) the cost and expenses of abatement, correction or cleanup, fines, damages, response costs, or penalties which arise from the provisions of any other statute, law, regulation, code ordinance, or legal requirement state or federal; and (c) liability for personal injury or property damage arising under any statutory or common law tort theory, including damages assessed for the maintenance of a public private nuisance, response costs, or for the carrying on of an abnormally dangerous activity.

8.21 No Extended Damages: For other and additional good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Contractor covenants and agrees that in the event of any delay of construction or for any other reason or allegation or claim, and notwithstanding the reason of the delay, reason, claim or allegation or who caused them or the construction delay or whether they were caused by the TOWN, that there will be no entitlement to Contractor to or for any direct or indirect financial damages or losses for extended corporate overhead impact, extended project overhead impacts, project support services, mobilization or demobilization or by whatever other label or legal concept or theory and types of names or labels or basis such claims may have, or any business damages or losses of whatever type or nature, and Contractor hereby waives any right to make any such claim or claims. This provision will have application and effect when construction delays are anticipated and agreed upon by both the TOWN and the Contractor.

8.22 No Liens: If any Subcontractor, supplier, laborer, or materialmen of Contractor or any other person directly or indirectly acting for or through Contractor files or attempts to file a mechanic's or construction lien against the real property on which the work is performed or any part or against any personal property or improvements or claim against any monies due or to become due from the TOWN to Contractor or from Contractor to a Subcontractor, for or on account of any work, labor, services, material, equipment, or other items furnished in connection with the Work or any Change Order, Contractor agrees to satisfy, remove, or discharge such lien or claim at its own expense by bond, payment, or otherwise within twenty (20) days of the filing or from receipt of written notice from the TOWN.

8.22.1. Additionally, until such time as such lien or claim is satisfied, removed or discharged by Contractor, all monies due to Contractor, or that become due to Contractor before the lien or claim is satisfied, removed or otherwise discharged, shall be held by TOWN as security for the satisfaction, removal and discharge of such lien and any expense that may be incurred while obtaining such. If Contractor shall fail to do so, TOWN shall have the right, in addition to all other rights and remedies provided by this Agreement or by law, to satisfy, remove, or discharge such lien or claim by whatever means TOWN chooses at the entire and sole cost and expense of Contractor which costs and expenses shall, without limitation, include attorneys' fees, litigation costs, fees and expenses and all court costs and assessments.

8.23 Force Majeure: No Party shall hold the other responsible for damages or for delays in

performance caused by force majeure, acts of God, or other acts or circumstances beyond the control of the other party or that could not have been reasonably foreseen and prevented. For these purposes, such acts or circumstances shall include, but not be limited to weather conditions affecting performance, floods, epidemics, war, riots, strikes, lockouts, or other industrial disturbances, or protest demonstrations. Should such acts or circumstances occur, the parties shall use their best efforts to overcome the difficulties arising therefrom and to resume the Work as soon as reasonably possible with the normal pursuit of the Work.

8.23.1 Inclement weather, continuous rain for less than three (3) days or the acts or omissions of subcontractors, third-party contractors, materialmen, suppliers, or their subcontractors, shall not be considered acts of force majeure.

8.23.2 No Party shall be liable for its failure to carry out its obligations under the Agreement during a period when such Party is rendered unable by force majeure to carry out its obligation, but the obligation of the Party or Parties relying on such force majeure shall be suspended only during the continuance of the inability and for no longer period than the unexpected or uncontrollable event.

8.23.3 The Contractor further agrees and stipulates, that its right to excuse its failure to perform by reason of force majeure shall be conditioned upon giving written notice of its assertion that a Force Majeure delay has commenced within 96 hours after such an occurrence. The CONTRACTOR shall use its reasonable efforts to minimize such delays. The CONTRACTOR shall promptly provide an estimate of the anticipated additional time required to complete the Project.

8.25 Patent Fee and Royalties: The Contractor shall pay all license fees and royalties and assume all costs incident to the use in the performance of the Work or the incorporation in the Work, or any invention, design, process, product or device which is the subject of patent rights or copyrights held by others. The Contractor hereby expressly binds himself or itself to indemnify and save harmless the TOWN from all such claims and fees and from any and all suits and action of every name and description that may be brought against TOWN on account of any such claims, fees, royalties, or costs for any such invention or patent, and from any and all suits or actions that may be brought against said TOWN for the infringement of any and all patents or patent rights claimed by any person, firm corporation or other entity.

ARTICLE 9.0 – TOWNS'S RESPONSIBILITIES

9.1 The TOWN shall furnish the data required of the TOWN under the Contract Documents promptly and shall make payments to the Contractor promptly after they are due as provided in Article 7.

9.2 The TOWN's duties in respect of providing lands and easements and providing engineering surveys to establish reference points are set forth in the Contract Documents.

9.3 Technical Clarifications and Interpretations:

9.3.1 The TOWN shall issue, with reasonable promptness, such written clarifications or interpretations of the Contract Documents as it may determine necessary, which shall be consistent with or reasonably inferable from the overall intent of the Contract Documents. Should the Contractor fail to request interpretation of questionable items in the Contract Documents, the TOWN shall not entertain any excuse for failure to execute the Work in a satisfactory manner.

9.3.2 The TOWN shall interpret and decide matters concerning performance under the requirements of the Contract Documents, and shall make decisions on all claims, disputes or other matters in question. Written notice of each claim, dispute or other matter will be delivered by claimant to the other Party but in no event later than five (5) days after the occurrence of event and written supporting date will be submitted to the other Party within five (5) days after such occurrence. All written decisions of the TOWN on any claim or dispute will be final and binding.

9.4 The Contractor shall perform all Work to the reasonable satisfaction of the TOWN in accordance with the Contract Documents. In cases of disagreement or ambiguity, the TOWN shall decide all questions, difficulties, and disputes of whatever nature, which may arise under or by reason of this Agreement or the quality, amount and value of the Work, and the Town's decisions on all claims. questions and determination are final.

ARTICLE 10.0 SUBLET AND ASSIGNING OF CONTRACTS

10.1 The Contractor shall not assign or transfer this Agreement or its rights, title or interests. The obligations undertaken by the Contractor pursuant to this Agreement shall not be delegated or assigned to any other person or firm. Violation of the terms of this Paragraph shall constitute a material breach of Agreement by the Contractor and the TOWN any, at its discretion, cancel this Agreement and all rights, title and interest of the Contractor which shall immediately cease and terminate.

ARTICLE 12.0 - LEGAL REQUIREMENTS AND RESPONSIBILITIES TO THE PUBLIC, WAGE RATES, E-VERIFY, TITLE VI, AND DBE)

12.1 The CONTRACTOR must also comply with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145) as supplemented by Department of Labor regulations (29 CFR Part 3, " Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). As required by the Act, each contractor or sub recipient is prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled.

A. 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.

B. Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as 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.

C. 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.

12.2 E-VERIFY The Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Contractor during the term of the Contract and shall expressly require any subcontractors performing work or providing services pursuant to the Contract to likewise utilize the Department of Homeland Security E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the Contract term.

12.2.1 Pursuant to Section 448.095(2), Florida Statutes, the CONTRACTOR must comply with the Employment Eligibility verification Program ("E-Verify Program developed by the federal government to verify the eligibility of individuals to work in the United States and 48 CFR 52.222-54 (as amended) is incorporated herein by reference. If applicable, in accordance with Subpart 22.18 of the Federal Acquisition Register. information on registration for and use of the E-Verify Program can be obtained via the internet at the Department Homeland Security Web site: http://www.dhs.gov/E- Verify.

A. Register with and use the E-Verify system to verify the work authorization status of all newly hired employees and require all subcontractors (providing services or receiving funding under this Agreement) to register with and use the E-Verify system to verify the work authorization status of all the subcontractors newly hired employees;

B. Secure an affidavit from all subcontractors (providing services or receiving funding under this Agreement) stating that the subcontractors does not employ, consult with, or subcontract with an "unauthorized alien" as defined in Section 448.095(1)(k), Florida Statutes.

C. Maintain copies of all subcontractors affidavit for the duration of this Agreement and provide the same to the TOWN upon request;

D. Comply fully, and ensure all of its subcontractors comply fully, with Section 448.095, Florida Statutes.

E. Be aware that a violation of Section 448.09, Florida Statutes (Unauthorized aliens; employment prohibited) shall be grounds for termination of this Agreement; and,

F. Be aware that if the TOWN terminates this Agreement under Section 448.095(2)(c), Florida Statutes, CONTRACTOR may not be awarded a

contract for at least one (1) year after the date on which the Agreement is terminated and will be liable for any additional costs incurred by the TOWN as a result of the termination of the Agreement.

12.4 EQUAL EMPLOYMENT During the performance of this Agreement or any related Work Order, the CONTRACTOR shall:

A. Not discriminate against any employee or applicant for employment because of race, color, religion, age, sex, handicap, or national origin. CONTRACTOR shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, age, sex, handicap, or national origin. Such action 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. CONTRACTOR shall post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

B. In all solicitations or advertisements for employees placed by or on behalf of the CONTRACTOR, it must state that all qualified applicants will receive considerations for employment without regard to race, color, religion, age, sex, handicap, or national origin.

ARTICLE 13. INSURANCE

13.1 Insurance. During the performance of the services under this Agreement, CONTRACTOR shall maintain the following insurance policies, and provide originals or certified copies of all policies to TOWN.. All policies shall be written by an insurance company authorized to do business in Florida. CONTRACTOR shall be required to obtain all applicable insurance coverage, as indicated below, prior to commencing any service pursuant to this Agreement:

A. Worker's Compensation Insurance: The CONTRACTOR shall procure and maintain for the life of this Agreement, Worker's Compensation Insurance covering all employees with limits meeting all applicable state and federal laws. This coverage shall include Employer's Liability with limits meeting all applicable state and federal laws. This coverage must extend to any subcontractor that does not have their own Worker's Compensation and Employer's Liability Insurance. The policy must contain a waiver of subrogation in favor of the Town of Hillsboro Beach, executed by the insurance company.

B. Comprehensive General Liability: The CONTRACTOR shall procure and maintain for the life of this Agreement, Comprehensive General Liability Insurance. This coverage shall be on an "Occurrence" basis. Coverage shall include Premises and Operations; Independent CONTRACTORs, Products-Completed Operations and Contractual Liability with specific reference to Article 10, "Indemnification" of this Agreement. This policy shall provide coverage for death, personal injury, or property damage that could arise directly or indirectly

from the performance of this Agreement. CONTRACTOR shall maintain a minimum coverage of $1,000,000 per occurrence and $1,000,000 aggregate for personal injury/ and $1,000.000 per occurrence/aggregate for property damage. The general liability insurance shall include the TOWN as an additional insured and shall include a provision prohibiting cancellation of the policy upon thirty (30) days prior written notice to the TOWN.

a. Business Automobile Liability: The CONTRACTOR shall procure and maintain, for the life of this Agreement, Business Automobile Liability Insurance. The CONTRACTOR shall maintain a minimum amount of $1,000,000 combined single limit for bodily injury and property damage liability to protect the CONTRACTOR from claims for damage for bodily and personal injury, including death, as well as from claims for property damage, which may arise from the ownership, use of maintenance of owned and non-owned automobile, included rented automobiles, whether such operations be by the CONTRACTOR or by anyone directly or indirectly employed by the CONTRACTOR.

b. Professional Liability (Errors and Omissions) Insurance: The CONTRACTOR shall procure and maintain for the life of this Agreement in the minimum amount of $1,000,000 per occurrence.

c. Umbrella/Excess Liability Insurance: in the amount of $1,000,000.00 as determined appropriate by the TOWN depending on the type of job and exposures contemplated. Coverage must follow the form of the General Liability, Auto Liability and Employer's Liability. This coverage shall be maintained for a period of no less than the later of three (3) years after the delivery of goods/services or final payment pursuant to the Agreement.

13.3 CONTRACTOR shall provide the TOWN with all Certificates of Insurance required under this section prior to beginning performance under this Agreement. Failure to maintain the required insurance will be considered a default of the Agreement.

The TOWN shall be named as an additional insured. The coverage shall contain no limitations on the scope of protection afforded the TOWN, its officers, officials, employees or volunteers. A current valid insurance policy meeting the requirements herein identified shall be maintained during the duration of this Agreement, and shall be endorsed to state that coverage shall not be suspended, voided or canceled by either party, reduced in coverage in limits except after thirty (30) days prior written notice by either certified mail, return receipt requested, has been given to the TOWN.

The TOWN reserves the right to reasonably require any additional insurance coverage or increased limits as determined necessary by the Risk Management. The TOWN reserves the right to review, modify, reject, or accept any required policies of insurance, including limits, coverage, or endorsements throughout the term of the Agreement.

13.4 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.

13.5 The Contractor shall be responsible for assuring that the insurance certificates required in conjunction with this Section remain in force for the duration of the Project. If insurance certificates are scheduled to expire during the contractual period, the Contractor shall be responsible for submitting new or renewed insurance certificates to the TOWN at a minimum of thirty (30) calendar days in advance of such expiration. In the event that expired certificates are not replaced with new or renewed certificates that cover the contractual period, the TOWN shall:

1. Suspend the Agreement until such time as the new or renewed certificates are received by the TOWN.

2. The TOWN may, at its sole discretion, terminate the Agreement for cause and seek damages from the Contractor in conjunction with the violation of the terms and conditions of the Agreement.

ARTICLE 14 - WARRANTY AND GUARANTEE, TESTS AND INSPECTIONS, CORRECTION, REMOVAL OR ACCEPTANCE OF DEFECTIVE WORK

14.1 Warranty: The Contractor warrants and guarantees to the TOWN that all Work will be in accordance with the Contract Documents and will not be defective. Prompt notice of all defects shall be given to the Contractor. All defective work, whether or not in place, may be rejected, corrected or accepted as provided in this Article.

14.1.1 Warranty of Title: The Contractor warrants to the TOWN that it possesses good, clear and marketable title to all equipment and materials provided and that there is no pending liens, claims or encumbrances against the equipment and materials.

14.1.2 Warranty of Specifications: The Contractor warrants that all equipment, materials and workmanship furnished, whether furnished by the Contractor, its subcontractors or suppliers, will comply with the specifications, drawings and other descriptions supplied or adopted and that all services will be performed in a workmanlike manner.

14.1.3 Warranty of Merchantability: The Contractor warrants that any and all equipment to be supplied pursuant to this Agreement is merchantable, free from defects, whether patent or latent in material or workmanship, and fit for the ordinary purposes for which it is intended.

14.2 Tests and Inspections: The Contactor shall give the Project Manager timely (minimum of thirty- six (36) hours) notice of readiness of the Work for all required inspections, tests, or approvals.

14.2.1 If any law, ordinance, rule, regulation, code or order of any public body having jurisdiction requires any Work (or part thereof) to specifically be inspected, tested or approved, the Contractor shall assume full responsibility, pay all costs in connection therewith and furnish the Project Manager the required certificates of inspection, testing or approval. The Contractor shall also be responsible for and shall pay all costs in connection with any inspection or testing required in connection

with the Village's acceptance of a manufacturer, fabricator, supplier or distributor of materials or equipment submitted for approval prior to Contractor's purchase thereof for incorporation of the Work.

14.2.2 All inspections, tests or approvals other than those required by law, ordinance, rule, regulation, code or order of any public body having jurisdiction shall be performed by the TOWN or by a professional testing firm designated by the TOWN. The TOWN will pay for sampling and testing if the test results are passing. The Contractor will reimburse the TOWN for sampling, testing, and retesting costs associated with failing tests.

14.2.3 Neither observations by the Project Manager nor inspections, tests or approvals by others shall relieve the Contractor from his obligations to perform the Work in accordance with Contract Documents.

14.3 Uncovering Work: If any work that is to be inspected, tested or approved is covered without approval or consent of the Project Manager, it must, if requested by the Project Manager, be uncovered at the Contractor's sole expense unless the Contractor has given the Project Manager timely notice to cover such Work and the Project Manager has not acted with reasonable promptness in response to such notice.

14.4 If the Project Manager considers it necessary or advisable that Work covered in accordance with Article 16 be observed by the TOWN or inspected or tested by others, the Contractor at the TOWN'S request shall uncover, expose or otherwise make available for observation, inspection or testing as the Project Manager may require, that portion of the Work in question, furnishing all necessary labor, material and equipment. If it is found that such Work is defective, the contractor shall bear all the expenses of such uncovering, exposure, observation, inspection and testing and of satisfactory reconstruction, including compensation for additional professional services, and an appropriate deductive Change Order shall be issued. If, however, such work is not found to be defective, the Contractor shall be allowed an increase in the Contract Price or an extension of the Contract Time, or both, directly attributable to such uncovering, exposure, observation, inspection testing and reconstruction if he makes a claim therefore as provided in Articles 16.

14.5 TOWN May Stop the Work: If the Work is defective, or the Contractor fails to supply sufficient skilled supervisory personnel or workmen or suitable materials or equipment or the work area is deemed unsafe, the TOWN may order the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, this right of the TOWN to stop the Work shall not give rise to any duty on the part of the TOWN to exercise this right for the benefit of the Contractor or any other party.

The TOWN will not award any increase in Contract Price or Contract Time if the Work is stopped due to the circumstances described herein.

14.6 Correction or Removal of Defective Work Before Final Payment: If required by the Project Manager, the Contractor shall promptly, without cost to the TOWN and as Specified by the Project Manager, either correct any defective Work, whether or not fabricated, installed or completed, or if the Work has been rejected by the remove it from the site and replace it with non-defective Work.

14.7 One Year Correction Period After Final Payment: If within one (1) year after the date of final acceptance, or such longer period of time as may be prescribed by law or by the terms of any applicable special guarantee required by the Contract Documents, any work is found to be defective, the Contractor shall promptly, without cost to the to the TOWN and in accordance with TOWN's written instructions either correct such defective Work, or, if it has been rejected by the TOWN, remove it from the site and replace it with non-defective Work.

