

TOWN OF HILLSBORO BEACH
Meeting Agenda

July 14, 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

Established 1939

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile, Hillsboro Beach, Florida 33062

July 14, 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. June 2, 2026 Commission Meeting Minutes

II. QUASI JUDICIAL PUBLIC HEARINGS

A. SITE PLAN REVIEW
Address: 973 Hillsboro Mile, Hillsboro Beach FL, 33062
Property Owner: Real Estate 1925 Land TR Velez, Martina TRSTEE
Authorized Agent: Dino D'Agostino (Range Consulting)

B. SITE PLAN REVIEW
Address: 1091 Hillsboro Mile, Hillsboro Beach FL, 33062
Property Owner: Ahmet Kocabiyik
Authorized Agent: Benjamin Schreier

C. SITE PLAN REVIEW
Address: 971 Hillsboro Mile, Hillsboro Beach, FL 33062
Property Owner: Hillsboro Beach House LLC
Authorized Agent: Nectaria Chakas, Esq. | Lochrie & Chakas, P.A.

III. RESOLUTIONS & CONTRACTS

A. Resolution No. 2026-19
A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida supporting the designation of that portion of S.R. A1A between the north end of the (38 Mile) Hillsboro Inlet and the next mile marker north of 991 Hillsboro Mile (39 Mile) in Broward County as "Rick Case Memorial Highway", Pursuant to Florida Senate Bill 628.

B. Resolution No. 2026-20
A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida, Amending the Town's Building Permit Fee Schedule to Provide Required Permit Fee Reductions for Commercial Construction projects Utilizing Private-Provider Plan Review and Inspection Services; Recognizing the Building Official's Discretionary Authority Regarding Private-Provider Plan Review and Inspection Services; Authorizing the Appropriate Town officials to Implement the Revised Fees and Requirements.

C. Resolution No. 2026-21
A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida, Establishing Procedures for Implementing the Building Permit Exemption for certain work Performed on Property Containing a Single-Family Dwelling Pursuant to Section 553.79, Florida Statutes, as Amended by Chapter 2026-63, Laws of Florida; Providing for Required Documentation; Providing for Statutory Exceptions; Authorizing the Appropriate Town Officials to Implement the Exemption.

D. Resolution No. 2026-22
A Resolution of the Town Commission of the Town of Hillsboro Beach Approving the Second 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.

E. Resolution No. 2026-23
A Resolution of the Town Commission of the Town of Hillsboro Beach, Adopting and Authorizing the Appropriate Town Officials to Execute the 2026 Community Shuttle Title VI Non-Discrimination Program Plan, in Accordance to Title VI of the Civil Rights Act of 1964 Prohibiting Discrimination on the Basis of Race, Color, and National Origin in Programs and Activities Receiving Federal Financial Assistance.

IV. DISCUSSION

A. Discussion on Tree Preservation and Removal Regulations

PROPOSED DRAFT ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S LAND DEVELOPMENT CODE BY SPECIFICALLY AMENDING SECTION 12-391 AND CREATING SECTIONS 12-406-412 TO PROVIDE FOR REGULATIONS GOVERNING TREE PRESERVATION AND TREE REMOVAL; PROVIDING FOR TYPES OF TREES AND LANDSCAPING REQUIRED AND PROHIBITED; PROVIDING FOR TREE REMOVAL PROCEDURES; PROVIDING FOR MINIMUM TREE COVERAGE ON LOTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

V. CONSENT

A. INVOICES FOR APPROVAL
1. Calvin, Giordano & Associates, Inc. Invoice #4108943 (May 2026) $122,237.93
2. Goren, Cherof, Doody & Ezol PA. Invoice #79406 (May/June 2026) $8,460.55
3. Goren, Cherof, Doody & Ezol PA. Invoice #79407 (June 2026) $90.00

B. Proclamation Recognizing Diaper Need Awareness Week Sept 14-20, 2026

VI. STAFF UPDATES

A. POLICE DEPARTMENT
Chief Rob O'Neill

B. FINANCE DEPARTMENT
Stephen Bloom, Finance, Inframark

1. Fiscal Year 2026 2nd Quarter Report

2. **Fiscal Year 2027 Budget Calendar**
   Budget Workshop - Wed 7/29/2026 10:00 AM
   First Budget/Millage Rate Public Hearing - Thu 9/3/2026 5:01 PM
   Second Budget/Millage Rate Public Hearing - Wed 9/16/2026 5:01 PM

C. BUILDING DEPT
George Folles, Building Official, CG&A
May 2026 & June 2026 Reports

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

VII. TOWN MANAGER REPORT

A. Underground Utility Lines

B. Hillsboro Beach Back to School Supply Drive

C. Music on the Green - Oct. 20, 2026 at 7:00pm

D. Holiday Program - Dec. 3, 2026 at 5:30pm

VIII. TOWN ATTORNEY REPORT

IX. TOWN COMMISSION COMMENTS/REPORTS

X. PUBLIC COMMENTS

XI. ADJOURNMENT

RULES OF DECORUM

- The goal of Commission Meetings and Public Hearings is to accomplish the public's business in an environment that encourages fair discussion and exchange of ideas.
- Everyone will have three (3) minutes when recognized for public comment, participants should step forward to the podium and state their name & address for the record.
- All comments shall be directed to the commission or board as a body, through its presiding officer. Comments shall not be addressed to a single member of the commission or board, or to Town staff including the attorney, the manager, or the clerk, unless a majority of the members present on the commission or board shall so agree.
- The public comment period is for receipt of public comments, not debate. It is not intended as a time for problem solving but rather for hearing the citizens for their input.
- Anger, rudeness, ridicule, personal attacks, profane language, and lack of respect for others is unacceptable behavior. Demonstrations to support or oppose a speaker or idea, such as clapping, cheering, booing, hissing, or the use of intimidating body language are not permitted.
- If a person refuses to abide by these rules of civility and decorum, a commissioner may request a motion to temporarily recess.

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

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MINUTES
TOWN OF HILLSBORO BEACH
REGULAR COMMISSION MEETING
JUNE 2, 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
Commissioner Vinnie Andreano
Commissioner Jane Reiser
Commissioner Heather Berman

Vice Mayor David A. Ravanesi was absent.

Town Staff:
Town Manager William "Mac" Serda, ICMA-CM
Donald J. Doody, Town Attorney, Esq.
Sherry D. Henderson, Town Clerk, CMC
Police Chief Rob O'Neill

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA

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

I. APPROVAL OF MINUTES

A. **May 5, 2026 Commission Meeting**

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

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

Deerfield Beach City Commissioner Michael Hudak and Deputy City Manager Eric Power presented the Hillsboro Beach Town Commission with the Safe Roads Summit 2026 People's Choice Award for the A1A Mobility Improvement Project, which was a joint project between Deerfield Beach and Hillsboro Beach. The elected officials of both municipalities emphasized the importance of partnership on this joint project.

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)

All individuals wishing to speak on this Item were sworn in at this time.

Consultant Planner Graham Long, CG&A, explained that the request is for Site Plan approval of a two-story single-family residence. The site is currently a vacant lot. The owner proposes to construct the home on the east side of the lot. The subject area of the Town features lots with narrow strips of land between A1A and the Intracoastal Waterway.

Mr. Long advised that recent improvements have been made to the west side of the property, including a seawall that will be inspected at a later date to ensure adherence to Code. In light of proposed Ordinance 2026-02, which would change parking and landscaping requirements for the west side, Staff proposes the following two conditions for approval:

- Before issuance of a Certificate of Occupancy (CO), a permit must be applied for and approved which conforms to Code as resulting from Ordinance 2026-02, assuming that Ordinance's approval.
- The property must comply with current seawall regulations.

Annie Carruthers, architect representing the Applicant, stated that the proposed project consists of a new two-story residence with understory parking and building access, a pool and outdoor seating, driveway, new access gate, landscape improvements, and related site improvements. The residence has been designed in the Tropical Modern architectural style.

The proposed home is approximately 16,235 sq. ft. in size, including terraces and all covered areas. It has been designed to comply with applicable Town zoning requirements. Its proposed height is 28 ft. 6 in. as measured from average dune height. It provides required front and side setbacks, including an 85 ft. front setback from the center line of A1A. The side setbacks are 15 ft. Required side yard landscape buffers are also planned.

Parking is provided in an underground garage with nine enclosed parking spaces, which exceeds minimum parking requirements. The driveway and parking areas were designed with appropriate setbacks, screening, landscaping, and drainage. The project provides one driveway access point from A1A, which minimizes curb cuts and maintains orderly access to the property. A 10 ft. landscape buffer will be provided to screen parking access areas.

The proposed pool area with walls, gates, and side improvements are compliant with applicable Town Code requirements. The rear open patio extends 14 ft. 2 in. beyond the easterly building line, which is permitted by Code. All exterior lighting will be designed and installed in compliance with applicable sea turtle nesting season lighting standards for coastal properties.

The project has been submitted to the Florida Department of Environmental Protection (FDEP) and has received permits which are now pending approval by the City. Roof drainage was designed with internal drains to help control and direct stormwater to a drainage system that will discharge into storm drains.

The property will comply fully with Florida Building Code, Federal Emergency Management Agency (FEMA) flood plain requirements, and all applicable permitting requirements at the time of building permit review, with no exceptions. The Staff Report recommends approval of the Site Plan with one condition of approval regarding the dock and seawall. The owner has advised that a dock project on the property was completed by the previous owner; the dock and seawall are newly constructed and were permitted and closed out in 2024. The dock height is 7 ft. North American Vertical Datum (NAVD). The Applicant will update their survey to include these elevation markers.

Ms. Carruthers continued that the Applicant also agrees with Mr. Long's assessment that the dock should be re-permitted in order to provide additional safety precautions, such as a railing, possible buffering, and landscaping. These specifications will be included in the permit documents.

Town Attorney D.J. Doody noted that Mr. Long had recommended two conditions for approval rather than only one, and requested clarification that the Applicant also agrees

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with the second condition, which requires that the Applicant apply for a building permit for landscaping, parking, and paving improvements related to Ordinance 2026-02. Ms. Carruthers confirmed that the Applicant agrees with this condition as well.

Commissioner Reiser requested more information on FDEP permitting. It was clarified that FDEP requires the Applicant to secure Town approval. Once the property has obtained Town approval, the permit will be sent to FDEP for final review with comments.

Mayor Miller addressed the proposed deck, which includes a rear open patio extending 14 ft. 2 in. beyond the easterly building line. She requested clarification of this area, which is described in the Site Plan as being cantilevered. Ms. Carruthers showed a rendering of this feature, noting that a deck extension of 15 ft. beyond the building line is allowed with support. Plans are intended to ensure lines of privacy. The deck will not disturb any of the space below it. The Applicant plans to provide required infill.

Mayor Miller asked how the cantilevered area will be supported. Ms. Carruthers replied that the deck will be self-supported concrete that extends from the house. Mayor Miller also noted that while the patio is described as open, its appearance suggests it is enclosed. Ms. Carruthers explained that there is no roof above the patio.

Commissioner Reiser requested the total depth at the widest point of the site's outdoor seating, either covered or uncovered. Ms. Carruthers replied that this is 14 ft. 2 in., all of which is uncovered. It was confirmed that additional visuals would be submitted as part of the Application's record.

Mayor Miller requested more information on the hardscape plan. Ms. Carruthers explained that this plan shows upper decking, including the building's second floor. She also reviewed the easterly building line in which the upper-level hardscape plan is included. The roof line also cuts off at the easterly building line.

Mayor Miller asked if any aspects of the Application clearly show the proposed cantilevered deck. Ms. Carruthers replied that this is noted on several sheets of the Site Plan as well as the floor plan.

Mayor Miller requested a picture of the proposed cantilevering, noting that Code Section 12-264.d applies directly to patios, including flat and open patios. Flat and open patios with no footings may extend 15 ft. east of the easterly building line. A minor error relating to the Code Section was identified for correction by the Applicant.

Mayor Miller explained that her concern was the patio did not resemble a flat and open area of the type contemplated by Code. She explained that the purpose of identifying an easterly building line was to ensure that dunes are protected from accelerated erosion

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or similar issues. It was clarified that the patio is considered open on three sides because it has neither sides nor support.

Mayor Miller requested Mr. Long's input on this interpretation of Section 12-264.d, stating that the subject space appeared to be a substantial concrete structure that did not resemble a flat or open patio in her estimation. Mr. Long explained that he interpreted the space as compliant because it is unenclosed. He felt the space was less disruptive to the land east of the easterly building line than it would have been if it were a flat and open patio located on the ground. Mayor Miller advised that only a flat and open patio is allowed under Town Code; a cantilevered portion of a structure is considered to be part of that structure itself.

Commissioner Reiser asked how the area would be repaired if erosion occurred, noting that without support, the cantilevered portion could harm the integrity of the building. Commissioner Andreano observed that he did not consider the cantilevered area to be part of the house, and that erosion would not harm the structure above the ground. Mayor Miller expressed concern with one of the renderings which suggests a piling could be placed beneath the structure on the sand.

Mr. Long noted that Code states that 15 ft. of a flat and open patio is permitted but does not address the structural elements of how this patio is built. He suggested that a condition of approval could be applied in relation to how the patio is constructed; however, he reiterated that he had seen the structure as compliant from a Planning and Zoning perspective, as there is no enclosure.

Mayor Miller stated that her concern was for the integrity of the dune, which could be obstructed and/or destroyed by the proposed structure and could ultimately impact the value of the home if erosion occurs.

Ms. Carruthers advised that if the space consisted of other construction, such as pavers on sand, that would be more detrimental to the site, as it would have to be raised flat and would alter the natural landscape. She added that the proposed deck will be submitted to FDEP for approval.

Commissioner Andreano requested clarification of when the Application would go back to FDEP. Ms. Carruthers replied that the Applicant would re-submit the Application this week with comments. FDEP will have 30 to 90 days to respond. The Site Plan was previously reviewed by FDEP but did not receive any comments related to the dune. Town approval is necessary in order to receive FDEP approval.

Mayor Miller explained that her concern is that it is not in any party's interest to build beyond the easterly building line. The footing of the cantilevered area is set up in a way

that provides support from the west side of that building line. The structure would need to include a flat and open patio with no footing.

Town Attorney Doody stated that he would like to hear additional discussion of the issue of structure, asking if the patio is considered part of the house structure. Ms. Carruthers confirmed that this is the case, reiterating that the alternative would be to convert the patio to pavers on sand, which she felt would be less beneficial.

Mayor Miller stated that if the patio is part of the structure, the Commission is not allowed to give permission to place part of that structure past the easterly building line. A patio that is part of the structure is not considered to be flat and open.

Motion made by Commissioner Reiser, seconded by Commissioner Berman, that the Application is not approved because the cantilever is supported by the structure of the house and is not a separate entity; for that reason, it does not follow Code.

Commissioner Andreano asked if it would be legally permitted to construct a deck that is connected to the house at its base by cement, with pavers, and extended out by 14 ft. Ms. Carruthers replied that while this would be legal, the structure would eventually crack. Mr. Long also confirmed that this would be legal.

It was further clarified that if the Applicant received Town approval for a Site Plan with a flat and open patio but was denied a permit from FDEP due to coastal erosion regulations, the Town could not issue a building permit due to FDEP's denial. Mayor Miller emphasized that the Application must comply with Town Statutes as well as state regulations, and FDEP cannot approve it unless it is compliant with Town requirements first.

In a roll call vote, the **motion to deny** passed unanimously (4-0).

Mayor Miller encouraged the Applicant to make changes to the Site Plan and bring it back for consideration.

IV. ORDINANCES – PUBLIC HEARINGS

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 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.

Mayor Miller recalled that at the May 5, 2026, Town Commission meeting, when Ordinance 2026-02 was presented for first reading, some issues arose which required amendment and/or clarification to certain sections of the Ordinance. Mr. Long confirmed that the following changes have been made to the Ordinance's text:

- Clarification that parking spaces will not be delineated or allow for wheel stops, as they are intended to function as a loading zone rather than as official parking spaces under Code.

- Trigger language was added under Section C which matches the language found in seawall requirements; if an owner is improving more than 50% of the lot or structure, they would have to bring the subject strips of land along the highway up to Code requirements.

Commissioner Berman asked if the Commission was comfortable with the 50% threshold in which improvements to the lot would trigger redevelopment of the west side. Town Attorney Doody replied that this threshold was left to the Commission's discretion and could be lowered or raised if that was their wish. He concluded that the 50% threshold is legally defensible.

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

Town Attorney Doody advised that the Commission should entertain a motion to amend the Ordinance to incorporate the revisions; if that amendment is accepted, they may then approve the Ordinance as amended.

Motion made by Commissioner Reiser, seconded by Commissioner Berman, to amend the Ordinance to incorporate the changes that appear on pages 120 through 126. In a roll call vote, the **motion** passed unanimously (4-0).

Motion made by Commissioner Reiser, seconded by Commissioner Berman, to approve Ordinance 2026-02. In a roll call vote, the **motion** passed unanimously (4-0).

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.

Town Attorney Doody read the Resolution by title only.

Mayor Miller explained that this Resolution would allow the Town to purchase new communication devices for a system which uses channels supported by repeater equipment throughout the Town. She strongly emphasized the critical need for this equipment for dispatch operations, emergency response coordination, and interoperability with other law enforcement agencies. A consultant performed a comprehensive assessment of this need and identified reliable and interoperable communications as an immediate priority.

Town of Hillsboro Beach Police Chief Rob O'Neill recalled that the consultant assessment reviewed interoperability and identified this equipment as an immediate need. The existing equipment is dated and beyond its service life.

Town Manager Mac Serda clarified that the Resolution will approve the use of federal forfeiture funds to purchase the equipment and approve "piggybacking" onto the Sourcewell cooperative agreement for that purchase. There will be no cost to taxpayers.

Commissioner Reiser asked if there is an expiration date by which forfeiture funds must be used. Mr. Serda estimated that these funds can expire within a five-year period unless the Town shows a pending use for them.

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

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

Town Attorney Doody read the Resolution by title only.

Mayor Miller advised that the Town currently uses legacy portable radios which have reached the end of their service life and are now obsolete. In order to maintain interoperability with the Broward Sheriff's Office (BSO), the radio communication system requires an upgrade. The existing radios are not compatible with replacement parts. The Town would receive trade-in credit for 21 existing radios toward the purchase of the new equipment cited in the Resolution.

Chief O'Neill advised that this Resolution dovetails with a similar request for Fire services, resulting in a new and upgraded communications system. Interoperability will include marine capability which will allow the Marine Unit to hail other boats and interact with any emergencies on the water.

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

VI. DISCUSSION & POSSIBLE ACTION

A. Discussion on Proposed Amendment to Landscape Code

Mayor Miller recalled that at the May 5, 2026, meeting, the Commission had discussed the Town's changing landscape due to redevelopment, including the need to ensure that the Town's trees and vegetation remain in their existing condition. This would particularly apply to the tree canopy, which cannot be replaced and is an essential part of the Town's character.

Mayor Miller continued that the Town Attorney prepared a memorandum for the Commission on this topic which listed current Town landscaping Ordinances as well as language for a potential Ordinance which would protect tree and landscaping cover. She requested Commission feedback on the Item, noting that such an Ordinance would provide direction to property owners and require landscape plan approval as well as Site Plan approval from the Commission.

Commissioner Berman agreed, adding that the Commission is planning for the future of what A1A will look like in Hillsboro Beach. She characterized the proposed language as a "step-up" model which would not be implemented all at once, emphasizing the importance of the canopy trees as a distinguishing feature of the Hillsboro Mile. The proposed language is consistent with that of other municipalities as well.

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Commissioner Andreano asserted that protection of the tree canopy will be one of the Commission's most important actions in 2026. Commissioner Reiser agreed with the proposal as well.

Town Attorney Doody advised that Staff would bring back an Ordinance to enhance the Town's regulation of landscaping and require landscape plans to come before the Town Commission for approval in a similar manner to Site Plans.

There was consensus to bring the proposed Ordinance forward at the July 2026 Commission meeting.

VII. CONSENT

A. INVOICES FOR APPROVAL

1.	**CG&A**	Invoice #3926619	(Apr 2026)	**$115,862.98**
2.	**GCDE**	Invoice #78772	(May 2026)	**$4,322.25**

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

VIII. STAFF UPDATES

A. Police Department

Chief Rob O'Neill
Hurricane Presentation for Building Officials

Chief O'Neill reported that hurricane season opened on June 1, 2026. This has been a topic of discussion during in-service training as well as community outreach such as Coffee with a Cop.

Chief O'Neill continued that the presentation was prepared in conjunction with Building Official George Folles. He reviewed basic information on hurricanes, which are defined as tropical storms with winds of over 73 miles per hour (MPH). Effects can include tornadoes, catastrophic winds, torrential rain, flooding, and storm surge. Categories range from 1 to 5, and hurricane season runs from June 1 through November 30.

The Town is part of Evacuation Plan A, which means any hurricane impacting the area will result in mandatory evacuation. This means everyone is told to leave, which, depending upon the severity of the storm, may include Town Staff at Town Hall. While residents in higher elevations may feel safe, the ground floor of their building may be flooded and utilities may be inaccessible, which may go on for several weeks.

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Chief O'Neill reviewed Police activity related to evacuation orders, as well as pre-storm monitoring phases including watches and warnings. He encouraged residents to review Broward County's list of evacuation sites for individuals who do not have alternative plans in an emergency. Hillsboro Beach functions through a web Emergency Operations Center (EOC) which connects them to Broward County's EOC.

Pre-storm preparations include the following:

- Identification of a personal plan at the beginning of the season
- Safeguarding homes and pools, including pruning trees
- Emergency checklist
- Review of hurricane shelters

The Police Department will help facilitate planning in every way they can.

Chief O'Neill continued that a vulnerable population registry is available through the Town's and Police Department's websites. Individuals with special needs are encouraged to register for specialized shelters that can accommodate these needs.

Building Official George Folles advised that the Police Department and Town Staff will closely monitor weather alerts throughout the storm season. Florida Building Code establishes the responsibilities of Building Departments, contractors, and homeowners. Staff will visit all construction sites and keep them apprised of storm monitoring status.

Mr. Folles reviewed Florida Building Code requirements for County and local officials regarding inspection of construction sites, noting that once a hurricane watch has been issued, all parties performing construction are mandated to secure and/or remove items from the site and prepare for the storm.

Chief O'Neill continued that the Mayor would make any declarations for the Town in her capacity as chief policymaker. He reviewed the connection of the Town's EOC to Broward County and other nearby jurisdictions. Chief O'Neill is the Public Information Officer (PIO) for the Police Department, and Mr. Serda serves as PIO for the Town. The chain of authority consists of the Mayor, the Town Manager, and the Police and Fire Chiefs, followed by the chain of command within the Police Department.

Once a storm is underway, the Police Department monitors wind and other weather conditions to determine if it is safe for personnel to continue operations in the field. If this is not possible, they may have to retreat to a safe haven. During the storm, they will evaluate activity in conjunction with local EOCs and determine what plans can be implemented for redeployment. In case of relocation, all employees are directed to a safe site, and key equipment will be relocated as well.

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Immediately following a storm, the Police Department and Fire personnel will undertake life safety efforts, including searching for injuries or loss of life, displaced individuals in need of rescue, obvious structural damage, and Town properties. Post-storm strike teams are implemented by EOC planning sections and consist of representatives of Town management, Police and Water Departments, Building Officials, BSO Fire Rescue, and EOC representatives.

Commissioner Berman asked if individuals who may be immobile are considered as having special needs. Mr. Serda confirmed this, noting that updates are provided multiple times throughout hurricane season via the Condo Forum. Commissioner Reiser advised that condominium associations are provided with forms that are provided to the Police Department to inform them of vulnerable individuals who may need assistance. A link to these forms is online through the Police Department, and most associations update the forms annually. Chief O'Neill again strongly encouraged use of the vulnerable population registry.

Chief O'Neill and the Commissioners strongly emphasized the importance of evacuating if the order is given, as the barrier island is not a safe location in hurricane conditions.

Mr. Serda added that additional aspects of storm recovery include FEMA reimbursement and oversight, which affects the Town's beach. Surveys are conducted following storms to estimate the amount of sand lost. These efforts include tracking of manpower and vehicular hours for reimbursement purposes.

B. Building Department
George Folles, Building Official

Mr. Folles advised that Community Corps training was available to the public via Zoom and was recorded for individuals who were unable to attend. A link is available through the Town's website on the Building Department page. Issues covered by the training included applying for permits or plan review online.

The Rosewood project remains on schedule and inspections continue.

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

Code Compliance Supervisor Bernard Pita reported that he has used the Community Corps system since April 2026 and has noted some room for improvement in this program. He provided a summary report for the Commission, noting that he continues to monitor construction sites to ensure their proper management.

The Town is currently addressing 39 violations of sea turtle nesting season-compliant lighting. Mr. Pita advised that the Town's regulations often go over and above state regulations by requiring that lights be hooded.

Mr. Serda added that some waterway properties have not yet complied with address requirements, and the Town has sent emails and photos to these properties to encourage voluntary compliance. If noncompliance continues, these addresses will be handed over to Code Compliance for more formal notifications and enforcement.

IX. TOWN MANAGER REPORT

A. FY2027 Proposed Budget Calendar
Budget Workshop – Wed July 9, 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

Mr. Serda reviewed the Town's budget meeting calendar, which included a budget workshop followed by two millage rate and budget hearings. The Commission will establish priorities, review accomplishments, and consider the proposed millage rate for fiscal year (FY) 2026-2027. These dates will be reported to the Broward County Property Appraiser's Office.

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

The Property Appraiser's Office will send its Mobile Exemption Education Team to the Town on July 9, 2026.

C. Update – FPL Utility Underground Project

The Town is still waiting to finalize the design from Florida Power and Light (FPL) for the Town's utility underground project. FPL had prepared a final design which had gone over budget. Quotes have not been received from all utilities that would have to be buried.

Mr. Serda advised that the goal is for a budget using between $1.7 million and $2 million from FPL, plus other utilities' costs and restoration costs. He expected a final design by the end of June 2026, after which time work can begin on easements and condominium notification. He noted that the Town may wish to use more of its own funds than originally intended, including some funds from the Rosewood project. Once all quotes are received and easements secured, the Town will begin the procurement process.

D. Update – Town Hall Parking Lot Redesign

Mr. Serda advised that he hopes this project can be completed by the end of the year. It was necessary to change landscape architects due to turnover, and a contract has now been signed with a three-week deadline. The contract, and the tree removal permit from the County, have held up this process. He has requested that the landscape architect extend the design from the northern landscape island to A1A in order to provide continuity.

E. Update – New Drinking Fountains

Mr. Serda stated that new drinking fountains are being installed by the bocce court, which he estimated will take an additional two weeks. A garden hose will be provided to keep the bocce courts wet.

X. TOWN ATTORNEY REPORT

Town Attorney Doody stated that the courts have not yet issued a ruling on Rosewood.

XI. TOWN COMMISSION COMMENTS / REPORTS

Commissioner Reiser reported that the Condo Forum will meet on June 17, 2026 and will address hurricane season and Florida property tax reform among other topics.

Mr. Serda advised that he has worked with Finance Director Stephen Bloom to consider the potential impacts of Florida property tax reform on Hillsboro Beach. With the addition of the Police budget and Fire contract to the current year's budget, assuming no ad valorem property taxes from homesteaded properties, the Town would be $600,000 over budget in those two Departments alone.

Commissioner Berman asked if there has been any discussion by the Florida Legislature of plans to make municipalities whole if property tax reform passes. It was noted that there had been discussion of a fund to which rural cities or impoverished counties could apply; however, there was no formal discussion of a plan to materially fund a program of this nature.

Mayor Miller noted that there have been navigability issues in the Hillsboro Inlet District, and it is hoped that the Town can receive assistance in procuring sand for its next beach nourishment project.

DRAFT

XII. PUBLIC COMMENTS

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

XIII. ADJOURNMENT

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

The meeting was adjourned at 11:22 a.m.

ADOPTED THIS _____ DAY OF _____, 2026.

By: _____
Dawn Miller, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC
Town Clerk

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

TO: Mayor Miller and Town Commission
THROUGH: Mac Serda, Town Manager
FROM: Graham Long, Planning Consultant
DATE: July 14, 2026
SUBJECT: Site Plan
LOCATION: 973 Hillsboro Mile

This report is regarding a Site Plan approval request for a property located 973 Hillsboro Mile, submitted to the Town on April 1, 2026. The owner of the property, Real Estate 1925 Land Trust, and authorized agent, Steve D'Agostino, are the applicant. The applicant is requesting approval of a site plan. All improvements are proposed East of A1A, and no improvements are proposed West of A1A at this time.

Background

The property is a single lot totaling roughly 27,475 square feet (0.63 acres). All modifications in the scope of work are located in the front yard area east of A1A.



Site Plan Review and Comments

The Planning Consultant reviewed the new submittals and found them to be zoning compliant.

The Applicant is proposing improvements to only the front yard area of the lot. Such modifications include the replacement of landscaped hedges in the front yard, replacement of existing gates, columns and retaining walls, additions of decorative lighting and other features, and repaving of two driveway entrances associated pathways. Sheets A004 and A005 show documentation of the heights of the front columns to be replaced as 6’ above existing grade. Sheet A005 also notes that both front gates will be 40’ from the edge of pavement of the roadway.

Please find below an analysis of the proposed work.

**Items marked 'N/A' not applicable to the scope of work.*

STANDARDS / RESULTS

Town of Hillsboro Beach Zoning Code, Applicable Requirements

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	Existing setback remains.
Side yard	Not less than 15 feet measured from the roof overhang, or 6 inches per foot of building height, whichever is greater *Exception for mechanical equipment	No modifications proposed.
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.	N/A
Generator	Generators and Athletic Play Areas shall not be permitted in the minimum required side yard, and their location or future proposed location shall be provided on a site plan.	No proposed modification of generator location.

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

	Required	**Proposed**
Open staircases and walkways	Open staircases and walkways. Open unenclosed staircases and walkways may extend into a side yard but not	No proposed walkways/paved areas in the side yards beyond repaving of existing areas.

	within the minimum eight (8) foot wide Side Yard Landscaped Buffer.	

Sec. 12-263. - Use regulations.

	Required	**Proposed**
Fences and Walls	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, may be erected within or along the boundaries of a lot or yard area	All proposed walls in front yard area are 6’ in height or less.
Driveways	No driveway entrance or exit shall be within the minimum eight (8) foot wide Side Yard Landscaped Buffer, or within 8 feet of the intersection of a side lot line and State Highway A1A, or street giving access to the lot, and this minimum requirement shall continue for a distance of not less than 45 feet from the center line of the state highway or street.	Repaving of driveway areas follows existing driveway footprint. Current driveways meet 8’ setback.
Entrance Gate Locations	All call boxes and/or gate-opening devices associated with driveway entrance gates on the street entrance side of such gate shall be located with sufficient distance to permit two vehicles to queue on the driveway. Gates and gate posts shall be no closer than 40 feet to the edge of the pavement of State Highway A1A	The proposed front entry gate is setback 40’ from the edge of pavement of the roadway, to provide for the stacking of 2 vehicles within the confines of the property.

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

	Required	**Proposed**
Fuel storage	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.	The relocated underground LP tanks are setback 15’ from the front property line.

Staff Recommendation

Based on the analysis of the plans, the Hillsboro Beach Code of Ordinances, the Planning Consultant recommends approval of the site plan.

RANGE CONSULTING

RANGE CONSULTING
2841 N Ocean Blvd No 403
Fort Lauderdale, FL 33308
954.817.4167

RECEIVED
APR 0 1 2026

January 15, 2026

Town of Hillsboro Beach
Planning & Zoning / Development Review
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Re: Development Application – Site Improvements (Driveway, Grading, Entry Columns, Gates)
Address: 973 Hillsboro Mile, Hillsboro Beach, FL 33062

To Whom It May Concern:

On behalf of the Owner, please accept this Development Application for review for the above-referenced property. The proposed work consists of residential site improvements intended to correct driveway grades, improve access and circulation, and update the entry/gate features, with no change in land use or intensity.

Project Summary
The scope includes demolition of the existing driveway/pavers and removal of the northern pair of existing gate columns, followed by construction of new/modified columns and corrective site grading to adjust elevations and slopes. The driveway will be reconstructed with a new concrete base and paver topping/finishes. Associated work includes modifications to retaining walls and entry steps/landing as shown on the plans, installation of new sliding and swing gates with updated gate mechanism, coordination of existing storm drainage (including grates as required), and related electrical and lighting improvements (including low-voltage accent lighting and exterior lighting at columns). Landscaping impacted by construction will be restored/replanted as required.

Phasing (Summary)

1. Demolition of existing driveway/pavers and removal of the northern pair of gate columns.
2. Construct new/modified columns and perform corrective site grading and drainage coordination.
3. Install new concrete driveway with paver topping/finishes.
4. Install gates/mechanism and complete required electrical/lighting and landscape restoration.

Consistency and Compliance
These improvements are limited to the existing developed single-family residential property and are intended to enhance safety, functionality, and appearance. The work is designed to comply with applicable Town Code requirements and the Florida Building Code. Any required outside-agency coordination (e.g., driveway connection approvals, if applicable) will be obtained as part of the permitting/approval process.

Enclosed/attached please find the completed application, required fees, agent authorization, and the plan sets (electronic copy and two signed/sealed sets) for review.

Please contact the undersigned if you have questions or require additional information.

Sincerely,

Dino D'Agostino, P.Eng.
[(954)817-4167] | [dino@rangeconsulting.com]

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: 4/1/26 Zoning Board Meeting Date: _____

Property Control # 484320000190 Town Commission Meeting Date: _____

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: Max Slyusar Chuk Real Estate 1925 Land Tr Velez, Martha Trstee		NAME: Dino D'Agostino	
ADDRESS: 973 Hillsboro Mile Hillsboro Beach		ADDRESS: 2841 N Ocean Blvd Fort Lauderdale Florida 33308	
PHONE: 786-277-7499	CELL:	PHONE:	CELL: (954) 817-4167
E-MAIL max.slyusarchuk@Admortgage.com	FAX:	E-MAIL dino@rangeconsulting.com	FAX:

APPLICANT'S CERTIFICATION

(I) Dino D'Agostino (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.

_____ DINO D'AGOSTINO
Signature Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 19 day of January 20 26, by Dino D'Agostino as Authorized Agent for _____

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

C. Ortega
Notary Signature

Crystal Ortega
Print Notary Name

CRYSTAL ORTEGA
Notary Public-State of Florida
Commission # HH 516920
My Commission Expires
April 17, 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: 973 Hillsboro Mile, Hillsboro Beach, FL 33062 District: RS-2

Proposed Zoning: RS-2 – Single-Family Residence (no rezoning implied by the described scope)

Existing Comprehensive Plan Designation: Residential Low (5 DU/AC) (or "Low-5 Residential")

Proposed Comprehensive Plan Designation: Same as existing

Existing Land Use: Single-Family Residential

Proposed Land Use: Same as existing

Total Site Area: 27,475 Sq. Ft. 0.631 Acres

Flood Zone Category: VE / AE / X

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. Existing residence with an driveway (pavers), landscape hedges, entry steps/stair area, retaining walls, and an entry gate system including columns and mechanism.

Describe the type of operation or business proposed; or the proposed construction. Residential site improvements: replace driveway; regrade to reduce slope; modify/construct retaining walls and entry steps; modify/construct gate columns; install new sliding and swing gates; and provide related drainage, electrical, and exterior lighting. No change in land use."

Estimated construction cost: _____

Describe in detail the phasing of the proposed development. Demolish existing driveway/pavers and remove the northern pair of gate columns, and remove/adjust associated site features as required. Construct new/modified columns, then perform corrective site grading and coordinate existing storm drains/grates. Install new concrete driveway with pavertopping/finishes. Complete gate installation (sliding and swing) with mechanism, required electrical/lighting, and landscape restoration.

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 work is a like-for-like residential site improvement that maintains the existing single-family use and zoning. Replacing the driveway and performing corrective grading improves safe and convenient vehicle/pedestrian access and reduces steep driveway conditions without increasing intensity or creating offsite impacts; existing storm drainage will be maintained/updated as needed. New/modified entry columns, gates, and lighting improve site security and appearance and are designed to be consistent with the character of the neighborhood.

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

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

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

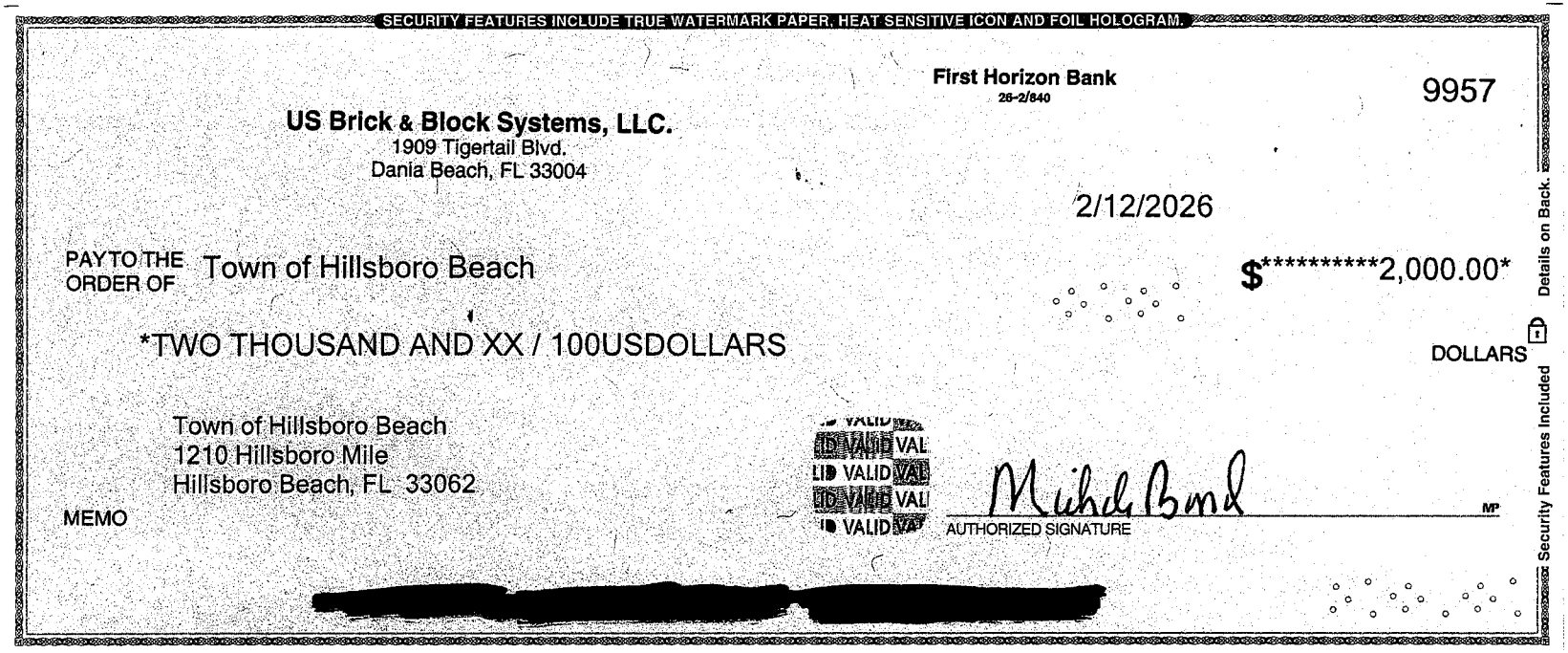
Yes ☐ No ☐ If yes, please note date of previous approval. _____

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

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

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

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


SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.

First Horizon Bank
26-2/840

9957

US Brick & Block Systems, LLC.
1909 Tigertail Blvd.
Dania Beach, FL 33004

2/12/2026

PAY TO THE ORDER OF Town of Hillsboro Beach

$**********2,000.00*

*TWO THOUSAND AND XX / 100USDOLLARS

DOLLARS

Details on Back. Security Features Included

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

MEMO

AUTHORIZED SIGNATURE

[redacted]

US Brick & Block Systems, LLC. 9957

02/11/2026	2026-02-11	re: Slyusarchuk permit	2,000.00	0.00	2,000.00

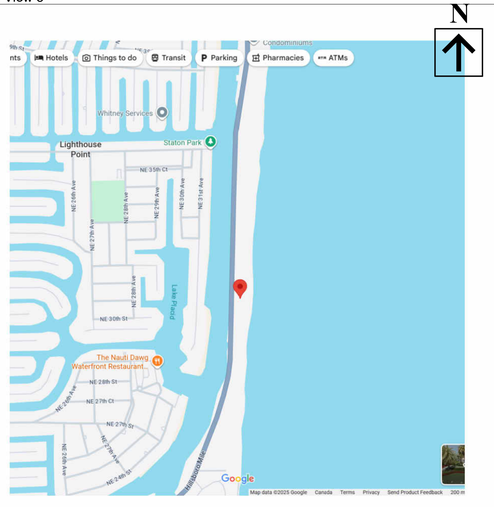
Check: 0000009957 2/12/2026 Town of Hillsboro Beach 2,000.00

REAL ESTATE 1925 LAND TR VELEZ, MARTINA TRSTEE
973 HILLSBORO MILE, HILLSBORO BEACH FL 33062

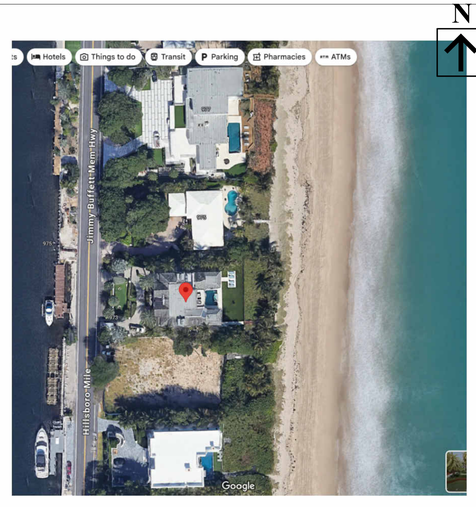
PROPOSED DRIVEWAY MODIFICATION & STORM WATER MITIGATION



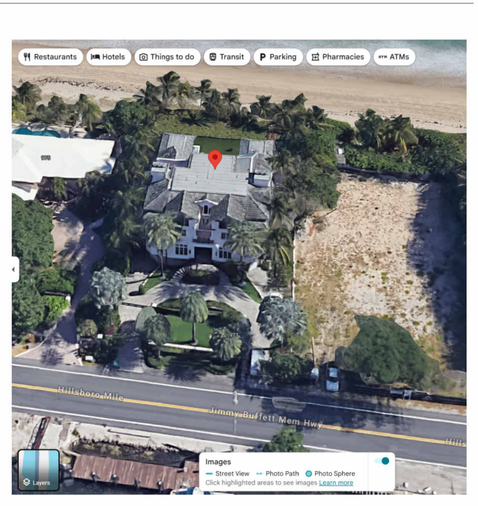
1 3D View 3



VICINITY



AERIAL



BIRDS EYE

SCOPE OF WORK

REMOVE EXISTING HEDGES (TO BE REPLANTED)

REMOVE THE EXISTING SLIDING GATE AND MECHANISM

REMOVE THE NORTHERN PAIR OF GATE COLUMNS

REMOVE EXISTING PAVERS

REMOVE EXISTING RETAINING WALLS

LOWER THE NORTHERN DRIVEWAY AREA TO MATCH THE SOUTHERN COLUMNS

MODIFY NORTHERN RETENTION WALL TO NOT BLOCK THE PROPOSED GATE PATH

CONSTRUCT NEW NORTHERN COLUMNS AND MODIFY/BUILD UP SOUTHERN COLUMNS TO MATCH

INSTALL NEW SLIDING GATES BETWEEN THE HEDGE AND THE RESIDENCE

INSTALL NEW CENTRAL SWING GATE

WIDEN DRIVEWAY AT BASE OF ENTRY STEPS

MODIFY RETAINING WALL ON NORTH AND SOUTH SIDE OF RESIDENCE
- TO OPEN UP THE TURNING RADIUS
- TO INCORPORATE EXISTING STORM WATER DRAINS WITH METAL GRATES

REPAIR/FINISH PAVER DRIVEWAY .

PROPOSED NEW TOP POST LED LIGHTING FOR FENCE COLUMNS

PROPOSED NEW LOW VOLTAGE ACCENT LIGHTING FOR THE MAIN ENTRANCE STAIRS

PROPOSED NEW DEVELOPMENT AREA 582 FT^2

AREA SITE PRE DEVELOPMENT 46% PERVIOUS AND AREA SITE POST DEVELOPMENT 41% PERVIOUS.

LOCATION ADDRESS : 973 HILLSBORO MILE, HILLSBORO BEACH FL 33062

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 & 2859 N OF S/L OF SEC (SEE DOC001 BROWARD COUNTY PROPERTY APPRAISER)

FEMA FLOOD ZONE AE
2023 FLORIDA BUILDING CODE, RESIDENTIAL, EIGHTH EDITION
2024 INTERNATIONAL BUILDING CODE (IBC)

Sheet List			
Sheet Name	Sheet Number	Sheet Issue Date	Current Revision
COVER SHEET	A001	07/18/25	
SITE PLAN	A002	07/18/25	
DEMOLITION PLAN	D001	07/18/25	
PROPOSED PLAN	A003	07/18/25	
ELEVATIONS 1	A004	07/18/25	
ELEVATIONS 2	A005	07/18/25	
DETAILS TYPICAL	A006	07/18/25	
3D ISOMETRIC	A007	07/18/25	
ELEVATION WEST	A008	07/18/25	
STORMWATER MITIGATION PLAN	C001	07/18/25	
SITE EROSION AND SEDIMENT CONTROL	C002	07/18/25	
STRUCTURAL DETAILS 1	S001	07/18/25	
STRUCTURAL DETAILS 2	S002	07/18/25	
STRUCTURAL DETAILS 3	S003	07/18/25	
ELECTRICAL DETAILS 1	E001	07/18/25	

Document List			
Sheet Name	Sheet Number	Sheet Issue Date	Current Revision
BROWARD COUNTY PROPERTY APPRAISER	DOC001	07/18/25	
SITE SURVEY	DOC002	07/18/25	
KeyHardscapes BS Medley 4&8 inch Retaining Wall Systems	DOC003	07/18/25	
Broadstone Design Estimating Charts	DOC004	07/18/25	

designed by
www.rangeconsulting.com

ONE THREE CONSULTANTS INC
103 Winged Foot Lane,
Boca Raton FL 33431

No.	Description	Date

Real Estate 1925 Land Tr Velez, Martina Trstee

973 Hillsboro Mile,
Hillsboro Beach FL 33062

Real Estate 1925 Land TR

COVER SHEET

Project number	2508-002
Date	2025-07-18
Drawn by	Steve D'Agostino
Checked by	Checker

A001

Scale

6/11/2026 11:49:14 AM

SCOPE OF DEMOLITION WORK

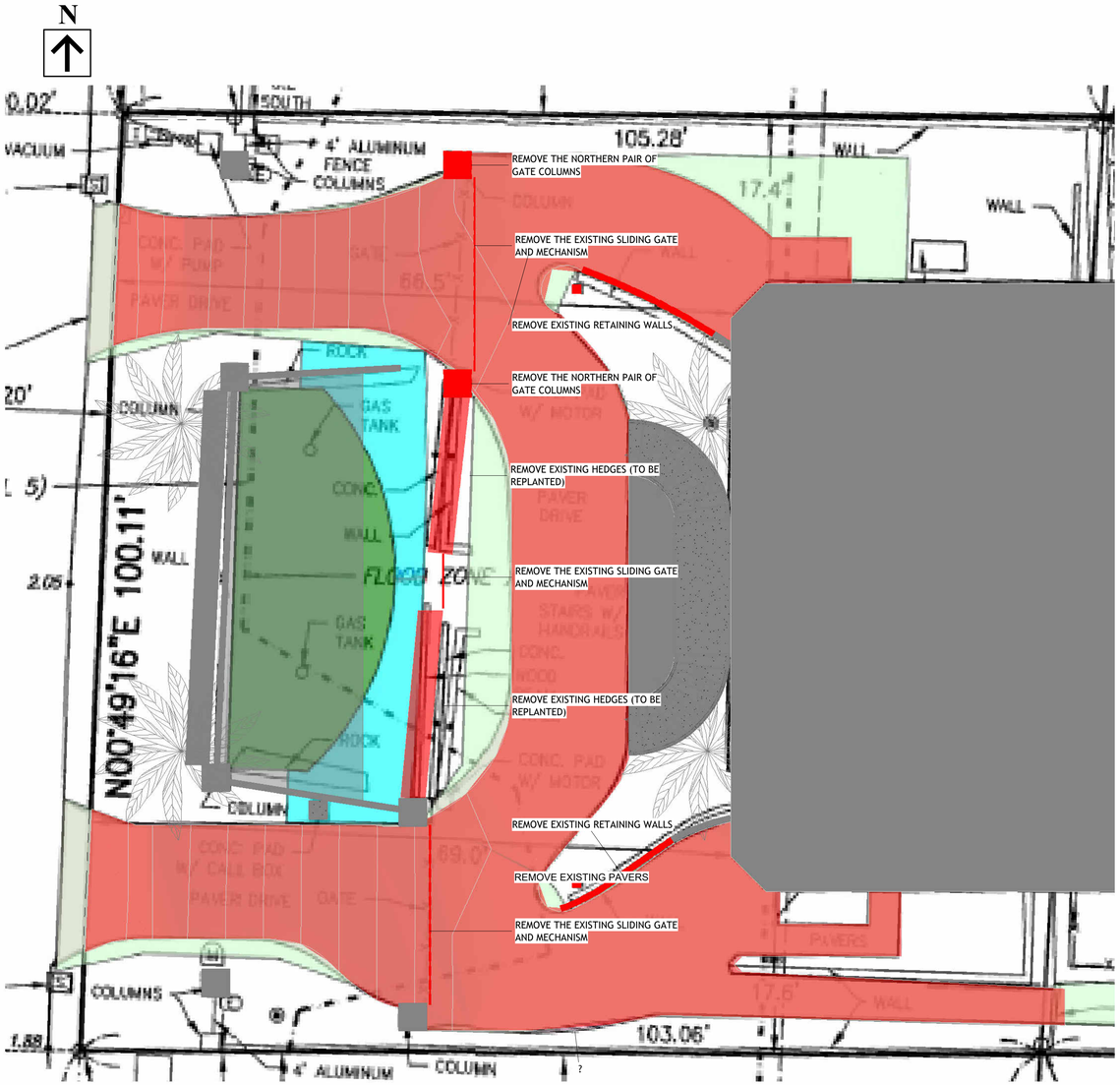
REMOVE EXISTING HEDGES (TO BE REPLANTED)

REMOVE THE EXISTING SLIDING GATE AND MECHANISM

REMOVE THE NORTHERN PAIR OF GATE COLUMNS

REMOVE EXISTING PAVERS

REMOVE EXISTING RETAINING WALLS



1 Site Plan Demolition
1/8" = 1'-0"

GENERAL DEMOLITION NOTES

1. PRE-DEMOLITION PLANNING

SITE ASSESSMENT: THE CONTRACTOR MUST VISIT THE SITE TO VERIFY EXISTING CONDITIONS FOR LANDSCAPING AND PAVING AREAS, INCLUDING UTILITIES, GRADING, TREE LOCATIONS, AND HARDSCAPE FEATURES. DISCREPANCIES WITH DRAWINGS OR PLANS MUST BE REPORTED TO THE ARCHITECT OR DESIGN PROFESSIONAL BEFORE STARTING.

UTILITY VERIFICATION: IDENTIFY, DISCONNECT, AND CAP WATER, SEWER, GAS, ELECTRICAL, IRRIGATION, AND STORMWATER LINES. OBTAIN WRITTEN APPROVAL FROM UTILITY OWNERS OR AUTHORITIES.

ASBESTOS / HAZARDOUS MATERIALS: CONDUCT ASBESTOS AND MOLD SURVEYS PER BROWARD COUNTY CODE CHAPTER 27 AND FDEP REGULATIONS. SUBMIT NECESSARY ASBESTOS NOTIFICATIONS (DEP FORM 62-257.900(1)) AT LEAST 10 WORKING DAYS PRIOR TO DEMOLITION. LICENSED PROFESSIONALS MUST HANDLE REGULATED ASBESTOS-CONTAINING MATERIALS (RACM).

PERMITS: OBTAIN ALL REQUIRED DEMOLITION, SITE, PAVING, AND ENVIRONMENTAL PERMITS FROM LOCAL BUILDING DEPARTMENTS BEFORE COMMENCING WORK. UNPERMITTED DEMOLITION OR PAVING CAN LEAD TO FINES, FORCED REMOVAL, OR INSURANCE ISSUES. RESIDENTIAL AND COMMERCIAL PERMITS MAY DIFFER.

NOTICE OF COMMENCEMENT: A NOTICE MUST BE FILED AND POSTED ON-SITE PRIOR TO THE FIRST INSPECTION.

2. SAFETY AND SITE CONTROL

STRUCTURAL INTEGRITY: DO NOT DISTURB LOAD-BEARING OR STRUCTURAL COMPONENTS UNLESS SPECIFIED. AVOID SAW CUTTING OR UNDERMINING SLABS AND RETAINING FEATURES THAT MAY COMPROMISE STABILITY.

PEDESTRIAN AND PUBLIC PROTECTION: PEDESTRIAN WALKWAYS, BARRICADES, AND SIGNAGE MUST BE PROVIDED PER FBC CHAPTER 33, SECTIONS 3306–3308. TEMPORARY WALKWAYS MUST BE AT LEAST 4 FT (1219 MM) WIDE AND PROTECTED BY BARRIERS WHERE REQUIRED.

DEBRIS MANAGEMENT: USE ENCLOSED CHUTES WHERE POSSIBLE. MAINTAIN MINIMUM CLEARANCES (E.G., 30 FT FROM COMBUSTIBLES) PER NFPA 241. REMOVE ALL DEBRIS FROM THE SITE IN ACCORDANCE WITH LEGAL REQUIREMENTS.

DUST AND NOISE MITIGATION: APPLY WET METHODS OR TEMPORARY ENCLOSURES TO MINIMIZE DUST. SEQUENCE WORK TO REDUCE NOISE IMPACTS AND DISRUPTION TO OCCUPIED AREAS.

3. DEMOLITION EXECUTION

SELECTIVE DEMOLITION: REMOVE ONLY STRUCTURES, HARDSCAPES, PAVEMENTS, OR CONCRETE SLABS REQUIRED FOR THE PROJECT WHILE PRESERVING EXISTING ELEMENTS DESIGNATED TO REMAIN.

BREAK-UP AND REMOVAL: CONCRETE AND PAVING SLABS SHOULD BE BROKEN TO MANAGEABLE SIZES (E.G., ≤ 2 FT MAX DIMENSION) FOR SAFE REMOVAL. REMOVE DEBRIS COMPLETELY TO AT LEAST 5 FT BELOW GRADE IF REQUIRED BY STRUCTURAL OR ENVIRONMENTAL CONDITIONS.

HANDLING EXISTING FEATURES: SALVAGEABLE ITEMS (PLANTS, PAVERS, STONE, METAL, OR WOOD GRADE BEAMS) SHOULD BE REMOVED AND STORED PER PROJECT SPECIFICATION. PROTECT ADJACENT LANDSCAPING, IRRIGATION SYSTEMS, AND UTILITIES.

SITE GRADING AND STABILIZATION: FILL VOIDS AND REGRADE TO MAINTAIN PROPER DRAINAGE. ENSURE NO PONDING OR RUNOFF HAZARDS ARE CREATED. REMOVE STUMPS AND ROOTS TO A MINIMUM OF 12 IN BELOW PAVING SURFACES.

4. REGULATORY COMPLIANCE

FLORIDA BUILDING CODE (FBC): ENSURE DEMOLITION AND PAVING ARE CONSISTENT WITH FBC REQUIREMENTS, INCLUDING STRUCTURAL INTEGRITY, GRADING, ADA COMPLIANCE, AND STORMWATER MANAGEMENT.

ENVIRONMENTAL AND DRAINAGE CONSIDERATIONS: CONSIDER SOIL PERMEABILITY, SWALE REGULATIONS, AND WATER MANAGEMENT DISTRICT RULES. LARGE-SCALE PAVING PROJECTS MAY REQUIRE STORMWATER MANAGEMENT PLANS.

ADA COMPLIANCE: PUBLIC AND COMMERCIAL PAVING FEATURES MUST INCORPORATE ADA GUIDELINES, INCLUDING RAMPS, SLOPE LIMITS, DETECTABLE WARNING SURFACES, AND MINIMUM 36 IN CLEAR PATHS.

INSPECTIONS: SCHEDULE INSPECTIONS DURING CRITICAL PHASES, INCLUDING BASE PREPARATION, FINAL GRADING, AND UPON COMPLETION TO CLOSE PERMITS.

5. POST-DEMOLITION / PRE-PAVING PREPARATION

REMOVE ALL DEBRIS, OLD VEGETATION, AND LOOSE MATERIAL.

RE-LEVEL AND COMPACT SOIL OR BASE MATERIAL TO REQUIRED DESIGN SPECIFICATIONS.

ENSURE UTILITY TRENCHES, IRRIGATION LINES, AND DRAINAGE SYSTEMS ARE PROPERLY TERMINATED OR ROUTED PRIOR TO PAVING.

APPLY EROSION CONTROL MEASURES (E.G., SILT FENCES) BEFORE ENTERING THE PAVING PHASE.

6. DOCUMENTATION

MAINTAIN A RECORD OF ALL PERMITS, NOTIFICATIONS, INSPECTIONS, AND APPROVALS.

MAINTAIN A SITE LOG DOCUMENTING DEMOLITION METHODS, WASTE DISPOSAL DESTINATIONS, ENVIRONMENTAL MITIGATION MEASURES, AND DEVIATIONS FROM THE PLAN.

SUBMIT REQUIRED DEMOLITION SCHEDULES AND CONSTRUCTION DOCUMENTS TO THE BUILDING OFFICIAL AS NEEDED UNDER FBC CHAPTER 33, SECTION 3303.

REFERENCES

FLORIDA BUILDING CODE, 8TH EDITION (2023), CHAPTER 33: SAFEGUARDS DURING CONSTRUCTION

BROWARD COUNTY DEMOLITION CHECKLIST AND PERMIT GUIDANCE

SUNCOAST PERMITS: FLORIDA DEMOLITION PROCESS OVERVIEW

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF AIR RESOURCES (ASBESTOS NOTIFICATION FORMS)

PAVEFL: STATEWIDE AND SOUTH FLORIDA PAVING PERMITS AND REGULATIONS

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ONE THREE CONSULTANTS INC
103 Winged Foot Lane,
Boca Raton FL 33431

No.	Description	Date

Real Estate 1925 Land Tr Velez, Martina Trstee

973 Hillsboro Mile,
Hillsboro Beach FL 33062

Real Estate 1925 Land TR

DEMOLITION PLAN

Project number	2508-002
Date	2025-07-18
Drawn by	Steve D'Agostino
Checked by	Checker

D001

Scale	1/8" = 1'-0"

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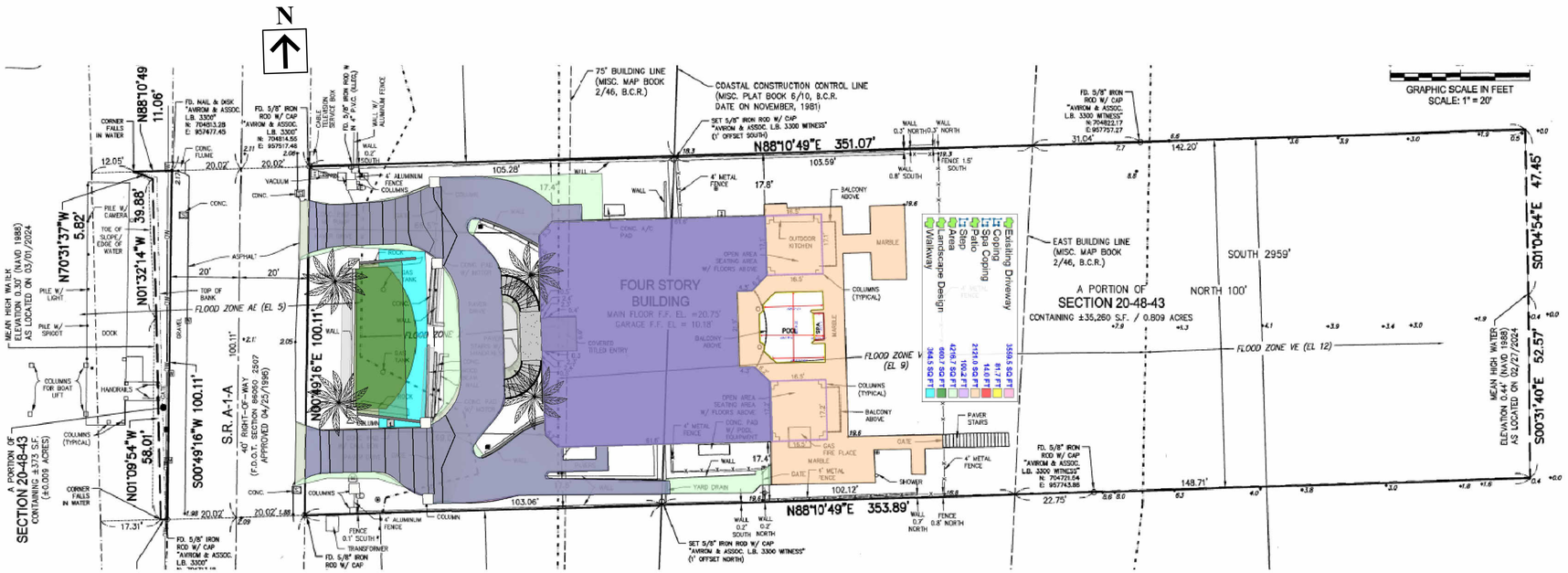

NOTE: SEE COMPLETE SURVEY PLANS AND NOTES INCLUDED WITH DOCUMENTS

1 Site Plan
1" = 20'-0"

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103 Winged Foot Lane,
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No.	Description	Date

Real Estate 1925 Land Tr Velez, Martina Trstee

973 Hillsboro Mile,
Hillsboro Beach FL 33062

Real Estate 1925 Land TR

SITE PLAN

Project number	2508-002
Date	2025-07-18
Drawn by	Steve D'Agostino
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A002

Scale 1" = 20'-0"

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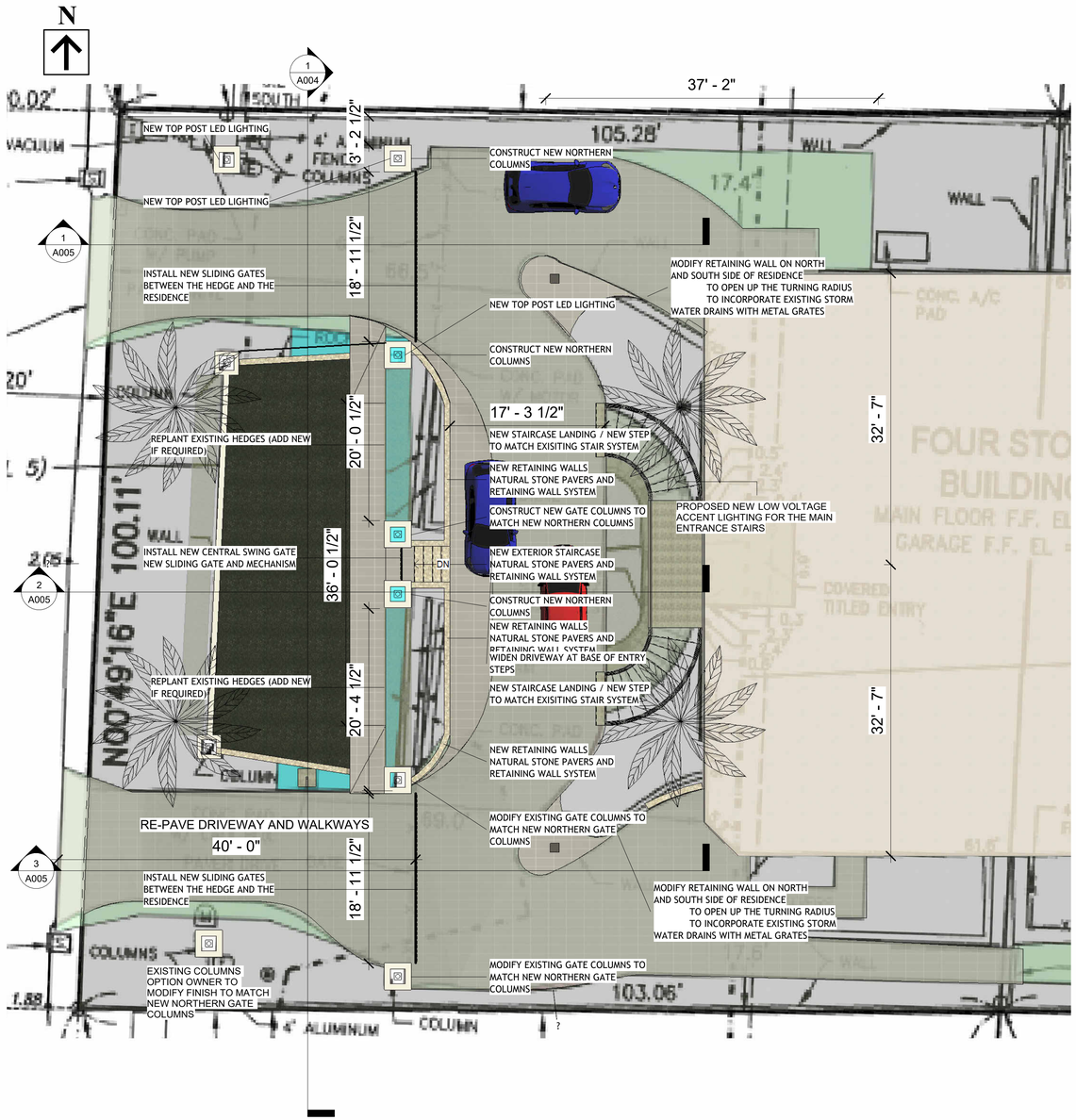

1 Site Plan Proposed
1/8" = 1'-0"

SCOPE OF WORK

MODIFY EXISTING ELEVATIONS AND SLOPES

WIDEN DRIVEWAY AT BASE OF ENTRY STEPS

LOWER THE NORTHERN DRIVEWAY AREA TO MATCH THE SOUTHERN COLUMNS

NEW RETAINING WALLS

NEW EXTERIOR STAIRCASE

NEW STAIRCASE LANDING / NEW STEP

CONSTRUCT NEW NORTHERN COLUMNS

BUILD UP SOUTHERN COLUMNS TO MATCH NEW NORTHERN COLUMNS

CONSTRUCT NEW GATE COLUMNS TO MATCH NEW NORTHERN COLUMNS

MODIFY EXISTING GATE COLUMNS TO MATCH NEW NORTHERN GATE COLUMNS

MODIFY RETAINING WALL ON NORTH AND SOUTH SIDE OF RESIDENCE
TO OPEN UP THE TURNING RADIUS
TO INCORPORATE EXISTING STORM WATER DRAINS WITH METAL GRATES

RE-PAVE DRIVEWAY AND WALKWAYS

REPAIR/FINISH PAVER DRIVEWAY
EXTEND FOR TWO CAR PARKING ON NORTH SIDE.

INSTALL NEW SLIDING GATES BETWEEN THE HEDGE AND THE RESIDENCE

INSTALL NEW CENTRAL SWING GATE NEW SLIDING GATE AND MECHANISM

REPLANT EXISTING HEDGES (ADD NEW IF REQUIRED)

PROPOSED EW TOP POST LED LIGHTING FOR FENCE COLUMNS

PROPOSED NEW LOW VOLTAGE ACCENT LIGHTING FOR THE MAIN ENTRANCE STAIRS

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103 Winged Foot Lane,
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No.	Description	Date

Real Estate 1925 Land Tr Velez, Martina Trstee

973 Hillsboro Mile,
Hillsboro Beach FL 33062

Real Estate 1925 Land TR

PROPOSED PLAN

Project number	2508-002
Date	2025-07-18
Drawn by	Steve D'Agostino
Checked by	Checker

A003

Scale	1/8" = 1'-0"

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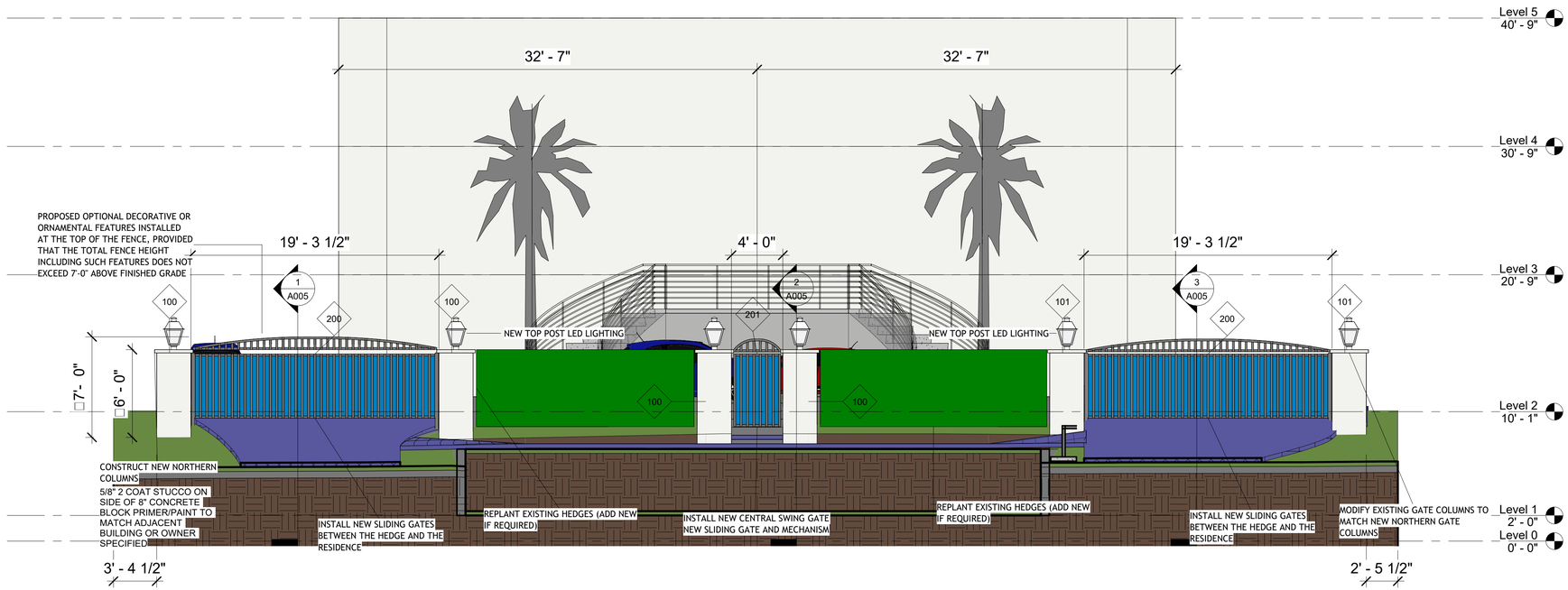

1 Section 1
3/16" = 1'-0"

CODE OF THE TOWN OF HILLSBORO BEACH, FLORIDA (2016)

Sec. 12-263. Use regulations.

(A) *Fences and walls.*

(1) *In general.*

(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 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.

(2) *Fence post separation exemptions.* The 20-foot minimum separation for fence posts required by subsection (A)(1) above shall not apply in the following instances:

(a) Entryway posts where entry gate columns can be a maximum height of 9 feet with lights and decorative features not exceeding 10 feet in height; and

(b) Posts for chain-link or other similar type fences where the posts are the primary means of support for the fence.

(3) *Retaining walls:*

(a) *Height.* 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.

(b) *Measurement.* All retaining wall heights shall be measured from the abutting property's grade opposite such point of measurement. This will be calculated by measuring elevation points on the abutting property's side property line adjacent to the proposed retaining wall every 25 feet and or at grade change.

CODE OF THE TOWN OF HILLSBORO BEACH, FLORIDA (2016)

(c) *Drainage.* Drainage shall be provided in the form of yard drainage, French drains or exfiltration systems to allow for the retention of on-site stormwater.

(d) *Grading.* Where a development proposal includes provisions for deposit of fill, the grade resulting from such deposit shall not exceed a slope of four to horizontal to one vertical.

(4) *Athletic play area fences.* On any portion of land on which any athletic play area or court exists or is hereafter constructed, a chain link fence with wind screen may be erected and exist in connection with the athletic play area or court. No such fence shall exceed 10 feet in height above the ground, shall extend into the minimum required side yard in the RS-2 zoning district, and shall be no closer to the easterly right-of-way line of the intracoastal waterway than 15 feet or closer to the centerline of State Road A1A than 45 feet, all such distances measured perpendicularly to the lot line or right-of-way line, respectively. In all cases in which athletic play area fences exist or are erected, the area must be screened for privacy on all sides visible from adjacent properties and rights-of-way as follows:

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

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

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

(B) *Driveway location.* No driveway shall be within the minimum eight (8) foot wide side yard landscaped buffer, or within 8 feet of the intersection of a side lot line and State Highway A1A, or street giving access to the lot.

(C) *Temporary construction and sales office.*

(1) Temporary buildings or trailers which are used in conjunction with construction work or sales promotion may be permitted in any district during the period that the construction work is in progress. The temporary buildings or trailers shall not be used as living quarters, and shall be removed upon the completion of the construction work and prior to an issuance of the certificate of occupancy.

(2) In the use of trailers as construction offices, it shall be required that they be anchored by guy-wires in such a fashion as to withstand hurricane force winds, and that a permit certifying to such proper anchorage be issued by the Building Department prior to the use of the trailer.

(D) *Docks and piers.* 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.

(E) *Ocean front impediments.* No structure, including, but not limited to, groins, seawalls, jetties, breakwaters, docks, piers, bulkheads, shall be built out into the ocean from any lot in the Town of Hillsboro Beach unless the construction has been approved by the Town of Hillsboro Beach in accordance with an overall plan.

(F) *Floating residences.* No boat, house boat or floating home shall be maintained or used as a place of residence within the town limits of the Town of Hillsboro Beach, or waters adjacent thereto.

(1976 Code, Ch. 12, Div. 5, Art. XIII, § 4) (Ord. 171, § 1, passed 1-12-1993, Ord. 175, § 1, passed 5-4-1993; Am. Ord. 207, passed 5-6-2003; Am. Ord. 215, passed 2-3-2004; Am. Ord. 261, passed 5-1-2012; Am. Ord. 2019-09, § 2, passed 11-5-2019; Am. Ord. 2022-11, § 8, passed 12-6-2022; Am. Ord. 2023-01, § 3, passed 3-7-2023)

Fence Gate Column Schedule

Type Mark	Description
100	NEW FENCE COLUMNS 24" x 24" PRECAST STONE CAP OR CAST IN PLACE MIN 3" HEIGHT NOT TO EXCEED MAXIMUM 6'0" ABOVE GRADE STUCCO COVERED FOAM PAINTED COLOR TO BE DETERMINED by OWNER 5/8" 2 COAT STUCCO ON SIDE OF 8" CONCRETE BLOCK PRIMER/PAINT TO BE DETERMINED BY OWNER STUCCO TEXTURE AND COLOR TO BE DETERMINED BY OWNER NOT TO EXCEED ELEVATION 6' (SEE STRUCTRURAL DETAILS)
101	MODIFIED FENCE COLUMNS 24" x 24" PRECAST STONE CAP OR CAST IN PLACE MIN 3" HEIGHT NOT TO EXCEED MAXIMUM 6'0" ABOVE GRADE STUCCO COVERED FOAM PAINTED COLOR TO BE DETERMINED by OWNER 5/8" 2 COAT STUCCO ON SIDE OF 8" CONCRETE BLOCK PRIMER/PAINT TO BE DETERMINED BY OWNER STUCCO TEXTURE AND COLOR TO BE DETERMINED BY OWNER NOT TO EXCEED ELEVATION 6' (SEE STRUCTRURAL DETAILS)

Fence Gate Schedule

Type Mark	Comments
200	INSTALL NEW SLIDING GATES BETWEEN THE HEDGE AND THE RESIDENCE NOT TO EXCEED ELEVATION 6' (SEE MANUFACTURER SPECIFICATIONS AND INSTALLATION DETAILS)
201	INSTALL NEW CENTRAL SWING GATE NEW SLIDING GATE AND MECHANISM NOT TO EXCEED ELEVATION 6' GATE CENTERED WITH HOUSE MAIN ENTRANCE DOOR (SEE MANUFACTURER SPECIFICATIONS AND INSTALLATION DETAILS)

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103 Winged Foot Lane,
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No.	Description	Date

Real Estate 1925 Land Tr Velez, Martina Trstee

973 Hillsboro Mile,
Hillsboro Beach FL 33062

Real Estate 1925 Land TR

ELEVATIONS 1

Project number	2508-002
Date	2025-07-18
Drawn by	Steve D'Agostino
Checked by	Checker

A004

Scale 3/16" = 1'-0"

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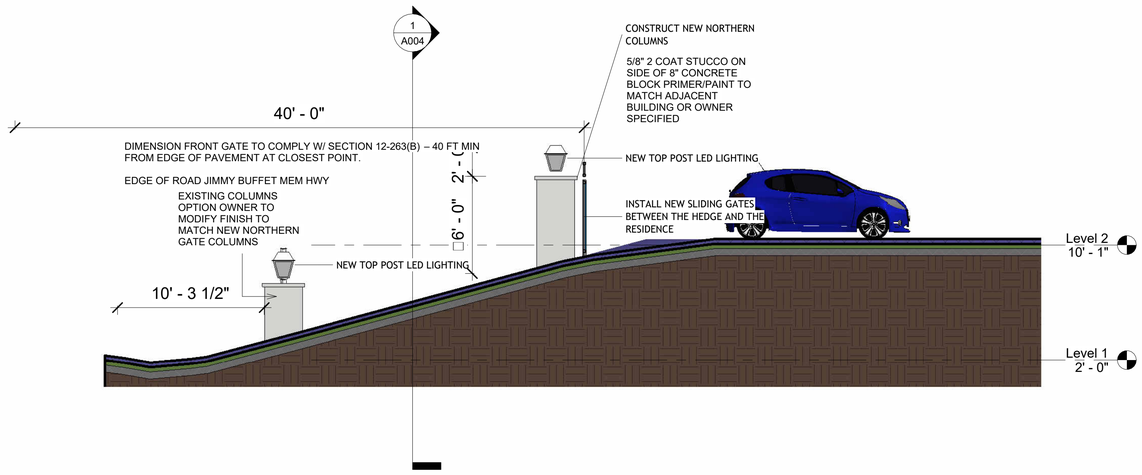
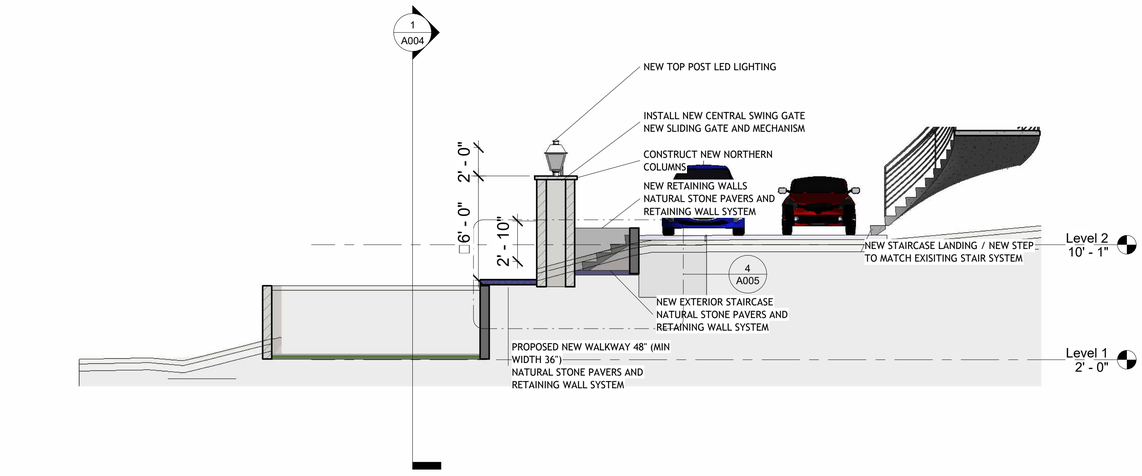
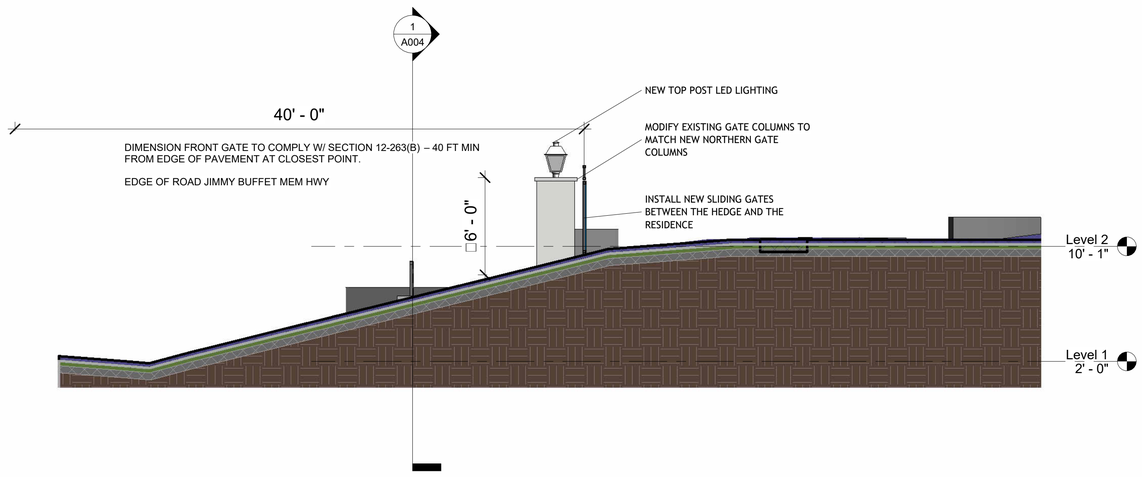


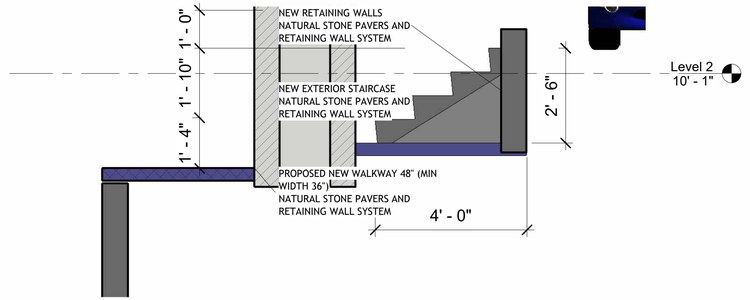
1 Section 2
3/16" = 1'-0"



2 Section 3
3/16" = 1'-0"



3 Section 4
3/16" = 1'-0"



4 Section 3 - Callout 1
1/2" = 1'-0"

MINIMUM SLOPE
2% SLOPE (≈ 1/4 INCH PER FOOT) IS REQUIRED FOR IMPERVIOUS SURFACES LIKE CONCRETE OR ASPHALT TO ENSURE WATER DRAINS AWAY FROM THE BUILDING FOUNDATION.