14.8 If The Contractor does not promptly comply with the terms of such instructions or in an emergency where delay would cause serious risk of loss or damage, the TOWN may have the defective Work corrected or the rejected Work removed and replaced, and all direct and indirect costs for such removal and replacement, including compensation for additional professional services, shall be paid by the Contractor.

14.9 Acceptance off Defective Work, Deductions, If instead of requiring corrections or removal and replacement of defective work the Town, at the TOWN'S sole option, prefers to accept it, the Town may do so, In such case, if acceptance occurs prior the Project Manger's recommendation of final payments, a Change Order shall be issued incorporating the necessary revisions in the Contracts Documents, including appropriate reduction in the Contract Price; or if the acceptance occurs after such recommendation, an appropriate amount shall be paid by the Contractor to the TOWN.

14.10 Town May Correct Defective Work: If the Contractor fails within a reasonable time after written notice of the Project Manager to proceed to correct defective Work or to remove and replace rejected Work as required by the Project Manager, or if the Contractor fails to perform the Work in accordance with the Contract Documents, the TOWN may, after seven (7) days written notice to the Contractor, correct and remedy any such deficiency. In exercising its rights under this paragraph, the TOWN shall proceed expeditiously. To the extent necessary to complete corrective and remedial action, the TOWN may exclude the Contractor from all or part of the site, take possession of all or part of the Work, suspend the Contractor's services related thereto and take possession of the Contractor's tools, construction equipment and material sored at the site or elsewhere. The Contractor shall allow the Town's representative agents and employees such access o the site as may be necessary to to enable the TOWN to exercise its rights under this paragraph. All direct and indirect costs of the TOWN in exercising such rights shall be charged against the Contractor in an amount verified by the Project Manager, and a Change Order shall be issued incorporating the necessary revisions in the Contract Documents and a reduction in the Contract Price. Such direct and indirect costs shall include, in particular but without limitation, compensation for additional professional services required and costs of repair and replacement of work of others destroyed or damaged by correction, removal or replacement of the Contractor's defective Work. The Contractor shall not be allowed an extension of the Contract Time because of any delay in performance of the Work attributable to the exercise by the TOWN of the Village's right hereunder.

ARTICLE 15 INDEMNIFICATION

15.1 Disclaimer of Liability: The TOWN shall not at any time, be liable for injury or damage to any person of property from any cause, whatsoever, arising out the Contractor's construction and occurring fulfillment of this agreement.

15.2 Indemnification: For other, additional good valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

15.2.1 Contractor shall, at its sole cost and expense, indemnify and hold harmless the TOWN, its representatives, employees and elected and appointed officials from or on account of all claims, damages, losses, liabilities and expenses, direct, indirect or consequential including but not limited to fees and charges of engineers, architects, attorneys, CONTRACTORs and other professionals and court costs arising out of or in consequence of the performance of this Agreement at all trial and appellate levels. Indemnification shall specifically include but not be limited to claims, damages, losses, liabilities and expenses arising out of or from (a) the negligent or defective design of the project and Work of this Agreement; (b) any act, omission or default of the Contractor, its Subcontractors, agents, servants or employees; (c) any and all bodily injuries, sickness, disease or death; (d) injury to or destruction of tangible property, including any resulting loss of use; (e) other such damages, liabilities, or losses received or sustained by any person or persons during or on account of any operations connected with the construction of this Project including the warranty period; (f) the use of any improper materials; (g) any construction defect including both patent and latent defects; (h) failure to timely complete the work; (I) The violation of any federal, state, county or TOWN laws, ordinances or regulations by Contractor, its subcontractors, agents, servants, independent contractors or employees; (j) the breach or alleged breach by Contractor of any term of the Agreement, including the breach or alleged breach of any warranty or guarantee.

15.2.2 Contractor agrees to indemnify, defend, save and hold harmless the TOWN, its officers, agents and employees from all damages, liabilities, losses, claims, fines and fees, and from any and all suits and actions of every name and description that may be brought against TOWN, its officers, agents and employees, on account of any claims, fees, royalties, or costs for any invention or patent and/or for the infringement of any and all copyrights or patent rights claimed by any person, firm, or corporation.

15.2.3 Contractor shall pay all claims, losses, liens, settlements or judgments of any nature in connection with the foregoing indemnifications including, but not limited to, reasonable attorney's fees and costs for trials and appeals,

15.2.4 If any Subcontractor, supplier, laborer, or materialmen of Contractor or any other person directly or indirectly acting for or through Contractor files or attempts to file a mechanics or construction lien against the real property on which the work is performed or any part or against any personal property or improvements thereon or make a claim against any monies due or to become due from the TOWN to Contractor or from Contractor to a Subcontractor, for or on account of any work, labor, services, material, equipment, or other items furnished in connection with the Work or any change order, Contractor agrees to satisfy, remove, or discharge such lien or claim at its own expense by bond, payment, or otherwise within five (5) days of the filing or from receipt of written notice from the TOWN.

Additionally, until such time as such lien or claim is satisfied, removed or discharged by Contractor, all monies due to Contractor, or that become due to Contractor before the lien or claim is satisfied, removed or otherwise discharged, shall be held by TOWN as security for the satisfaction, removal and discharge of such lien and any expense that may be incurred while obtaining the discharge. If Contractor shall fail to do so, TOWN shall have the right, in addition to all other rights and remedies provided by this Agreement or by law, to satisfy, remove, or discharge such lien or claim by whatever means TOWN chooses at the entire and sole cost and expense of Contractor which costs and expenses shall, without limitation, include attorney's fees, litigation costs, fees and expenses and all court costs and assessments, and which shall be deducted from any amount owing to Contractor. In the event the amount due Contractor is less than the amount required to satisfy Contractor's obligation under this, or any other article, paragraph or section of this Agreement, the Contractor shall be liable for the deficiency due the TOWN.

15.2.5 The Contractor and the TOWN agree that Section 725.06(2), Florida Statutes controls the extent and limits of the indemnification and hold harmless provisions of this Agreement, if any, and that the parties waive any defects in the wording of this Article that runs afoul of said statutory section.

ARTICLE 16. DIFFERING SUBSURFACE OR PHYSICAL CONDITIONS

16.1 During the progress of the work, if subsurface or latent physical conditions are encountered at the site differing materially from those indicated in the contract or if unknown physical conditions of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in the work provided for in the contract, are encountered at the site, the party discovering such conditions shall promptly notify the other party in writing of the specific differing conditions before the site is disturbed and before the affected work is performed.

16.2 Upon written notification, the Town's PROJECT MANAGER will investigate the conditions, and if it is determined that the conditions materially differ and cause an increase or decrease in the cost or time required for the performance of any work under the contract, an adjustment, excluding anticipated profits, will be made and the contract modified in writing accordingly. The PROJECT MANAGER will notify the contractor of the determination whether or not an adjustment of the contract is warranted.

16.3 No contract adjustment which results in a benefit to the contractor will be allowed unless the contractor has provided the required written notice.

16.4 No contract adjustment will be allowed under this clause for any effects caused on unchanged work.

ARTICLE 17. SUSPENSIONS OF WORK ORDERED BY THE PROJECT MANAGER

17.1 If the performance of all or any portion of the work is suspended or delayed by the Town's PROJECT MANAGER in writing for an unreasonable period of time (not originally anticipated, customary, or inherent to the construction industry) and the contractor believes that additional

compensation and/or contract time is due as a result of such suspension or delay, the contractor shall submit to the Town's PROJECT MANAGER in writing a request for adjustment within 7 calendar days of receipt of the notice to resume work. The request shall set forth the reasons and support for such adjustment.

17.2 Upon receipt, the Town's PROJECT MANAGER will evaluate the contractor's request. If the PROJECT MANAGER agrees that the cost and/or time required for the performance of the contract has increased as a result of such suspension and the suspension was caused by conditions beyond the control of and not the fault of the contractor, its suppliers, or subcontractors at any approved tier, and not caused by weather, the Town's PROJECT MANAGER will make an adjustment (excluding profit) and modify the contract in writing accordingly. The contractor will be notified of the Town's PROJECT MANAGER's determination whether or not an adjustment of the contract is warranted.

17.3 No contract adjustment will be allowed unless the contractor has submitted the request for adjustment within the time prescribed.

17.4 No contract adjustment will be allowed under this clause to the extent that performance would have been suspended or delayed by any other cause, or for which an adjustment is provided or excluded under any other term or condition of this contract.

ARTICLE 18. SIGNIFICANT CHANGES IN THE CHARACTER OF THE WORK.

18.1 The Town's PROJECT MANAGER reserves the right to make, in writing, at any time during the work, such changes in quantities and such alterations in the work as are necessary to satisfactorily complete the project. Such changes in quantities and alterations shall not invalidate the contract nor release the surety, and the contractor agrees to perform the work as altered.

18.2 If the alterations or changes in quantities significantly change the character of the work under the contract, whether such alterations or changes are in themselves significant changes to the character of the work or by affecting other work cause such other work to become significantly different in character, an adjustment, excluding anticipated profit, will be made to the contract. The basis for the adjustment shall be agreed upon prior to the performance of the work. If a basis cannot be agreed upon, then an adjustment will be made either for or against the contractor in such amount as the Town's PROJECT MANAGER may determine to be fair and equitable.

18.3 If the alterations or changes in quantities do not significantly change the character of the work to be performed under the contract, the altered work will be paid for as provided elsewhere in the contract.

18.4 The term "significant change" shall be construed to apply only to the following circumstances:

(A) When the character of the work as altered differs materially in kind or nature from that involved or included in the original proposed construction; or

(B) When a major item of work, as defined elsewhere in the contract, is increased in excess of 125 percent or decreased below 75 percent of the original contract

quantity. Any allowance for an increase in quantity shall apply only to that portion in excess of 125 percent of original contract item quantity, or in case of a decrease below 75 percent, to the actual amount of work performed.

ARTICLE 19 CHANGE OF CONTRACT PRICE

19.1 Cost of the Work: Change of Contract Price, approved by TOWN, shall be computed as follows incurred and paid by Contractor in the proper performance of the Work. Except as otherwise may be agreed to in writing by the TOWN, these costs shall be in amounts no higher than those prevailing in the TOWN and shall include only the following items:

19.1.1 Payroll costs for employees in the direct employ of the Contractor in the performance of the Work under schedules of job classifications agreed upon by the TOWN and the Contractor. Payroll costs for employees not employed full time on the Work shall be apportioned on the basis of their time spent on the Work. Payroll costs shall include, but not be limited to, salaries and wages plus and cost of fringe benefits which shall include social security contributions, unemployment, excise and payroll taxes, compensation, health and retirement benefits, bonuses, sick leave, vacation and applicable holiday pay.

19.1.2 Cost of all materials and equipment furnished and incorporated in the Work, including costs of transportation and storage, and required suppliers and field services. All cash discounts, rebates and refunds and all returns from sale of surplus materials and equipment shall accrue to the TOWN, and the Contractor shall make provisions so that they may be obtained.

19.1.3 Supplemental costs including the following:

19.1.3.1 Cost, including transportation and maintenance of all materials, supplies, equipment, machinery, appliances, office and temporary facilities at the site and hand tools not owned by the workers, which are consumed in the performance of the Work.

19.1.3.2 Rentals of all construction equipment and machinery and the parts whether rented from the Contractor or others in accordance with rental agreements approved by the TOWN, and the costs of transporting, loading, unloading, installation, dismantling and removal. The rental of any such equipment, machinery or parts shall cease when the use is no longer necessary for the Work. Sales, consumer, use or similar taxes related to the Work and for which the Contractor is liable, imposed by laws and regulations.

19.1.3.3 Royalty payments and fees for permits and licenses.

19.1.3.4 The cost of utilities, fuel and sanitary facilities at the Worksite.

19.1.3.5 Minor expenses such as telegrams, long distance telephone calls, telephone service at the site, expressage and similar petty cash items in

connection with the Work.

19.1.3.6 Cost of premiums for additional bonds and insurance required because of changes in the Work.

19.2 The Contract Price may only be increased by a Change Order when Work is modified and approved by the TOWN in writing. Any claim for an increase in the Contract Price resulting from a Change Order shall be based on written notice delivered to the Project Manager within ten (10) days of the occurrence of the Change Order giving rise to the claim. Notice of the amount of the claim with supporting data shall be included in the Change Order and delivered within twenty (20) days of such occurrence unless Project Manager allows an additional period of time to ascertain accurate cost data. Any change in the Contract Price resulting from any such claim shall be incorporated in the Change Order.

19.3 Not Included in the Cost of the Work: The term "cost of the Work" shall not include any of the following:

19.3.1 Payroll costs and other compensation of the Contractor's officers executives, principals (of partnership and sole proprietorships), general managers, engineers, architects, estimators, attorneys, auditor, accountants, purchasing and contracting agents, expediters, timekeepers, clerks and other personnel employed by the Contractor whether at the site or in the Contractor's principal or branch office for general administration of the work and not specifically included in the agreed upon schedule of job classifications referred to in Paragraph 19.1.1, all of which are to be considered administrative costs covered by the Contractor's fee.

19.3.2 Expenses of the Contractor's principal and branch offices other than the Contractor's office at the site.

19.3.3 Any part of the Contractor's capital expenses, including interest on the Contractor's capital employed for the Work and charges against the Contractor for delinquent payments.

19.3.4 Cost of premiums for all bonds and for all insurance whether or not the Contractor is required by the Contract Documents to purchase and maintain the same.

19.3.5 Costs due to the negligence of the Contractor, any subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, including but not limited to, the correction of defective Work, disposal of materials or equipment wrongly supplied and making good any damage to property.

19.3.6 Other overhead or general expense costs of any kind and the costs of any item not specifically and expressly included in Paragraph 19.1.

19.4 Cost Breakdown Required: Whenever the cost of any Work is to be determined pursuant to this Article, the Contractor will submit in form acceptable to the TOWN an itemized cost breakdown together with supporting documentation. Whenever a change in the Work is to be based upon mutual acceptance of a lump sum, whether the amount is an addition, credit, or no-charge- in- cost,

the Contractor shall submit an estimate substantiated by a complete itemized breakdown:

19.4.1 The breakdown shall list quantities and unit prices for materials, labor, equipment and other items of cost.

19.4.2 Whenever a change involves the Contractor and one (1) or more subcontractors and the change is an increase in the agreed compensation, the overhead and profit percentage for the Contractor and each subcontractor shall be itemized separately.

19.5 Time for the TOWN to Approve Extra Work: Extra Work exceeding the specific project must be approved by the TOWN Commission and a written Change Order proposal must be submitted to the Town Manager for submittal and approval by the TOWN Manager and TOWN Commission. No financial or time claim for delay to the project resulting from the Change Order approval process outlined under Article 19 will be allowed.

ARTICLE 20 CHANGE OF THE CONTRACT TIMES

20.1 The Contract Time may only be changed by a Change Order. Any claim for an extension in the Contract Time shall be based on written notice delivered to the Project Manager within five (5) days of the occurrence of the event giving rise to the claim. Any change in the Contract Time resulting from any such claim shall be incorporated in a Change Order.

20.2 The Contract Time will be extended in an amount equal to time lost due to delays beyond the control of the Contractor if a claim is made there for as provided. Such delays shall include but not be limited to, acts or neglect by the TOWN, Orto fires, floods, labor disputes, epidemics, abnormal weather conditions, or acts of God.

20.3 All time limits stated in the Contract Documents are of the essence. The provisions of this Article 24 shall not exclude recovery for damages for delay by the Contractor.

20.4 Delays caused by or resulting from entities, contractors or subcontractors who are not affiliated with the CONTRACTOR (non-affiliated Contractors) shall not give rise to a claim by the CONTRACTOR for damages for increases 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.

ARTICLE 21 LIQUIDATED DAMAGES

21.1 Upon failure of the Contractor to complete the Work within the time specified for completion, the Contractor shall pay to the TOWN the sum of one hundred ($100.00) 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.

21.2 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.

21.3 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.

21.4 No Extended Damages: For other and additional good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Contractor covenants and agrees that in the event of any delay of construction or for any reason, allegation or claim, and notwithstanding the reason of the delay, reason, claim or allegation or who caused them or the construction delay or whether they were caused by the TOWN, that there will be no entitlement to Contractor to or for any direct or indirect financial damages or losses for extended corporate overhead impact, extended project overhead impacts, project support services, mobilization or demobilization or by whatever other label or legal concept or theory and types of names or labels or basis such claims may have, or any business damages or losses of whatever type or nature, and Contractor hereby waives any right to make any such claim or claims. This provision will have application and effect when construction delays are anticipated and agreed upon by both the TOWN and the Contractor.

ARTICLE 22. SUSPENSION OF WORK AND TERMINATION

22.1 TOWN May Suspend Work: The TOWN may, at any time and without cause, suspend the Work or any portion of the Work for a period of not more than ninety (90) days by notice in writing to the Contractor which shall fix the date on which Work shall be resumed. The Contractor shall resume the Work on the date fixed. The Contractor will be allowed an increase in the Contract Price or an extension of the Contract Time, or both, directly attributable to any suspension, if the Contractor makes a claim as provided in Articles 18 and20.

22.2 TOWN May Terminate Work: The TOWN retains the right to terminate this Agreement, with thirty (30) days prior written notice. Additionally, the TOWN may also terminate this Agreement upon 15 days' notice upon the occurrence of any one or more of the following events:

22.2.1 If the Contractor commences a voluntary case or a petition is filed against the Contractor, under any chapter of the Bankruptcy Code, or if the Contractor takes any equivalent or similar action by filing a petition or otherwise under any other federal or state law in effect at such time relating to the bankruptcy or insolvency.

22.2.2 If the Contractor makes a general assignment for the benefit of creditors.

22.2.3 If a trustee, receiver, custodian or agent of the Contractor is appointed under applicable law or under Contract, whose appointment or authority to take charge of property of the Contractor is for the purpose of enforcing a lien against such property or for the purpose of general administration of such property for the benefit of the Contractor's creditors.

22.2.4 If the Contractor persistently fails to perform the Work in accordance with the Contract Documents, including but not limited to, failure to supply sufficient skilled Workers or suitable materials or equipment or failure to adhere to the progress schedule as same may be revised from time to time.

22.2.5 If the Contractor repeatedly fails to make prompt payments to subcontractors or for labor, material or equipment.

22.2.6 If the Contractor repeatedly disregards proper safety procedures.

22.2.7 If the Contractor disregards any local, state or federal laws or regulations.

22.2.8 If the Contactor otherwise violates any provisions of this Agreement.

22.3 If the Contractor, within a period of ten (10) calendar days after such notice, shall not proceed in accordance therewith, the TOWN may exclude the Contractor from the Work site and take the prosecution of the Work out of the hands of the Contactor, and take possession of the Work and all of the Contractor's tools, appliances, construction equipment and machinery at the site and use them without liability to the TOWN for trespass or conversion, incorporate ion the Work all materials and equipment stored at the site or for which the TOWN has paid the Contractor but which are stored elsewhere. And Further, the Contractor may be excluded from the Work site and the TOWN take possession of the Work and of all the Contractor's tools, appliances, construction equipment and machinery at the site and use them without liability to the TOWN for trespass or conversion, incorporate in the Work all materials and equipment stored at the site or for which the TOWN has paid the Contractor but which are stored elsewhere, and finish the Work as the TOWN may deem expedient. In this instance, the Contractor shall not be entitled to receive any further compensation until the Work is finished.

22.3.1 If after notice of termination of Contractor's right to proceed, it is determined for any reason that Contractor was not in default, the rights and obligations of the TOWN and Contractor shall be the same as if the notice of termination had been issued pursuant to the Termination for Convenience Clause as set forth in Section 25.5below.

22.3.2 Upon receipt of Notice of Termination, Contractor shall promptly discontinue all affected work unless the Notice of Termination directs otherwise and deliver or otherwise make available to TOWN all data, drawings, specifications reports, estimates, summaries and such other information as may have been required by the Contract Documents whether completed or in process.

22.4 If the Contractor commits a default due to its insolvency or bankruptcy, the following shall apply:

22.4.1 Should this Agreement be entered into and fully executed by the parties, funds released and the Contractor (Debtor) files for bankruptcy, the following shall occur:

22.4.1.1 In the event the Contactor files a voluntary petition under 11 U.S.C. 301 or 302, or an order for relief is entered under 11 U.S.C. 303, the Contractor shall acknowledge the extent, validity, and priority of the lien recorded in favor of the TOWN. The Contractor further agrees that in the event of this default, the TOWN shall, at its option, be entitled to seek relief from the automatic stay pursuant to 11 U.S.C. 362. The TOWN shall be entitled to relief from the automatic stay pursuant to 11 U.S.C. 362(d) (1) or (d) (2), and the Contactor agrees to waive the notice provisions in effect pursuant to 11 U.S.C. 362 and any applicable Local Rules of the United States Bankruptcy Court. The Contactor acknowledges that such waiver is done knowingly and voluntarily.

22.4.1.2 Agreement constitutes an executory contract within the meaning of 11 U.S.C. 365. The Contractor acknowledges that this Agreement is not capable of being assumed pursuant to 11 U.S.C. 365(c) (2), unless the TOWN expressly consents in writing to the assumption. In the event the TOWN consents to the assumption, the Contractor agrees to file a motion to assume this Agreement within ten (10) days after receipt of written consent from the TOWN, regardless of whether the bankruptcy proceeding is pending under Chapter 7, 11, or 13 of Title 11 of the United States Code. The Contractor further acknowledges that this Agreement is not capable of being assigned pursuant to U.S.C. 365(b) (1).

22.5 Termination for Convenience: This Contract may be terminated for convenience in writing by TOWN upon thirty (30) days written notice to Contractor (delivered by certified mail, return receipt requested) of intent to terminate and the date on which such termination becomes effective. In such case, Contractor shall be paid for all work executed and expenses incurred prior to termination. In addition to termination settlement costs reasonably incurred by Contractor relating to commitments which had become firm prior to the termination. Payment shall include reasonable profit for work/services satisfactorily performed. No payment shall be made for profit for work/services which have not been performed.

22.6 Where the Contractor's service has been so terminated by the TOWN, the termination shall not affect any rights of the TOWN against the contractor then existing or which may thereafter accrue. Any retention or payment of moneys due the Contractor by the TOWN will not release the Contractor from liability.

22.7 The Contractor has no right, authority or ability to terminate the Work except for the wrongful Withholding of any payments due the Contractor from the TOWN.

ARTICLE 23. DISPUTE RESOLUTION

23.1 Resolution of Disputes: Questions, claims, difficulties and disputes of whatever nature which may arise to the technical interpretation of the Contract Documents and fulfillment of this Agreement as to the character, quality, amount and value of any work done and materials furnished, or proposed to be done or furnished under or, by reason of, the Contract Documents which cannot be resolved by mutual agreement of the Contract Administrator and Contractor shall be submitted to the CONTRACTOR for resolution. When either party has determined that a disputed question, claim, difficulty or dispute is at an impasse that party shall notify the other party in writing and submit question, claim, difficulty or dispute to the CONTRACTOR for resolution. The parties may agree to a proposed resolution at any time without the involvement and determination of the CONTRACTOR.

23.1.1 CONTRACTOR shall notify Contract Administrator and Contractor in writing of CONTRACTOR's decision within twenty-one (21) calendar days from the date of the submission of the question, claim, difficulty or dispute, unless CONTRACTOR requires time to gather information or allow the parties to provide additional information.

23.1.2 In the event the determination of a dispute by the CONTRACTOR under this Article is unacceptable to any of the parties hereto, the party objecting to the determination must notify the other party and the TOWN Manager, in writing within ten (10) days after receipt of the determination. The notice must state the basis of the objection and the proposed resolution. Final resolution of such dispute shall be made by the TOWN Manager. The TOWN Manager's decision shall be final and binding on the parties.

23.1.3 All non-technical administrative disputes (such as billing and payment) shall be determined by Contract Administrator.

23.1.4 During the dependency of any dispute and after a determination thereof, Contractor, CONTRACTOR, and Contract Administrator shall act in good faith to mitigate any potential damages including utilization of construction schedule changes and alternate means of construction. During the pendency of any dispute arising under this Agreement, other than termination herein, Contractor shall carry on the Work and adhere to the progress. The Work shall not be delayed or postpone pending resolution of any disputes or disagreements.

23.1.5 For any disputes which remain unsolved, within sixty (60) calendar days after Final Completion of the Work, the parties shall participate in mediation to address all unresolved disputes. A mediator shall be mutually agreed upon by the parties. Should any objection not be resolved in mediation, the parties retain all their legal rights and remedies under applicable law. If a party objecting to a determination, fails to comply in strict accordance with the requirements of this Article, said party specifically waives all of its rights provided hereunder, including its rights and remedies under applicable law.

ARTICLES 24 - NOTICES

24.1 All notices required by any of the Contract Documents shall be in writing and shall be deemed delivered upon mailing by certified mail, return receipt requested to the following:

To the Town:

Town of Hillsboro Beach
1210 Hillsboro Mile,
Hillsboro Beach, FL 33062
Attn: Mac Serda, Town Manager
Telephone No. (954) 427-4011
Email: mserda@townofhillsborobeach.com

With Copy to:

Donald J. Doody, Town Attorney
Goren, Cherof, Doody & Ezrol, P.A.
3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, Florida 33308
Telephone: (954) 771-4500

CONTRACTOR:

Manuel Diaz
Headway Construction, LLC
12586 79th Court, N.
West Palm Beach, FL 33412
Email: mdiaz@headwayconstructionwestpalm.net
Tele: (561) 247-7076

ARTICLE 25 LIMITATION OF LIABILITY

25.1 The TOWN desires to enter into this Agreement only if in so doing the TOWN can place a limit on the Town's liability for any cause of action arising out of this Agreement, so that the Town's liability for any breach never exceeds the sum of $1,000. For other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Contractor expresses its willingness to enter into this Agreement with the knowledge that the Contractor's recovery from the TOWN to any action or claim arising from the Agreement is limited to a maximum amount of $1,000, which amount shall be reduced by the amount actually paid by the TOWN to the Contractor pursuant to this Agreement, for any action or claim arising out of this Agreement. Nothing contained in this paragraph or elsewhere in this Agreement is in any way intended either to be a waiver of the limitation placed upon the TOWN's liability as set forth in Section 768.28, Florida Statutes, or to extend the TOWN's liability beyond the limits established in said Section 768.28; and no claim or award against the TOWN shall include attorney's fees, investigative costs, expert fees, suit costs or pre- judgmentinterest.

25.2 No Extended Damages: For other and additional good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Contractor covenants and agrees that in the event of any delay of construction or for any reason, allegation or claim, and notwithstanding the reason of the delay, reason, claim or allegation or who caused them or the construction delay or whether they were caused by the TOWN, that there will be no entitlement to Contractor to or for any direct or indirect financial damages or losses for extended corporate overhead impact, extended project overhead impacts, project support services, mobilization or demobilization or by whatever other label or legal concept or theory and types of names or labels or basis such claims may have, or any business damages or losses of whatever type or nature, and Contractor hereby waives any right to make any such claim or claims. This provision will have application and effect when construction delays are anticipated and agreed upon by both the TOWN and the Contractor.

ARTICLE 26. RECORDS.

26.1 Records for Personnel Expenses shall be kept on a generally recognized accounting basis and shall be available to the TOWN or its authorized representative at mutually convenient times. With respect to all matters covered by this Agreement, records will be made available for Examination, audit, inspection, or copying purposes at any time during normal business hours at location within Broward County, Florida as often as the TOWN, Representatives of the Inspector General of the United States or other federal agency may reasonably require. CONTRACTOR will permit same to be examined and excerpts or transcriptions made or duplicated from such records, and audits made of all contracts, invoices, materials, records of personnel and of employment and other data relating to all matters covered by this Agreement.

26.2 The TOWN'S right of inspection and audit shall obtain likewise with reference to any audits made by any other agency, whether local, state or federal. CONTRACTOR shall retain all records and supporting documentation applicable to this Agreement for five (5) years from final payment and the date of submission of the annual performance report. If any litigation, claim, negotiation, audit, monitoring, inspection or other action has been started before the expiration of the required record retention period, records must be retained until completion of the action and resolution of all issues which arise from it, or the end of the required period, whichever is later.

26.3 Authorized representatives of the TOWN shall have access to, for the purpose of inspection, the Work site(s), any books, documents, papers, and records of the Contractor that are pertinent to this Agreement/Contract at any reasonable time. The Contractor shall retain all books, documents, papers, and records pertinent to this Agreement/Contract for a period of five years after receiving and accepting final payment under this Agreement/Contract.

ARTICLE 27 GOVERNING LAW

27.1 This Agreement shall be governed by the laws of the State of Florida. Both Parties agree that the courts of the State of Florida shall have jurisdiction of any claim arising in connection with this Agreement. Venue for any claim, objection or dispute arising out of this Agreement shall be in Broward County, Florida. By entering into this Contract, Contractor and

TOWN hereby expressly waive any rights either party may have to a trial by jury, or any civil litigation related to, or arising out of the Project. Contractor shall specifically bind all subcontractors to the provisions of this Contract.

ARTICLE 28.COMPLIANCE WITH LAWS

A. The CONTRACTOR shall comply with the applicable requirements of State laws and all Codes and Ordinances of the Town of Hillsboro Beah as amended from time to time, together with keeping and maintaining in full force and effect during the term of this Agreement all licenses and certificates of authorization required pursuant to applicable law, including without limitation those required by Chapters 471, 481, and 489, Florida Statutes.

B. If the PROJECT involves work under other Federal or State Grantors or Approving Agencies, the TOWN and the CONTRACTOR shall review and approve the applicable required provisions, or any other supplemental provisions as may be included in the Agreement.

C. Any documents provided by CONTRACTOR to the TOWN are public records and the TOWN may authorize third parties to review and reproduce such documents pursuant to public records laws, including the provisions of Chapter 119, Florida Statutes

ARTICLE 29 MISCELLANEOUS

29.1 The duties and obligations imposed by this Agreement and the rights and remedies available to the parties and, in particular but without limitation, the warranties, guaranties and obligations imposed upon the Contractor and all of the rights and remedies available to the TOWN, are in addition to, and are not to be construed in any way as a limitation of, any rights and remedies available to any or all of them which are otherwise imposed or available by laws or regulations, by special warranty or guarantee or by other provisions of the Contract Documents, and the provisions of this Paragraph will be as effective as if repeated specifically in the Contract Documents, and the provisions of this Paragraph will survive final payment and termination or completion of this Agreement.

29.2 The Contractor and its employees, volunteers and agents shall be and remain an independent contractor and not agents or employees of the TOWN with respect to all of the acts and services performed by and under the terms of this Agreement. This Agreement shall not in any way be constructed to create a partnership, association or any other kind of joint undertaking or venture between the Parties.

29.3 The TOWN reserves the right to audit the records of the Contractor relating in any way to the Work to be performed pursuant to this Agreement at any time during the performance and term of this Agreement and for a period of three (3) years after completion and acceptance by the TOWN. If required by the TOWN, the Contractor agrees to submit to an audit by an independent certified public accountant selected by the TOWN. The Contractor shall allow the TOWN to inspect, examine and review the records of the Contractor at any and all times during normal business hours during the term of this Agreement.

29.4 The remedies expressly provided in this Agreement to the TOWN shall not be deemed to be exclusive but shall be cumulative and in addition to all other remedies in favor of the TOWN now or later existing at law or inequity.

29.5 Should any part, term or provisions of this Agreement be decided by the courts to be invalid, illegal or in conflict with any state or federal law, the validity of the remaining portion or provision shall not be affected.

29.6 Prohibition Against Contracting With Scrutinized Companies: Subject to *Ode Brecht Construction, Inc., v. Prasad,* 876 F.Supp.2d 1305 (S.D. Fla. 2012), *affirmed, Ode Brecht 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 or the Scrutinized Companies that Boycott Israel List created pursuant to Section 215.4725, Florida Statutes (2016), that it is not engaged in a boycott of Israel, and that it does not have business operations in Cuba or Syria, as provided in section 287.135, Florida Statutes (2016), as may be amended or revised. 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 (2016), 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 (2016), 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 (2016), as may be amended or revised.

ARTICLE 30. CONTRACTOR'S COMPLIANCE WITH FLORIDA PUBLIC RECORDS LAW

30.1 Pursuant to Section 119.0701 of the Florida Statutes, CONTRACTOR agrees to:

A. Keep and maintain public records in CONTRACTOR'S possession or control in connection with CONTRACTOR'S performance under this agreement for five (5) years following final payment. CONTRACTOR shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the Agreement, and following completion of the Agreement until the records are transferred to the TOWN.

B. Upon request from the TOWN's custodian of public records, CONTRACTOR shall provide the TOWN with a copy of the requested records or allow the records Tube inspected or copied within a reasonable time at a cost that does not exceed the cost provided by Chapter 119, Florida Statutes, or as otherwise provided bylaw.

C. Unless otherwise provided by law, any and all records, including but not limited to reports, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of the TOWN.

Notwithstanding, it is understood that at all times CONTRACTOR's work papers shall remain the sole property of CONTRACTOR and are not subject to the terms of this Agreement.

D. Upon completion of this Agreement or in the event of termination by either party, any or all public records relating to the Agreement in the possession of CONTRACTOR shall be delivered by CONTRACTOR to the TOWN Manager, at no cost to the TOWN, within seven (7) days. All such records stored electronically by CONTRACTOR shall be delivered to the TOWN in a format that is compatible with the TOWN's information technology systems. Once the public records have been delivered upon completion or termination of this Agreement, CONTRACTOR shall destroy any and all duplicate records that are exempt or confidential and exempt from public records disclosure requirements. Notwithstanding the terms of this Section, the Parties agree, and it is understood that CONTRACTOR will maintain a copy of any information, confidential or otherwise, necessary to support its work product generated as a sult of its engagement for services, solely for reference and archival purposes in accordance with all applicable professional standards, which will remain subject to the obligations of confidentiality herein.

E. Any compensation due to CONTRACTOR shall be withheld until all records are received as provided herein.

F. failure or refusal to comply with the provisions of this section shall result in the immediate termination of this Agreement by the TOWN.

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, CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF FLORIDA STATUTES 119.071 TO THE EXTENT APPLICABLE TO CONTRACTOR. 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 (TELE: 954-427-4011, E-MAIL: SHENDERSON@TOWNOFHILLSBOROBEACH.COM, MAILING ADDRESS: TOWN OF HILLSBORO BEACH TOWN HALL 1210 HILLSBORO MILE, HILLSBORO BEACH, FL 33062.

ARTICLE 31. 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.

ARTICLE 32. PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN.

If this contract contemplates the Town's giving access to an individual's personal identifying information, then the following applies:

A. 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 an 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.

ARTICLE 33. ORDER OF PRECEDENCE

31.1 In the event there is a conflict between this agreement, the ITB, CONTRACTOR'S response, or scope of the work, the order of precedence shall be this agreement, the ITB, and the CONTRACTOR'S RESPONSE. The TOWN expressly rejects are additional terms or conditions not consistent with the terms herein.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement this 3 day of June, 2026

HEADWAY CONSTRUCTION, LLC

Signature

Manuel Diaz
Printed Name

Managing Member
Title

TOWN OF HILLSBORO BEACH

Dawn Miller, Mayor

June 3, 2026
Date

Approved as to form and legal sufficiency:

Goren, Cherof, Doody & Ezrol, P.A.
Town Attorney

Attest:

Sherry D. Henderson, CMC
Town Clerk

EXHIBIT "A"
ITB 2025-12-02

EXHIBIT "B"
CONTRACTOR'S BID PROPOSAL

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 ORDINANCE NO. 2026-02 Text Amendment Parking & Landscaping West of A1A
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on 22 May 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: 22 May 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 ( )

73800

SunSentinel
MEDIA GROUP

TOWN OF HILLSBORO BEACH, FLORIDA
PUBLIC HEARING
TUESDAY, JUNE 2, 2026, AT 9:00 AM

ORDINANCE NO. 2026-02
TEXT AMENDMENT PARKING & LANDSCAPING WEST OF A1A

NOTICE IS HEREBY GIVEN that prior to the Town of Hillsboro Beach Commission's consideration of the Second Reading of Ordinance No. 2026-02 a PUBLIC HEARING will be held on Tuesday, June 2, 2026, at 9:00 a.m. in Town Hall, located at 1210 Hillsboro Mile, Hillsboro Beach, FL 33062. The Public can attend in person or provide comments via Live Zoom Video Conference.