FLORIDA BUILDING CODE, WHICH MANDATE AT LEAST A 2% SLOPE FOR PAVED AREAS WITHIN 10 FEET OF A STRUCTURE.

MAXIMUM SLOPE
THE FLORIDA GREENBOOK (FDOT MANUAL OF UNIFORM MINIMUM STANDARDS) SETS THE MAXIMUM DRIVEWAY SLOPE AT 12% (≈ 1.5 INCHES PER FOOT) FOR SAFETY AND VEHICLE MANEUVERABILITY.

SLOPES STEEPER THAN THIS CAN CAUSE TRACTION ISSUES, SCRAPING OF VEHICLES, AND ACCESSIBILITY PROBLEMS.

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ONE THREE CONSULTANTS INC
103 Winged Foot Lane,
Boca Raton FL 33431

No.	Description	Date

Real Estate 1925 Land Tr Velez, Martina Trstee

973 Hillsboro Mile,
Hillsboro Beach FL 33062

Real Estate 1925 Land TR

ELEVATIONS 2

Project number	2508-002
Date	2025-07-18
Drawn by	Steve D'Agostino
Checked by	Checker

A005

Scale	As indicated

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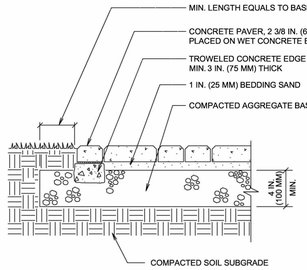
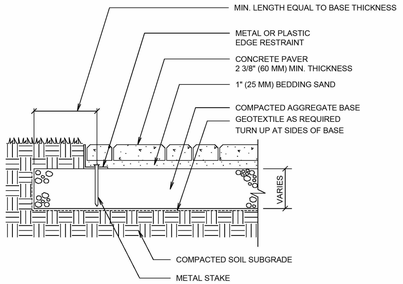


NOTES:
1. USE 5:1 (AGGREGATE: CEMENT) MIX FOR CONCRETE EDGE.
2. RECOMMENDED FOR ONLY NON-FREEZE THAW AREAS OVER WELL DRAINING SOILS.
3. CONSTRUCTION OF THIS DETAIL CAN BE USED ONLY ON RESIDENTIAL DRIVEWAYS IN NON-FREEZE THAW AREAS.
4. THICKNESS OF AGGREGATE BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE. COLDER CLIMATES MAY REQUIRE THICKER BASES.

PATIO/WALK/RESIDENTIAL DRIVEWAY W/ TROWELED CONCRETE EDGE RESTRAINT

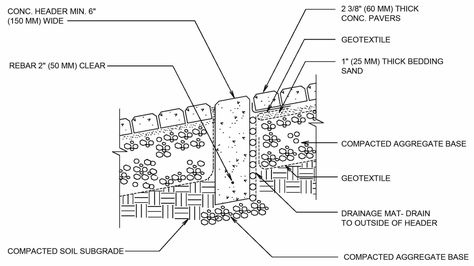
DRAWING NO. ICPI-05
SCALE NO SCALE



NOTE:
THICKNESS OF AGGREGATE BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE. COLDER CLIMATES MAY REQUIRE THICKER BASES.

PATIO / WALK / RESIDENTIAL DRIVEWAY WITH METAL / PLASTIC EDGE RESTRAINT

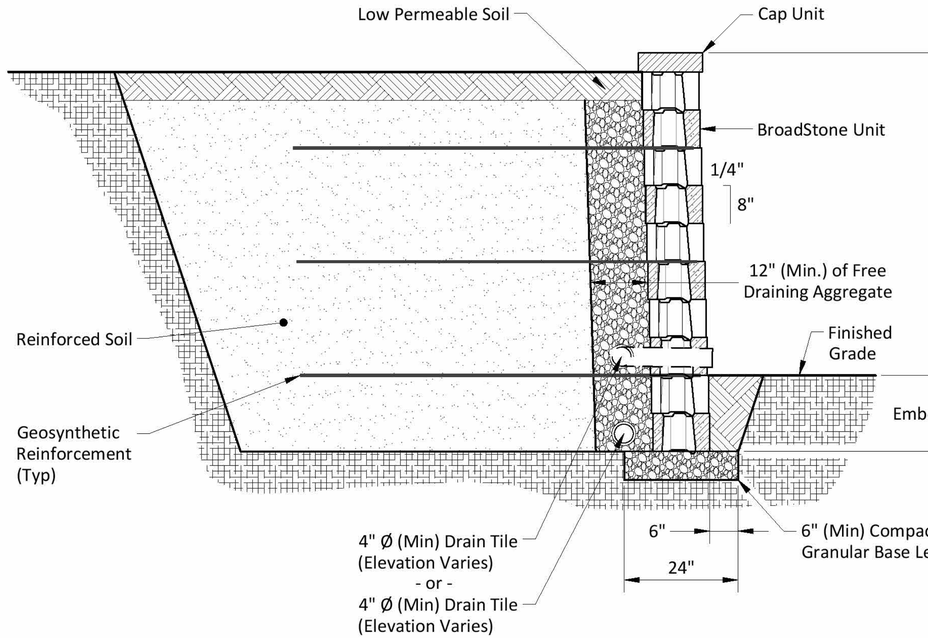
DRAWING NO. ICPI-53
SCALE NO SCALE



NOTES:
1. USE CONCRETE HEADERS AT TOP AND BOTTOM OF SLOPE OR WHEN CHANGING SLOPE ANGLES. DO NOT USE INTERMITTENTLY SPACED CONCRETE HEADERS.

HEADER FOR HIGH SLOPE WALK/ RESIDENTIAL DRIVEWAY

DRAWING NO. ICPI-76
SCALE NO SCALE



Typical Reinforced Wall Section

GRAVITY RETAINING WALL TYPICAL SECTION DETAILS
KEYSTONE BROADSTONE 8" UNIT DETAILS

INSTALLED AS PER MANUFACTURERS SPECIFICATION MANUFACTURER SPECS: INTERLOCKING BLOCK SYSTEMS (E.G., KEYSTONE, ALLAN BLOCK) MUST BE INSTALLED PER ICC-ES REPORTS OR MANUFACTURER ENGINEERING TABLES

TOTAL WALL HEIGHT NOT TO EXCEED 4 FEET.

Total Wall Height

DESIGN/ESTIMATING CHARTS: REINFORCED WALL CHARTS

BROADSTONE UNITS - ¼-INCH SETBACK

SILTY SAND: φ=30°, γ=120 PCF

CASE 2: LEVEL - 250 PSF SURCHARGE

MAX HEIGHT 4.3 FEET

MIN 2 GEOSYNTHETIC REINFORCEMENT X LENGTH 5'

EMBEDMENT MIN 12"

COMPACTED GRANULAR BASE MIN 6" DEPTH, RECOMMEND 12" DEPTH)

(SEE DOC003 KEYHARDSCAPES BS MEDLEY 4&8 INCH RETAINING WALL SYSTEMS)

GENERAL RETAINING WALL NOTES

R404.1 CONCRETE AND MASONRY FOUNDATION WALLS.

CONCRETE FOUNDATION WALLS SHALL BE SELECTED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404.1.3. MASONRY FOUNDATION WALLS SHALL BE SELECTED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404.1.2.

R404.1.1 DESIGN REQUIRED.

CONCRETE OR MASONRY FOUNDATION WALLS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE WHERE EITHER OF THE FOLLOWING CONDITIONS EXISTS:

1. 1.WALLS ARE SUBJECT TO HYDROSTATIC PRESSURE FROM GROUND WATER.
2. 2.WALLS SUPPORTING MORE THAN 48 INCHES (1219 MM) OF UNBALANCED BACKFILL THAT DO NOT HAVE PERMANENT LATERAL SUPPORT AT THE TOP OR BOTTOM.

R404.4 RETAINING WALLS.

RETAINING WALLS THAT ARE NOT LATERALLY SUPPORTED AT THE TOP AND THAT RETAIN IN EXCESS OF 48 INCHES (1219 MM) OF UNBALANCED FILL, OR RETAINING WALLS EXCEEDING 24 INCHES (610 MM) IN HEIGHT THAT RESIST LATERAL LOADS IN ADDITION TO SOIL, SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE TO ENSURE STABILITY AGAINST OVERTURNING, SLIDING, EXCESSIVE FOUNDATION PRESSURE AND WATER UPLIFT. RETAINING WALLS SHALL BE DESIGNED FOR A SAFETY FACTOR OF 1.5 AGAINST LATERAL SLIDING AND OVERTURNING. THIS SECTION SHALL NOT APPLY TO FOUNDATION WALLS SUPPORTING BUILDINGS.

SECTION 32 32 23
KEYSTONE CONCRETE RETAINING WALL.

2.03 UNIT DRAINAGE FILL

A. UNIT DRAINAGE FILL SHALL CONSIST OF CLEAN 1 INCH (25 MM) MINUS CRUSHED STONE OR CRUSHED GRAVEL MEETING THE FOLLOWING GRADATION TESTED IN ACCORDANCE WITH ASTM D-422: SIEVE SIZE 1 INCH (25 MM) 3/4-INCH (19MM) NO. 4 (4.75 MM) NO. 50 (300 UM) PERCENT PASSING 100 75 – 100 0 – 10 0 - 5

B. DRAINAGE FILL SHALL BE PLACED WITHIN THE CORES OF, BETWEEN AND BEHIND THE UNITS AS INDICATED ON THE DESIGN DRAWINGS.

2.04 2.05 REINFORCED BACKFILL

A. REINFORCED BACKFILL SHALL BE FREE OF DEBRIS AND MEET THE FOLLOWING GRADATION TESTED IN ACCORDANCE WITH ASTM D-422: SIEVE SIZE 1 1/2 INCH (38 MM) 3/4-INCH (19 MM) NO. 40 (425 UM) NO. 200 (75 UM) PERCENT PASSING 100 75 – 100 0 – 60 0 – 35 PLASTICITY INDEX (PI) < 15 AND LIQUID LIMIT < 40, PER ASTM D4318

B. THE MAXIMUM AGGREGATE SIZE SHALL BE LIMITED TO 3/4 INCH (19 MM) UNLESS INSTALLATION DAMAGE TESTS HAVE BEEN PERFORMED TO EVALUATE POTENTIAL STRENGTH REDUCTIONS TO THE GEOGRID DESIGN DUE TO INCREASED INSTALLATION DAMAGE DURING CONSTRUCTION.

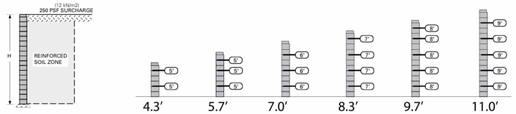
C. MATERIAL CAN BE SITE-EXCAVATED SOILS WHERE THE ABOVE REQUIREMENTS CAN BE MET. SOILS NOT MEETING THE ABOVE CRITERIA, INCLUDING HIGHLY PLASTIC CLAYS AND ORGANIC SOILS, SHALL NOT BE USED IN THE BACKFILL OR REINFORCED BACKFILL SOIL MASS.

D. CONTRACTOR SHALL SUBMIT REINFORCED FILL SAMPLE AND LABORATORY TEST RESULTS TO THE ARCHITECT/ENGINEER FOR APPROVAL, PRIOR TO THE USE OF ANY PROPOSED REINFORCED BACKFILL MATERIAL.

2.05 GEOGRID SOIL REINFORCEMENT

A. GEOSYNTHETIC REINFORCEMENT SHALL CONSIST OF GEOGRIDS MANUFACTURED FOR SOIL REINFORCEMENT APPLICATIONS AND SHALL BE MANUFACTURED FROM HIGH TENACITY POLYESTER YARN OR HIGH DENSITY POLYETHYLENE. POLYESTER GEOGRID SHALL BE MADE FROM HIGH TENACITY POLYESTER FILAMENT YARN WITH A MOLECULAR WEIGHT EXCEEDED 25,000 G/M AND WITH A CARBOXYL END GROUP VALUE LESS THAN 30. POLYESTER GEOGRID SHALL BE COATED WITH AN IMPREGNATED PVC COATING THAT RESISTS PEELING, CRACKING AND STRIPPING.

CASE 2: Level - 250 psf Surcharge



2.06 2.07 DRAINAGE PIPE

A. IF REQUIRED, DRAINAGE PIPE SHALL BE PERFORATED OR SLOTTED PVC PIPE MANUFACTURED IN ACCORDANCE WITH ASTM D3034 OR CORRUGATED HDPE PIPE MANUFACTURED IN ACCORDANCE WITH AASHTO M252.

GEOTEXTILE FILTER FABRIC

A. WHEN REQUIRED, GEOTEXTILE FILTER FABRIC SHALL BE A NEEDLE-PUNCHED NONWOVEN FABRIC THAT MEETS THE REQUIREMENTS OF AASHTO M288.

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Real Estate 1925 Land TR

DETAILS TYPICAL

Project number	2508-002
Date	2025-07-18
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A006

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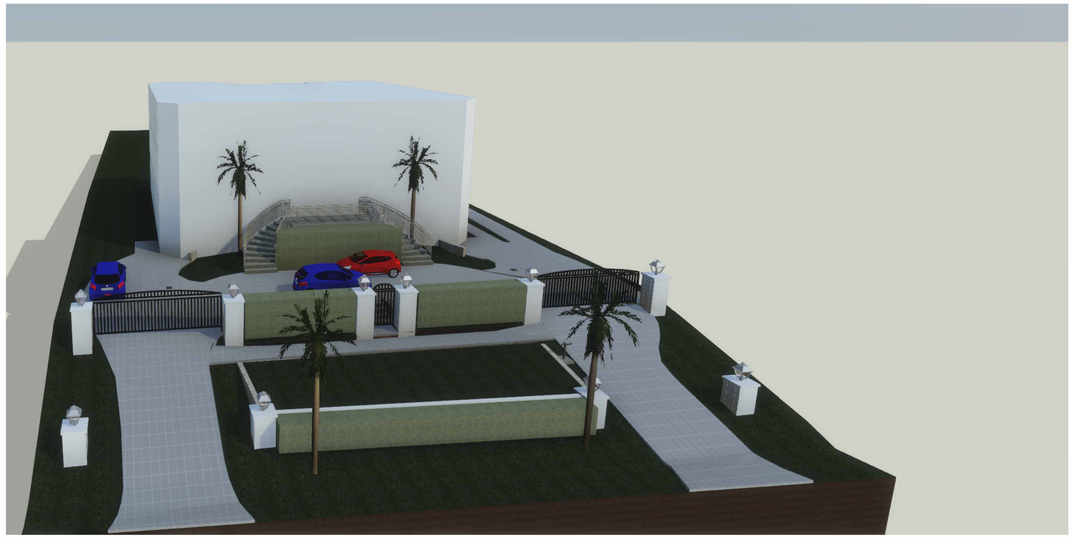
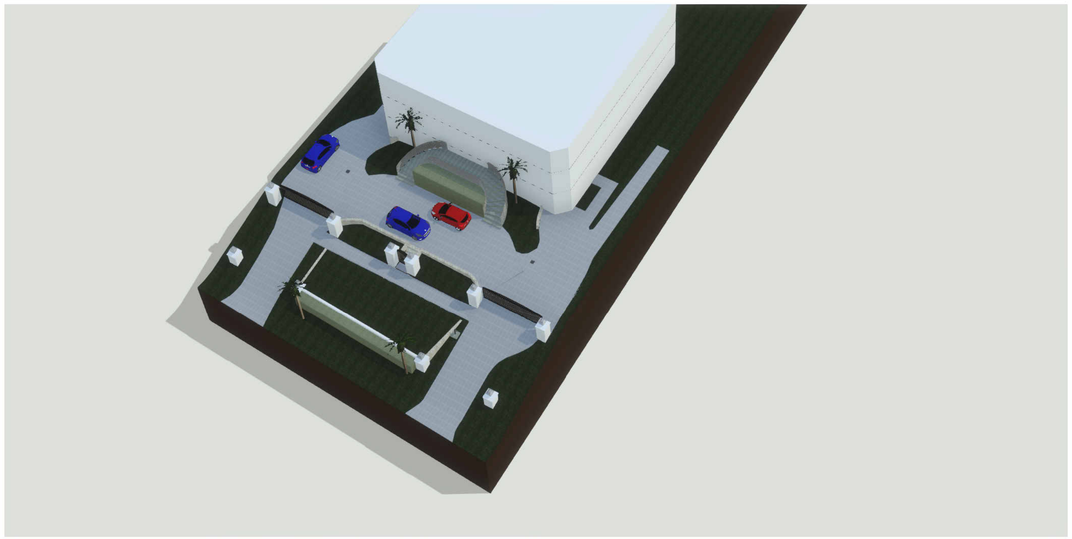


1 3D View 1



4 3D View 5



2 3D View 2



3 3D View 4

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3D ISOMETRIC

Project number	2508-002
Date	2025-07-18
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1 West Elevation
3/16" = 1'-0"

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ELEVATION WEST

Project number	2508-002
Date	2025-07-18
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Scale 3/16" = 1'-0"

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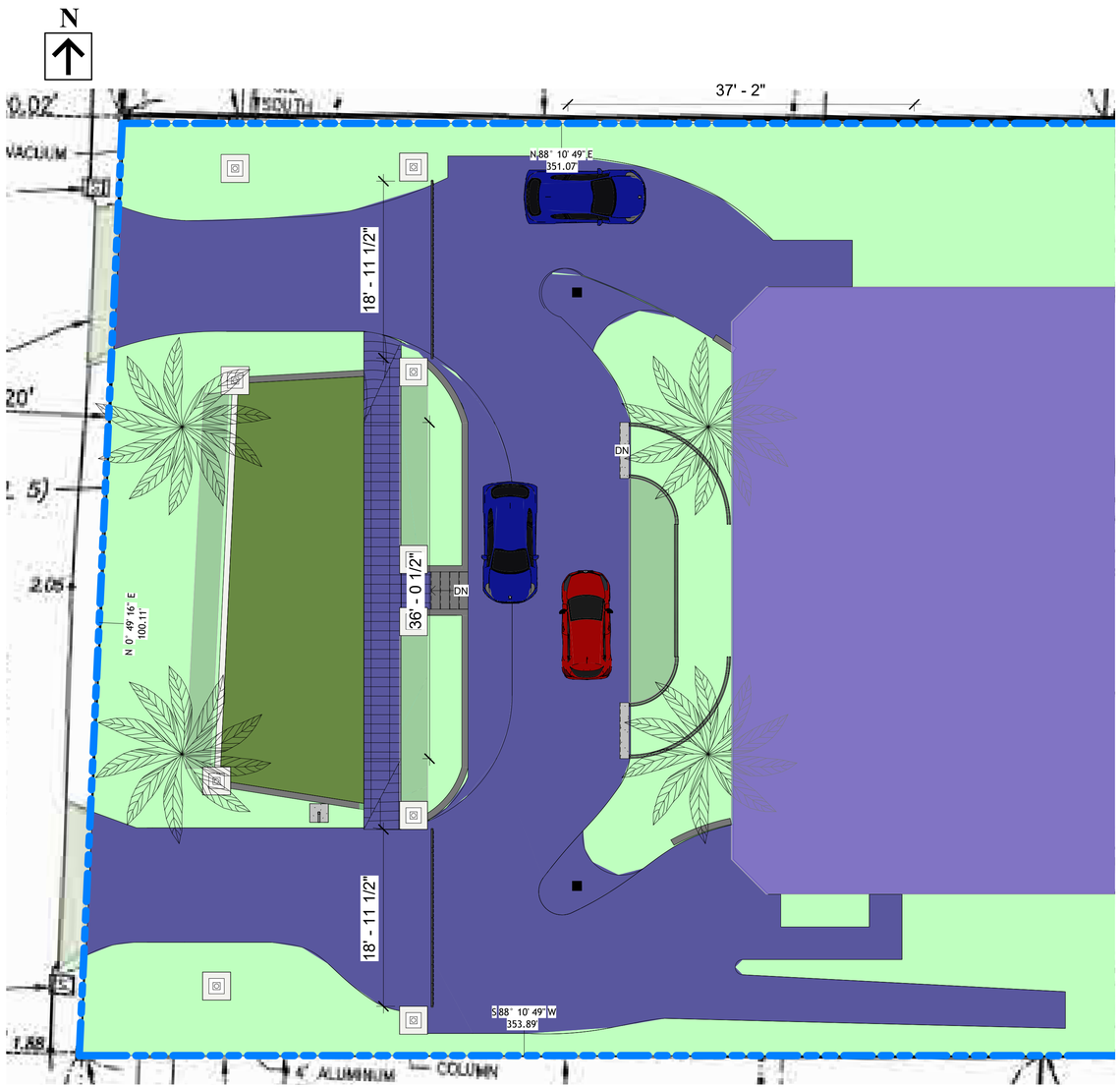
Area Site Pre Development				
Description Modified	Permeability	Area Modified Pre	% Pre	Phase Created
Building Area	Impervious	2535	24%	Existing
Impervious Landscaping	Impervious	3210	30%	Existing
Impervious: 2		5745	54%	
Pervious Plant and Grass	Pervious	4935	46%	Existing
Pervious: 1		4935	46%	
Grand total: 3		10680	100%	

Area Site Post Development				
Description Modified	Permeability	Area Modified Post	% Post	Phase Created
Building Area	Impervious	2535	24%	Existing
Impervious Landscaping	Impervious	3210	30%	Existing
Impervious Landscaping	Impervious	51	0%	New Construction
Impervious Landscaping	Impervious	182	2%	New Construction
Impervious Landscaping	Impervious	113	1%	New Construction
Impervious: 5		6091	57%	
Pervious Plant and Grass	Pervious	4589	43%	Existing
Pervious: 1		4589	43%	
Grand total: 6		10680	100%	



1 Site Plan Stormwater Mitigation
1/8" = 1'-0"

Area Site Pre Development Rational Method i=4.32in/hr Tc = 1 Hr (Zone 10 25 year 60 min)							
Description Modified	Permeability	Area Modified Pre	% Pre	Phase Created	C	i	Q
Impervious Landscaping	Impervious	3210	30%	Existing	0.95	4.32	1098
Pervious Plant and Grass	Pervious	4935	46%	Existing	0.15	4.32	266
Building Area	Impervious	2535	24%	Existing	0.95	4.32	867
Grand total: 3		10680	100%				2231

Area Site Post Development Rational Method i=4.32in/hr Tc = 1 Hr (Zone 10 25 year 60 min)							
Description Modified	Permeability	Area Modified Post	% Post	Phase Created	C	i	Q
Impervious Landscaping	Impervious	3210	30%	Existing	0.95	4.32	1098
Pervious Plant and Grass	Pervious	4589	43%	Existing	0.15	4.32	248
Building Area	Impervious	2535	24%	Existing	0.95	4.32	867
Impervious Landscaping	Impervious	182	2%	New Construction	0.95	4.32	62
Impervious Landscaping	Impervious	51	0%	New Construction	0.95	4.32	17
Impervious Landscaping	Impervious	113	1%	New Construction	0.95	4.32	39
Grand total: 6		10680	100%				2331

PROPOSED DEVELOPMENT AREA DENOTED BY AREA SITE PRE-DEVELOPMENT AREA = 10680 SF

ALL PROJECTS SHALL PROVIDE ON-SITE RETENTION FOR ONE INCH OF RUN OFF FROM THE TOTAL PROJECT AREA, OR 2 1/2" TIMES SFWMD ERP PERCENT IMPERVIOUS, WHICHEVER IS GREATER. ADDITIONALLY, COMMERCIAL, OR INDUSTRIAL SITES SHALL PROVIDE DRY RETENTION FOR ONE HALF INCH (1/2") OF RUN OFF FROM THE TOTAL PROJECT AREA. THE DESIGNER SHALL ALLOW FOR SFWMD ERP CRITERIA AS A MINIMUM.

AREA SITE PRE DEVELOPMENT 46% PERVIOUS AND AREA SITE POST DEVELOPMENT 41% PERVIOUS. PROPOSED NEW DEVELOPMENT AREA 582 FT^2

DETERMINE DRY RETENTION VOLUME REQUIRED MIN (FT^3)

0. V0 1.0" X 582 SF (PROPOSED PROPERTY DEVELOPMENT AREA) X 1 FT/12 IN = 50 FT^3

1. V1 2.5" X 582 SF (PROPOSED PROPERTY IMPERMEABLE DEVELOPMENT AREA) X 2.5 FT/12 IN = 125 FT^3

2. ALTERNATIVE METHOD RATIONAL METHOD I = 4.32 *in/hr.* (25 YEAR 60 MIN Tc = 1 *hr.*)
   V2 POST DEVELOPMENT (Q X 1 *hr.*) 2399 FT^3 - V1 PRE-DEVELOPMENT (Q X 1 *hr.*) 2231 FT^3 = 168 FT^3

3. NATURAL RESOURCES CONSERVATION SERVICE (NRCS)/SOIL CONSERVATION SERVICE (SCS) RAINFALL-RUNOFF

   Q = ((P - 0.2S) ^2)/ (P + 0.8S)

   WHERE Q = RUNOFF (IN)

   WHERE P = PERCIPITATION 12.1 IN (*NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES: FL*)

   WHERE S = MAXIMUM BASIN RETENTION 8.18 INCHES (*SFWMD MANUAL*)

Coastal[1]				
Depth to Water Table (ft.)	Uncomp. S (In.)	Uncomp. CN	Comp. S (in.)	Comp. CN
1	0.60	94	0.45	96
2	2.50	80	1.88	84
3	6.60	60	4.95	67
4	10.90	48	8.18	55

	Pre Dvelopment		Post Development	
Pervious	4935	46%	4589	43%
Imperious	5745	54%	6091	57%
Area	10680		10680	
P	12.1		12.1	
S	3.78		3.51	
Q	8.51		8.71	
V (ft^3)	7573		7753	
Retention Volume(ft^3)			180	

ADDITIONAL DETENTION VOLUME REQUIRE MIN 180 FT^3 NRSC METHOD.

1

MODIFY EXISTING DRAINAGE AND RETENTION SYSTEM TO ACCOMMODATE PROPOSED MIN REQUIREMENT 180 FT^3

MINIMUM AVG CROSS SECTIONAL AREA VS DEPTH		
VOLUME	180 FT^3	
AVG CROSS SECTIONAL DEPTH (IN)	AREA (SF)	
4	540	
6	360	
8	270	
10	216	
12	180	
14	154	
16	135	

SWALES SHALL BE CONSTRUCTED CLOSE TO THE PROPERTY LIMITS AND SURROUNDING THE PROPOSED CONSTRUCTION AREA FOR AN EFFECTIVE WATER QUALITY TREATMENT. THE MAXIMUM SIDE SLOPE IS 4H:1V.

MINIMUM LONGITUDINAL SLOPE 2%

ALL DECKING & LANDSCAPING SHALL BE SLOPED AWAY FROM MAIN STRUCTURE AND TOWARDS DRY RETENTION BASIN AREA.

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STORMWATER MITIGATION PLAN

Project number	2508-002
Date	2025-07-18
Drawn by	Steve D'Agostino
Checked by	Checker

C001

Scale	1/8" = 1'-0"

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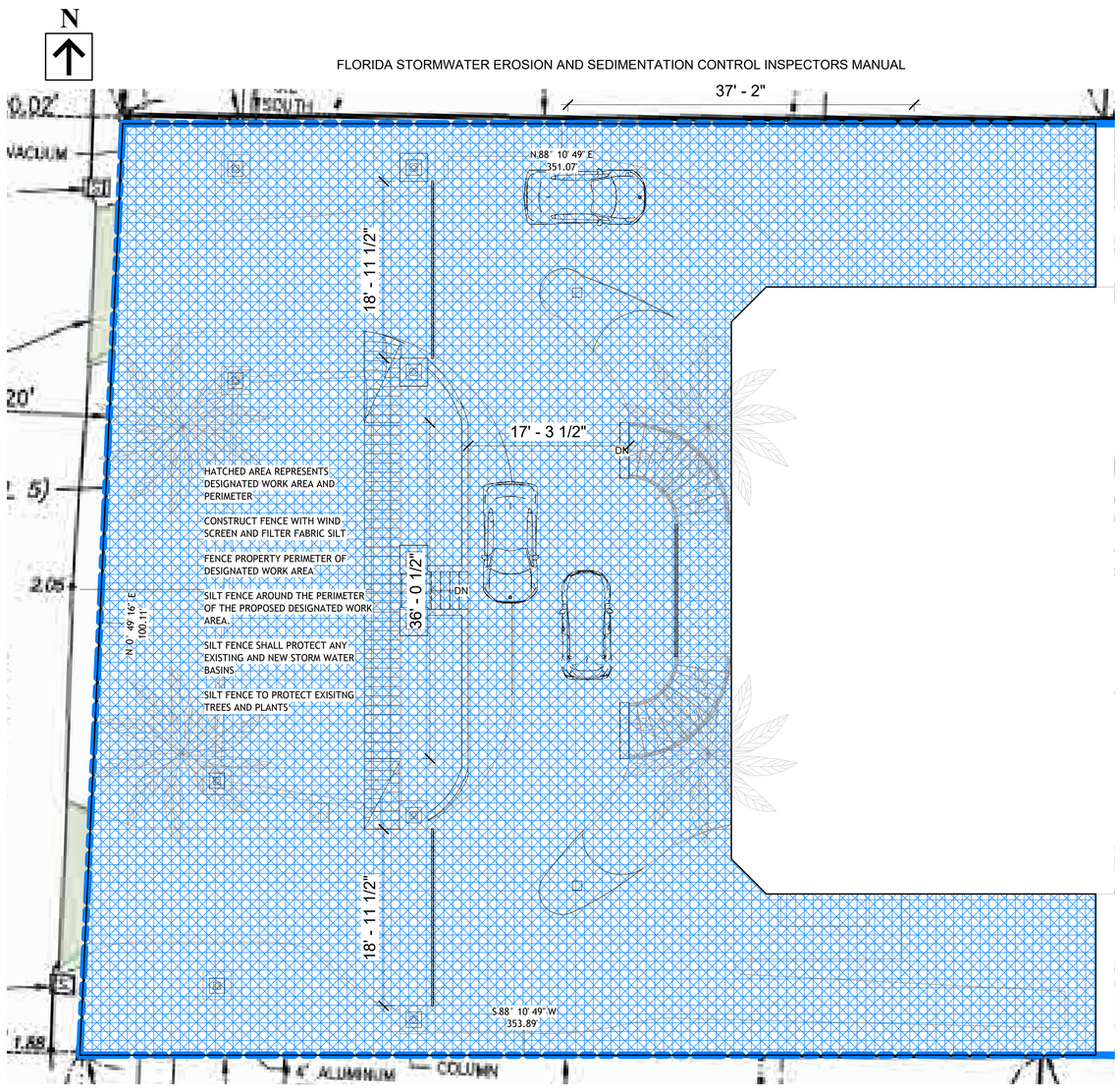

1 Site Plan Site Erosion and Sediment Control
1/8" = 1'-0"

11. *When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity (see **Figure 3.4d**).*

12. *Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.*

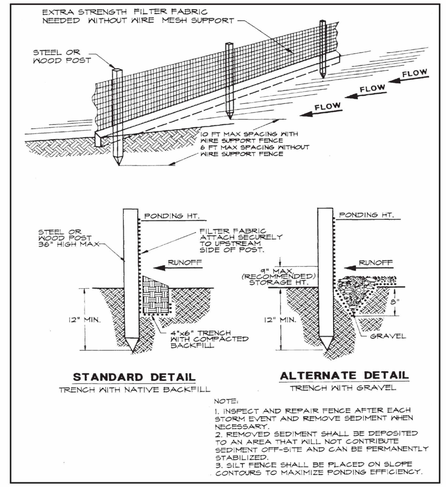

Figure 3.4a. Silt fence

Source: Erosion Draw

Chapter 3: Temporary BMPs for Erosion and Sedimentation Control

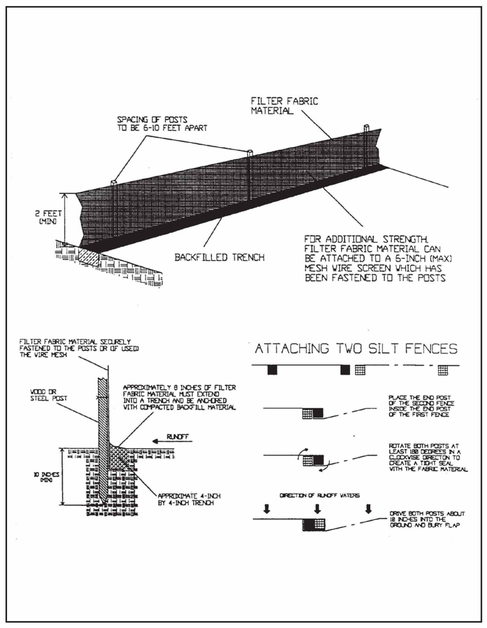

Figure 3.4b. Installing a filter fabric silt fence

Source: HydroDynamics, Inc.

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SITE EROSION AND SEDIMENT CONTROL

Project number	2508-002
Date	2025-07-18
Drawn by	Steve D'Agostino
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C002

Scale 1/8" = 1'-0"

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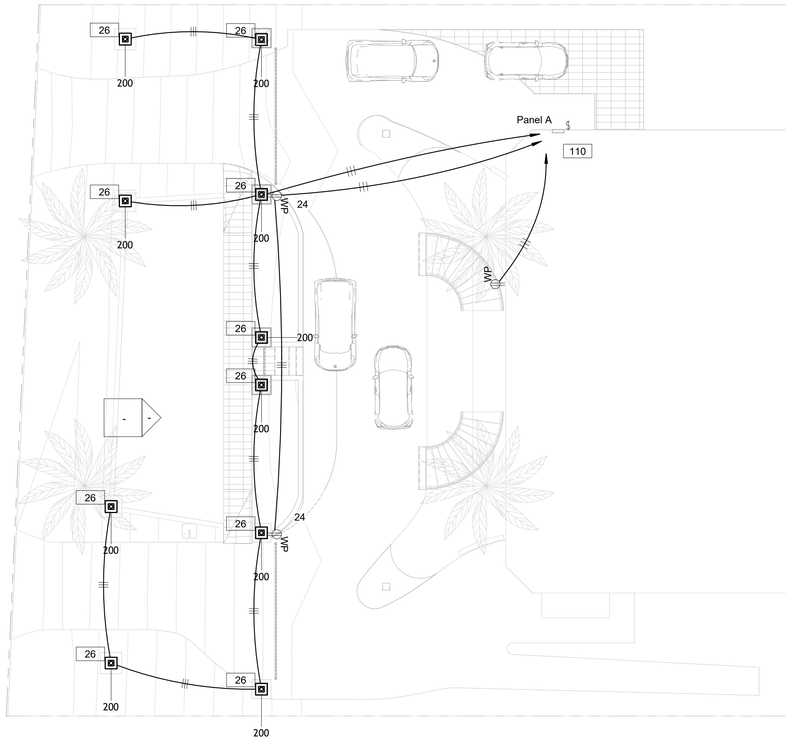

1 2 - Level 2 Plan Electric
3/32" = 1'-0"

2023 FLORIDA BUILDING CODE, RESIDENTIAL, EIGHTH EDITION

SECTION E3401 ELECTRICAL

E3401.1 APPLICABILITY.

ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS FOR BUILDINGS UNDER THE SCOPE OF THIS CODE SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF NFPA 70, *NATIONAL ELECTRICAL CODE*.

E3401.4 ADDITIONS AND ALTERATIONS.

ANY ADDITION OR ALTERATION TO AN EXISTING ELECTRICAL SYSTEM SHALL BE MADE IN CONFORMITY TO THE PROVISIONS OF THE *FLORIDA BUILDING CODE, EXISTING BUILDING* AND NFPA 70, *NATIONAL ELECTRICAL CODE*.

PROPOSED TO ADD LOAD (NEW PROPOSED LOAD < 1000VA) TO EXISTING 225 A PANEL 120/240V 42 CIRCUIT 42 SPACES

ELECTRICAL CONTRACTOR SHALL VERIFY THAT THE PANEL HAS ENOUGH CAPACITY TO ACCOMMODATE THE PROPOSED NEW LOAD PER NFPA 70 220.82

ARC-FAULT PROTECTION SHALL BE PROVIDED AS REQUIRED BY NEC 210.12(A)(B)(e). ALL 120V SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS, LIGHTING OR DEVICES INSTALLED IN DWELLNG UNIT KITCHENS, FAMILY ROOMS, DINING, LIVING, PARLORS, LIBRARIES, DENS, CLOSETS, LAUNDRYS, HALLWAYS, BEDROOMS, SUNROOMS, RECREATION ROOMS - BY MEANS IN NEC 210.12.12(A)(I)THROUGH (6). SOME AREAS REQUIRE BOTH AFCI AND GFCI PROTECTION.

N 230.67 SURGE PROTECTION. N (A) SURGE-PROTECTIVE DEVICE. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTIVE DEVICE (SPD).

BATHROOMS, (EXHAUST FANS - FBC R307.3.1): MECHANICAL VENTILATION IS REQUIRED. E/F ARE REQUIRED TO BE SWITCHED INDEPENDENTLY FROM THE LIGHTING. AND COMMERCIAL B307.3.1 BATHROOM FANS.

ELECTRICAL PANEL CLEARANCE REQUIREMENTS AS NEC 110.26 DEPTH CLEARANCE: PROVIDE AT LEAST 36 INCHES OF WORKING SPACE IN FRONT. WIDTH CLEARANCE: PROVIDE AT LEAST 30 INCHES OF WIDTH IN FRONT. VERTICAL CLEARANCE: PROVIDE AT LEAST 6’ 6” FEET OF VERTICAL CLEARANCE.

SECTION 206-80 OUTLINES SEVERAL GREEN DESIGN PRACTICES AIMED AT PROMOTING SUSTAINABILITY IN BUILDING RENOVATIONS. HERE ARE FIVE PRACTICES THAT COULD BE INCLUDED IN A MAJOR RENOVATION OF A SINGLE-FAMILY DWELLING:

ENERGY EFFICIENCY: INCORPORATE ENERGY STAR-RATED APPLIANCES AND LIGHTING TO REDUCE ENERGY CONSUMPTION.

SCOPE OF ELECTRIC WORK

PROPOSED MODIFICATION TO EXISTING ELECTRIC PANEL

PROPOSED MODIFY & RE BALANCE EXISTING ELECTRIC SYSTEM

TO ADD LOAD FROM PROPOSED EXTERIOR OUTDOOR LED LIGHTING

TO ADD LOAD FROM PROPOSED LOW VOLTAGE ACCENT LIGHTING FOR THE MAIN ENTRANCE STAIRS

TO ADD LOAD FROM PROPOSED EXTERIOR SLIDING GATE SYSTEM

PROPOSED TO ADD LOAD (NEW PROPOSED LOAD < 1000VA) TO EXISTING 225 A PANEL 120/240V 42 CIRCUIT 42 SPACES

PROPOSED LOAD SCHEDULE REQUIRE ADDITIONAL LOAD AS PER PROPOSED PANEL SCHEDULE.
ELECTRICIAN TO VERIFY MODIFY, RE BALANCE EXISTING ELECTRICAL SYSTEM TO DETERMINE CAPACITY FOR PROPOSED EXTERIOR OUTDOOR LED LIGHTING AND PROPOSED EXTERIOR SLIDING GATE SYSTEM .

PROPOSED NEW LIGHT FIXTURE AND ELECTRICAL FIXTURE SCHEDULE SUBJECT TO CHANGE

Sheet List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision
E001	ELECTRICAL DETAILS 1	7/18/25	

Lighting Fixture Schedule

Type Mark	Family and Type	Electrical Data	Circuit Number	Description
200	Lighting-Post_Top-Lumec-L40U_LED: Not A Type - Load Type Catalog	Luminaire 120 V/1-37 VA	26	NEW TOP POST LED LIGHTING

Electrical Fixture Schedule

Type Mark	Family and Type	Electrical Data	Circuit Number	Description
150	Weather Proof Receptacle: Standard Sliding Gate	120 V/1-180 VA	24	WEATHERPROOF OUTLET FOR SLIDING GATE SYSTEM
151	Weather Proof Receptacle: Standard Low Voltage	120 V/1-180 VA	28	LOW VOLTAGE ACCENT LIGHTING FOR THE MAIN ENTRANCE STAIRS

Lighting Device Schedule

Switch ID	Family and Type	Electrical Data	Circuit Number	Description
110	Lighting Switches: Single Pole	120 V/1-0 VA		

Panel A

Location: **Supply From:** **Mounting:** Surface **Enclosure:**
Volts: 120/240 Single **Phases:** 1 **Wires:** 3
A.I.C. Rating: **Mains Type:** **Mains Rating:** 225 A **MCB Rating:** 225 A

Notes: Existing Panel A GE PowerMark Gold 225 Amp 42 Spaces 42 Circuit

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	AHU-1	60 A	2	0 VA	0 VA			1	20 A	Garage GFI	2
3	--	--	--			0 VA	0 VA	1	20 A	Elevator CAB LTS	4
5	Garage Door North	20 A	1	0 VA	0 VA			1	20 A	Wine Cooler	6
7	Garage Power GFI	20 A	1			0 VA	0 VA	1	20 A	Hall & Powder Baths #1 LTS	8
9	Powder Bath GFI 2	20 A	1	0 VA	0 VA			1	20 A	Spare	10
11	LTS Elevator Rm	20 A	1			0 VA	0 VA	1	15 A	Garage Door South	12
13	Dining Room Receptacle	20 A	1	0 VA	0 VA			1	15 A	Wine RM LTS	14
15	Not labeled	20 A	1			0 VA	0 VA	2	100 A	Elevator Main	16
17	Not labeled	20 A	1	0 VA	0 VA			--	--	--	18
19	Not labeled	20 A	1			0 VA	0 VA	2	60 A	Tesla Charger	20
21	Not labeled	20 A	1	0 VA	0 VA			--	--	--	22
23	Not labeled	20 A	1			0 VA	360 VA	1	20 A	Receptacle Gate System	24
25	Not labeled	20 A	1	0 VA	370 VA			1	20 A	Lighting	26
27	Not labeled	20 A	1			0 VA	180 VA	1	20 A	Receptacle Low Voltage Accent Lights	28
29	Not labeled	20 A	1	0 VA							30
31	Not labeled	20 A	1			0 VA					32
33	Not labeled	20 A	1	0 VA							34
35	Water Heater	30 A	2			0 VA					36
37	--	--	--	0 VA							38
39											40
41											42
		Total Load:		370 VA		540 VA					
		Total Amps:		3 A		5 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Receptacle	540 VA	100.00%	540 VA		
Lighting	370 VA	100.00%	370 VA	**Total Conn. Load:**	888 VA
				Total Est. Demand:	888 VA
				Total Conn.:	4 A
				Total Est. Demand:	4 A

Notes: PANEL SCHEDULE SHOWN IS BASED ON THE EXISTING BREAKER ARRANGEMENT AT TIME OF SURVEY AND IS FOR REFERENCE ONLY. ELECTRICAL CONTRACTOR SHALL FIELD-VERIFY ALL CIRCUITS/BREAKER RATINGS, TRACE LOADS, AND REVISE/COMPLETE THE PANEL DIRECTORY TO ACCURATELY REFLECT THE ACTUAL INSTALLATION.

PROVIDE A LEGIBLE, PERMANENT CIRCUIT DIRECTORY (TYPED/PRINTED) INSTALLED ON THE FACE, INSIDE OF, OR IN AN APPROVED LOCATION ADJACENT TO THE PANEL DOOR. CIRCUIT DESCRIPTIONS SHALL BE CLEAR/SPECIFIC AND NOT DEPENDENT ON TRANSIENT OCCUPANCY.

ALL IDENTIFICATION/MARKING SHALL BE LEGIBLE AND SUFFICIENTLY DURABLE FOR THE ENVIRONMENT. (PROPOSED NEW LOADS DENOTED ON CIRCUIT 24, 26 & 28)

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ELECTRICAL DETAILS 1

Project number	2508-002
Date	2025-07-18
Drawn by	Steve D'Agostino
Checked by	Checker

E001

Scale 3/32" = 1'-0"

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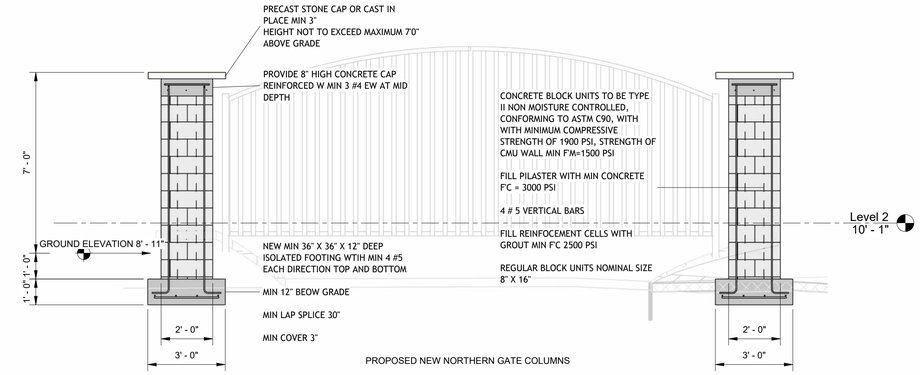
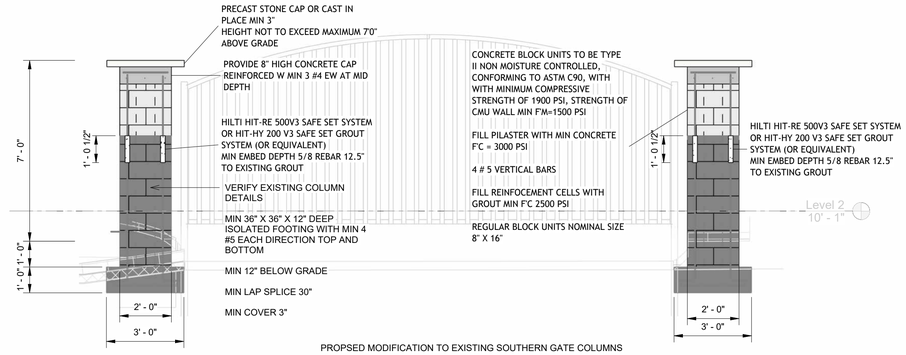


1 Section 1
3/8" = 1'-0"



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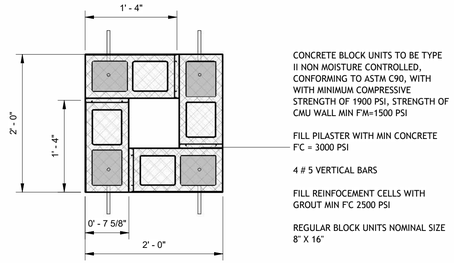
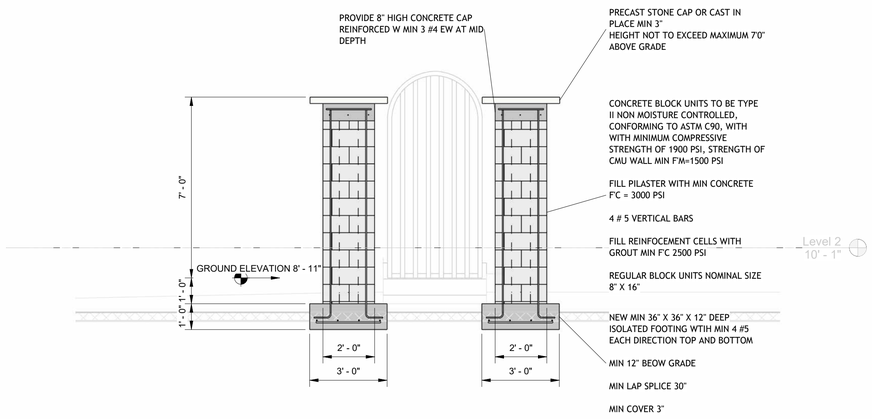


2 Callout 1 Top View
1" = 1'-0"



3 Section 4
3/8" = 1'-0"

SCOPE OF STRUCTURAL WORK

PROPOSED NEW FENCE COLUMNS TO SUPPORT PEDESTRIAN GATE AND SLIDING PARKING GATE

DESIGN STANDARD: ASCE/SEI 7-22
GOVERNING CODE: FLORIDA BUILDING CODE (FBC 2023 8TH EDITION AINSI/ ASCE 7-22 EXPOSURE C DESIGN WIND SPEED 175 VMPH
RISK CATEGORY II
BUILDING WIND EXPOSURE C

FLORIDA RESIDENTIAL BUILDING CODE 2023 8TH EDITION
R401.4.1 GEOTECHNICAL EVALUATION.
IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION, THE LOAD-BEARING VALUES IN TABLE R401.4.1 SHALL BE ASSUMED.

TABLE R401.4.1
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVELED CLAYEY GRAVEL (SW, SP, SM, SC, GMAND GC)
MIN DESIGN 2000 PSF LOAD-BEARING PRESSURE (POUNDS PER SQUARE FOOT)

Sheet List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision
S001	STRUCTURAL DETAILS 1	07/18/25	
S002	STRUCTURAL DETAILS 2	07/18/25	
S003	STRUCTURAL DETAILS 3	07/18/25	

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Project number	2508-002
Date	2025-07-18
Drawn by	Steve D'Agostino
Checked by	Checker

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Scale	As indicated

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GENERAL CONSTRUCTION NOTES

WORK SHALL INCLUDE ALL THE ITEMS (BUILDING AND SITE) AS INDICATED ON THIS SET OF DRAWINGS UNLESS NOTED OTHERWISE.

IF REQUIRED, DEPOSITS AND FEES, DEPOSITS FOR UTILITIES INCLUDING WATER METER, TELEPHONE, AND ELECTRICAL SERVICE TO BE MADE BY GENERAL CONTRACTOR PERMIT FEES, AS REQUIRED, SHALL BE PAID BY THE CONTRACTOR FOR THAT PORTION OF THE WORK.

GENERAL CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER AND SANITARY FACILITIES AS REQUIRED FOR THE DURATION OF THE CONSTRUCTION.

PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER OF ANY DISCREPANCIES IN THE PLANS. WRITTEN FIGURES INDICATING DIMENSIONS SHALL BE USED INSTEAD OF SCALING THE DRAWINGS. MEASUREMENTS BY SCALING SHALL NOT BE USED AS DIMENSIONS TO WORK BY. FIELD MEASUREMENTS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SHOP DRAWINGS MUST BE FIELD VERIFIED.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL THE CODES, RULES AND REGULATIONS OR RESTRICTIONS HAVING JURISDICTION. GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY ARCHITECT OR ENGINEER UPON THE OBSERVANCE OF ANY VARIATION BETWEEN THESE DOCUMENTS AND ANY APPLICABLE CODES OR ORDINANCES.

ALL CONSTRUCTION MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITERS LABELS WHERE APPLICABLE.

ALL PIERS, SUPPORTS, SHELVING, FOUNDATIONS, ANCHOR BOLTS, HANGERS, WHICH ARE REQUIRED BY THE SUBCONTRACTOR FOR THE SUPPORT OR HANGING OF THEIR EQUIPMENT SHALL BE SUPPLIED BY THE CONTRACTOR REQUIRING SAME.

FOR CONVENIENCE IN DESCRIPTION AND AS A STANDARD FOR GRADE TYPE, QUALITY AND PERFORMANCE CHARACTERISTICS, PROPRIETARY NAMES ARE INCLUDED WITH SOME DESCRIPTIONS. THIS DOES NOT IMPLY ANY PREFERENCE TO A PARTICULAR MANUFACTURER, BUT MIN REQUIREMENTS WITH FINAL DECISIONS BEING MADE BY THE OWNER ARCHITECT OR ENGINEER.

ARRANGE FOR SUITABLE STORAGE SPACE FOR MATERIALS TO PREVENT THE INCLUSION OF MATERIALS AND DELIVER AT SUCH TIMES AS NOT TO INTERFERE WITH OTHER OPERATIONS. MATERIALS ON SITE SHALL BE KEPT IN UNOPENED, ORIGINAL CONTAINERS OR PACKAGES THAT BEAR IDENTIFYING LABELS WHICH ARE NOT TO BE REMOVED UNTIL THEIR IMMEDIATE USE. PROTECT ALL MATERIALS FROM MINOR ABRASIONS AND HANDLE MASONRY PRODUCTS WITH CARE TO PREVENT CHIPPING AND DAMAGE.

GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE AND LEAVE BUILDING BROOM CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT COMPLETION OF WORK. ANY PAINT SPECS AND OTHER CONSTRUCTION MATERIALS SHALL BE REMOVED FROM ALL FINISHED SURFACES.

GENERAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP TO BE FREE OF DEFECTS OF NOT LESS THAT (1) YEAR FROM THE DATE OF ACCEPTANCE. CORRECTIONS OF DEFECTS SHALL BE COMPLETED IN A TIMELY MANNER WITHOUT ADDITIONAL CHARGE. THIS SHALL INCLUDE ELEMENTS WHICH ARE DAMAGED BY SAID DEFECTS.

SITE WORK. SCRAPE SLAB AREA CLEAR OF ALL ORGANIC MATERIAL AND FILL WITH CLEAN SAND TO ELEVATION OF BOTTOM OF SLAB. CLEAR SURFACE MATERIAL. SURFACE MATERIAL MAY BE USED AS SITE FILL.

CITY ENGINEERING. ALL STORMWATER RUNOFF MUST BE RETAINED ON SITE AT ALL TIMES (INCLUDING DURING CONSTRUCTION) AND SHALL HAVE NO DRAINAGE IMPACT TO ADJACENT PROPERTIES, SURROUNDING RIGHTS OF WAY, STORMWATER FACILITIES, AND NEIGHBORING WATER BODIES. IF REQUIRE, PROVIDE 1) TEMPORARY GRAVEL CONSTRUCTION ENTRANCE, 2) FABRIC OR OTHER METHOD OF SEDIMENT PROTECTION FOR EXISTING AND NEW CATCH BASIN, 3) AN EROSION AND SEDIMENT CONTROL PLAN PER CITY ENGINEERING REQUIREMENTS.

SOIL DENSITY TEST. WHERE REQUIRED BY ENGINEER SOIL DENSITY TEST SHALL BE ORDERED, AND PAID FOR THE BY GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF CONCRETE PADS FOR POOL, HVAC AND OTHER REQUIRED EQUIPMENT UNLESS OTHERWISE NOTED.

SLABS ON FILL. FILL AND BACKFILL TO BE COMPACTED TO 98% OF MAXIMUM DENSITY AT THE OPTIMUM MOISTURE AS DETERMINED BY STANDARD PROCTOR TEST OR BY SOIL ENGINEER'S RECOMMENDATIONS FOR OBTAINING REQUIRED BEARING CAPACITY. COMPACTION LAYERS SHALL NOT EXCEED 8 INCHES. SLABS ON FILL TO BE A MINIMUM OF 4 INCHES THICK.

TYPICAL INTERIOR PARTITIONS. USE 3 5/8" METAL GALVANIZED METAL OR 2 X 4 WOOD STUDS @ 16" CENTERS EXTENDING TO UNDERSIDE OF ROOF/FLOOR STRUCTURE. FINISH WITH ½" GYPSUM WALL BOARD ON EACH SIDE, TAPED, SANDED, PREPPED, AND PAINTED. EXTEND GYPSUM WALL BOARD 6" MINIMUM ABOVE SUSPENDED CEILING.

ALL METALS STUDS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN SECTIONS 2510.5 AND 2510.6 OF THE F.B.C.

LUMBER SHALL BE DOUGLAS FIR OR SOUTHERN PINE NO2 WITH A MINIMUM FIBER STRESS OF 1000 PSI. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. ALL LUMBER SHALL COMPLY WITH F.B.C 2315.

ALL METAL USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED. ALL NAILS, BOLTS OR OTHER METAL CONNECTORS SHALL BE GALVANIZED OR SHALL BE CORROSION RESISTANT.

ALL OPERATING WINDOWS AND SLIDING GLASS DOORS SHALL BE PROVIDED WITH VINYL INSECT SCREEN. ALL GLAZING SHALL BE GRAY TINED GLASS, THICKNESS PURSUANT TO MANUFACTURERS SPECIFICATIONS. ALL SLIDING OR FOLDING GLASS DOORS AND FIXED GLASS BELOW 10 FEET SHALL BE TEMPERED.

ALL WOOD TRUSSES SHALL BE ENGINEERED AND APPROVED. SUBMIT SHOPS DRAWINGS ARCHITECTS OR ENGINEERS REVIEW PRIOR TO FABRICATION.

ALL WOOD TRUSSES BEARING ON CONCRETE TIE BEAMS SHALL HAVE GALVANIZED METAL TRUSS SEATS CAST INTO CONCRETE AT EACH TRUSS.

TRUSS MANUFACTURER SHALL COORDINATE DESIGN WITH AIR CONDITIONING DUCT LAYOUT TO MINIMIZE CONFLICTS IN THE FIELD.

REINFORCED UNIT MASONRY NOTE

THIS BUILDING SHALL BE CONSTRUCTED USING REINFOFED UNIT MASONRY PURSUANT TO THE REQUIREMENTS OF SECTION 2122 OF THE FLORIDA BUILDING CODE. INSPECTION FOR ALL REINFORCED MASONRY STRUCTURES SHALL BE FURNISHED BY A FLORIDA REGISTERED ARCHITECT OR ENGINEER.

LINTEL NOTES

PROVIDE PRESTRESSED LINTELS ABOVE WALL OPENINGS LARGER THAT 14' 8". USE STANDARD PRECAST LINTELS ABOVE SMALLER OPENINGS.

ALL LINTELS SHALL BE MANUFACTURED BY CAST CRETE CORPORATION OR APPROVED EQUIVALENT.ALL LINTELS TO BE GROUT OR CONCRETE FILLED AND REINFORCED WITH AN ADDITIONAL (1) #5 AT BOTTOM HOOKED AND TIED TO VERTICAL CELL OR COLUMN REINFORCEMENT AT EACH SUPPORT END.CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT OR ENGINEER PRIOR TO PURCHASE OR FABRICATION FOR APPROVAL. ADDITIONAL COURSES ABOVE LINTEL MY REQUIRE REINFORCEMENT AND FILLING.
LINTELS SHALL BE PROPERLY HANDLED AND INSTALLED UNDAMAGED
UNLESS OTHERWISE NOTED USE 8" X 8" PRECAST CONCRETE LINTELS WITH CAPACITY CLEARLY PRINTED WITH VIEW AS FOLLOWS:

CLEAR SPAN	MAXIMUM CAPACITY
Form 0' 0"- 4' 0"	150 plf
From 4' 0"- 6' 0"	200plf
From 6' 0"- 8' 0"	250 plf

WHEN OPENING IS ADJACENT TO CONCRETE COLUMN USE 8" X 8" CAST IN PLACE INTEL WITH TWO (2) #5. MID BEAM (6' 0" MAX CLEAR SPAN)

SOIL STATEMENT

MIN DESIGN 2000 PSF LOAD-BEARING PRESSURE (POUNDS PER SQUARE FOOT)

SOIL DENSITY TEST SHALL BE ORDERED, AND PAID FOR THE BY GENERAL CONTRACTOR TO DETERMINE MIN LOAD BEARING PRESSURE > DESIGN LOAD 2000 PSF

THE ENGINEER OR ARCHITECT OF RECORD SHALL BE NOTIFIED IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.

FOUNDATION PLAN NOTES

UNLESS NOTED OTHERWISE, FLOOR SLAB SHALL BE 6" CONCRETE.

MINIMUM STEEL COVERAGE SHALL BE 3" WHEN EXPOSED TO GROUND OR AS PER ACI 318 TABLE 20.6.1.3.1 BELOW

SOIL SHALL BE TREATED FOR TERMITE PROTECTION IN ACCORDANCE WITH THE F.B.C.

ALL EXTERIOR WALL SHALL SIT WITHIN A ¾" RECESSED PERIMETER EDGE.

ALL INTERIOR CONCRETE FINISHES ARE SMOOTH TROWEL

ALL EXTERIOR FINISHES ARE LIGHT BROOM

REFER TO ALL OTHER STRUCTURAL AND ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS

FOR FLOOR ELEVATIONS REFER TO ELEVATION DRAWINGS

SLABS ON GRADE SUCH AS EQUIPMENT PADS AND STOOPS SHALL BE 5" MIN CONCRETE REINFORCED WITH 6" X 6" #10/10 WELDED WIRE FABRIC ON CLEAN COMPACT, INSECT TREATED FILL.

TRUSS SYSTEM

ROOF FRAMING SYSTEM SHALL BE A PRE-ENGINEERED AND PRE-MANUFACTURED TRUSS SYSTEM DESIGNED BY A FLORIDA REGISTERED ENGINEER. MANUFACTURER SHALL SUBMIT A MINIMUM OF FIVE (5) COPIES OF SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO FABRICATION. APPROVAL PACKAGE TO INCLUDE SUMMARY OF ALL APPLICABLE LOAD FOR EACH TRUSS MEMBER AT EACH END. TRUSS TO TRUSS & TRUSS TO GIRDER CONNECTIONS SHALL BE ENGINEERED AND SPECIFIED BY TRUSS MANUFACTURER.

FINAL TRUSS BRACING WILL BE PROVIDED WHEN SHOP DRAWINGS ARE COMPLETE ALONG WITH INDIVIDUAL TRUSS ANCHORAGE FOR PROBLEM MEMBERS.

STRUCTURAL ENGINEER HAS PROVIDED WORST CASE ANALYSIS FOR GRAVITY AND WIND LOADS FOR A TYPICAL ROOF TRUSS AND RAFTERS. WE ARE APPLYING THE WORST-CASE ATTACHMENT DETAIL TO ALL CONDITIONS. TYPICAL SINGLE PLY TRUSS UPLIFT REQUIRED 1.5KIPS TYPICAL MULTIPLY GIRDER 4KIPS.

STRUCTURAL DESIGN LOADS TRUSS

TOP CHORD LIVE LOAD	20 PSF	ASCE 7-22 TABLE 4.3-1
TOP CHORD DEAD LOAD	30 PSF	+ SELF WEIGHT TRUSS SYSTEM
BOTTOM CHORD LIVE LOAD	0 PSF	
BOTTOM CHORD DEAD LOAD	10 PSF	

GENERAL NOTES STRUCTURAL

GOVERNING CODE: FLORIDA BUILDING CODE (FBC 2023 8TH EDITION AINSI/ ASCE 7-22 EXPOSURE C

REFERENCE STANDARD: REFERENCE TO ASTM AND OTHER STANDARDS WILL MEAN THE LATEST EDITION IN EFFECT ON THE DATE OF THE DRAWINGS.

NOTES: NOTES ON THE INDIVIDUAL STRUCTURAL DRAWINGS SHALL TAKE PRIORITY OVER STRUCTURAL NOTES ON THIS SHEET.

SPECIFICATIONS: REFER TO THE SPECIFICATIONS FOR INFORMATION IN ADDITION TO THESE NOTES AND THE STRUCTURAL DRAWINGS.

ARCHITECTURAL: REFER TO THE ARCHITECTURAL DRAWINGS FOR ELEVATIONS, DOORS, WINDOWS, NONBEARING WALLS, CURTAIN WALLS, ELEVATIONS, STAIRS, CURBS, DRAINS, DEPRESSIONS, ELEVATORS, STAIRS, SLOPES, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, ETC.

DISCREPANCIES: IN CASE OF DISCREPANCIES BETWEEN THE PLANS, SPECIFICATIONS, REFERENCES, STANDARDS AND GOVERNING CODE, THE MORE STRINGENT AND CONSERVATIVE REQUIREMENTS SHALL GOVERN. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK.

SIE VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. ARCHITECT OR ENGINEER SHALL BE IMMEDIATELY NOTIFIED IN WRITING OF ANY DISCREPANCIES. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.

OMISSION AND CONFLICTS: IN CASE OF OMISSIONS AND CONFLICTS BETWEEN THE PLANS, SPECIFICATIONS AND SITE CONDITIONS, THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR RESPONSIBILITIES: THE CONTRACTOR IS RESPONSIBLE FOR SAFETY AT THE SITE AND FOR THE STRENGTH AND STABILITY OF ALL PARTLY COMPLETED STRUCTURES.

LOAD LIMITS: LOADS ON THE STRUCTURE SHALL NOT EXCEED THE DESIGN LOADS SHOWN UNDER **STRUCTURAL DESIGN LOADS.**

SHOP DRAWINGS: SUBMIT SHOP DRAWINGS FOR REINFORCING STEEL POSTS-TENSION STEEL AND FORMWORK TO THE ARCHITECT OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.

SUBMITTALS: WHERE SHOP DRAWINGS, MILL TESTS OR OTHER ITEMS ARE REQUESTED, SUBMITTAL SHALL BE MADE TO THE STRUCTURAL ENGINEER PRIOR TO FABRICATION OR INSTALLATION IN THE STRUCTURE UNLESS SPECIFICALLY NOTED.

ALTERNATIVES: ALTERNATIVES FOR SPECIFIED ITEMS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL. CONTRACTOR SHALL BUDGET FOR ARCHITECTURAL ENGINEERING FEES ASSOCIATED WITH THE REVIEW OF THESE MATERIAL.

STRUCTURAL STEEL

STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS LATEST EDITION. **SPECIFICATION FOR STRUCTURAL STEEL**

BUILDINGS (ANSI/AISC 360-22)
STRUCTURAL STEEL PLACEMENT DRAWINGS AND MATERIAL LIST SHALL CONFORM TO AISC STRUCTURAL STEEL DETAILING., LATEST EDITION (**Detailing for Steel Construction, 3rd Ed. Detailing for Steel Construction)** SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF A REGISTERED ENGINEER AND SUBMITTED FOR REVIEW PRIOR TO FABRICATION. (ONE PAPER SEPIA AND ONE PRINT OF EACH DRAWING).

ALL STRUCTURAL STEEL MEMBERS AND MISC. METALS SHALL CONFORM WITH **ASTM A36/A36M-19** UNLESS OTHERWISE NOTED.

COLD-FORMED STEEL

AISI S100-16, North American Specification for the Design of Cold-Formed Steel Structural Members

TIMBER STRUCTURES

THE 2018 NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WAS DEVELOPED BY THE AMERICAN WOOD COUNCIL'S (AWC) WOOD DESIGN STANDARDS COMMITTEE AND HAS BEEN APPROVED BY ANSI AS AN AMERICAN NATIONAL STANDARD. THE 2018 NDS IS REFERENCED IN THE 2018 INTERNATIONAL BUILDING CODE **ANSI AWC NDS-2012 LRFD**.

RC STRUCTURES

CAST IN PLACE CONCRETE

BUILDING CODE REQUIREMENTS FOR - AMERICAN CONCRETE ACI 318-19

SPECIFICATIONS FOR CONCRETE CONSTRUCTION (ACI 301-20)

MNL-15(16) FIELD REFERENCE MANUAL (FORMERLY SP-15)

MATERIALS	STANDARD SPECIFICATION
CEMENT	ASTM C150/C150M-22 Standard Specification for Portland Cement
AGGREGATES	ASTM C33/C33M-23 Standard Specification for Concrete Aggregates
ADMIXTURES	ACI 301 Section 4, Concrete Mixtures
WATER	ASTM C94/C94M-23 Standard Specification for Ready-Mixed Concrete

9.2.1.1 THE VALUE OF f_c' SHALL BE IN ACCORDANCE WITH (A) THROUGH (D):
(A) LIMITS FOR f_c' IN TABLE 19.2.1.1. LIMITS APPLY TO BOTH NORMALWEIGHT AND LIGHTWEIGHT CONCRETE.
(B) DURABILITY REQUIREMENTS IN TABLE 19.3.2.1

(C) STRUCTURAL STRENGTH REQUIREMENTS

(D) f_c' FOR LIGHTWEIGHT CONCRETE IN SPECIAL MOMENT FRAMES AND SPECIAL STRUCTURAL WALLS, AND THEIR FOUNDATIONS, SHALL NOT EXCEED 5000 PSI, UNLESS DEMONSTRATED BY EXPERIMENTAL EVIDENCE THAT MEMBERS MADE WITH LIGHTWEIGHT CONCRETE PROVIDE STRENGTH AND TOUGHNESS EQUAL TO OR EXCEEDING THOSE OF COMPARABLE MEMBERS MADE WITH NORMAL WEIGHT CONCRETE OF THE SAME STRENGTH.

TABLE 19.2.1.1—LIMITS FOR f_c'

APPLICATION	MINIMUM f_c', PSI
GENERAL	2500
FOUNDATIONS FOR STRUCTURES ASSIGNED TO SDC A, B, OR C	2500
FOUNDATIONS FOR RESIDENTIAL AND UTILITY USE AND OCCUPANCY CLASSIFICATION WITH STUD BEARING WALL CONSTRUCTION TWO STORIES OR LESS ASSIGNED TO SDC D, E, OR F	2500
FOUNDATIONS FOR STRUCTURES ASSIGNED TO SDC D, E, OR F OTHER THAN RESIDENTIAL AND UTILITY USE AND OCCUPANCY CLASSIFICATION WITH STUD BEARING WALL CONSTRUCTION TWO STORIES OR LESS	3000
SPECIAL MOMENT FRAMES SPECIAL STRUCTURAL WALLS WITH GRADE 60 OR 80 REINFORCEMENT	3000
SPECIAL STRUCTURAL WALLS WITH GRADE 100 REINFORCEMENT	5000
PRECAST-NONPRESTRESSED DRIVEN PILES DRILLED SHAFTS	4000
PRECAST-PRESTRESSED DRIVEN PILES	5000

THE USE OF SUPERPLASTICIZERS IS ALLOWED BUT NOT REQUIRED. SHRINKAGE FOR THIS MIX SHALL BE LIMITED TO 0.035% AT 28 DAYS AS TESTED BY ASTM C157/C157M-17 STANDARD TEST METHOD FOR LENGTH CHANGE OF HARDENED HYDRAULIC-CEMENT MORTAR AND CONCRETE.
CONFLICTS: DESIGN MIXES SHALL MEET OR EXCEED EACH REQUIREMENT SPECIFIED. WHERE BOTH STRENGTH AND MAXIMUM WATER-CEMENT RATIO ARE SPECIFIED, THE MOST STRINGENT OR CONSERVATIVE SHALL APPLY.

WATER CEMENT RATIO (W/C): W/C RATIO SHALL BE BASED ON TOTAL CEMENTOUS MATERIAL. IF NOT SHOWN ABOVE, W/C RATIO SHALL BE DETERMINED BY SUPPLIER BASED ON STRENGTH REQUIRED.

AIR CONTENT: ENTRAINED AIR IS NOT REQUIRED UNLESS SHOWN ABOVE. WHERE AIR CONTENT IS SPECIFIED AND CONCRETE IS BEING PUMPED, TESTING SHALL BE PERFORMED AT THE DISCHARGE END OF THE PUMP OR HOSE. TOLERANCE FOR AIR CONTENT SHALL BE +/- 1 ½%

SLUMP: SLUMP SHALL BE PROPOSED BY THE CONTRACTOR IN THE MIX DESIGN SUBMITTALS. ACCEPTANCE OF PROPOSED SLUMP SHALL BE OBTAINED FROM THE ARCHITECT OR ENGINEER PRIOR TO PROCEEDING WITH THE WORK. TOLERANCE FOR SLUMP SHALL CONFORM TO ASTM C94/C94M-23 STANDARD SPECIFICATION FOR READY-MIXED CONCRETE.

MIX DESIGN: SUBMIT A DENSE, HIGHLY IMPERMEABLE CONCRETE MIX DESIGN FOR EACH CLASS OF CONCRETE TO THE ENGINEER FOR REVIEW. ALL CONCRETE EXCEPT (EXCEPT GROUT) SHALL COMPLY WITH F.D.O.T CLASS IV WITH TYPE I CEMENT.

EMBEDDED ITEMS: VERIFY LOCATION OF EMBEDDED ITEMS WITH SUPPLIERS OR DESIGN CONSULTANT'S DRAWINGS BEFORE PLACING CONCRETE. LOCATION OF EMBEDDED ITEMS NOT CONFIRMING TO DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT OR ENGINEER BEFORE PLACEMENT OF CONCRETE.

MIXING: CONCRETE SHALL BE BATCHED, MIXED AND TRANSPORTED IN ACCORDANCE WITH **ACI 301, SECTION 1—GENERAL REQUIREMENTS**.

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103 Winged Foot Lane,
Boca Raton FL 33431

No.	Description	Date

Real Estate 1925 Land Tr Velez, Martina Trstee

973 Hillsboro Mile,
Hillsboro Beach FL 33062

Real Estate 1925 Land TR

STRUCTURAL DETAILS 2

Project number	2508-002
Date	2025-07-18
Drawn by	Steve D'Agostino
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PLACING: CONFORM TO ACI 301

CONSOLIDATION: CONFORM TO ACI 301

CURING: MAINTAIN CONCRETE IN MOIST CONDITION FOR A SUITABLE PERIOD AFTER PLACEMENT, IN ACCORDANCE WITH ACI 301

WEATHER CONDITIONS: ADEQUATE PRECAUTIONS SHALL BE TAKEN DURING HOT AND COLD WEATHER IN ACCORDANCE WITH ACI 301.

CONSTRUCTION JOINTS: CONFORM TO ACI 301. ALL JOINTS SHALL BE THOROUGHLY CLEANED, LATTICE REMOVED AND DAMPENED. SPECIAL BONDING METHODS SPECIFIED IN ACI 301 ARE NOT REQUIRED UNLESS SPECIFICALLY SHOW ON THE PLANS.

FORM WORK: CONFORM TO ACI 301

REMOVAL OF FORMS: CONFORM TO ACI 301

CONVENTIONALLY REINFORCED CONCRETE: KEEP FORMS SUPPORTING BEAMS AND SLABS IN PLACE UNTIL CONCRETE HAS REACHED 75% OF THE SPECIFIED STRENGTH.

RESHORING: RESHORING WHEN REQUIRED, SHALL CONFORM TO ACI 301. SUBMIT PROPOSED RESHORING PLANS TO ARCHITECT OR ENGINEER FOR REVIEW.

GROUT: USE NON-SHRINK GROUT WITH MINIMUM COMPRESSIVE STRENGTH PER CHART ABOVE AT 28 DAYS OR UNLESS NOTED OTHERWISE.

TESTING AND ACCEPTANCE:
TESTING: MAKE ONE TEST FOR EACH 50 CU YD OR ANY SINGLE PLACEMENT FOR EACH MIX DESIGN PLACED EACH DAY. A TEST SHALL BE THE AVERAGE STRENGTHS OF TWO CYLINDERS MADE FROM THE SAME SAMPLE AND TESTED AT EH SPECIFIED AGE. ADDITIONAL CYLINDERS MAY BE MADE FOR INFORMATION FOR POST-TENSIONING, FORM REMOVAL, STRENGTH DEVELOPMENT, OR OTHER PURPOSES. A MINIMUM OF 4 CYLINDER IS REQUIRED PER TEST.

ACCEPTANCE: CONCRETE IS ACCEPTABLE IF A) NO TEST FAILS MORE THAN 500 PSI BELOW THE SPECIFIED STRENGTH AND B) THE AVERAGE OF ALL SETS OF 3 CONSECUTIVE TESTS DOES NOT FALL BELOW THE SPECIFIED STRENGTH. CONCRETE NOT MEETING THE ABOVE CRITERIA MAY BE SUBJECT TO FURTHER TESTING OR REMOVAL AT THE CONTRACTOR'S EXPENSE.

REINFORCEMENT
REINFORCEMENT BARS: ASTM A615/A615M-22 STANDARD SPECIFICATION FOR DEFORMED AND PLAIN CARBON-STEEL BARS FOR CONCRETE REINFORCEMENT. (GRADE 60 [420] 60 000 PSI [420 MPA]), UNLESS NOTED.

WELDED WIRE FABRIC: ASTM A185 STANDARD SPECIFICATION FOR STEEL WELDED WIRE REINFORCEMENT, PLAIN, FOR CONCRETE.

FERROUS REINFORCEMENT: FIBRILLATED POLYPROPYLENE REINFORCEMENT SHALL BE USED WHERE NOTED ON PLANS. SUBMIT PROPOSED PRODUCT TO ARCHITECT OR ENGINEER PRIOR TO USE. ADD FIBERS TO THE CONCRETE MIX AND FINISH IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

BAR SUPPORTS: CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL OF STANDARD PRACTICE

TIE WIRE: #16 OR HEAVIER BLACK ANNEALED WIRE

BENDING BARS: SHALL BE BENT COLD. BARS PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT UNLESS NOTED OR AUTHORIZED BY ARCHITECT OR ENGINEER.

WELDING: DO NOT WELD BARS UNLESS NOTED OR AUTHORIZED BY ARCHITECT OR ENGINEER. WHEN AUTHORIZED CONFORM TO CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL OF STANDARD PRACTICE WELDING OF REINFORCING BARS

PLACING: PLACE BARS IN ACCORDANCE WITH CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL OF STANDARD PRACTICE. SUPPORT AND TIE TO PREVENT DISPLACEMENT.

SURFACE CONDITIONS: REINFORCEMENT SHALL BE FREE OF MUD, OIL OR OTHER MATERIALS THAT REDUCE BOND. RUST OR MILL SCALE IS ALLOWED IF PROVIDED BAR WEIGHT AND DIMENSIONS CONFORM TO ASTM SPECIFICATIONS.

PLACING TOLERANCES:

MINIMUM CLEAR DISTANCE TO FORMED SURFACES	¼"
MINIMUM SPACING BETWEEN BARS	¼"
LESS THAN 8" DEPTH	¼"
MORE THAN 8" DEPTH	½"
MORE THAN 24" DEPTH	1"

CONCRETE COVER: MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI 318 TABLE 20.6.1.3.1—SPECIFIED CONCRETE COVER FOR CAST-IN-PLACE NONPRESTRESSED CONCRETE MEMBERS, UNLESS NOTED OTHERWISE

CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER
CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	No. 6 through No. 18 bars	2"
		No. 5 bar, W31 or D31 wire, and smaller	1 ½"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	Slabs, joists, and wall	No. 14 and No. 18 bars	1 ½"
		No. 11 bar and smaller	¾"
	Beams, columns, and tension ties	Primary reinforcement, Stirrups, ties, spirals, and hoops	1 ½"

SPLICES: REFER TO DRAWINGS FOR LOCATION AND LENGTH OF ALL SPLICES. ALL REINFORCEMENT SPLICES SHALL BE IN ACCORDANCE WITH ACI 318.

WIRE FABRIC SUBSTITUTION: WELDED DEFORMED WIRE FABRIC MAY BE SUBSTITUTED FOR REINFORCING BARS. CONSULT THE ARCHITECT OR ENGINEER FOR STEEL AREAS AND ADDITIONAL REQUIREMENTS.

ALL REINFORCEMENT SPLICES SHALL BE IN ACCORDANCE WITH ACI 318

PLACEMENT DRAWINGS AND BAR LISTS SHALL CONFORM WITH ACI 308 AND ACI CODE-318: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

ALL REINFORCEMENT STEEL SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED, AND FIRMLY TIED IN PLACE WITH BAR SUPPORTS AND SPACERS IN ACCORDANCE REQUIREMENTS OF ACI 308 AND ACI 318

ALL REINFORCING STEEL SHALL BE ASSEMBLED AS CAGES OF MATES WITH BARS EQUALLY SPACED AND TIED TOGETHER AT EACH INTERSECTION BEFORE CONCRETE IS PLACED.

ALL ACCESSORIES SHALL HAVE UPTURNED LEGS AND BE PLASTIC DIPPED AFTER FABRICATION. ACCESSORIES FOR REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI 308 AND ACI 318.

SUPPORT BARS SHALL NOT BE SPACED MORE THAT 4' 0" C/C. SUPPORT BARS AND ENDS OF MAIN REINFORCING SHALL NOT EXTEND MORE THAN 1' 6" PAST OUTERMOST CHAIR OR SUPPORT BAR.

A MINIM OF 3 INDIVIDUAL HIGH CHAIRS FOR EACH SUPPORT BAR SHALL BE PROVIDED FOR TOP REINFORCING.

SPACERS TIES SHALL BE PROVIDED FOR VERTICAL COLUMN REINFORCING STEEL SUCH THAT 2" MINIMUM CLEARANCE IS MAINTAINED (UNLESS OTHERWISE NOTED ON PLANS)

HOOK ALL COLUMN VERTICAL REINFORCING TO SLAB/BEAM ABOVE WHERE COLUMN TERMINATES.

PROVIDE CORNER BARS AT CONCRETE BEAM INTERSECTIONS. CORNER BARS SHALL BE INSTALLED FOR EVERY LEVEL OF OUTER HORIZONTAL REINFORCEMENT LOCATED CLOSEST TO EXTERIOR LAPPING MIN 24" IN BOTH DIRECTIONS.

TIE BEAM REINFORCING SHALL BE LAP SPLICED 30" MINIMUM.

FOUNDATIONS AND CONCRETE SLAB FILL

ALL SLABS ON FILL SHALL BE PLACED ON CLEAN, NON-ORGANIC FILL.

FILL SHALL BE THOROUGHLY MOISTENED IMMEDIATELY BEFORE CONCRETE IS PLACED.

CENTER ALL FOOTINGS ON WALL, PIER, OR COLUMN ABOVE UNLESS OTHERWISE INDICATED.