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.

All interested parties may appear at said meeting in-person at Town Hall or attend virtually via Zoom Video, and be heard with respect to the proposed Ordinance, which may be inspected by the public in the Office of The Town Clerk, Town Hall, 1210 Hillsboro Mile, Hillsboro Beach, FL 33062. Zoom meeting log-in details are available on the Town website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the 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

5/22/26 73800

73800

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. 2026-17**
A Resolution of the Town Commission of the Town of Hillsboro Beach Consideration to Approve & Authorize the Use of Federal Forfeiture Funds in the Amount of $65,000.00 for the Purchase and Installation of the Motorola MotoTRBO SLR8000 Repeater Replacement System through the Sourcewell Cooperative Purchasing Agreement.

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

Agenda Date: **June 2, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:
1. Agenda Cover Memo - Purchase Police Radio Repeater System Replacement
2. Resolution
3. EMCI Wireless - Quote

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

Agenda Item Cover Memo

Agenda Item:	Forfeiture Fund Request: Communications Upgrade Initiative – Purchase of Police Radio Repeater System Replacement
Submitting Department:	Police Department, Chief Robert O'Neill
Agenda Date:	June 2, 2026

BACKGROUND:

The Town of Hillsboro Beach Police Department currently utilizes dedicated police radio communications channels supported by repeater equipment located throughout the Town. This communications system is critical for officer dispatch operations, emergency response coordination, interoperability with neighboring public safety agencies, and day-to-day police operations. Our consultant Federal Engineering, Inc. in their comprehensive assessment of our system, identified radio repeater replacement as an immediate priority.

Reliable and interoperable communications are essential for officer safety and the continuity of police services. The Town's existing repeater infrastructure has become outdated, increasingly unreliable, and difficult to maintain due to aging equipment and limited replacement part availability. Failure of the existing repeater system could significantly impact the Department's ability to communicate effectively during emergency incidents and routine operations.

The proposed repeater replacement project will modernize the Town's radio communications infrastructure through the installation of Motorola MotoTRBO SLR8000 repeater systems and associated hardware upgrades. The upgraded system will provide improved reliability, enhanced signal performance, expanded system supportability, and long-term operational stability for the Town's dedicated police communications channels.

Department staff has evaluated available systems and determined that Motorola provides the best value, operational compatibility, and performance for the Town's public safety communications needs.

Section 2-60(G) of the Town's Code of Ordinance allows for the use of other governmental entities' contracts upon a determination that the supplies, materials, equipment or contractual services needed by the Town were purchased using solicitation procedures which are substantially equivalent to the Town's. Sourcewell, a service cooperative created to leverage the buying power of local government agencies, issued Request for Proposals 020625-MOT and awarded the contract to Motorola Solutions. Electronic Maintenance & Communications, Inc. (EMCI Wireless) is an authorized supplier.

FISCAL IMPACT

Total requested for approval from Federal Forfeiture Funds is $65,000.00. This amount will allow for the equipment purchase and any unforeseen implementation expenses. The current amount in forfeiture funds is $1,792,735.47. The total cost of the purchase is $60,542.29, including five years maintenance, as detailed in EMCI Wireless Quote No. 12678-0.

RECOMMENDATION:

Commission approval is recommended for the use of Federal Forfeiture Funds in the amount of $65,000.00 and the purchase and installation of the Motorola MotoTRBO SLR8000 repeater replacement system through the Sourcewell cooperative purchasing agreement.

Approval of this purchase will ensure the continued reliability and operational effectiveness of the Town's dedicated police communications channels while enhancing officer safety, emergency response capabilities, and dependable communications coverage throughout the Town of Hillsboro Beach Police Department.

Attachements: EMCI Wireless Quote No. 12678-0

RESOLUTION NO. 2026-17

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPROVING THE EXPENDITURE OF $65,000.00 IN FEDERAL FORFEITURE FUNDS FOR THE PURCHASE AND INSTALLATION OF THE MOTOROLA MOTOTRBO SLR8000 REPEATER REPLACEMENT SYSTEM THROUGH THE SOURCEWELL COOPERATIVE PURCHASING AGREEMENT; 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 the expenditure of $65,000.00 in Federal Forfeiture Funds for the purchase and installation of the Motorola MotoTRBO SLR8000 Repeater Replacement System through the Sourcewell Cooperative Purchasing Agreement.

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 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 the expenditure of $65,000.00 in Federal Forfeiture Funds for the purchase and installation of the Motorola MotoTRBO SLR8000 Repeater Replacement System through the Sourcewell Cooperative Purchasing Agreement.

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
Town Clerk

RESOLUTION NO. 2026-17
Consideration to Approve & Authorize the use of Federal Forfeiture Funds (Repeater Replacement System)
Record of Vote | Hillsboro Beach Town Commission

	YES	NO
Mayor Dawn Miller	☐	☐
Vice Mayor David Ravanesi	☐	☐
Commissioner Vinnie Andreano	☐	☐
Commissioner Jane Reiser	☐	☐
Commissioner Heather Berman	☐	☐

Electronic Maintenance & Communications, Inc.
3708 Sparta Road
Sebring, FL 33870
(800) 226-7470
EIN: 59-3060334

Quote Number: 12678-0
Sourcewell Contract #020625-MOT

Quote Date: May 11, 2026
Quote Expiration: Jun 11, 2026

Bill to:
Town of Hillsboro Beach Police Department
1210 Hillsboro Mile Suite B
Hillsboro Beach, Florida 33062

Ship to:
Town of Hillsboro Beach Police Department
1210 Hillsboro Mile Suite B
Hillsboro Beach, Florida 33062

Prepared By:
Michael Costa
(954) 605-7872
mcosta@emciwireless.com

Quantity	Part Number	Description	Your Price	Line Total	Category
1	EMTP102595	MotoTRBO Repeater SLR8000 and Hardware Accessories	$ 11,828.86	$ 11,828.86	Opal Towers
1	EMTS000012	System Engineering, Programming, Configuration, and Installation Services	$ 3,245.00	$ 3,245.00	Opal Towers
1	EMTP102595	MotoTRBO Repeater SLR8000 and Hardware Accessories	$ 12,446.60	$ 12,446.60	Landmark Building
1	EMTS000012	System Engineering, Programming, Configuration, and Installation Services	$ 3,245.00	$ 3,245.00	Landmark Building
1	EMTP102595	Antenna and Hardware Accessories	$ 2,460.18	$ 2,460.18	Hillsboro Police Department
1	EMTS000012	System Engineering, Configuration, and Installation Services	$ 3,200.00	$ 3,200.00	Hillsboro Police Department
Hillsboro Beach Annual System Maintenance Agreement options:					
1	EMTP102595	Maintenance Contract - One Year	$ 4,823.33	$ 4,823.33	
1	EMTP102595	Maintenance Contract - Three Years	$ 14,469.99	$ 14,469.99	
1	EMTP102595	Maintenance Contract - Five Years	$ 24,116.65	$ 24,116.65	

Project Total with 1 Year Maintenance: $41,248.97

Project Total with 3 Years Maintenance: $50,895.63

Project Total with 5 Years Maintenance: $60,542.29

Terms & Conditions of Quotation and Sale:

1. Acceptance

a. Purchaser may sign the Seller's quotation and/or issue a valid purchase order with Seller listed as the vendor.

b. All quotations are subject to confirmation by the Seller on receipt of any order and the Seller reserves the right to refuse any order.

c. Quotations provided by the Seller will only remain valid for the period as indicated in the quotation after which the Seller reserves the rights to requote if requested by the Purchaser to proceed further.

2. Title

a. Title to the Goods shall remain vested in the Seller and shall not pass to the Purchaser until all sums due to the Seller under the Contract have been paid in full.

3. Quotation

a. All quotations, indication of costs, and financial commitments given or made by the Seller are based on the assumption of the validity of the information provided being fully accurate and correct in all circumstances. The Seller maintains the right at any stage to re-negotiate any contract, cost agreement, or any other relevant commitment should any information provided by the Purchaser fail to be fully valid, accurate, and correct.

b. Change Orders will need to be processed for additional out-of-scope material and labor, or other required deviations from quotation.

4. Payment Terms

a. Unless otherwise agreed in writing, all sums payable in respect of the Seller must be paid in the full amount as indicated by the invoice in accordance with the payment terms listed.

b. All payments to the Seller shall be made in USD.

c. If payment is not made in accordance with clause 4a, the Seller reserves the right to charge a late payment fee of 1.5% per month, or lesser amount required by law, on amounts not paid.

d. A convenience fee may be applied to payments over $5,000.00 that are made utilizing a credit card.

e. Seller will have the right to make delivery in installments, each of which may be separately invoiced and paid as billed without regard to subsequent deliveries.

f. Seller reserves the right in its absolute discretion to refuse to grant credit.

5. Taxes

a. The Purchaser shall reimburse the Seller for all taxes or other charges which the Seller may be required to pay to any government (national, state, or local) upon the sale or transportation of the Goods.

b. If Purchaser is tax exempt, a tax exemption certificate must be provided to Seller.

6. Delivery

a. If transport is arranged by the Seller, the risk in the Goods shall pass to the Purchaser at the time of the delivery at the said delivery point.

b. If transport is arranged by the Purchaser, risk in the Goods shall pass to the Purchaser immediately after the Goods pass out of the control of the Seller, or its authorized agents.

c. Unless otherwise included in the quotation, freight will be Prepaid & Add to invoice.

7. Return Policy

a. Customers may return equipment within thirty (30) days of the shipment date. The equipment must be in its original condition and packaging. Please note that a restocking fee of thirty percent (30%) of the original purchase price will be applied to all returns.

b. Refunds are not available for any services that have been rendered, including FCC licensing, programming, and installation.

c. Due to hygienic considerations, returns are not accepted for items such as earpieces, boom microphones, headsets, etc.

Additional Comments:

Prices are valid until Jun 11, 2026

Accepted By: _____ 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. 2026-18**
A Resolution of the Town Commission of the Town of Hillsboro Beach Consideration to Approve & Authorize the Use of Federal Forfeiture Funds in the Amount of $275,000.00 for the Purchase of Twenty-One (21) Motorola APX NEXT Portable Radios and Five (5) APX8500 Mobile Radios Through the Sourcewell Cooperative Purchasing Agreement.

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

Agenda Date: **June 2, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:
1. Agenda Cover Memo - Purchase Portable & Mobile Radios
2. Resolution
3. Motorola Solutions - Quote

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

Agenda Item Cover Memo

Agenda Item:	Forfeiture Fund Request: Communications Upgrade Initiative – Purchase of Motorola APX NEXT Portable and APX8500 Mobile Radios
Submitting Department:	Police Department, Chief Robert O'Neill
Agenda Date:	June 2, 2026

BACKGROUND:

The Town of Hillsboro Beach Police Department currently utilizes legacy Motorola portable radios that are obsolete, and have reached the end of their service life. In order to maintain interoperability with the Broward Sheriff's Office and surrounding law enforcement agencies, the Department needs to upgrade its radio communications equipment to the Motorola APX NEXT platform.

Reliable and interoperable communications are critical for officer safety, emergency response coordination, and day-to-day police operations. The Motorola APX NEXT radios are the current industry standard for public safety communications and provide enhanced reliability, encryption, broadband connectivity, and advanced emergency response capabilities.

The Police Department has exhausted its current inventory of portable radios and requires additional units to equip new personnel while replacing outdated equipment currently in service. Department staff evaluated available systems and determined that Motorola provides the best value, operational compatibility, and performance for the Town's public safety needs.

As part of the purchase, the Town will replace twenty-one (21) existing radios and receive trade-in credits toward the acquisition of the new equipment.

The proposed purchase includes:
• Twenty-one (21) Motorola APX NEXT all-band portable radios;
• Five (5) Motorola APX8500 all-band mobile radios;
• Associated batteries, chargers, microphones, antennas, and accessories;
• Programming and deployment services;
• Removal and installation services;
• Seven (7) years of RadioCentral programming, SmartServices, and warranty coverage.

Section 2-60(G) of the Town's Code of Ordinance allows for the use of other governmental entities' contracts upon a determination that the supplies, materials, equipment or contractual services needed by the Town were purchased using solicitation procedures which are substantially equivalent to the Town's. Sourcewell, a service cooperative created to leverage the buying power of local government agencies, issued Request for Proposals 0206-25 and awarded the RFP to Motorola Solutions.

FISCAL IMPACT

Total requested for approval from Federal Forfeiture Funds is $275,000.00. This amount will allow for the equipment purchase and any unforeseen implementation expenses. The available balance in forfeiture funds is $1,792,735.47. The total cost of the purchase is $265,689.92, as detailed in Motorola Quote No. QUOTE-3571114 dated March 31, 2026. The pricing includes trade-in credits for twenty-one (21) existing radios being replaced by the Town.

RECOMMENDATION:

Commission approval is recommended for the use of Federal Forfeiture Funds in the amount of $275,000.00 for the purchase of twenty-one (21) Motorola APX NEXT portable radios and five (5) APX8500 mobile radios through the Sourcewell cooperative purchasing agreement.

Attachements: Motorola Solutions Quote - 3571114

RESOLUTION NO. 2026-18

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPROVING THE EXPENDITURE OF $275,000.00 IN FEDERAL FORFEITURE FUNDS FOR THE PURCHASE OF TWENTY-ONE (21) MOTOROLA APX NEXT PORTABLE RADIOS AND FIVE (5) APX8500 MOBILE RADIOS THROUGH THE SOURCEWELL COOPERATIVE PURCHASING AGREEMENT; 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 the expenditure of $275,000.00 in Federal Forfeiture Funds for the purchase of Twenty-One (21) Motorola APX NEXT Portable Radios and Five (5) APX8500 Mobile Radios through the Sourcewell Cooperative Purchasing Agreement.

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 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 the expenditure of $275,000.00 in Federal Forfeiture Funds for the purchase of Twenty-One (21) Motorola APX NEXT Portable Radios and Five (5) APX8500 Mobile Radios through the Sourcewell Cooperative Purchasing Agreement.

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
Town Clerk

RESOLUTION NO. 2026-18
Consideration to Approve & Authorize the use of Federal Forfeiture Funds
(Portable Radios & Mobile Radios)
Record of Vote | Hillsboro Beach Town Commission

	YES	NO
Mayor Dawn Miller	□	□
Vice Mayor David Ravanesi	□	□
Commissioner Vinnie Andreano	□	□
Commissioner Jane Reiser	□	□
Commissioner Heather Berman	□	□

MOTOROLA SOLUTIONS

QUOTE-3571114
APX NEXT-21-APX 8500-5-Hillsboro Beach PD NASPO Proposal

Billing Address:
HILLSBORO BEACH POLICE DEPT
1210 HILLSBORO MILE
HILLSBORO BEACH, FL 33062
US

Quote Date:03/31/2026
Expiration Date:07/13/2026
Quote Created By:
Mike Costa
Broward Account Manager
mcosta@emciwireless.com
9546057872

End Customer:
HILLSBORO BEACH POLICE DEPT
Jim Pugliese
jpugliese@townofhillsborobeach.com
954-427-6600

Contract: 39809 - SOURCEWELL 020625-MOT
AGREEMENT: STATE OF FLORIDA

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Line #	Item Number	Description	Qty	Term	List Price	Sale Price	Ext. Sale Price
	APX™ NEXT	APX NEXT ENHANCED					
1	H55TGT9PW8BN	PORTABLE RADIO APX NEXT; ALL-BAND MODEL 4.5	21		$8,818.00	$6,437.14	$135,179.94
1a	Q387CB	ADD: MULTICAST VOTING SCAN	21		Included	Included	Included
1b	QA01648AA	ADD: HW KEY SUPPLEMENTAL DATA	21		$6.42	$4.69	$98.49
1c	Q629BD	SOFTWARE LICENSE ENH: AES ENCRYPTION AND ADP	21		Included	Included	Included
1d	QA09030AB	ADD: MOTOROLA APX HOSTED RADIOCENTRAL*	21		$0.00	$0.00	$0.00
1e	BD00001AA	ADD: CORE BUNDLE	21		$3,323.00	$2,425.79	$50,941.59
1f	Q806CH	ADD: ASTRO DIGITAL CAI OPERATION	21		Included	Included	Included
1g	QA10121AA	ADD: AT&T US PSIM PLACE ONLY	21		$0.00	$0.00	$0.00