ALL PLATES, ANGLES, AND MISCELLANEOUS METAL ITEMS TO BE IMBEDDED IN CONCRETE SHALL BE SECURELY AND ACCURATELY FASTENED TO THE CONCRETE FORM WORK BY A MINIMUM OF TWO (2) FASTENERS PRIOR TO CONCRETE PLACEMENT.

SLAB SHALL BE CAST ON 6 MIL VISQUEEN VAPOR BARRIER (OR EQUIVALENT).

FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" AND COMPACTED AT 98% MODIFIED PROCTOR **(ASTM D1557-12(2021) STANDARD TEST METHODS FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING MODIFIED EFFORT (56,000 FT-LBF/FT3 (2,700 KN-M/M3))** AT OPTIMUM MOISTURE CONTENT WITHIN A DISTANCE OF 5' 0" BEYOND ALL FOOTING EDGES. AT LEAST ONE FIELD DENSITY TEST SHALL BE PERFORMED FOR EACH 2500 SQUARE FEET OF AREA. DENSITY TESTS ARE TO BE MADE 12" BELOW THE COMPACTED SURFACE. RESULTS OF THE PROCTOR TEST(S) SHALL BE FURNISHED TO THIS ENGINEER.

ALL EXTERIOR CONCRETE SURFACES SHALL HAVE A LIGHT BROOM FINISH AND ALL INTERIOR SURFACES SHALL A SMOOTH TROWEL FINISH. REFER TO ARCHITECTURAL DRAWINGS FOR SUPPLEMENTAL CONCRETE FINISHES FOR HARD FLOORING COMPATIBILITY.

COLUMNS, WALL, OR ANY OTHER STRUCTURAL MEMBER PENETRATING SLABS ON FILL SHALL BE ISOLATED BY PRE-MOLDED JOINT FILL TYPE I **(TYPE I PRE-MOLDED JOINT FILLERS AND EXPANSION JOINT)**

SLABS SHALL BE SAW CUT 1/8" W X1/4" D ON THE DAY OF THE PLACEMENT IN A CHECKERBOARD PATTERN. SCORE SEPARATION SHALL RANGE FROM 10' TO 16' WITH ATTENTION PAID TO INCLUDING CORNERS AND INTERSECTIONS AS START/END POINT OF THE SCORES.

REINFORCED CONCRETE MASONRY

HOLLOW MASONRY UNITS SHALL CONFORM TO ASTM C-90 TYPE I, GRADE N, WITH A MINIMUM AVERAGE CONCRETE STRENGTH GROSS AREA OF 1000 PSI. FC' 2000PSI. ASTM SPECIFICATIONS FOR CONCRETE MASONRY UNITS.

MORTAR SHALL CONFORM TO ASTM C476-23 STANDARD SPECIFICATION FOR GROUT FOR MASONRY, TYPE M WITH 28-DAY STRENGTH OF 2500 PSI. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI.

LAY ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING.
MASONRY ANCHORAGE TO SUPERSTRUCTURE SHALL BE PROVIDED IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND DETAILS.
ADMIXTURE USE SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE ARCHITECT OR ENGINEER.

VERTICAL REINFORCING:

a) ASTM A615/A615M-22 STANDARD SPECIFICATION FOR DEFORMED AND PLAIN CARBON-STEEL BARS FOR CONCRETE REINFORCEMENT
b) WHEN FOUNDATION DOWEL DOES NOT LINE UP WITH VERTICAL CORE IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICALS FOR ALIGNMENT, EVEN THOUGHT IT IS AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING
c) VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ¼" FROM THE MASONRY.
d) VERTICAL REINFORCEMENT SHALL BE PROVIDED AT EACH SIDE OF OPENINGS IN WALL, AT WALL INTERSECTIONS, CORNERS, AND ENDS. THIS REINFORCING SHALL BE THE SAME SIZE AS THE SCHEDULED WALL REINFORCING FOR THE WALL BUT NEVER LESS THAT (1) #5, UNLESS OTHERWISE NOTED. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT CELLS TO BE GROUTED LINE UP PROPERLY.

PROVIDE 16-GAUGE GALVANIZED MASONRY DOVETAIL ANCHORS AT 16" O.C. VERTICAL FOR ALL MASONRY PLACED ADJACENT TO COLUMNS.

TERMINATE ALL VERTICAL REINFORCING INTO HIGHEST CONCRETE OR MASONRY BEAM ABOVE AND PROVIDE HOOK BAR ENDS.

PROVIDE CORNER BARS AT ALL MASONRY BEAM INTERSECTIONS. BARS SHALL BE SAME SIZE AND QUANTITY AS BEAM REINFORCING, EXCEEDING 18" IN BOTH DIRECTIONS.

PROVIDE 1/8" DIA. WIRE REINFORCING LADDER TYPE IN ALL WALLS, 16" O.C VERTICAL IN 8" BLOCK MORTAR BED.

WALL DESIGN IS BASED UPON TMS 402 ACI 530 ASCE 5 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND SPECIFICALLY THE ELASTIC ANALYSIS SECTION.

MASONRY SHALL BE CHECKED FOR COMPRESSIVE STRENGTH BASED ON THE PRISM TEST METHOD AS MODIFIED IN CONFORMANCE WITH ACI 530. PROVIDE A SINGLE TEST SET OF THREE (3) PRISMS FOR EACH 5000 SQUARE FEET OF MASONRY. ONE TEST SHALL BE PERFORMED PRIOR CONSTRUCTION.

MASONRY SHALL BE FILLED WITH COURSE GROUT TYPE AND TESTED AS STATED IN THE CONCRETE CYLINDER NOTES.

REFERENCE STANDARDS, F.B.C. CHAPTER 21 SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1-02/ASCE 6-02/TMS 602-02)

ANCHOR ALL MASONRY TO CAST IN PLACE CONCRETE COLUMNS WITH DOVE TAIL ANCHORS OR SERRATED BLOCK TIES FASTENED WITH POWDER ACTUATED FASTENERS AT VERTICAL SPACING TO MATCH JOINT REINFORCEMENT.

DESIGN CODES	
2023 Florida Building Code, Residential, 8th Edition	
2023 Florida Building Code, 8th Edition	
ASCE/SEI 7-22 Minimum Design Loads and Associated Criteria for Buildings and Other Structures	
STEEL	ANSI/AISC 360-22 Specification for Structural Steel Buildings
COLD FORMED STEEL	AISI S100-2016(2020) North American Specification for the Design of Cold-Formed Steel Structural Members
TIMBER	ANSI/AWC NDS-2012-2018 The 2018 National Design Specification (NDS) for Wood Construction
STEEL JOIST	SJI 100 -2020 American National Standard
CONCRETE	ACI CODE-318-19(22): Building Code Requirements for Structural Concrete and Commentary (Reapproved 2022)
CLIMATE	ANSI/ASCE 7-22
SEISMIC	ASCE 7-22

DESIGN LOADS		
GROUND FLOOR		
LIVE LOADS	40 PSF	
DEAD LOAD	20 psf	+ SELF WEIGHT SLAB

DESIGN WIND LOADS UNLESS OTHERWISE SPECIFIED THE MIN DESIGN LOADS ARE DETERMINED FROM **MWFRS ENVELOPE PROCEEDURE** AND ARE AS FOLLOWS

V = 175 mph Risk Category II Exposure Category C Roof Angle < 5 degrees

BASIC WIND SPEED(V)	175.00	mph	a=	3.00	2a=	6.00												
CALCULATED WIND LOADS																		
LOAD CASE A		1	2	3	4	5	6	1E	2E	3E	4E	5E	6E	2OH	3OH	2EOH	3EOH	
0.18		36	-32	-12	-17				49	-56	-22	-19			-76	-56	-100	-66
-0.18		14	-54	-34	-39				27	-78	-44	-38			-98	-78	-122	-88
LOAD CASE B																		
0.18		-17	-32	-12	-17	36	-7	-19	-56	-22	-19	49	-16	-76	-56	-100	-66	
-0.18		-39	-54	-34	-39	14	-29	-41	-78	-44	-41	27	-38	-98	-78	-122	-88	

LIMIT STATE DESIGN CONSIDERATIONS

Bottom Chord Members	Live Load l/360	Live + Dead l/240
Top Chord Members	Live Load l/240	Live + Dead l/240
Top Chord Members	Live Load l/180	Live + Dead l/180 (not supporting ceiling)

GEOTECHNICAL EVALUATION.
UNLESS OTHERWISE STATED, IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION, THE LOAD-BEARING VALUES IN TABLE R401.4.1 SHALL BE ASSUMED.
TABLE R401.4.1
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS*

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)
Crystalline bedrock	12,000
Sedimentary and foliated rock	4,000
Sandy gravel and/or gravel (GW and GP)	3,000
Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)	2,000
Clay, sandy, silty clay, clayey silt, silt and sandy silt clay (CL, ML, MH and CH)	**1,500 (Assumed)**

designed by
www.rangeconsulting.com

ONE THREE CONSULTANTS INC
103 Winged Foot Lane,
Boca Raton FL 33431

No.	Description	Date

Real Estate 1925 Land Tr Velez, Martina Trstee

973 Hillsboro Mile,
Hillsboro Beach FL 33062

Real Estate 1925 Land TR

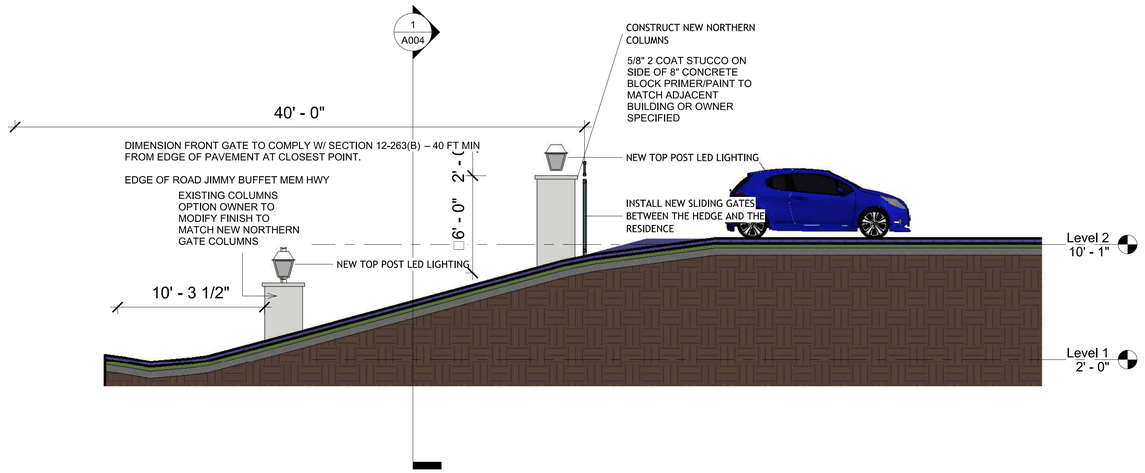
STRUCTURAL DETAILS 3

Project number	2508-002
Date	2025-07-18
Drawn by	Steve D'Agostino
Checked by	Checker

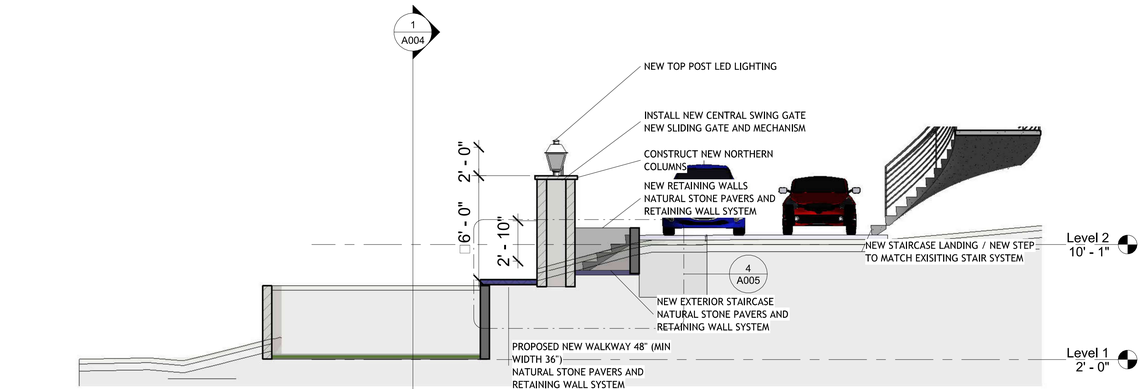
S003

Scale

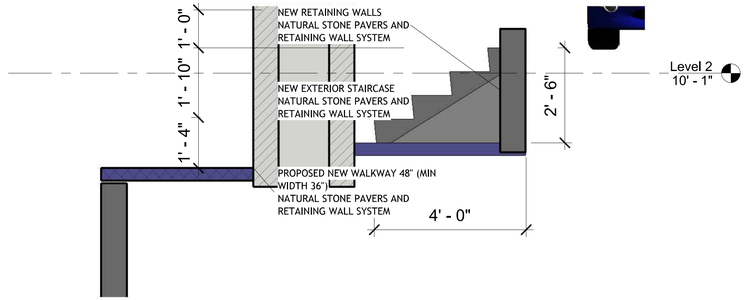
12/15/2025 1:28:08 PM



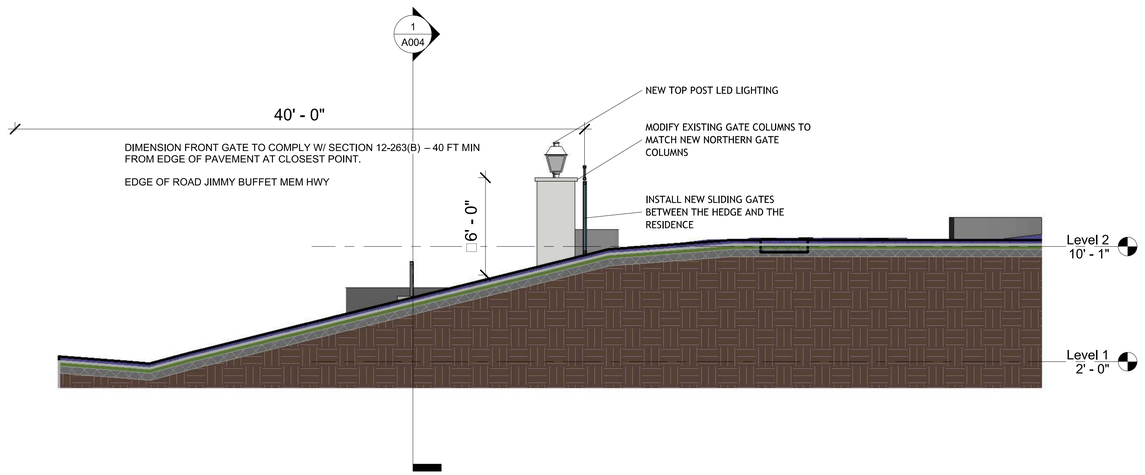
1 Section 2
3/16" = 1'-0"



2 Section 3
3/16" = 1'-0"



4 Section 3 - Callout 1
1/2" = 1'-0"



3 Section 4
3/16" = 1'-0"

MINIMUM SLOPE
2% SLOPE (≈ 1/4 INCH PER FOOT) IS REQUIRED FOR IMPERVIOUS SURFACES LIKE CONCRETE OR ASPHALT TO ENSURE WATER DRAINS AWAY FROM THE BUILDING FOUNDATION.

FLORIDA BUILDING CODE, WHICH MANDATE AT LEAST A 2% SLOPE FOR PAVED AREAS WITHIN 10 FEET OF A STRUCTURE.

MAXIMUM SLOPE
THE FLORIDA GREENBOOK (FDOT MANUAL OF UNIFORM MINIMUM STANDARDS) SETS THE MAXIMUM DRIVEWAY SLOPE AT 12% (≈ 1.5 INCHES PER FOOT) FOR SAFETY AND VEHICLE MANEUVERABILITY.

SLOPES STEEPER THAN THIS CAN CAUSE TRACTION ISSUES, SCRAPING OF VEHICLES, AND ACCESSIBILITY PROBLEMS.

designed by
www.rangeconsulting.com

ONE THREE CONSULTANTS INC
103 Winged Foot Lane,
Boca Raton FL 33431

RENATO O. SILVA LICENSE No. 79294 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Renato O Silva
Date: 2026.07.01 11:50:44-04'00'

No.	Description	Date

Real Estate 1925 Land Tr Velez, Martina Trstee

973 Hillsboro Mile,
Hillsboro Beach FL 33062

Real Estate 1925 Land TR

ELEVATIONS 2

Project number	2508-002
Date	2025-07-18
Drawn by	Steve D'Agostino
Checked by	Checker

A005

Scale	As indicated

6/11/2026 11:49:27 AM

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

CERTIFICATION LETTER

Date: June 12, 2026

Property Owner: Real Estate 1925 Land TR Velez, Martina TRSTEE
Authorized Agent: Dino D'Agostino (Range Consulting)

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 & 2859 N OF S/L OF SEC
Property Address: 973 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 July 14, 2026, Quasi-Judicial Public Hearing concerning site plan review for property located at 973 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 June 12, 2026.

NOTICE MAILED TO:

- 969 Hillsboro Mile, Hillsboro Beach, FL 33062
- 967 Hillsboro Mile, Hillsboro Beach, FL 33062
- 965 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

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

NOTARY PUBLIC

State of Florida
Broward County

Sworn to and subscribed before me this 12 day of June, 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
July 14, 2026 at 9:30 AM

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

The Town of Hillsboro Beach, Florida will hold a Quasi-Judicial Hearing on **Tuesday, July 14, 2026, at 9:30 am**, (or immediately following adjournment of the Local Planning Agency Meeting) to consider Site Plan Approval for property located at 973 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 July 14, 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 6/12/2026

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 Quasi-Judicial Hearing Site Plan Review for 973 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 3 Jul 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: 3 Jul 2026.

LeAnne Rollins
_____
Signature of Notary Public



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

90360

SunSentinel
MEDIA GROUP

TOWN OF HILLSBORO BEACH, FLORIDA
JULY 14, 2026 AT 9:30 AM

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

NOTICE IS HEREBY GIVEN the Town of Hillsboro Beach, Florida Town Commission will meet Tuesday, July 14, 2026, at 9:30 am for a Quasi-Judicial Hearing to consider Site Plan Approval for property located at 973 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 7/14/2026.

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

7/3/2026 90360

90360

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

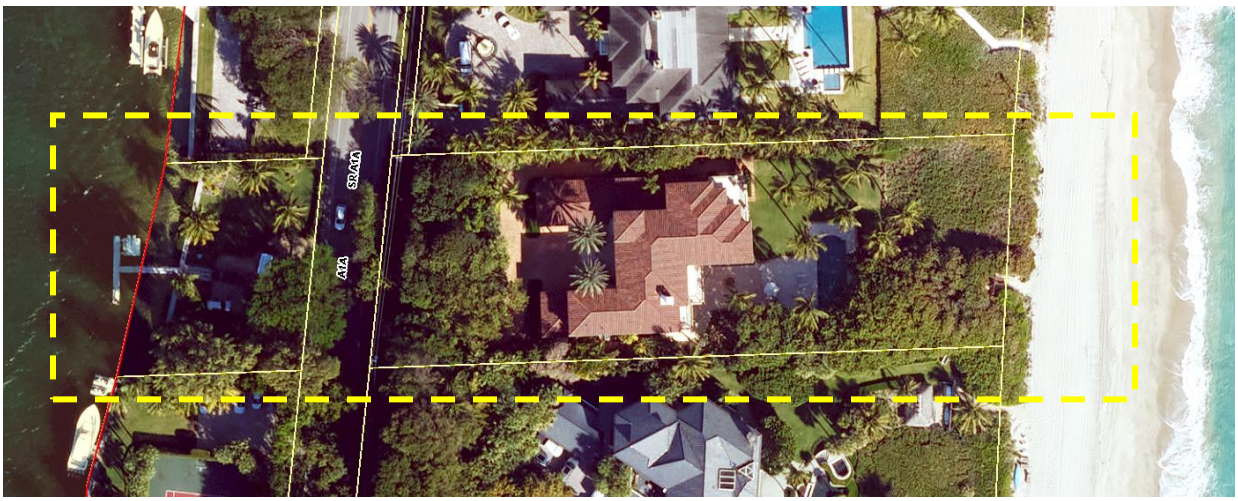
Phone: (954) 427-4011
Fax: (954) 427-4834

TO: Mayor Miller and Town Commission
THROUGH: Mac Serda, Town Manager
FROM: Graham Long, Planning Consultant
DATE: July 14, 2026
SUBJECT: Site Plan Approval for New Single-Family Home
LOCATION: 1091 Hillsboro Mile

This Agenda report is regarding Site Plan Approval Request for a new single-family home, to be located at 1091 Hillsboro Mile. The owner of the property, Ahmet Kocabiyik, has assigned Benjamin Schreier as the authorized agent. The Applicant has submitted plans indicating the proposal of a new two-story single-family home, to replace an existing single-family house, which includes pools, outdoor patio and central courtyard, first-floor attached garage, single driveway, a new access gate and landscaping.

Background

The property located 1091 Hillsboro Mile, is approximately 61,895 square feet (1.421 acres) of oceanfront property. Proposed work is to occur on either side of A1A, and includes the demolition of the existing dwelling (shown below).



1091 Hillsboro Mile – Existing conditions

Documents Submitted

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

General Description of the Development Proposal

The Applicant is proposing to build a 2-story single family 12,318 square foot home with amenities which include two pools, interior outdoor courtyard, new access gate, garages, and single-entry driveway.

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	30' proposed (measured from average dune elevation of 19.34' NAVD).
	For property west of SR A1A, no building shall exceed 35 feet in height above the roadway crown elevation of SR A1A adjacent to the property.	No structure proposed on west side of A1A

Sec. 12-123. – Parking Regulations

Residential	Required Setbacks	Proposed
Required parking	A minimum of two (2) solidly enclosed and covered parking spaces, and one unenclosed parking space, excluding driveway space. One additional unenclosed parking space shall be required for building areas exceeding 5,000 square feet of habitable area, excluding garage space utilized for parking, and one additional unenclosed parking space shall also be required for each additional 5,000 square feet, for visitor parking and service vehicles. 12,562/5,000 = 3 visitor parking spaces	2 solidly enclosed parking spaces provided. 5 provided in ground-level garage.
Unenclosed parking spaces	unenclosed parking spaces shall not be located within the minimum eight (8) foot	Parking area is setback 59' from the centerline, and not

	wide Side Yard Landscaped Buffer, nor closer than twenty-five (25) feet to center line of State Highway A1A	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 to be provided with building permits.
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, including existing landscaping.
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	15'0" side setbacks; 8-feet of landscaped buffer provided; Generator proposed enclosed, within the main structure.

	Buffer which shall consist solely of landscaping -Generators not permitted in side yard	
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; (C) Flag poles; or (D) Elevator components.	No elements are proposed higher than the RS-2 limitations.

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

	Required	**Proposed**
Accepted projections	Every part of a required yard shall be open to the sky except for the ordinary projections of sills, belt corses, cornices and ornamental features; and these projections shall not exceed 6 inches. Chimneys and unenclosed balconies may have a projection not to exceed 4 feet into the front and side yards. Balconies may have roofs but shall not be screened or enclosed.	No projections proposed.
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 by applicant.
Open terraces	Open unenclosed staircases and walkways may extend into a side yard but not within the minimum eight (8) foot wide Side Yard Landscaped Buffer. This shall not be interpreted to include or permit canopies over any part of structures which extend into the minimum required side yard.	Setbacks are being met; no extensions into the side yard landscape buffers
Sewage disposal system.	(1) In addition to any yard requirements for single-family residential dwellings, there shall always be sufficient ground left unoccupied for the construction and maintenance of a system of sewage disposal. (2) This disposal system with its necessary drain field shall not be	Sufficient room provided for sewage disposal and not within the side yard.

	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 sufficient distance to permit two vehicles to queue within the driveway.	a. Walls and fences within landscaping are setback 10’ from the front property line. b. 40’ 6” travel distance setback which accommodates the stacking of 2 vehicles. c. In compliance.

	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. (2) They shall not extend east of the easterly building line or closer than 15 feet to the easterly right-of-way line of	(1) The east pool is setback more than 15 feet from the side property lines and is setback more than 45 feet from the centerline of A1A (proposed in rear) (2) Does not extend east of the easterly building line (3) Provided from waters edge

	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.	
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 less than 15' 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

The Consultant Planner recommends the following condition of approval for the proposed work, which will be addressed during building permitting:

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

Site Plan Review

RECEIVED
MAY 04 2026

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: May 1, 2026 Zoning Board Meeting Date: _____

Property Control #_____ Town Commission Meeting Date: July 14, 2026

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: Ahmet Kocabiyik		NAME: Benjamin Schreier	
ADDRESS: 1091 Hillsboro Mile		ADDRESS: 6100 Broken Sound Pkwy NW, Boca Raton, FL 33487	
PHONE: +90 (532) 170 98 98	CELL:	PHONE: (561) 750-0445	CELL: (561) 758-9486
E-MAIL aliakcbyk@gamil.com	FAX:	E-MAIL bs@affiniti.us	FAX:

APPLICANT'S CERTIFICATION

(I) Benjamin Schreier (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.

BENJAMIN SCHREIER
Signature

BENJAMIN SCHREIER
Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 1 day of May 2026, by Benjamin Schreier as Owner for Affiniti Architects

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

Notary Signature

Thaynara Mazzoni
Print Notary Name

THAYNARA MAZZONI
Notary Public - State of Florida
Commission # HH 759294
My Comm. Expires Apr 29, 2030
Bonded through National Notary Assn.

CHECK BELOW WHERE APPLICABLE

	FINAL PLAT - $1,000.00		REZONING - $3,500.00
	LAND USE PLAN AMENDMENT - $3,500.00	✓	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: 1091 Hillsboro Mile District: _____

Proposed Zoning: RS-2 (Single Family Residence)

Existing Comprehensive Plan Designation: _____

Proposed Comprehensive Plan Designation: _____

Existing Land Use: Residential

Proposed Land Use: Residential

Total Site Area: 61,895 Sq. Ft. 1.421 Acres

Flood Zone Category: "X" (<.02%), "AE" (EL. 7') & "VE" (EL. 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. Construction of a new Single Family Residnece on the Site of an existing house. Exisitng Curb Cut will remain.

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

Estimated construction cost: $9,950,000

Describe in detail the phasing of the proposed development. Existing home will be demolished, and the site will be prpaired for the new residence All State and Local requirments will be followed.

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 Project on this site will not alter the existing traffic patern along A1A, as the existing curb cut and driveway will be reused. Additionally, the new home on the property will be in full compliance to any and all relevant State and Local Land Use Regulations.

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

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

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

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

(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)

CASH ONLY IF ALL *CheckLock*™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Affiniti Architects Holding, LLC
6100 BROKEN SOUND PKWY NW STE 8
BOCA RATON, FL 33487
(561) 750-0445

Paradise Bank
2420 North Federal Highway
Boca Raton, FL 33431
63-1579/670

27052

05.01.2026

PAY TO THE ORDER OF Town of Hillsboro Beach $ 2,000.00

Two Thousand 00/100 DOLLARS

MEMO Building Department

Benjamin Seiffertz

[redacted]

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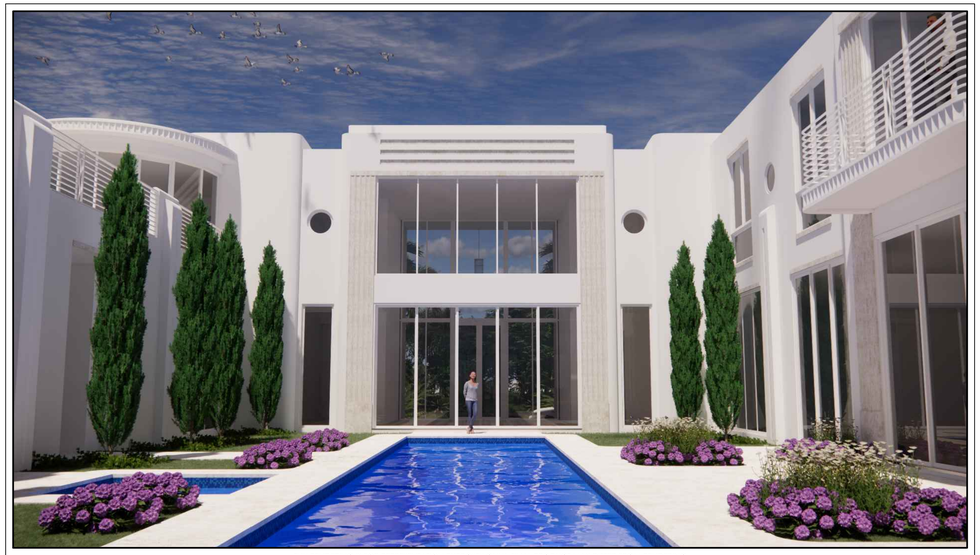
Affiniti Architects Holding, LLC 27052

Affiniti Architects Holding, LLC 27052

PAYMENT RECORD

CUSTOM RESIDENCE



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

GENERAL NOTES

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

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

FOUNDATION NOTES: (SEE FOUNDATION PLANS FOR ADDITIONAL NOTES)

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

ROOF FRAMING NOTES (SEE ROOF PLANS FOR ADDITIONAL NOTES)

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

FLOOR FRAMING NOTES:

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

MECHANICAL NOTES:

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

PLUMBING NOTES:

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

ARCHITECTS STATUS:

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

FIRE BLOCKING AND DRAFTSTOPPING:

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

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

ABBREVIATIONS

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

PROJECT CLASSIFICATION

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

SHEET INDEX

SHT	DESCRIPTION
A0.0	COVER SHEET AND GENERAL NOTES
A1.0	SITE PLAN
A1.1	SITE PLAN - AREA CALCULATIONS
A3.0	FIRST FLOOR PLAN
A3.1	SECOND FLOOR PLAN
A5.0	FRONT AND RIGHT SIDE ELEVATIONS
A5.1	REAR AND LEFT SIDE ELEVATIONS
A5.2	FRONT INTERIOR AND RIGHT INTERIOR COURTYARD ELEVATIONS
A5.3	REAR INTERIOR AND LEFT INTERIOR COURTYARD ELEVATIONS
A5.4	BUILDING SECTIONS A-A & B-B
A5.5	BUILDING SECTION C-C
A5.6	RENDERINGS

Project Number
26024

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Revisions

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Seal:

Digitally signed by Benjamin M Schreier
DN: c=US, o=Unaffiliated, dnQualifier=A01410D0000018E3E3F9C3F0004A72F, cn=Benjamin M Schreier
Date: 2026.06.12 12:06:51 -04'00'

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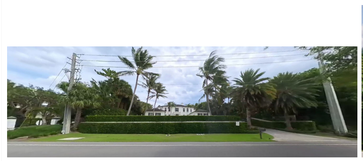
STREETSCAPE



1093 HILLSBORO MILE



1091 HILLSBORO MILE - SUBJECT PROPERTY



1087 HILLSBORO MILE

FLOOD DESIGN CRITERIA

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

NOTE THE FOLLOWING:

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

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

SITE DESIGN CRITERIA

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

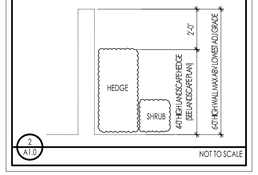
SLABS FOR ALL MECHANICAL EQUIPMENT TO BE ABOVE BASE FLOOD ELEVATION MINIMUM.

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

SEE CIVIL ENGINEERING PLANS FOR PROPER DRAINAGE.

COORDINATE SITE CONTOURS WITH LANDSCAPE ARCHITECT AND CIVIL ENGINEERING.

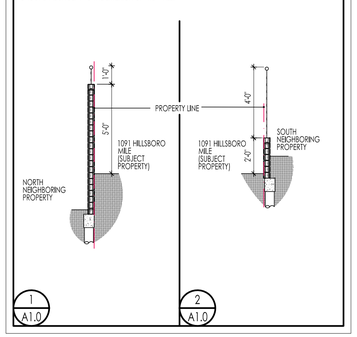
LANDSCAPE HEDGE IN FRONT OF WALL TO BE 4'0" HIGH.
MIN. TO MEET & EXCEED THE 50% REQUIREMENT



SITE WALL DETAILS

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

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



SETBACK BASED ON BUILDING HEIGHT

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

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

PROPOSED BUILDING HEIGHT IS 30'-0" FEET ABOVE THE DUNE ELEVATION: 6 INCHES PER FOOT:
15'-0" SETBACK REQUIRED / PROVIDED

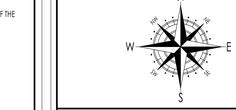
PARKING

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

UNENCLOSED PARKING:
2 UNENCLOSED PARKING SPACES LOCATED OUTSIDE THE GARAGE IN THE MOTOR COURT. ADDITIONALLY ONE UNENCLOSED PARKING SPACES ON PROPERTY ON THE WEST SIDE OF A1A. (SEE SITE PLAN FOR LOCATION)

UNENCLOSED PARKING = 440.0 SQ.FT.

NORTH ARROW



SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION

SITE NOTES

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

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

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

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

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

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

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

UNDERGROUND WIRING

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

ALL UTILITIES, INCLUDING ELECTRICAL, SHALL BE BURIED ALONG A1A

SITE LOCATION MAP



PROPOSED LAND USE

RS-2 SINGLE FAMILY RESIDENCE

EXISTING FLOOR ELEVATION

EXISTING FINNISH FLOOR ELEVATION AS PER SURVEY: ——— 19.34'

SITE CALCULATIONS

1. LOT AREA	52,120 SQ. FT. (1.197 ACRES)
2. LOT COVERAGE	12,318 SQ. FT. (23.63%)
3. PERVIOUS AREA	33,831 SQ.FT. (64.91%)
4. IMPERVIOUS AREA	18,289 SQ.FT. (35.09%)

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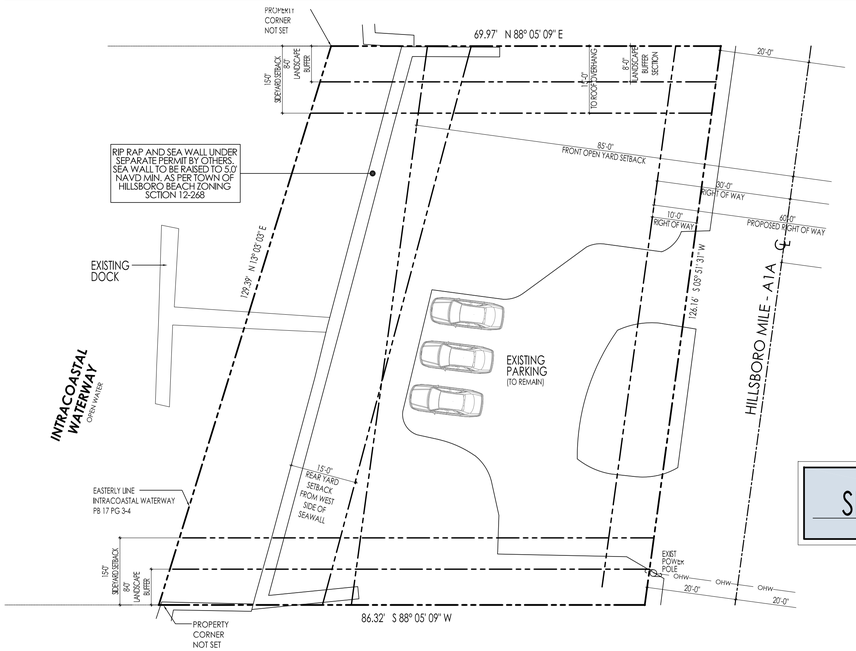
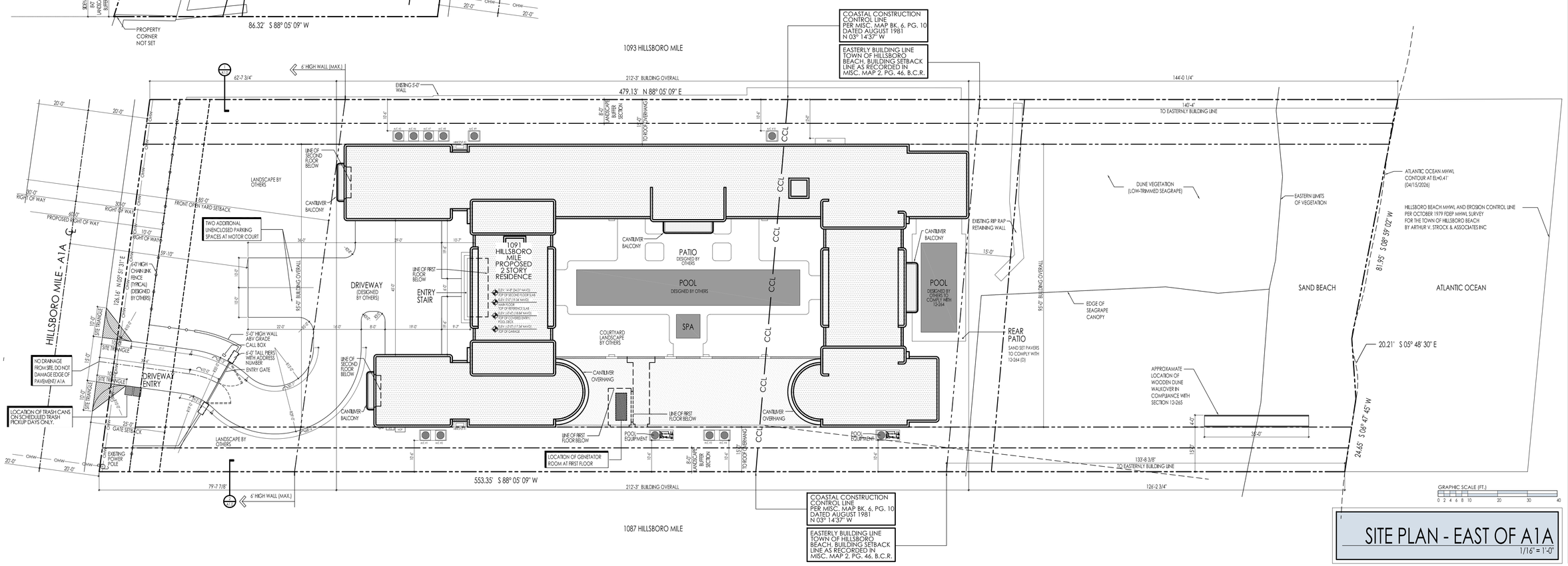


SITE PLAN - WEST OF A1A
1/16" = 1'-0"



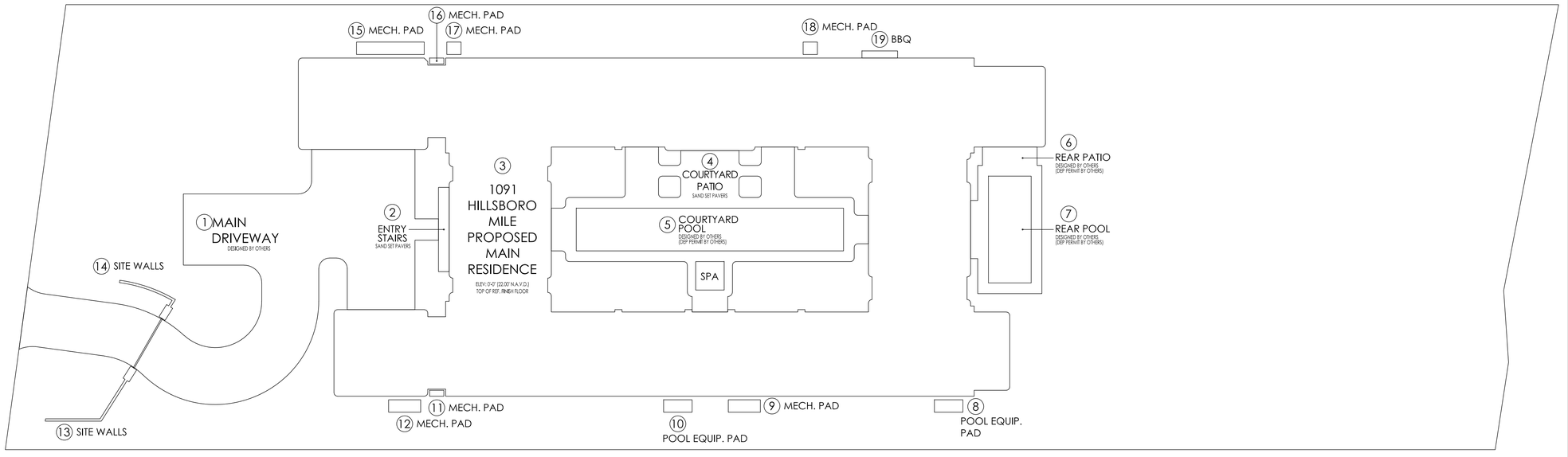
SITE PLAN - EAST OF A1A
1/16" = 1'-0"

GRAPHIC SCALE (FT.)
0 2 4 6 8 10 20 30 40

SITE CALCULATION - EAST SIDE OF A1A	
TOTAL LOT AREA	52120 SQ. FT.
LOT COVERAGE	
1- MAIN DRIVEWAY	3518 SQ. FT.
2- ENTRY STAIRS	71 SQ. FT.
3- MAIN HOUSE FOOTPRINT	12318 SQ. FT.
4- COURTYARD PATIO	1262 SQ. FT.
5- COURTYARD POOL & SPA	64 SQ. FT.
6- REAR PATIO	400 SQ. FT.
7- REAR POOL	360 SQ. FT.
8- POOL EQUIPMENT PAD	28 SQ. FT.
9- MECHANICAL PAD	32 SQ. FT.
10- POOL EQUIPMENT PAD	28 SQ. FT.
11- MECHANICAL PAD	7 SQ. FT.
12- MECHANICAL PAD	32 SQ. FT.
13- SITE WALL	27 SQ. FT.
14- SITE WALL	20 SQ. FT.
15- MECHANICAL PAD	67 SQ. FT.
16- MECHANICAL PAD	7 SQ. FT.
17- MECHANICAL PAD	14 SQ. FT.
18- MECHANICAL PAD	14 SQ. FT.
19- BBQ	20 SQ. FT.
TOTAL IMPERVIOUS AREA	18289 SQ. FT.
TOTAL PERVIOUSE AREA	33831 SQ. FT.
DATE: 01/20/2026	

(MAIN HOUSE) / 52.120 SQ. FT. = 23.63%

52.120 SQ. FT. - 18,289 SQ. FT. = 33,831 SQ. FT.



GRAPHIC SCALE (FT.)

0 2 4 6 8 10 20 30 40

SITE PLAN - AREA CALCULATIONS

1/16" = 1'-0"

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Date: 2026.06.12 12:08:27 -04'00'

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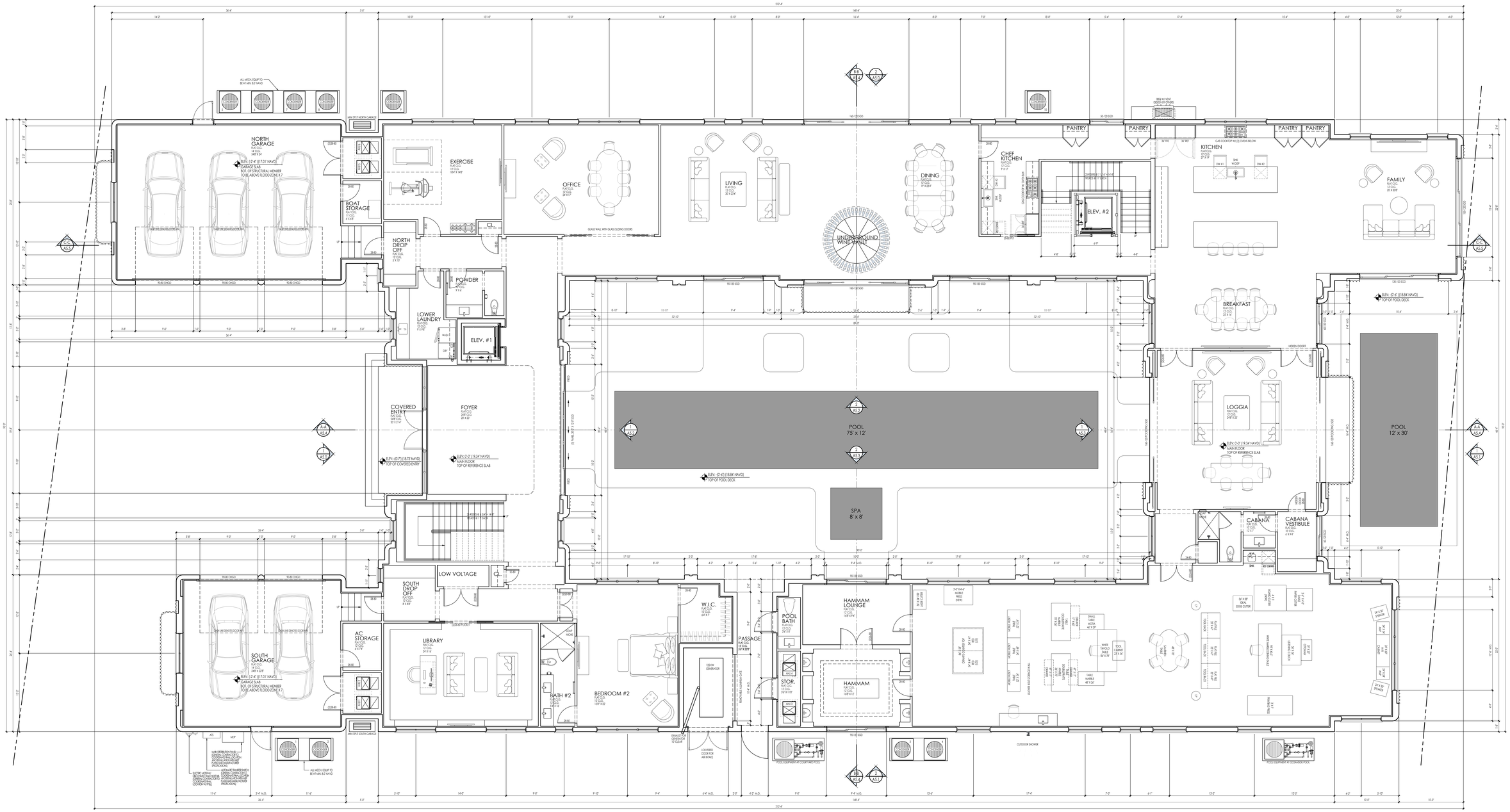
AREA CALCULATION	
1ST FLOOR A/C	10,449 SQ. FT.
2ND FLOOR A/C	9,758 SQ. FT.
TOTAL A/C	20,207 SQ. FT.
NORTH GARAGE	952 SQ. FT.
SOUTH GARAGE	656 SQ. FT.
COVERED ENTRY	118 SQ. FT.
NORTHWEST COVERED BALCONY	24 SQ. FT.
SOUTHWEST COVERED BALCONY	24 SQ. FT.
PASSAGE	138 SQ. FT.
TOTAL NON A/C	1,912 SQ. FT.
TOTAL	22,119 SQ. FT.



GRAPHIC SCALE (FT.)

0 1 2 3 4 5 10 15 20

1ST FLOOR PLAN

3/16" = 1'-0"

Project Number: 26024

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Revisions

SITE PLAN PACKAGE

Date	5/4/26
Drawn | Checked	AMG | --
Date | Approval	-
Date | Permit	-
Date | Construction	-

Seal:

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Date: 2026.06.12 12:09:11 -04'00'

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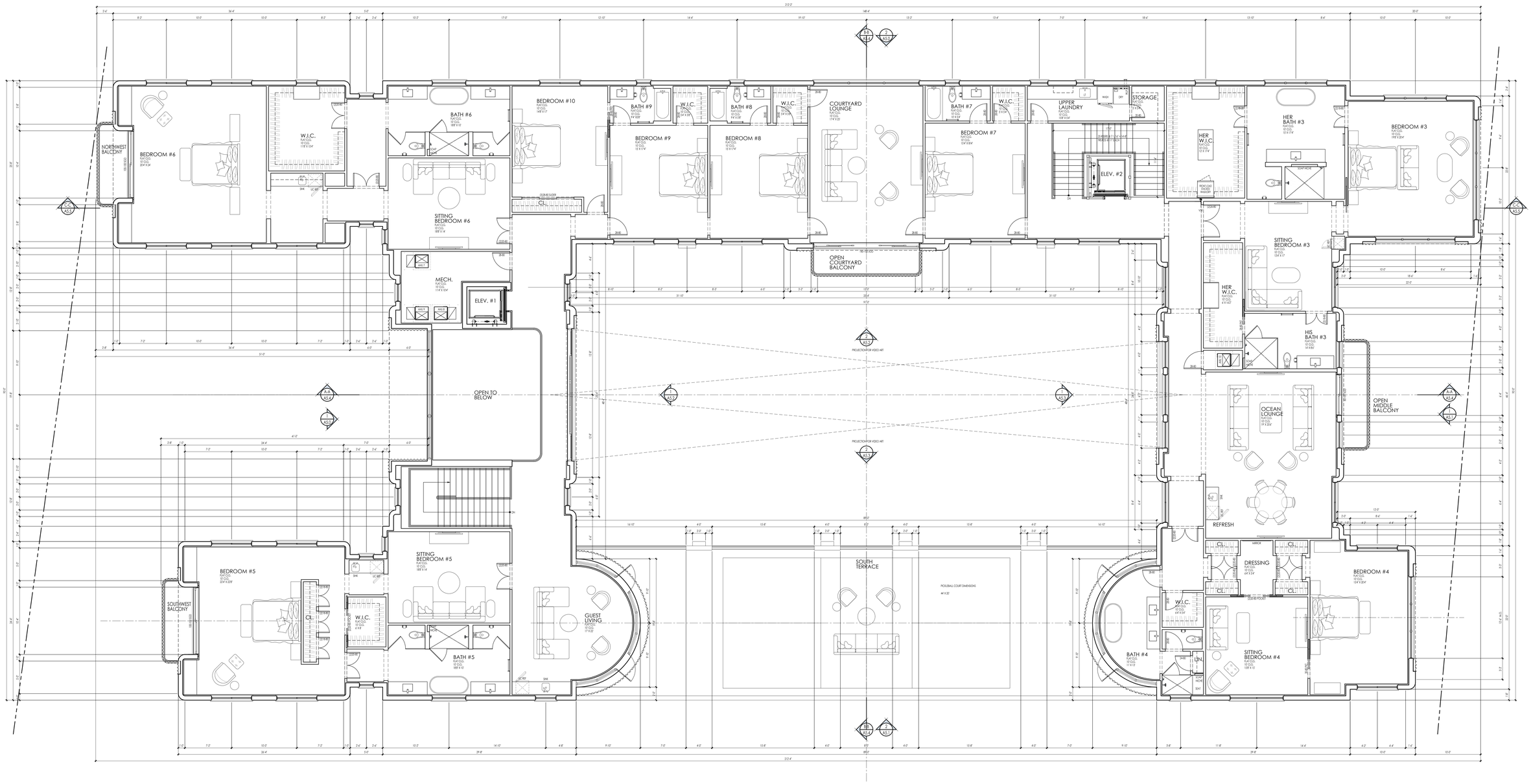
A3.0



GRAPHIC SCALE (FT.)

0 1 2 3 4 5 10 15 20

2ND FLOOR PLAN

3/16" = 1'-0"

Project Number: 26024

1091 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

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

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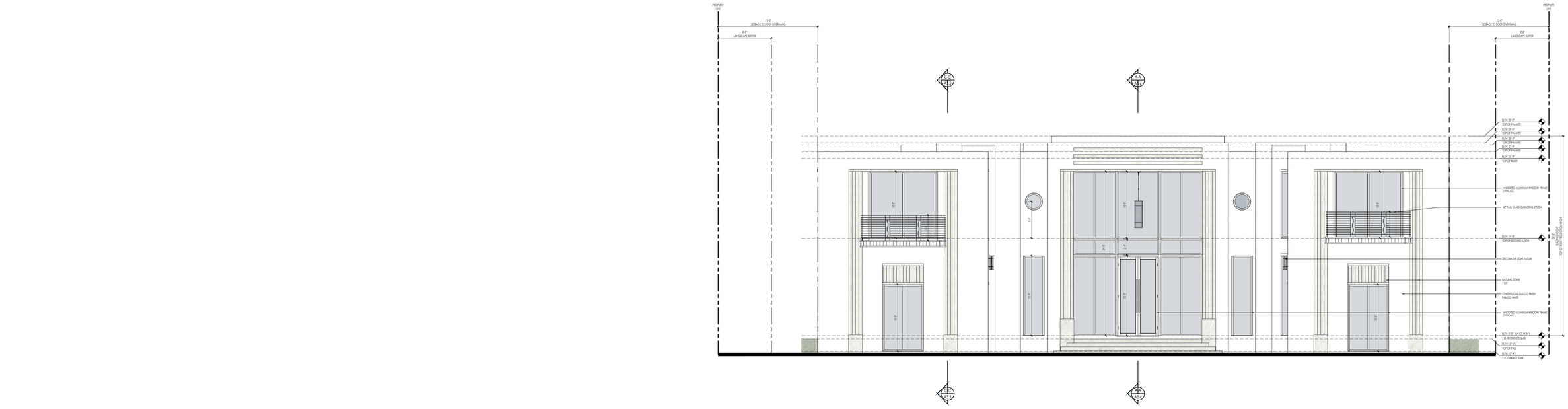
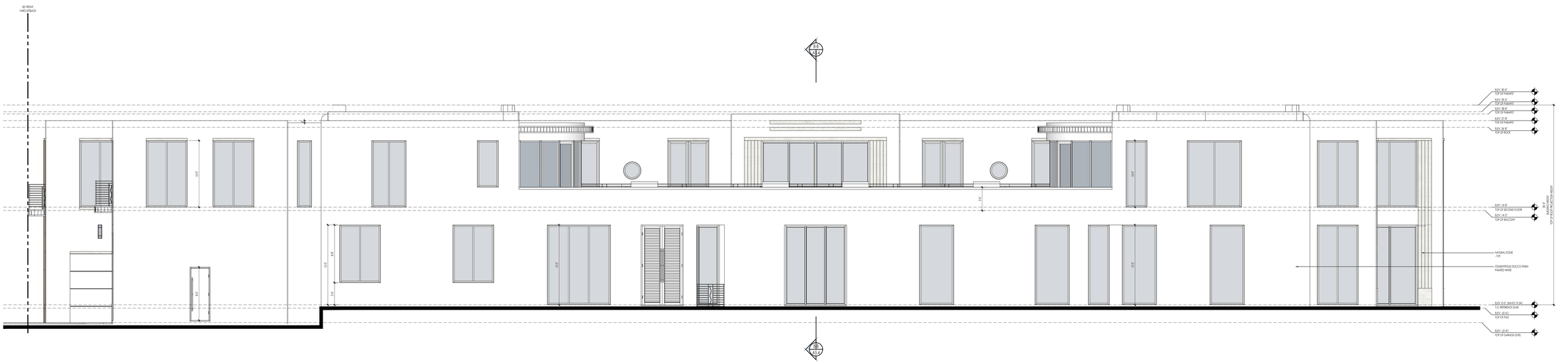
A3.1



1 A5.0 **FRONT ELEVATION**
3/16" = 1'-0"



2 A5.0 **RIGHT ELEVATION**
3/16" = 1'-0"

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

BUILDING ELEVATIONS

Project Number: 26024

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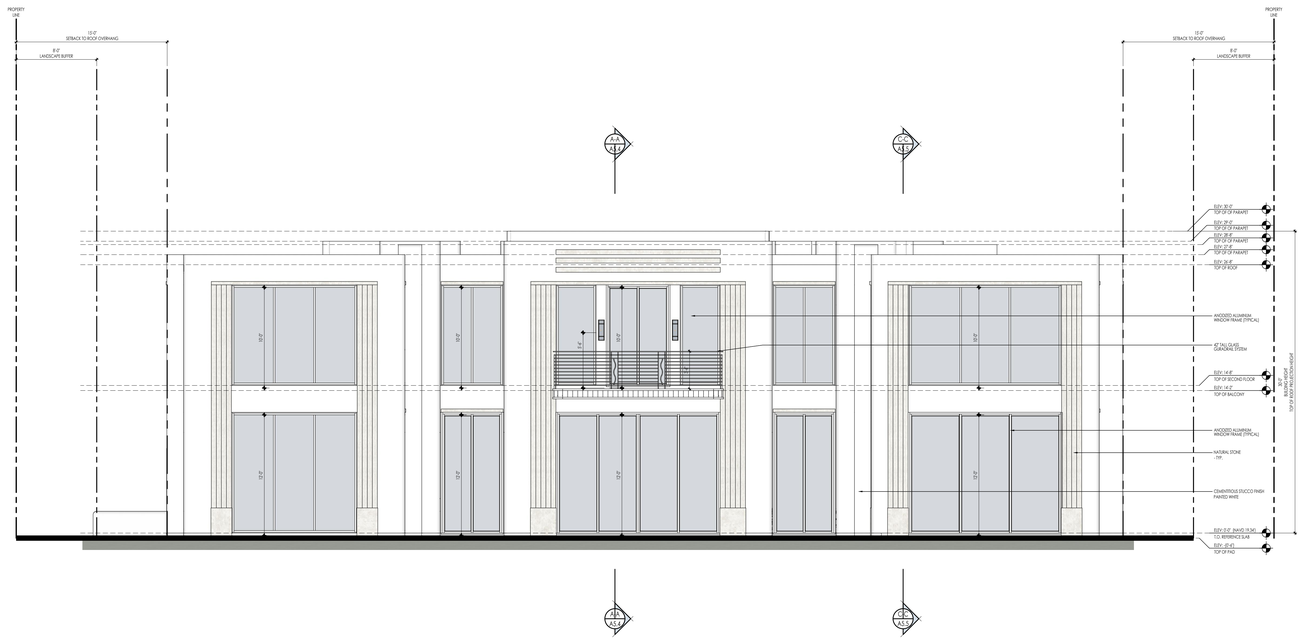
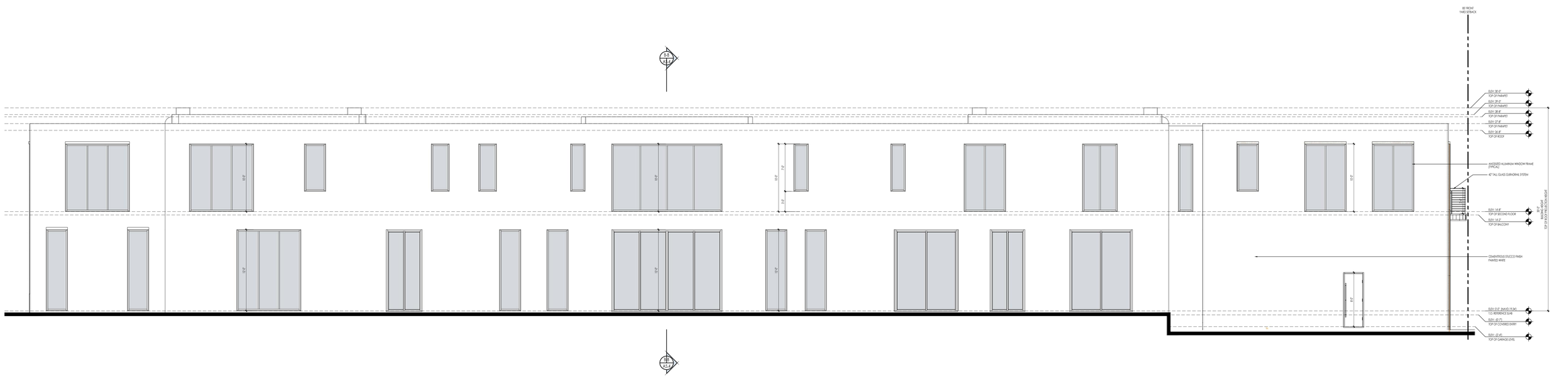
A5.0



1 A5.1 REAR ELEVATION 3/16" = 1'-0"



2 A5.1 LEFT ELEVATION 3/16" = 1'-0"

GRAPHIC SCALE (FT.)

0 1 2 3 4 5 10 15 20

BUILDING ELEVATIONS

Project Number: 26024

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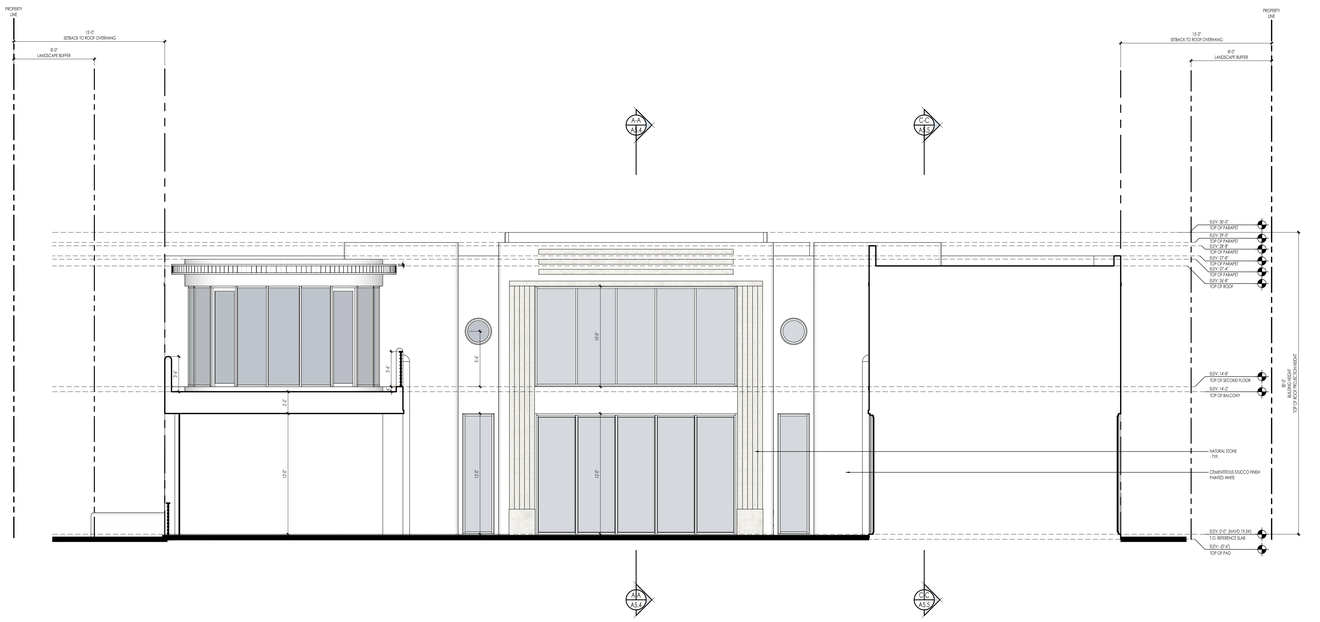
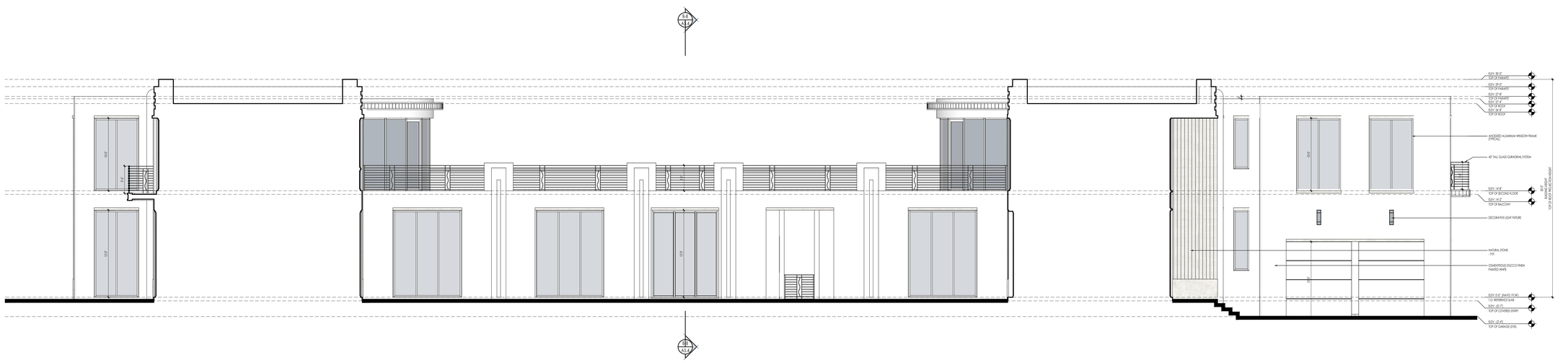
A5.1



1 A5.2 FRONT INTERIOR COURTYARD
3/16" = 1'-0"



2 A5.2 RIGHT INTERIOR COURTYARD
3/16" = 1'-0"

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

BUILDING ELEVATIONS

Project Number: 26024

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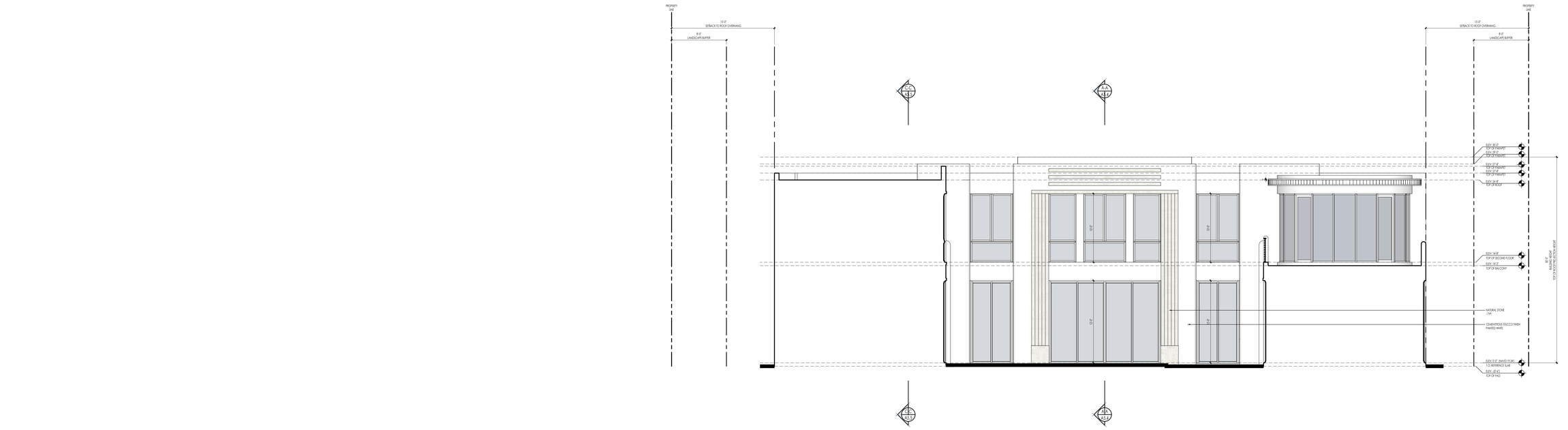
A5.2



1 A5.3 REAR INTERIOR COURTYARD
3/16" = 1'-0"



2 A5.3 LEFT INTERIOR COURTYARD
3/16" = 1'-0"

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

BUILDING ELEVATIONS

Project Number: 26024

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Date | Permit	-
Date | Construction	-

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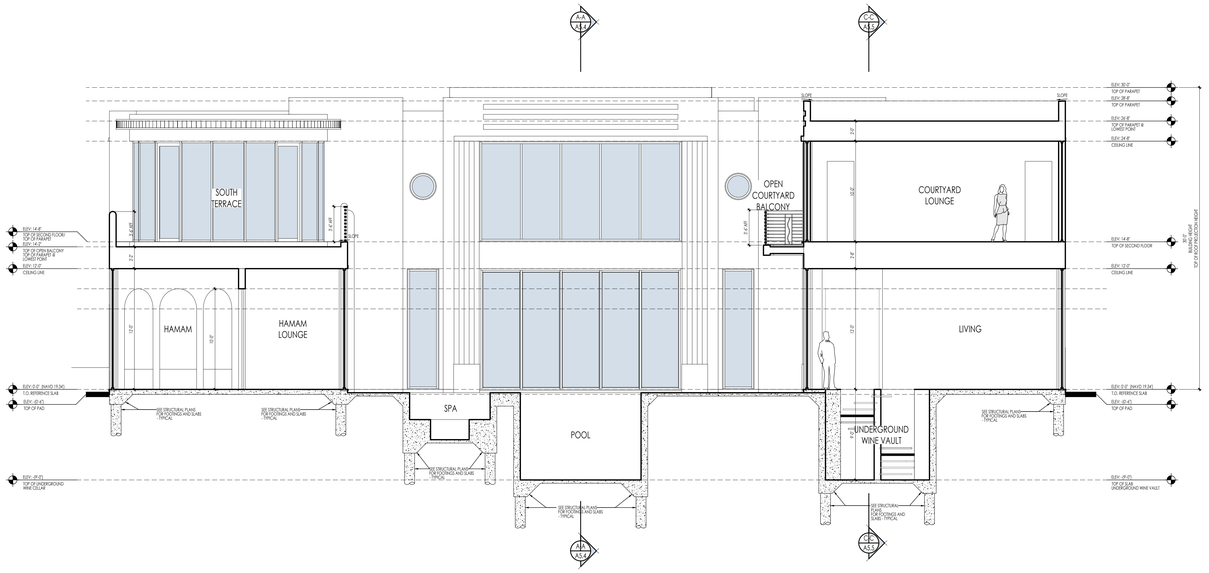
A5.3



1 A5.4 BUILDING SECTION A-A
3/16" = 1'-0"



2 A5.4 BUILDING SECTION B-B
3/16" = 1'-0"

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

BUILDING SECTIONS

Project Number: 26024

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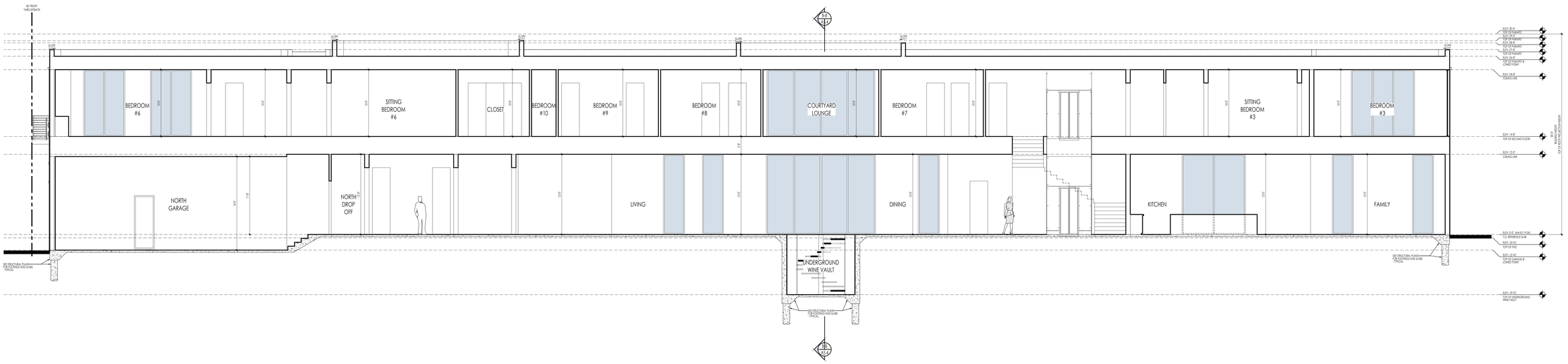
A5.4



1 A5.5 BUILDING SECTION C-C
3/16" = 1'-0"

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

BUILDING SECTIONS

Project Number: 26024

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Date: 2026.06.12 12:14:17 -04'00'

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A5.5



VIEW #2



VIEW #1



VIEW #4



VIEW #3



VIEW #6



VIEW #5

RENDERINGS
NOT TO SCALE

Project Number:
26024

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Date: 2026.06.12 12:15:01 -04'00'

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A5.6















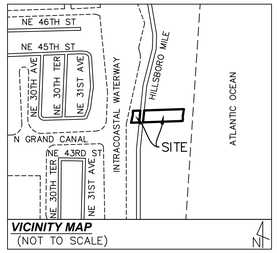


LEGAL DESCRIPTION:

THE SOUTH 1/2 OF ALL THAT PART OF GOVERNMENT LOT ONE OF SECTION 17, TOWNSHIP 48 SOUTH, RANGE 43 EAST, LYING BETWEEN A LINE PARALLEL TO AND 1,650 FEET SOUTH OF, MEASURED AT RIGHT ANGLES, THE NORTH LINE OF SAID SECTION 17, AND A LINE PARALLEL TO AND 1,900 FEET SOUTH OF, MEASURED AT RIGHT ANGLES, THE NORTH LINE OF SAID SECTION 17, LESS ANY RIGHT OF WAY DEDICATED FOR STATE ROAD A-1-A LYING AND BEING IN BROWARD COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION MAP 86050-2507 AND THE PLAT OF ROAD THROUGH PROPERTY OF BOCA RATONE COMPANY RECORDED IN PLAT BOOK 6 AT PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE REFERENCED TO A DIRECT INVERSE BETWEEN FLORIDA DEPARTMENT OF NATURAL RESOURCES MONUMENTS R-13 AND R-14, HAVING A BEARING OF N02°48'24"E. ALL OTHER BEARINGS ARE RELATIVE THEREUNTO.
2. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SOURCE BENCHMARK: DEPARTMENT OF NATURAL RESOURCES MONUMENT R-14, ELEV=10.03.
3. ALL COORDINATES AND DIMENSIONS ARE CALCULATED, WITH UNITS IN U.S. SURVEY FEET (12 METERS = 39.37 FEET), UNLESS SHOWN OTHERWISE.
4. ONLY PERMANENT ABOVE GROUND IMPROVEMENTS LOCATED BY THIS FIRM. ALWAYS CALL 811 BEFORE DIGGING.
5. NO PHYSICAL EVIDENCE OF LAND USE INDICATING A CEMETERY, WASTE DUMP, OR LANDFILL OBSERVED, AND NO WETLAND DELINEATIONS, RECENT CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED UNLESS SHOWN HEREON.
6. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THIS FIRM, AND NO EVIDENCE OF RECENT STREET CONSTRUCTION WERE OBSERVED AT THE TIME OF FIELDWORK.
7. NO TITLE SEARCH WAS PERFORMED BY THIS FIRM, AND NO GUARANTEE IS MADE AS TO COMPLETENESS OF TITLE SEARCH PROVIDED BY OTHERS.
8. SUBJECT PROPERTY SHOWN ON THIS SURVEY IS ONE AND THE SAME AS THAT DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON. LEGAL DESCRIPTION IS PER RECORD DEED.
9. SUBJECT PROPERTY IS CONTIGUOUS, WITH NO GAPS OR GORES DISCOVERED DURING THE COURSE OF THIS SURVEY.
10. ALL RECORDING INFORMATION SHOWN HEREON IS IN REFERENCE TO THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS NOTED OTHERWISE.
11. PROPERTY IS ACCESSED DIRECTLY BY WAY OF THE PUBLIC RIGHT OF WAY OF STATE ROAD A1A AS SHOWN
12. ACCURACY OF SURVEY CONTROL VERIFIED BY REDUNDANT MEASUREMENTS EXCEEDS THAT OF COMMERCIAL/HIGH RISK LINEAR (1 FOOT IN 10,000 FEET), AS PER FLORIDA RULE 5J-17.051, AND MEETING ALTA/NSPS RELATIVE POSITIONAL PRECISION STANDARDS.
13. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:240 OR SMALLER
14. TREE IDENTIFICATIONS SHOWN HEREON ARE TO BEST OF FIELD SURVEYOR'S ABILITY, AND SHOULD BE FIELD VERIFIED BY AN APPROPRIATELY LICENSED ARBORIST WHERE NECESSARY.
15. MHWL ELEVATION INTERPOLATED BETWEEN NOAA TIDAL STATIONS, PRESENT EPOCH 1983-2001.
    - 15.1. ATLANTIC OCEAN MHWL ELEV=0.41' NAVD88, INTERPOLATED FROM S. PORT EVERGLADES (ELEV=0.44') & LAKE WORTH PIER (ELEV=0.37'), WITH MEAN TIDAL RANGE OF 2.58'
    - 15.2. INTRACOASTAL WATERWAY MHWL ELEV=0.34' NAVD88, INTERPOLATED FROM DEERFIELD BEACH (ELEV=0.36') & HILLSBORO, FL (ELEV=0.32'), WITH MEAN TIDAL RANGE OF 2.40'



VICINITY MAP
(NOT TO SCALE)

NAVD88

LAND TABULATIONS:

PROPERTY AREA: 61895 SF (1.421 ACRES)±
BUILDING AREA:
RESIDENCE: 6752 SF±
SHED: 91 SF±
TOTAL: 6843 SF±

FEMA FLOOD ZONE DETERMINATION

FLOOD ZONE	"X"(<0.2%), "AE" (EL 7), "VE" (EL 13)
PANEL #	12011C0187J
EFFECTIVE	07/31/2024
COMMUNITY #	120040 – TOWN OF HILLSBORO BEACH

ABBREVIATIONS LEGEND

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
IP = IRON PIPE
IR4 = 1/2" IRON ROD (#4 REBAR)
IR5 = 5/8" IRON ROD (#5 REBAR)
CM = CONCRETE MONUMENT
PK = PARKER-KALON NAIL
MAG = MAGNETIC NAIL
FND = FOUND
O/S = OFFSET
TYP = TYPICAL
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
BM = BENCHMARK
ELEV = ELEVATION
FFE = FINISHED FLOOR ELEVATION
SF = SQUARE FEET
FNC = FENCE
CLF = CHAIN LINK FENCE
EOW = EDGE OF WATER
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
CATV = CABLE TELEVISION
AT&T = AMERICAN TELEPHONE AND TELEGRAPH
FP&L = FLORIDA POWER AND LIGHT COMPANY
CBS = CONCRETE BLOCK CONSTRUCTION
SSMH = SANITARY SEWER MANHOLE
STMH = DRAINAGE MANHOLE
CB = CATCH BASIN
EOP = EDGE OF PAVEMENT
R/W = RIGHT-OF-WAY
℄ = CENTERLINE
P̄ = PROPERTY LINE
(P) = PLAT DATA
(L) = LEGAL DESCRIPTION DATA
(M) = MEASURED DATA
(C) = CALCULATED DATA
(FDOT) = FLORIDA DEPARTMENT OF TRANSPORTATION DATA
SEC = SECTION
TWP = TOWNSHIP
RGE = RANGE
L = LENGTH
Δ = CENTRAL ANGLE (DELTA ANGLE)
CHD = CHORD
R = RADIUS
NR = NON-RADIAL
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE
STA = STATION
PB = PLAT BOOK
OR = OFFICIAL RECORDS BOOK
PG = PAGE
STA = STATION
PSM = PROFESSIONAL SURVEYOR AND MAPPER
LB = PROFESSIONAL SURVEYING AND MAPPING BUSINESS
FIND. = FLORIDA INLAND NAVIGATIONAL DISTRICT
GIS = GEOGRAPHIC INFORMATION SYSTEM
MHWL = MEAN HIGH WATER LINE
OHWL = ORDINARY HIGH WATER LINE

SYMBOL LEGEND

= METAL UTILITY POLE
= WOOD UTILITY POLE
= CONC UTILITY POLE
= LIGHT POLE
= GUY WIRE ANCHOR
= FIRE DEPARTMENT CONNECTION
= FIRE HYDRANT
= WATER VALVE
WM = WATER METER
= SANITARY CLEANOUT
= RECLAIMED WATER VALVE
= BACKFLOW PREVENTER VALVE
= DOUBLE DETECTOR CHECK VALVE
E = WIRE PULL BOX (EBOX)
SV = SANITARY SEWER VALVE
S = SANITARY SEWER MANHOLE (SSMH)
D = DRAINAGE MANHOLE (STMH)
= DISABLED PARKING
T = TRAFFIC SIGNAL BOX
F = FIBER OPTIC POST
E = ELECTRIC POST
G = GAS POST
M = ELECTRIC TRANSFORMER
= TRAFFIC DIRECTION
x.xx = SPOT ELEVATION
GT = GREASE TRAP

UTILITY LEGEND

O/H = OVERHEAD WIRES
EL = BURIED ELECTRIC
TELE = TELEPHONE
FOC = FIBER OPTIC
GAS = GAS
SAN = SANITARY SEWER
R/W = RECLAIM WATER
STRM = STORM SEWER
W = WATER
UNK = UNKNOWN

TREE LEGEND

00IN = DIAMETER AT BREAST HEIGHT (INCHES)
CP = CABBAGE PALM
OAK = OAK TREE
FIG = STRANGLER FIG
FIC = FICUS
GL = GUMBO LIMBO
UNK = UNKNOWN TREE
= COMMON TREE TYPES
= SPECIMEN TREE
= PINE TREE
= CABBAGE PALM
= OTHER PALM
= TREE CLUSTER

CERTIFIED TO:

1. ASA LENA LOOF

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED 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 SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.
LAST DAY OF FIELDWORK: 04/15/2026

Digitally signed by WILLIAM J WRIGHT
Date: 2026.05.01 15:35:43 -04'00'

WILLIAM J WRIGHT, PhD, PSM
LICENSE NO. 6868, STATE OF FLORIDA
ELECTRONIC VERSION SIGNED AND SEALED BY WILLIAM J WRIGHT, P.S.M., ON DATE SHOWN, USING AN SHA-1 AUTHENTICATION CODE.

PAPER COPIES NOT VALID WITHOUT ORIGINAL INK SIGNATURE AND RAISED SEAL.
DATE OF SIGNATURE DOES NOT CONSTITUTE DATE OF SURVEY.

WILLIAM J WRIGHT
License Number
6868
STATE OF FLORIDA
Professional Surveyor and Mapper

JOB NO. 26-0156
SHEET 1 OF 2

WrightPSM, LLC
PROFESSIONAL SURVEYING AND MAPPING
OFFICE: 2225 53RD AVE. VERO BEACH, FL 32966
info@wrightpsm.com (772) 538-1858 www.wrightpsm.com
CERTIFICATE OF AUTHORIZATION NO. L.B.8186

BOUNDARY AND TOPO SURVEY FOR
ASA LENA LOOF
1091 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
PARCEL NUMBER: 484317000111

SCALE	DRAWN	CHECKED
1" = 20'	CAN	WJW

DESCRIPTION	BY	DATE OF SURVEY
BOUNDARY AND TOPO SURVEY	JLW	04/15/2026

N LINE SECTION 17

NAVD88

SCALE: 1"=20'

EAST LIMITS OF 125' WIDE INTRACOASTAL WATERWAY CHANNEL PER F.I.N.D. GIS LAYER

INTRACOASTAL WATERWAY
OPEN WATER

EASTERLY LINE INTRACOASTAL WATERWAY PB 17 PG 3-4

10.00' 20.00' 20.00' 10.00'

ADDITIONAL R/W DEDICATED PER OR 37525 PG 235

60.00'(FDOT)

R/W PER FDOT RW MAP SEC 86050-2507

FND IR5 1.70' SOUTH

FND PK MCLAUGHLIN O/S 1.0' S

SET IR5 LB8186

121.21'

N88°05'09"E 69.97'

40.37'(M)

40.00'(FDOT)

N13°03'03"E 129.39'

WETFACE OF SEAWALL

SODDED LAWN

INTRACOASTAL MHW ELEV=0.32'
MHW, & OHW FOLLOW WETFACE OF SEAWALL

GATE

EDGE OF DIRT DRIVE

(2) IRRIGATION BOXES

DIRT DRIVE

WOOD DOCK

43.0'

34.0'

CONC. SEAWALL & BULKHEAD

EDGE OF DIRT DRIVE

GATE

99.36'

0.27'

S88°05'09"W 86.32'

FND NAIL IN BULKHEAD 19.50'W, 0.72'S

WETFACE OF SEAWALL

FND SIGNAL IN WM BOX

40.00'(FDOT)

W R/W LINE

E R/W LINE

SR A1A
(PUBLIC R/W 86050-2507)
40' WIDE (FDOT WIDE PAVEMENT)

N05°51'31"W 126.16'

S05°51'31"W 126.16'

SPEED LIMIT SIGN

FND IR5 MCLAUGHLIN O/S 7.00' E, ON LINE

ZONE "AE" (EL 7)

ZONE "AE" (EL 8)

ZONE "X" (<0.2%)

UNPLATTED LAND
TWO STORY CBS HOME
1093 HILLSBORO MILE
FFE=17.98'

CCCL (MISC. MB 6, PG 10) DATED 10/09/1981

N02°48'24"E 905.73'

5' CBS WALL 0.9'N

N88°05'09"E 418.98'

215.48'(M)

5' CBS WALL 1.4'N

SET IR5 LB8186

EASTERLY BUILDING LINE (MISC. MB 2, PG 46)

FND IR5 RED CAP WITNESS LB6905

55.30'

N85°00'00"W 150.00'

DNR R-13
N=711530.992'
E=958149.307'
EL=10.71'(NAVD88)

1900.00'(L)

1775.00'(L)

BRICK PATIO

5' CBS WALL

65.1'

24.0'

17.0'

8.6'

5.0'

4.6'

6.0'

4.5'

18.1'

23.7'

23.8'

5' CBS WALL 44.6'

STAIRS

TILE PATIO

FFE=19.34'

UNPLATTED LAND
TWO STORY CBS HOME
1091 HILLSBORO MILE
6752 SF±
FFE=19.34'(NAVD88)

TOP OF ROOF ELEV=50.14'

COLUMN (TYP.)

20.8'

20.0'

9.7'

0.8'

COLUMN FOUNDATION

POOL

TILE PATIO

WOOD RETAINING WALL

85.3'

66.9'

12 PALM

7.1'

15.0'

25.7'

12.0'

7.6'

CONC.

CBS SHED 91 SF±

WATER FILTER TANK ON CONC.

(2) A/C UNITS ON CONC.

GENERATOR ON CONC.

85.9'

GATE MOTOR ON CONC.

CBS COLUMN

16" CMP CULVERT IE(N)=9.50'

100.6'

222.16'(M)

RETENTION AREA

BRICK DRIVE

A/C ON CONC.

8" PVC OUTFALL IE(SE)=11.96'

LANDSCAPING

8" PVC OUTFALL IE(E)=12.40'

16" CMP CULVERT IE(N)=9.73'

CBS COLUMN

N03°01'47"E 15.45'

N85°00'00"W 150.00'

S88°05'09"W 418.19'

60.87'(M)

SET IR5 LB8186

135.16'(M)

DNR R-14
N=710516.496'
E=958099.573'
ELEV=10.03'(NAVD88)

S03°01'47"W 957.65'

N85°00'00"W 100.00'

DNR R-15
N=709549.119'
E=957998.333'
EL=14.79'(NAVD88)

60.15'(M)

143.35'(M)

EDGE OF VEGETATION

TOP OF SCARP

TOE OF SCARP & APPARENT OHW

ROCK RIP RAP RETAINING WALL

DUNE VEGETATION (LOW-TRIMMED SEAGRAPE)

SODDED LAWN

EDGE OF SEAGRAPE CANOPY

SEAGRAPE CANOPY DBH<4" DIAMETER

WOOD DECK

WOOD STAIRS

SAND BEACH

EDGE OF VEGETATION

S08°59'02"W 81.95'

S05°48'30"E 20.21'

S06°47'45"W 24.65'

61.56'

ATLANTIC OCEAN MHWL CONTOUR AT EL=0.41' (04/15/2026)

ATLANTIC OCEAN
OPEN WATER

HILLSBORO BEACH MHWL AND EROSION CONTROL LINE PER OCTOBER 1979 FIELD SURVEY FOR THE TOWN OF HILLSBORO BEACH BY ARTHUR Y. STROCK & ASSOCIATES INC

14IN SEAGRAPE
12IN PALM
10IN CP
6IN PALM
14IN PALM
10IN PALM
12IN GUM
24IN UNK
6IN UNK
16IN UNK
12IN UNK
14IN SHEFF
5FT FIG
6FT FIG
14IN FIG
7FT FIG
16IN FIG
12IN FIG
36IN PALM
30IN SEAGRAPE
18IN SEAGRAPE
8V
12 PALM

ZONE "X" (<0.2%)
ZONE "AE" (EL 13)

WrightPSM, LLC
PROFESSIONAL SURVEYING AND MAPPING
OFFICE: 2225 53RD AVE. VERO BEACH, FL 32966
info@wrightpsm.com (772) 538-1858 www.wrightpsm.com
CERTIFICATE OF AUTHORIZATION NO. L.B.8186

JOB NO. 26-0156

SHEET 2 OF 2

BOUNDARY AND TOPO SURVEY FOR ASA LENA LOOF

1091 HILLSBORO MILE, HILLSBORO BEACH, FL 33062

PARCEL NUMBER: 4843170001110

SCALE 1" = 20'

DRAWN CAN

CHECKED WJW

DESCRIPTION	BY	DATE OF SURVEY
SEE SHEET 1		

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

CERTIFICATION LETTER

Date: June 19, 2026

Property Owner: HILLSBORO MILE LLC
Authorized Agent: Benjamin Schreier

Abbreviated Legal Description: 17-48-43 S 125 OF N 1900 OF GOV LOT 1 LESS RD
Property Address: 1091 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 July 14, 2026, Quasi-Judicial Public Hearing concerning site plan review for property located at 1091 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 out to property owners on June 19, 2026.

NOTICE MAILED TO:

- 1097 Hillsboro Mile, Hillsboro Beach, FL 33062
- 1103 Hillsboro Mile, Hillsboro Beach, FL 33062
- 1105 Hillsboro Mile, Hillsboro Beach, FL 33062
- 1085 Hillsboro Mile, Hillsboro Beach, FL 33062
- 1083 Hillsboro Mile, Hillsboro Beach, FL 33062
- 1079 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 19 day of June, 2026.

William M 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
July 14, 2026 at 9:30 AM

Quasi-Judicial Hearing
Site Plan Review for
1091 HILLSBORO MILE, HILLSBORO BEACH, FL 33062

The Town of Hillsboro Beach, Florida will hold a Quasi-Judicial Hearing on **Tuesday, July 14, 2026, at 9:30 am**, (or immediately following adjournment of the Local Planning Agency Meeting) to consider Site Plan Approval for property located at 1091 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 July 14, 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 6/19/2026

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 Quasi-Judicial Hearing
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on 3 Jul 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: 3 Jul 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 ( )

93552

SunSentinel
MEDIA GROUP

TOWN OF HILLSBORO BEACH, FLORIDA
JULY 14, 2026 AT 9:30 AM

QUASI-JUDICIAL HEARING
SITE PLAN REVIEW FOR
1091 HILLSBORO MILE, HILLSBORO BEACH, FL 33062

NOTICE IS HEREBY GIVEN the Town of Hillsboro Beach, Florida Town Commission will meet Tuesday, July 14, 2026, at 9:30 am for a Quasi-Judicial Hearing to consider Site Plan Approval for property located at 1091 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 7/14/2026.

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

July 3, 2026 93552

93552

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: July 14, 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 patio, basement-level garage, a driveway, a new access gate and landscaping.

Background

The Applicant was heard before the Town Commission for site plan approval at the June 2, 2026 Commission meeting. The Town Commission denied the site plan application, citing concerns about a proposed cantilever patio that was to extend beyond the Easterly Building Line. The Applicant has since revised their plans with this new application, indicating a flat and open patio consisting of pavers on ground, which extends a distance of approximately six feet east of the Easterly Building Line.

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. *Items shown in **green** font indicate proposed changes to the site plan since the first application.*

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	More than 2 solidly enclosed parking spaces provided.

	unenclosed parking space shall be required for building areas exceeding 5,000 square feet of habitable area, excluding garage space utilized for parking, and one additional unenclosed parking space shall also be required for each additional 5,000 square feet, for visitor parking and service vehicles. 12,562/5,000 = 3 visitor parking spaces	9 provided in underground garage.
Unenclosed parking spaces	unenclosed parking spaces shall not be located within the minimum eight (8) foot wide Side Yard Landscaped Buffer, nor closer than twenty-five (25) feet to center line of State Highway A1A	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; (C) Flag poles; or (D) Elevator components.	No elements are proposed higher than the RS-2 limitations.

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	Setbacks are being met; no extensions into the side yard landscape buffers

	structures which extend into the minimum required side yard.	
Sewage disposal system.	(1) In addition to any yard requirements for single-family residential dwellings, there shall always be sufficient ground left unoccupied for the construction and maintenance of a system of sewage disposal. (2) This disposal system with its necessary drain field shall not be placed and constructed within the side yard.	Sufficient room provided for sewage disposal and not 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	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.

	driveway leading to such gates is a minimum of forty (40) feet in length (including any curvilinear distance). All call boxes and/or gate-opening devices on the street entrance side of such gates shall be located with sufficient distance to permit two vehicles to queue within the driveway. c) Fence posts shall not exceed 7 feet in height and shall be not less than 20 feet apart, except as provided in subsection (A)(2) below, with lights and decorative features not exceeding 8 feet in height. These requirements shall be minimum standards subject to the approval of the Town Commission. All permits for fences and walls adjacent and parallel to State Road A1A shall be reviewed by and subject to the approval of the Town Commission prior to the issuance of a permit if not previously approved during site plan review.	
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	(1) The pool is setback 15 feet from the side

	like) shall be permitted in all districts. They shall be constructed no closer than 15 feet to any side property line, or 45 feet to the center line of State Highway A1A. (2) They shall not extend east of the easterly building line or closer than 15 feet to the easterly right-of-way line of the Intracoastal Waterway, or 15 feet east of any seawall erected east of this line. (3) All measurements are to be made horizontally from the water's edge of the swimming pool to the specific reference point listed above.	property lines and is setback more than 45 feet from the centerline of A1A (proposed in rear) (2) Does not extend east of the easterly building line (3) Provided from waters edge
Fuel storage	Fuel for pool heaters, heating systems and generators may be stored either above the ground or underground. Fuel storage units installed above the ground shall be 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.	***Flat and open rear patio extends 6'3" beyond the 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

The Consultant Planner recommends the following condition of approval for the proposed work, which will be addressed during building permitting:

1. An application for a dock/seawall permit that meets the requirements of Town code section 12-268 (seawall regulations), as well as an application for a landscaping permit for property west of A1A that meets the requirements of section 12-123 (parking regulations), shall be approved by the Town Building Department prior to a Certificate of Occupancy being issued for the single-family residence.

971 HM

SITE PLAN

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

DEVELOPMENT APPLICATION

Submittal Date: 6/12/2026 Zoning Board Meeting Date: _____

Property Control # 484320 00 0200 Town Commission Meeting Date: 7/14/2026

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: Hillsboro Beach House LLC		NAME: Nectaria Chakas, Esq. Lochrie & Chakas, P.A.	
ADDRESS: 7108 Fairway Drive, Suite 305 Palm Beach Gardens, FL 33418 Development site: 971 Hillsboro Mile		ADDRESS: 699 N. Federal Highway, Suite 305 Fort Lauderdale, FL 33304	
PHONE: 561-459-2660	CELL: 561-759-2690	PHONE: 954-779-1123	CELL: 954-292-6809
E-MAIL CGWT@comcast.net	FAX: 561-459-2690	E-MAIL NChakas@LochrieLaw.com	FAX: 954-779-1117

APPLICANT'S CERTIFICATION

(I) Nectaria Chakas, Esq. (XXXXXXXXXXXXXXX) (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.

Nectaria Chakas
Signature

Nectaria Chakas
Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 12 day of June 20 26, by Nectaria Chakas as Authorized Agent for Hillsboro Beach House LLC

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

Notary Signature

Elizabeth Mendez
Print Notary Name

ELIZABETH MENDEZ
Notary Public - State of Florida
Commission # HH 373260
My Comm. Expires Apr 21, 2027
Bonded through National Notary Assn.

CHECK BELOW WHERE APPLICABLE

	FINAL PLAT - $1,000.00		REZONING - $3,500.00
	LAND USE PLAN AMENDMENT - $3,500.00		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: RS-2

Proposed Zoning: no change

Existing Comprehensive Plan Designation: Residential low

Proposed Comprehensive Plan Designation: no change

Existing Land Use: The property is vacant (previous single family residence was demolished).

Proposed Land Use: no change

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 was previously developed with a single family residence which was demolished. The owner is proposing to construct a new single family residence on the property.

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

There is no business proposed on the site. The proposed construction entails construction of a 2-story single family residence. with understory parking and building access located on the oceanfront lot.

Estimated construction cost: $19 million

Describe in detail the phasing of the proposed development.

The proposed development will be constructed in a single continuous phase as follows:

1. Site preparation (previous single family home has since been demolished).
2. Foundation and structural construction - construction of foundations, columns, and structural framing in compliance with floodplain regs.
3. Building envelope and exterior construction - installation of exterior walls, windows, doors, roofing systems, and exterior finishes.
4. Interior build-out
5. Site improvements and final completion - driveway, final grading, landscaping and lighting.

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 Code and Town's Comprehensive Plan. The property is designated by the Comprehensive Plan for residential use and the zoning allows the proposed single family residence. The project has been designed to comply with the Town's land development regulations, including the patio on the east side of the property which has been designed to be pavers set on sand consistent with other single family developments approved by the Town. 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 buts and maintaining traffic safety. 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.

Site plan application which was considered at the Town Commission meeting of 6/9/2026, but was not approved because of the patio design. At the meeting, it was stated that the pavers on sand would be acceptable. Therefore, in an effort to obtain approval, the plans were amended to change the patio to pavers on sand rather than the previous design. Owner is requesting that the site plan for the single family home be approved with the redesigned patio to comply with the feeback provided at the 6-9-2026 Town Commission hearing.

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

Yes ☒ No ☐ If yes, please note date of previous approval. Previous single family home was approved. Previous approval date unknown.

(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

June 12,2026

IN-SITE DESIGN GROUP LLC

ARCHITECTURAL SERVICES
AA26001758
1546 Jackson Street
Hollywood, Fl 33020
954 921 5333
insitedesigngroup.com

Development application

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.

The proposed structure will comply with the Florida Building Code, FEMA floodplain requirements, and the Hillsboro Beach Unified Land Development Code, with the exception of one variance request associated with the front setback. 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: **$___19,000,000_____**
(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.

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 pool, patio areas, walls, gates, and site improvements have been reviewed for compliance with the applicable Town Code requirements. The rear open patio has been reduced in size from the original submission. The patio is proposed to be constructed with pavers on sand, which is consistent with the Town's Code requirements and aligns with prior neighboring applications and similar construction conditions along the beach. The proposed pool does not extend beyond the easterly building line.

The proposed development will replace an existing residence with 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 not be detrimental to public health, safety, comfort, convenience, or general welfare and is consistent with sound planning and zoning principles.

Thank you

ANNIE K CARRUTHERS
Architect
AR-97156
2026.06.12
17:12:44-04'00'



Annie K. Carruthers

Architect

AR-97156

Applicant's Request for Reconsideration
971 Hillsboro Mile - Site Plan Review (amendment)

Sherry D. Henderson

From: Nectaria Chakas <nchakas@lochrielaw.com> on behalf of Nectaria Chakas
Sent: Friday, June 12, 2026 3:37 PM
To: mserda@townofhillsborobeach.com; Sherry D. Henderson (Shenderson@townofhillsborobeach.com); Graham Long
Cc: ddoody@gorencherof.com; cgwt; annie@insitedesigngroup.com; Regina Watkins
Subject: 971 Hillsboro Mile - amendment to plan re: patio
Attachments: Authorization Letter - Hillsboro Beach House LLC.pdf; Application signed.pdf

Mac:

I was just able to speak with Graham and DJ this afternoon.
Graham indicated that I should go ahead and submit the Development Application to the City Clerk as an "amendment" to the site plan.
The clerk will then be able to complete advertising and such, so this can be considered on the July 14 Town Commission agenda.
The architect, Annie Curruthers, has already touched base with Graham regarding the revised plans.
In the meantime, attached to this email are: (1) the Development Application and (2) the Authorization Letter which authorizes my firm to act as an agent on behalf of ownership.

Please let me know if you need anything further.

Nectaria M. Chakas, Esq. | Lochrie & Chakas, P.A.
Direct: 954-779-1123 | E-mail: NChakas@LochrieLaw.com

Sherry D. Henderson, City Clerk
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Re: Land use, zoning and permitting for property located at 971 Hillsboro Mile, identified with folio number 484320000200 located in the Town of Hillsboro Beach, FL 33062 ("Property")

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to property referenced above.

Sincerely,

Hillsboro Beach House LLC

By: _____

Printed Name: Curtis Watkins

Title: Managing Member

Date: 6/09/2026

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, by means of (check one): ✓ physical presence or ____ online notarization, this 9th day of June, 2026, by Curtis Watkins as Managing Member of Hillsboro Beach House LLC who is personally known to me or who has produced a Florida Driver License as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of June, 2026.

MELISSA K. LINTZ
Commission # HH 658670
Expires March 31, 2029

Melissa K. Lintz
Notary Public

Melissa K. Lintz
Typed, printed or stamped name of Notary Public

My Commission Expires: March 31, 2029


974


971


971





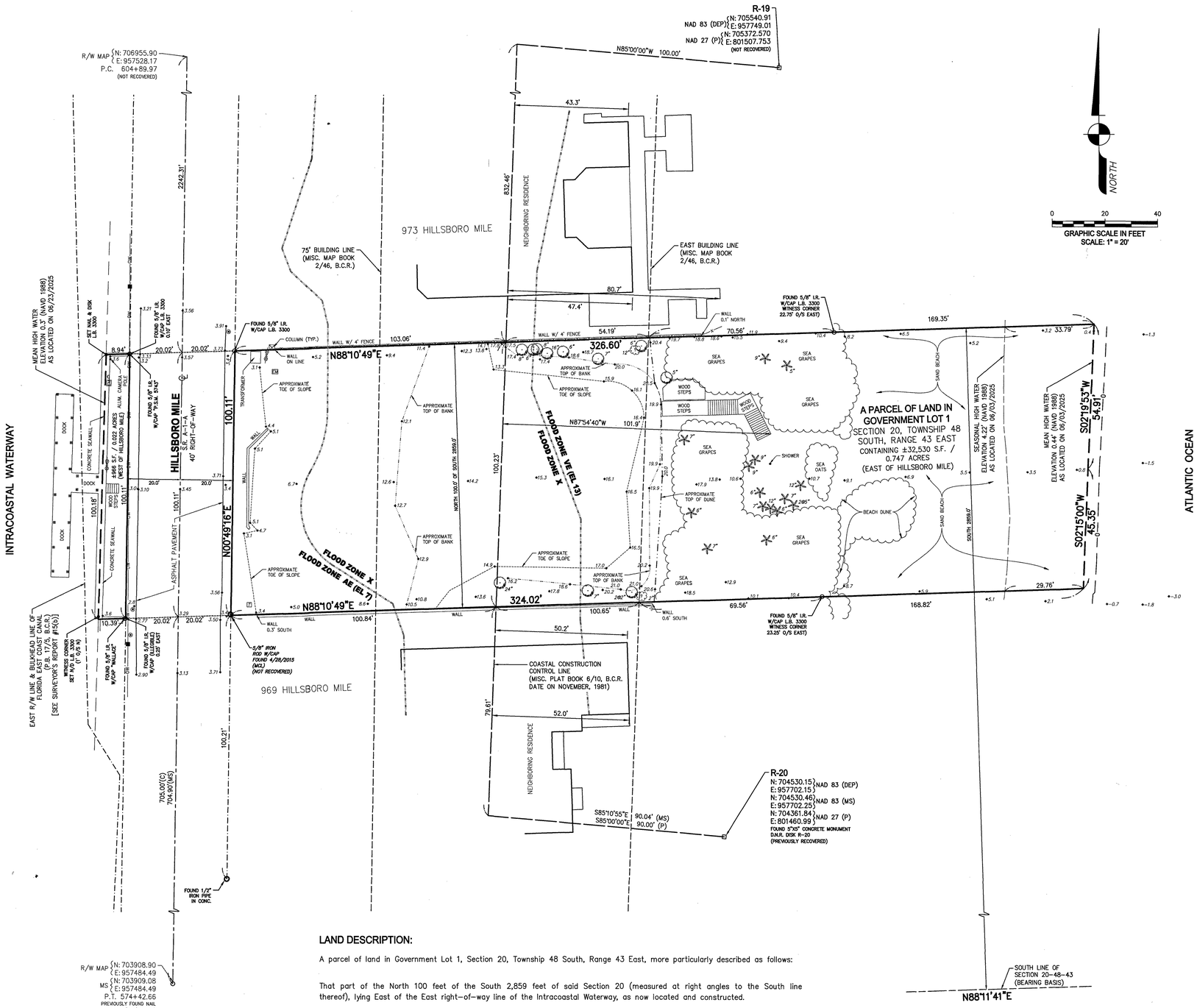






971 HILLSBORO MILE
RENDERINGS OF OPEN REAR DECK WITH PAVERS ON SAND

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF IN-SITE DESIGN GROUP, LLC. AND MAY NOT BE SHARED, DISTRIBUTED NOR REPRODUCED EXCEPT WITH SPECIFIC WRITTEN CONCENT OF THE COMPANY.



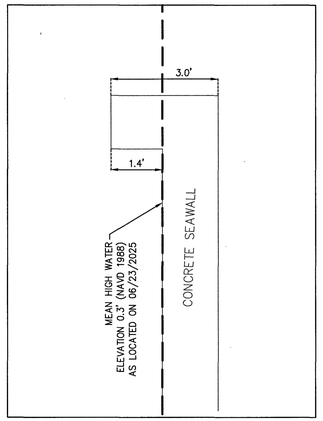
LAND DESCRIPTION:

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.

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
- EM ELECTRIC METER
- ELECTRIC SERVICE PANEL
- + 0.00 EXISTING ELEVATION
- OVERHEAD WIRES
- T 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; ℞ = 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.

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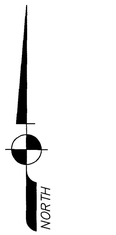
REVISIONS	DATE	F.B. / PG.	BY	CK'D
REVISED EAST BUILDING LINE	07/30/2025	N/A	M.J.A.	M.J.A.
REVISED PER COMMENTS	08/07/2025	--	W.R.E.	M.J.A.

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

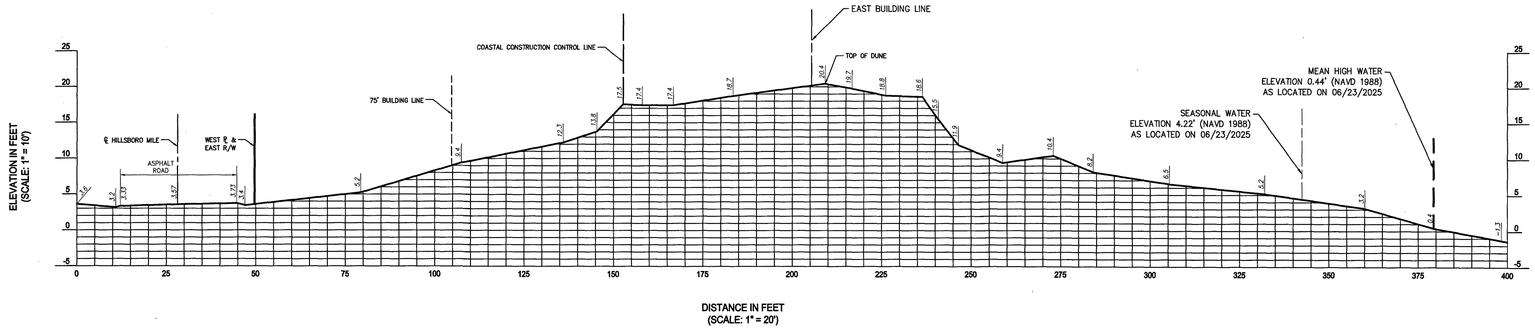
BOUNDARY & TIDAL WATER SURVEY
971 HILLSBORO MILE
A PORTION OF GOVERNMENT LOT 1
SECTION 20, TOWNSHIP 48,
RANGE 43 EAST
TOWN OF HILLSBORO BEACH
BROWARD COUNTY, FLORIDA

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

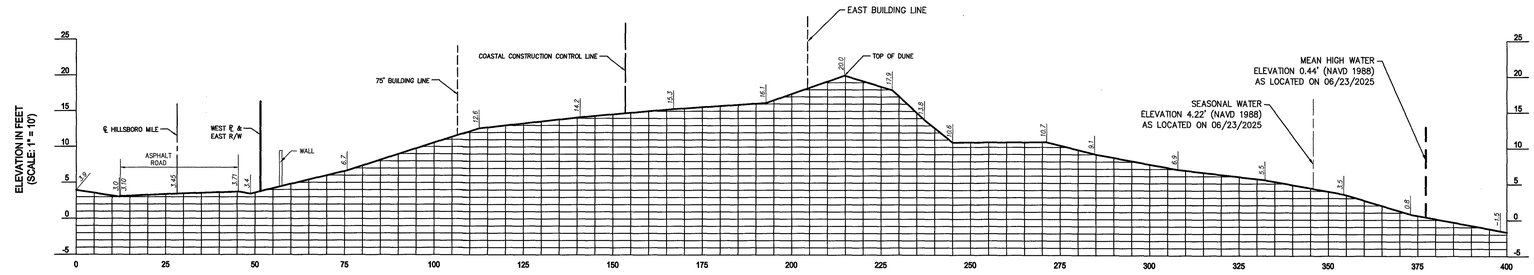


0 20 40

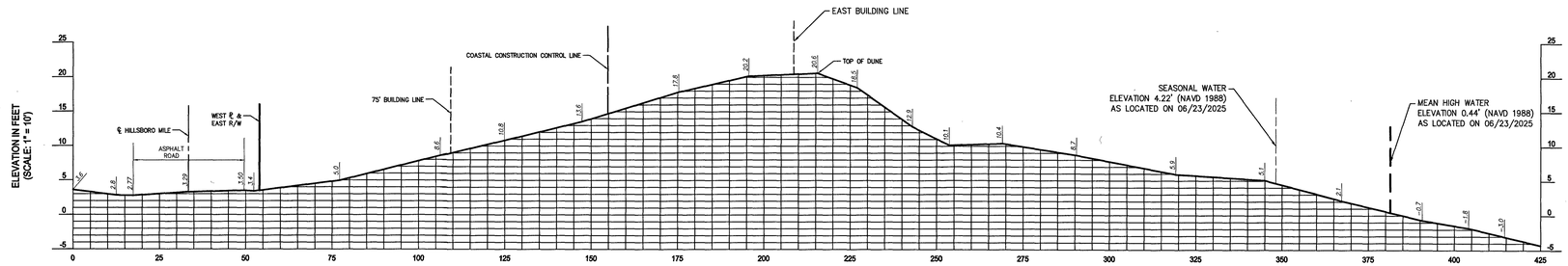
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'



NORTH LOT



CENTER LOT



SOUTH LOT

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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BOUNDARY & TIDAL WATER SURVEY
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CHECKED:	M.J.A.
F.B. 2176	PG. 48-51
SHEET:	2 OF 2

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
PROJECT CLASSIC
FARID ABUGATTAS
5968 NW 77th Terrace, Parkland, FL 33067
TEL: (954) 667 - 7803
EMAIL: insite@projectclassic.me

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
TEL: 561-243-1873 / TEL: 561-921-9008 / TEL: 561-764-7130
EMAIL: AARON@KWDESIGNTEAM.COM

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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P.100 PLUMBING SITE PLAN
P.101 GROUND FLOOR SANITARY PLAN
P.102 FIRST FLOOR SANITARY PLAN
P.103 SECOND FLOOR SANITARY PLAN
P.104 ROOF DRAINAGE PLAN
P.105 GROUND FLOOR WATER PLAN
P.106 FIRST FLOOR WATER PLAN
P.107 SECOND FLOOR WATER PLAN
P.201 SANITARY RISER AND DETAILS
P.202 STORM DRAINAGE RISER AND DETAILS
P.203 WATER RISER AND DETAILS
P.204 GAS RISER AND DETAILS

MECHANICAL DRAWINGS
M.001 HVAC DETAILS
M.101 GROUND FLOOR HVAC PLAN
M.102 FIRST FLOOR HVAC PLAN
M.103 SECOND FLOOR HVAC PLAN

ELECTRICAL DRAWINGS
E.001 ELECTRICAL NOTES
E.002 ELECTRICAL PANELS
E.003 ELECTRICAL PANELS
E.100 ELECTRICAL SITE PLAN
E.101 GROUND FLOOR POWER PLAN
E.102 FIRST FLOOR POWER PLAN
E.103 SECOND FLOOR POWER PLAN
E.104 GROUND FLOOR LIGHTING PLAN
E.105 FIRST FLOOR LIGHTING PLAN
E.106 SECOND FLOOR LIGHTING PLAN

IN-SITE DESIGN GROUP
ARCHITECTURE

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ANNIE K. CARRUTHERS
ARCHITECT

STATE OF FLORIDA
ANNIE KARYNA CARRUTHERS
AR.97156
REGISTERED ARCHITECT
06/16/2026

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
06/10/2026

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') +14'-0" NAVD +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)
BFE/DFE = 14'-0" NAVD

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 VB
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"
Min. BFE Required (DFE)	+14'-0"
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	I, 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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SUNSHINE 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 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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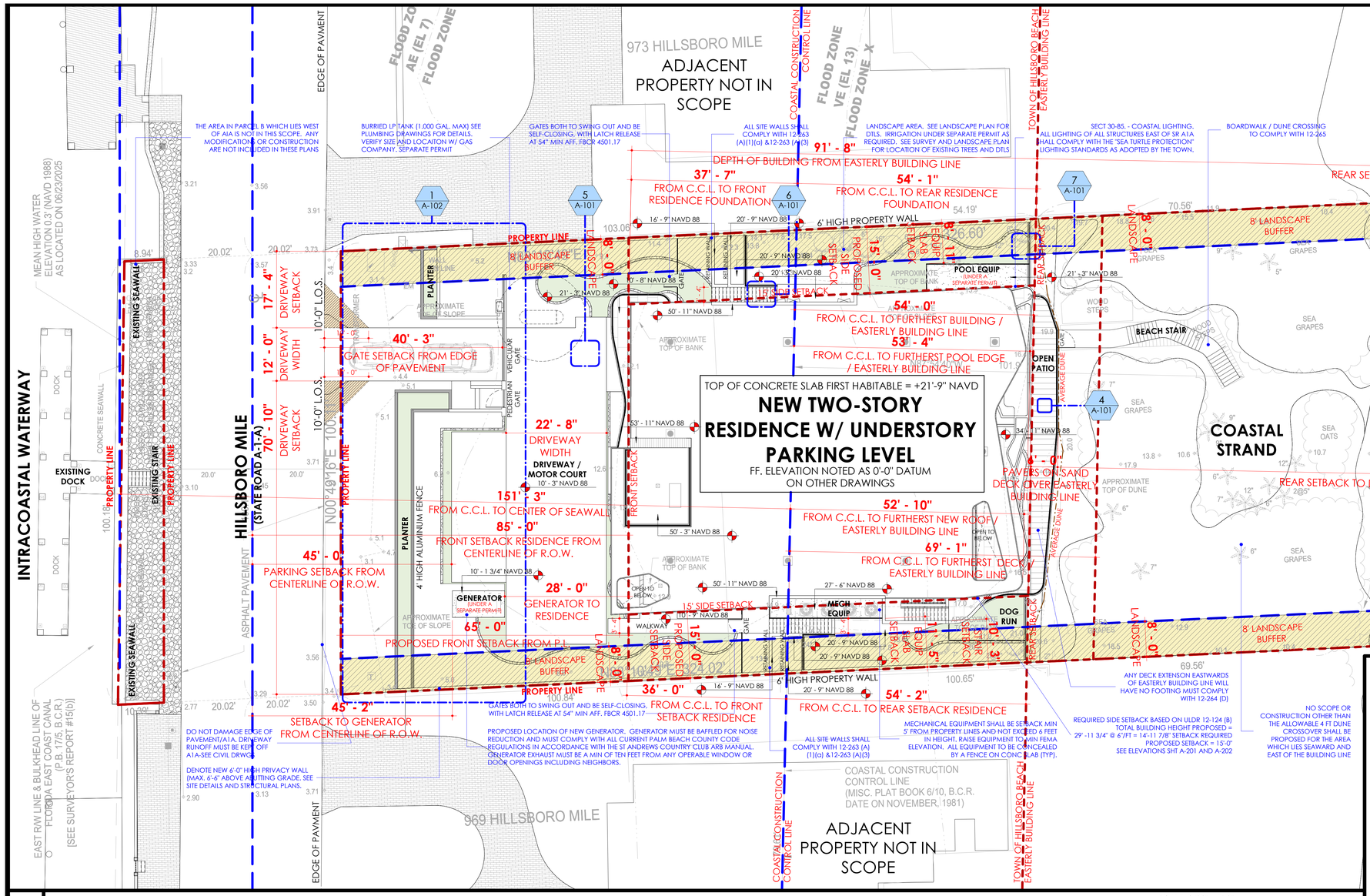
ANNIE KARYNA CARRUTHERS
AR97156
REGISTERED ARCHITECT
06/16/2026
SEAL
STATE OF FLORIDA LICENSE N° AR-97156

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 DOCUM



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

SCALE: 3/32" = 1'-0"
0' 8' 16' 24'

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

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

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 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.

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"
Min. BFE Required (DFE)	+14'-0"
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"

5 SITE PLAN NOTES

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ANNIE K. CARRUTHERS
ARCHITECT
STATE OF FLORIDA ANNIE KARYNA CARRUTHERS AR.97156 REGISTERED ARCHITECT
06/16/2026
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

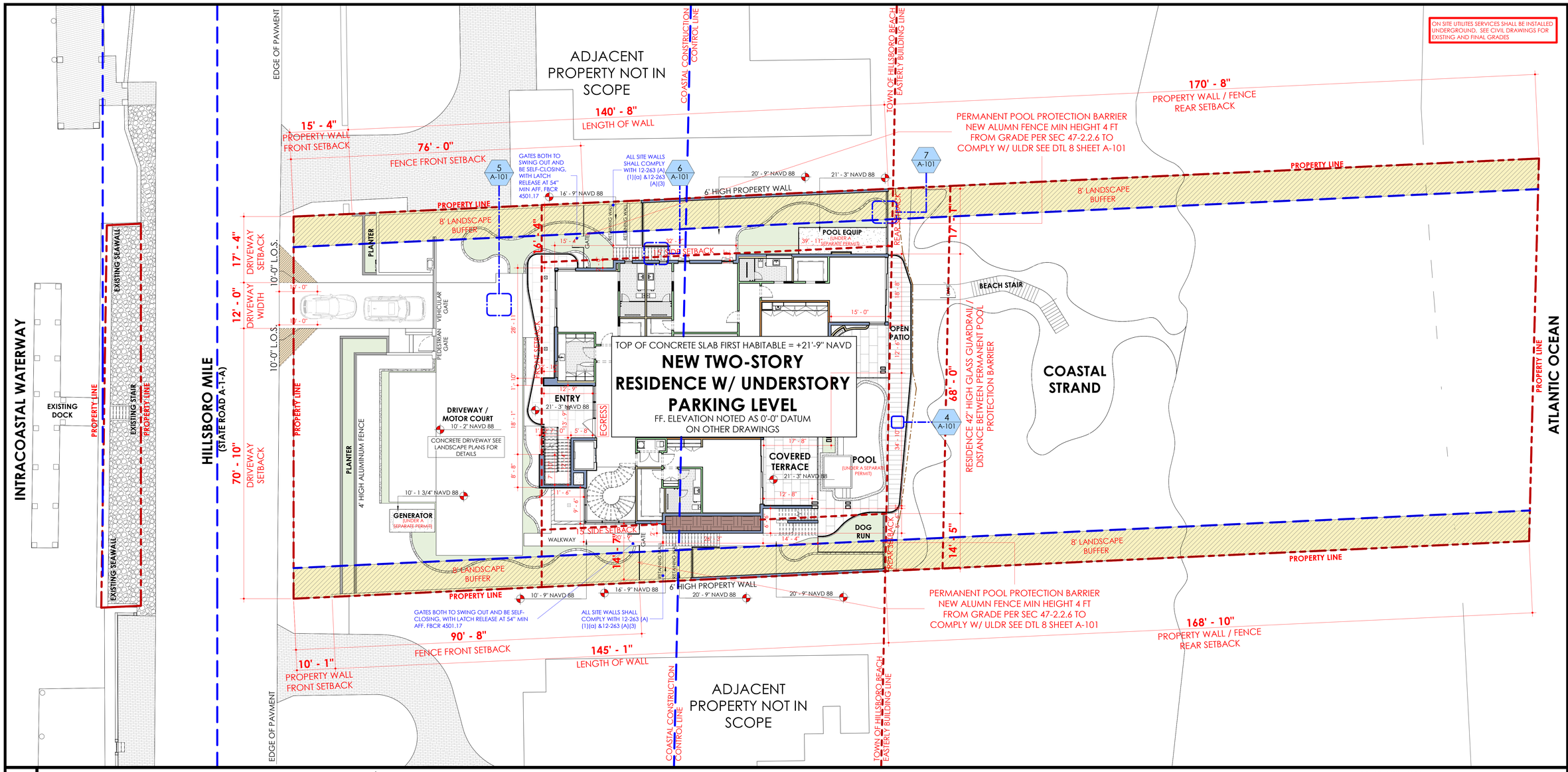
REVISIONS:

#	DATE	DESCRIPTION

DATE OF ISSUE
06/10/2026

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'

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:

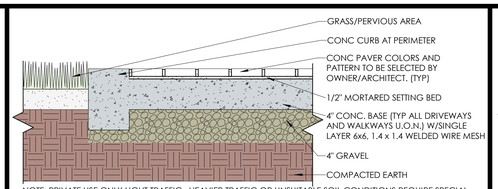
(ALLOWABLE BEARING CAPACITY: POUNDS PER SQUARE FOOT)UNBRACED WALL ABOVE GRADE (FT)MINIMUM DEPTH AND WIDTH (INCHES)2000LESS THAN OR EQUAL TO 3 FEET 12 × 162000GREATER THAN 3 FEET BUT LESS THAN AND INCLUDING 6 FEET12 × 342000 GREATER THAN 6 FEET - NONE PROVIDED1

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

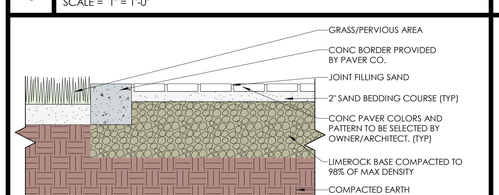
2 FBC CODE FENCE/WALL REGULATIONS



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.

3 PAVER ON CONC DETAIL (TYP)

SCALE = 1" = 1'-0"



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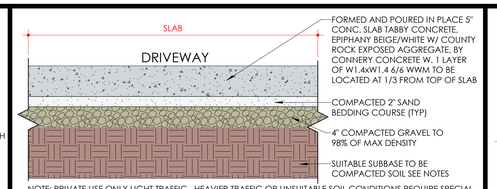
4 PAVER ON SAND DETAIL

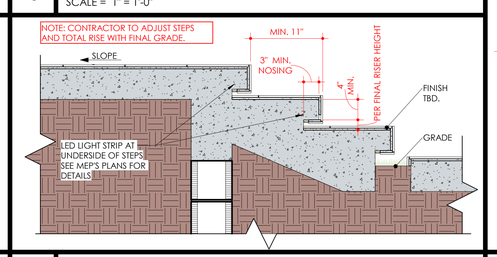
SCALE = 1" = 1'-0"



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 CONSTRUCITON.

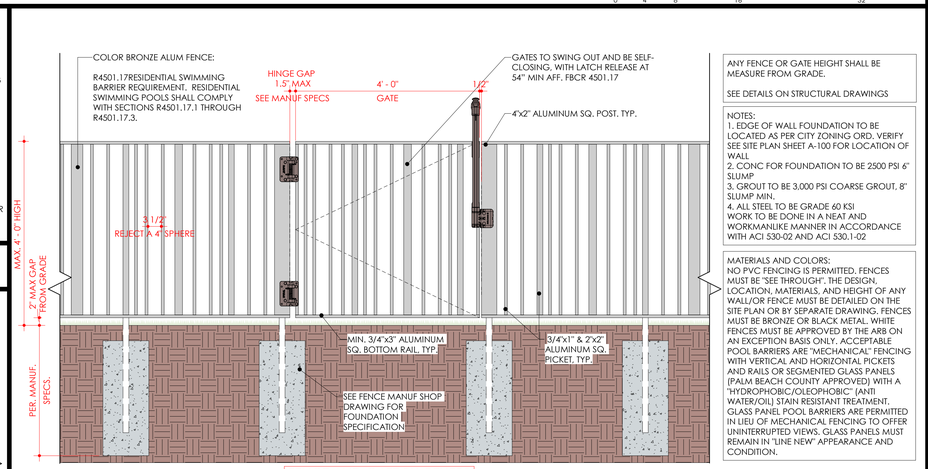
5 CONCRETE DRIVEWAY

SCALE = 1" = 1'-0"



6 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.

7 TYP. POOL PROTECTIVE BARRIER FENCE

SCALE = 3/4" = 1'-0"

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OWNER NAME:
HILLSBORO BEACH HOUSE LLC

PROJECT ADDRESS:
971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

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06/10/2026

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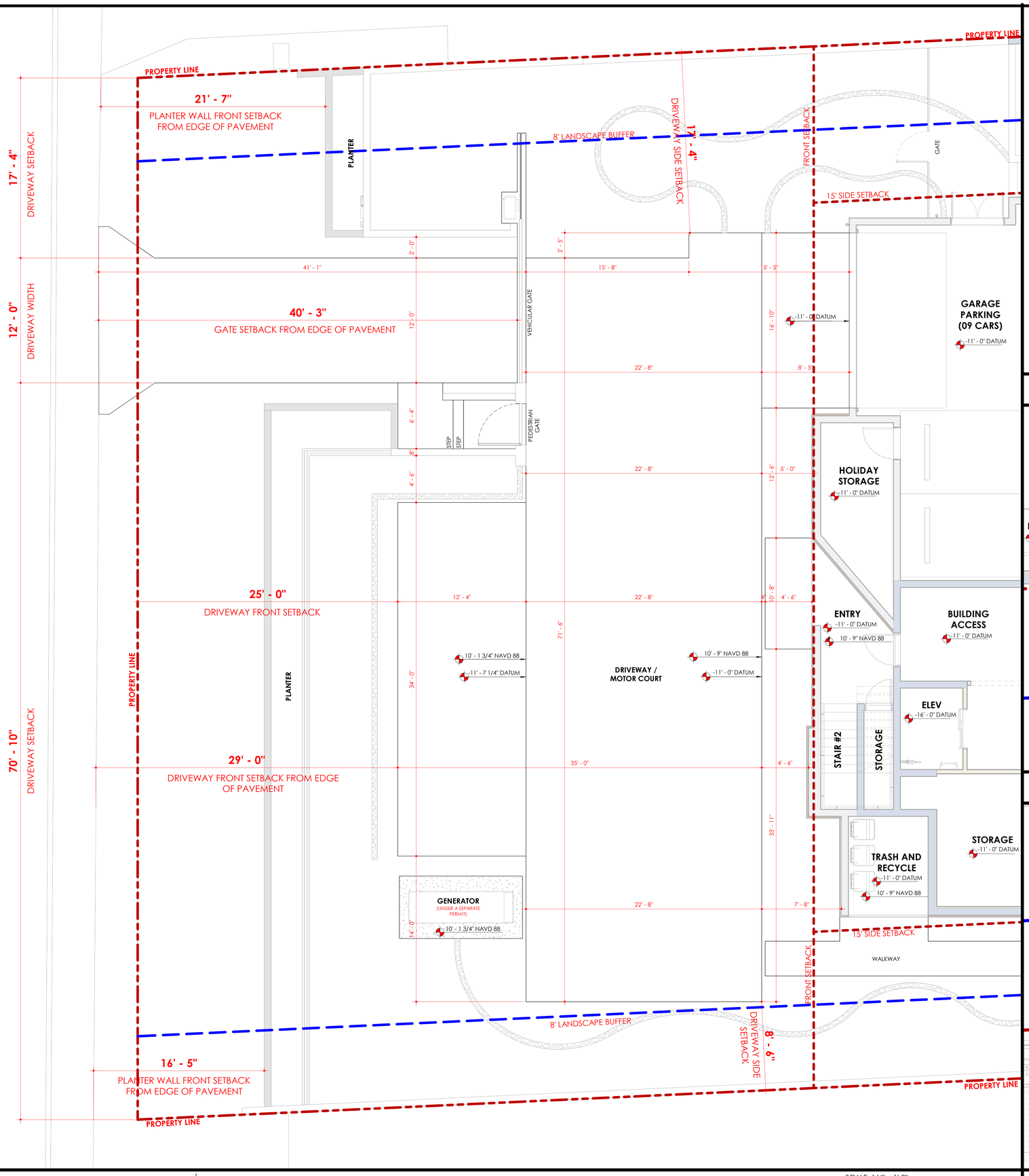
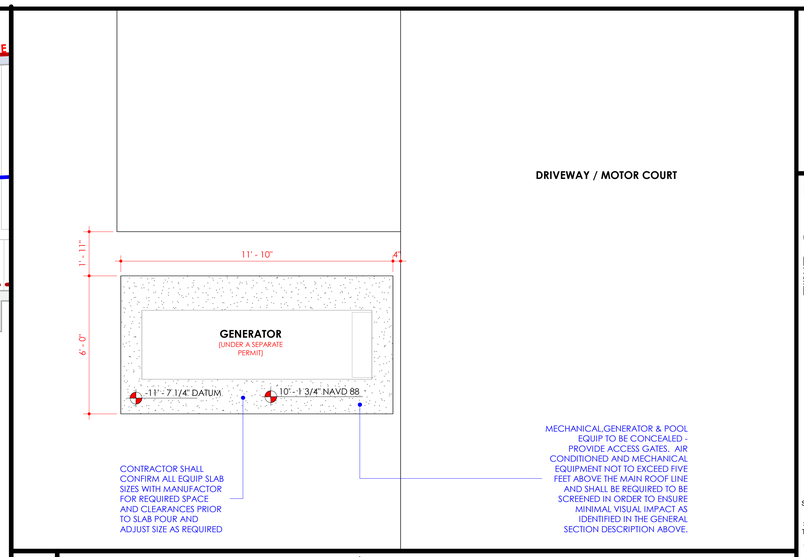
A-101



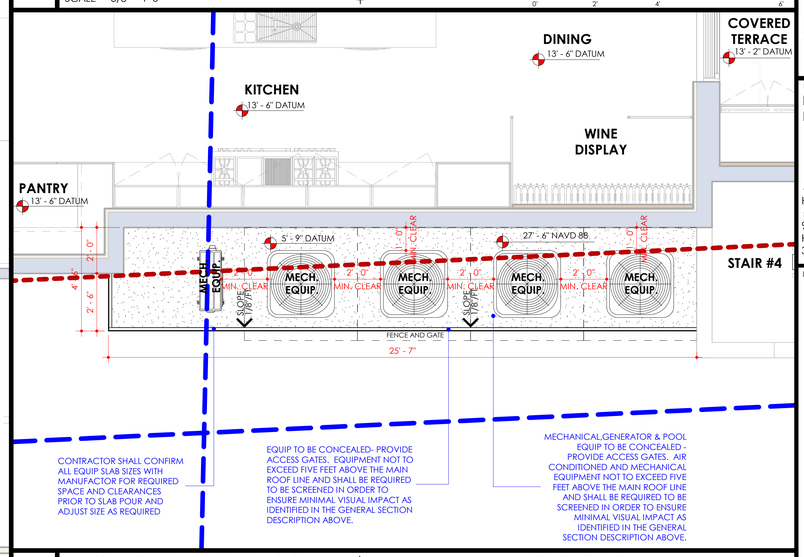
1 DRIVEWAY - PLAN
SCALE = 1/4" = 1'-0"

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



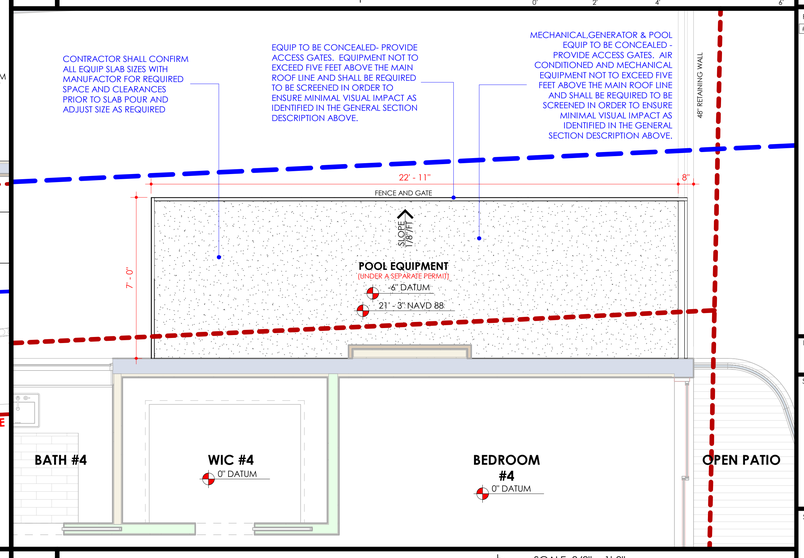
2 GENERATOR SLAB - PLAN
SCALE = 3/8" = 1'-0"

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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DRIVEWAY AND SLABS PLANS

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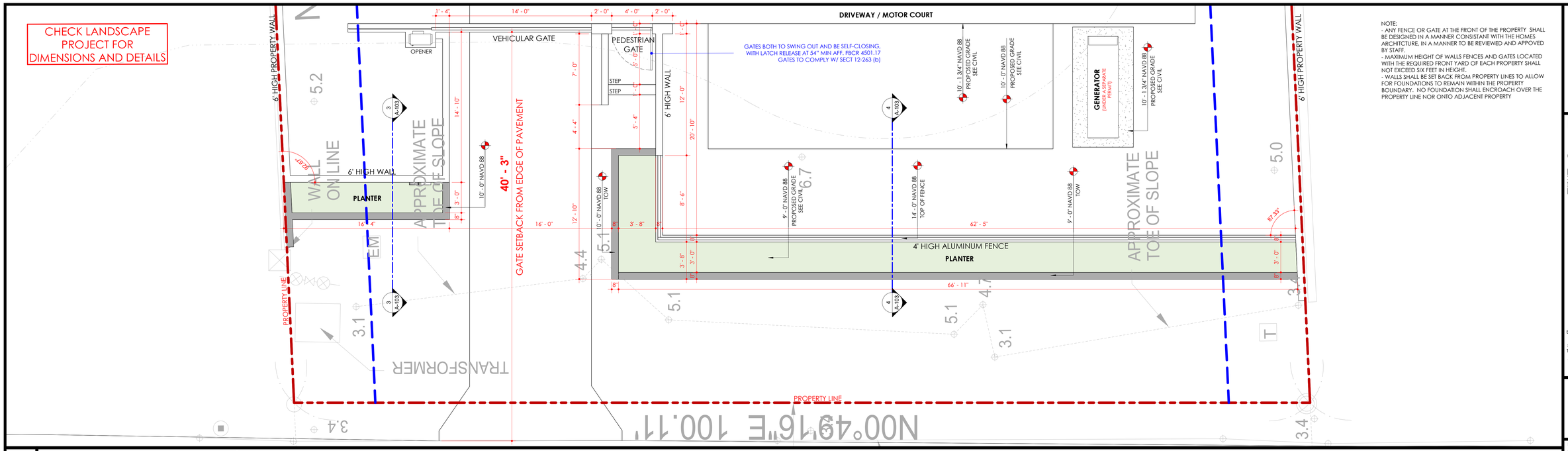
A-102

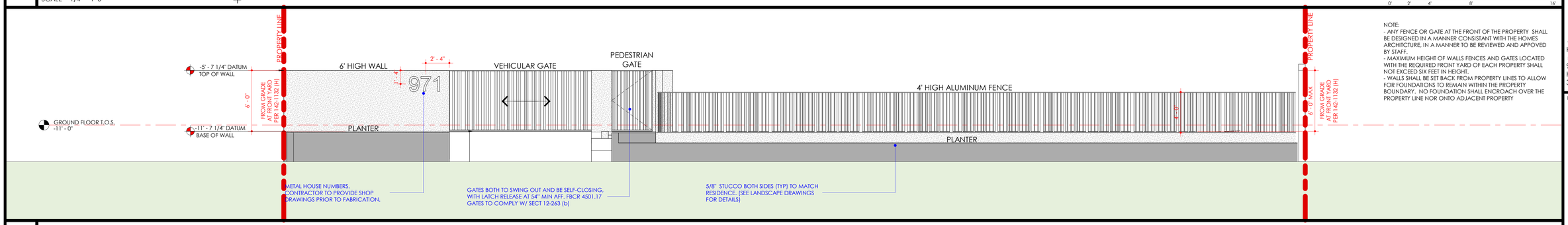
CHECK LANDSCAPE PROJECT FOR DIMENSIONS AND DETAILS



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"



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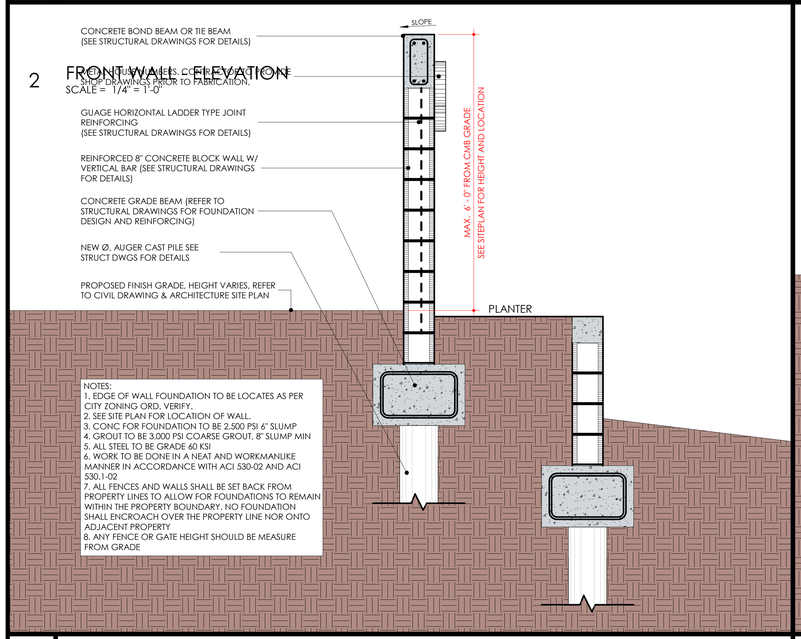
SCALE: 1/4" = 1'-0"

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



NOTES:
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2. SEE SITE PLAN FOR LOCATION OF WALL.
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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
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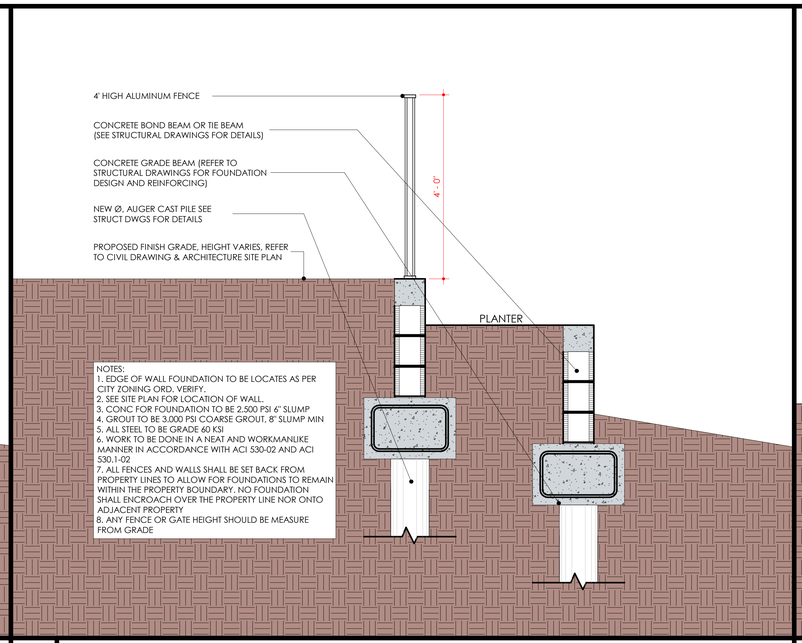
8. ANY FENCE OR GATE HEIGHT SHOULD BE MEASURE FROM GRADE

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



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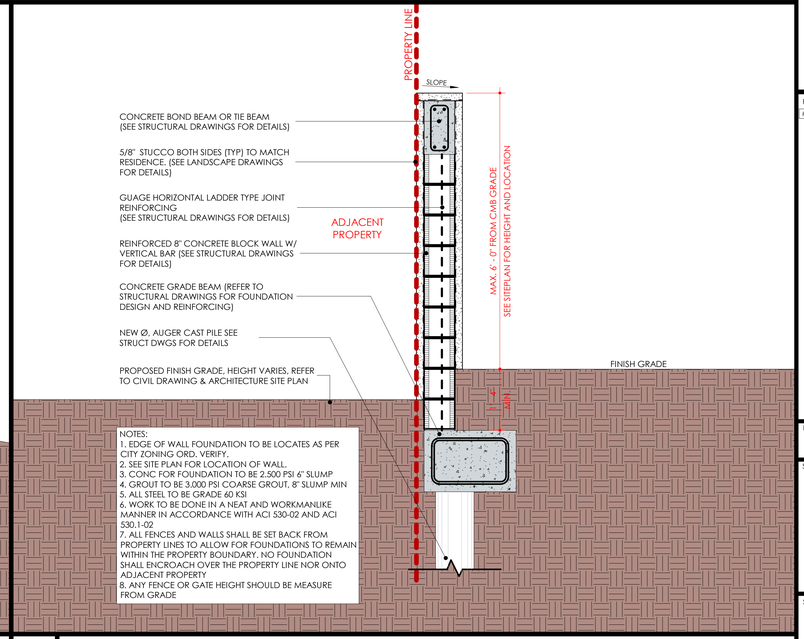
4 FRONT WALL - SECTION B
SCALE = 3/4" = 1'-0"



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

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FRONT WALL DETAILS

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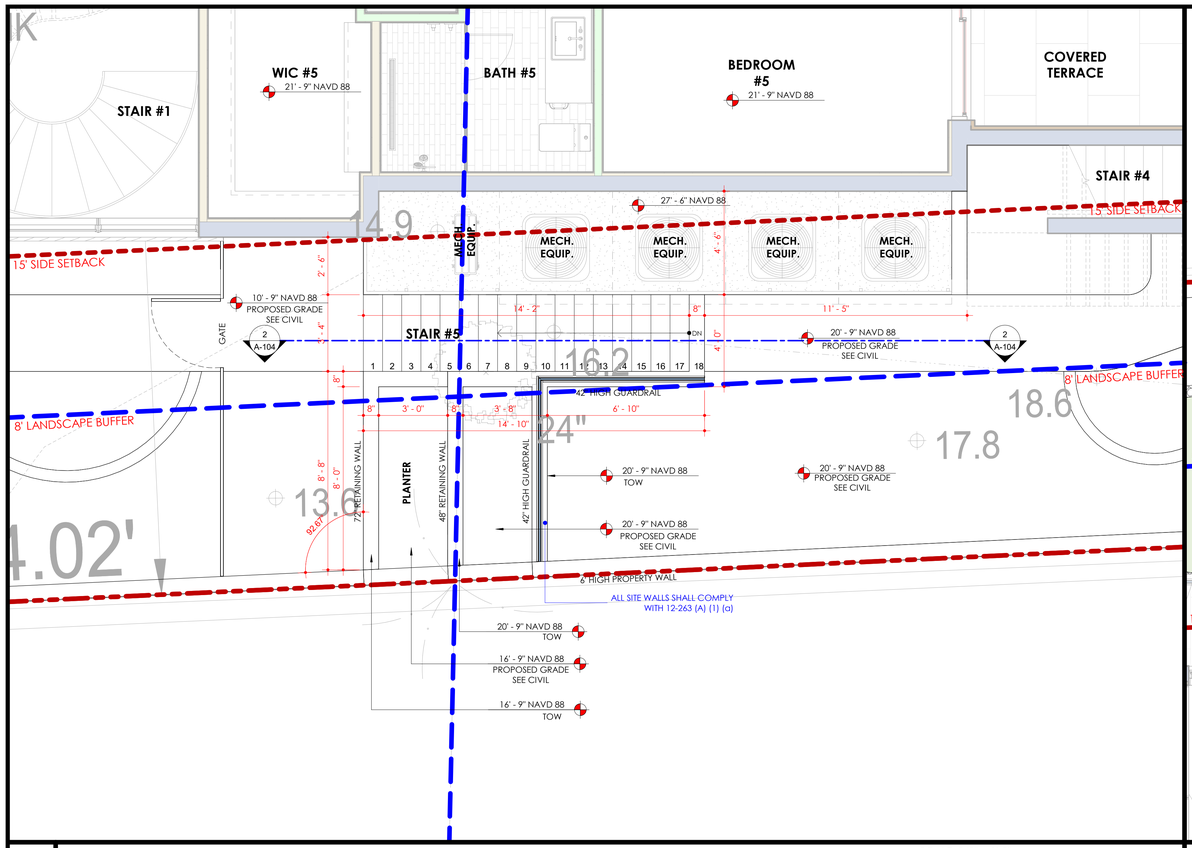
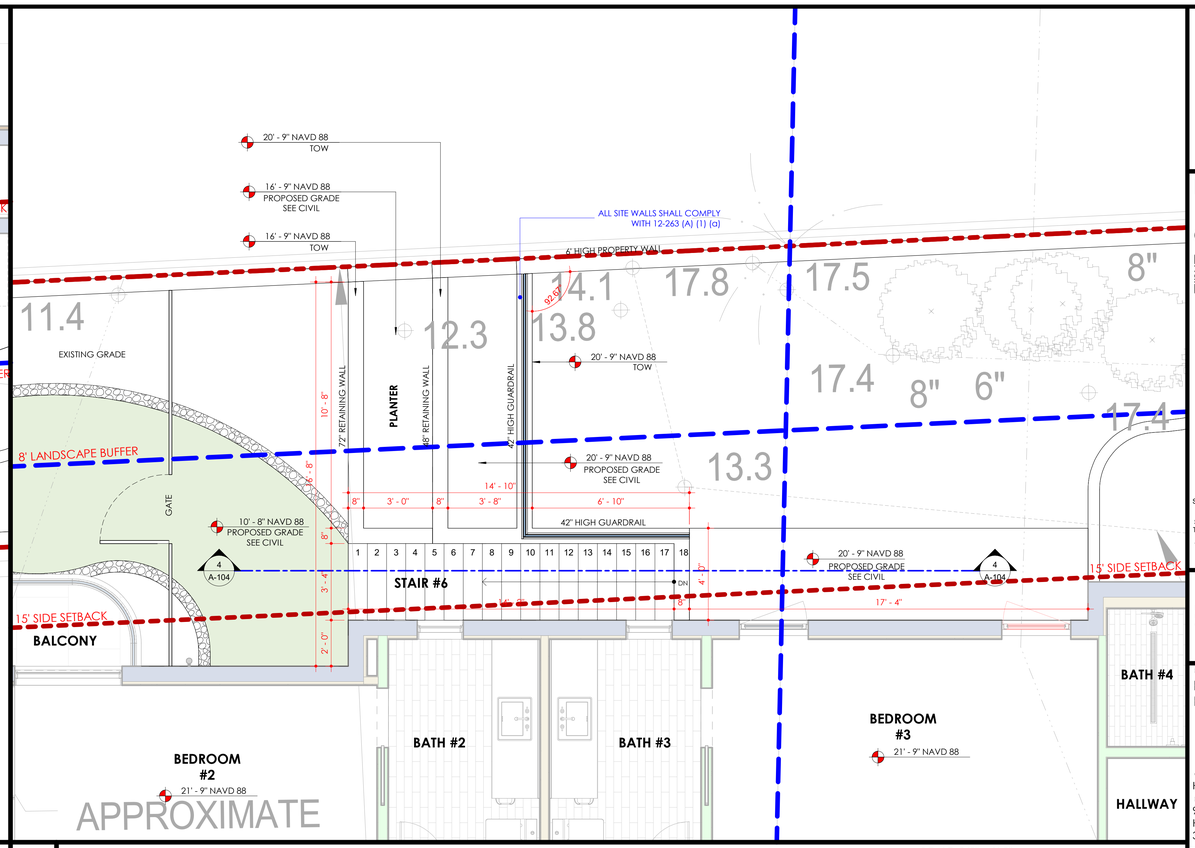
A-103



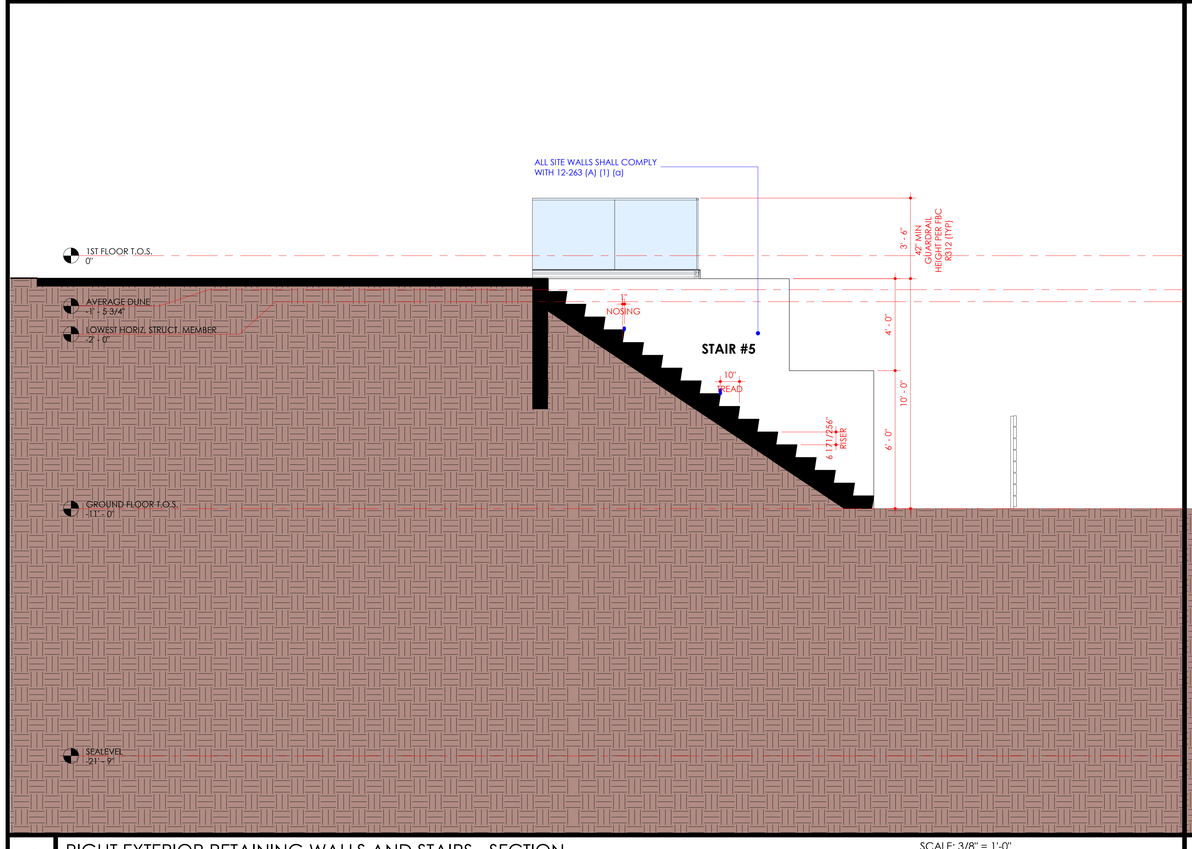
1 RIGHT EXTERIOR RETAINING WALLS AND STAIRS - PLAN
SCALE = 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"



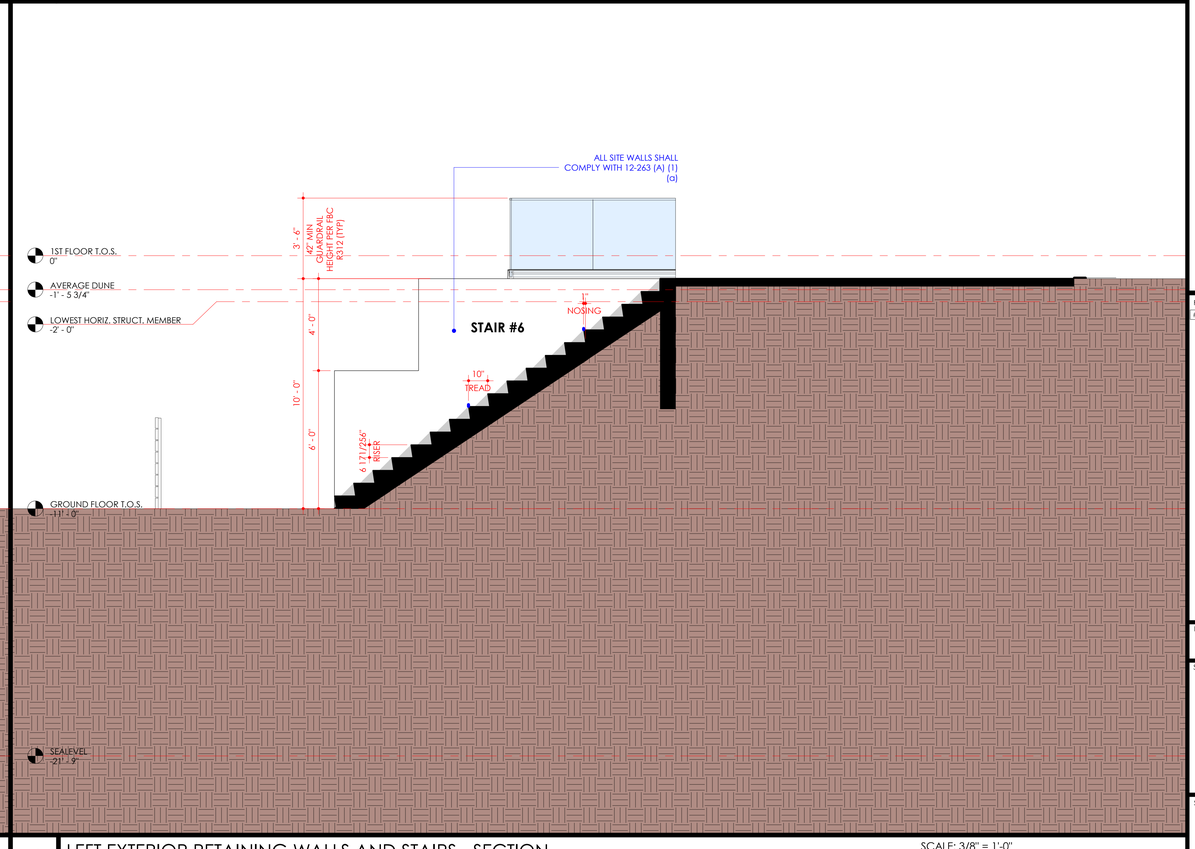
3 LEFT EXTERIOR RETAINING WALLS AND STAIRS - PLAN
SCALE = 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"



2 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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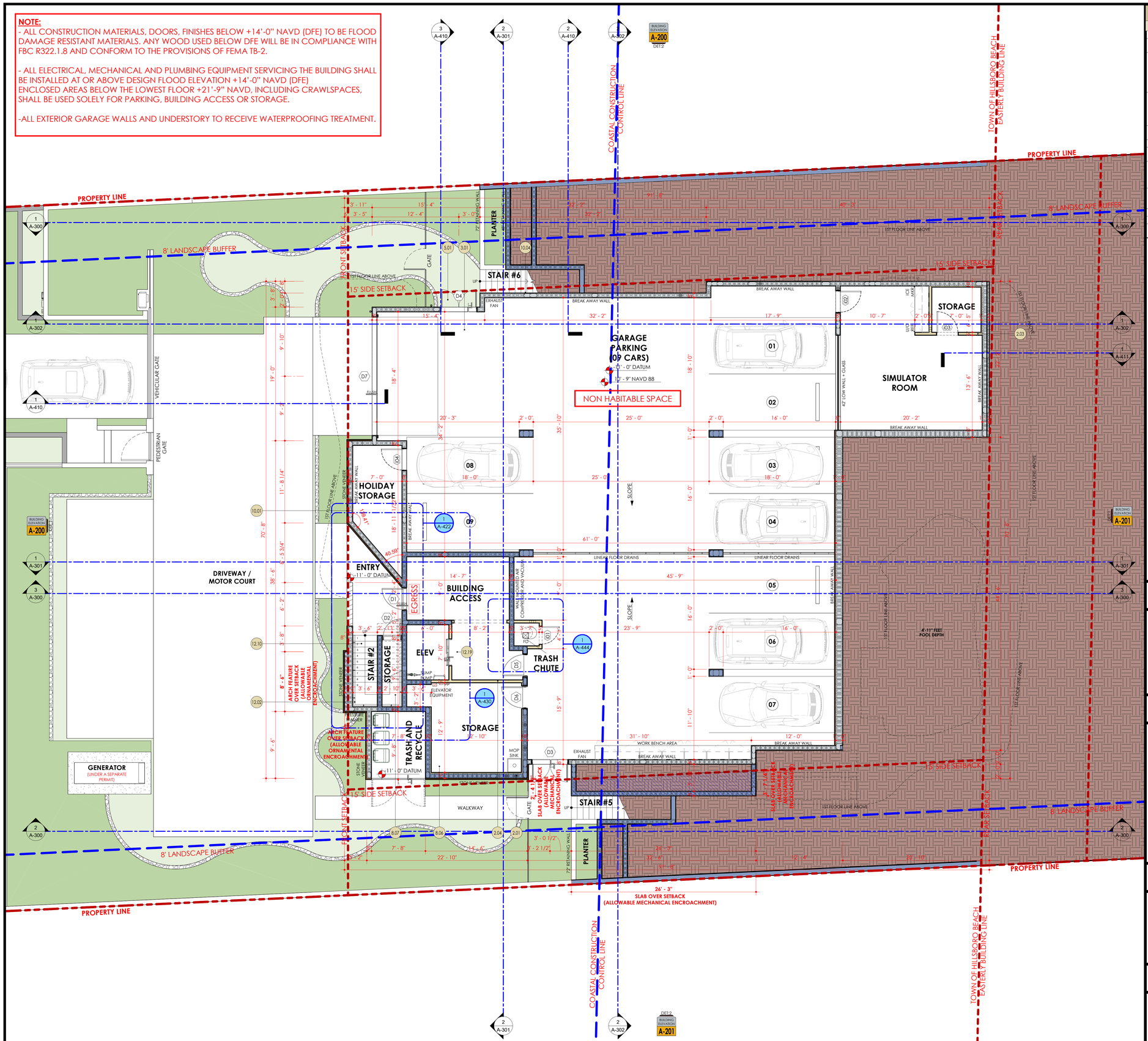
EXTERIOR RETAINING WALLS AND STAIRS DETAILS

SHEET NUMBER
A-104

NOTE:
- ALL CONSTRUCTION MATERIALS, DOORS, FINISHES BELOW +14'-0" NAVD (DFE) TO BE FLOOD DAMAGE RESISTANT MATERIALS. ANY WOOD USED BELOW DFE WILL BE IN COMPLIANCE WITH FBC R322.1.8 AND CONFORM TO THE PROVISIONS OF FEMA TB-2.

- ALL ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT SERVICING THE BUILDING SHALL BE INSTALLED AT OR ABOVE DESIGN FLOOD ELEVATION +14'-0" NAVD (DFE)
ENCLOSED AREAS BELOW THE LOWEST FLOOR +21'-9" NAVD, INCLUDING CRAWLSPACES, SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE.

-ALL EXTERIOR GARAGE WALLS AND UNDERSTORY TO RECEIVE WATERPROOFING TREATMENT.



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 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.

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"

IN-SITE DESIGN GROUP
ARCHITECTURE

IN-SITE DESIGN GROUP LLC

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ANNIE K. CARRUTHERS
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STATE OF FLORIDA
ANNIE KARYNA CARRUTHERS
AR97156
REGISTERED ARCHITECT

06/16/2026

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

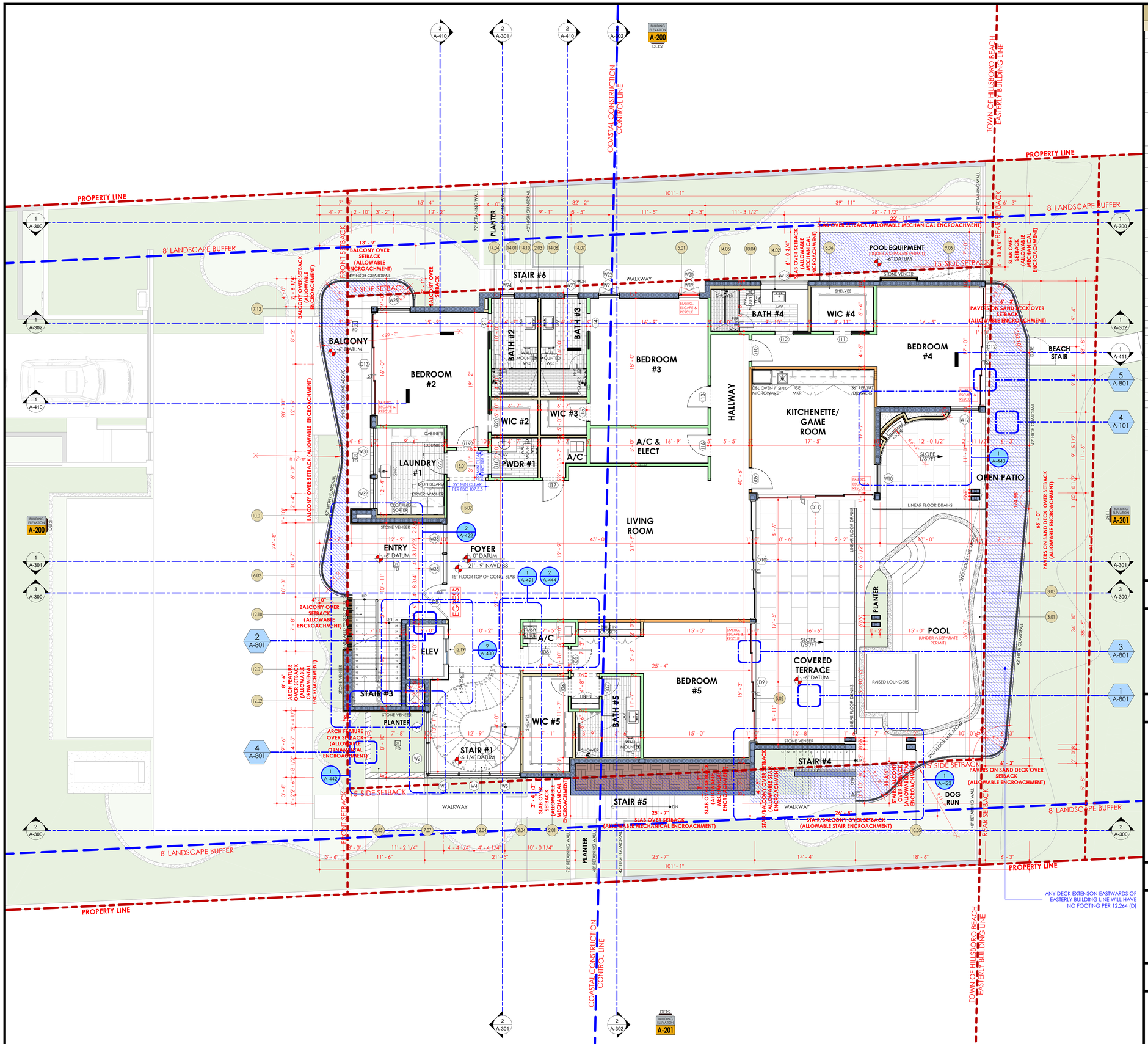
REVISIONS:

#	DATE	DESCRIPTION

DATE OF ISSUE
06/10/2026

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.
2.03	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 STONE CAP WITH MITERED EDGES. 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.
3.03	CONCRETE PAVER/STONE ON COMPACTED FILL AND SAND (REFER TO STRUCTURAL DRAWINGS)
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
7.07	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
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 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.
12.01	36" TO 38" HIGH CONTINUOUS 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 42" HIGH MIRROR (TYP)
14.04	SHOWER CONTROL (TYP) ALL CONTROLS TO BE LOCATED FOR EASY ACCESS FROM SHOWER/BATH ENTRY TYP
14.05	SHOWER HEAD @ MIN 7'-0" FROM F.F. TO C.L. SEE ID DRAWINGS FOR DTLS
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.