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	Term	List Price	Sale Price	Ext. Sale Price
1h	QA05508AB	DEL: DELETE VHF BAND	21		-$800.00	-$584.00	-$12,264.00
1i	QA09001AM	ADD: WIFI CAPABILITY	21		Included	Included	Included
1j	QA09028AA	ADD: VIQI VC RADIO OPERATION	21		Included	Included	Included
1k	H38DA	ADD: SMARTZONE OPERATION	21		Included	Included	Included
1l	QA03399AK	ADD: ENHANCED DATA	21		Included	Included	Included
1m	H499KC	ENH: SUBMERSIBLE (DELTA T)	21		Included	Included	Included
1n	QA00580BA	ADD: TDMA OPERATION	21		Included	Included	Included
1o	QA09113AA	ADD: BASELINE RELEASE SW	21		$0.00	$0.00	$0.00
1p	Q361CD	ADD: P25 9600 BAUD TRUNKING	21		Included	Included	Included
1q	QA10117AA	ADD: VERIZON ACTIVE ESIM*	21		$0.00	$0.00	$0.00
1r	QA10127AA	ALT: BATTERY LI-ION IMPRES 2 IP68 5550T	21		$181.26	$132.32	$2,778.72
2	PSV03S02465A	APX DMS PROVISIONING PD3*	1		$0.00	$0.00	$0.00
3	PSV01S02944A	PROVISIONING SUPPORT*	1		$0.00	$0.00	$0.00
4	LSV01S03082A	RADIOCENTRAL PROGRAMMING	21	7 YEARS	$224.28	$224.28	$4,709.88
5	SSV01S01407A	SMARTPROGRAMMING	21	1 YEAR	$144.00	$144.00	$3,024.00
6	LSV01S03447A	APX NEXT DMS ESSENTIAL W ACC DMG	21	7 YEARS	$947.27	$947.27	$19,892.67
7	PMNN4895A	PORTABLE RADIO BATTERY IMPRES 2 LI-ION IP68 5550T	21		$271.00	$197.83	$4,154.43
8	PMPN4604A	CHARGER, DESKTOP SINGLE UNIT IMPRES 2 FAST, US/NA	9		$221.64	$161.80	$1,456.20
9	PMPN4591B	CHARGER, DESKTOP MULTI UNIT IMPRES 2, 6 DISPLAY, US	2		$1,925.24	$1,405.43	$2,810.86
10	PMPN4653A	CHARGER, DESKTOP DUAL UNIT, NA	21		$78.00	$56.94	$1,195.74
11	PMNN4846A	BATTERY PACK,BATT LIION UL DIV2 IP68 2150T	21		$86.90	$63.44	$1,332.24

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	Term	List Price	Sale Price	Ext. Sale Price
12	PMMN4158C	WM800 WIRELESS RSM WITH BATTERY	21		$602.00	$439.46	$9,228.66
13	PMMN4136B	XVP830 REMOTE SPEAKER MICROPHONE, NO CHANNEL KNOB	6		$520.00	$379.60	$2,277.60
14	PMLN8682A	CARRY ACCESSORY-STRAP,COILED LANYARD (PACK OF 5)	5		$152.90	$111.62	$558.10
	APX™ 8500						
15	M37TSS9PW1CN	APX8500 ALL BAND MP MOBILE	5		$6,558.00	$4,787.34	$23,936.70
15a	GA09008AA	ADD: GROUP SERVICES	5		$177.00	$129.21	$646.05
15b	QA01648AA	ADD: HW KEY SUPPLEMENTAL DATA	5		$6.42	$4.69	$23.45
15c	GA09007AA	ADD: OUT OF THE BOX WIFI PROVISIONING	5		$0.00	$0.00	$0.00
15d	GA00318AF	ENH: 5 YEAR ESSENTIAL SVC	5		$480.00	$480.00	$2,400.00
15e	G831AD	ADD: SPKR 15W WATER RESISTANT	5		$71.00	$51.83	$259.15
15f	GA01579AB	ADD: BLUETOOTH/WIFI GLASSMOUNT 2.4/5GHZ	5		$82.00	$59.86	$299.30
15g	GA00580AA	ADD: TDMA OPERATION	5		$530.00	$386.90	$1,934.50
15h	GA01513AB	ADD: ALL BAND MOBILE ANTENNA (7/8/V/U)	5		$112.00	$81.76	$408.80
15i	G51AT	SOFTWARE LICENSE ENH:SMARTZONE	5		$1,766.00	$1,289.18	$6,445.90
15j	GA09001AA	ADD: WI-FI CAPABILITY	5		$353.00	$257.69	$1,288.45
15k	G298AS	SOFTWARE LICENSE ENH: ASTRO 25 OTAR W/ MULTIKEY	5		$871.00	$635.83	$3,179.15
15l	G843AH	ADD: AES ENCRYPTION AND ADP	5		$560.00	$408.80	$2,044.00
15m	GA01580AA	ADD: COVERT GNSS GLASSMOUNT LMR100	5		$82.00	$59.86	$299.30
15n	G444AH	ADD: APX CONTROL HEAD SOFTWARE	5		$0.00	$0.00	$0.00
15o	G67EH	ADD: REMOTE MOUNT E5 MP	5		$350.00	$255.50	$1,277.50

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Line #	Item Number	Description	Qty	Term	List Price	Sale Price	Ext. Sale Price
15p	QA03399AA	ADD: ENHANCED DATA APX	5		$177.00	$129.21	$646.05
15q	GA01517AA	DEL: NO J600 ADAPTER CABLE NEEDED	5		$0.00	$0.00	$0.00
15r	G806BL	SOFTWARE LICENSE ENH: ASTRO DIGITAL CAI OP APX	5		$607.00	$443.11	$2,215.55
15s	GA01767AG	ADD: RADIO AUTHENTICATION	5		$118.00	$86.14	$430.70
15t	GA01670AA	ADD: APX E5 CONTROL HEAD	5		$767.00	$559.91	$2,799.55
15u	W22BA	ADD: STD PALM MICROPHONE APX	5		$85.00	$62.05	$310.25
15v	QA09113AB	ADD: BASELINE RELEASE SW	5		$0.00	$0.00	$0.00
15w	GA01630AA	ADD: SMARTCONNECT	5		$0.00	$0.00	$0.00
15x	G361AH	SOFTWARE LICENSE ENH: P25 TRUNKING SOFTWARE APX	5		$353.00	$257.69	$1,288.45
15y	GA05508AA	DEL: DELETE VHF BAND	5		-$800.00	-$584.00	-$2,920.00
	Product Services						
16	SERVICES	EMCI APX NEXT CONFIGURATION & DEPLOYMENT SERVICES	21		$185.00	$185.00	$3,885.00
	Product Services						
17	SERVICES	EMCI APX 8500 CONFIGURATION & DEPLOYMENT SERVICES	5		$86.00	$86.00	$430.00
	Product Services						
18	SERVICES	EMCI TRAVEL FEE	1		$158.00	$158.00	$158.00
	Product Services						
19	SERVICES	FSO REMOVAL & INSTALLATION SERVICES	1		$3,529.00	$3,529.00	$3,529.00
	Product Services						

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	Term	List Price	Sale Price	Ext. Sale Price
20	SERVICES	APX TRADE-IN DISCOUNT VALID THRU 06/19/2026	21		($900.00)	($900.00)	($18,900.00)

Grand Total $265,689.92(USD)

Notes:

- The Pricing Summary is a breakdown of costs and does not reflect the frequency at which you will be invoiced.

- Additional information is required for one or more items on the quote for an order.

  Motorola's quote (Quote Number: _____ Dated: _____) is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then the following Motorola's Standard Terms of use and Purchase Terms and Conditions govern the purchase of the Products which is found at http://www.motorolasolutions.com/product-terms.

  The Parties hereby enter into this Agreement as of the Effective Date.

  Motorola Solutions, Inc.

  By: _____

  Name: _____

  Title: _____

  Date: _____

  Customer

  By: _____

  Name: _____

  Title: _____

  Date: _____

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Parametric Data
15b	QA01648AA	ASKHOMID = 0997
1b	QA01648AA	ASKHOMID = 0997
1d	QA09030AB	Incomplete
1q	QA10117AA	Incomplete
2	PSV03S02465A	Incomplete
3	PSV01S02944A	Incomplete

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MOTOROLA SOLUTIONS

Purchase Order Checklist NA OM

Marked as PO/ Contract/ Notice to Proceed on Company Letterhead **(PO will not be processed without this)**
PO Number/ Contract Number
PO Date
Vendor = Motorola Solutions, Inc.
Payment (Billing) Terms/ State Contract Number
Bill-To Name on PO must be equal to the *Legal* Bill-To Name
Bill-To Address
Ship-To Address (If we are shipping to a MR location, it must be documented on PO)
Ultimate Address (If the Ship-To address is the MR location then the Ultimate Destination address must be documented on PO)
PO Amount must be equal to or greater than Order Total
Non-Editable Format (Word/ Excel templates cannot be accepted)
Tax Exemption Status
Signatures (As required)

NOTE: When an email order is submitted a confirmation is sent from Motorola AutoNotify referencing a **case number**.
Once checklist is complete, order still must go through **Order Validation/Credit Approval**

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: **Discussion on Proposed Amendment to Landscape Code**
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **June 2, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Memo 2026-03 Regulations for Landscaping & Tree Preservation

INTER-OFFICE CORRESPONDENCE

MEMORANDUM NO. 2026-03

TO: Mayor and Members of the Town Commission

CC: Mac Serda, Town Manager

FROM: Donald J. Doody, Town Attorney
Sean M. Swartz, Assistant Town Attorney

DATE: May 29, 2026

RE: Town of Hillsboro Beach / Regulations for Landscaping and Tree Preservation

---

This memorandum shall address the current and potential ordinances under the Town's Code with respect to landscaping and tree preservation. After review of the applicable ordinances and regulations, our office recommends review by the Town Commission of the following potential ordinances.

Current Town Landscaping Ordinances

Currently, the Town has limited ordinances addressing tree cover, tree removal, and landscaping within the Town as codified in Division 7 Chapter 12 of the Land Development Code.

Potential Ordinances to Protect Tree and Landscaping Cover

In order to preserve the tree cover and green space within the Town, the Town Commission should consider amending the Land Development Code to provide for the following:

- Create a minimum requirement for number and types of trees on each lot depending on its zoning.
    - i.e. Each lot in single family zoning districts shall contain a minimum of five (5) trees. They shall consist of two (2) large shade trees on the front of the lot adjacent to State Road A1A.
    - Trees could be grouped in categories as large shade trees, medium shade trees, or smaller shade trees/palms.
- Create a requirement that all new construction, modification, or renovation over a certain percentage of the fair market value of the building or structure on the lot would be required to submit a Landscape Plan showing the size and location of each tree and the respective landscaping in conformance with Section 12-394 of the Town

Code. This would require the lot owner to come into compliance with the minimum requirements.
    - In addition, Town could require all lots to come into compliance with the minimum tree coverage requirements by a date certain. (Typically a two to five year period)
- Require Tree Removal Permits for any tree being removed with the stipulation that an equivalent replacement (based on tree canopy) is planted on the front of the lot, if applicable.
    - Prohibit tree abuse by creating a code violation for overthinning, hat racking, inflicting damage to the tree
- Create a list of prohibited trees and shrubs to prevent lots from planting invasive species or trees that may cause harm to adjacent areas.

We ask that the Town Commission review the potential tree preservation and landscaping ordinances and provide feedback and comments, so an ordinance can be brought before the Town Commission for approval.

DJD:SMS

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

Invoice

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

Invoice Number: 3926619
Invoice Date: 4/30/2026
Terms: Net 30 Days
Due Date: 5/30/2026
Customer #: AJ-0005085
Customer PO #:

Description	Amount
Percent of fee total	$115,862.98

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

444 N. Cleveland Ave, Ste 444 / Loveland, CO 80537 / Phone: (866) 977-4111 / Fax: (877) 203-2704 / www.SAFEbuilt.com

Net Invoice:	$115,862.98
Freight:	$0.00
Sales Tax:	$0.00
Invoice Total:	**$115,862.98**

Hillsboro Beach Building Dept - April 2026 Fees	
Total Permit Fees	$135,279.97
Town Revenue - 15%	$20,291.99
CGA Revenue - 85%	**$114,987.98**
- CGA Admin Fees	$875.00
CGA Total	**$115,862.98**

Town of Hillsboro Beach

Building Department

Finance Report

Month/Year

Apr/2026

	Permit Fees	Town Revenue	Fire Fees	Zoning Fees	Admin Fees	CGA Revenue	BORA	DBPR	DCA
MTD	$135,279.97	$20,291.99	$2,850.00	$3,000.00	$875.00	$115,862.98	$24,361.12	$1,281.12	$1,899.64
YTD	**$563,435.34**	**$84,819.37**	**$9,900.00**	**$23,850.00**	**$5,375.00**	**$483,990.97**	**$38,626.06**	**$5,384.65**	**$7,943.24**

Finance Detail Report April 2026

Receipt Number	Assessed To	Fee Type	Amount Paid	Payment Date	Transaction Type
5658	26HB-00025	Building Permit Fee (BUL)	$6,988.71	04/30/2026	Payment
5664	HB25-39227334	Building Permit Fee (BUL)	$153.70	04/30/2026	Payment
5664	HB25-39227334	Plan Review Fee (BUL)	$190.00	04/30/2026	Payment
5660	26HB-00067	Building Permit Fee (BUL)	$16,185.70	04/30/2026	Payment
5660	26HB-00067	Plan Review Fee (BUL)	$95.00	04/30/2026	Payment
5660	26HB-00067	Building Permit Fee (MEC)	$1,325.00	04/30/2026	Payment
5660	26HB-00067	Plan Review Fee (MEC)	$95.00	04/30/2026	Payment
5660	26HB-00067	Building Permit Fee (ELE)	$3,710.00	04/30/2026	Payment
5660	26HB-00067	Plan Review Fee (ELE)	$95.00	04/30/2026	Payment
5660	26HB-00067	Building Permit Fee (PLU)	$1,855.00	04/30/2026	Payment
5660	26HB-00067	Plan Review Fee (PLU)	$95.00	04/30/2026	Payment
5662	26HB-00069	Building Permit Fee (ELE)	$212.00	04/30/2026	Payment
5663	26HB-00070	Building Permit Fee (ELE)	$159.00	04/30/2026	Payment
5663	26HB-00070	Plan Review Fee (ELE)	$95.00	04/30/2026	Payment
5659	26HB-00073	Building Permit Fee (ELE)	$442.55	04/30/2026	Payment
5656	26HB-00096	Building Permit Fee (BUL)	$530.00	04/30/2026	Payment
5656	26HB-00096	Plan Review Fee (BUL)	$95.00	04/30/2026	Payment
5657	22341714-0	Change Of Contractor (BUL)	$95.00	04/30/2026	Payment
5655	25378692-0	Revision Fee (BUL)	$95.00	04/30/2026	Payment
5655	25378692-0	Revision Fee (PLU)	$95.00	04/30/2026	Payment
5652	26HB-00097	Building Permit Fee (BUL)	$781.75	04/29/2026	Payment
5653	HB25-39223971	Building Permit Fee (BUL)	$1,584.49	04/29/2026	Payment
5654	25376967-0	Expired Permit - Greater Than 180 Days (BUL)	$1,120.00	04/29/2026	Payment
5651	HB22-505824	Building Permit Fee (BUL)	$26,500.00	04/28/2026	Payment
5651	HB22-505824	Plan Review Fee (BUL)	$475.00	04/28/2026	Payment
5651	HB22-505824	Building Permit Fee (MEC)	$3,710.00	04/28/2026	Payment
5651	HB22-505824	Plan Review Fee (MEC)	$190.00	04/28/2026	Payment
5651	HB22-505824	Building Permit Fee (ELE)	$265.00	04/28/2026	Payment
5651	HB22-505824	Plan Review Fee (ELE)	$190.00	04/28/2026	Payment
5651	HB22-505824	Building Permit Fee (PLU)	$1,590.00	04/28/2026	Payment

5651	HB22-505824	Plan Review Fee (PLU)	$475.00	04/28/2026	Payment
5647	26HB-00100	Building Permit Fee (BUL)	$1,192.50	04/28/2026	Payment
5650	HB25-39234835	Re-Inspection Fee (BUL)	$95.00	04/28/2026	Payment
5649	24375283-8	Plan Review Fee (PLU)	$475.00	04/28/2026	Payment
5648	25378261-9	Plan Review Fee (PLU)	$380.00	04/28/2026	Payment
5646	HB25-39240942	Re-Inspection Fee (PLU)	$95.00	04/28/2026	Payment
5645	HB26-39244985	Revision Fee (PLU)	$95.00	04/27/2026	Payment
5644	26HB-00101	Building Permit Fee (ELE)	$125.00	04/27/2026	Payment
5639	26HB-00052	Building Permit Fee (MEC)	$384.25	04/27/2026	Payment
5640	26HB-00054	Building Permit Fee (MEC)	$1,122.61	04/27/2026	Payment
5638	26HB-00065	Building Permit Fee (MEC)	$145.75	04/27/2026	Payment
5638	26HB-00065	Plan Review Fee (MEC)	$95.00	04/27/2026	Payment
5641	26HB-00059	Building Permit Fee (MEC)	$157.68	04/27/2026	Payment
5641	26HB-00059	Plan Review Fee (MEC)	$95.00	04/27/2026	Payment
5642	26HB-00064	Building Permit Fee (MEC)	$145.75	04/27/2026	Payment
5642	26HB-00064	Plan Review Fee (MEC)	$95.00	04/27/2026	Payment
5643	25386381-0	Revision Fee (PLU)	$95.00	04/27/2026	Payment
5643	25386381-0	Re-Inspection Fee (PLU)	$95.00	04/27/2026	Payment
5637	HB26-39245803	Building Permit Fee (BUL)	$5,300.00	04/24/2026	Payment
5637	HB26-39245803	Plan Review Fee (BUL)	$95.00	04/24/2026	Payment
5636	26HB-00071	Building Permit Fee (BUL)	$712.84	04/23/2026	Payment
5634	26HB-00089	Building Permit Fee (MEC)	$125.00	04/23/2026	Payment
5635	26HB-00089	Building Permit Fee (ELE)	$125.00	04/23/2026	Payment
5634	26HB-00089	Building Permit Fee (ELE)	$0.00	04/23/2026	Payment
5635	26HB-00089	Plan Review Fee (ELE)	$95.00	04/23/2026	Payment
5634	26HB-00089	Plan Review Fee (ELE)	$0.00	04/23/2026	Payment
5633	26HB-00078	Building Permit Fee (ELE)	$378.55	04/22/2026	Payment
5633	26HB-00078	Plan Review Fee (ELE)	$95.00	04/22/2026	Payment
5632	26HB-00084	Building Permit Fee (BUL)	$636.00	04/21/2026	Payment
5632	26HB-00084	Plan Review Fee (BUL)	$95.00	04/21/2026	Payment
5630	26HB-00020	Building Permit Fee (PLU)	$890.28	04/21/2026	Payment