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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"

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

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ARCHITECTURE

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PROJECT ADDRESS:
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HILLSBORO BEACH, FL
33062

DISTRIBUTION:

FOR SITE PLAN /DEVELOPMENT REVIEW SUBMITTAL

REVISIONS:

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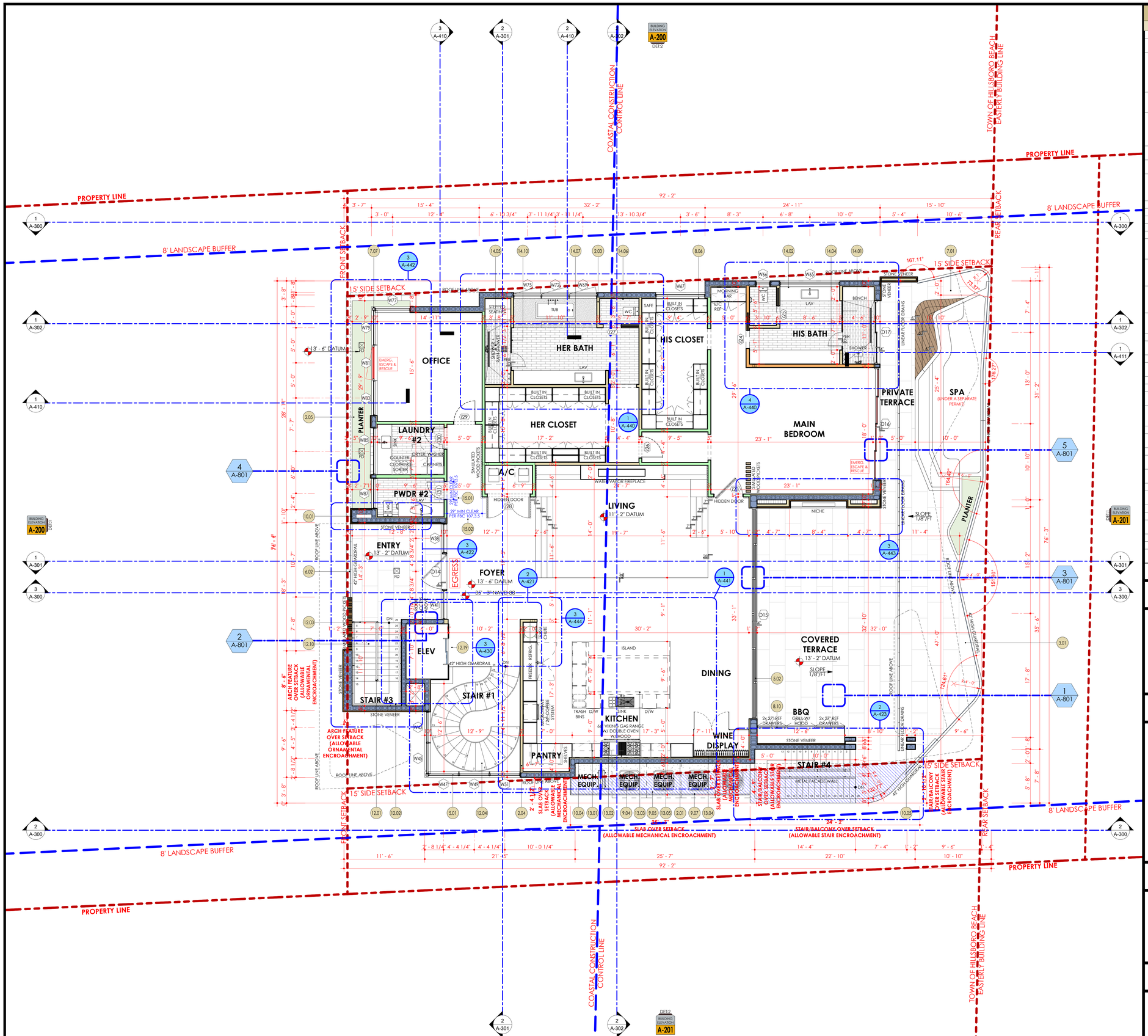
06/10/2026

SHEET NAME
1ST FLOOR PLAN

SHEET NUMBER
A-111



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

PLANS KEYNOTES

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2.05	CBS PLANTER VENEERED WITH STONE AND PROVIDE A STONE CAP WITH MITERED EDGES. 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.
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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
8.10	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 MITERED STONE. SEE FINISH SCHEDULE FOR DETAILS AND OPTIONS. ALL EXTERIOR VENEERS TO COMPLY W/R318.7
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12.02	WALL MOUNTED RAILING INSTALLED SEE DETAILS.
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12.10	FORMED CONCRETE STAIR SEE STRUCTURALS FOR DETAILS
12.19	CONTRACTOR TO COORDINATE 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)
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ARCHITECTURE

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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
06/10/2026

SHEET NAME
2ND FLOOR PLAN

SHEET NUMBER
A-112

ALL DRAINAGE SLOPES AT FLAT ROOF TO BE 1/4" PER FOOT UNLESS OTHERWISE INDICATED
SLOPE TO DRAIN

PROPERTY LINE
8' LANDSCAPE BUFFER
FRONT SETBACK
REAR SETBACK
15' SIDE SETBACK
5' SIDE SETBACK
10' - 9" O.H. OVER SETBACK
4' - 0" O.H. OVER SETBACK
37' - 9 1/4" O.H. OVER SETBACK
COASTAL CONSTRUCTION CONTROL LINE
TOWN OF HILLSBORO BEACH EASTERLY BUILDING LINE

CONCRETE FLAT ROOF
SIKALASTIC ROOFPRO SYSTEM ON POURED IN PLACE CONCRETE DECK WITH MONOLITHICALLY POURED SLOPES TO DRAINS CLOSED CELL INSULATION UNDER CONCRETE DECK. SEE STRUCTURAL DRAWINGS FOR DETAILS
28' - 6" DATUM
50' - 8" NAVD 88

BALCONY
28' - 6" DATUM
32' - 2" DATUM
29' - 2" DATUM
42" HIGH GUARDRAIL
ROOF ACCESS LATTER
TRASH CHUTE VENT
ELEVATOR BELOW
OPEN TO BELOW
BLOCK BELOW
CURB
RD
CONTRACTOR TO VERIFY REQUIRED ELEVATOR OVERRUN PRIOR TO CONSTRUCTION.

BUILDING ELEVATION A-200 DET.2
BUILDING ELEVATION A-201 DET.2
DETAIL 1 A-201
4 A-444
2 A-800

CROWN OF THE ROAD = +3.55' NAVD (COR)
TOP OF FF CONC SLAB = +20'-3" 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 TOP OF ROOF PLAN
SCALE = 3/16" = 1'-0"

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

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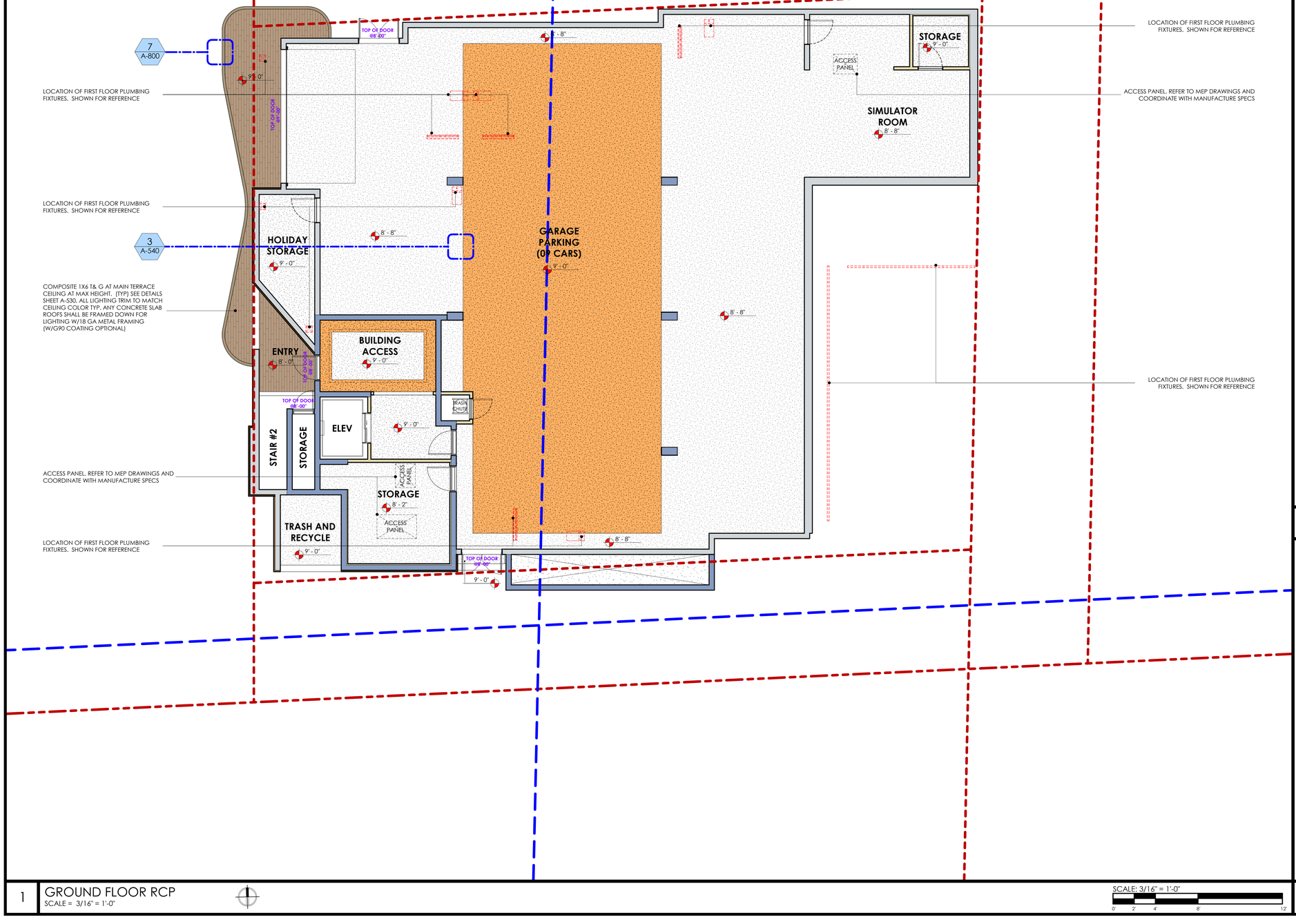
SHEET NAME
ROOF PLAN

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 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

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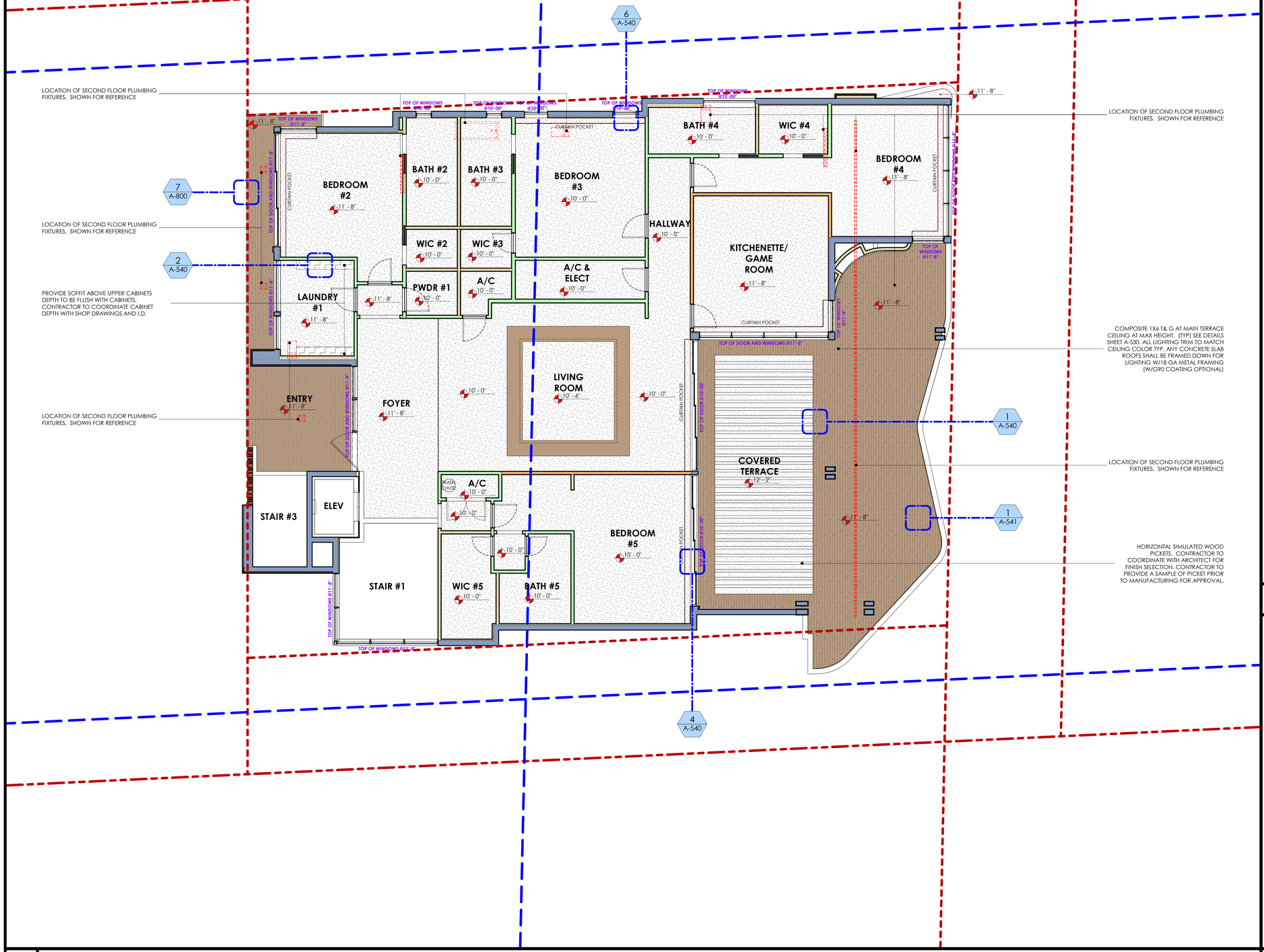
SHEET NAME
GROUND FLOOR RCP

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.


6
A-540
7
A-800
2
A-540
4
A-540
1
A-540
1
A-541
LOCATION OF SECOND FLOOR PLUMBING FIXTURES. SHOWN FOR REFERENCE
LOCATION OF SECOND FLOOR PLUMBING FIXTURES. SHOWN FOR REFERENCE
LOCATION OF SECOND FLOOR PLUMBING FIXTURES. SHOWN FOR REFERENCE
PROVIDE SOFFIT ABOVE UPPER CABINETS DEPTH TO BE FLUSH WITH CABINETS. CONTRACTOR TO COORDINATE CABINET DEPTH WITH SHOP DRAWINGS AND I.D.
LOCATION OF SECOND FLOOR PLUMBING FIXTURES. SHOWN FOR REFERENCE
COMPOSITE 1X6 T& G AT MAIN TERRACE CEILING AT MAX HEIGHT. (TYP) SEE DETAILS SHEET A-530. ALL LIGHTING TRIM TO MATCH CEILING COLOR TYP. ANY CONCRETE SLAB ROOFS SHALL BE FRAMED DOWN FOR LIGHTING W/18 GA METAL FRAMING (W/G90 COATING OPTIONAL)
LOCATION OF SECOND FLOOR PLUMBING FIXTURES. SHOWN FOR REFERENCE
HORIZONTAL SIMULATED WOOD PICKETS. CONTRACTOR TO COORDINATE WITH ARCHITECT FOR FINISH SELECTION. CONTRACTOR TO PROVIDE A SAMPLE OF PICKET PRIOR TO MANUFACTURING FOR APPROVAL.
BEDROOM #2
BATH #2
BATH #3
BEDROOM #3
BATH #4
WIC #4
BEDROOM #4
HALLWAY
WIC #2
WIC #3
PWDR #1
A/C
A/C & ELECT
LAUNDRY #1
KITCHENETTE/ GAME ROOM
LIVING ROOM
ENTRY
FOYER
STAIR #3
ELEV
A/C
STAIR #1
WIC #5
BATH #5
BEDROOM #5
COVERED TERRACE
CURTAIN POCKET
TOP OF WINDOWS @11'-8"
TOP OF WINDOWS @10'-00"
TOP OF DOOR AND WINDOWS @11'-8"
TOP OF WINDOWS @11'-4"
TOP OF WINDOWS @11'-0"
TOP OF WINDOWS @9'-4"
TOP OF WINDOWS @9'-0"
TOP OF WINDOWS @11'-0"
TOP OF WINDOWS @9'-4"
TOP OF WINDOWS @11'-8

CHECK INTERIOR DESIGN PROJECT FOR CEILING DIMENSIONS AND DETAILS

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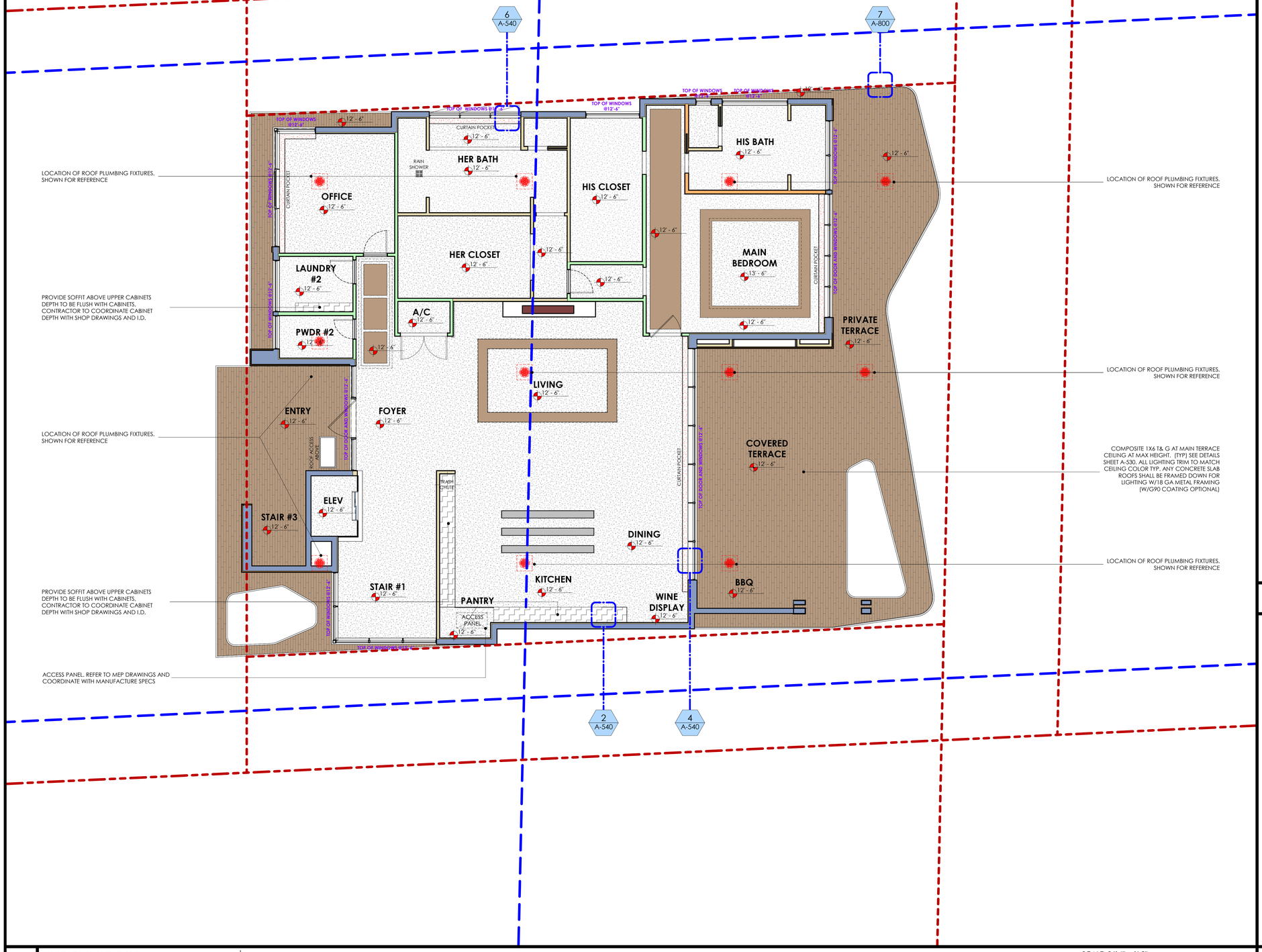

1 2ND FLOOR RCP
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COFFER WOOD PANEL

METALIC RECESSED COVE WITH LIT

3 CEILING LEGEND

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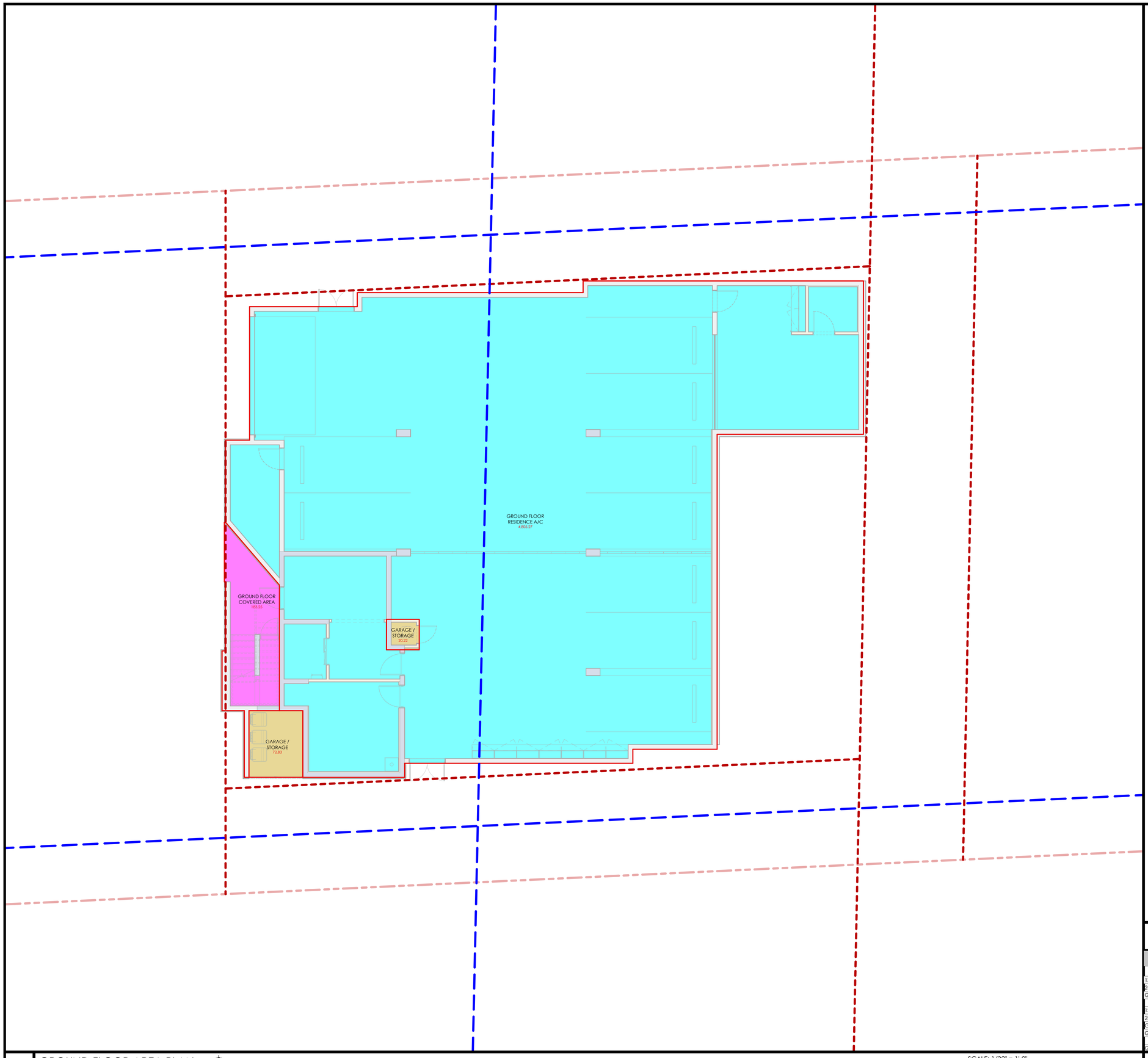
SHEET NAME
2ND FLOOR RCP

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

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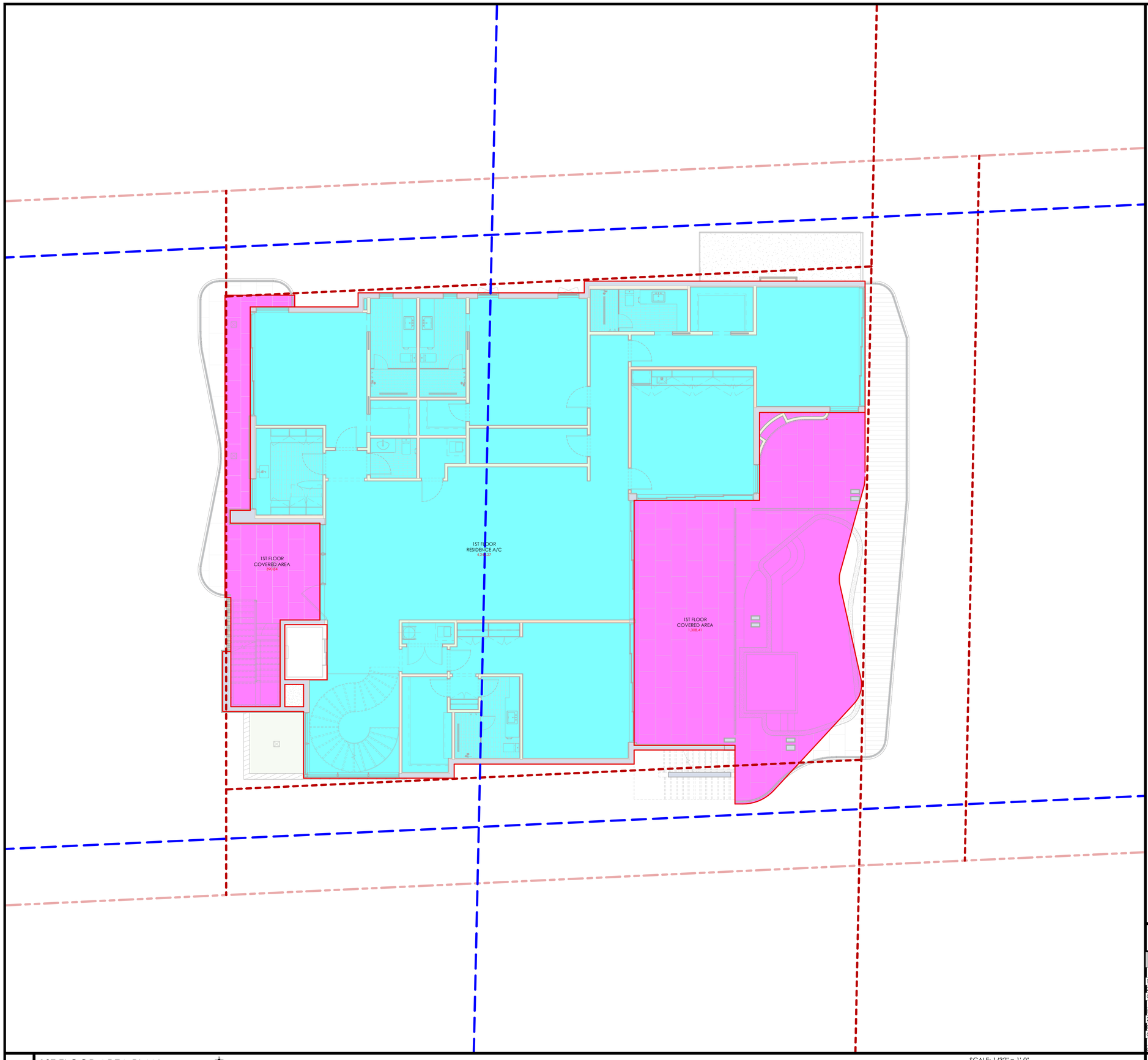
SHEET NAME
GROUND FLOOR AREA PLAN

SHEET NUMBER
A-131



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

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

1ST FLOOR A/C SPACE

COVERED TERRACE 1ST FLOOR

2 AREAS LEGEND

HILLSBORO RESIDENCE - SQ FT CALCULATION

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3 SQUARE FOOTAGE

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ARCHITECT

STATE OF FLORIDA
ANNIE KARYNA CARRUTHERS
AR97156
REGISTERED ARCHITECT

06/16/2026

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

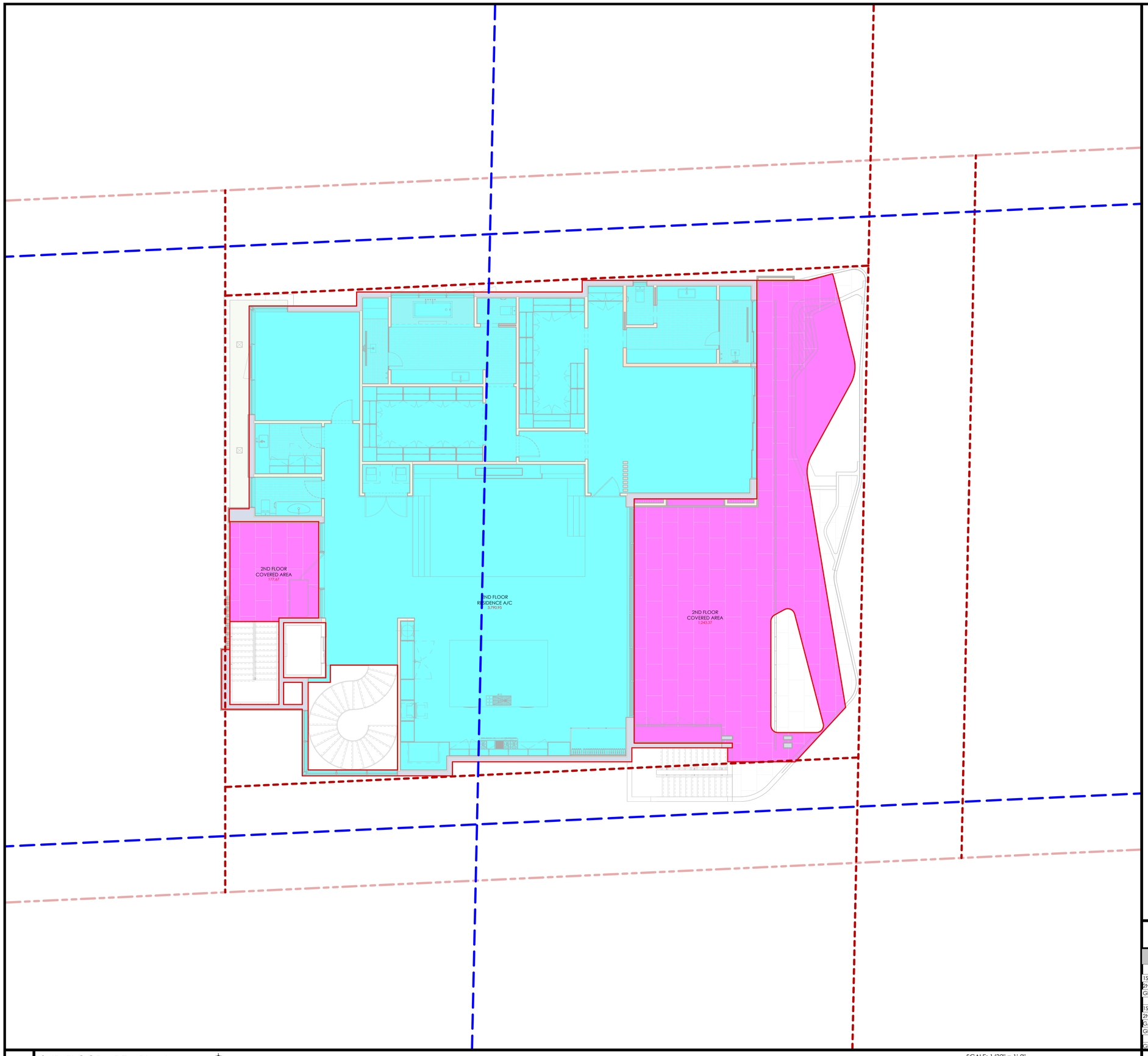
REVISIONS:

#	DATE	DESCRIPTION

DATE OF ISSUE
06/10/2026

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
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

IN-SITE DESIGN GROUP LLC

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

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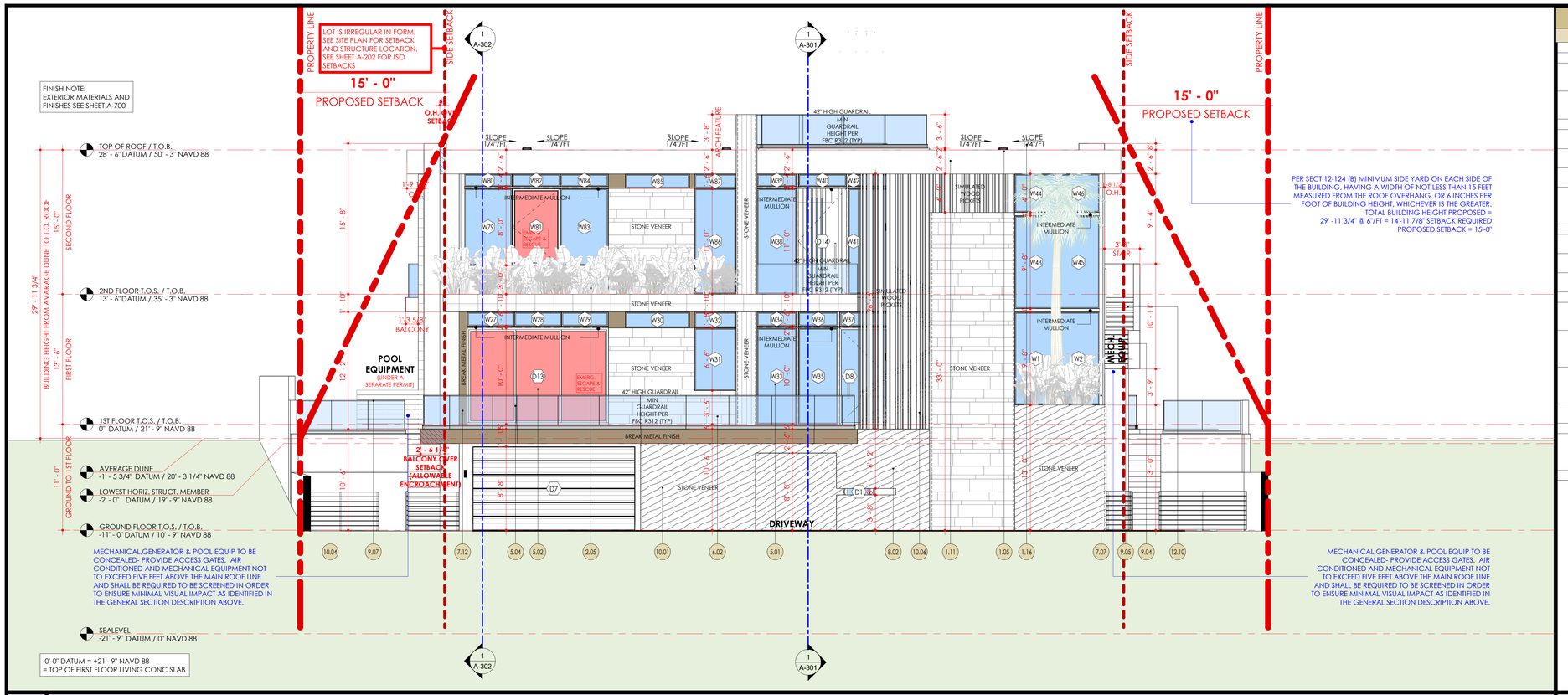
SHEET NAME
2ND FLOOR AREA PLAN

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
2.05	CBS PLANTER VENEERED WITH STONE AND PROVIDE A STONE CAP WITH MITERED EDGES. 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.
3.03	CONCRETE PAVER/STONE ON COMPACTED FILL AND SAND (REFER TO STRUCTURAL DRAWINGS)
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 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
7.07	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 DREAWINGS 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 ELEVAITON PLUS ONE FOOT - ALL EQUIPMENT TO BE SCREENED FROM VIEW.
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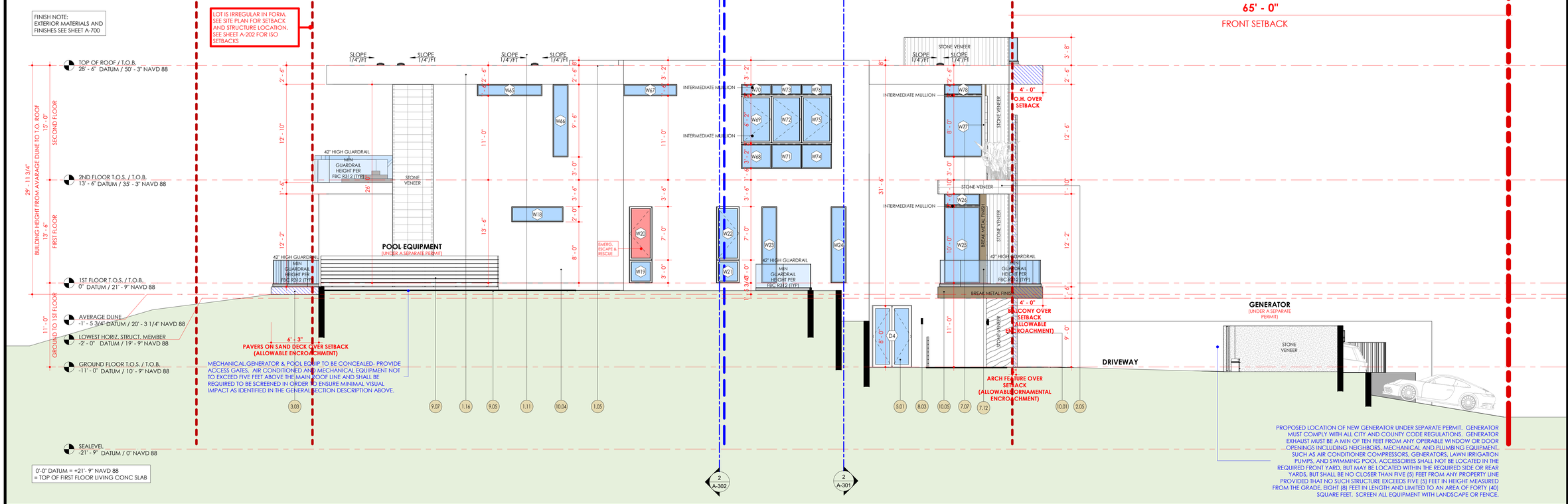
10.04	5/8" SMOOTH STUCCO FINISH ON CONC BLOCK, COLUMN OR BEAM. PRIMED AND PAINTED. ARCHITECT TO SELECT COLOR. STUCCO SHALL BE INSTALLED AS PER ASTM C926 STANDARD EXCLUDING TABLE 4 (TYP)
10.05	DECORATIVE BREAK METAL OVER COLUMN OR WALL TO MATCH WINDOW FRAMES.
10.06	ALUMINUM OR SIMULATED WOOD PICKETS. 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



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

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

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HILLSBORO BEACH, FL
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SHEET NAME
ELEVATIONS

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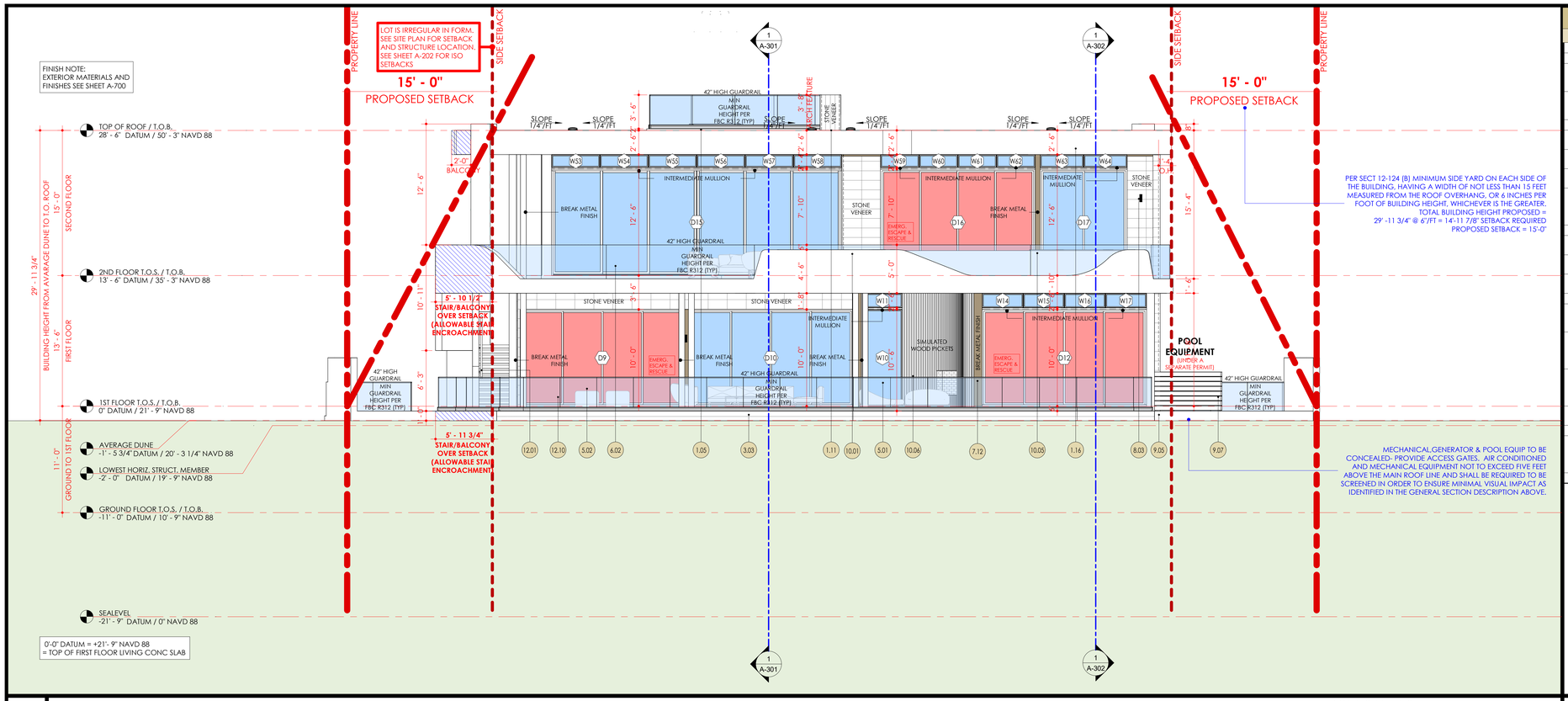
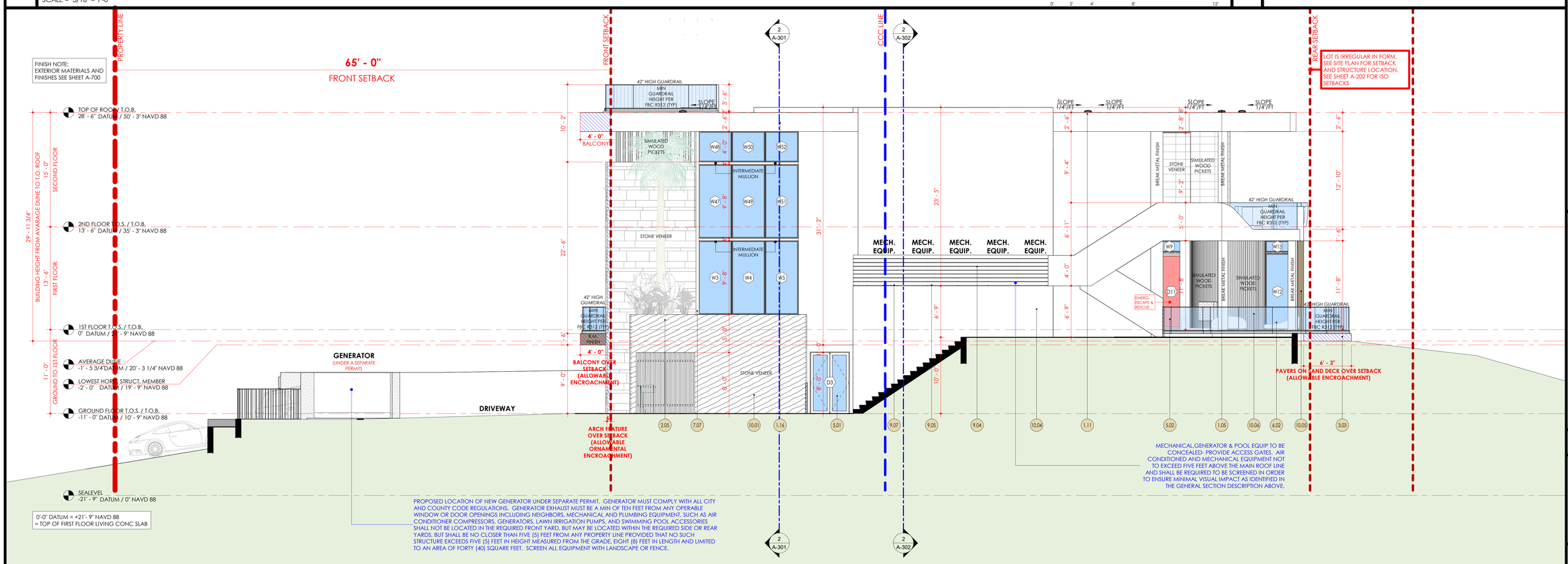
A-200



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'

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3 ELEVATION KEYS NOTES

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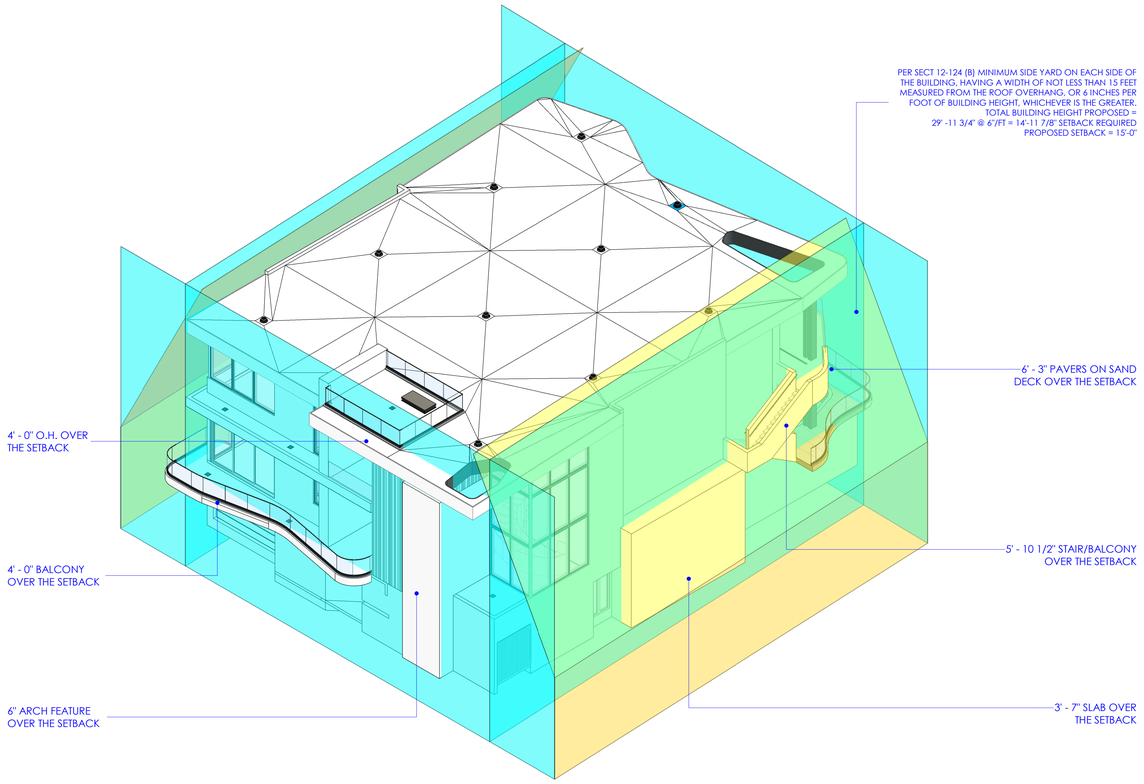
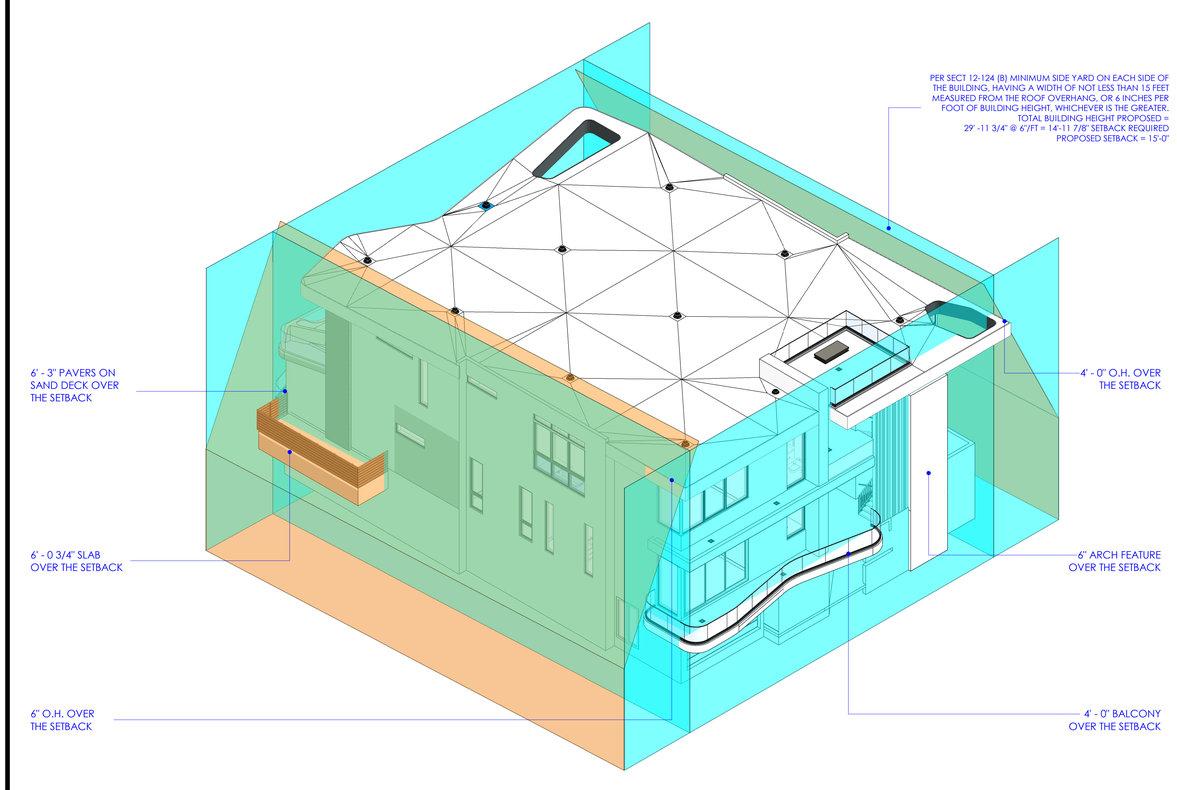
SHEET NAME
ELEVATIONS

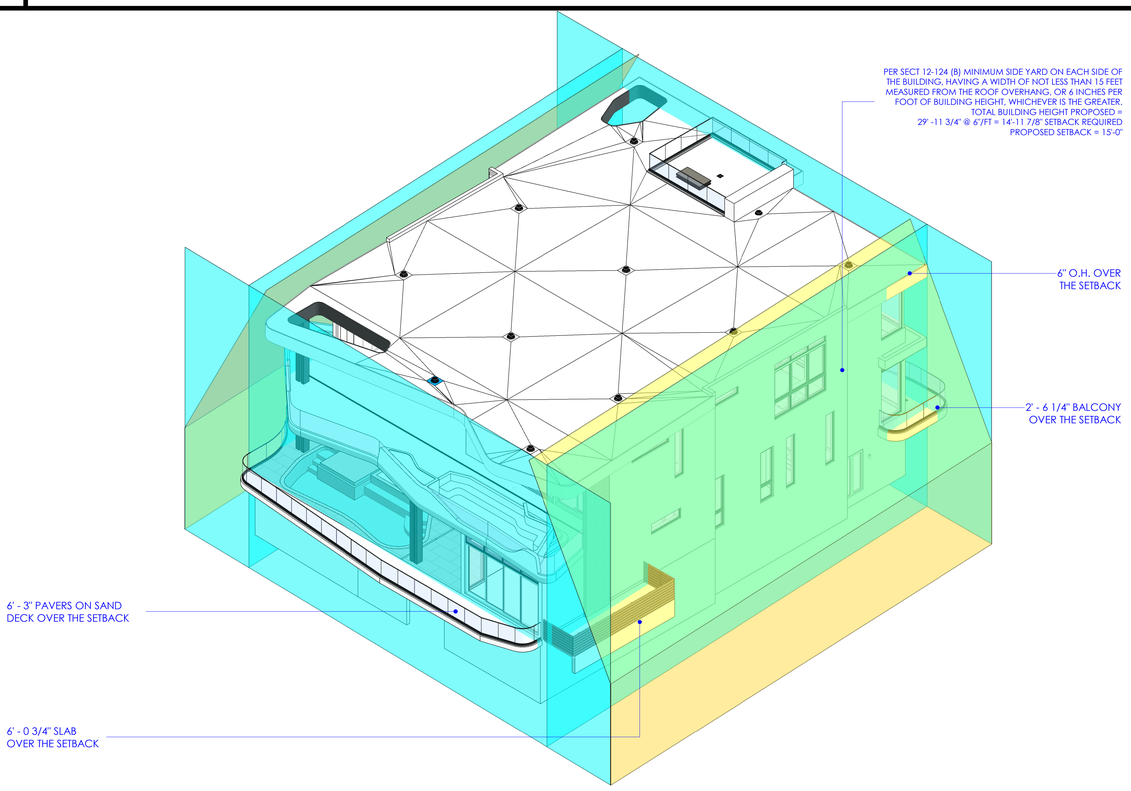
SHEET NUMBER
A-201



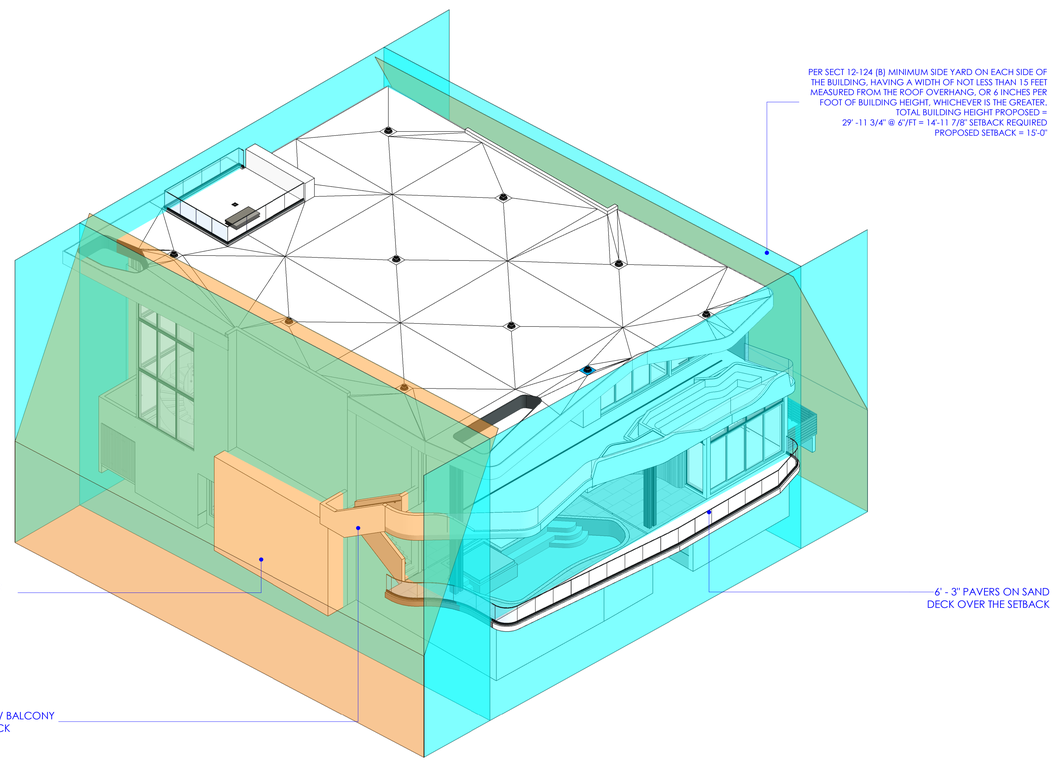
1 SIDE SETBACK - FRONT RIGHT
NOT TO SCALE



2 SIDE SETBACK - FRONT LEFT
NOT TO SCALE



3 SIDE SETBACK - REAR LEFT
NOT TO SCALE



4 SIDE SETBACK - REAR RIGHT
NOT TO SCALE

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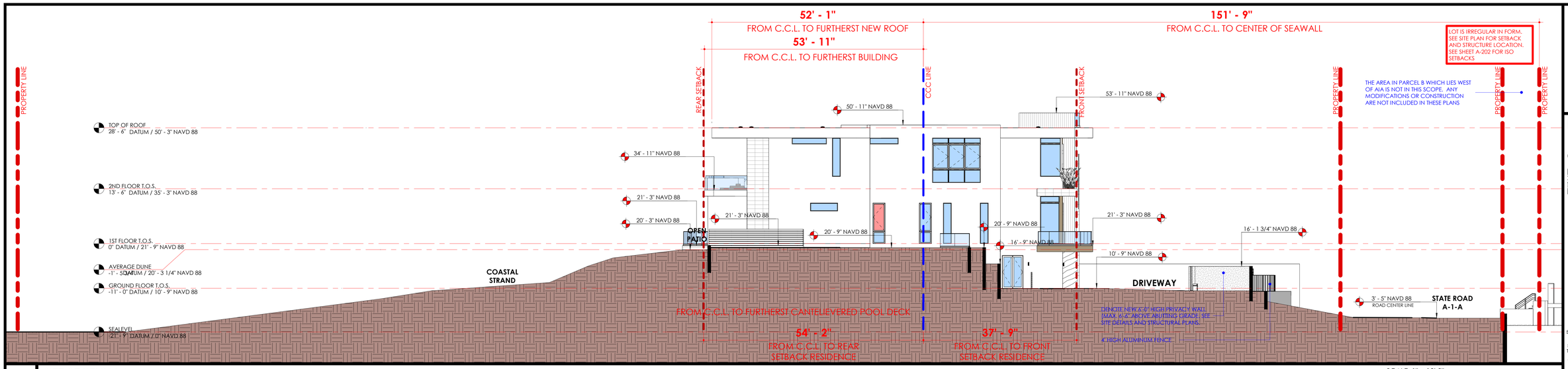
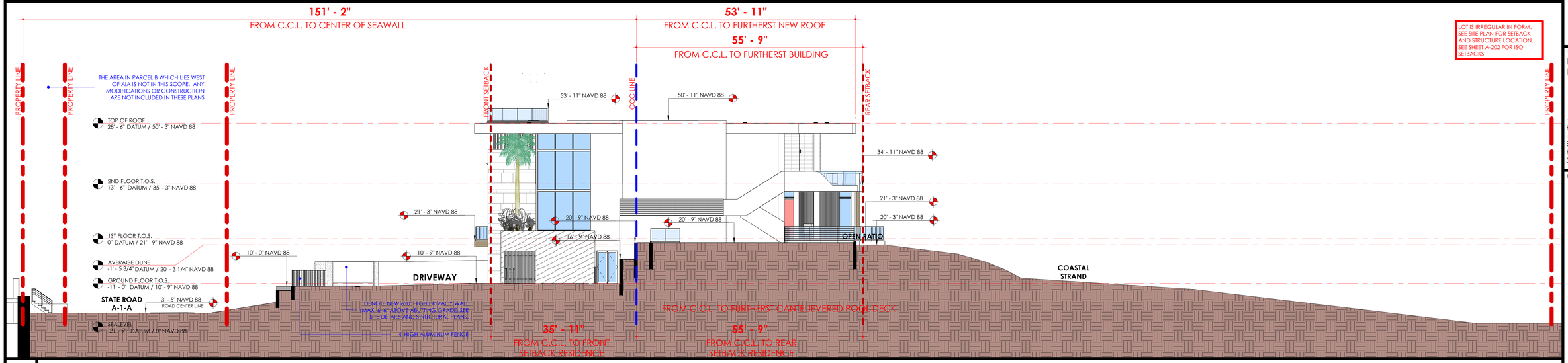
SHEET NAME
SIDE SETBACKS

SHEET NUMBER
A-202



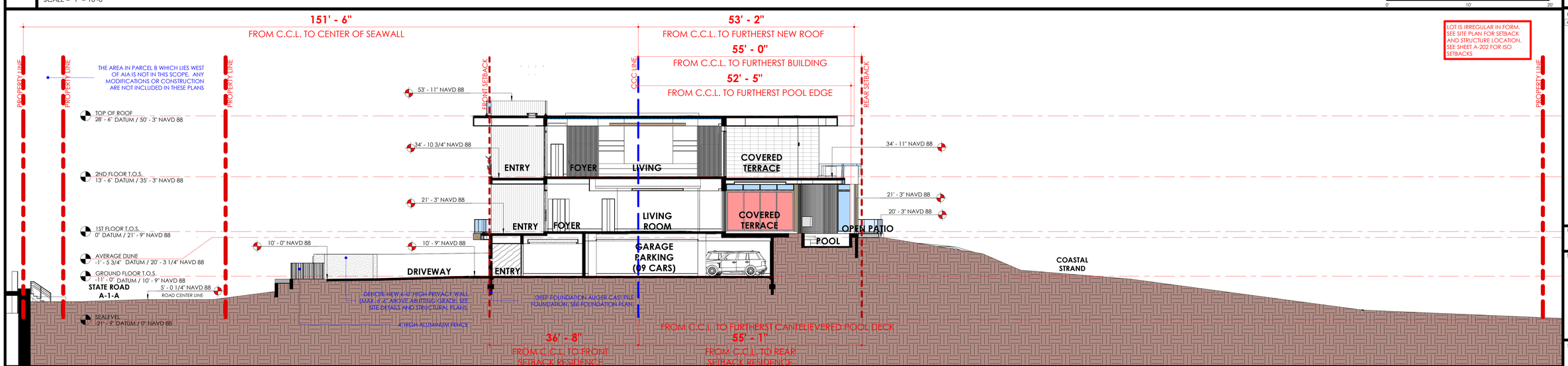
1 SITE SECTION A
SCALE = 1" = 10'-0"

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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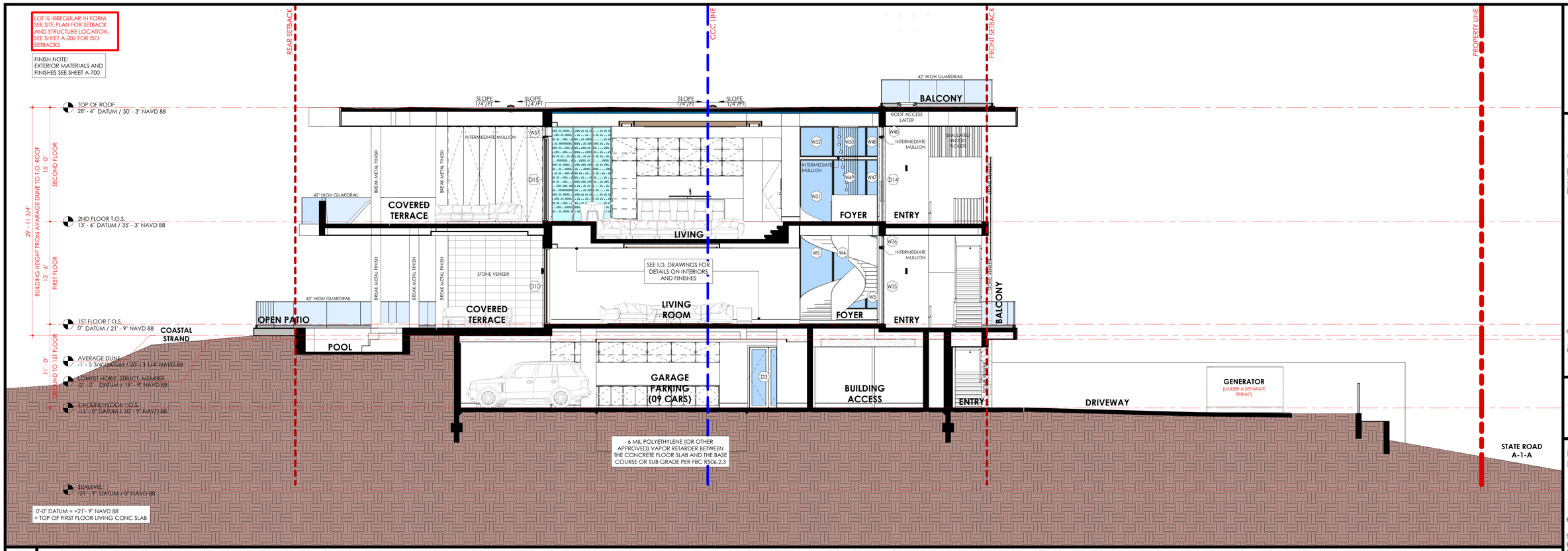
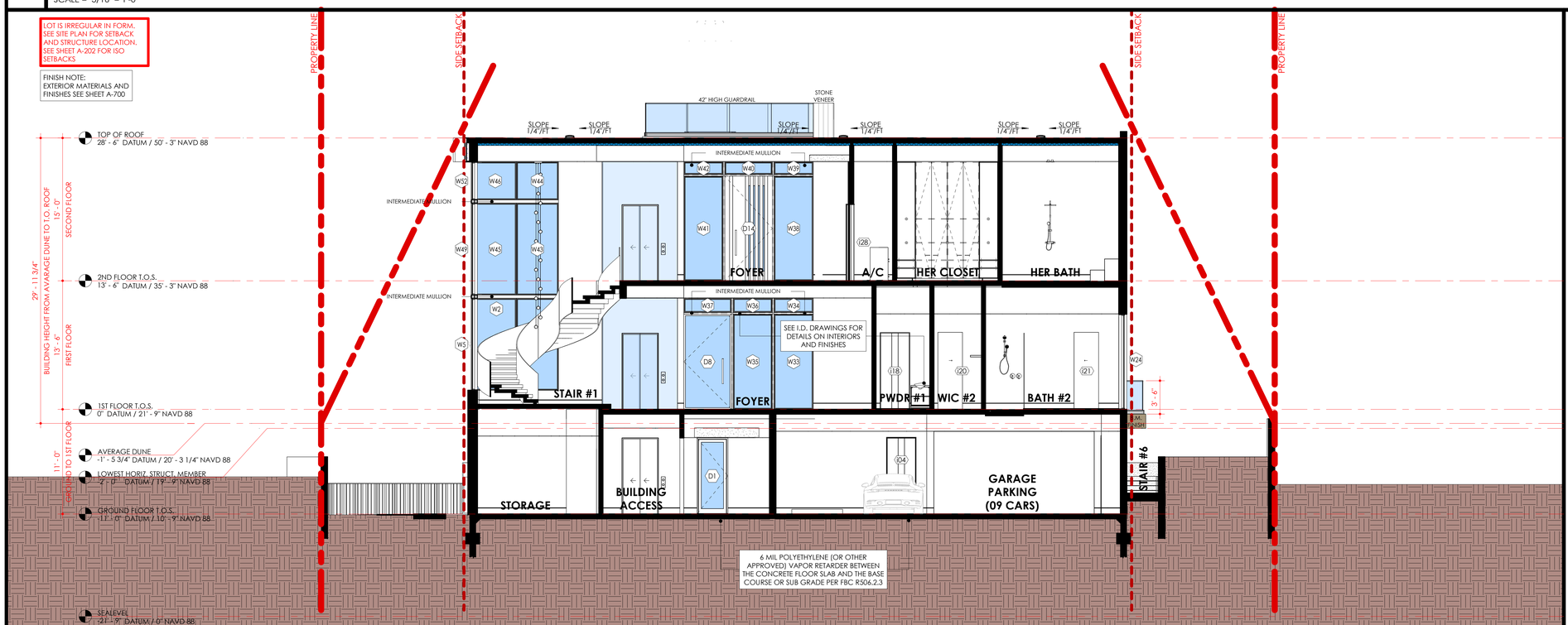
SHEET NAME
SITE SECTIONS

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'

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.

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

STATE OF FLORIDA
ANNIE KARYNA CARRUTHERS
AR97156
REGISTERED ARCHITECT

06/16/2026

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

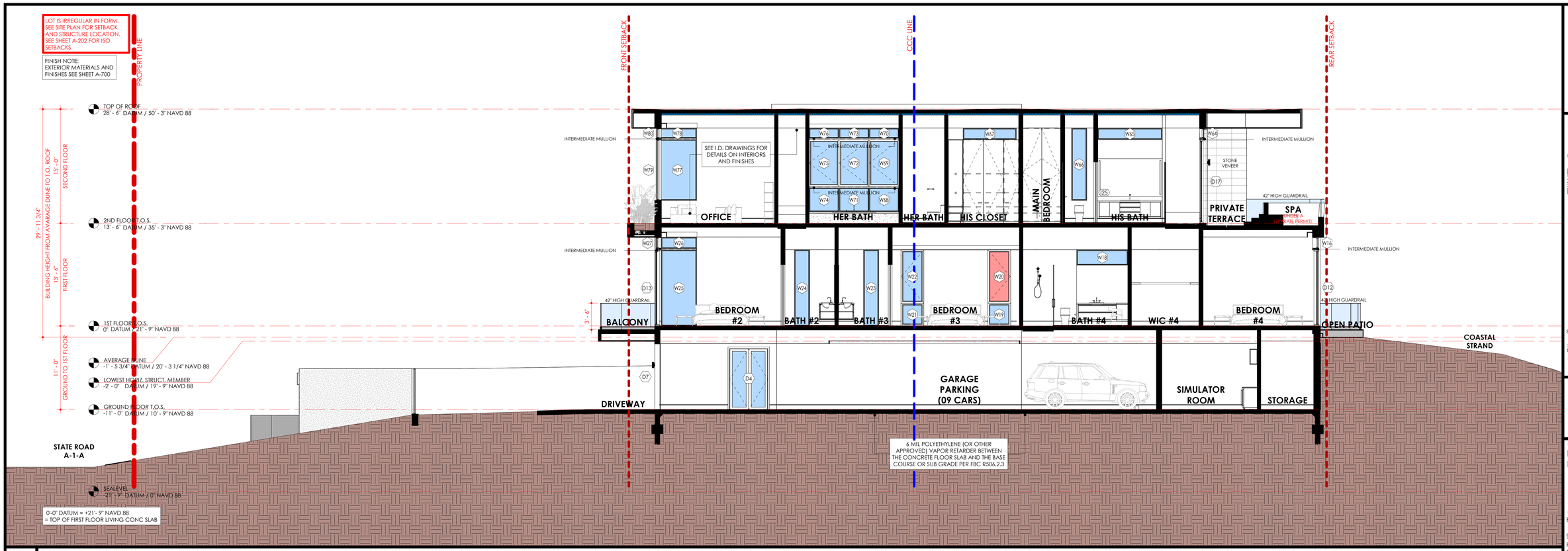
REVISIONS:

#	DATE	DESCRIPTION

DATE OF ISSUE
06/10/2026

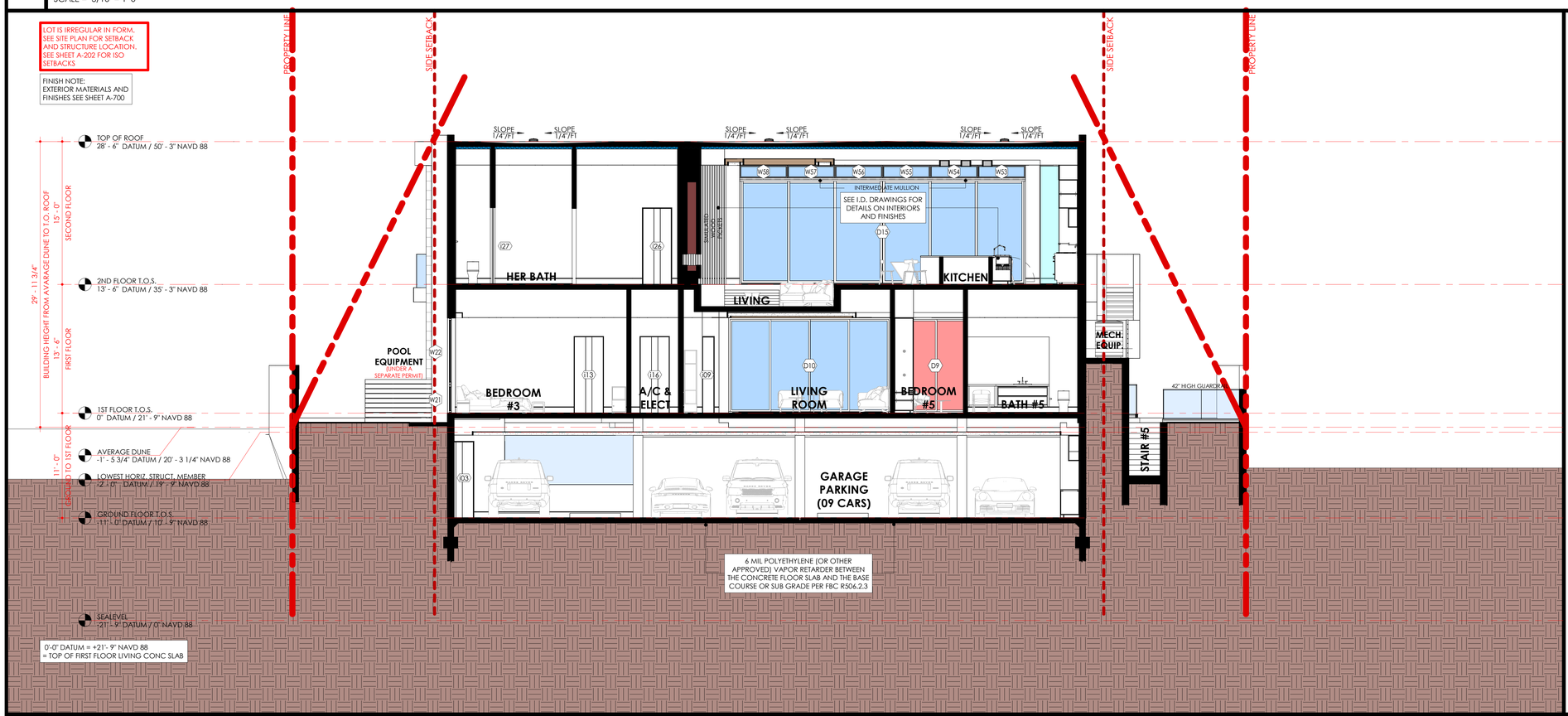
SHEET NAME
BLDG SECTIONS

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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3 INSULATION NOTES

IN-SITE DESIGN GROUP
ARCHITECTURE

IN-SITE DESIGN GROUP LLC
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STATE OF FLORIDA
ANNIE KARYNA CARRUTHERS
AR97156
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06/16/2026
SEAL
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PROJECT ADDRESS:
971 HILLSBORO MILE
HILLSBORO BEACH, FL
33062

DISTRIBUTION:

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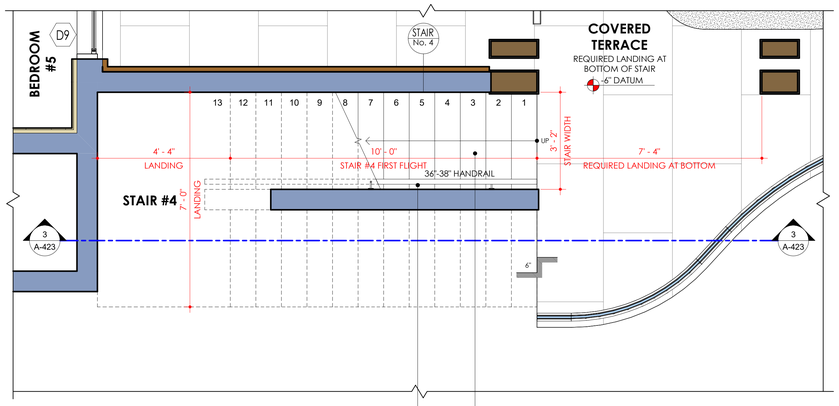
06/10/2026

SHEET NAME
BLDG SECTIONS

SHEET NUMBER
A-302



34"-38" HANDRAIL TO COMPLY W/SECT R311.7 OF THE 2023 F.B.C RESIDENTIAL (TYP ALL HANDRAILS) SEE DTLS SHT A-420. WITH SPACING TO COMPLY W/ SECTION R311.7 OF THE 2023 FBC RESIDENTIAL. PICKETS/SPACING TO REJECT A 4" DIA OBJECT (TYP) HANDRAIL MUST RETURN TO WALL OR RETURN TO FLOOR W/NEWEL POSTS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT. NEW STAIR RAILING TO BE SELECTED BY OWNER. SEE STAIR SCHDEULE FOR DETAILS.STAIRS TO COMPLY W/ FBC R311 MIN 36" STAIR WIDTH AND CLEARANCE MUST BE MAINTAINED (TYP)

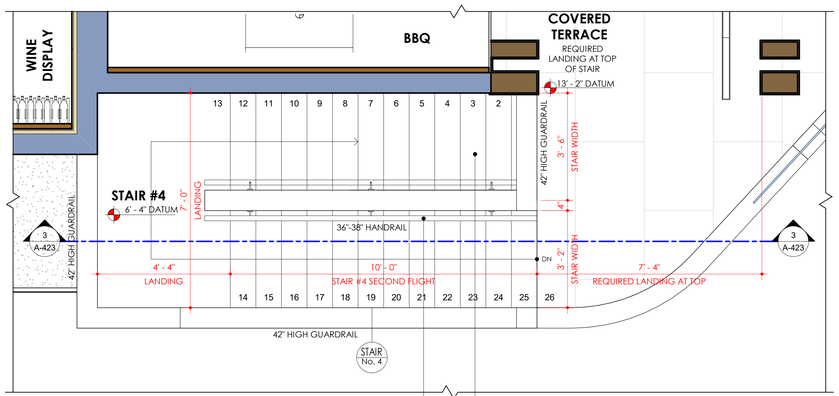
STAIR SHALL COMPLY W/ R302.7 UNDER STAIR PROTECTION IF APPLICABLE. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS. UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH TYPE-X 1/2" GYPSUM BOARD. A LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF STAIRS

1 STAIR #4 - FIRST FLOOR FLOOR PLAN

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

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

0' 1' 2' 4'



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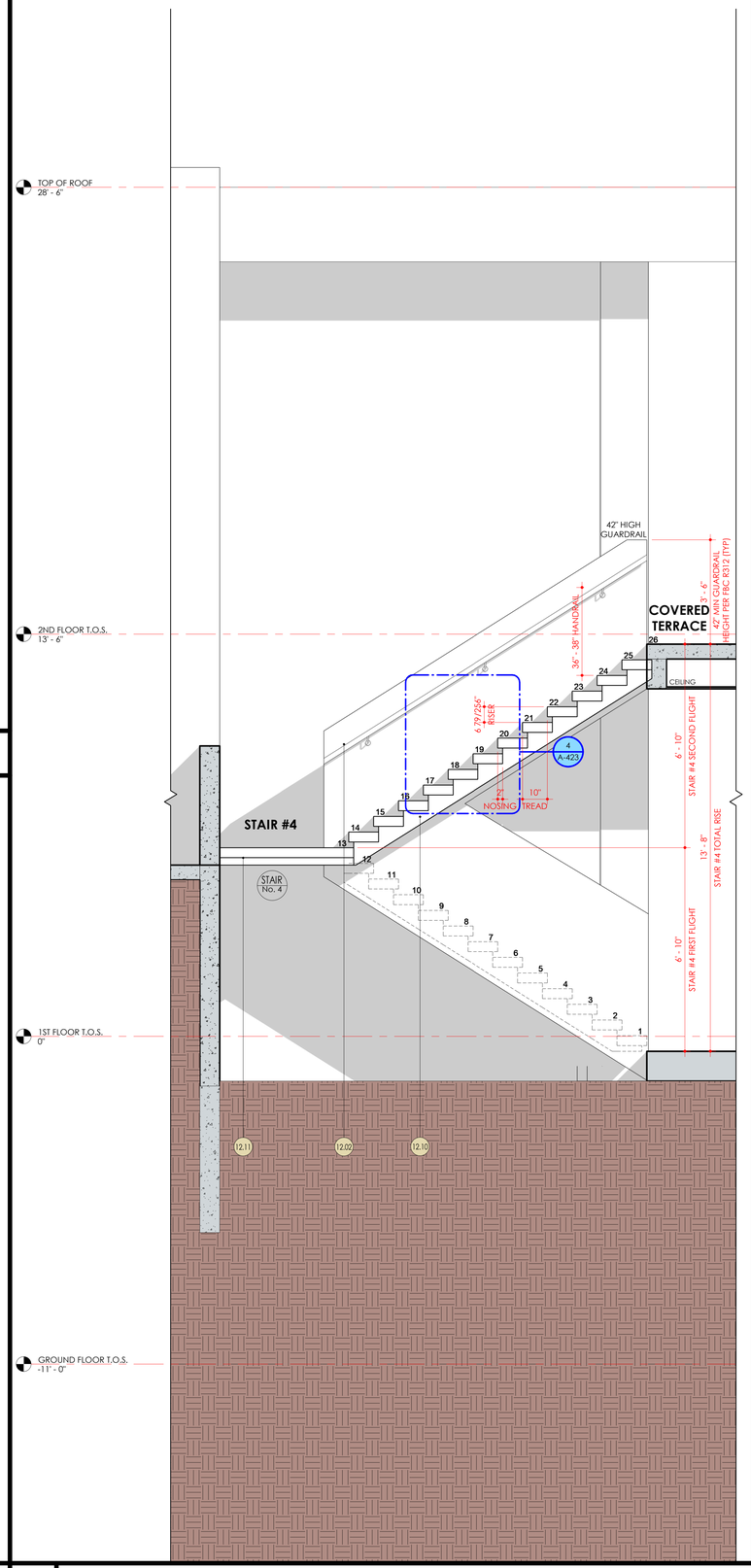
STAIR SHALL COMPLY W/ R302.7 UNDER STAIR PROTECTION IF APPLICABLE. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS. UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH TYPE-X 1/2" GYPSUM BOARD. A LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF STAIRS

2 STAIR #4 - SECOND FLOOR PLAN

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

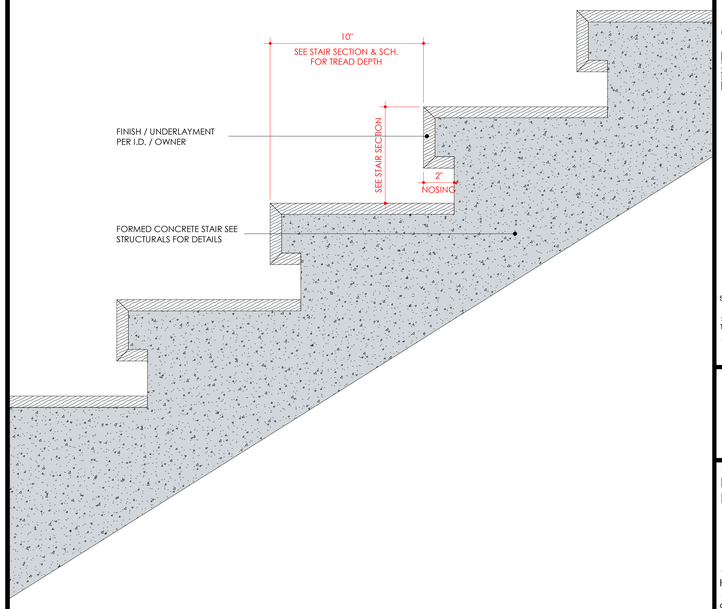
SCALE: 1/2" = 1'-0"

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
ARCHITECTURE

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1546 JACKSON STREET
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AA26001758
954 921-5333

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AR97156
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06/16/2026
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HILLSBORO BEACH, FL
33062

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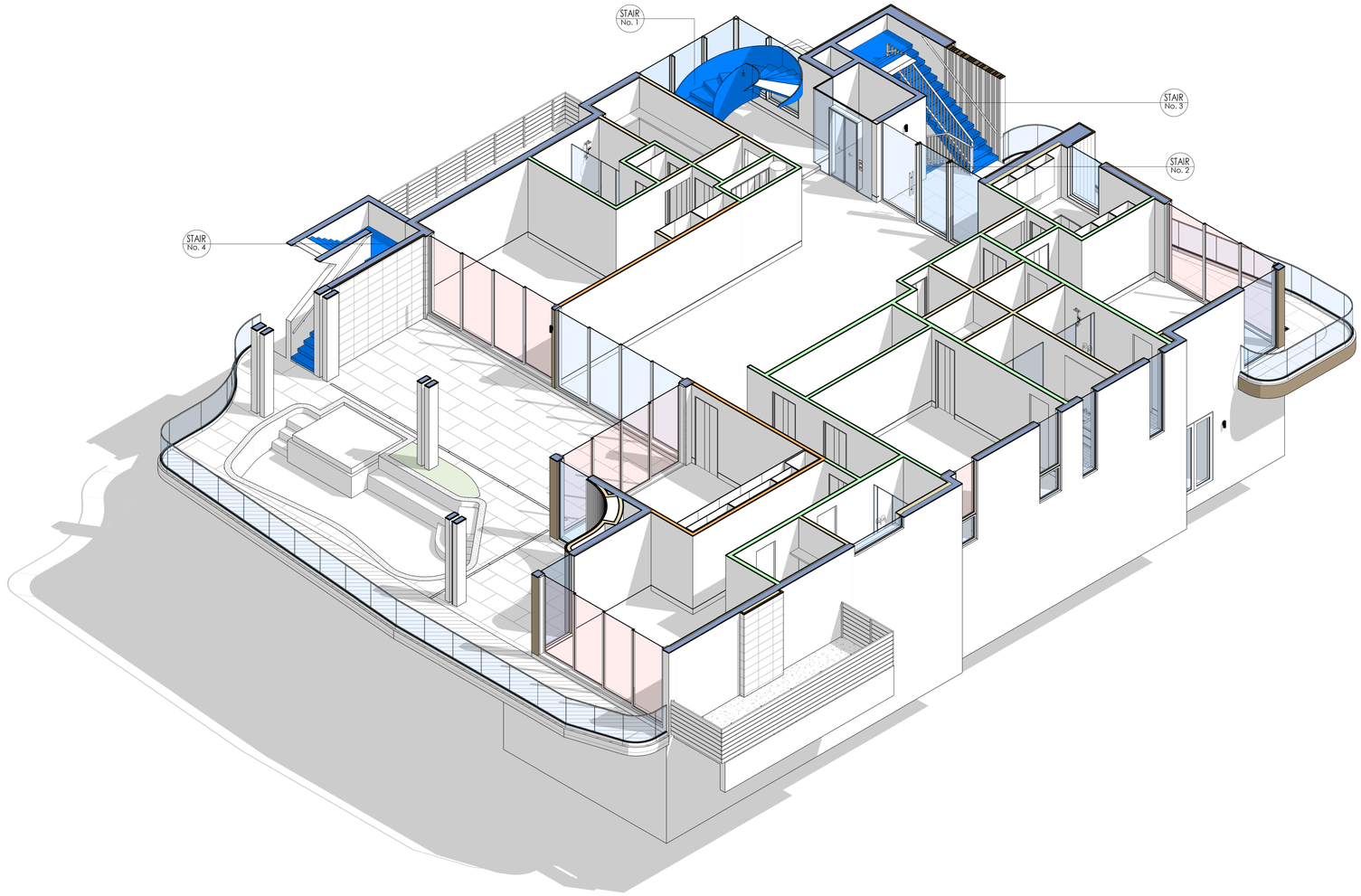
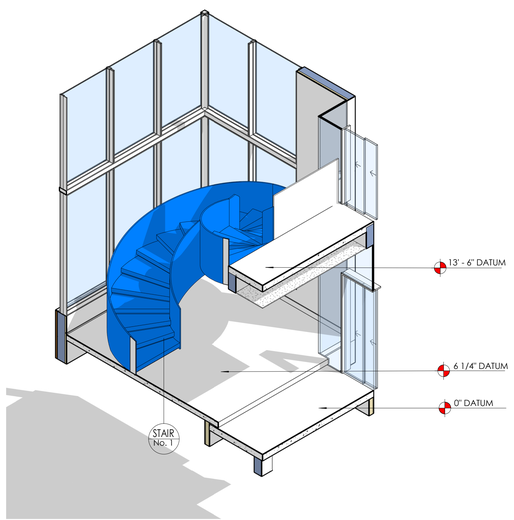
06/10/2026

SHEET NAME
STAIR #4-5 DETAILS

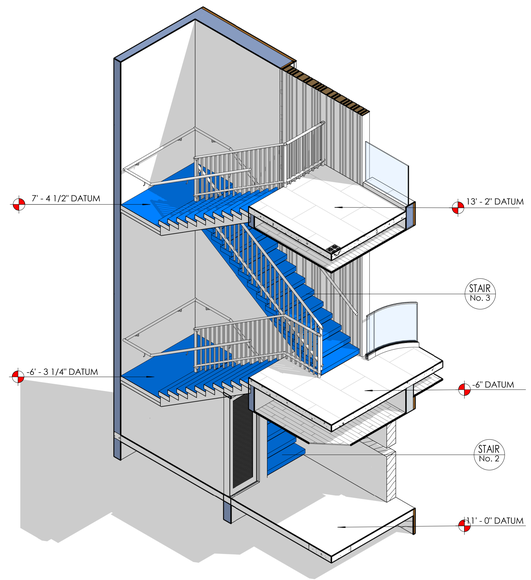
SHEET NUMBER
A-423



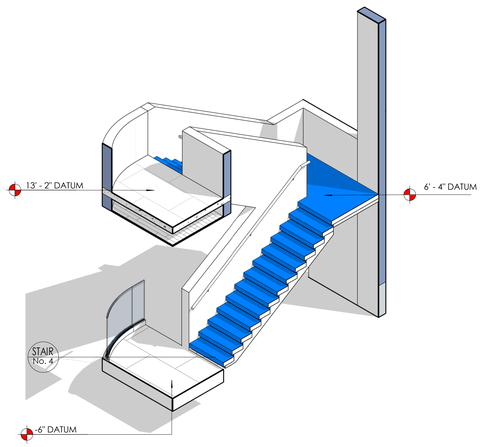
1 STAIRS LOCATION
NOT TO SCALE



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
ARCHITECTURE

IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
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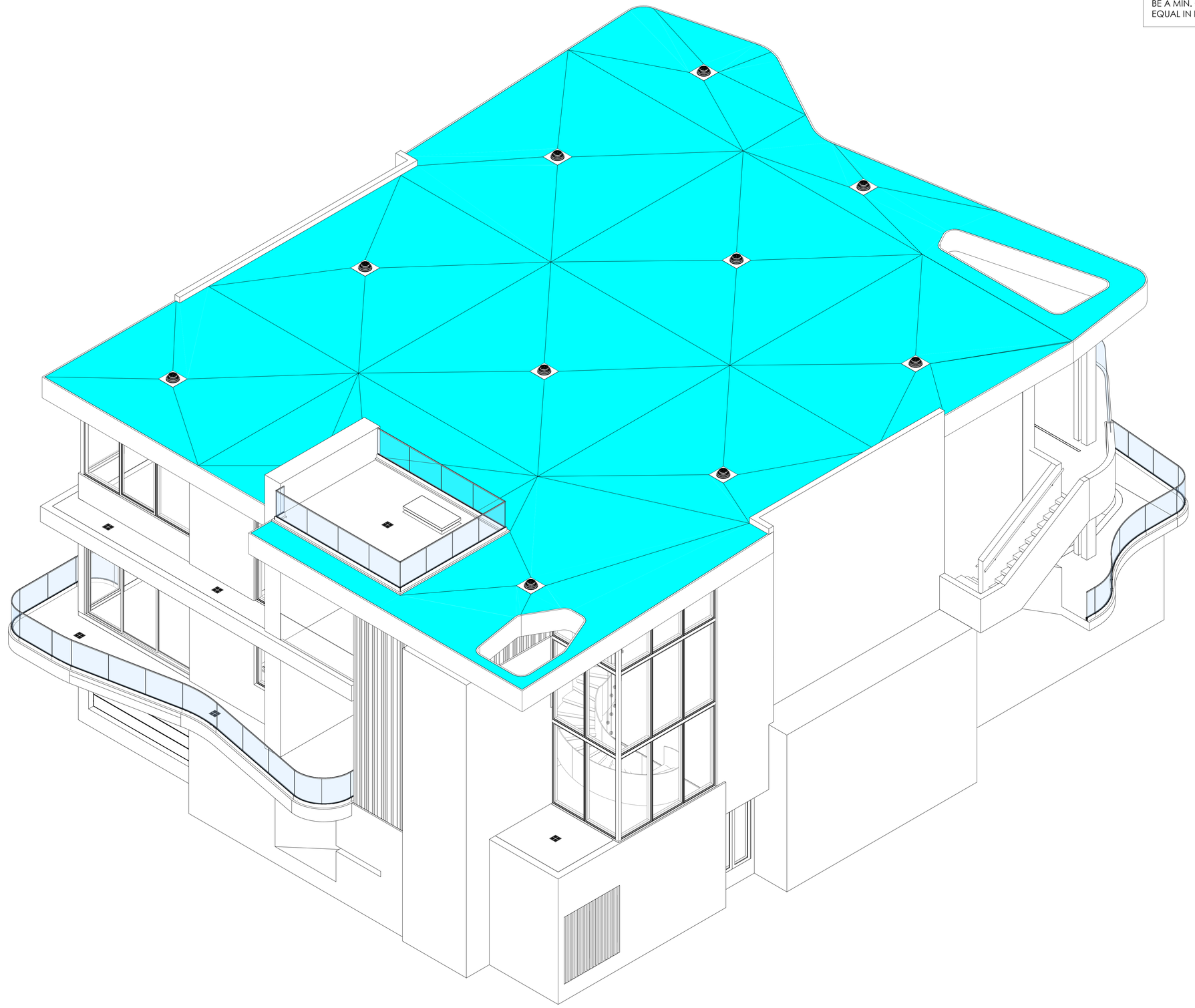
SHEET NAME
STAIR LOCATION AND ISO

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
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SHEET NAME
ROOF ISO

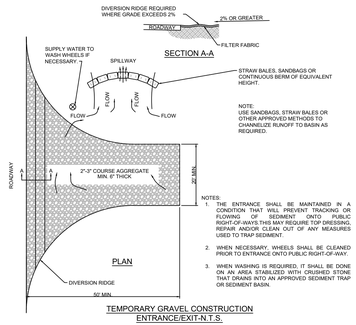
SHEET NUMBER
A-900

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

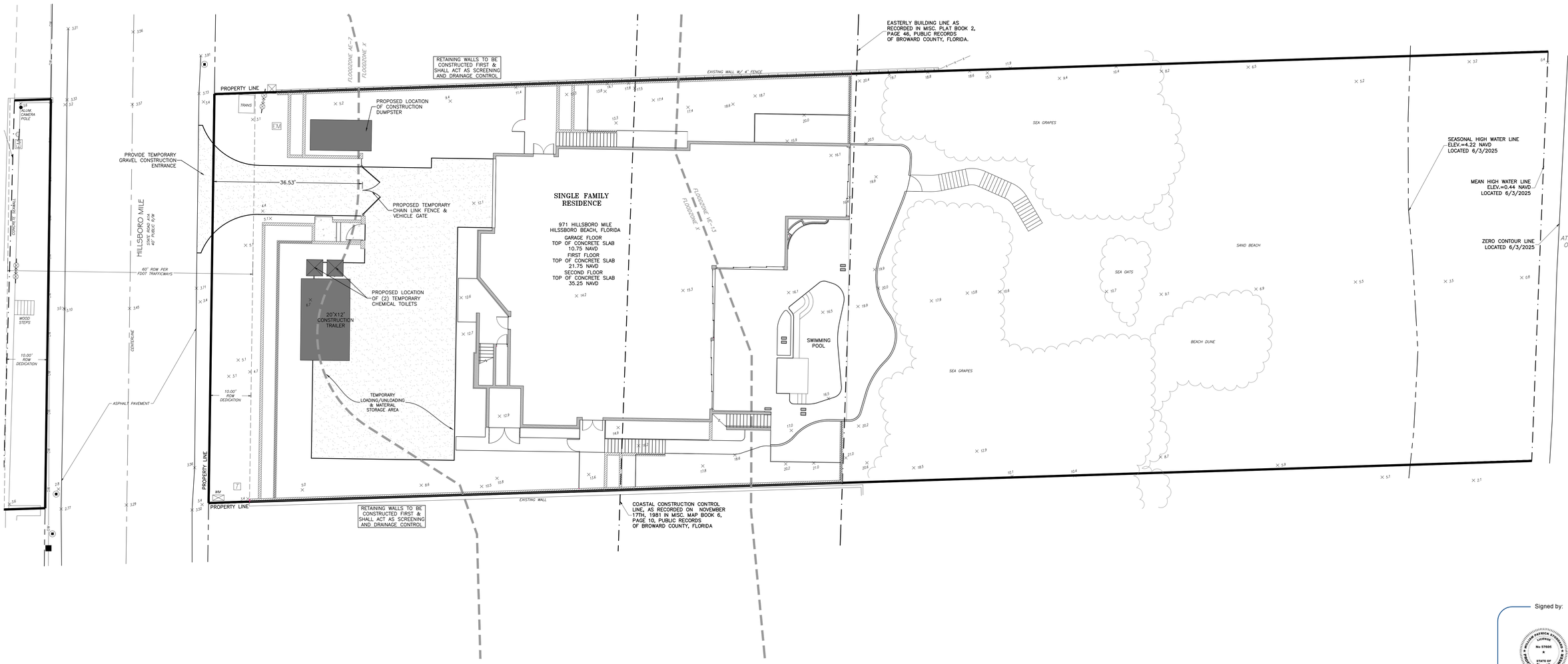
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

× 0.00 NAVD ELEVATION



Signed by:

DATE	REVISION	MARK

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

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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

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

CONSTRUCTION SITE MANAGEMENT PLAN

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

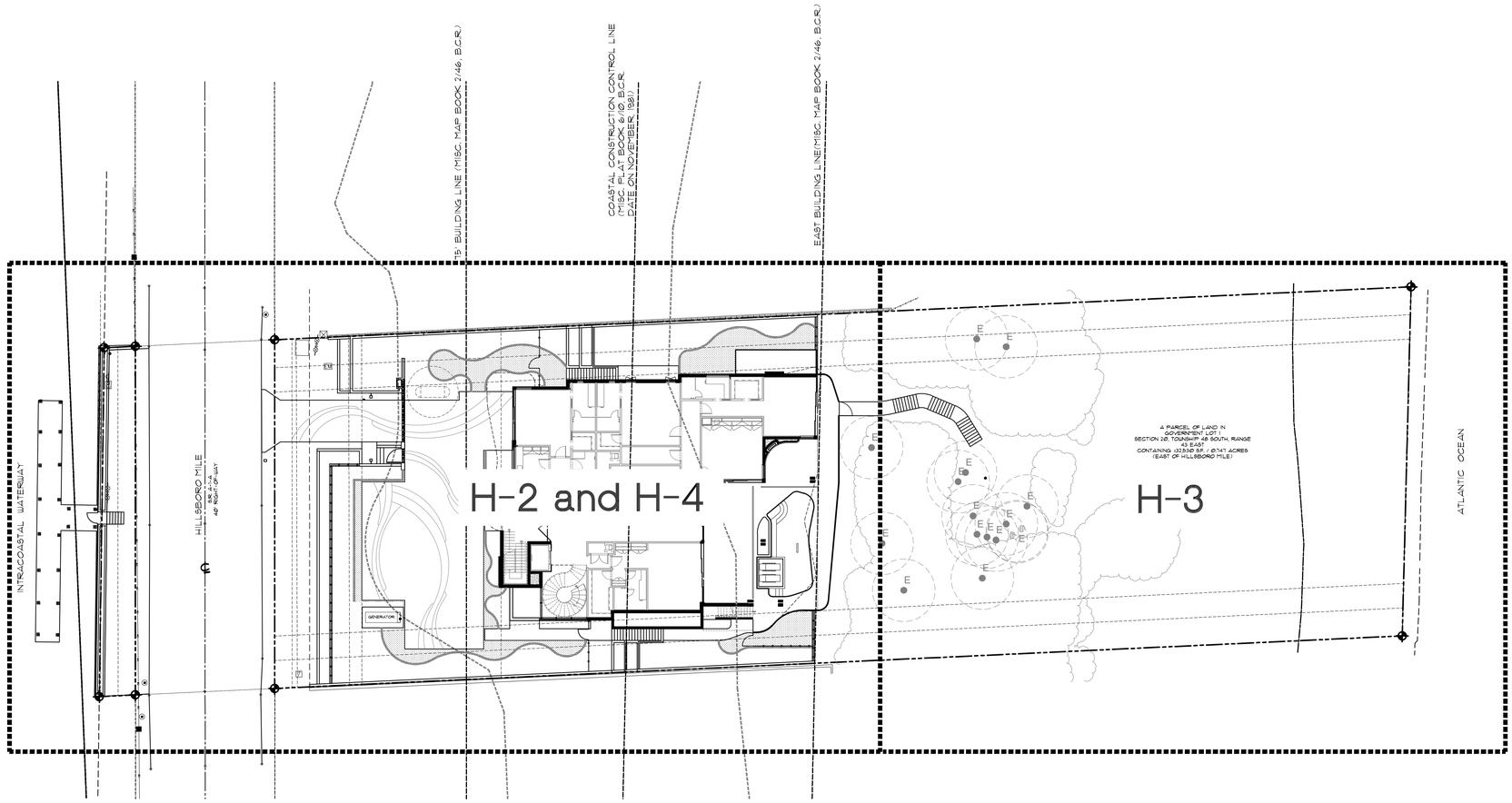
DATE: 4/13/2026

SHEET
CONST

PROJECT NO.
25-068

DocuSigned by:
William Stoddard
0F7A57CA9D3345A...

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



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Hillsboro Beach Residence

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

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

Krent L Wieland
2026.06.23
15:32:03 -04'00'

2026@623-Issued City Submission
2026@424-Issued City Submission
2026@402-Issued to Team
2026@303-Issued to Team
2026@226-Client Review
2026@130-Issued to Team
2025123-Issued to Team
2025118-Client Review
2025121-Client Review
2025125-Issued FDEP Submission
2025116?1-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

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POOLS BARRIERS AND GATES
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0 8 16 24 32 40
SCALE 1" = 16' 0"

NORTH

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.
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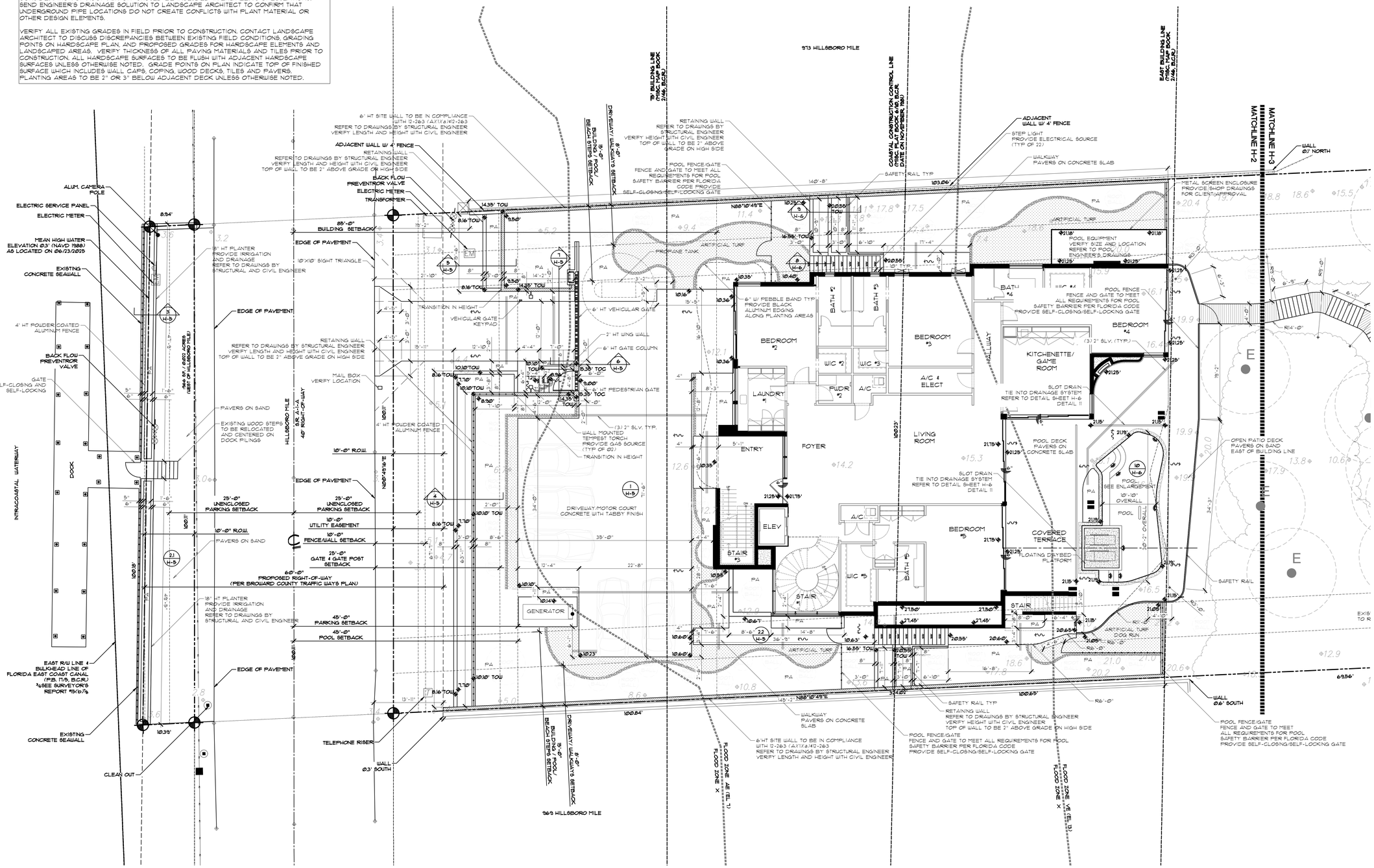

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0 4 8 12 16 20
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Hillsboro Beach Residence

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

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

Krent L Wieland
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15:32:47 -04'00'

20260623-Issued City Submission
20260424-Issued City Submission
20260402-Issued to Team
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20260226-Client Review
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20251223-Issued to Team
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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 LAYOUT PLAN

SHEET:
H-2.1

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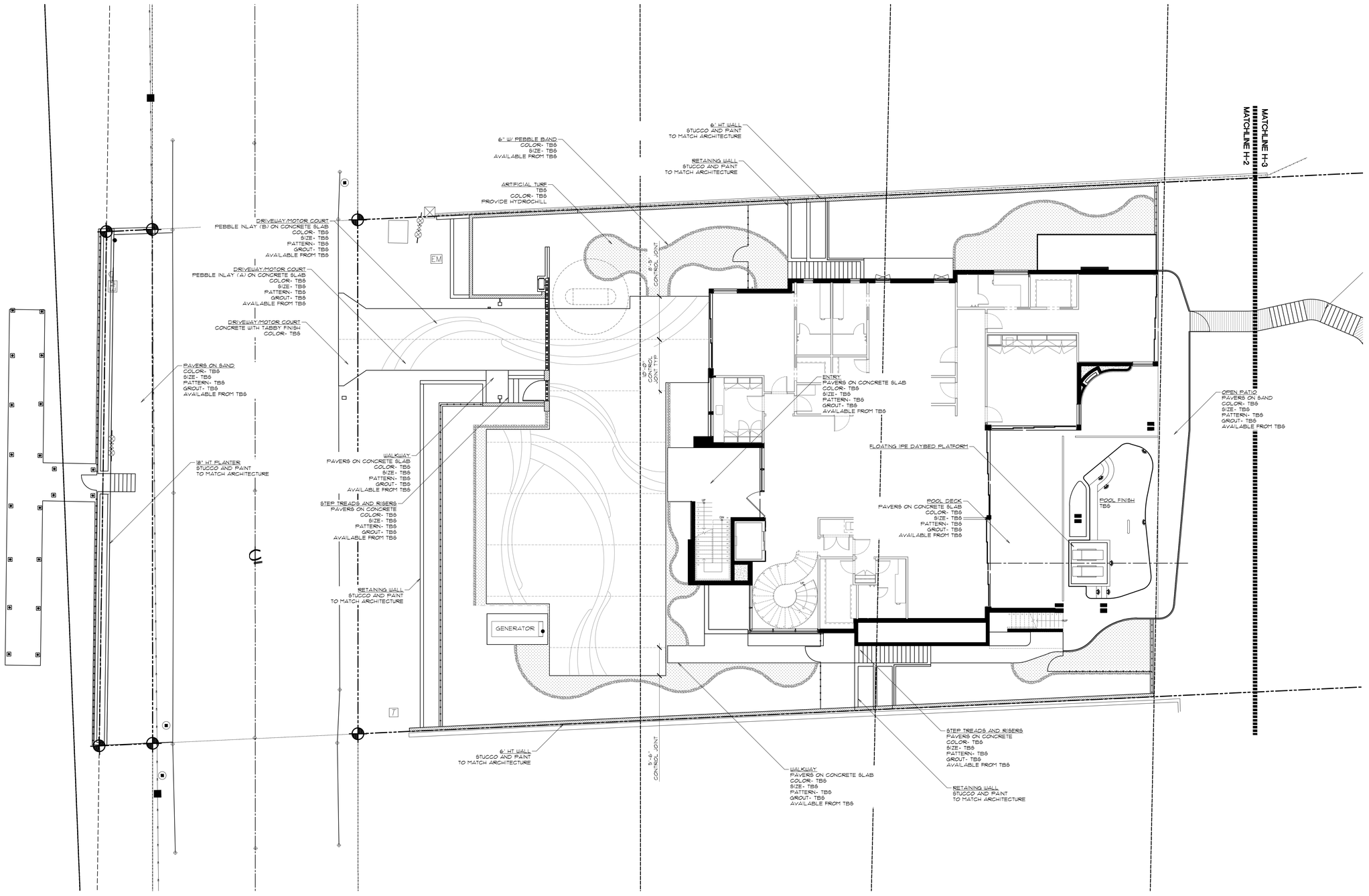

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2026.04.24-Issued City Submission
2026.04.02-Issued to Team
2026.03.03-Issued to Team
2026.02.26-Client Review
2026.01.30-Issued to Team
2025.12.23-Issued to Team
2025.12.18-Client Review
2025.12.11-Client Review
2025.11.25-Issued FDEP Submission
2025.10.31-Issued 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

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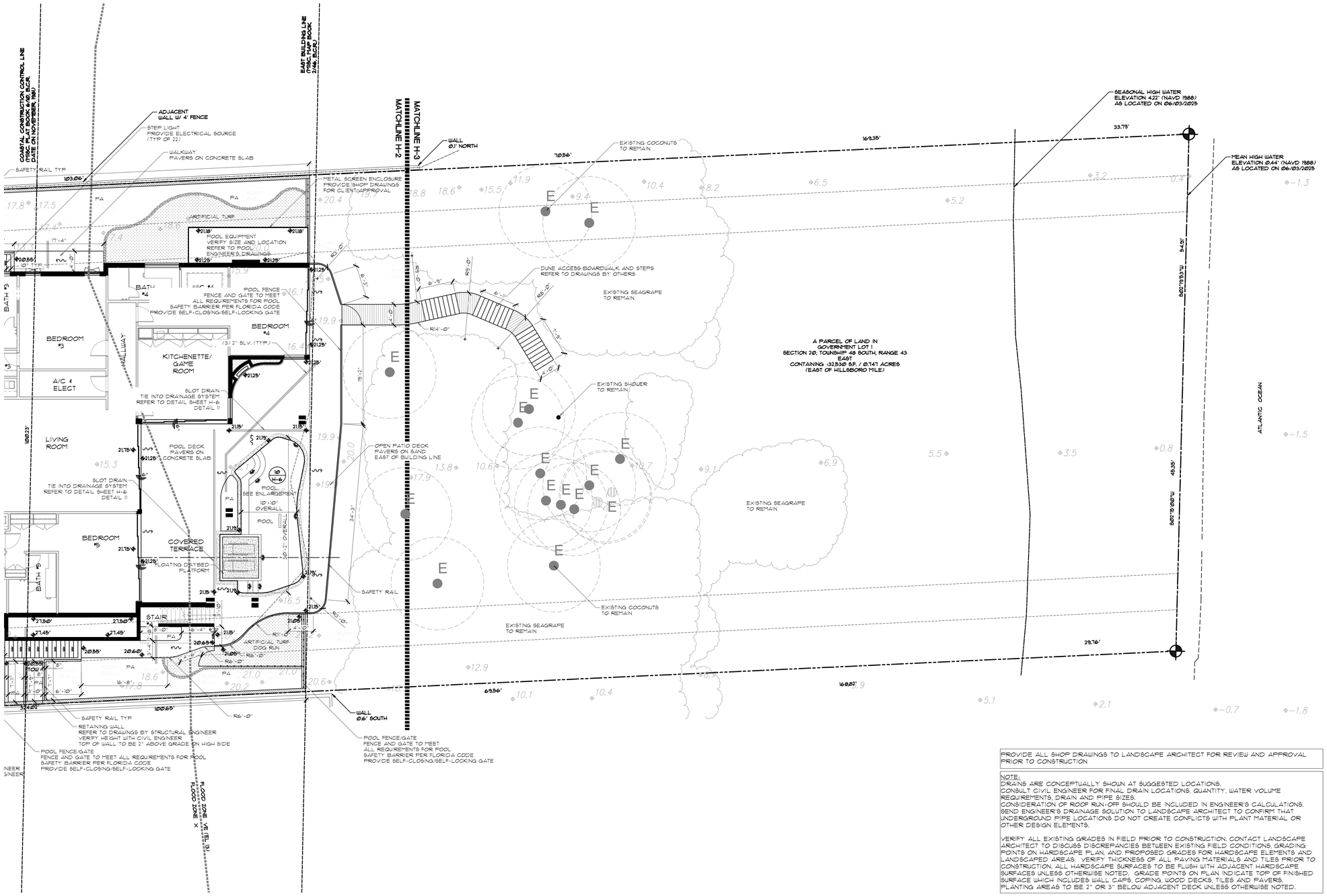

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0 4 8 12 16 20
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Hillsboro Beach Residence

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

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

Krent L Wieland
2026.06.23
15:33:48 -04'00'

20260623-Issued City Submission
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20260226-Client Review
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20251223-Issued to Team
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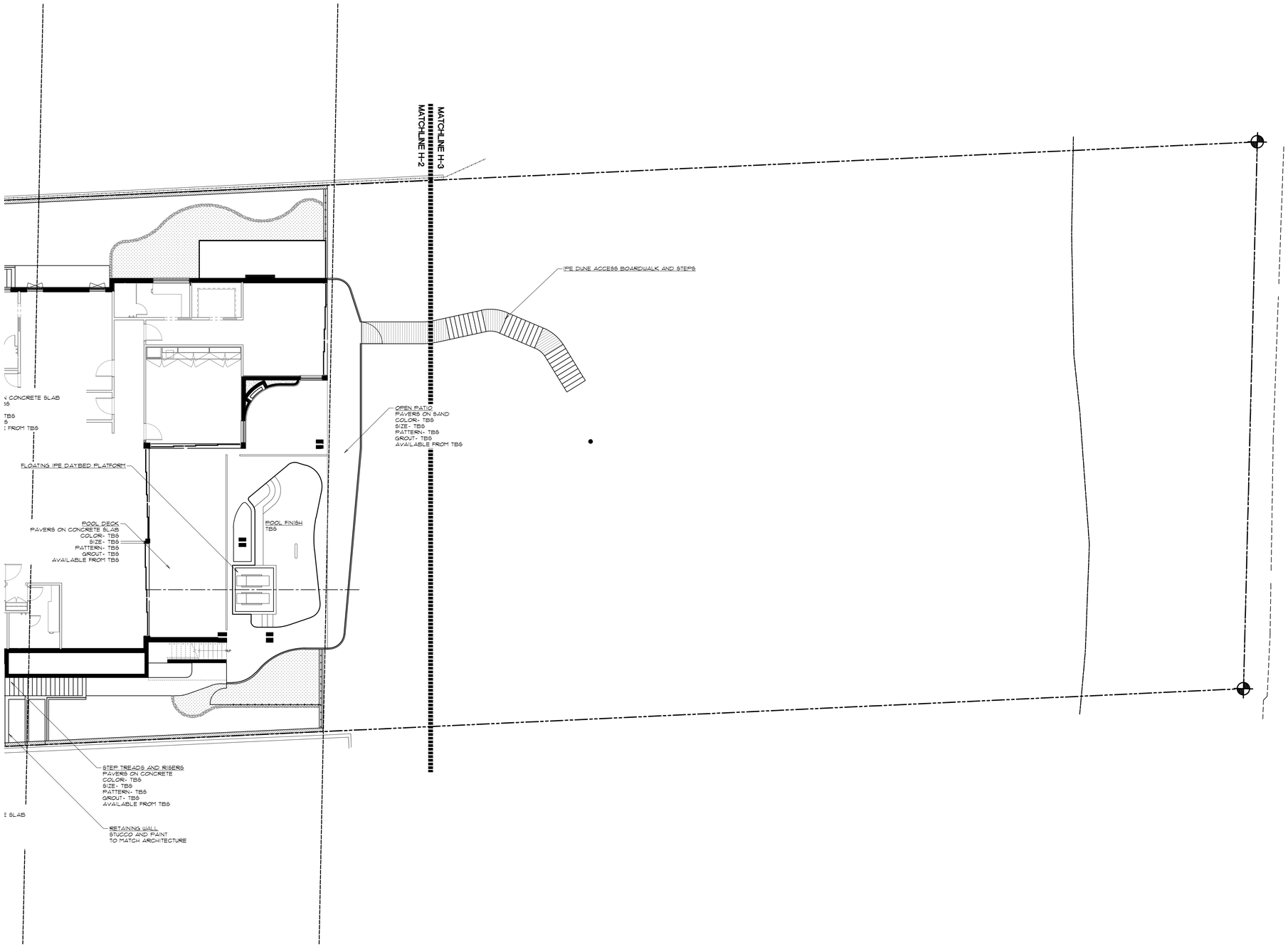
20251125-Issued FDEP Submission
20251107-Issued to Team

ISSUE HISTORY

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

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

SHEET:
H-3.1



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0 4 8 12 16 20
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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
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15:34:18 -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
GROUND LEVEL/1ST FLR
FINISHES PLAN

SHEET:
H-3.2

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

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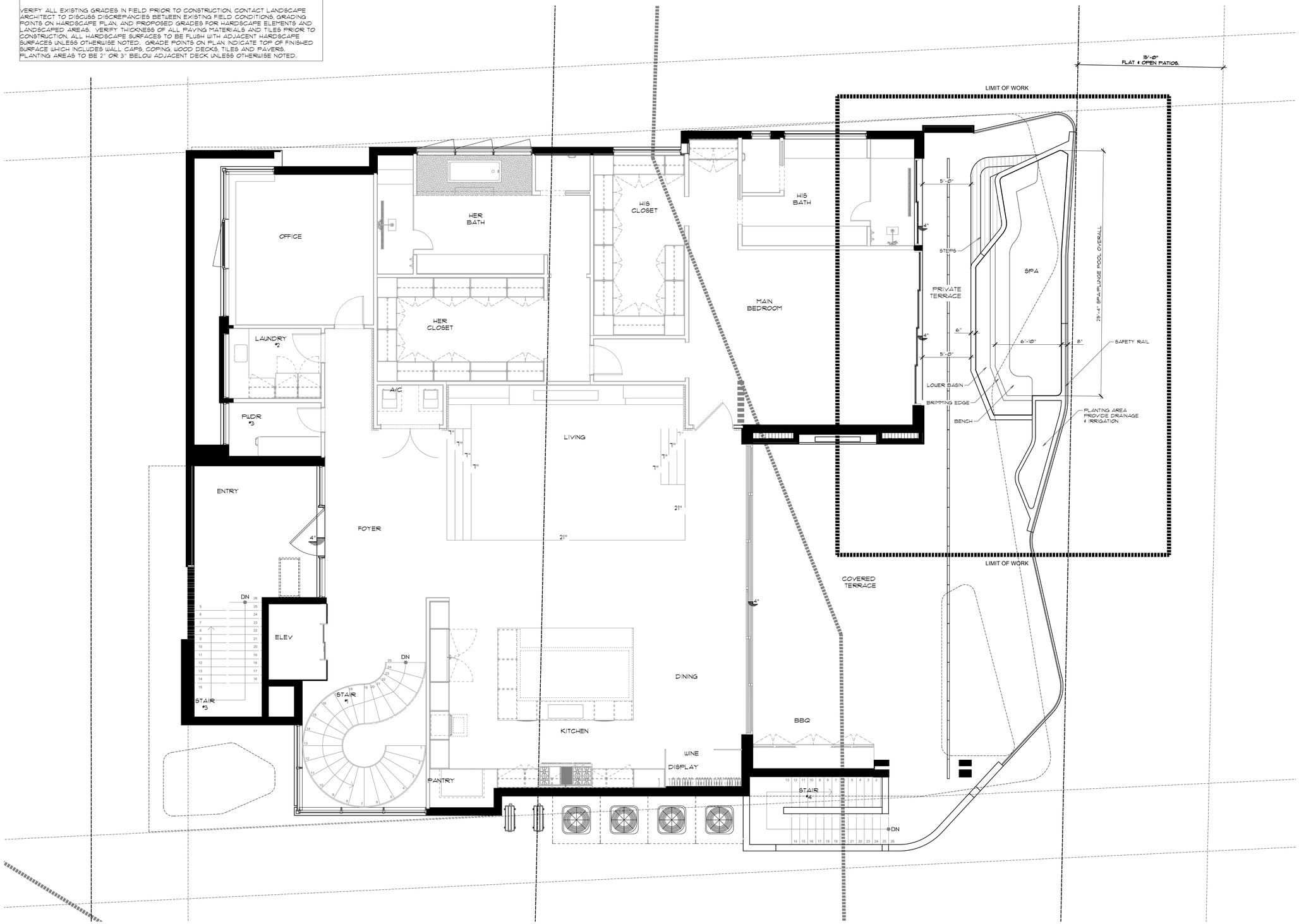

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2025107-Issued to Team
ISSUE HISTORY

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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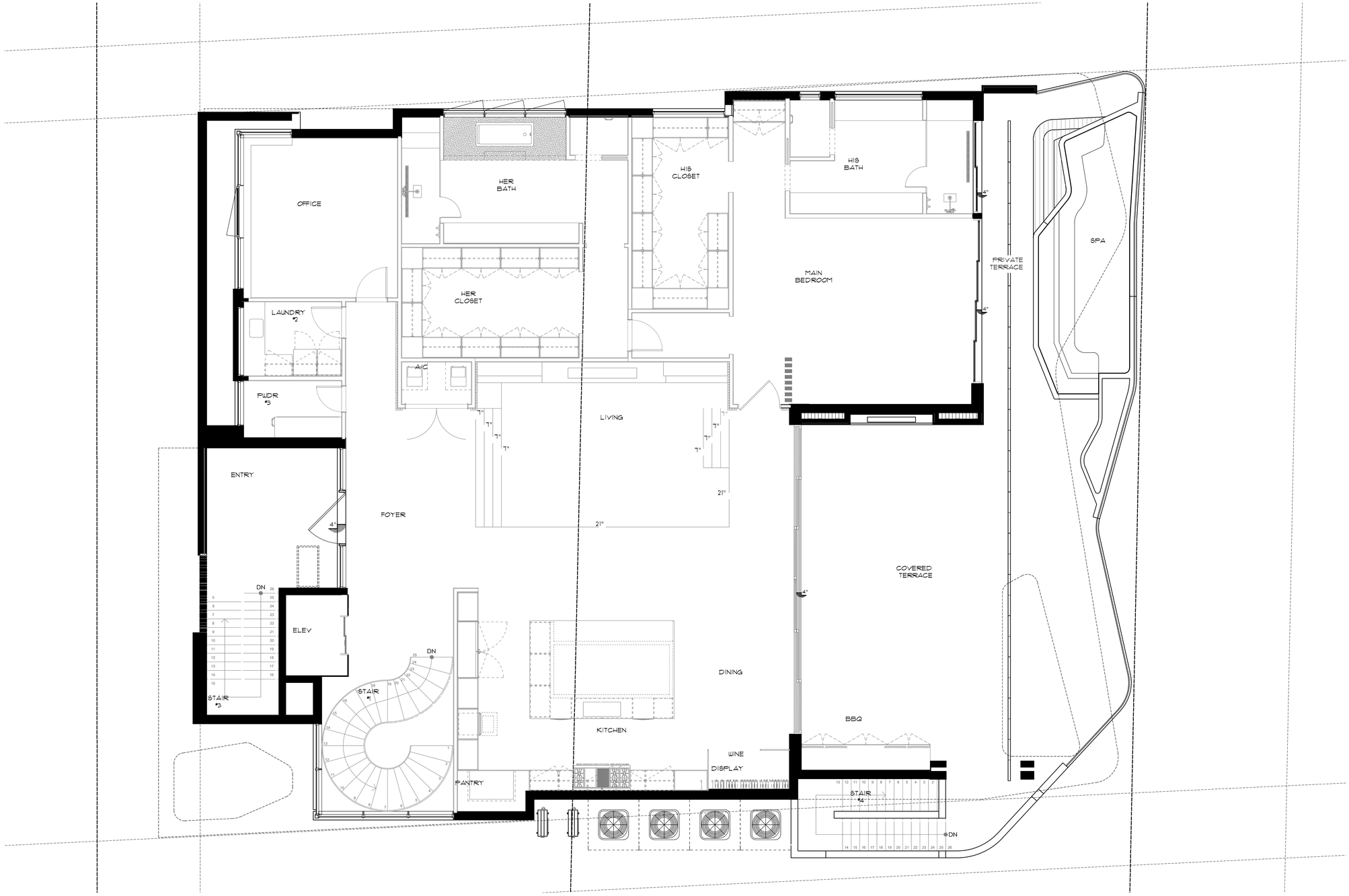

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SHEET:
H-4.2

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ISSUED CITY SUBMISSION
06/23/2026

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

NORTH

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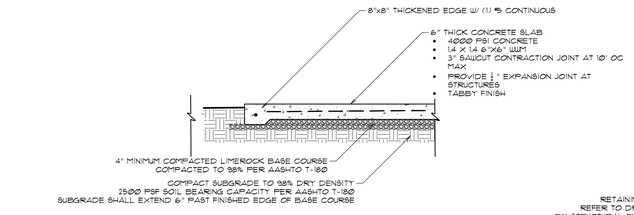
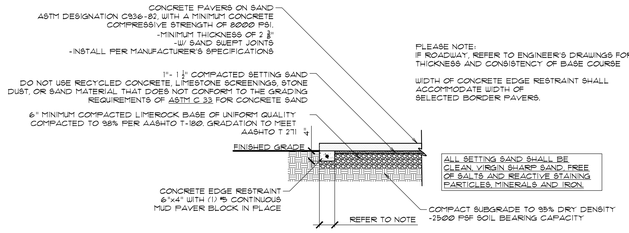


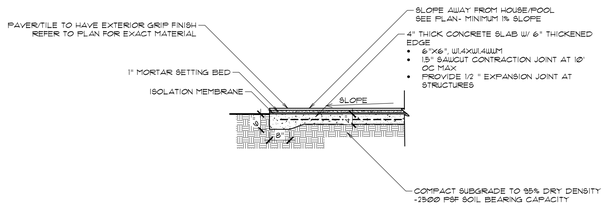
1 Concrete Driveway
1/2"=1'



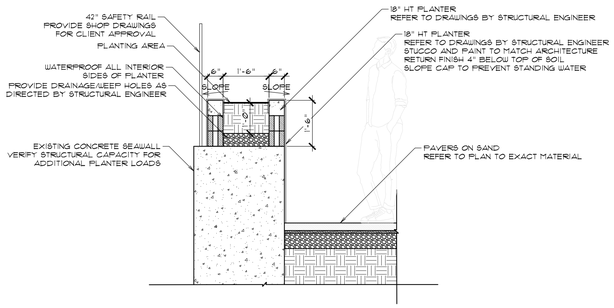
PLEASE NOTE:
IF ROADWAY, REFER TO ENGINEER'S DRAWINGS FOR THICKNESS AND CONSISTENCY OF BASE COURSE

WIDTH OF CONCRETE EDGE RESTRAINT SHALL ACCOMMODATE WIDTH OF SELECTED BORDER PAVERS.

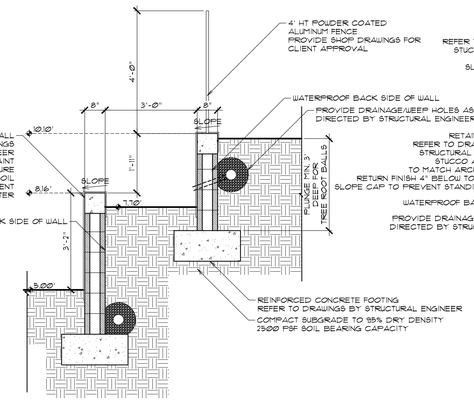
2.1 Pavers On Sand
RESIDENTIAL DRIVEWAY
1/2"=1'



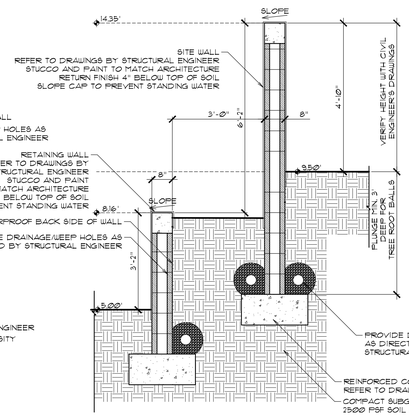
2.2 Pavers On Concrete Slab
PEDESTRIAN WALKS/DECKS-NON VEHICULAR
1/2"=1'



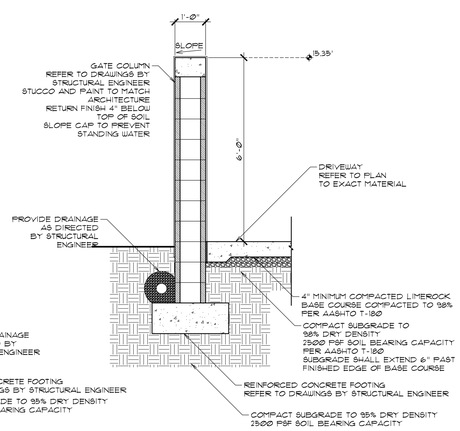
3 Seawall Planter
1/2"=1'



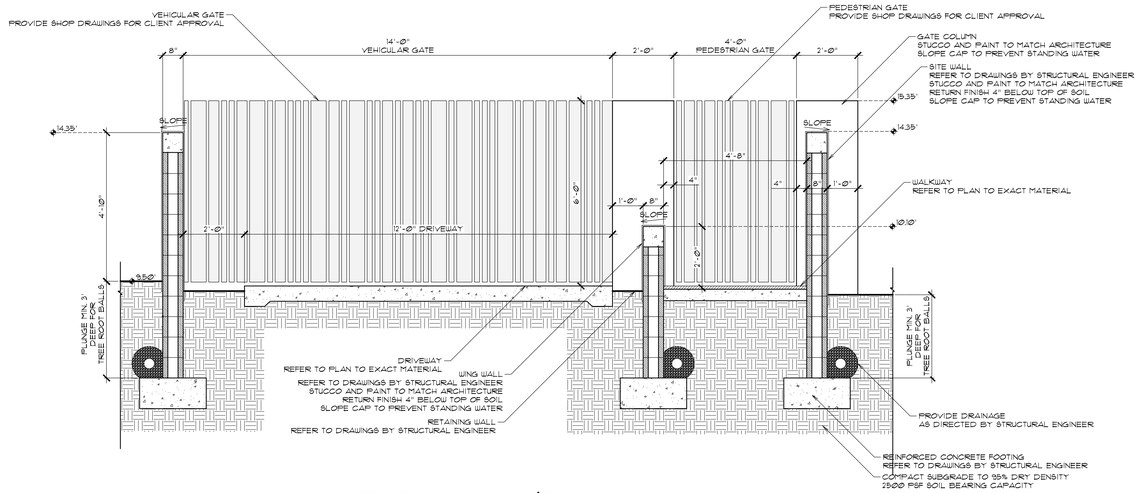
4 Retaining Wall A
1/2"=1'



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



6 Gate Column
1/2"=1'



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

CAUTION: PLEASE NOTE

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ISSUED CITY SUBMISSION
06/23/2026

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
2026.06.23
15:35:56 -04'00'

20260623-Issued City Submission
20260424-Issued to Team
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-5

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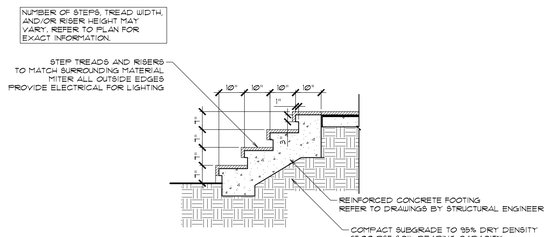
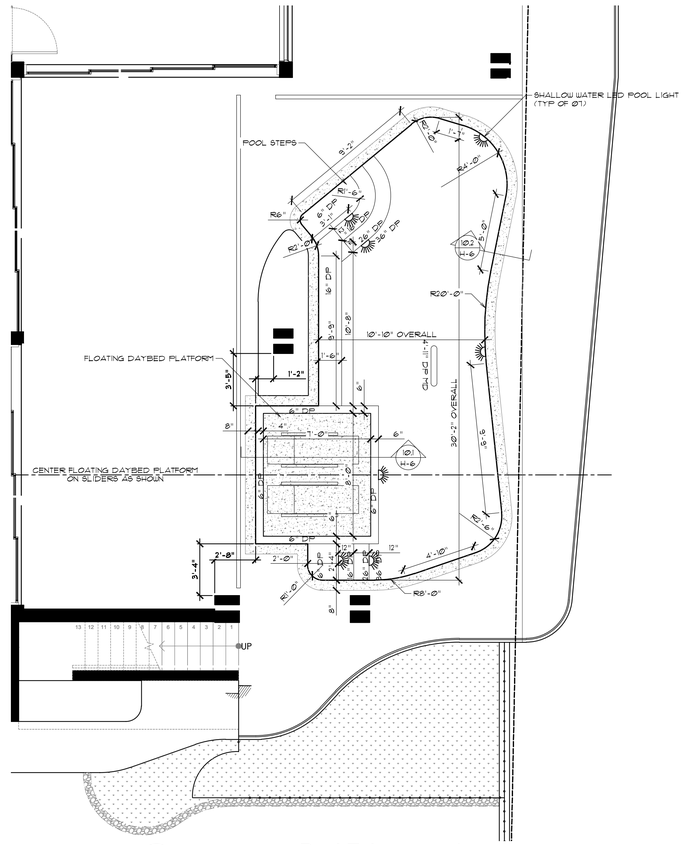
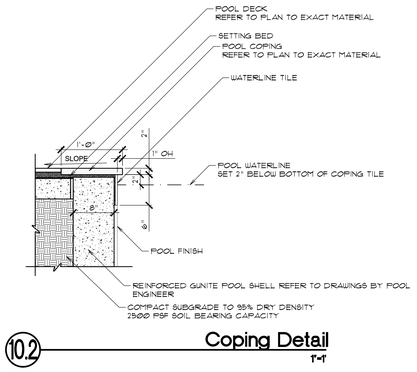
NUMBER OF STEPS, TREAD WIDTH, AND/OR RISER HEIGHT MAY VARY. REFER TO PLAN FOR EXACT INFORMATION.



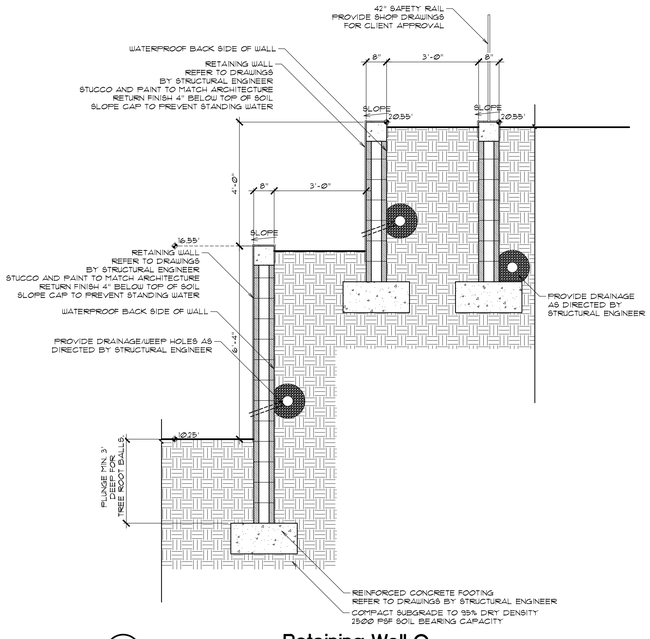
8 **Step Detail** 1/2"=1'



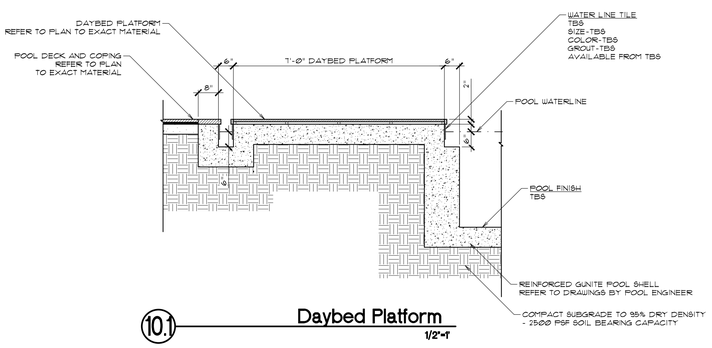
10 **Pool Enlargement** 1/4"=1'



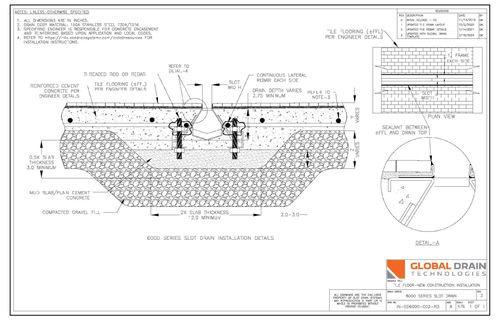
10.2 **Coping Detail** 1"=1'



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



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



11 **Slot Drain Detail** 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.

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

Krent L Wieland
2026.06.23
15:36:32 -04'00'

2026.06.23-Issued City Submission
2026.04.24-Issued City Submission
2026.04.02-Issued to Team
2026.03.03-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
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DRAWN BY: AM
CHECKED BY: KW

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HARDSCAPE DETAILS

SHEET:
H-6

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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 workb 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. polyethylene 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, inverts, 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 wall 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

NOTE:
5000 PSI if located 1,000 feet from ocean

1. Materials - Normal weight concrete (145 PCF)
   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 w1.4 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 C1116, Type III, (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) #3 ga. 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 columns shall be anchored in compliance with local building codes. Refer to windload and seismic standards in CSI Manual section C21,C175,C27,C35 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, trim, 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): 250 CCA (min. retention)
      Framing and superstructure - 2, 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 (RPB)- UV resistant, high density polyethylene (HDPE) dimensional boards.
      Manufactured by Cycle-Masters, Inc. OR EQ.
      P.O. Box 467, Suessser, N. 46981
      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 weatherability, 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, connector plates, 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, scuppers 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 'Acrylbond' 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
+100.00	Existing Spot Elevation
+100.00	Proposed Spot Elevation
	Slope Gradient/ Direction of Flow
17	Proposed Contours
17	Existing Contours
+ LP/HP	Low/High Point
+ T. /FTG	Top of Footing (TOF)
+ TW	Top of Wall Elevation
+ BC/ TC	Bottom/ Top of Curb Elevation
+ BS/ TS	Bottom/ Top of Step Elevation
+ F.G.	Finish Grade
+ DI RIM EL	Drain Inlet Rim Elevation
+ CB RIM EL	Catch Basin Rim Elevation
+ INV EL.	Invert Elevations
DP/ PVC	Drain Pipe- PVC
DP/ HDPE	Drain Pipe- High Density Polyethylene
Perf DP	Perforated Drain Pipe
DS	Down Spout
CO	Clean Out
EXP.JT	Expansion Joint
CJ	Control Joint -sau 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
Now / Future	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/ LLP.	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

Hillsboro Beach Residence

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

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

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

Krent L Wieland
2026.06.23
15:37:07 -04'00'

2026.06.23-Issued City Submission
2026.04.24-Issued City Submission
2026.04.02-Issued to Team
2026.03.03-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:
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE

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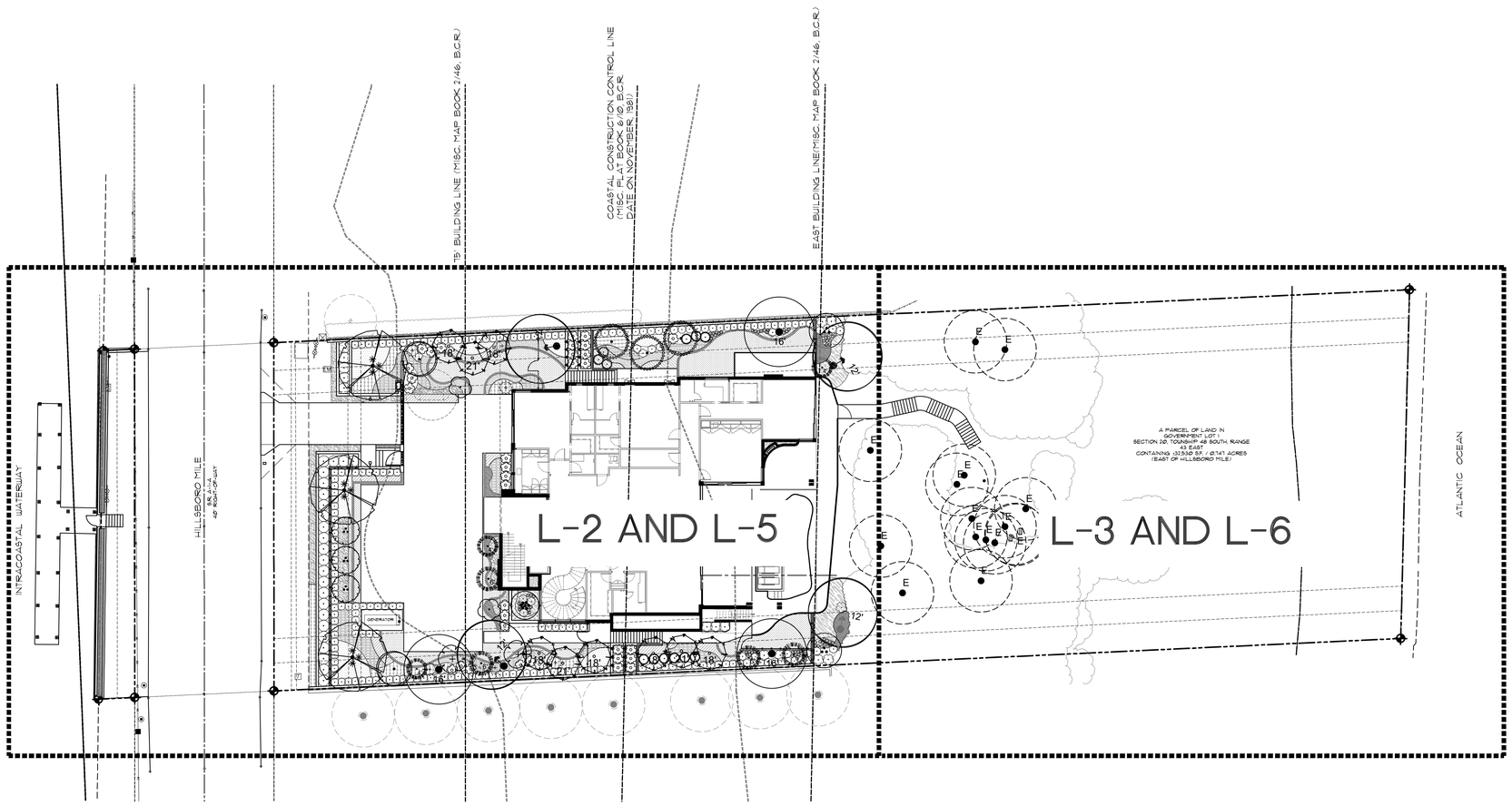
Boca Raton, Florida 33431
studio@kwdesignteam.com
Telephone: 561-243-1873
Krent L. Wieland, FL Reg LA 1039
Cert of Authorization LC26000275

Hillsboro Beach Residence

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



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Krent L Wieland
2026.06.23
10:54:53 -04'00'

20260623-Issued City Submission
20260424-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

ISSUED CITY SUBMISSION
06/23/2026

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

NORTH

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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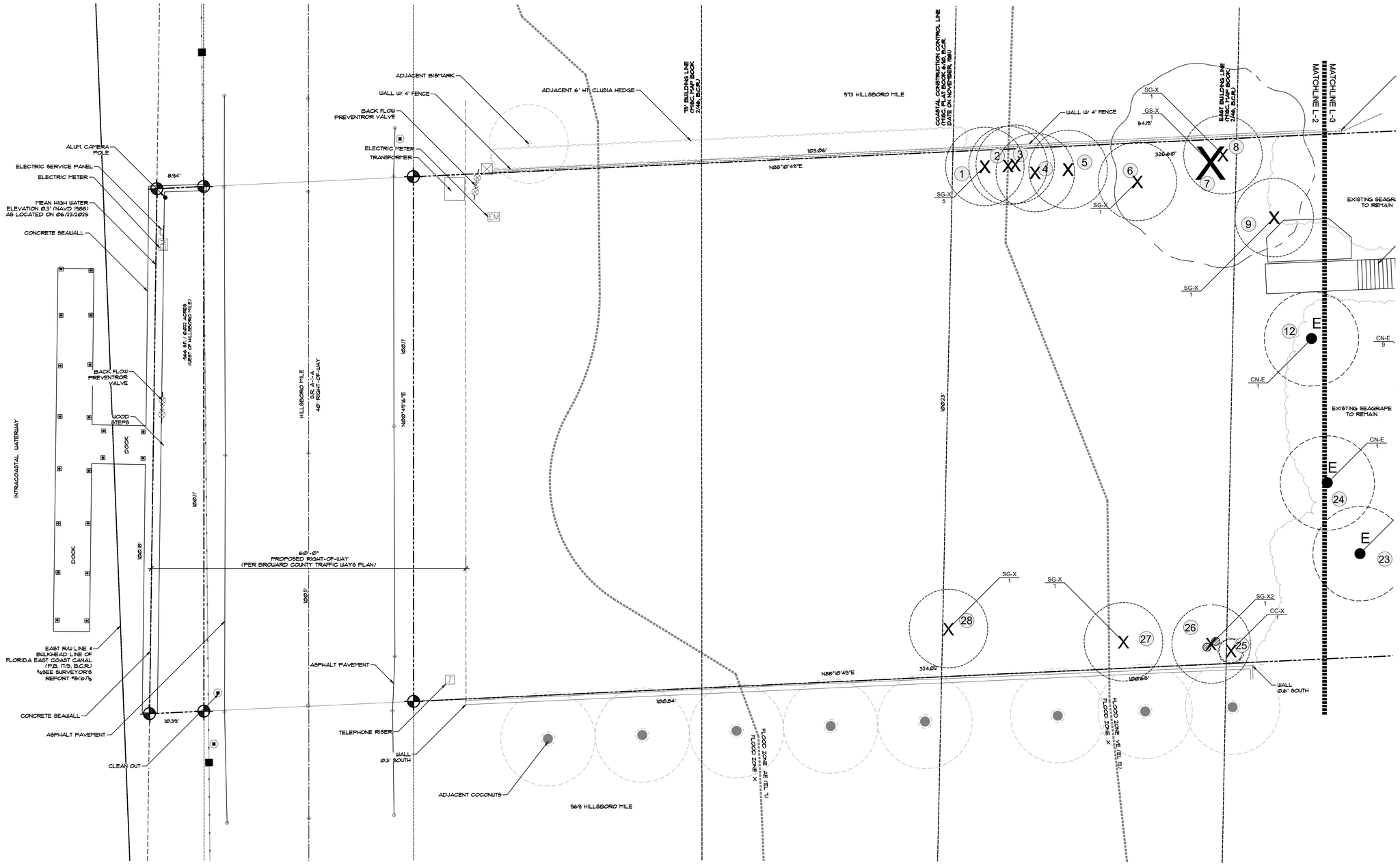

KWD
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Krent L. Wieland, FL Reg LA 1039
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Hillsboro Beach Residence

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

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

Krent L Wieland
2026.06.23
10:55:38 -04'00'

2026Ø623-Issued City Submission
2026Ø424-Issued City Submission
2026Ø402-Issued to Team
2025112Ø-Issued FDEP Submission
2025112Ø1-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

CAUTION: PLEASE NOTE

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ALL UTILITIES TO BE BURIED PER SECTION 4-7	PLANS ARE IN COMPLIANCE WITH SECTION 3-9 REQUIREMENTS FOR MARINE TURTLES	LANDSCAPE PLANS ARE IN ACCORDANCE WITH TOWN OF HILLSBORO BEACH CODE OF ORDINANCE AND BROWARD COUNTY REGULATIONS

ISSUED CITY SUBMISSION
06/23/2026

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

NORTH

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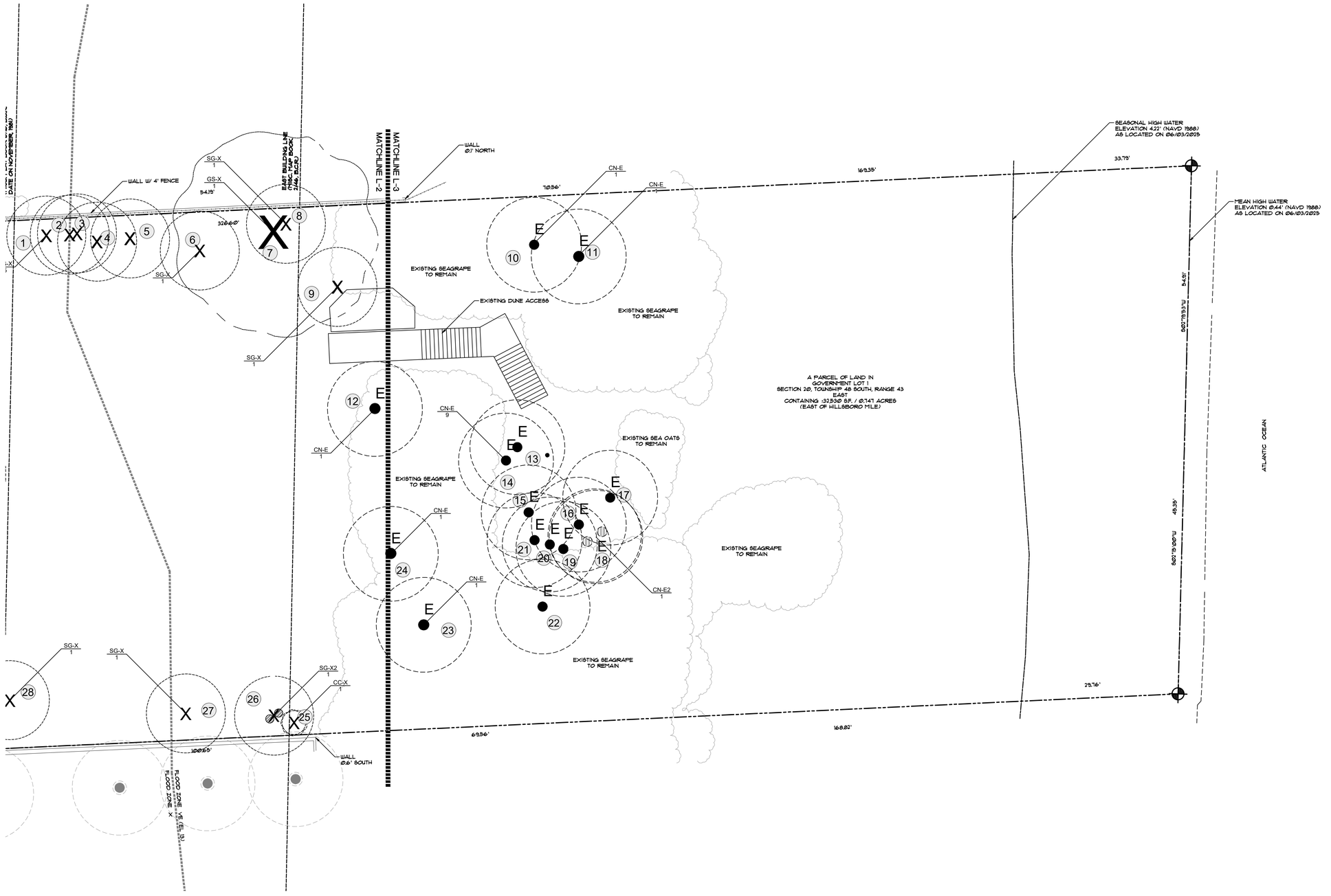

KWD
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studio@kwdesignteam.com
Telephone: 561-243-1873
Krent L. Wieland, FL Reg LA 1039
Cert of Authorization LC26000275

Hillsboro Beach Residence

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

Krent L Wieland
2026.06.23
10:56:57 -04'00'

2026.0623-Issued City Submission
2026.0424-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

ISSUED CITY SUBMISSION
06/23/2026

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
2026.06.23
10:57:27 -04'00'

2026@623-Issued City Submission
2026@424-Issued City Submission
2026@402-Issued to Team
2025ll25-Issued FDEP Submission
2025ll@7-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

ISSUED CITY SUBMISSION
06/23/2026

CAUTION: PLEASE NOTE

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ALL UTILITIES TO BE BURIED PER SECTION 4-7

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

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

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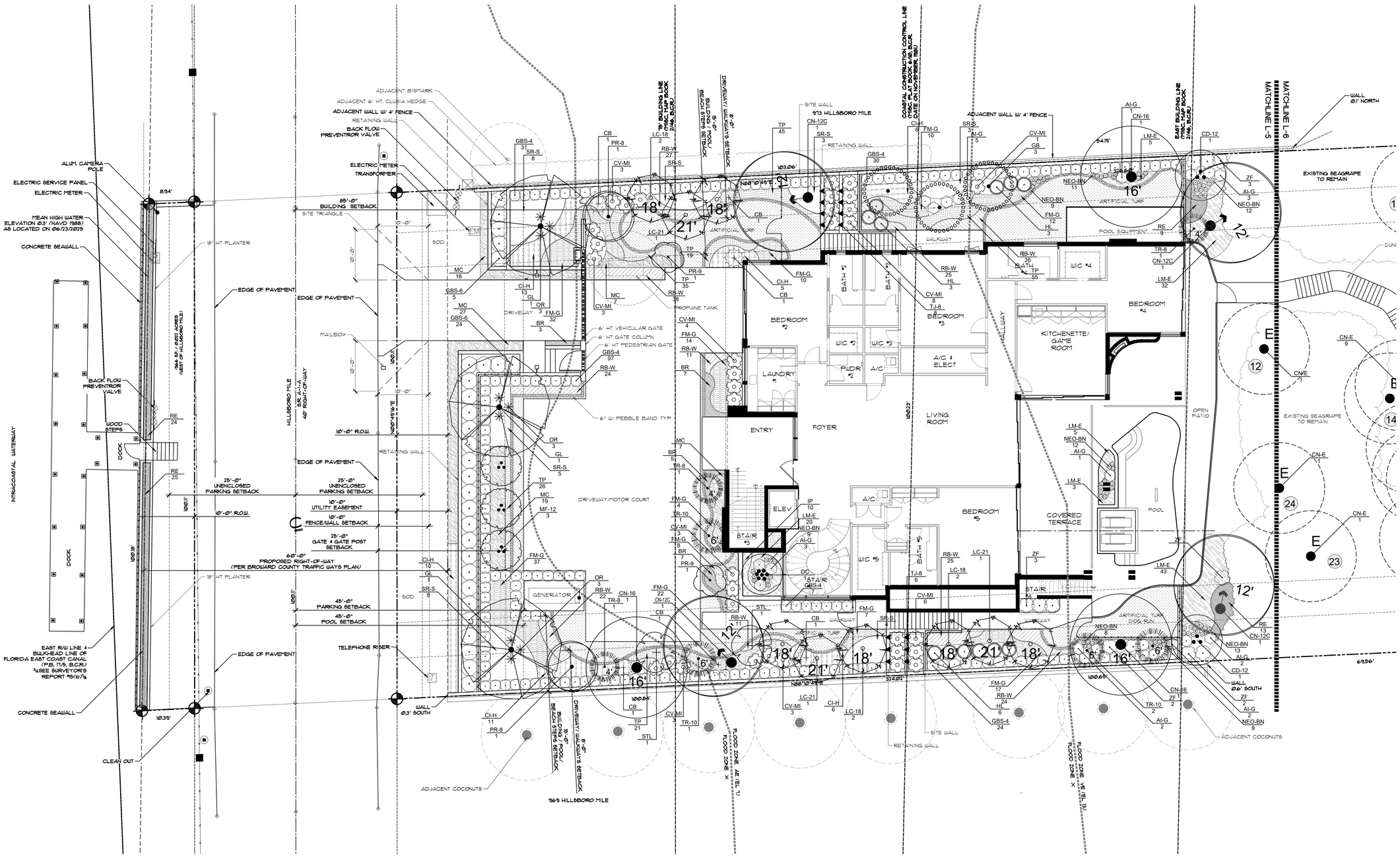
RS-2- Single Family



Krent L Wieland
2026.06.23
10:58:14 -04'00'

20260623-Issued City Submission
20260424-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

CAUTION: PLEASE NOTE

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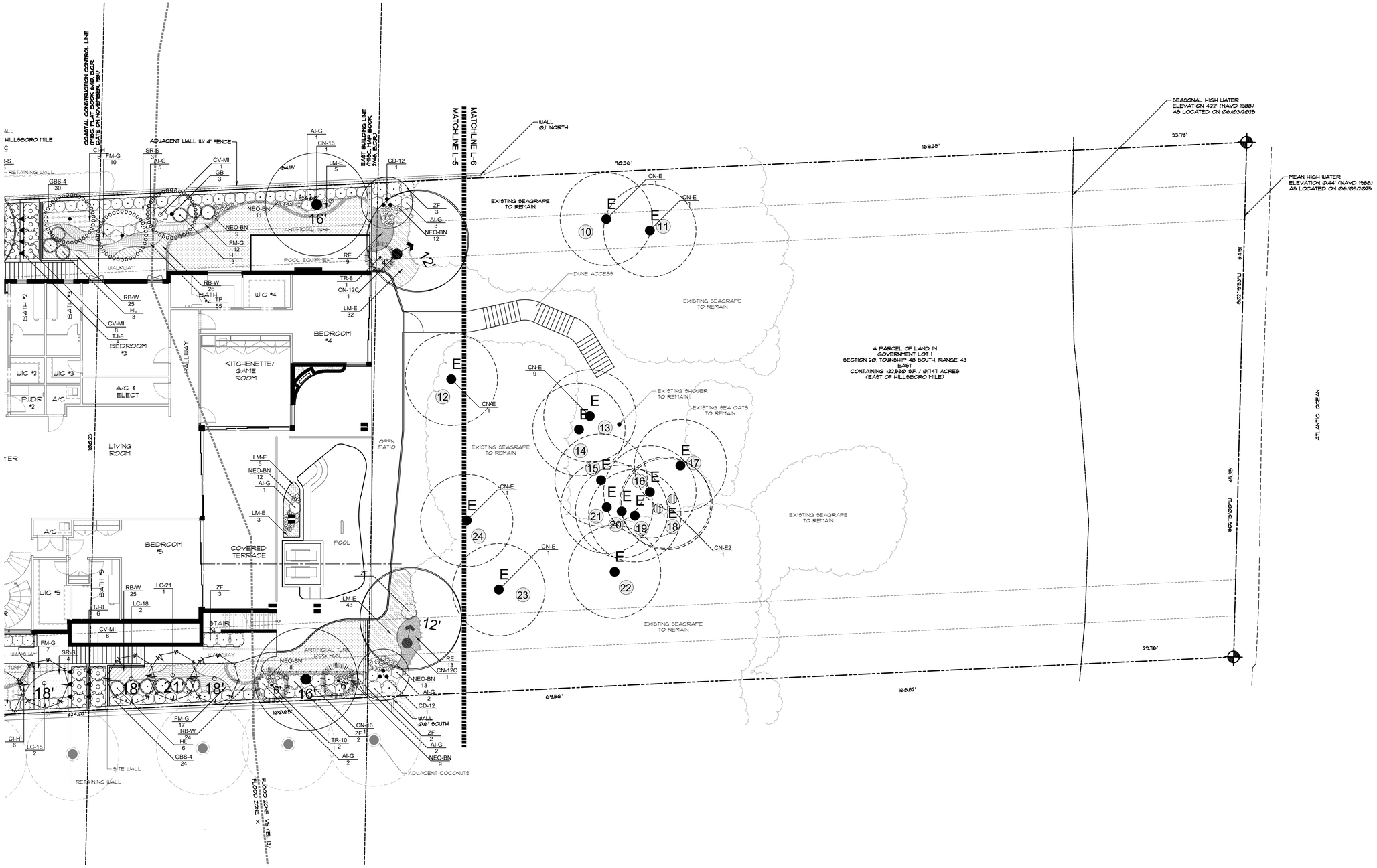
ISSUED CITY SUBMISSION
06/23/2026

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

NORTH



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Hillsboro Beach, FL
RS-2- Single Family

Krent L Wieland
2026.06.23
10:58:42 -04'00'

2026.06.23-Issued City Submission
2026.04.24-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 PLAN

SHEET: L-6

ISSUED CITY SUBMISSION
06/23/2026

SCALE 1" = 8' 0"

NORTH

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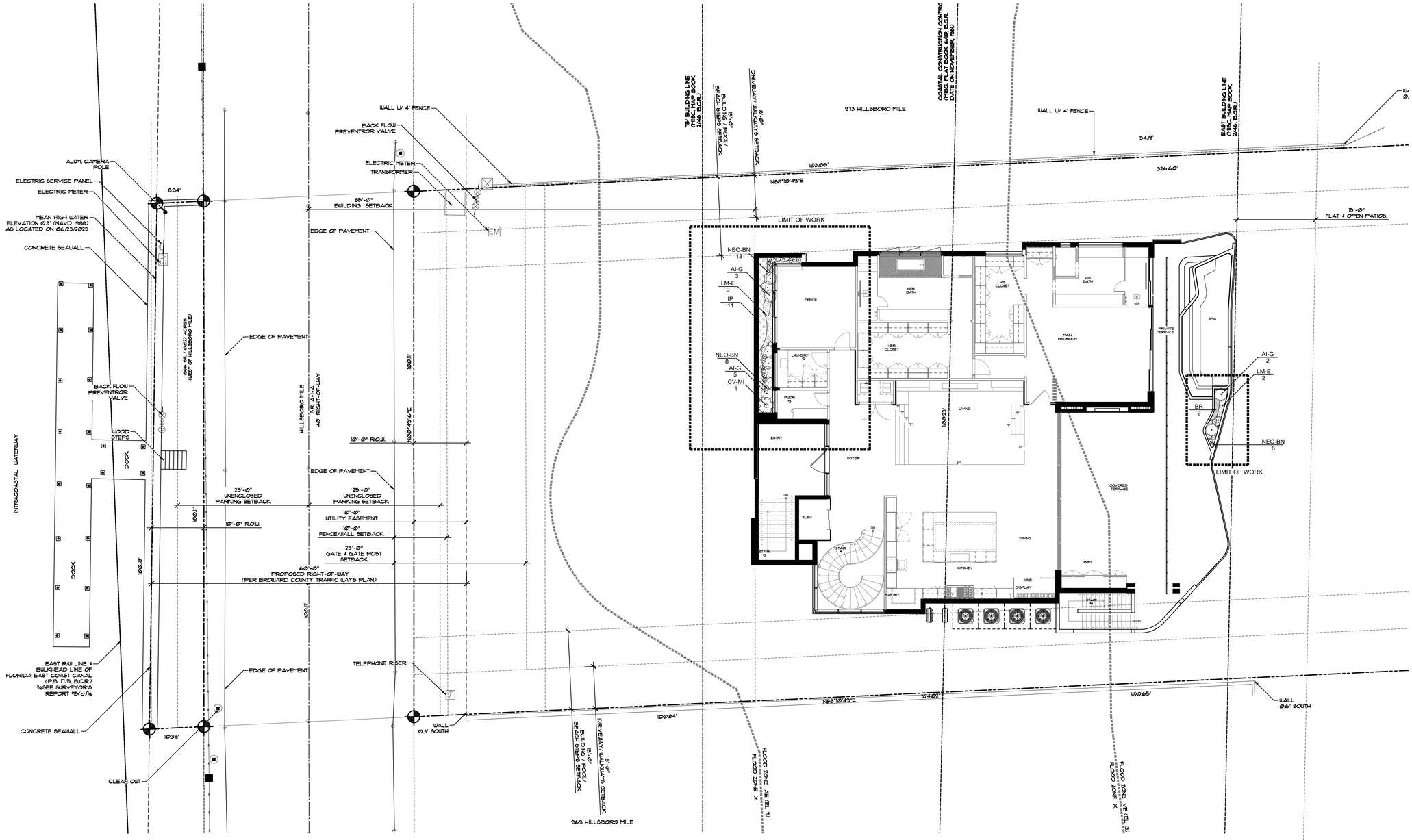
Hillsboro Beach, Fl.
RS-2- Single Family



Krent L Wieland
2026.06.23
10:59:09 -04'00'

2026Ø623-Issued City Submission
2026Ø424-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

ISSUED CITY SUBMISSION
06/23/2026

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	29	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	112	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.	24	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.	119	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.	233	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:

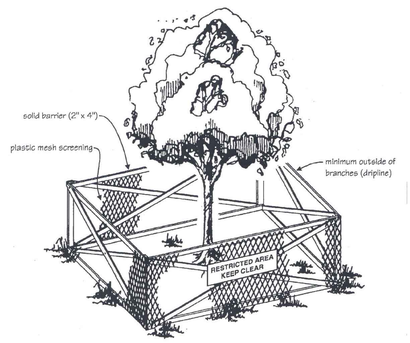
All living plant materials shall be irrigated with an automaticunderground irrigation system with rain sensor shut off device. System shall provide irrigation in a manner so as not to cause staining of structures and pavement, and shall provide one hundred (100) percent coverage with a minimum fifty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

CAUTION: PLEASE NOTE

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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
2026.06.23
10:59:45 -04'00'

2026.06.23-Issued City Submission
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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
06/23/2026

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 Work: 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 at his own expense all 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 installers 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 adhere 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' (1.828m).