5630	26HB-00020	Plan Review Fee (PLU)	$190.00	04/21/2026	Payment
5631	26HB-00090	Building Permit Fee (BUL)	$980.50	04/21/2026	Payment
5627	26HB-00092	Building Permit Fee (MEC)	$185.50	04/20/2026	Payment
5629	26HB-00086	Building Permit Fee (BUL)	$316.95	04/20/2026	Payment
5628	26HB-00088	Building Permit Fee (ELE)	$125.00	04/20/2026	Payment
5628	26HB-00088	Plan Review Fee (ELE)	$95.00	04/20/2026	Payment
5625	26HB-00058	Building Permit Fee (BUL)	$5,641.62	04/17/2026	Payment
5625	26HB-00058	Building Permit Fee (ELE)	$125.00	04/17/2026	Payment
5625	26HB-00058	Building Permit Fee (PLU)	$125.00	04/17/2026	Payment
5625	26HB-00058	Plan Review Fee (PLU)	$95.00	04/17/2026	Payment
5626	HB25-39234835	Revision Fee (BUL)	$95.00	04/17/2026	Payment
5624	26HB-00077	Building Permit Fee (BUL)	$291.50	04/17/2026	Payment
5624	26HB-00077	Building Permit Fee (PLU)	$125.00	04/17/2026	Payment
5622	HB26-39246921	Building Permit Fee (PLU)	$510.13	04/14/2026	Payment
5622	HB26-39246921	Plan Review Fee (PLU)	$95.00	04/14/2026	Payment
5623	26HB-00085	Building Permit Fee (BUL)	$795.00	04/14/2026	Payment
5621	26HB-00082	Building Permit Fee (BUL)	$125.00	04/14/2026	Payment
5618	26HB-00083	Building Permit Fee (PLU)	$125.00	04/13/2026	Payment
5619	21337588-7	Revision Fee (PLU)	$95.00	04/13/2026	Payment
5620	22341714-0	Revision Fee (ELE)	$95.00	04/13/2026	Payment
5617	26389927-0	Revision Fee (BUL)	$285.00	04/09/2026	Payment
5617	26389927-0	Revision Fee (MEC)	$285.00	04/09/2026	Payment
5617	26389927-0	Revision Fee (ELE)	$95.00	04/09/2026	Payment
5617	26389927-0	Revision Fee (PLU)	$190.00	04/09/2026	Payment
5617	26389927-0	Building Permit Fee- manual (BUL)	$4,224.00	04/09/2026	Payment
5616	26HB-00075	Building Permit Fee (BUL)	$264.95	04/09/2026	Payment
5615	HB26-39246319	Building Permit Fee (BUL)	$1,722.50	04/09/2026	Payment
5615	HB26-39246319	Plan Review Fee (BUL)	$190.00	04/09/2026	Payment
5615	HB26-39246319	Building Permit Fee (MEC)	$265.00	04/09/2026	Payment
5615	HB26-39246319	Building Permit Fee (ELE)	$397.50	04/09/2026	Payment
5615	HB26-39246319	Plan Review Fee (ELE)	$95.00	04/09/2026	Payment

5615	HB26-39246319	Building Permit Fee (PLU)	$125.00	04/09/2026	Payment
5615	HB26-39246319	Plan Review Fee (PLU)	$95.00	04/09/2026	Payment
5613	26HB-00079	Building Permit Fee (MEC)	$125.00	04/08/2026	Payment
5614	26HB-00080	Building Permit Fee (PLU)	$125.00	04/08/2026	Payment
5608	26HB-00072	Building Permit Fee (BUL)	$125.00	04/07/2026	Payment
5610	23358986-0	Revision Fee (BUL)	$95.00	04/07/2026	Payment
5609	26HB-00053	Building Permit Fee- manual (BUL)	$3,941.88	04/07/2026	Payment
5611	26HB-00017	Building Permit Fee (BUL)	$3,975.00	04/07/2026	Payment
5611	26HB-00017	Building Permit Fee (PLU)	$125.00	04/07/2026	Payment
5611	26HB-00017	Plan Review Fee (PLU)	$95.00	04/07/2026	Payment
5612	26HB-00019	Building Permit Fee (BUL)	$1,192.50	04/07/2026	Payment
5612	26HB-00019	Plan Review Fee (BUL)	$95.00	04/07/2026	Payment
5607	26HB-00061	Building Permit Fee (BUL)	$152.51	04/02/2026	Payment
5604	26HB-00057	Building Permit Fee (PLU)	$125.00	04/02/2026	Payment
5606	26HB-00009	Building Permit Fee (BUL)	$21,486.20	04/02/2026	Payment
5606	26HB-00009	Plan Review Fee (BUL)	$95.00	04/02/2026	Payment
5605	26HB-00074	Building Permit Fee (BUL)	$499.05	04/02/2026	Payment
5602	26HB-00062	Building Permit Fee (MEC)	$166.82	04/01/2026	Payment
5601	26HB-00008	Building Permit Fee (BUL)	$304.75	04/01/2026	Payment
5601	26HB-00008	Plan Review Fee (BUL)	$95.00	04/01/2026	Payment
5601	26HB-00008	Building Permit Fee (ELE)	$125.00	04/01/2026	Payment
5601	26HB-00008	Building Permit Fee (PLU)	$125.00	04/01/2026	Payment
5601	26HB-00008	Plan Review Fee (PLU)	$95.00	04/01/2026	Payment
5603	25378132-0	Expired Permit - Greater Than 180 Days (BUL)	$477.00	04/01/2026	Payment
5603	25378132-0	Expired Permit - Greater Than 180 Days (PLU)	$125.00	04/01/2026	Payment
5603	25378132-0	Expired Permit - Greater Than 180 Days (ELE)	$125.00	04/01/2026	Payment

TOTAL **$135,279.97**

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

05/26/2026

TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

ACCOUNT NO: 1182-0606490
INVOICE NO: 78772

Attn: Mac Serda, Town Manager

RE: General Matters

			HOURS	
04/27/2026	DJD	Address public records request; review Hold Harmless Agreement.	0.60	
04/28/2026	DJD	Review Bill of Sale for Tiki Hut.	0.20	
04/30/2026	DJD	Receipt of emails from Town Manager regarding parking; initial review of Agreement with Headway Construction.	0.80	
05/01/2026	DJD	Continued review of Agreement for Parking Lot Improvements.	0.70	
	SMS	Review of ITB for parking lot improvements.	1.20	
05/04/2026	DJD	Review agenda; prepare for Town Commission meeting.	0.70	
05/05/2026	DJD	Prepare for and attend Town Commission meeting; review email from Donna Rockfeld.	2.80	
05/06/2026	DJD	Review 935 Hillsboro Mile Parking Variance; telephone call with Town Manager.	0.50	
05/08/2026	DJD	Telephone call with Town Manager and Town Planner.	0.50	
05/13/2026	DJD	Review requirements under HB 1329 regarding Town's budgeting process.	0.30	
05/18/2026	DJD	Telephone call with Mayor Miller.	0.30	
05/20/2026	DJD	Review emails regarding landscaping; review HB 803 and respond to inquiry from Town Planner; initial efforts to amend Code of Ordinances.	1.10	
05/21/2026	DJD	Review draft agenda; address proposed changes to Landscape Code provisions; review and prepare items for agenda; address beach easement issues.	1.60	
05/22/2026	SMS	Review related to Tree Preservation Ordinance.	1.50	
	DJD	Address potential code revisions regarding landscaping.	1.20	
		FOR CURRENT SERVICES RENDERED	14.00	4,200.00

TOWN OF HILLSBORO BEACH

05/26/2026
ACCOUNT NO: 1182-0606490
INVOICE NO: 78772

RE: General Matters

HOURS

RECAPITULATION

TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
D.J. Doody	11.30	$300.00	$3,390.00
Sean M. Swartz	2.70	300.00	810.00

Photocopies	33.25
TOTAL OUT-OF-POCKET EXPENSES THROUGH 05/25/2026	33.25
TOTAL CURRENT WORK	4,233.25
BALANCE DUE	$4,233.25

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: **Police Department**
Chief Rob O'Neill
Hurricane Presentation for Building Officials
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **June 2, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:
1. Chief Monthly April-26.rmo
2. Hurricane Response Presentation

Hillsboro Beach Police Monthly Report

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

Patrol Snapshot:

Activity	Current Month	March 2026	April 2025
Contacts			
Motor Vehicle	327	326	217
Crosswalk	160	149	96
Marine Unit	120	110	51
Beach Unit	54	26	3
Cyclists	201	222	137
Arrests	0	1	1
Service			
Alarms	15	16	15
Assist Other Agency	11	9	5
Dogs on Beach/Animal	2	3	9
Beach Self/Complaint	33	9	New
Vessel	10	4	8
Noise	3	0	0
Open Doors	5	0	3
Police Assists	32	51	113
Domestic/Disturbance	2	9	0
Sick/Injured	21	27	30
Crash	4	0	1
Trespassing	56	41	6
Security Checks	5532	5648	6077
Total Calls	371	345	276

Training:

Police Law Institute (Online): Drones and the Law.

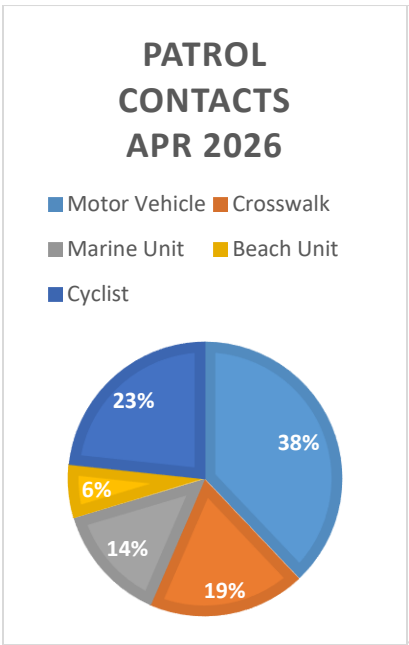
In-Service Topics: Unusual Occurrences (Hurricanes, etc.) Annual Training.

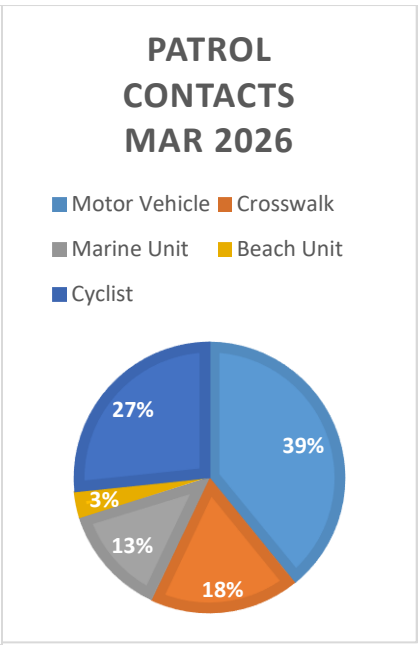
Personnel News: We celebrated National TeleCommunicators Week (April 12th – 18th), Hillsboro Beach Community Event (April 25th) DEA Prescription Drug Take-Back, HBPD Coffee with a Cop (April 16th) Hurricane Preparedness.

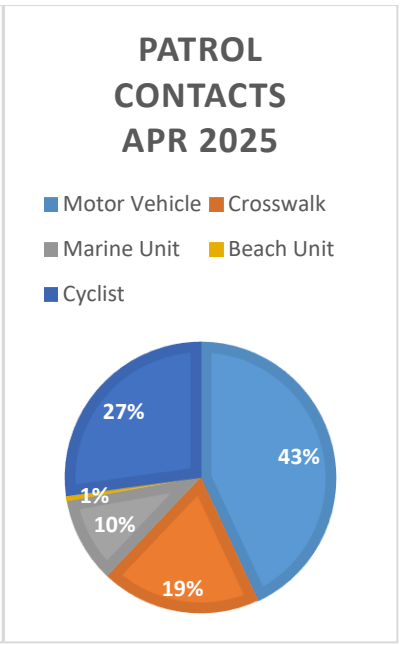
Investigations Snapshot:

April 2025 (new)	Actively Working	Inactivated/Cleared
Fraud (#261160)	Rental Listing Scam (#251674)	Hit & Run (#260485)
	Theft (#260133)	
	Scheme to Defraud (#251317)	
	Stalking (#252630)	
	Grand Theft (#252715)	
	Burglary (#242927)	
	Found Property (#242931)	
	Suspicious Incident (#260535)	
	Hit & Run (#260989)	
	Stolen Vehicle (#250603)	
	Grand Theft/Forgery (#252565)	

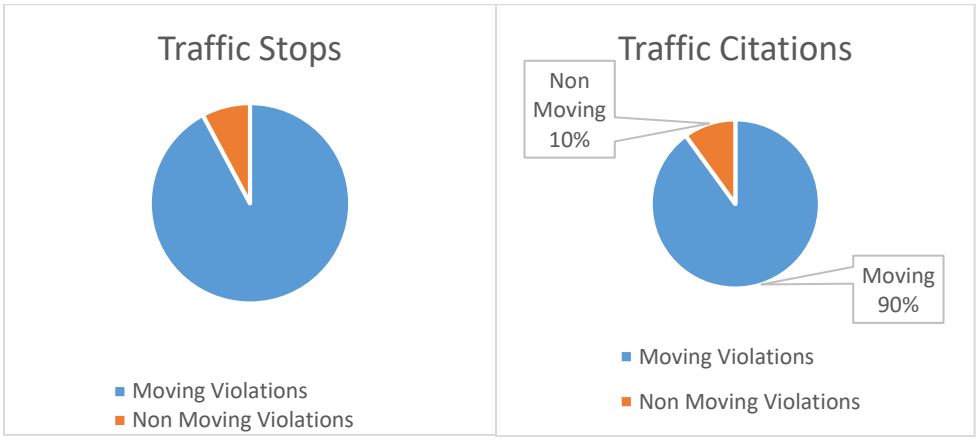
Patrol Services:



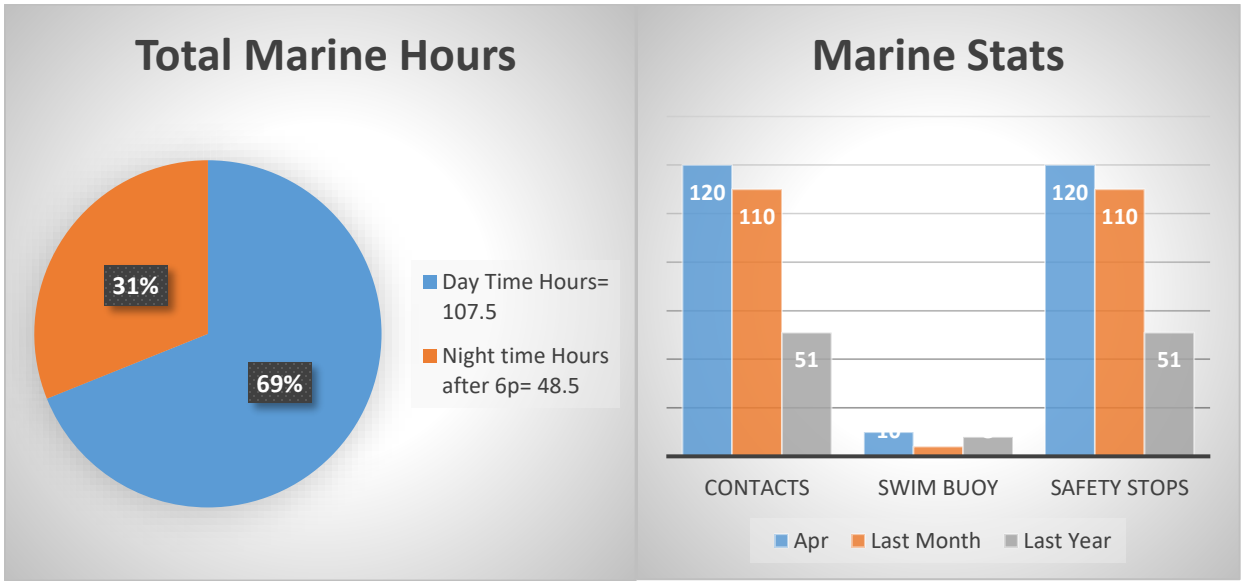




Traffic:



Marine/Beach Patrol:



April Notable Events:

On April 1st HBPD received a call from a resident in the 900 block of Hillsboro Mile in reference to a suspicious incident. Our Officers responded and made contact with the complainant, he had located sandy footprints in his backyard coming from the beach and a shed door was found open. Broward Sheriff's Office (Deerfield) and the Boca Raton Police had issued a BOLO overnight for a missing person last seen along the beach. Officers believed this incident was related, information was given to Boca PD.

On April 3rd HBPD received a call in reference to a barge working an ICW dock site in the 1000 block of Hillsboro Mile. The caller advised the barge might be leaking Diesel fuel as a sheen was visible in the water. Officers confirmed the visible sheen, contact was made with the United States Coast Guard, Florida Fish and Wildlife Commission, and the Florida State Watch. The appropriate agency determined the sheen was not a result of a fuel spill. Assistance rendered.