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 & 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 open 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 & 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 pruning 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 all physical properties 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 balls of container grown material shall be no more than 25% less proportionately than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum 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 ball 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 practice. 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 above 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 manufacturers recommended rates (see 2.1d). The following minimum 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 relationship to adjacent structures. Along slopes a 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 up 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 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 "Nat 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 tree 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 3/8" OD sleeves 2/3's of their length. Place anchors 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 mulch 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 minimum of 18" deep planting soil mixture consisting of 5 parts course sand, 2 parts peat humus, and 3 parts pine bark with micro organisms, see 2.1D. 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. Quality: Sod shall be graded #1 or better. Sod shall be loam 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 unbroken, 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 1" 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 30 days or until final acceptance of the work which ever occurs first.

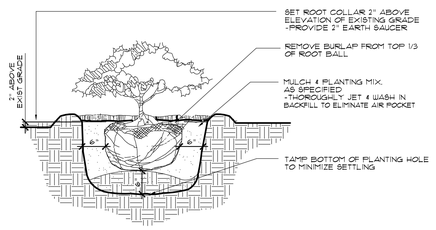
B. Maintain a healthy growing condition by watering, pruning, spraying, weeding, mowing, insect treatment, disease treatment, micro organisms applications and other necessary maintenance operations.

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

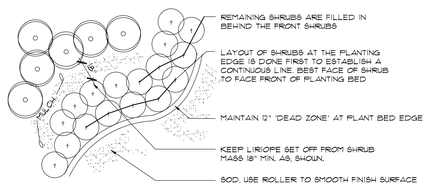
D. Replace impaired or dead plants promptly. Do not wait until near the end of the correction of the work period to make replacements of plants which have become unacceptable.

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

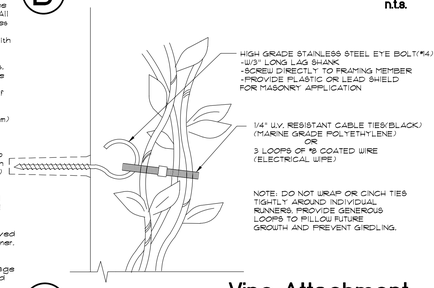
F. Keep planting saucers and beds free of weeds, grass, and other undesirable vegetation growth.
G. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landsc



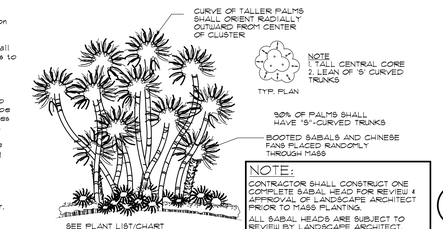
A **Shrub Planting** n.t.s.



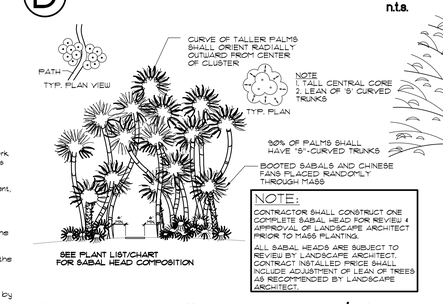
B **Shrub / Groundcover Layout** n.t.s.



C **Vine Attachment** n.t.s.

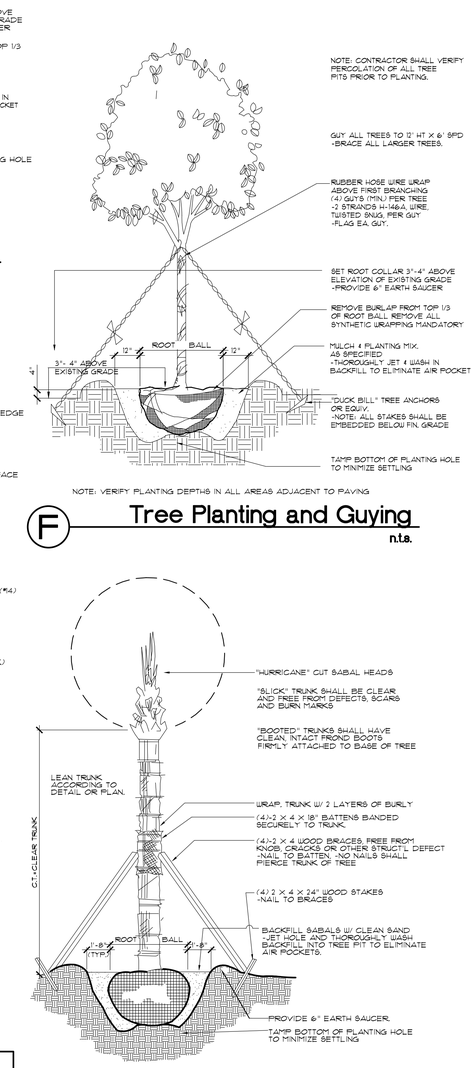


D **Sabal Head** n.t.s.



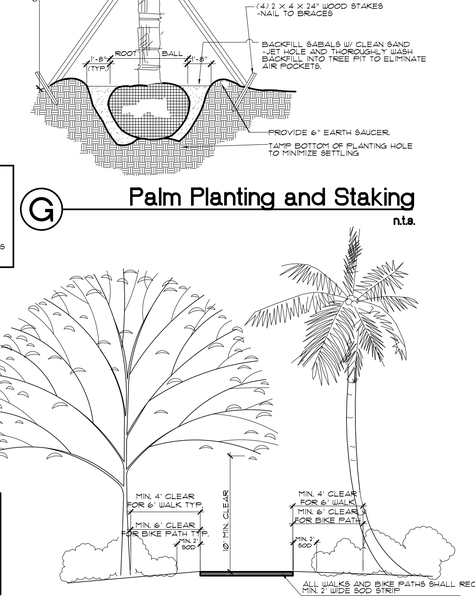
E **Sabal Head w/ Path** n.t.s.

F **Tree Planting and Guying** n.t.s.



NOTE: VERIFY PLANTING DEPTHS IN ALL AREAS ADJACENT TO PAVING

G **Palm Planting and Staking** n.t.s.



H **Path Planting** n.t.s.

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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. 1039 · STATE OF FLORIDA

Krent L Wieland
2026.06.23
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20260623-Issued City Submission
20260424-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:
CHECKED BY: KW

DRAWING TITLE: Landscape Specifications

SHEET: L-9

ISSUED CITY SUBMISSION
06/23/2026

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

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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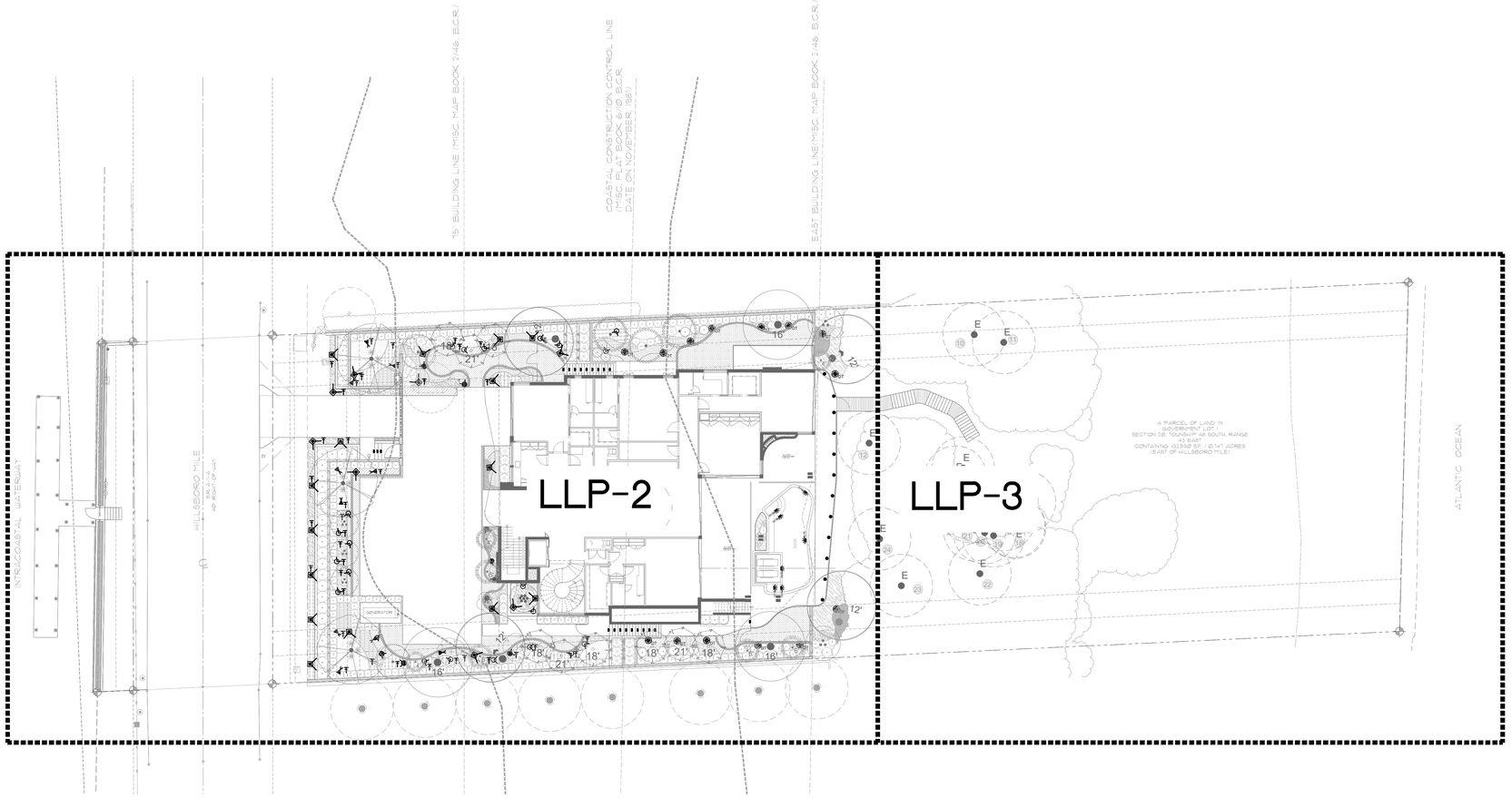
Cert. of Authorization LC26000275

Hillsboro Beach Residence

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



SHEET INDEX

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LANDSCAPE LIGHTING PLAN SPECIFICATIONS	LLP-6

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

Krent L Wieland
2026.06.23
11:02:38 -04'00'

20260623-Issued City Submission
20260422-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: EL
CHECKED BY: KW

DRAWING TITLE:
LANDSCAPE LIGHTING SITE PLAN

SHEET:
LLP-1

CAUTION: PLEASE NOTE

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ISSUED CITY SUMISSION
06/23/2026

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

NORTH

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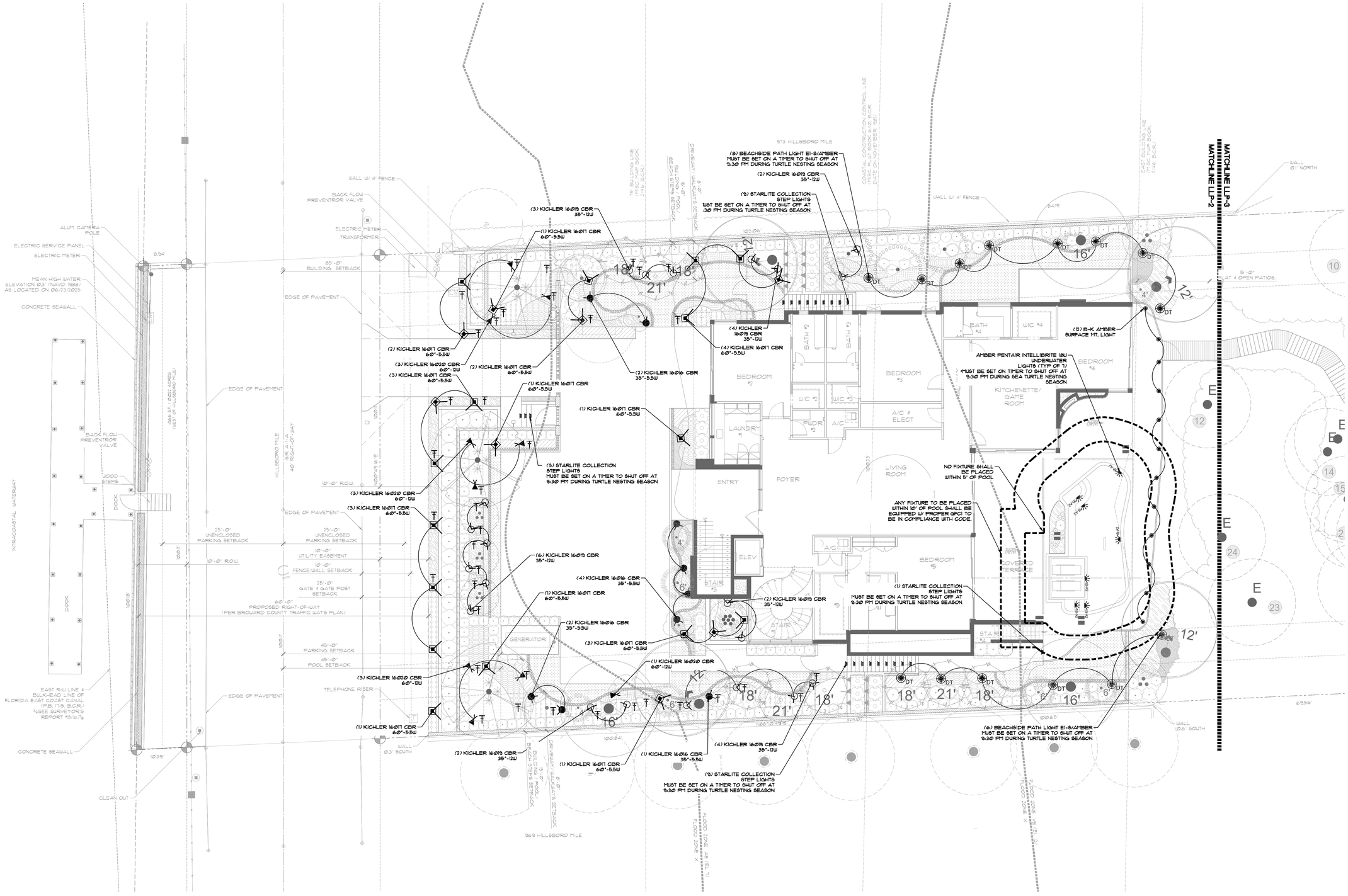

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PLANS ARE IN COMPLIANCE WITH SECTION 3-9 REQUIREMENTS FOR MARINE TURTLES

ISSUED CITY SUMISSION
06/23/2026

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

NORTH

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KWD
LANDSCAPE ARCHITECTURE
101 SE 2nd Avenue, Second Floor
Delray Beach, Florida 33444
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
2026.06.23
11:03:16 -04'00'

2026Ø623-Issued City Submission
2026Ø422-Issued City Submission
2026Ø402-Issued to Team
2026Ø13Ø-Issued to Team
2025112S-Issued FDEP Submission
2025107-Issued to Team

ISSUE HISTORY

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

DRAWING TITLE:
LANDSCAPE LIGHTING PLAN

SHEET:
LLP-2

KWD
LANDSCAPE ARCHITECTURE
101 SE 2nd Avenue, Second Floor
Delray Beach, Florida 33444
studio@kwdesignteam.com
Telephone: 561-243-1873
Krent L. Wieland, FL Reg LA 1039
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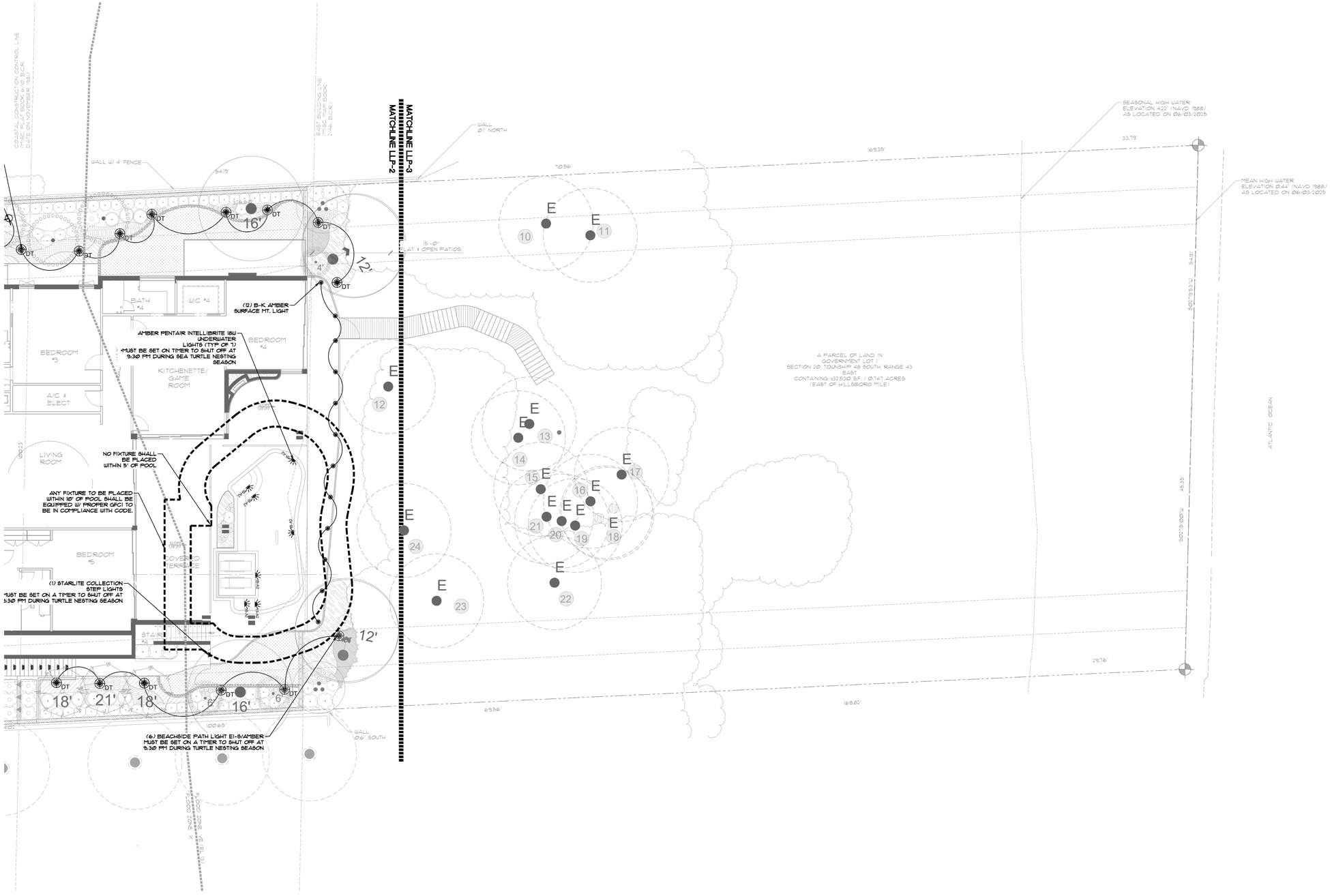

Hillsboro Beach Residence

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



Krent L Wieland
2026.06.23
11:03:43 -04'00'

20260623-Issued City Submission
20260422-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: EL
CHECKED BY: KW

DRAWING TITLE:
LANDSCAPE LIGHTING PLAN

SHEET:
LLP-3

CAUTION: PLEASE NOTE

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

ISSUED CITY SUMISSION
06/23/2026

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

NORTH

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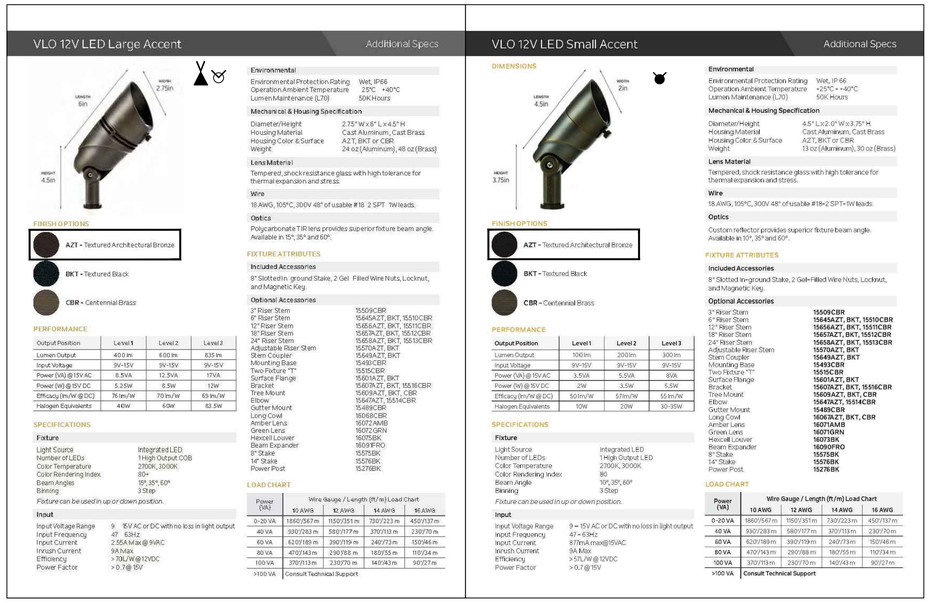
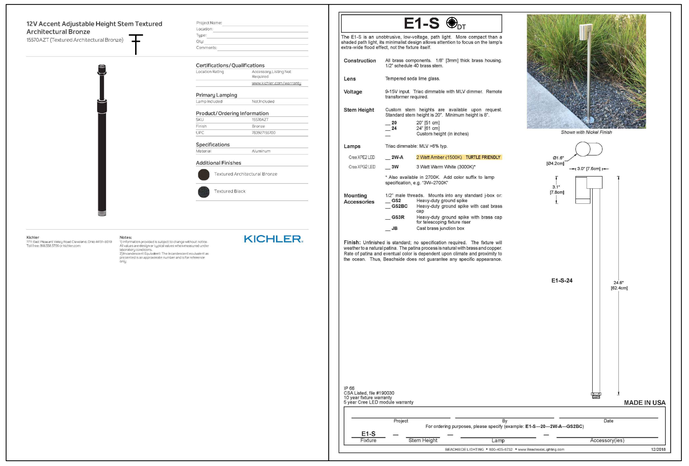
LIGHTING SCHEDULE

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°-5.5W WARM WHITE	3000K	(G/S) 8" IN-GROUND STAKE W/ (15510 AZT) RISER- LIGHT TO BE 0" 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°-5.5W WARM WHITE	3000K	(G/S) 8" IN-GROUND STAKE W/ (15510 AZT) RISER- LIGHT TO BE 0" 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 0" 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 0" 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	7
	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	12
	LITE THE NITE STARLITE COLLECTION STEP LIGHTS	BST1206-BZ 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 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.

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REQUIREMENTS FOR MARINE TURTLES

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

Krent L Wieland
2026.06.23
11:04:21 -04'00'

2026.06.23-Issued City Submission
2026.04.22-Issued City Submission
2026.04.02-Issued to Team
2026.01.30-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:
CHECKED BY: KW

DRAWING TITLE:
LANDSCAPE LIGHTING SCHEDULE

SHEET:
LLP-4

ISSUED CITY SUMISSION
06/23/2026

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LANDSCAPE ARCHITECTURE
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Telephone: 561-243-1873
Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275

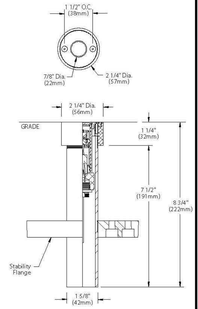
MINI-MICRO™ RECESSED UPLIGHT

the power of e

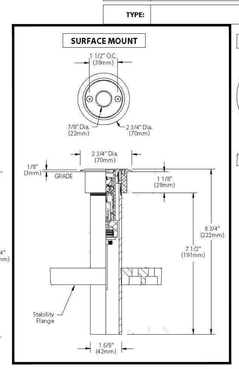
PROJECT:

TYPE:

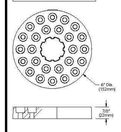
FLUSH MOUNT



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 (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bkslighting.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
ETL tested to ICSNA 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 C222 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	-	F	-	MM	-	LED	-	e11	-	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
- e38 - 3WLED/2.7K
- e10 - 3WLED/3K
- e11 - 3WLED/4K
- e15 - 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™	MIT
White (Gloss)	WHP	WHW	**Stainless Finish**	
Aluminum	SAP	—	Machined	MAC
Verde	—	VER	Polished	POL
			Brushed	BRU (Matte Finish only)

Premium Finish			
ABP Antique Brass Powder	CMG Cascade Mountain Granite	RMG Rocky Mountain Granite
AMG Aleutian Mountain Granite	CRI Cracked Ice	SDS Sonoran Desert Sandstone
AQW Antique White	CRM Cream	SMG Sierra Mountain Granite
BCM Black Chrome	HUG Hunter Green	TXF Textured Forest
BGE Beige	MDS Mojave Desert Sandstone	WCP Weathered Copper
BPP Brown Patina Powder	NBP Natural Brass Powder	WIR Weathered Iron
CAP Clear Anodized Powder	OCP Old Copper	Also available in RAL finishes. See submittal SUB-1409-00

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

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Lite the Nite

STARLITE Collection

Low Voltage Landscape Step Lights

Job Name:

Date:

Model:

Quantity:

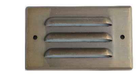
Features

- 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 CERTIFIED

BST105BZ-A
BST108BZ-A



BST105BZ



BST106BZ



BST109BZ

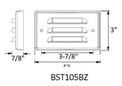
Specification

- 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.**

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

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RS-2-Single Family

LANDSCAPE ARCHITECT
NO. 1039
STATE OF FLORIDA

Krent L Wieland
2026.06.23
11:04:56 -04'00'

2026.0623-Issued City Submission
2026.0422-Issued City Submission
2026.0402-Issued to Team
2026.0130-Issued to Team
2025.1125-Issued FDEP Submission
2025.1017-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
06/23/2026

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.

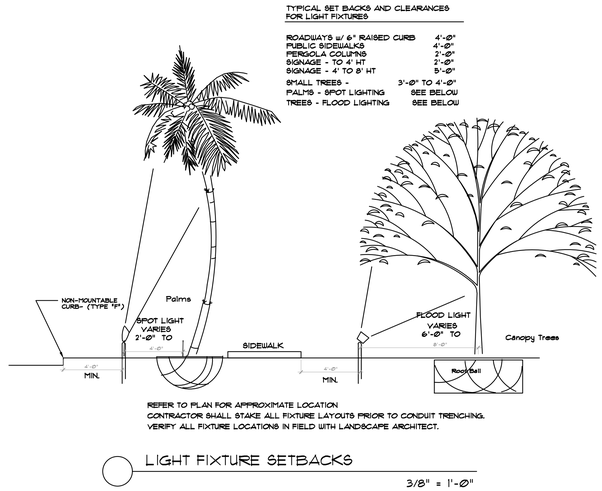
CONTRACTOR SHALL CONDUCT A NIGHT-TIME WALK-THRU WITH LANDSCAPE ARCHITECT FOR PURPOSES OF AIMING AND ADJUSTING LIGHT FIXTURES

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.



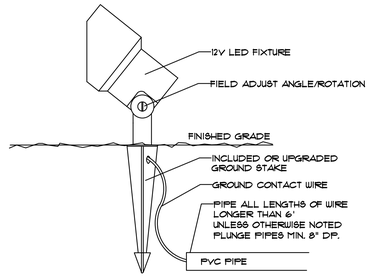
TYPICAL SET BACKS AND CLEARANCES FOR LIGHT FIXTURES

ROADWAYS w/ 6" RAISED CURB	4'-Ø"
PUBLIC SIDEWALKS	4'-Ø"
PERGOLA COLUMNS	2'-Ø"
SIGNAGE - TO 4' HT	2'-Ø"
SIGNAGE - 4' TO 8' HT	5'-Ø"
SMALL TREES -	3'-Ø" TO 4'-Ø"
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.

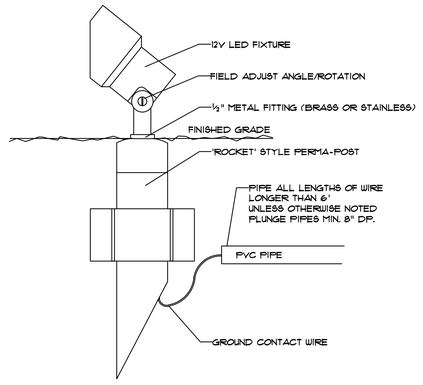
LIGHT FIXTURE SETBACKS

3/8" = 1'-Ø"



TYPICAL 12V GROUND STAKE MOUNT

N.T.S.



TYPICAL 12V PERMA-POST MOUNT

N.T.S.

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.

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

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Cert of Authorization LC26000275

Hillsboro Beach Residence

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

Krent L Wieland
2026.06.23
11:05:26 -04'00'

2026Ø623-Issued City Submission
2026Ø422-Issued City Submission
2026Ø402-Issued to Team
2026Ø13Ø-Issued to Team
2025112Ø-Issued FDEP Submission
2025116Ø1-Issued to Team

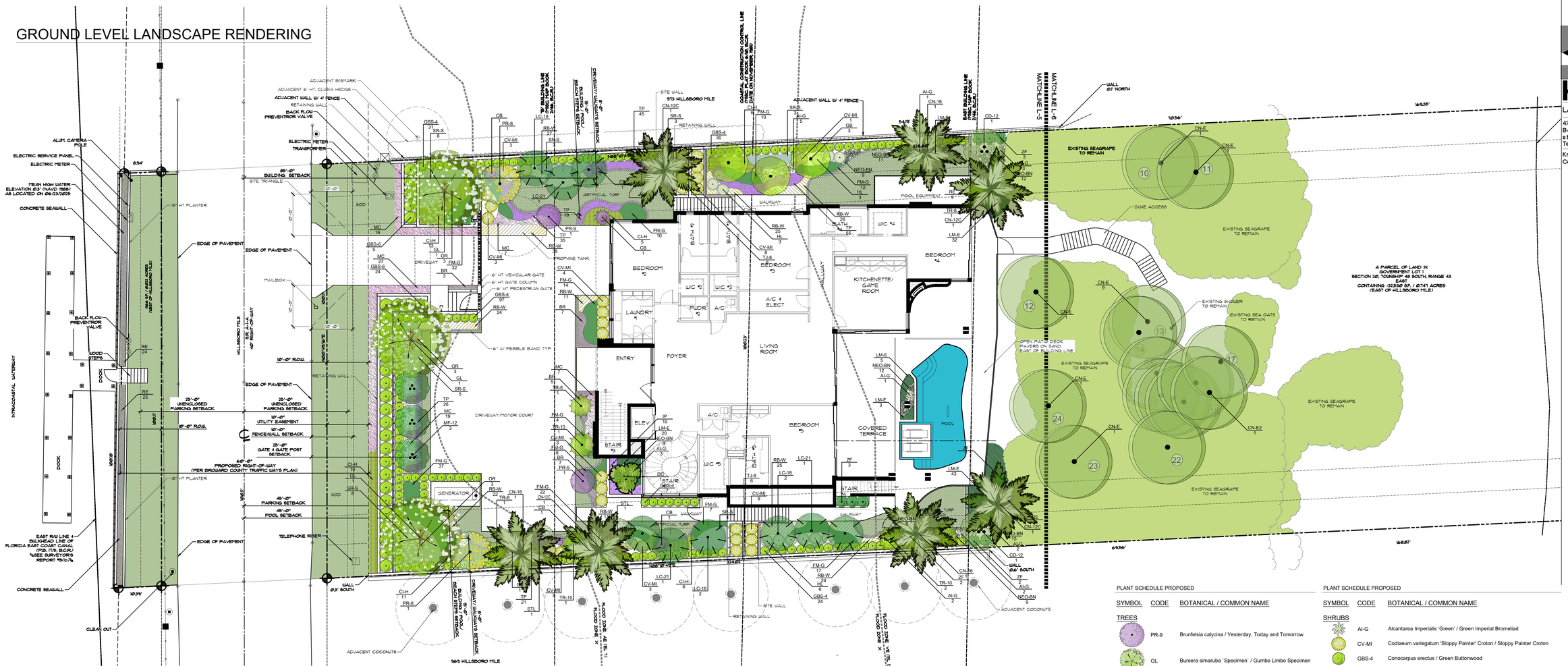
ISSUE HISTORY
PROJ NO: 25042R
PROJ MGR: AM
DRAWN BY:
CHECKED BY: KW

DRAWING TITLE:
LANDSCAPE LIGHTING SPECIFICATIONS

SHEET:
LLP-6

ISSUED CITY SUMISSION
06/23/2026

GROUND LEVEL LANDSCAPE RENDERING



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Hillsboro Beach Residence

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

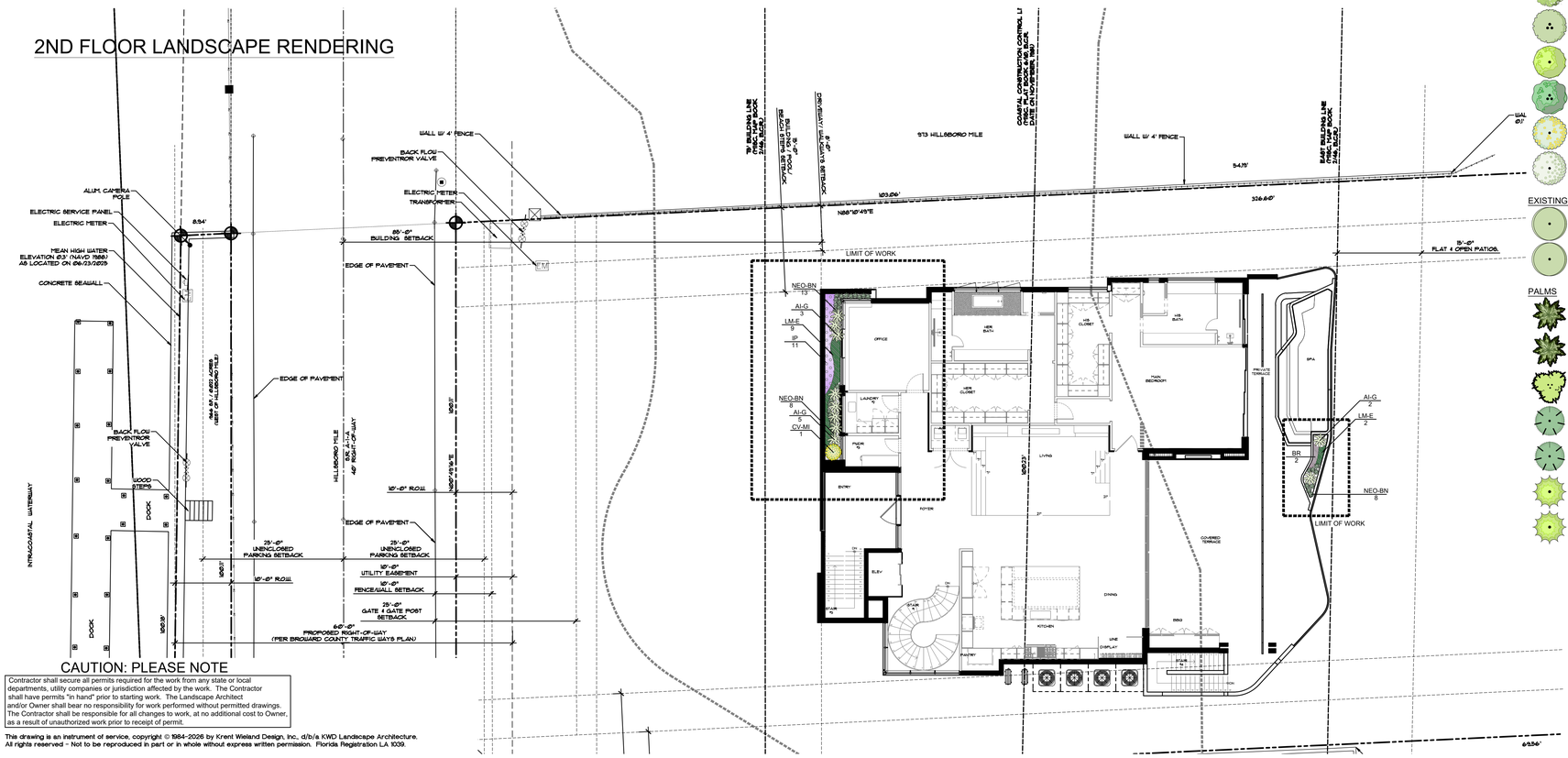
PLANT SCHEDULE PROPOSED

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	PR-9	Brunfelsia calycina / Yesterday, Today and Tomorrow
	GL	Bursera simaruba `Specimen` / Gumbo Limbo Specimen
	CD-12	Coccoloba diversifolia / Pigeon Plum
	GB	Conocarpus erectus / Green Buttonwood
	MF-12	Myrcianthes fragrans / Simpson's stopper
	PR-8	Plumeria rubra / Yellow Frangipani
	STL	Stemmadenia litoralis / Milky Way Tree
EXISTING PALMS		
	CN-E	Cocos nucifera / Coconut Palm
	CN-E2	Cocos nucifera / Coconut Palm - Double
PALMS		
	CN-12C	Cocos nucifera / Green Malayan Coconut
	CN-16	Cocos nucifera / Green Malayan Coconut
	DC	Dypsis cabadae / Cabada Palm
	LC-18	Livistona chinensis / Chinese Fan Palm
	LC-21	Livistona chinensis / Chinese Fan Palm
	TR-8	Thrinax radiata / Florida Thatch Palm
	TR-10	Thrinax radiata / Florida Thatch Palm

PLANT SCHEDULE PROPOSED

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	AI-G	Alcantarea Imperialis 'Green' / Green Imperial Bromeliad
	CV-MI	Codiaeum variegatum 'Sloppy Painter' Croton / Sloppy Painter Croton
	GBS-4	Conocarpus erectus / Green Buttonwood
	GBS-6	Conocarpus erectus / Green Buttonwood
	CB	Cordyline fruticosa 'Black Magic' / Black Magic Ti Plant
	HL	Hymenocallis latifolia / Spider Lily
	NEO-BN	Neoregelia `Bossa Nova` / Bossa Nova Bromeliad
	OR	Phalaenopsis spp/ Oncidium spp / Moth Orchid and Dancing Lady Orchid
	TJ-8	Trachelospermum jasminoides / Star Jasmine
	ZF	Zamia furfuracea / Cardboard Palm
SHRUB AREAS		
	BR	Baleria repens 'Pink Star' / Pink Star Coral Creeper
	CI-H	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum
	FM-G	Ficus microcarpa `Green Island` / Green Island Ficus
	IP	Ipomoea pes-caprae / Railroad Vine
	LM-E	Liriope 'Super Blue' muscari / Lily turf
	MC	Muhlenbergia capillaris / Pink Muhly Grass
	RB-W	Ruellia brittoniana 'Compacta Katie White' / Dwarf White Ruellia
	RE	Russelia equisetiformis 'Alba' / White Fire Cracker Bush
	SR-S	Serenoa repens 'Cinerea' / Silver Saw Palmetto
	TP	Tradescantia pallida 'Purpurea' / Purple Queen

2ND FLOOR LANDSCAPE RENDERING



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ISSUED CITY SUBMISSION
06/23/2026

0 5 10 15 20 25
SCALE 1" = 10' 0"

NORTH

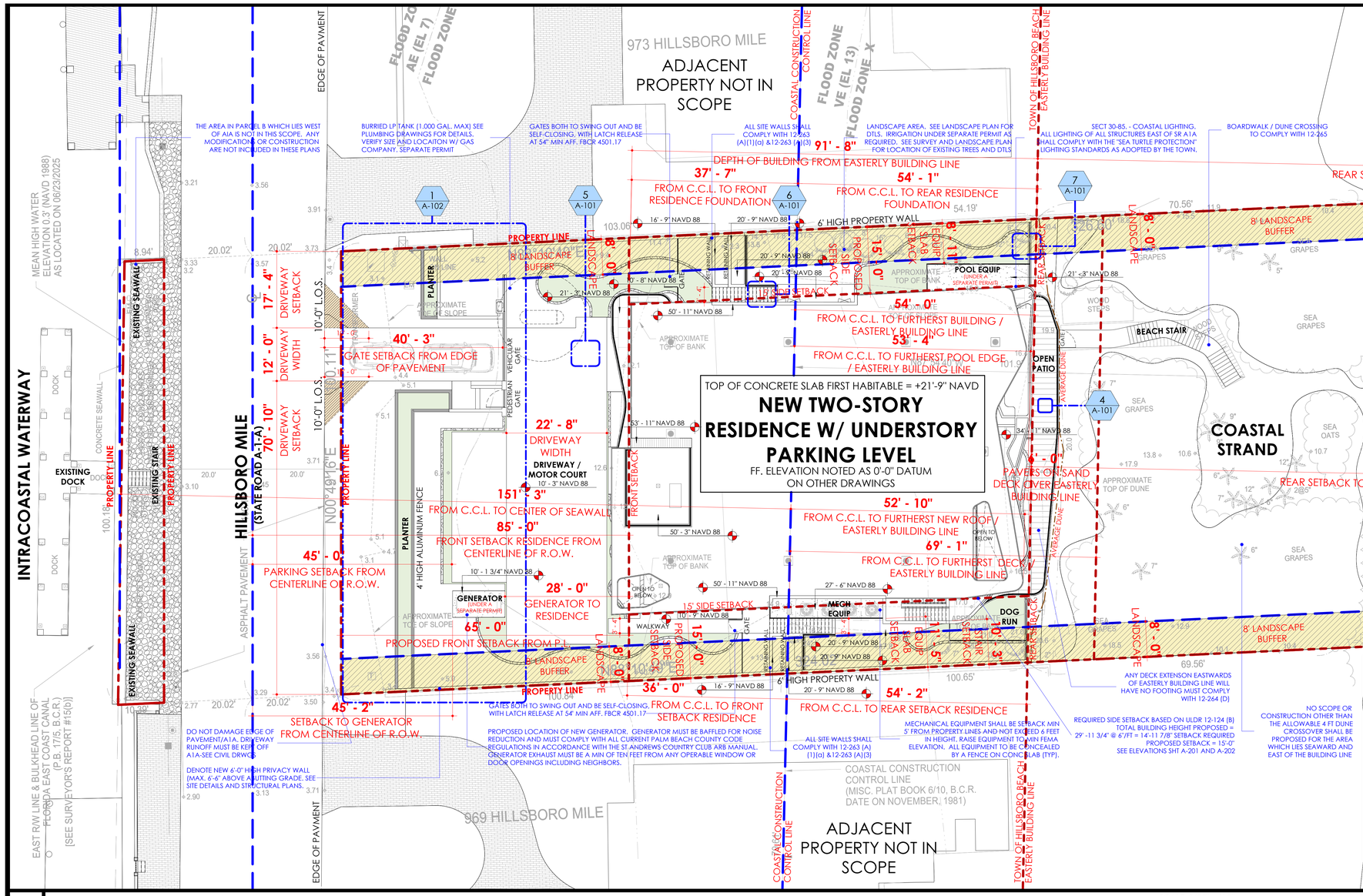
20260623-Issued City Submission
20260424-Issued City Submission
20260402-Issued to Team
20251125-Issued FDEP Submission
20251107-Issued to Team

ISSUE HISTORY

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

DRAWING TITLE:
LANDSCAPE PLAN RENDERING

SHEET:
LR-1



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.) 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

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

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 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.

5 SITE PLAN NOTES

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"
Min. BFE Required (DFE)	+14'-0"
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
1546 JACKSON STREET
HOLLYWOOD, FL 33020
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STATE OF FLORIDA LICENSE N° AR-97156

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:

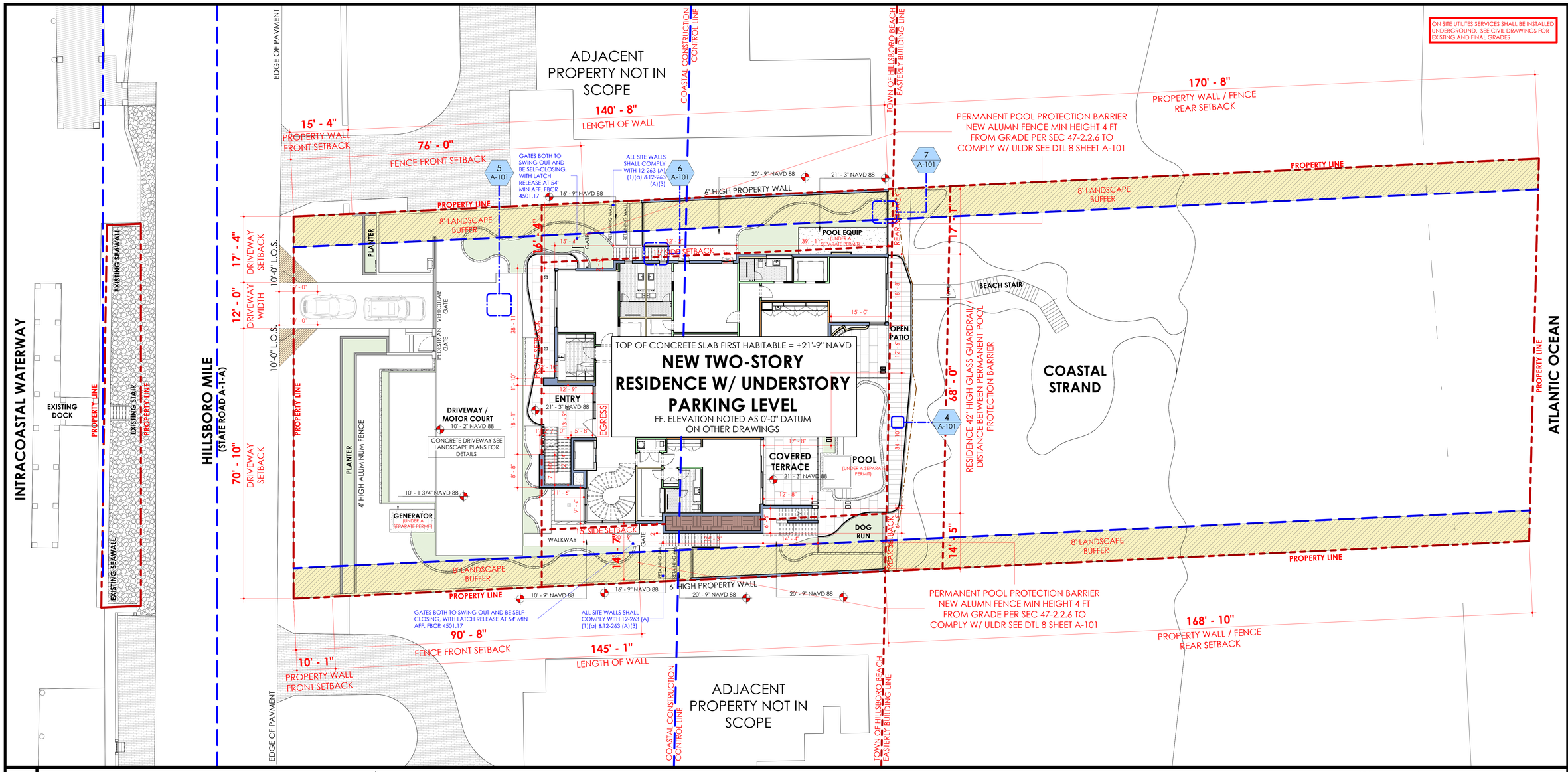
REVISIONS:

#	DATE	DESCRIPTION

DATE OF ISSUE
06/10/2026

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'

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:

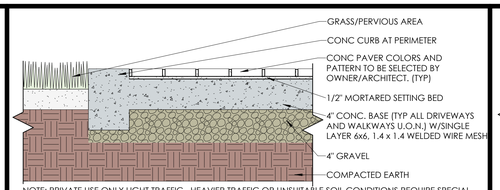
ALLOWABLE BEARING CAPACITY POUNDS PER SQUARE FOOT	UNBRACED WALL ABOVE GRADE (F)	MINIMUM DEPTH AND WIDTH (INCHES)
2000	LESS THAN OR EQUAL TO 3 FEET	12 × 16
2000	GREATER THAN 3 FEET BUT LESS THAN AND INCLUDING 6 FEET	12 × 36
2000	GREATER THAN 6 FEET - NONE PROVIDED	1

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.

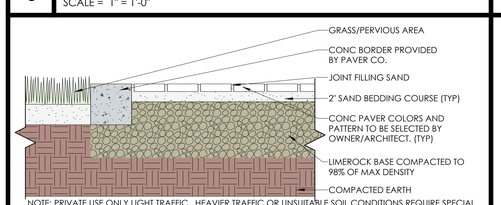
NOTES:
1. EDGE OF WALL FOUNDATION TO BE LOCATED AS PER CITY ZONING ORD. VERIFY SEE SITE PLAN SHEET SP-1.1 FOR LOCATION OF WALL.
2. SET ALL SITE WALLS ADJACENT TO PROPERTY LINES TO KEEP ALL DECORATIVE FEATURES FROM PROJECTING OVER PROPERTY LINE TYP.
3. CONC FOR FOUNDATION TO BE 2500 PSI 6" SLUMP
4. GROUT 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

2 FBC CODE 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.

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



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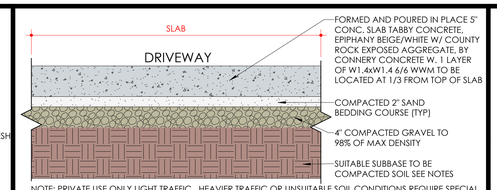
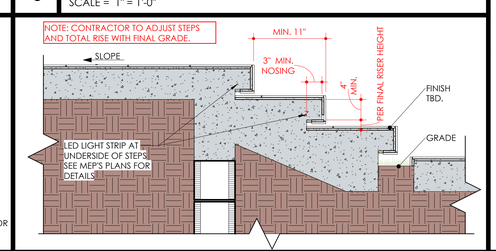
4 PAVER ON SAND DETAIL
SCALE = 1" = 1'-0"

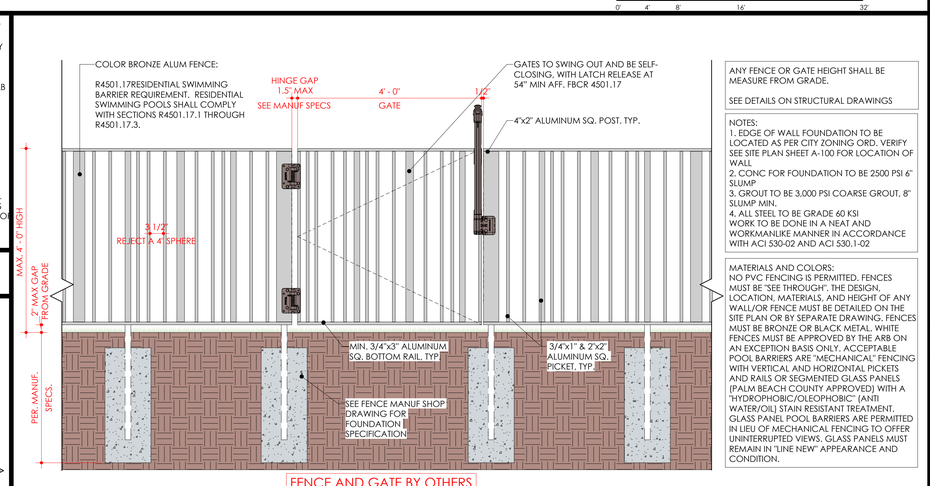


NOTE: PRIVATE USE ONLY LIGHT TRAFFIC. HEAVIER TRAFFIC OR UNSUITABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS DESIGN. SURFACE DRAINAGE: RECOMMENDED TO SWALED PERVIOUS AREA. SEE CIVIL DWGS FOR ADDITIONAL CALCULATIONS, SLOPES AND DETAILS. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS.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

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



6 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.

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

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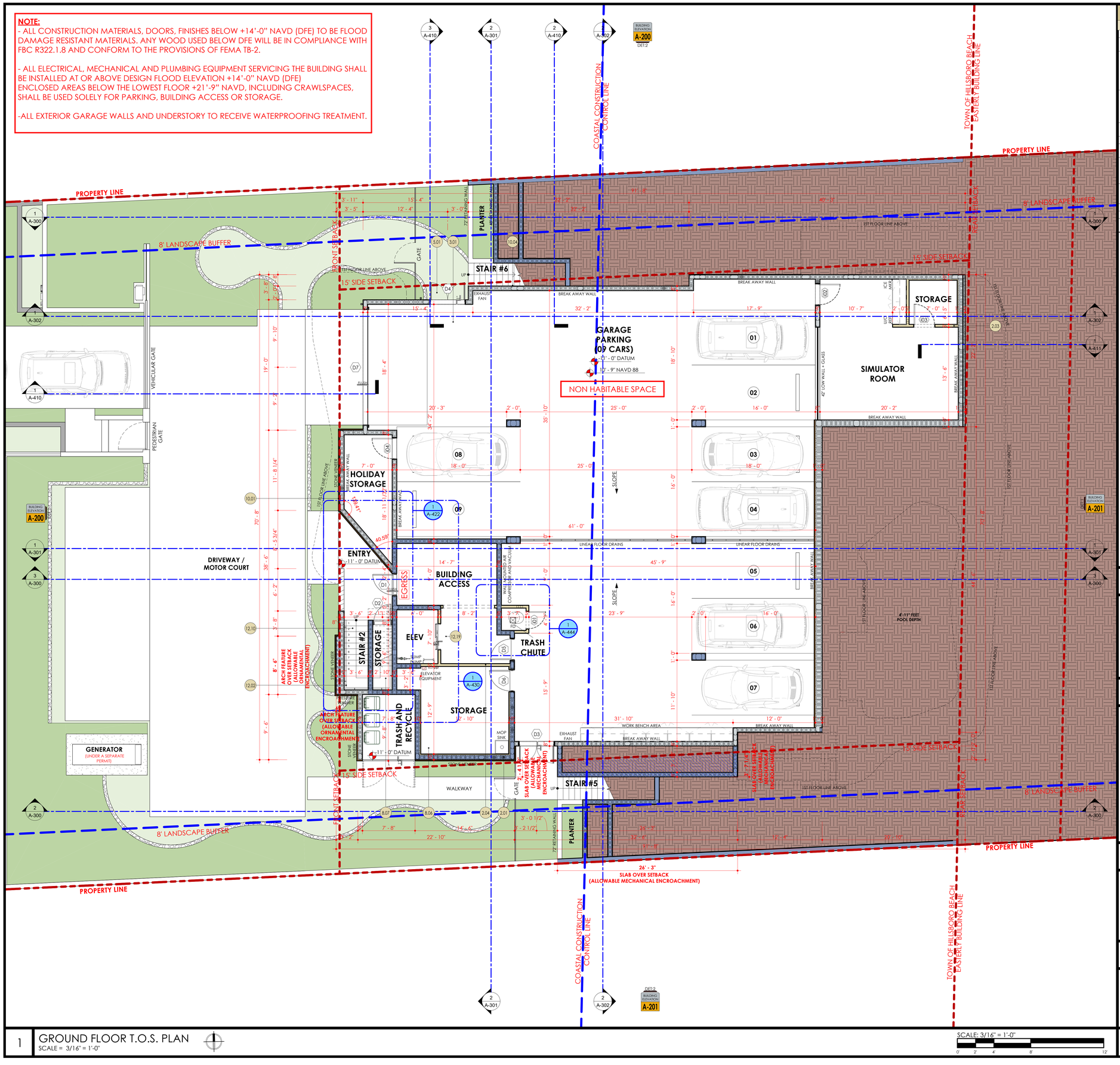
SITE DETAILS

SHEET NUMBER
A-101

NOTE:
- ALL CONSTRUCTION MATERIALS, DOORS, FINISHES BELOW +14'-0" NAVD (DFE) TO BE FLOOD DAMAGE RESISTANT MATERIALS. ANY WOOD USED BELOW DFE WILL BE IN COMPLIANCE WITH FBC R322.1.8 AND CONFORM TO THE PROVISIONS OF FEMA TB-2.

- ALL ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT SERVICING THE BUILDING SHALL BE INSTALLED AT OR ABOVE DESIGN FLOOD ELEVATION +14'-0" NAVD (DFE)
ENCLOSED AREAS BELOW THE LOWEST FLOOR +21'-9" NAVD, INCLUDING CRAWLSPACES, SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE.

-ALL EXTERIOR GARAGE WALLS AND UNDERSTORY TO RECEIVE WATERPROOFING TREATMENT.



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

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

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 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.

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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GROUND FLOOR PLAN

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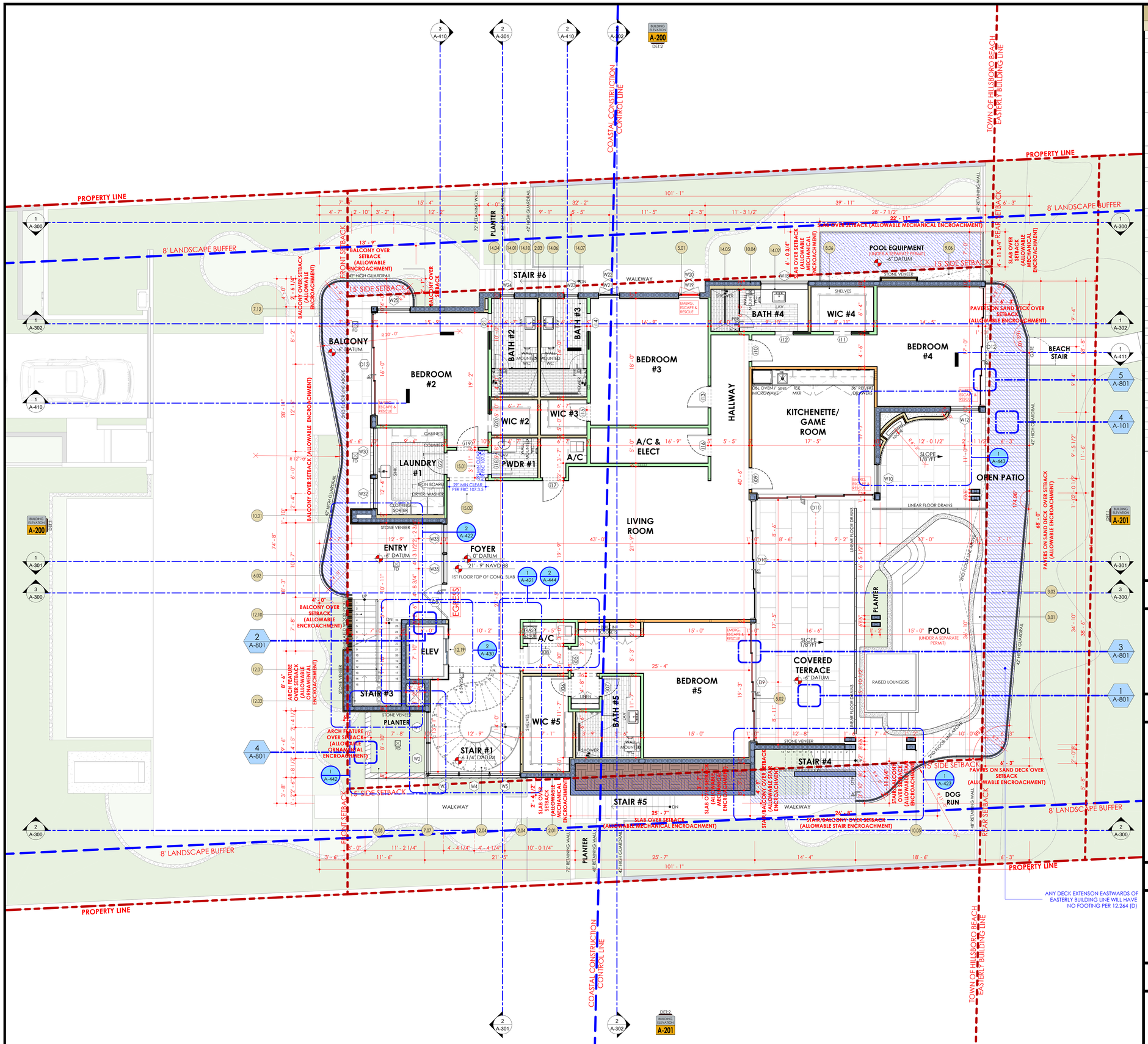

PLANS KEYNOTES

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 STONE CAP WITH MITERED EDGES. 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.
3.03	CONCRETE PAVER/STONE ON COMPACTED FILL AND SAND (REFER TO STRUCTURAL DRAWINGS)
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
7.07	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
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 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.
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 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	SHOWER CONTROL (TYP) ALL CONTROLS TO BE LOCATED FOR EASY ACCESS FROM SHOWER/BATH ENTRY TYP
14.05	SHOWER HEAD @ MIN 7'-0" FROM F.F. TO C.L. SEE ID DRAWINGS FOR DTLS
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

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

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

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ANNIE K. CARRUTHERS
REGISTERED ARCHITECT
AR 97156
SEAL
STATE OF FLORIDA LICENSE Nº AR-97156

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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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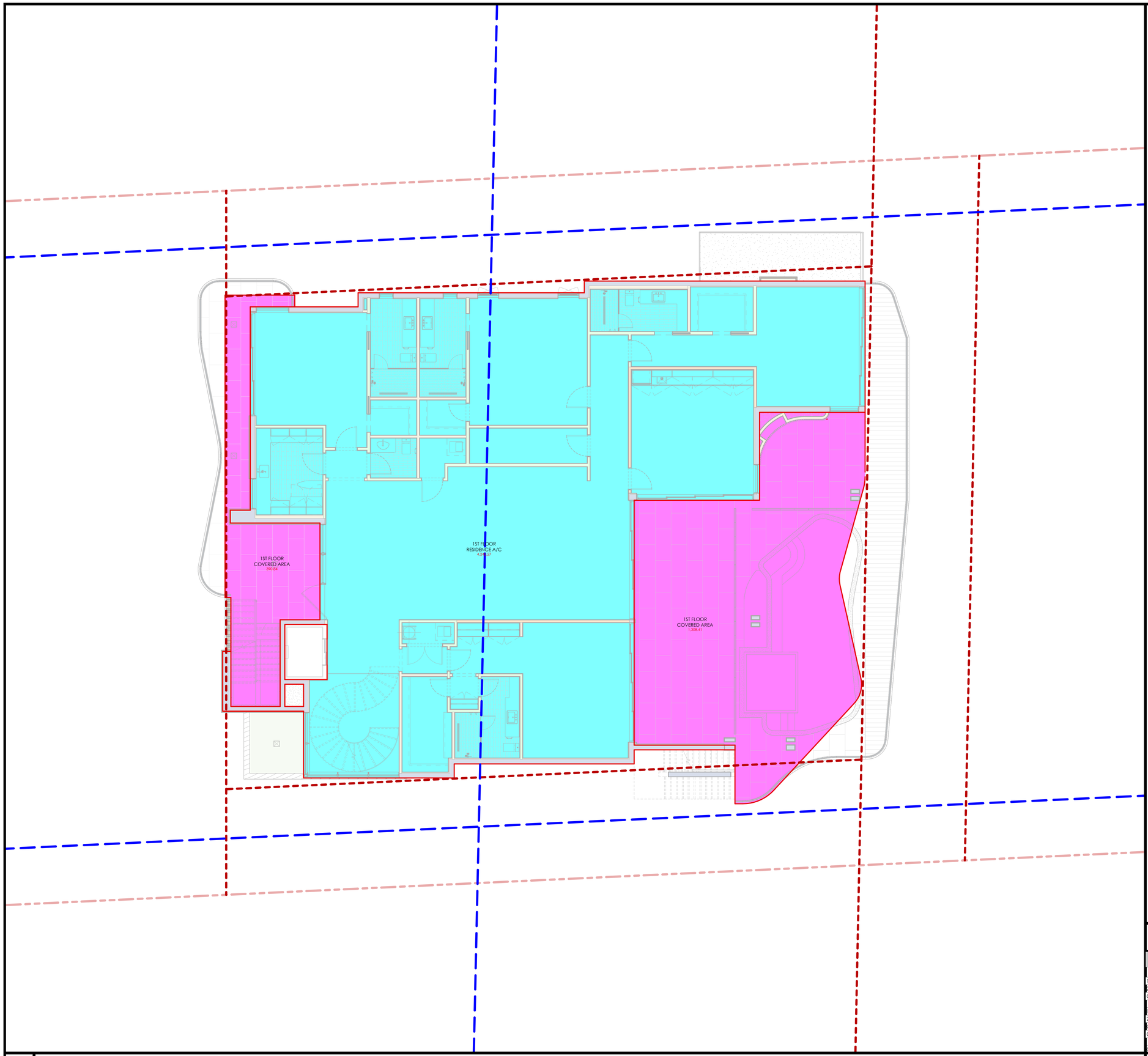
SHEET NAME
1ST FLOOR PLAN

SHEET NUMBER
A-111



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

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

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** 16,235.09

3 SQUARE FOOTAGE

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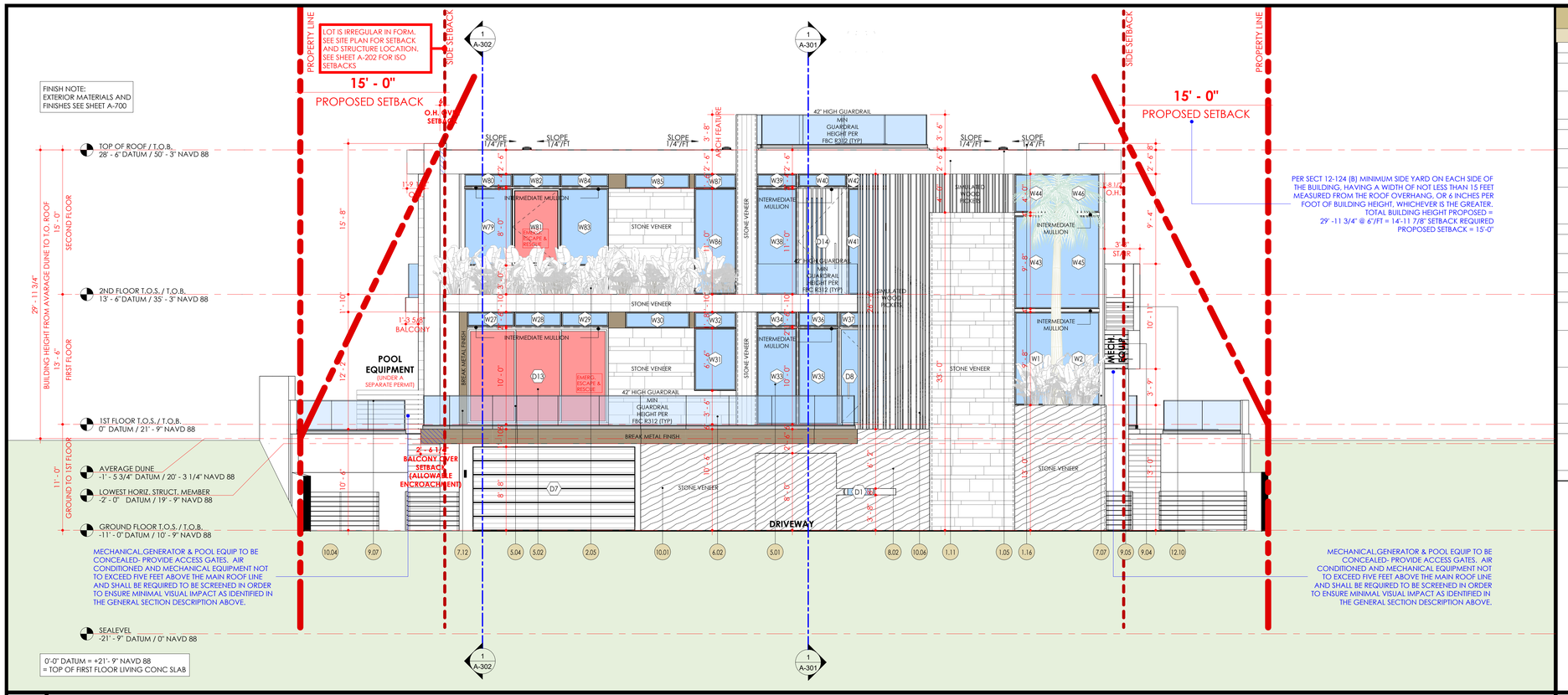
SHEET NAME
1ST FLOOR AREA PLAN

SHEET NUMBER
A-132



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
2.05	CBS PLANTER VENEERED WITH STONE AND PROVIDE A STONE CAP WITH MITERED EDGES. 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.
3.03	CONCRETE PAVER/STONE ON COMPACTED FILL AND SAND (REFER TO STRUCTURAL DRAWINGS)
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 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
7.07	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.
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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 ELEVAITON PLUS ONE FOOT - ALL EQUIPMENT TO BE SCREENED FROM VIEW.
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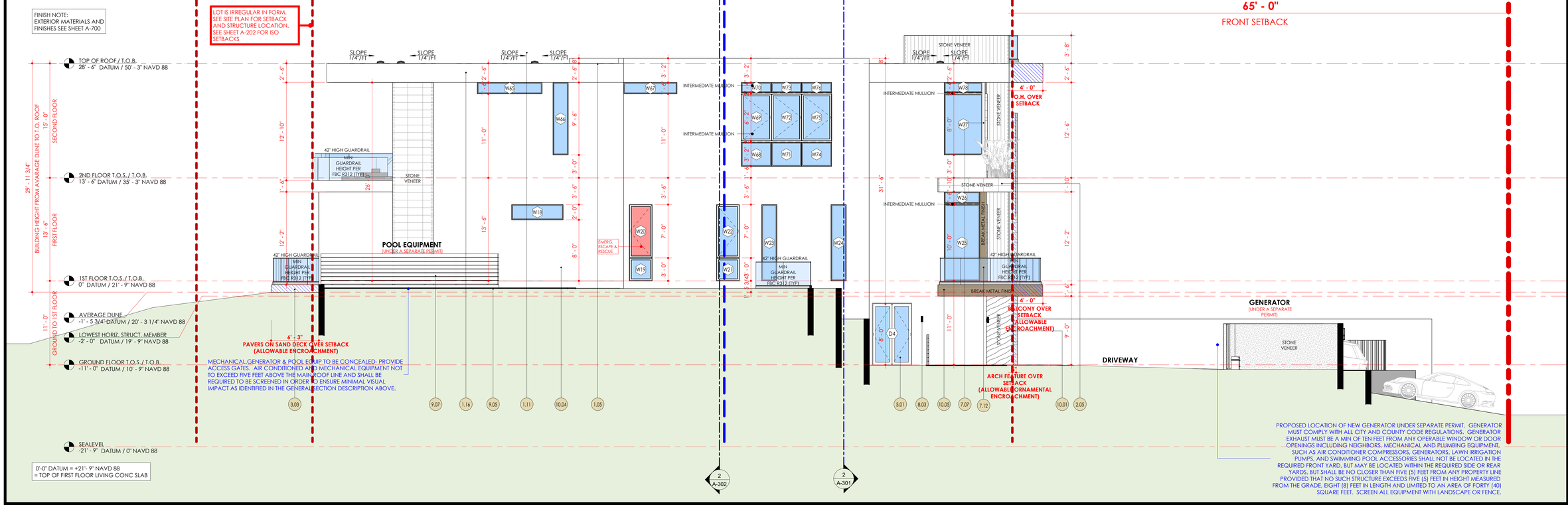
10.01	COLUMN OR WALL W/STONE OR TILE VENEER MORTARED TO CONC BLOCK. SEAL AS REQUIRED. CONTRACTOR TO PROVIDE A SAMPLE OF VENEERS PRIOR TO MANUFACTURE FOR APPROVAL BY ARCHITECT. VENEER WILL BE PLACED WHERE NOTED ON ELEVATIONS. TOP OF WALL TO BE MITERED STONE. SEE FINISH SCHEDULE FOR DETAILS AND OPTIONS. 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



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

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

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33062

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ELEVATIONS

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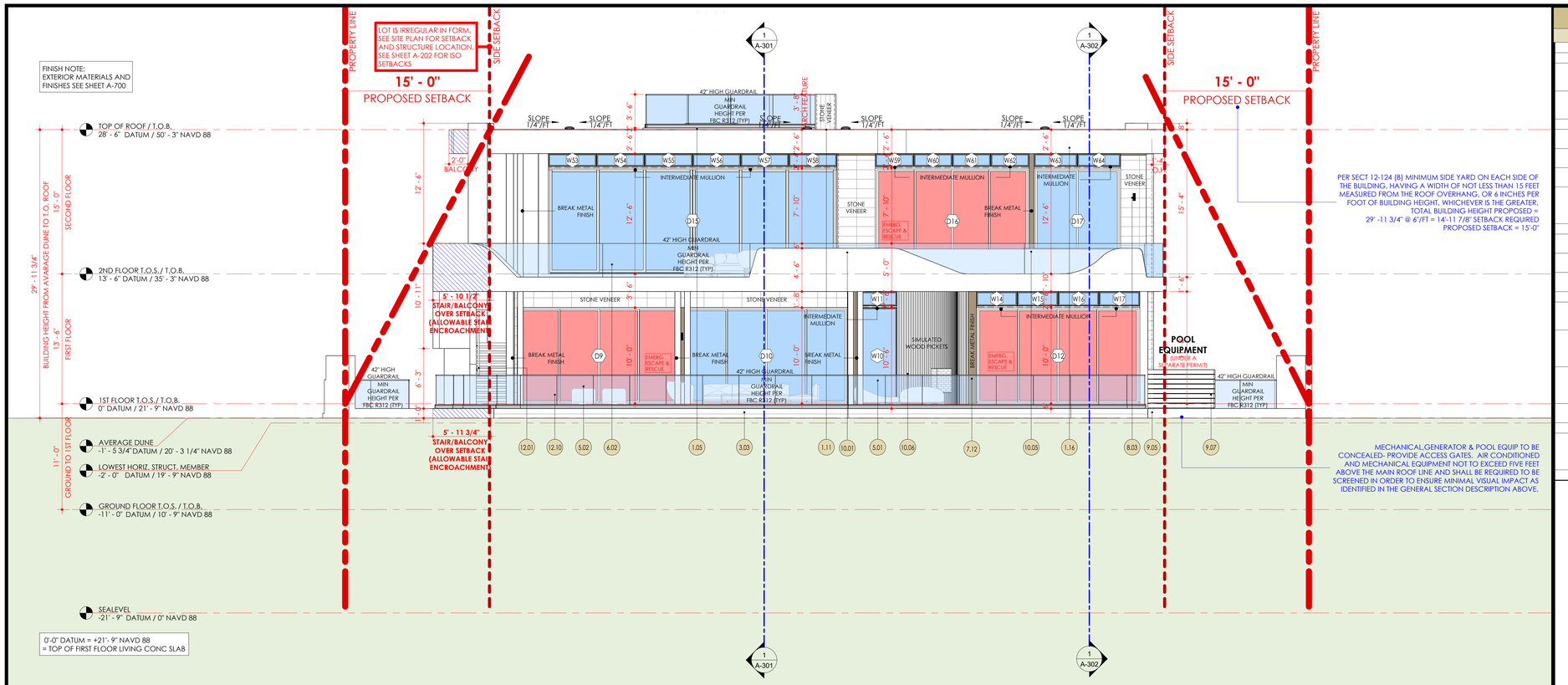
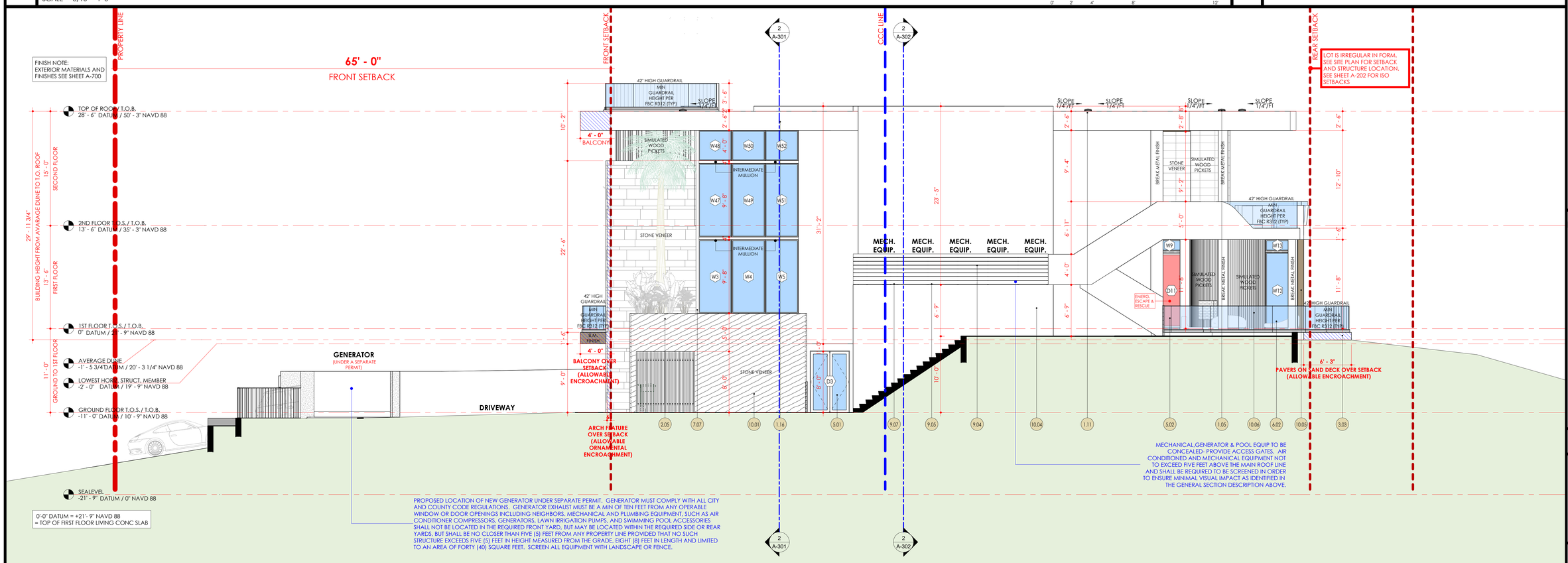
A-200