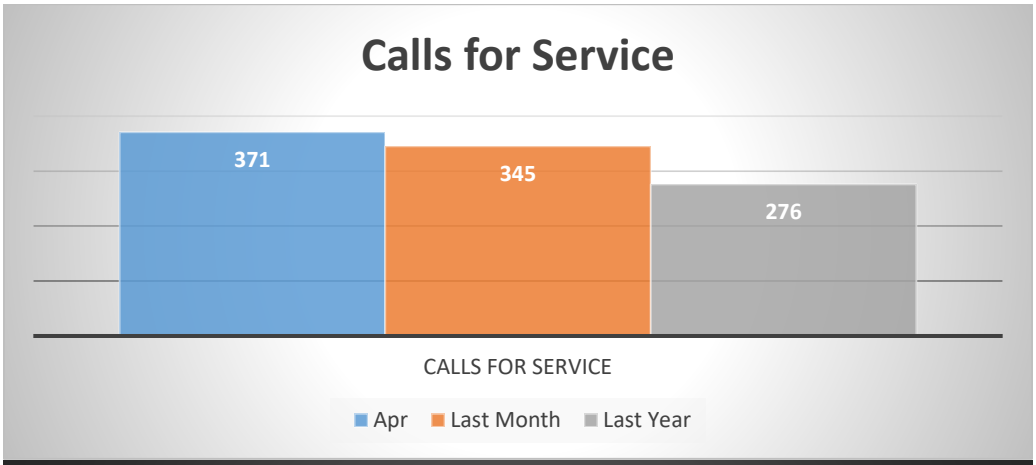
On April 7th HBPD received a call transfer from the Broward Sheriff's Office, a caller in the 1200 block of Hillsboro Mile was with an elderly homeless woman who was lost and confused. Our Officers responded and made contact with the woman, BSO Fire Rescue was requested to evaluate her medically. It was determined she required medication which she had not been taking. The woman was provided transportation to Henderson Clinic for admission and treatment. Assistance rendered.

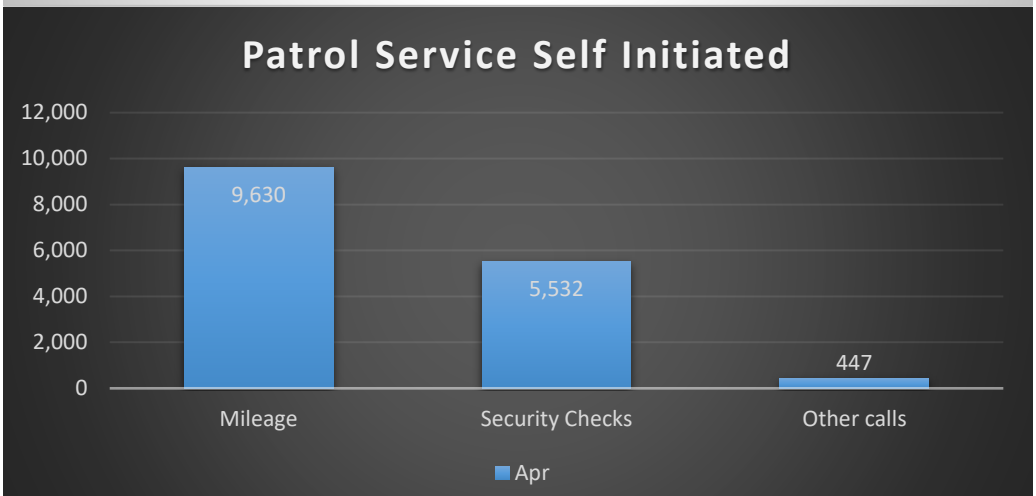
On April 12th an HBPD Officer on patrol observed a vessel operating in the ICW at approximately the 1000 block of Hillsboro Mile. The vessel was being operated at an inappropriate speed and creating a wake. Officers were able to get the vessel operators attention and intervene. The vessel operator resumed idle speed. Assistance rendered.

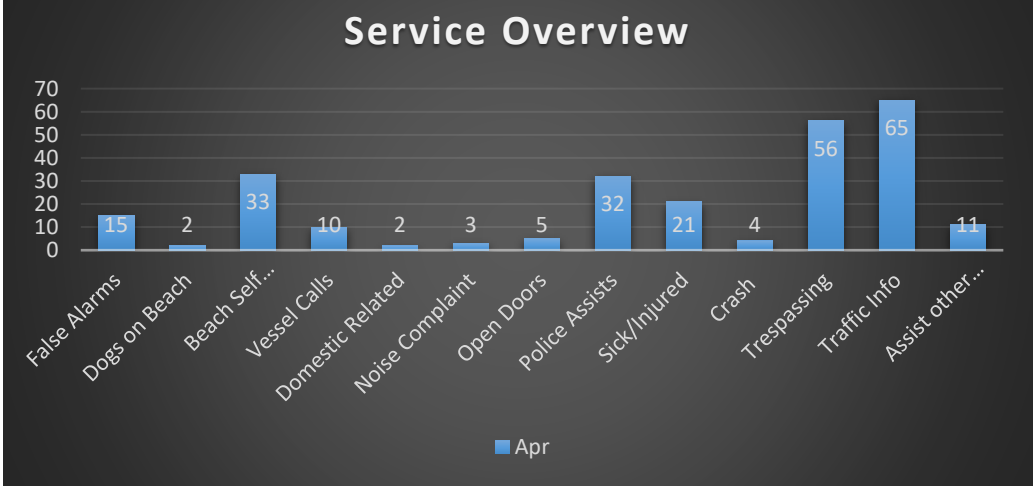
On April 18th an HBPD Officer on patrol in the 900 block of Hillsboro Mile observed a subject (apparently homeless) trespassing on private property. Our Officer was able to make contact with the subject, he stated he was on his way to Pompano Beach. He was advised regarding trespass and provided one of our Support Services "Essentials" pack, he complied and left the area, assistance rendered.

On April 24th HBPD received a 911/CAD alert in reference to a vessel crash on the beach near the Hillsboro Inlet. CAD advised five subjects on the vessel and one was possibly injured. Our Officers responded to the reported location and made contact with the vessel and subjects. Broward Sheriff's Office Fire Rescue also arrived on scene, one subject was treated for a minor injury and refused transport. The vessel had run aground in shallow water but did not sustain and appreciable damage. The vessel was refloated with the incoming tide, assistance rendered.

Overall Calls for Service:







HURRICANE RESPONSE

Understanding Nature's Powerful Storms, Emergency Response and Recovery Efforts

HURRICANE OVERVIEW

A hurricane is a tropical storm with constant winds greater than 73 miles per hour. Effects of the storm include:

- Tornadoes / Catastrophic Wind
- Torrential Rain
- Flooding
- Storm Surge



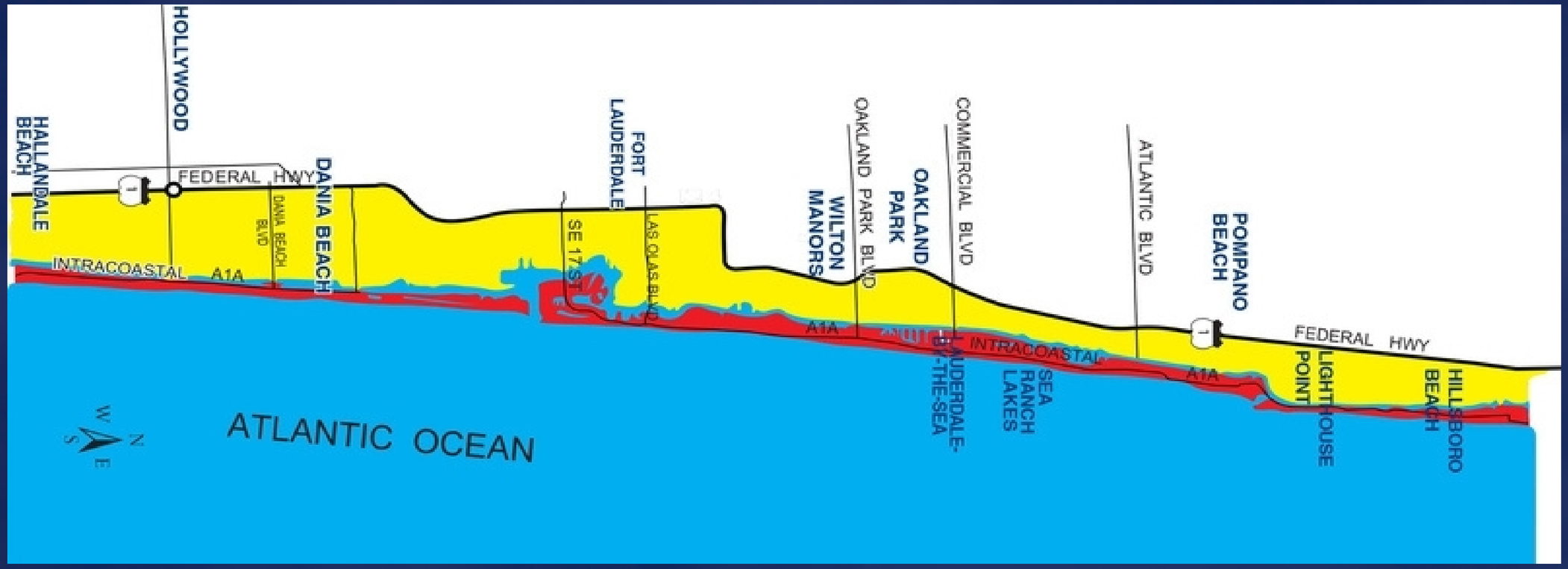
Hurricane Season begins June 1 - November 30th.
Hurricanes are categorized based on strength, **Category One** being the least destructive to **Category Five**, causing the most damage.

EVACUATION ZONES

The Town of Hillsboro Beach is fully located in Evacuation Plan A.

Plan A - Broward County areas east of the intercoastal waterway, evacuated in a Category One or Two Storm. Broward County typically will declare mandatory evacuations.

Plan B - Broward County areas east of Federal Highway US1, evacuated in a Category Three or higher.

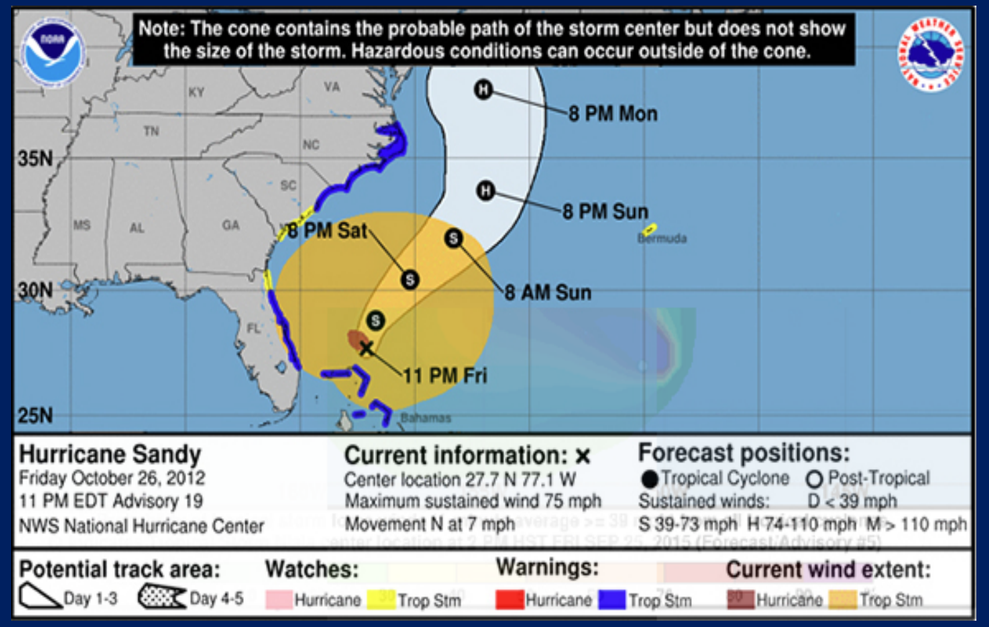


HTTPS://WWW.BROWARD.ORG/HURRICANE/PAGES/EVACUATIONS.ASPX

PRE-STORM MONITORING

The National Hurricane Center is responsible for monitoring storms as they develop and issuing watches and warnings to impact areas.

- **Tropical Storm Watch** (conditions possible in the next 48 hrs)
- **Hurricane Watch** (in the next 48 hrs)
- **Storm Surge Watch** (inundation possible in the next 48 hrs)
- **Tropical Storm Warning** (conditions expected within 36 hrs)
- **Hurricane Warning** (conditions expected within 36 hrs)
- **Storm Surge Warning** (inundation expected within 36 hrs)



https://www.weather.gov/safety/hurricane-ww

PRE-STORM PREPARATIONS

- Have a Plan
- Safeguard Your Home
- Protect Pools
- Prune Trees
- Tree Maintenance Near Power Lines
- Emergency Checklist
- Hurricane Shelters



VULNERABLE POPULATION REGISTRY

The Broward County **Vulnerable Population Registry**, for those that would be at risk following an emergency, assist in planning better response from emergency workers during a recovery efforts. Registration can be completed for yourself, a family member, or a caregiver can register for someone if they are authorized to do so.

Who Should register:

- If you elect to stay at home and have a disability, frailty or health issue

How to Register:

- Online at Broward.org/Atrisk
- Broward County Call Center - Dial 311
- 954-831-4000 (TTY 954-831-3940

Additionally, the Hillsboro Beach Police Department gathers information from residents, property managers, as well as other responsible parties regarding vulnerable residents for use during evacuation orders and post storm recovery.

BUILDING DEPARTMENT
PRE-STORM ACTIVITY AND PREPARATION

Fasten down or remove all hazardous objects, this includes:

- Construction Shacks
- Temporary Toilets
- Roofing Tile
- Building Materials
- Trash
- Forms, etc
- Unsecured Structures
- Temporary Electric Service Pole(s)
- Protect All Glass Areas with Storm Shutters
- Board Up Windows and Openings
- Raise Loose Materials and Furniture to a Higher Floor

BUILDING DEPARTMENT
PRE-STORM ACTIVITY AND PREPARATION

- Section 110.13 - Special Hurricane Inspections: During such periods of time as designated by the National Weather Service as being a hurricane watch, all furniture, display racks, material and similar loose objects in exposed outdoor locations, shall be lashed to rigid construction or stored buildings….
- Section 110.13.2.1 - It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from construction….
- Section 110.13.2.2 - Notices issued by the National Weather Service of a hurricane watch are deemed sufficient notice to the owner of real property upon which construction is occurring, or any contractor responsible for said construction, to secure loose construction materials against the effects of hurricane force winds.

BUILDING DEPARTMENT
PRE-STORM ACTIVITY AND PREPARATION

- Section 110.13.2.3 – It shall be a violation of this code for an owner of the real property upon which construction is occurring, or any contractor responsible for said construction, to have on that property, loose construction materials that are not fastened or secured to the ground or any permanent structure….
- Section 110.13.3 – From June 1 to November 30 of each calendar year (the National Weather Service designated hurricane season), building materials shall be loaded on a roof no earlier than twenty (20) working days prior to the permanent installation of those materials.

Emergency Operation Functions

- **Period of Emergency**
- **Emergency Operations Center (EOC)**
  - Incident Command (ICS)
  - Public Information Officer (PIO)
- **Chain of Authority**
- **Multiagency Coordination (MAC) Groups**
- **Emergency Management Team**
  - Unified Command (NIMS)
  - Coordinating Overall Emergency Municipal Response Activities and Determining Response and Relief Requirements
  - Tasking “Emergency Support Functions (ESF)” to respond in support

POLICE DEPARTMENT OPERATIONS

Hurricane Watches (48 hours)

- Establish Resource Dispersal Locations
- Plan to Start Evacuations
- Maintain emergency vehicle and generator fuel tanks
- Secure all vehicles not in use
- Test and Ensure Emergency Equipment Properly Functioning
- Dispense Emergency Cell Phones to Department Personnel

POLICE DEPARTMENT OPERATIONS

Hurricane Warnings (36 hours)

- Control Evacuation Movement
- Secure Evacuated Areas
- Provide Public Warnings
  - Persons Refusing to Leave Log
- Assist with traffic flow
- Monitor secured evacuated buildings
- Refer residents of special needs to Broward County Special Needs Shelters

POLICE DEPARTMENT OPERATIONS

- The Chief of Police or designee is responsible for monitoring wind and other weather conditions for safety concerns and ordering employees to take shelter at the appropriate time.

- During impact, the potential effects of the hurricane will be continuously evaluated as plans are made to prepare for redeployment.

POLICE DEPARTMENT OPERATIONS

Police Department Evacuation

- Determined by the Chief of Police
- All employees will be directed to a safe site
- Certain equipment temporarily relocated
- Notification to surrounding agencies
- Notification to the Florida Department of Law Enforcement
- Transfer of Department non-emergency telephone

POST STORM ASSESSMENT

Chief of Police (designee) with assistance from Broward Sheriffs Office Fire Rescue will complete an initial impact assessment

- Injury or loss of life
- The approximate number of individuals displaced
- Damage to infrastructure within the municipality
- The general extent and location of significant property damage within the Town.



POST STORM STRIKE TEAM OPERATIONS

After the initial impact assessment, the Emergency Operations Center Planning Chief will prepare an initial incident action plan to assist the municipal emergency operations. The Strike Teams would include:

- Town Management
- Police Department
- Water Department
- Building Official
- Broward Sheriffs Office Fire Rescue
- Broward Emergency Operations Center Representative

POST STORM DE-ESCALATION

<u>When is it Safe for Residents to Return</u>

- Curfews and any prohibitions have been lifted
- Structures are safe for occupancy
- Operational status of essential utilities
- Roadways are clear and passable
- Bridges are open to vehicular traffic

PIO will disseminate this information through available media.

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: **June 2, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:
1. June 2026 meeting (CGA memo)
2. Hillsboro Beach Commission Report - April 2026

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: June 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.

- We had over Digital Permitting Process/Community Core meeting on Wednesday May 20th. The training was recorded for anyone wishing to view it. The Link is on the Building Department's Website

- Hurricane Season started June 1st. National Hurricane Center 2026 forecast calls for 12 named storms and 6 hurricanes. The Police Chief and I have a brief presentation of the actions of both Departments pre-storm and post-storm.

- Plan review and inspections are up to date.

Respectfully Submitted,

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

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

Calvin, Giordano & Associates, Inc.
1210 Hillsboro Mile |Hillsboro Beach FL 33062
Office: 954.427.4011 |Fax: 954.427.4834 |Cell: 954.592.5057
Fort Lauderdale | Miami-Dade | West Palm Beach | Clearwater/Tampa | Estero | Port St. Lucie

Town of Hillsboro Beach

Building Department

Summary Report

Month/Year

Apr/2026

	Oct	Nov	Dec	Jan	Feb	Mar
Building Permit Fees	$94,498.22	$34,800.35	$78,362.14	$160,741.56	$12,899.27	$46,853.83
CGA Expense	$81,248.58	$29,780.36	$67,207.86	$137,201.04	$11,614.39	$41,075.76
Construction Value	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Fire And Zoning Fees	$5,550.00	$1,200.00	$3,600.00	$5,250.00	$4,500.00	$7,800.00
Total Revenue	$104,908.35	$37,615.10	$85,933.98	$173,699.94	$18,721.41	$64,088.66
Town Revenue	$14,174.64	$5,219.99	$11,754.28	$24,415.52	$1,934.88	$7,028.07

	Apr	May	Jun	Jul	Aug	Sep	YTD
Building Permit Fees	$135,279.97	$0.00	$0.00	$0.00	$0.00	$0.00	$563,435.34
CGA Expense	$115,862.98	$0.00	$0.00	$0.00	$0.00	$0.00	$483,990.97
Construction Value	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Fire And Zoning Fees	$5,850.00	$0.00	$0.00	$0.00	$0.00	$0.00	$33,750.00
Total Revenue	$169,546.85	$0.00	$0.00	$0.00	$0.00	$0.00	$654,514.29
Town Revenue	$20,291.99	$0.00	$0.00	$0.00	$0.00	$0.00	$84,819.37

Town of Hillsboro Beach
Building Department
Finance Report

Month/Year
Apr/2026

	Permit Fees	Town Revenue	Fire Fees	Zoning Fees	Admin Fees	CGA Revenue	BORA	DBPR	DCA
MTD	$135,279.97	$20,291.99	$2,850.00	$3,000.00	$875.00	$115,862.98	$24,361.12	$1,281.12	$1,899.64
YTD	**$563,435.34**	**$84,819.37**	**$9,900.00**	**$23,850.00**	**$5,375.00**	**$483,990.97**	**$38,626.06**	**$5,384.65**	**$7,943.24**

Town of Hillsboro Beach
Building Department
Issued Permits Report

Month/Year
Apr-2026

Permit Type	# Issued	Construction Valuation
A/C Change Out - Commercial	2	$7,850.00
A/C Change Out - Residential	6	$44,745.00
Alteration - Residential	4	$993,281.00
Dock - Residential	2	$484,116.30
Electrical - Residential	1	$16,700.00
Electrical Service Change - Commercial	1	$14,285.00
Electrical Service Change - Residential	1	$4,800.00
Event Tent	1	$30,000.00
Fire Alarm	1	$6,000.00
Fire Sprinklers	1	$30,000.00
Gas Line - Commercial	2	$180,000.00
Gas Tank - Residential	1	$33,595.60
Low Voltage - Residential	2	$12,000.00
LP Tank - Commercial	1	$19,250.00
Paving/Parking Lot - Commercial	1	$200,000.00
Plumbing - Residential	1	$1,650.00

Pool Resurfacing - Residential	2	$195,500.00
Pool/Spa - Commercial	2	$0.00
Private Provider	1	$175,000.00
Re-Roof - Residential	1	$29,500.00
Retaining Wall - Residential	1	$24,000.00
Shutters - Residential	1	$5,755.00
Water Heater - Residential	2	$4,150.00
Window/Door - Residential	10	$1,025,131.93
Totals	**48**	**$3,537,309.83**

Permit Type	Permit Number	Date Issued	Address	Subdivision	Construction Valuation
Pool/Spa - Commercial	HB25-39217621	04/01/2026	1177 HILLSBORO MILE, PARCEL B/MAIN SPA POOL	THE ENCLAVE AT HILLSBORO BEACH	$0.00
Pool/Spa - Commercial	HB25-39217700	04/01/2026	1177 HILLSBORO MILE, PARCEL B/MENS SPA	THE ENCLAVE AT HILLSBORO BEACH	$0.00
Window/Door - Residential	HB25-39223971	04/29/2026	1155 HILLSBORO MILE, UNIT 307	HILLSBORO OCEAN CLUB CONDO	$59,792.20
Gas Line - Commercial	24375283-8	04/28/2026	1177 HILLSBORO MILE, Parcel B (GASLINE)		$0.00
Gas Line - Commercial	25378261-9	04/28/2026	1180 HILLSBORO MILE, PARCEL A (GASLINE)		$180,000.00
Paving/Parking Lot - Commercial	HB26-39245803	04/24/2026	1169 HILLSBORO MILE	HILLSBORO WINDSOR	$200,000.00
Alteration - Residential	HB26-39246319	04/10/2026	1057 HILLSBORO MILE, UNIT 624	DIAMONDHEAD CONDO	$94,000.00
LP Tank - Commercial	HB26-39246921	04/14/2026	1200 HILLSBORO MILE	1200 HILLSBORO MILE CONDO	$19,250.00
Alteration - Residential	26HB-00008	04/01/2026	1147 Hillsboro Mile, #610		$14,500.00
Window/Door - Residential	26HB-00009	04/02/2026	945 Hillsboro Mile		$810,800.00
Pool Resurfacing - Residential	26HB-00017	04/07/2026	927 HILLSBORO MILE		$150,500.00
Pool Resurfacing - Residential	26HB-00019	04/07/2026	927 HILLSBORO MILE, (FOUNTAIN)		$45,000.00
Gas Tank - Residential	26HB-00020	04/21/2026	957 HILLSBORO MILE		$33,595.60
Dock - Residential	26HB-00025	04/30/2026	1001 Hillsboro Mile		$263,725.00

A/C Change Out - Residential	26HB-00052	04/27/2026	1073 HILLSBORO MILE 3-N		$14,500.00
Private Provider	26HB-00053	04/07/2026	967 Hillsboro Mile		$175,000.00
Water Heater - Residential	26HB-00057	04/02/2026	1198 HILLSBORO MILE, UNIT 302		$1,800.00
Dock - Residential	26HB-00058	04/17/2026	961 Hillsboro Mile		$220,391.30
A/C Change Out - Residential	26HB-00059	04/27/2026	1051 Hillsboro Mile, 806E		$5,950.00
Shutters - Residential	26HB-00061	04/02/2026	1147 HILLSBORO MILE #1002		$5,755.00
A/C Change Out - Residential	26HB-00062	04/01/2026	1199 Hillsboro Mile, #225		$6,295.00
A/C Change Out - Residential	26HB-00064	04/27/2026	1073 Hillsboro Mile, #4-S		$5,500.00
A/C Change Out - Residential	26HB-00065	04/27/2026	1051 Hillsboro Mile, #901E		$5,500.00
Alteration - Residential	26HB-00067	04/30/2026	1073 Hillsboro Mile, #1-N (INTERIOR REMODEL)		$870,781.00
Fire Sprinklers	26HB-00068	04/30/2026	1073 Hillsboro Mile, #1-N (FIRE SPRINKLERS)		$30,000.00
Low Voltage - Residential	26HB-00069	04/30/2026	1073 Hillsboro Mile, #1-N (LOW VOLTAGE)		$8,000.00
Fire Alarm	26HB-00070	04/30/2026	1073 Hillsboro Mile, #1-N (FIRE ANNUNCIATION SYSTEM)		$6,000.00
Window/Door - Residential	26HB-00071	04/23/2026	1093 Hillsboro Mile		$26,899.48
Window/Door - Residential	26HB-00072	04/07/2026	1198 Hillsboro Mile, UNIT 328		$2,100.00
Electrical - Residential	26HB-00073	04/30/2026	1001 Hillsboro Mile		$16,700.00

Window/Door - Residential	26HB-00074	04/02/2026	1035 Hillsboro Mile, UNIT 6		$18,832.00
Window/Door - Residential	26HB-00075	04/09/2026	1150 Hillsboro Mile, UNIT 608		$9,998.00
Alteration - Residential	26HB-00077	04/17/2026	1160 Hillsboro Mile, UNIT 501		$14,000.00
Electrical Service Change - Commercial	26HB-00078	04/22/2026	1057 Hillsboro Mile		$14,285.00
A/C Change Out - Commercial	26HB-00079	04/08/2026	1150 Hillsboro Mile		$5,000.00
Water Heater - Residential	26HB-00080	04/08/2026	1198 Hillsboro Mile, Unit 238		$2,350.00
Window/Door - Residential	26HB-00082	04/14/2026	1045 Hillsboro Mile, UNIT 1B		$2,750.00
Plumbing - Residential	26HB-00083	04/13/2026	1147 Hillsboro Mile, UNIT 112		$1,650.00
Retaining Wall - Residential	26HB-00084	04/22/2026	1003 Hillsboro Mile		$24,000.00
Event Tent	26HB-00085	04/14/2026	1093 Hillsboro Mile		$30,000.00
Window/Door - Residential	26HB-00086	04/20/2026	1039 Hillsboro Mile, UNIT 4		$11,960.25
Electrical Service Change - Residential	26HB-00088	04/20/2026	1198 HILLSBORO MILE, UNIT 240		$4,800.00
A/C Change Out - Commercial	26HB-00089	04/23/2026	901 HILLSBORO MILE, Club #1 - Elevator Machine		$2,850.00
Window/Door - Residential	26HB-00090	04/21/2026	1057 HILLSBORO MILE, UNIT 422		$37,000.00
A/C Change Out - Residential	26HB-00092	04/20/2026	1045 Hillsboro Mile, #1B		$7,000.00

Re-Roof - Residential	26HB-00097	04/29/2026	1207 Hillsboro Mile, UNIT 3F		$29,500.00
Window/Door - Residential	26HB-00100	04/28/2026	1155 HILLSBORO MILE, UNIT 303		$45,000.00
Low Voltage - Residential	26HB-00101	04/28/2026	1057 HILLSBORO MILE, UNIT 624	DIAMONDHEAD CONDO	$4,000.00

Jurisdiction Building Performance Report

HB - Hillsboro Beach

Date Range: 04/01/2026 - 04/30/2026

	Residential			Commercial			Other	Engineering	Fire	Land Use	Misc	Planning	Zoning	Total
	Residential New	Residential Alteration	Residential Miscellaneous	Commercial New	Commercial Alteration	Commercial Miscellaneous								
Inspection Activity														
Number of Inspections	0	74	26	49	27	18	0	0	2	0	0	0	0	196
Number Passed	0	51	22	9	15	10	0	0	1	0	0	0	0	108
Inspection Passed %	0.00 %	68.92 %	84.62 %	18.37 %	55.56 %	55.56 %	0.00 %	0.00 %	50.00 %	0.00 %	0.00 %	0.00 %	0.00 %	55.10 %
% Completed on Sched Date														87.26 %
Permit Activity														
Applications Filed	0	17	13	0	1	5	0	0	0	0	1	0	0	37
Valuation - Applications	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Permits Issued	1	18	17	0	2	7	0	0	2	0	1	0	0	48
Valuation - Issued	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avg wk days submit to issue	12	24	14	0	195	51	0	0	23	0	3	0	0	31
Total fees billed	3,592.85	93,287.62	9,740.51	0.00	0.00	8,175.35	0.00	0.00	365.90	0.00	700.75	0.00	0.00	115,862.98
Avg fees/permit (billed)	3,592.85	5,182.65	572.97	0.00	0.00	1,167.91	0.00	0.00	182.95	0.00	700.75	0.00	0.00	2,413.81
Total fees paid	5,098.93	133,380.89	14,654.99	0.00	0.00	13,926.57	0.00	0.00	1,339.59	0.00	1,145.88	0.00	0.00	169,546.85
Avg fees/permit (all fees)	5,098.93	7,410.05	862.06	0.00	0.00	1,989.51	0.00	0.00	669.80	0.00	1,145.88	0.00	0.00	3,532.23
Voided Permits														
Number of Voided permits	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Plan Reviews - Submittals														
Initial Submittals Received	1	21	15	1	2	6	0	0	1	0	1	0	0	48
Resubmittals Received	0	7	9	0	2	11	0	0	5	0	1	0	0	35
Total Submittals Received	1	28	24	1	4	17	0	0	6	0	2	0	0	83
Approved Submittals	2	18	17	1	0	10	0	0	4	0	2	0	0	54
Avg Days In Review	8	2	3	3	0	2	0	0	3	0	2	0	0	23
Plan Reviews - Reviews														
Total Plan Reviews Completed	3	58	27	1	6	29	0	0	13	0	4	0	0	141
Total Plan Reviews Created	1	57	28	1	6	25	0	0	9	0	4	0	0	131
Total Approved Plan Reviews	2	32	20	1	1	16	0	0	6	0	3	0	0	81

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item: **Code Compliance**
Bernard Pita, Code Compliance Supervisor, CG&A
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **June 2, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. April 2026 Code Summary Report Revised 05282026

APRIL 2026 CODE SUMMARY REPORT

Summary:

Code Compliance remained active in April 2026, with 92 new cases opened and 172 inspections completed. The department also continued implementation of Community Core Code Software and removed two illegal snipe signs during the reporting period.

CASES IN SPECIAL MAGISTRATE PROCES
April 2026

Violation Name	Property Address	Parcel Number	Violation Status	Case Status	Court Date	Inspection Notes
Building Safety Inspection 40+ Year	1231 Hillsboro Mile - Common Area, Hillsboro Beach		Property owner has till June 12 to comply as per Magistrate.	Open	05/11/2026	The violation was adjudicated by the Magistrate. Compliance date June 12, 2026
Vacation rental registration	1231 Hillboro Mile, Hillsboro Beach		Property owner has till June 12 to comply as per Magistrate.	Open	05/11/2026	The violation was adjudicated by the Magistrate. Compliance date June 12, 2026

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Agenda Item Cover Memo

Agenda Item: **FY2027 Proposed Budget Calendar**
Budget Workshop - Wed July 29, 2026 at 10:00 AM
1st Millage Rate & Tentative Hearing - Thu Sept 3, 2026 at 5:01 PM
2nd Millage Rate & Final Budget Hearing - Wed Sept 16, 2026 at 5:01 PM
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **June 2, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. FY2027 Budget Calendar

FY 2027 Budget Calendar

Key Date	Activity / Task
May 21	Budget worksheets provided to Department Heads.
June 1	Receipt of Estimated Assessable Property Values.
June 1	Department Heads submit completed templates to Finance.
July 1	Property Appraiser certifies the taxable values.
July 29 – 10:00 AM	Town of Hillsboro Beach Budget Workshop / Special Meeting – Discussion on preliminary budget and proposed Millage Rate.
July 28	County School Board Budget Hearing #1.
August 4	Deadline for submitting DR 420 to Property Appraiser & Tax Collector a) Include Proposed Millage Rate b) the current rollback rate c) The date, time, and meeting place of the Tentative Budget Hearing
September 3 - 5:01 PM	Town of Hillsboro Beach 1st Budget & Millage Rate Hearing.
September 8	County School Board Budget Hearing #2
September 10	County Budget Hearing #1
September 13	Publish Budget Summary in Local Newspaper
September 15	Certify non-ad valorem assessment roll to tax collector
September 16 – 5:01 PM	Town of Hillsboro Beach 2nd and Final Budget Hearing.
September 18	Remit Adopted Millage Rate to Property Appraiser & Tax Collector
September 22	County Budget Hearing #2
October 1	Submit all Tax Documents to Florida Department of Revenue

* Key Dates highlighted in blue are Commission items and will be included on the meeting agenda

** Per Florida Statutes, the hearing dates scheduled by the county commission and school board shall not be utilized by any other taxing authority within the county for its public hearings.

TOWN OF HILLSBORO BEACH

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Agenda Item Cover Memo

Agenda Item: **Broward County Property Appraiser Mobile Exemption Education Team July 9, 2026 (1pm-3pm)**
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **June 2, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Broward County Property Appraiser 2026



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

MOBILE EXEMPTION EDUCATION TEAM
HILLSBORO BEACH

TOWN HALL 1:00PM - 3:00PM

TO APPLY FOR A HOMESTEAD EXEMPTION, YOU MUST HAVE COPIES OF THE FOLLOWING DOCUMENTS:

For All Applicants:
- ☑ A valid Florida Drivers License OR Florida I.D. Card; AND
- ☑ Broward Voter Registration OR a Declaration of Domicile; Utility Bill AND
- ☑ Social Security Numbers of ALL owners.

For Resident Aliens:
- ☑ Permanent Resident "Green Card," OR proof of asylum, OR your INS I-485 letter showing that application to convert to permanent resident status is complete.

ADDITIONAL TAX EXEMPTIONS ALSO AVAILABLE

Widow/Widower Exemption: Bring a copy of your spouse's death certificate, newspaper obituary, or memorial card.

Disability/Veteran's Disability Exemption: Ask us about the filing requirements for these exemptions.

Senior/Low-Income Exemption: Requires at least one owner be 65 as of January 1, 2026. Note: Husband or wife may file on behalf of both. (call for info on required documents)

See more exemptions listed at web.bcpa.net.

February 12, 2026
May 14, 2026
July 9, 2026
September 10, 2026

Meet with our specialists to assist with tax saving exemptions, sign up for Owner Alert, or to answer questions regarding your property.

BCPA STAFF WILL BE ON SITE TO PROVIDE ASSISTANCE FOR YOUR PROPERTY NEEDS.

FOR MORE INFORMATION, VISIT:
WEB.BCPA.NET
OR CALL: (954) 357-5579

@MARTYKIARBCPA

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Agenda Item Cover Memo

Agenda Item: **Update - FPL Utility Underground Project**
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **June 2, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: None

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Agenda Item Cover Memo

Agenda Item: **Update- Town Hall Parking Lot Redesign**
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **June 2, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: None

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Agenda Item Cover Memo

Agenda Item: **Update - New Drinking Fountains**
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **June 2, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: None