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
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12.10	FORMED CONCRETE STAIR SEE STRUCTURALS FOR DETAILS

3 ELEVATION KEYS NOTES

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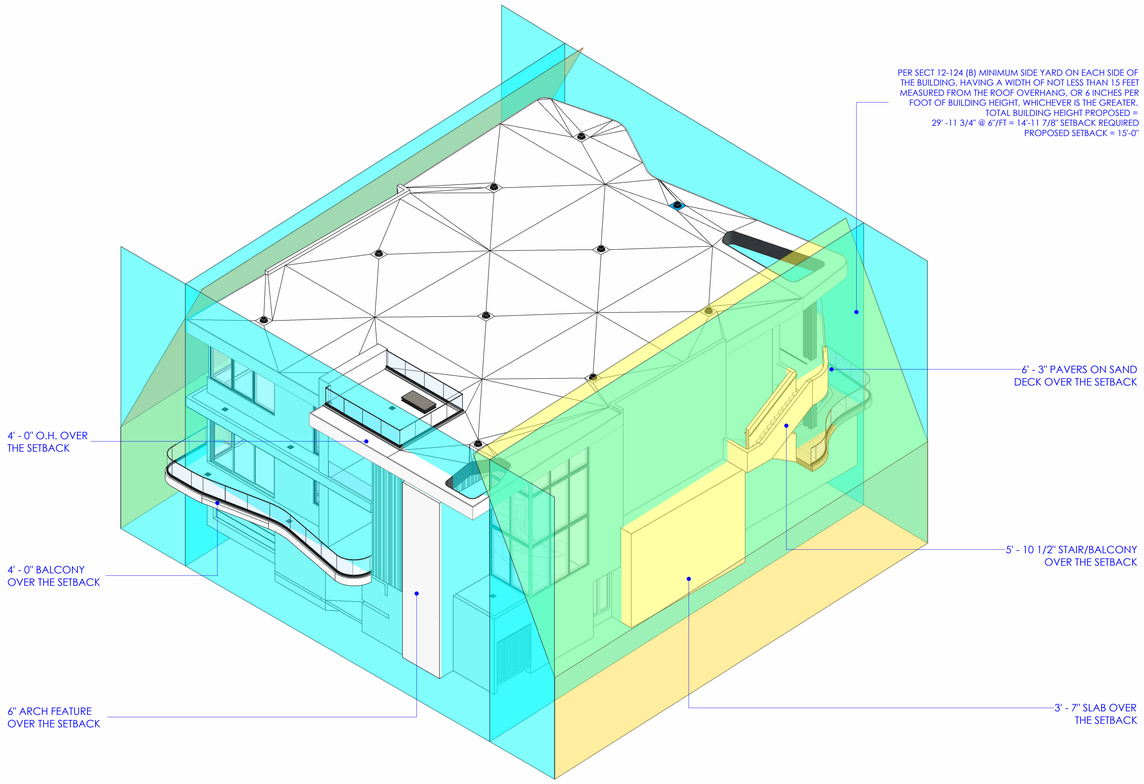
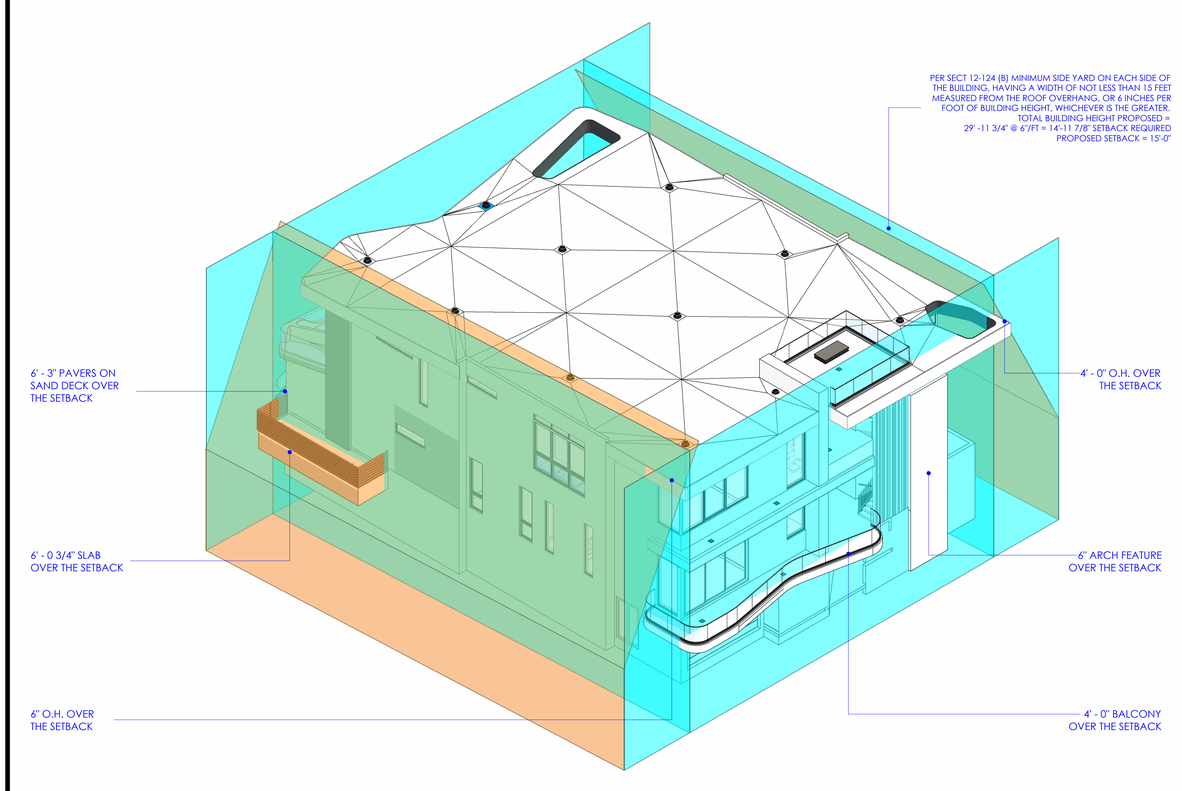
SHEET NAME
ELEVATIONS

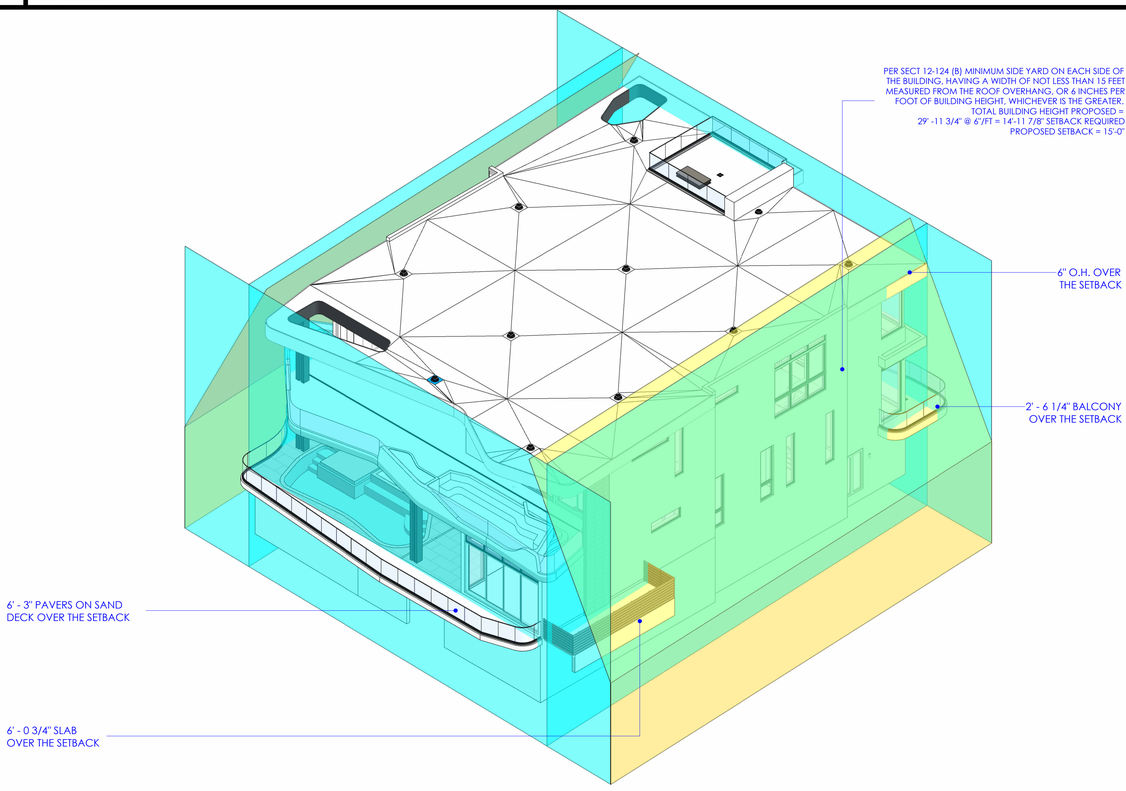
SHEET NUMBER
A-201



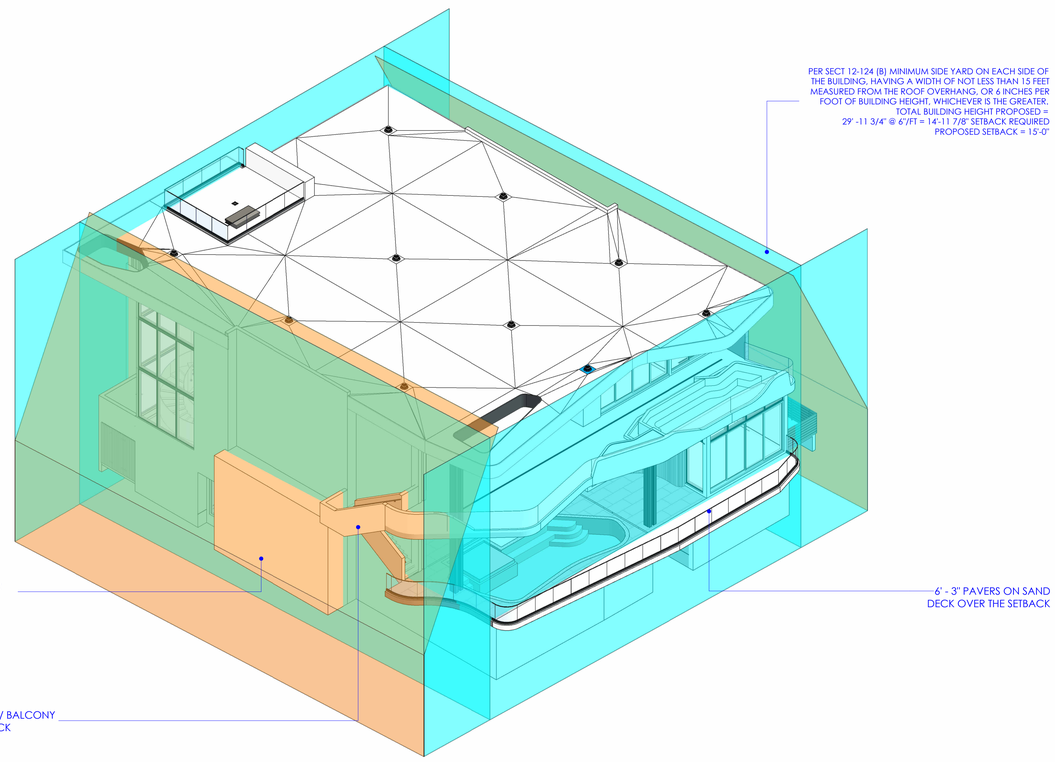
1 SIDE SETBACK - FRONT RIGHT
NOT TO SCALE



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

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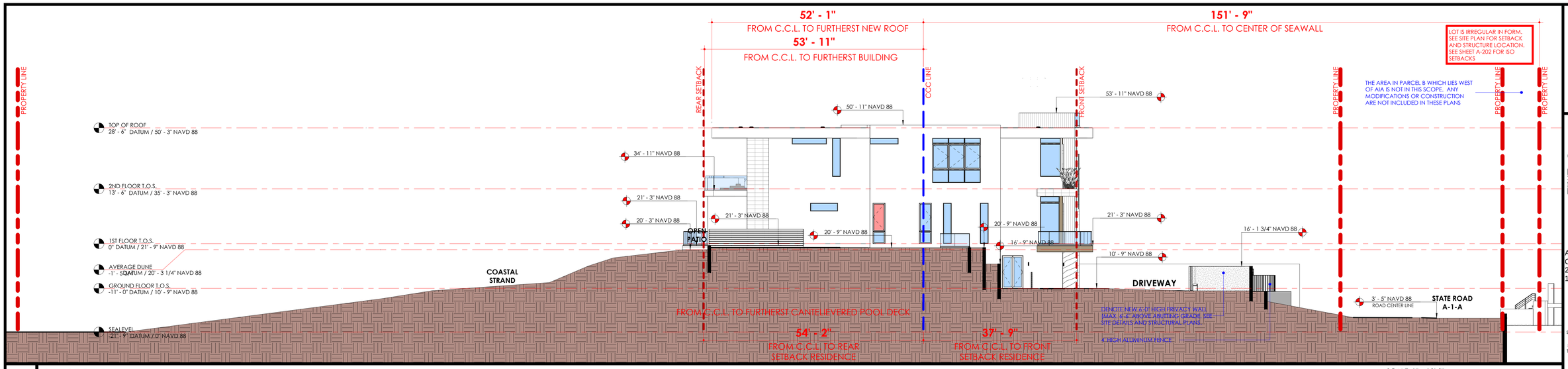
SHEET NAME
SIDE SETBACKS

SHEET NUMBER
A-202



1 SITE SECTION A
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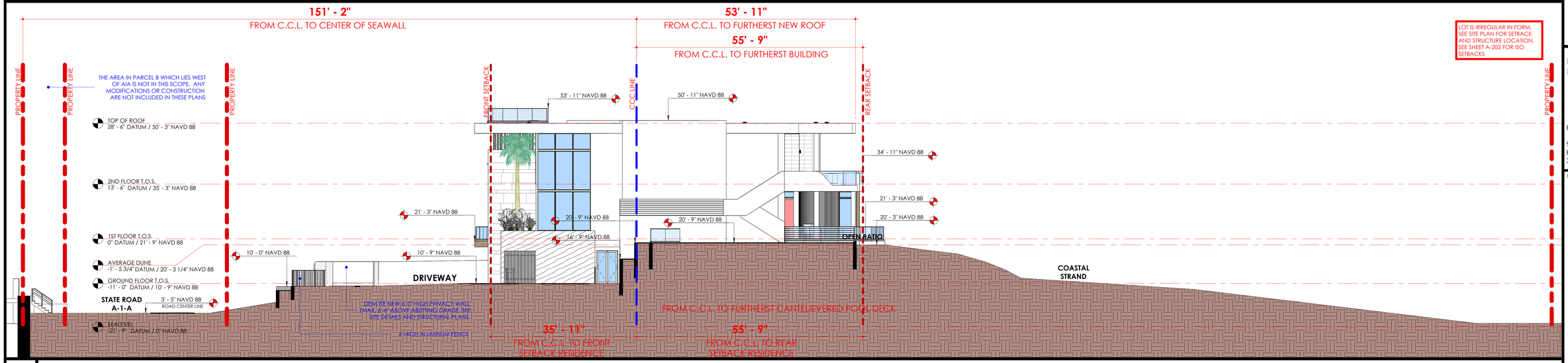

2 SITE SECTION B
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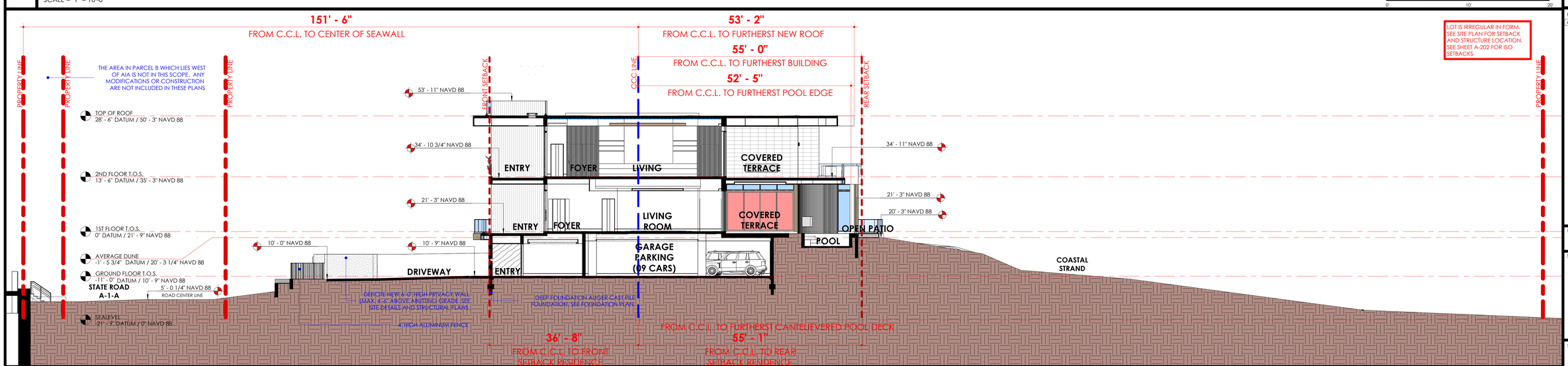

3 SITE SECTION C
SCALE = 1" = 10'-0"

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

IN-SITE DESIGN GROUP
ARCHITECTURE

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1546 JACKSON STREET
HOLLYWOOD, FL 33020
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954 921-5333

ANNIE K. CARRUTHERS
ARCHITECT

ANNIE K CARRUTHERS
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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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SITE SECTIONS

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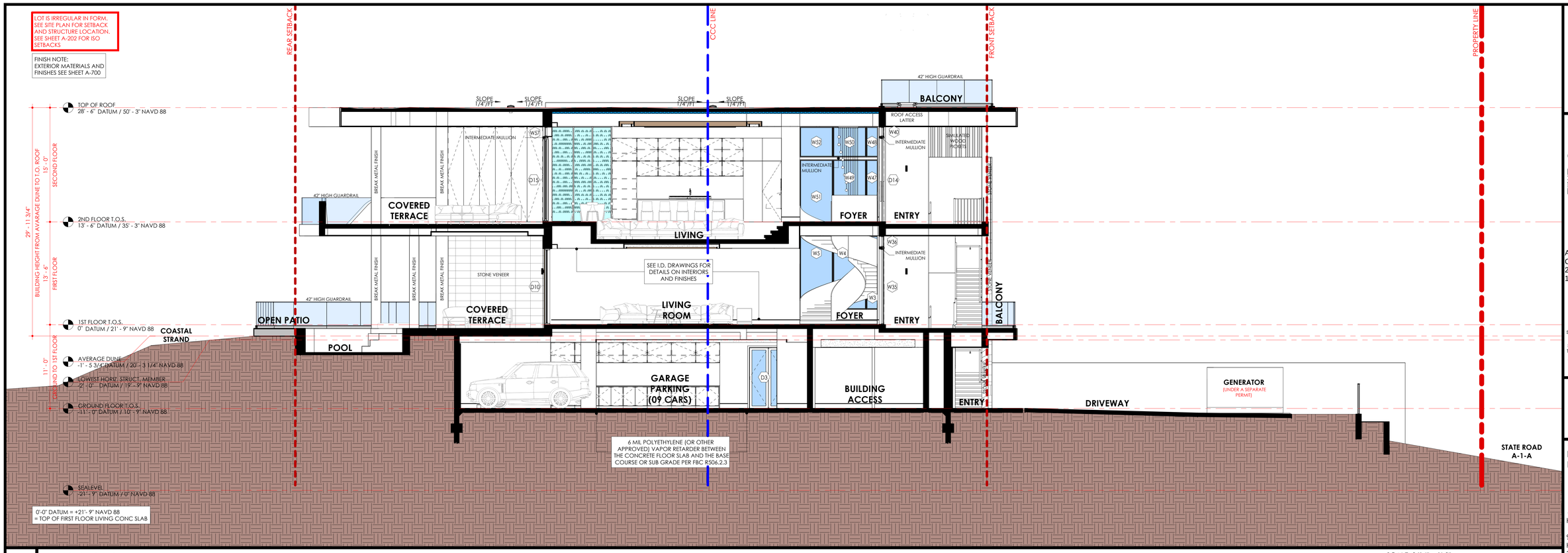
A-300



1 BLDG SECTION A
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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.

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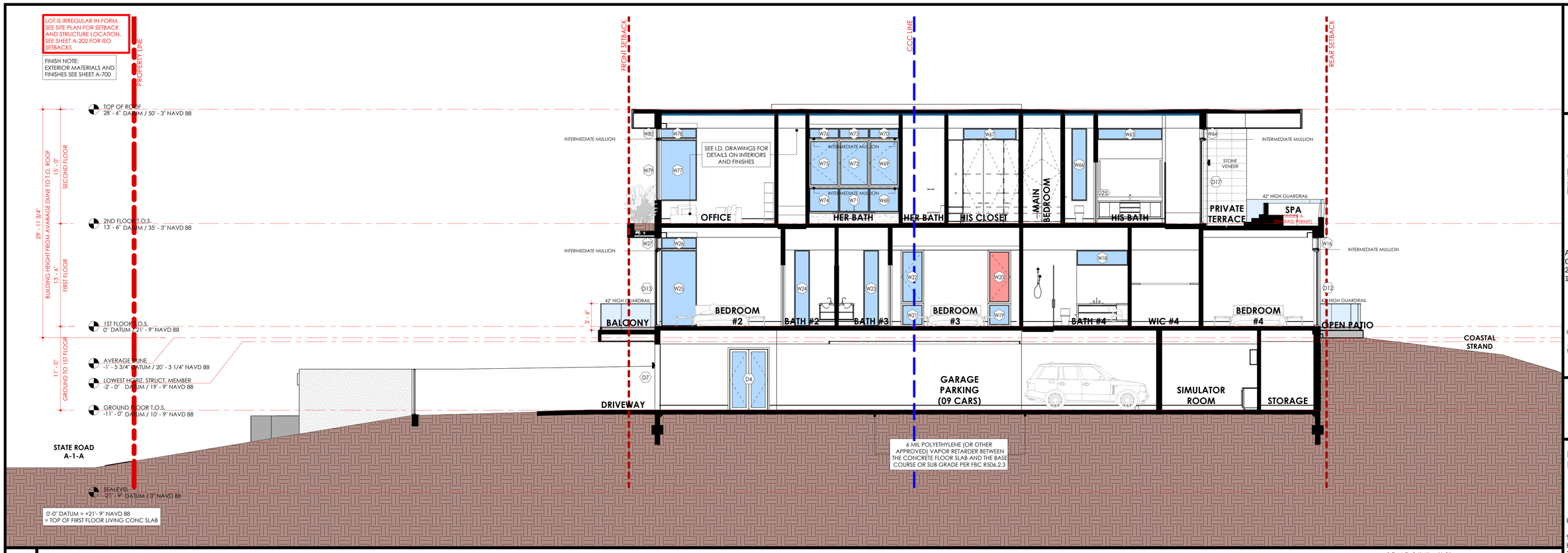
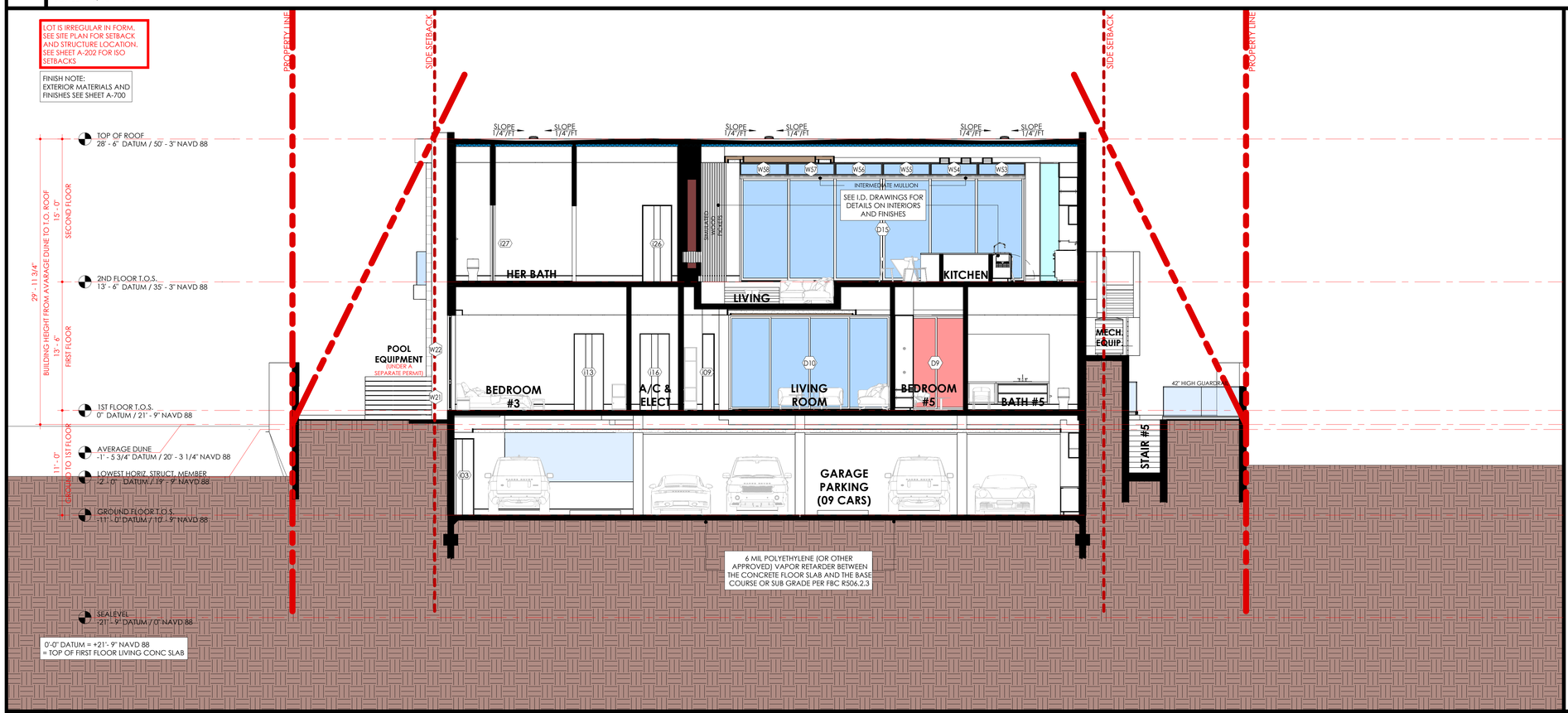
SHEET NAME
BLDG SECTIONS

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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3 INSULATION NOTES

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IN-SITE DESIGN GROUP LLC
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ANNIE K. CARRUTHERS ARCHITECT
ANNIE K CARRUTHERS 2026.06.12 17:54:03-04'00'
STATE OF FLORIDA ANNIE K. CARRUTHERS REGISTERED ARCHITECT NO. AR 97156
SEAL
STATE OF FLORIDA LICENSE N° AR-97156

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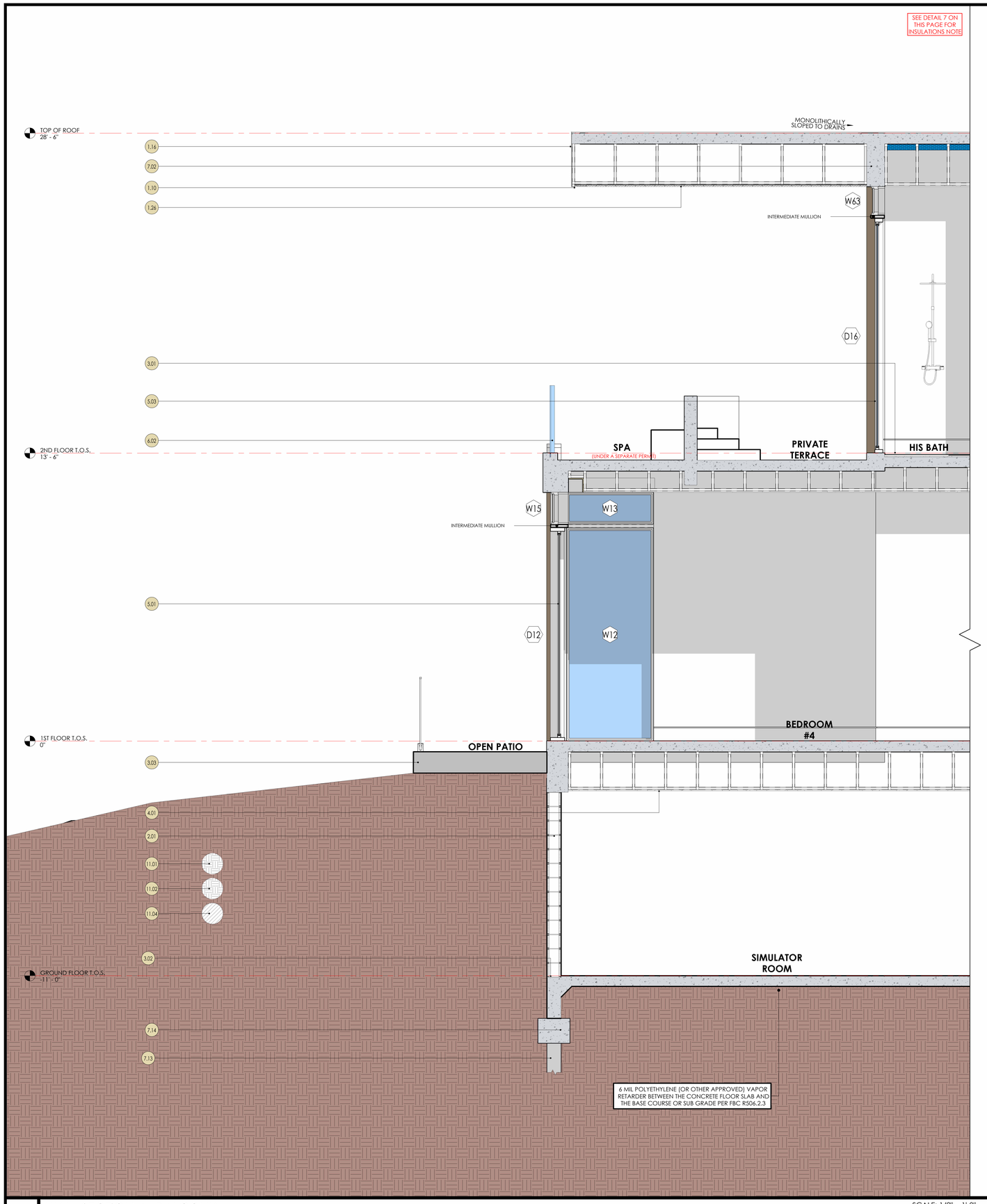

1 WALL SECTION 4 - BALCONY
SCALE = 1/2" = 1'-0"

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

WALL SECTION KEYNOTES

KEY	DESCRIPTION
1.10	ALUMINUM DRIP ADHERED TO COMPOSITE ALUMN FASCIA AS PER MANUF SPECS. THE DRIP SHALL BE 2" MIN. AND EXTEND 3/4" MIN. FROM FASCIA AND 1/2" CLEAR FROM STRUCTURE. COLOR TO MATCH FASCIA
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
1.26	1"X6" T&G SIMULATED WOOD COMPOSITE UNDER EXTERIOR SOFFITS, OH AND WALKWAYS WHERE NOTED ON RCP FASTENED TO 5/8" EXT GRADE PLYWOOD SHEATHING W/8D RING SHANK NAILS AT 6" O.C. TYP - BOARDS TO BE INSTALLED ON A RANDOM PATTERN.SEE RCP FOR DETAILS AND HEIGHT. OPTIONAL ENGINEERED PRODUCTS MAY BE SUBSTITUED WITH ARCHITECTS APPROVAL. SEE FINSH SCHEDULE AND REFLECTED CLG PLAN FOR NOTES
2.01	8" X 16" X 8" CONCRETE BLOCK. SEE STRUCT DWGS FOR REINFORCED FILLED CELL LOCATIONS.
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.
3.02	RECESS CONC SLAB EDGE AND BEAMS SUPPORTING WALLS MIN 1-1/2" BELOW TOP OF SLAB FOR WIDTH OF EXTERIOR WALL AND MIN 3/4" AT SECOND FLOOR AND BLOCK WALLS (TYP)
3.03	CONCRETE PAVER/STONE ON COMPACTED FILL AND SAND (REFER TO STRUCTURAL DRAWINGS)
4.01	5/8" DRYWALL CEILING (TYPE "X" WHERE REQUIRED) MOLD DEFENSE RECOMMENDED ATTACHED TO CONC ON 5/8" MTL HAT FURRING CHANNELS TO UNDERSIDE OF CONC SLAB AT 16" O.C. DRYWALL SHALL BE SCREWED, TAPED SANDED SMOOTH AND PAINTED. SEE RCP FOR DTLS AND CLG HEIGHTS(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)
5.03	IMPACT RATED EXTERIOR WINDOW OR DOOR. SEE SCHEDULE. 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 SPEC'S
7.02	CONCRETE TIE BEAM OR BOND BEAM (REFER TO STRUCTURAL DRAWINGS)
7.13	NEW AUGER CAST PILE FOUNDATION. REFER TO STRUCT DWGS FOR SIZE AND REINFORCING. TO COMPLY W/FBC 8TH ED. MIN 6 MIL VAPOR RETARDER UNDER SLAB. BOTTOM OF GRADE BEAMS AND/OR FOOTING MUST BE A MIN OF 8" BELOW GRADE AS PER FBC 8TH ED.
7.14	FOUNDATION GRADE BEAM. REFER TO STRUCT DWGS FOR SIZE AND REINFORCING.
11.01	NEW COMPACTED FILL
11.02	CONTRACTOR TO PROVIDE COUNTY W/ CERTIFIED COMPACTION REPORT BEFORE INSPECTION AS PER FBC 2023 8TH ED.
11.04	SOIL TREATMENT FOR PROTECTION AGAINST TERMITES SHALL BE SUBMITTED TO BUILDING DEPT. FROM A NATIONAL PEST CONTROL ASSOC. BEFORE CONCRETE CAN BE POURED SEC. FBC 8TH ED, R318 BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPT BY THE LICENSED PEST CONTROL COMPANY PERFORMING THE TREATMENT AS PER FBC 8TH ED. 1816.1.7

3 WALL SECTION KEY NOTES

A. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION.
B. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.
C . PRELIMINARY TRUSS ENGINEERING MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL WITH FIVE PRINTED COPIES PRIOR TO POURING ANY SLAB OR FOOTINGS. ROOF TRUSS DESIGN BY TRUSS MANUFACTURER MUST ACCOMMODATE FOR ALL REQUIRED WIND LOADING PER LATEST F.B.C. TRUSS MANUFACTURER MUST INCLUDE PERMANENT BRACING AS PART OF THE TRUSS DESIGN. TRUSS DRAWINGS MUST BE SEALED BY A FL LICENSED ENGINEER. TRUSS DESIGN MUST MET OR EXCEED CODE REQUIRED LOADS. REFER TO FLOOR PLANS FOR ALL REQUIRED ATTIC SPACES. PROVIDE TRUSS SHOP DRAWING TO ARCHITECT AFTER CONTRACTORS REVIEW AND APPROVAL FOR FINAL APPROVAL. TRUSS SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO SUBMITTAL TO CITY AND FABRICATION. SEE SHT A-002 FOR NOTES
D. ALL PRODUCTS AND MATERIALS SHALL BE APPLIED OR INSTALLED ACCORDING TO MANUFACTURERS SPECS.
E. ALL COMBUSTIBLE PIPE AND CONDUIT PIPES PENETRATING FIRE WALLS TO HAVE AN ASSEMBLY EQUAL TO RATING OF THE WALL BEING PENETRATED AS PER F.B.C.
F. ALL WOOD IN CONTACT WITH MASONRY OR CONC SHALL BE PRESSURE TREATED (TYP).
G. ALL TIMBER & TIMBER CONSTRUCTION SHALL COMPLY W/SPECIFICATIONS AND CODES SPECIFIED BY THE FOLLOWING AS REQUIRED: AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, TIMBER CONSTRUCTION MANUAL AND NATL FOREST PRODUCTS ASSOCI, NAT'L DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AMERICAN PLYWOOD ASSOC, PLYWOOD DESIGN SPECIFICATION, AMERICAN WOOD PRESERVERS ASSOC STANDARDS, NATL LUMBER MANUFACTURERS ASSOC NATL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.
H. ALL TIMBER CONNECTIONS ARE TO BE MADE USING PREFABRICATED CONNECTORS. TOE NAILING WILL NOT BE PERMITTED. SUBMIT MANUFACTURER'S DATE FOR APPROVAL.
I. PARTITION WALLS TO BE METAL STUDS AT 16" O.C. TO COMPLY W/FBC 2023 SECT R603
J. ALL GUY GRAY BOXES IN FIRE RATED WALLS TO BE MADE OF STEEL OR FRAMED ON REAR SIDE AND COVERED W/ 5/8" TYPE "X" GYP BOARD.
K. FIRE STOPS TO BE PROVIDED IN ALL FURRED SPACES @ MAX 8'-0" O.C. AND CONTINUOUS AT CEILING
L. TIE BEAMS ARE TO BE CONTINUOUS AS PER F.B.C. AND MIN 8" X 12", EXTENDING MIN 8" OVER SUPPORT ENDS (12" AT GARAGE OPENINGS).
M. TIE BEAM, PLATE, SOFFIT AND CEILING HEIGHTS ARE TAKEN FROM TOP OF CONC FLOOR SLAB @ 0'-0" DATUM
N. FIRST BLOCK CAVITY AT EACH SIDE OF OPENINGS SHALL BE FILLED W/ CONCRETE UNLESS SHOWN OTHERWISE.
O. ALL WINDOWS (GLASS BLOCK, FIXED GLASS & OPERABLE UNITS) AND DOORS & THEIR ASSEMBLIES SHALL MEET THE REQUIREMENTS SET FORTH IN F.B.C., R613 OR BE PROVEN TO BE ACCEPTABLE BY SEPARATE ENGINEERING.
P. SILL AND BASE PLATES TO BE ATTACHED TO CONCRETE WITH 1/2" ANCHOR BOLTS WITH MIN. 7" EMBEDMENT U.N.O. PROVIDE MEMBRANE FLASHING AT ALL WINDOW AND DOOR SILLS. FLASHING TO LAP UNDER SILL. AT MASONRY/STONE SILLS PROVIDE WEEP HOLES PER CODE AND FULL END DAMS. COORDINATE WITH MASON. PROVIDE MASONRY TIES IN VERTICAL LAG OF FLASHING ONLY.
Q. ALL FIXED GLASS THICKNESS TO BE BY SEPARATE ENGINEERING.
R. FIRE STOPS REQUIRED AROUND: TOP, BOTTOM AND SLIDING DOOR POCKETS.
S. SCREEN ENCLOSURES TO BE UNDER SEPARATE PERMIT WHERE SCREEN ENCLOSURES IS TO BE ATTACHED TO FASCIA, IT MUST BE ATTACHED TO THE TRUSSES BY SOUTHEASTERN METALS REGULAR 20 GA. ANCHORS, W/(4) 8d NAILS INTO THE TOP OF THE FASCIA, AND (4) 8d NAILS INTO THE SIDE OF THE RAFTER (ONE ANCHOR PER RAFTER), TO RESIST 1,000 lbs UPLIFT PER F.B.C.
T. ELEVATIONS ARE TAKEN FROM LOWEST LIVING AREA TOP OF CONC FLOOR SLAB WHICH SHALL BE 0'-0" DATUM.
U. PENETRATIONS OF RATED WALLS AND FLOORS SHALL BE SEALED W/ A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASSES WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC FOR FIRE STOPS ASTM-E-614.
V. ENGINEERED UNIT MASONRY SHALL BE IN ACCORDANCE W/ASCI 530-92/ ASCE 5-92/ TMF 402-92.
W. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 5301.92/ ASCE 6-92/ TMS 602-92
X. ALL WOOD HEADERS IN BEARING WALLS TO BE DONE BY RATIONAL ANALYSIS. RATIONAL ANALYSIS TO BE DONE BY STRUCTURAL ENGINEER.
Y.CONCRETE BALCONY WATERPROOFING: EXPOSED SURFACE: APPLY "SIKA" TOP SEAL 107 OR EQUIV OVER CURED CONC. FOLLOW W/"SIKA" COLOR BALCONY SYSTEM OR EQUIV. TILED SURFACE: APPLY "SIKA" TOP SEAL 107 OR EQUIV OVERCURED CONCRETE. FOLLOW W/TILE FINISH ON THIN SET.
Z. ANY HI RIBBED MTL LATH AND STUCCO SOFFIT UNDER EAVES AND OVERHANGS WHERE NOTED CONTRACTOR TO USE TWO COATS AS REQUIRED TO COMPLY W/FBC 2510.6 AND/OR EQUIVALENT TO GRADE D PAPER. PRIME AND PAINT (TYP)
ALL INSULATION SHALL BE CONFIRMED W/MECHANICAL CALCS PRIOR TO INSTALLATION.

4 GENERAL NOTES

PROJECT THERMAL ENVELOPE - HILLSBORO RESIDENCE

WINDOWS:
U-FACTOR: SEE MECHANICAL CALCS
SHGC SEE MECHANICAL CALCS

RAISED FLOORS: R=13.0

WALLS:
EXTERIOR CONCRETE BLOCK - INTERIOR INSULATION R=5.0
FRAME STEEL ADJACENT TO GARAGE R=13.0

CEILING INSULATION
NONE

ROOF INSULATION
SEE MECHANICAL CALCS

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

ROOF INSULATION:

FIRST FLOOR: DECKS SHALL RECEIVE CLOSED CELL INSULATION MAY BE SUBSTITUTED FOR OPEN CELL IF ATTIC SPACE IS LIMITED. CONC FLAT DECKS SHALL BE SLOPED A MIN OF 1/4"/FT TO COMPLY W/ FBC 1515.2. ROOF SHALL BE A COMPLETELY SEALED NON VENTED ASSEMBLY.
OPTIONAL ROOF INSULATION: OPEN CELL SPRAY FOAM INSULATION UNDER DECK.
NOTE: CEILING ABOVE GARAGE TO BE INSULATED

ROOF SHALL BE A COMPLETELY SEALED NON VENTED ASSEMBLY.

WALL INSULATION MUST MEET R VALUE NOTED ABOVE (R VALUE REPRESENTS INSULATION ONLY)
WALL INSULATION 1:
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INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273 PER FBC R302.10 AND FBC 1520.

CHAPTER 8, SECTION R806, (4)' UNVENTED ATTIC ASSEMBLIES.
UNVENTED ATTIC ASSEMBLIES (SPACES BETWEEN THE CEILING JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) SHALL BE PERMITTED IF ALL THE FOLLOWING CONDITIONS ARE MET:

CHAPTER 8, SECTION R806, (4)"1. THE UNVENTED ATTIC SPACE IS COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE.
2. NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY.
3. WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4 INCH (6 MM) VENTED AIR SPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.
4. EITHER ITEMS 4.1, 4.2 OR 4.3 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING.
4.1 AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
4.2 AIR-PERMEABLE INSULATION ONLY, IN ADDITION TO THE AIR-PERMEABLE INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING AS SPECIFIED IN TABLE R806.4 FOR CONDENSATION CONTROL.
4.3 AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION. THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING AS SPECIFIED IN TABLE R806.4 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.

5 MIN INSULATION NOTES

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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:

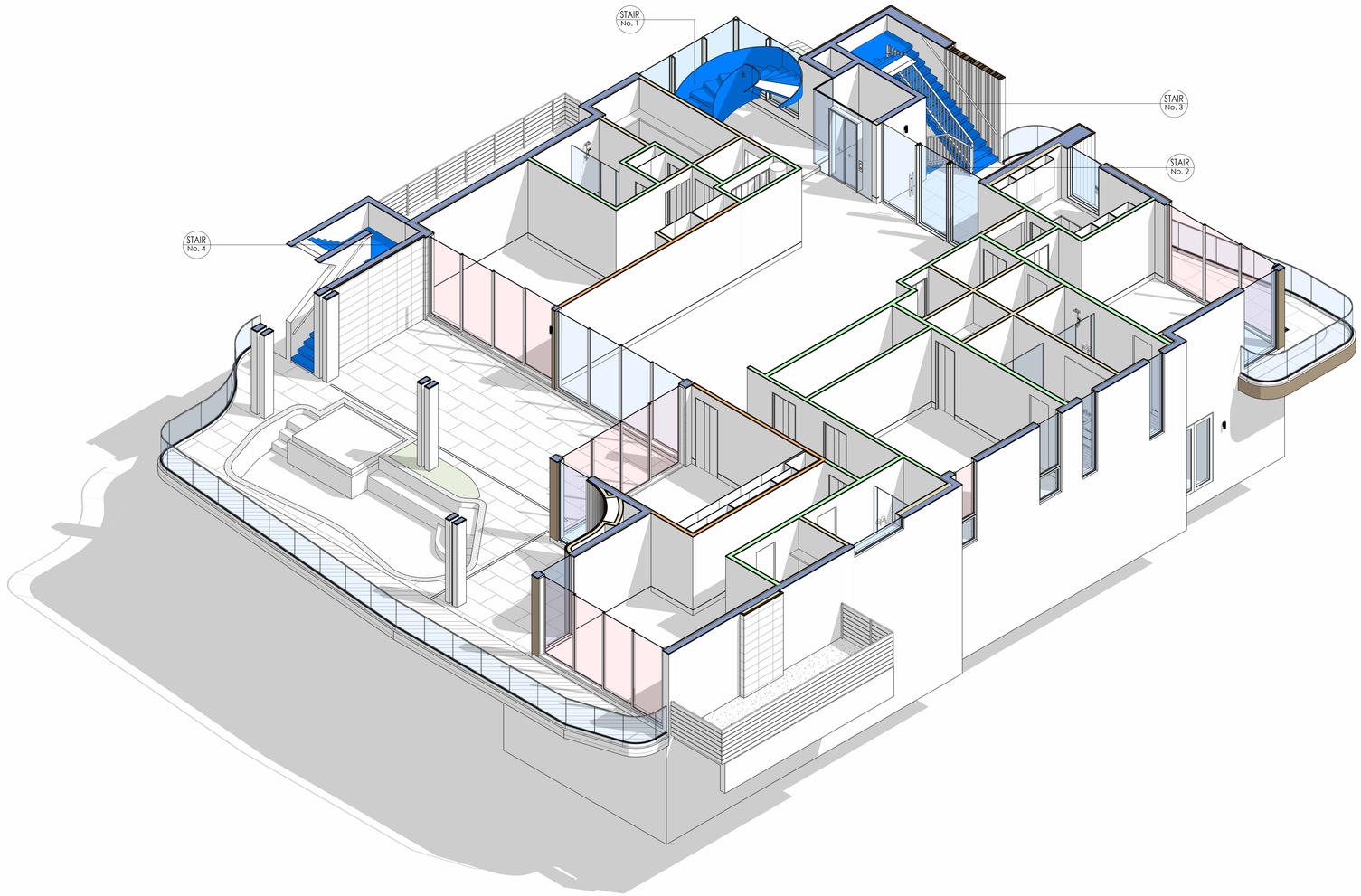
REVISIONS:

#	DATE	DESCRIPTION

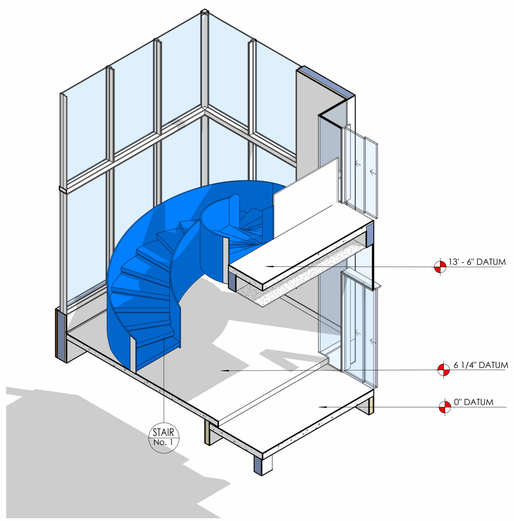
DATE OF ISSUE
06/10/2026

SHEET NAME
WALL SECTIONS

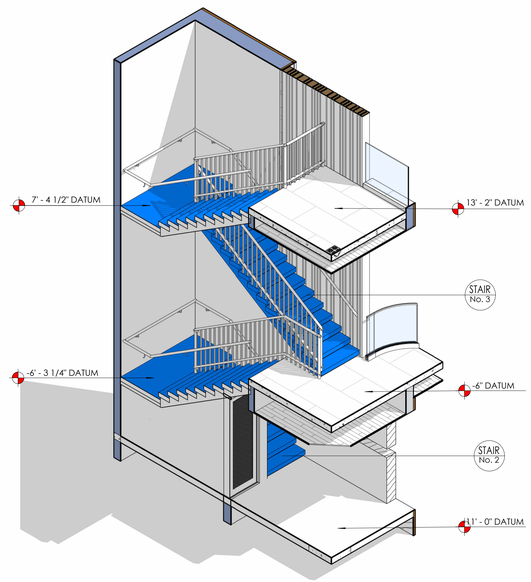
SHEET NUMBER
A-411



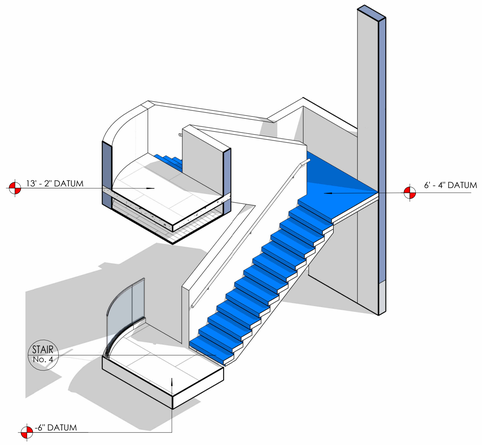
1 STAIRS LOCATION
NOT TO SCALE



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
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
2026.06.12 17:54:03-04'00'

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:

REVISIONS:

#	DATE	DESCRIPTION

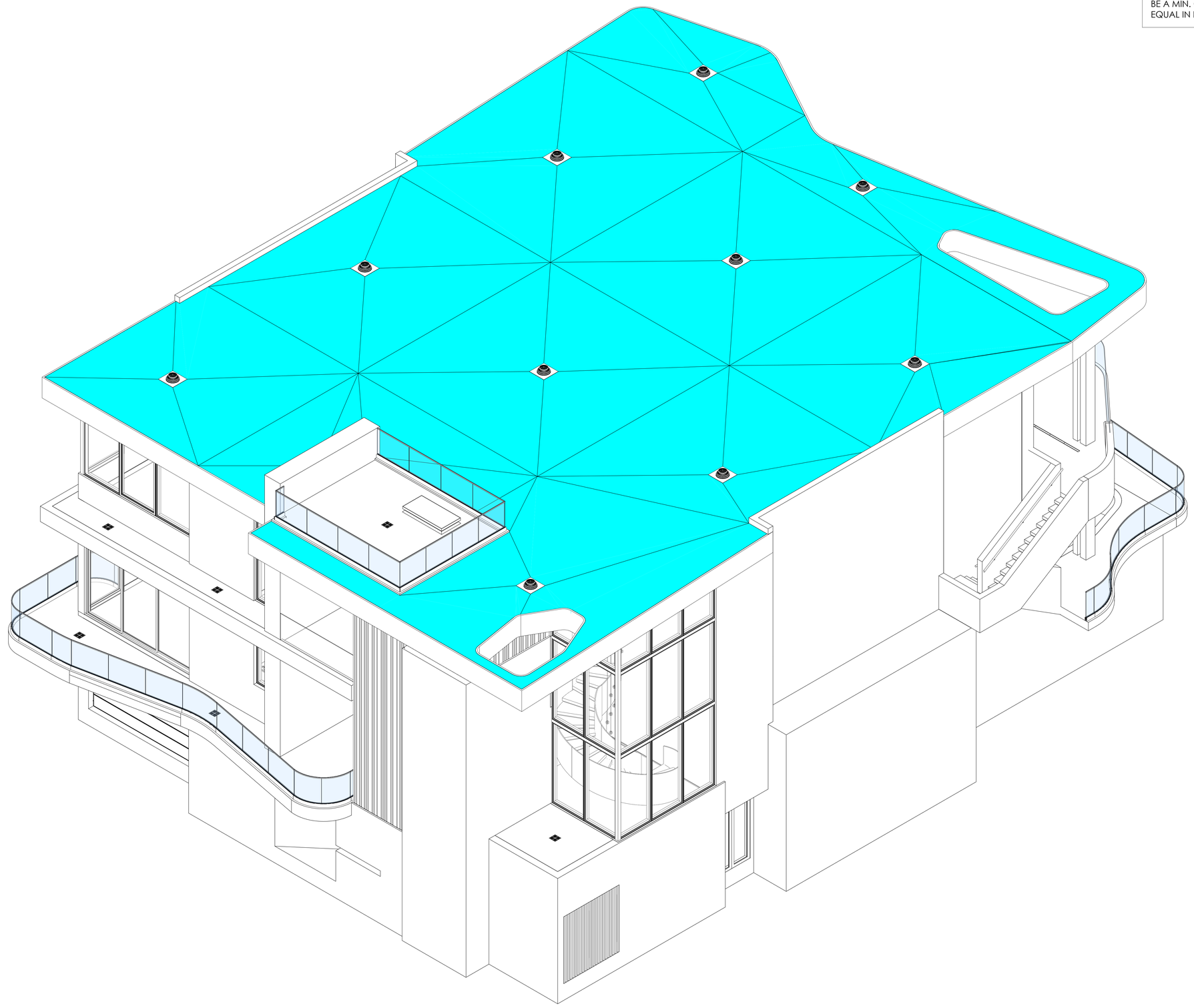
DATE OF ISSUE
06/10/2026

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

ANNIE K CARRUTHERS
2026.06.12 17:54:03-04'00'

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:

REVISIONS:

#	DATE	DESCRIPTION

DATE OF ISSUE
06/10/2026

SHEET NAME
ROOF ISO

SHEET NUMBER
A-900

SITE MAP



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) MORE OR LESS.

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
PRIMARY BENCHMARK NO. 1933, ELEVATION = 7.562 FEET (NGVD 1929)
ELEVATION = 5.99 (NAVD 1988)

CONSTRUCTION SCHEDULE	
DATE RANGE	DESCRIPTION
AUGUST, 2026 TO FEBRUARY, 2028	CONSTRUCTION OF SINGLE FAMILY RESIDENCE, SWIMMING POOL & MISCELLANEOUS IMPERVIOUS

SITE DATA

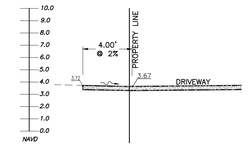
OWNERS	HILLSBORO BEACH HOUSE, LLC 300 EAST KEY PALM ROAD BOCA RATON, FL 33432
ENGINEER/AGENT	SCHULKE, BITTLE & STODDARD LLC C/O WILLIAM P STODDARD Ph. D., P.E. 1717 INDIAN RIVER BLVD SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR	AVIROM & ASSOCIATES, INC 50 S.W. 2ND AVENUE, SUITE 102 BOCA RATON, FL 33432 (561) 392-2594
SITE ADDRESS	971 HILLSBORO MILE HILLSBORO BEACH, FL
PARCEL ID#s	4843-20-00-0200
F.I.R.M. PANEL	120040 0189 H, DATED JULY 31, 2024
FLOOD ZONES	AE-7', X & VE-13'

North

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



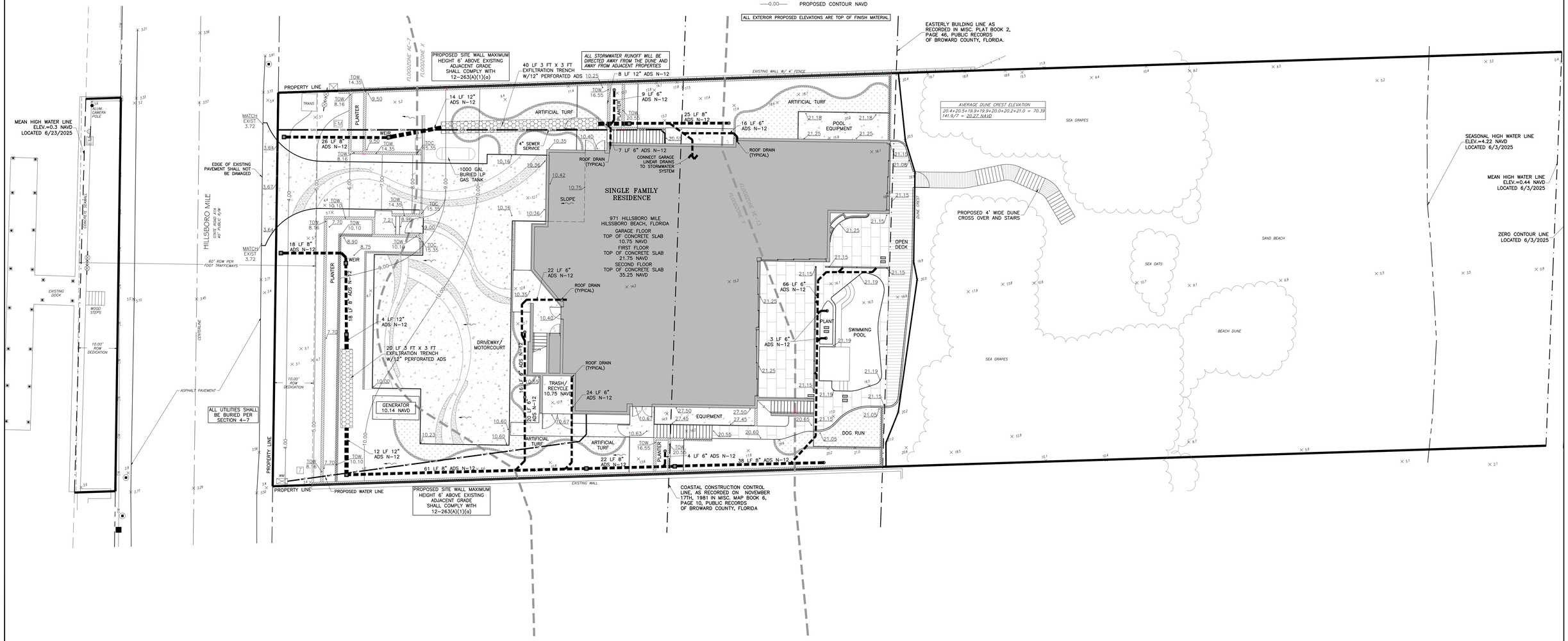
DRIVEWAY SECTION

SCALE 1"=5'

LEGEND

- × 0.00 — NAVD ELEVATION
- 0.00 — PROPOSED ELEVATION NAVD
- —0.00— PROPOSED CONTOUR NAVD

ALL EXTERIOR PROPOSED ELEVATIONS ARE TOP OF FINISH MATERIAL



Signed by:



DATE	REVISION	MARK

DRAWING 20068-SITE
DESIGNED M.S.
DRAWN K.M.B.
CHECKED W.P.S.
SCALE 1"=10'
DATE 4/10/2026

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMETAL PERMITTING
CERTIFICATE OF AUTHORIZATION NO. EC13010673
1717 INDIAN RIVER BLVD., SUITE 201
VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX 772/770-9496
EMAIL info@sbsengineers.com

CIVIL
SITE 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: 6/22/2026
SHEET C1
PROJECT NO. 25-068

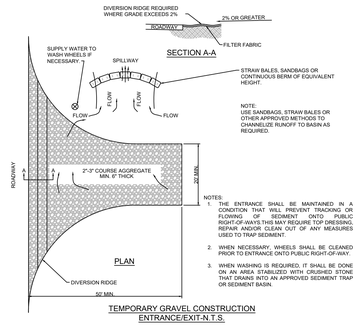
DocuSigned by:
William Stoddard
0F7A57CA9D3345A...

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

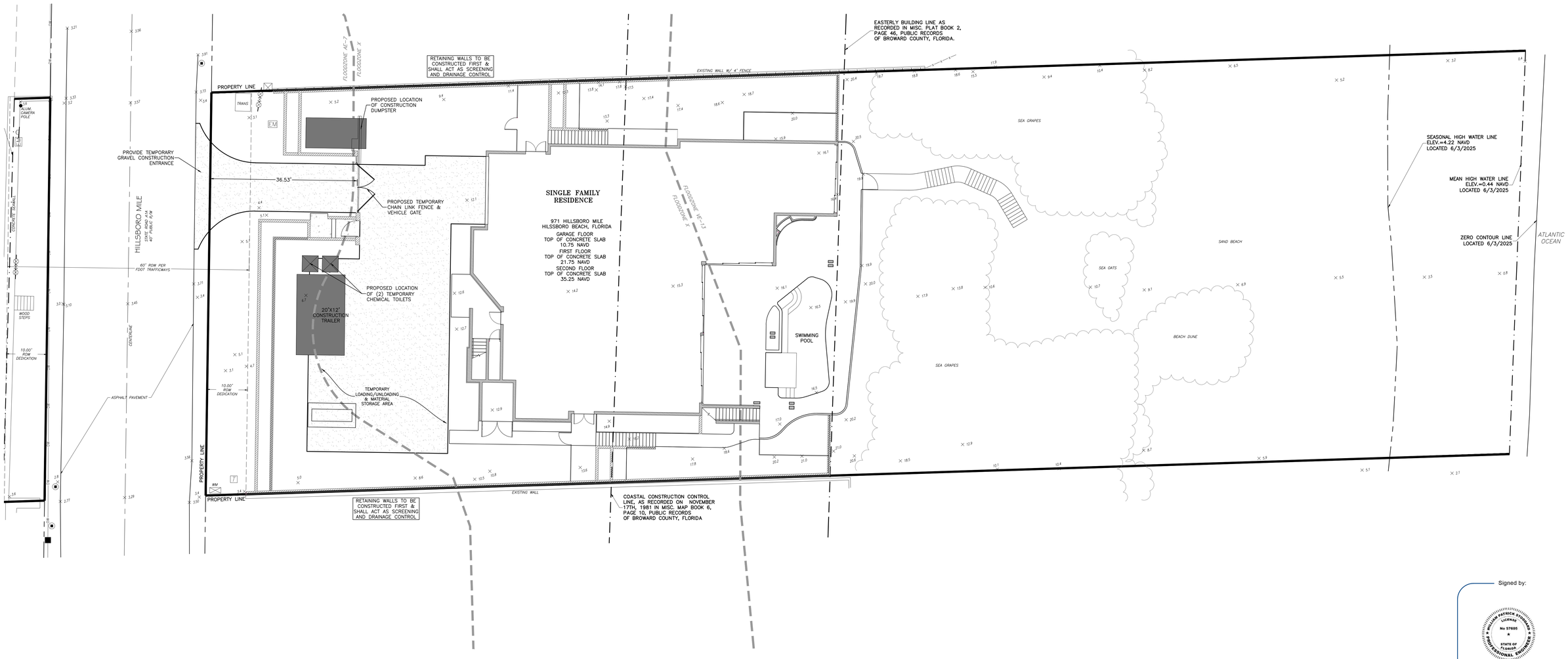
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

× 0.00 NAVD ELEVATION



Signed by:

PATRICK S. PHILLIPS LICENSE No 57605 STATE OF FLORIDA PROFESSIONAL ENGINEER

DocuSigned by:
William Stoddard
0F7A57CA9D3345A...

DATE	MARK	REVISION

DRAWING 2508-SITE
DESIGNED W.P.S.
DRAWN K.M.B.
CHECKED W.P.S.
SCALE 1"=10'
DATE 4/15/2026

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL RIGHTS RESERVED UNDER FEDERAL COPYRIGHT LAWS.

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX 772/770-9486 EMAIL info@sbsengineers.com

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

CONSTRUCTION SITE MANAGEMENT PLAN

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

DATE: 6/22/2026

SHEET
CONST

PROJECT NO.
25-068

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

CERTIFICATION LETTER

Date: June 22, 2026

Property Owner: Hillsboro Beach House LLC
Authorized Agent: Curtis Watkins

Abbreviated Legal Description: 20-48-43 PT GOV LOT 1 LYING E OF CANAL R/W,100 IN WIDTH LYING BET PARLINES, 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 July 14, 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 June 22, 2026.

NOTICE MAILED TO:

- 969 Hillsboro Mile, Hillsboro Beach, FL 33062
- 967 Hillsboro Mile, Hillsboro Beach, FL 33062
- 965 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

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

NOTARY PUBLIC

State of Florida
Broward County

Sworn to and subscribed before me this 22 day of JUNE, 2026.

William M 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
July 14, 2026 at 9:30 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, July 14, 2026, at 9:30 am**, (or immediately following adjournment of the Local Planning Agency Meeting) 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 July 14, 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 6/22/2026

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 TOWN OF HILLSBORO BEACH, FLORIDA July 14, 2026 at 9:30 AM 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 3 Jul 2026
Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



Signature of Affiant

Sworn to and subscribed before me this: 3 Jul 2026.



Signature of Notary Public



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

96232

SunSentinel
MEDIA GROUP

TOWN OF HILLSBORO BEACH, FLORIDA
JULY 14, 2026 AT 9:30 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, July 14, 2026, at 9:30 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 7/14/2026.

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
6/28/2026 96232

96232

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. 2026-19**
A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida supporting the designation of that portion of S.R. A1A between the north end of the (38 Mile) Hillsboro Inlet and the next mile marker north of 991 Hillsboro Mile (39 Mile) in Broward County as "Rick Case Memorial Highway", Pursuant to Florida Senate Bill 628.

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

Agenda Date: **July 14, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:

1. Agenda Cover Memo
2. Resolution
3. Email from Rep. Chip Lamarca's Office
4. Senate Bill 628
5. Final Bill Analysis

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

Agenda Item Cover Memo

Agenda Item: Resolution Supporting the Designation of a Portion of S.R. A1A as "Rick Case Memorial Highway"

Submitting Dept: Mac Serda**,** Town Manager

Agenda Date: July 14, 2026

1. BACKGROUND / HISTORY

During the 2026 Legislative Session, the Florida Legislature approved **Senate Bill 628, relating to transportation facility designations**. The bill includes a memorial roadway designation for a portion of State Road A1A in Hillsboro Beach.

Specifically, SB 628 provides:

That portion of S.R. A1A between the north end of the Hillsboro Inlet and the next mile marker north of 991 Hillsboro Mile in Broward County is designated as "Rick Case Memorial Highway".

The proposed resolution formally supports the designation included in **SB 628,** naming the referenced portion of S.R. A1A as the **"Rick Case Memorial Highway".** This memorial designation recognizes the legacy and contributions of Rick Case, a respected South Florida business leader, philanthropist, and community supporter whose impact was felt throughout Broward County and the greater South Florida region.

2. FINANCIAL IMPACT

There is no anticipated fiscal impact to the Town associated with adoption of this resolution.

3. RECOMMENDATION

Approval is Recommended

RESOLUTION NO. 2026-19

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, SUPPORTING THE DESIGNATION OF THAT PORTION OF S.R. A1A BETWEEN THE NORTH END OF THE (38 MILE) HILLSBORO INLET AND THE NEXT MILE MARKER NORTH OF 991 HILLSBORO MILE (39 MILE) IN BROWARD COUNTY AS "RICK CASE MEMORIAL HIGHWAY", PURSUANT TO FLORIDA SENATE BILL 628.; 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 support the designation of that portion of S.R. A1A between the north end of the (38 Mile) Hillsboro Inlet and the next mile marker north of 991 Hillsboro Mile (39 Mile) in Broward County as "Rick Case Memorial Highway", Pursuant to Florida Senate Bill 628.

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 supports the designation of that portion of S.R. A1A between the north end of the (38 Mile) Hillsboro Inlet and the next mile marker north of 991 Hillsboro Mile (39 Mile) in Broward County as "Rick Case Memorial Highway", Pursuant to Florida Senate Bill 628.

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

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

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

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

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

TOWN OF HILLSBORO BEACH, FLORIDA

_____
Dawn Miller, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC

RESOLUTION NO. 2026-19
"Rick Case Memorial Highway", Pursuant to Florida Senate Bill 628
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	□	□

Email from Justin Susarchick, Legislative Aide
Representative Chip LaMarca, District 100

On May 27, 2026, at 1:00 PM, Susarchick, Justin <Justin.Susarchick@flhouse.gov> wrote:

Good afternoon Mac,

During the legislative session Rep.LaMarca added an amendment to the transportation package that named part of A1A. Per Florida statute the resolution supported by the local entity must be identical with the language provided in the memorial roadway designation bill supported by the legislature as is the same if the legislature first proposed the memorial roadway designation. Below is the exact langue from the bill. If you need any help or more information, I would be happy to assist.

Hillsboro Beach:

(8) That portion of S.R. A1A between the north end of the 38 Hillsboro Inlet and the next mile marker north of 991 Hillsboro 39 Mile in Broward County is designated as “Rick Case Memorial 40 Highway.”

Best,

Justin Susarchick
Legislative Aide
Representative Chip LaMarca, District 100

District:
1827 NE 24th Street
Lighthouse Point FL, 33064
954-953-2640

Capitol:
214 House Office Building
402 Monroe Street
Tallahassee, FL 32399
850-717-5100

An act relating to transportation facility designations; providing honorary designations of certain transportation facilities in specified counties and a specified municipality; directing the Department of Transportation to erect suitable markers; amending chapter 2006-316, Laws of Florida; revising a specified interchange designation; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Transportation facility designations; Department of Transportation to erect suitable markers.—

(1) That portion of S.R. 295/Navy Boulevard between Duncan Road and S.R. 292/Gulf Beach Highway in Escambia County is designated as "Warrior Sacrifice Way."

(2) That portion of U.S. 90 in Baker County between N. 3rd Street and the Nassau County line is designated as "State Representative/Circuit Judge Hon. John J. Crews, Jr., Memorial Highway."

(3) That portion of U.S. 41 between North Creek and Blackburn Point Road in Sarasota County is designated as "Dickey Betts Memorial Highway."

(4) That portion of S.R. 5/U.S. 1 between N.E. 38th Street and E. Commercial Boulevard in Broward County is designated as "Phil Smith Memorial Highway."

(5) That portion of S.R. 46 between Sanford Avenue and E. Lake Mary Boulevard in Seminole County is designated as "Mayor

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

Larry A. Dale Memorial Highway."

(6) The northbound off-ramp from U.S. 1 Alternate/Martin Luther King, Jr., Parkway to E. 21st Street in Duval County is designated as "Terry L. Fields Memorial Access."

(7) That portion of S.R. 842/East Las Olas Boulevard between South Andrews Avenue and S.E. 6th Avenue in Broward County is designated as "Terry Stiles Memorial Boulevard."

(8) That portion of S.R. A1A between the north end of the Hillsboro Inlet and the next mile marker north of 991 Hillsboro Mile in Broward County is designated as "Rick Case Memorial Highway."

(9) That portion of S.R. 968/S.W. 1st Street between S.W. 17th Avenue and S.W. 19th Avenue in Miami-Dade County is designated as "Charles Dascal Way."

(10) That portion of Halifax Drive between Granada Blvd. North and John Anderson Drive in Volusia County is designated as "Lowell Lohman Road."

(11) The access road leading to the Daytona Regional Chamber of Commerce located at 126 East Orange Avenue in Daytona Beach in Volusia County is designated as "George Mirabal Road."

(12) That portion of U.S. 331 between U.S. 90 and the bridge crossing the Choctawhatchee Bay in Walton County is designated as the "Esteena K. Wells Memorial Highway."

(13) That portion of S.R. 85/N.E. Eglin Parkway between Richbourg Avenue and Florida Place S.E. in Okaloosa County is designated as "Superintendent Pledger V. Sullivan Memorial Highway."

(14) That portion of College Avenue between Copeland Street and South Monroe Street in Leon County is designated as

"President John Thrasher Memorial Boulevard."

(15) Notwithstanding s. 334.071(3), Florida Statutes, the airport located at 3300 Capital Circle Southwest in Tallahassee, or nearest thereto, is designated as the "Bobby Bowden-Tallahassee International Airport."

(16) Notwithstanding s. 334.071(3), Florida Statutes, the entirety of S.R. 80, consisting of the 124 contiguous miles of highway stretching from S.R. A1A/S. Ocean Boulevard in Palm Beach County, continuing westward through Hendry County, and ending at a junction with U.S. 41/Cleveland Avenue in Lee County, is designated as "President Donald J. Trump Highway." This designation shall replace and expand the designation adopted in ch. 2025-214, Laws of Florida, for that portion of Southern Boulevard between Kirk Road and S. Ocean Boulevard in Palm Beach County.

(17) The Department of Transportation is directed to erect suitable markers designating the transportation facilities as described in this section.

Section 2. Section 8 of chapter 2006-316, Laws of Florida, is amended to read:

Section 8. Senator N. Ray Carroll Memorial Interchange designated; Department of Transportation to erect suitable markers.—

(1) Upon completion of construction, the new Nolte Road interchange ~~The Florida Turnpike interchange being constructed at Milepost 240 and Kissimmee Park Road~~ in Osceola County is designated as "Senator N. Ray Carroll Memorial Interchange."

(2) The Department of Transportation is directed to erect suitable markers designating Senator N. Ray Carroll Memorial

Interchange as described in subsection (1).

Section 3. This act shall take effect July 1, 2026.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

FLORIDA HOUSE OF REPRESENTATIVES
FINAL BILL ANALYSIS

This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.

BILL #: CS/HB 885	**COMPANION BILL:** SB 628 (Gaetz)
TITLE: Transportation Facility Designations	**LINKED BILLS:** None
SPONSOR(S): Brannan	**RELATED BILLS:** None

FINAL HOUSE FLOOR ACTION: 81 **Y's** 22 **N's** **GOVERNOR'S ACTION:** Pending

SUMMARY

Effect of the Bill:
The bill designates 17 transportation facilities for honorary or memorial purposes and directs the Florida Department of Transportation (FDOT) to erect suitable markers for each designation.

Fiscal or Economic Impact:
The bill will have an insignificant negative impact on state government expenditures.

JUMP TO SUMMARY ANALYSIS RELEVANT INFORMATION

ANALYSIS

EFFECT OF THE BILL:

CS/HB 885 passed as SB 628.

The bill requires the Florida Department of Transportation (FDOT) to erect suitable markers for the following transportation facility designations:

Warrior Sacrifice Way
That portion of S.R. 295/Navy Boulevard between Duncan Road and S.R. 292/Gulf Beach Highway in Escambia County is designated as "Warrior Sacrifice Way." (Section 1)

State Representative/Circuit Judge John J. Crews, Jr. Memorial Highway
That portion of U.S. 90 between the intersection of North 3rd Street in Baker County and the Nassau County line is designated as "State Representative/Circuit Judge Hon. John J. Crews, Jr., Memorial Highway." (Section 1)

Dickey Betts Memorial Highway
That portion of U.S. 41 between North Creek and Blackburn Point Road in Sarasota County is designated as "Dickey Betts Memorial Highway." (Section 1)

Phil Smith Memorial Highway
That portion of S.R. 5/U.S. 1 between NE 38th Street and E Commercial Boulevard in Broward County is designated as "Phil Smith Memorial Highway." (Section 1)

Mayor Larry A. Dale Memorial Highway
That portion of S.R. 46 between Sanford Avenue and E Lake Mary Boulevard in Seminole County is designated as "Mayor Larry A. Dale Memorial Highway." (Section 1)

Terry L. Fields Memorial Access
The northbound off-ramp from U.S. 1 Alternate/Martin Luther King, Jr., Parkway to E 21st Street in Duval County is designated as "Terry L. Fields Memorial Access." (Section 1)

Terry Stiles Memorial Boulevard
That portion of S.R.R 842/East Las Olas Boulevard between South Andrews Avenue and SE 6th Avenue in Broward County is designated as "Terry Stiles Memorial Boulevard." (Section 1)

Rick Case Memorial Highway
That portion of S.R. A1A between the north end of the Hillsboro Inlet and the next mile marker north of 991 Hillsboro Mile in Broward County is designated as "Rick Case Memorial Highway." (Section 1)

Charles Dascal Way
That portion of S.R. 968/S.W. 1st Street between S.W. 17th Avenue and S.2. 19th Avenue in Miami-Dade County is designated as "Charles Dascal Way." (Section 1)

Lowell Lohman Road
That portion of Halifax Drive between Granada Blvd. North and John Anderson Drive in Volusia County is designated as "Lowell Lohman Road." (Section 1)

George Mirabal Road
The access road leading to the Daytona Regional Chamber of Commerce located at 126 E Orange Avenue in Daytona Beach in Volusia County is designated as "George Mirabal Road." (Section 1)

Esteena K. Wells Memorial Highway
That portion of U.S. 331 between U.S. 90 and the bridge crossing the Choctawhatchee Bay in Walton County is designated as the "Esteena K. Wells Memorial Highway." (Section 1)

Superintendent Pledger V. Sullivan Memorial Highway
That portion of S.R. 85/N.E. Eglin Parkway between Richbourg Avenue and Florida Place S.E. in Okaloosa County is designated as "Superintendent Pledger V. Sullivan Memorial Highway." (Section 1)

President John Thrasher Memorial Boulevard
That portion of College Avenue between Copeland Street and South Monroe Street in Leon County is designated as "President John Thrasher Memorial Boulevard." (Section 1)

Bobby Bowden-Tallahassee International Airport
Notwithstanding s. 334.071(3), F.S., the airport located at 3300 Capital Circle Southwest in Tallahassee, or nearest thereto, is designated as the "Bobby Bowden-Tallahassee International Airport." (Section 1)

President Donald J. Trump Memorial Highway
Notwithstanding s. 334.071(3), F.S., the entirety of S.R. 80, consisting of the 124 contiguous miles of highway stretching from S.R. A1A/S Ocean Boulevard in Palm Beach County, continuing westward through Hendry County, and ending at a junction with U.S. 41/Cleveland Avenue in Lee County, is designated as "President Donald J. Trump Highway." This designation will replace and expand the designation adopted in ch. 2025-214, Laws of Florida, for that portion of Southern Boulevard between Kirk Road and S. Ocean Boulevard in Palm Beach County. (Section 1)

Senator N. Ray Carroll Memorial Interchange
Upon completion of construction, the new Nolte Road interchange in Osceola County is designated as "Senator N. Ray Carroll Memorial Interchange." (Section 2)

Subject to the Governor's veto powers, the effective date of this bill is July 1, 2026. (Section 3)

FISCAL OR ECONOMIC IMPACT:

STATE GOVERNMENT:

The bill will have an insignificant negative impact on state government expenditures. In 2025, FDOT estimated a cost of $2,400 per designation for the appropriate markers, which provides for two signs per designation at $1,200 per sign.[1] Therefore, the bill has an estimated negative fiscal impact of $40,800 to the State Transportation Trust Fund. This cost can be absorbed within existing FDOT resources.

RELEVANT INFORMATION

SUBJECT OVERVIEW:

Legislative Designation of Transportation Facilities

The Legislature may designate a transportation facility, such as a bridge or a portion of a road, for honorary or memorial purposes or to distinguish a particular facility. Legislative designations do not officially change the existing names of facilities and may not require local governments or private parties to change street signs, mailing addresses, or 911 emergency telephone number system listing.[2] Unless specifically provided by law, public facilities such as roads, bridges, and other similar facilities may not be named for any living person.[3]

Transportation Facility Markers

Following a legislative designation, the Florida Department of Transportation (FDOT) is required to place markers at the termini or intersections specified for each highway segment or bridge designated and may place other markers it deems as appropriate.[4] Before markers may be erected, the appropriate city or county commission must pass a resolution in support of the particular honorary designation. If the designated bridge or road segment is located in more than one city or county, there must be resolutions supporting the designation from each affected local government before markers may be erected.[5]

Biographical Information

Warrior Sacrifice Way

Warrior Sacrifice Way honors the victims of the terrorist attack at Naval Air Station Pensacola on December 6, 2019, where three men were killed and eight others were injured.[6]

State Representative/Circuit Judge Hon. John J. Crews, Jr.

The Hon. John J. Crews Jr. served his country in World War II as a Marine Corps Fighter Pilot before serving the state of Florida as a state representative for Baker County in the Florida House of Representatives for 14 years from 1953 to 1966, including a stint as acting Speaker of the House. Crews was also a renowned lawyer who served as the Chief Judge of the 8th Judicial Circuit of Florida.

Dickey Betts

Dickey Betts was a guitarist, vocalist, and co-founder of the legendary Allman Brothers Band, a group that pioneered the southern rock sound. Betts was inducted into the Rock and Roll Hall of Fame as a member of the band and received a Grammy Award with the group for Best Rock Performance. Betts was ranked as one of Rolling Stone's 100 Greatest Guitarists of All-Time and was the writer and vocalist of the band's biggest hit, "Ramblin'

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[1] Email from Jack Rogers, Director of Legislative Affairs, Department of Transportation, RE: Road Designations Review (Feb. 13, 2025).
[2] S. 334.071(1), F.S.
[3] S. 267.062(1), F.S.
[4] S. 334.071(2), F.S.
[5] S. 334.071(3), F.S.
[6] NBC News, *Suspected shooter at Naval Air Station Pensacola was Saudi Air Force member,* December 6, 2019, https://www.nbcnews.com/news/us-news/active-shooter-reported-naval-air-station-pensacola-n1096966 (last visited Jan.16, 2026).

Man." Betts was a Florida native, born in West Palm Beach, and resided in the Sarasota area for most of his life. Betts passed away on April 18, 2024.

Phil Smith

Philip P. "Phil" Smith was an auto dealer and philanthropist who passed away at age 70 in 2016 after a battle with ALS, known as Lou Gehrig's Disease. Under the Phil Smith Management Co., he led an auto dealership and property management company with 780 employees and some $500 million in annual revenue. Smith once owned as many as 17 auto dealerships in Florida and North Carolina. He also owned the Coral Ridge Country Club in Fort Lauderdale. Among their many charitable contributions, he and his wife donated a $5 million gift to Florida Atlantic University's College of Business in Boca Raton[7] and a $7 million gift in to Holy Cross Hospital in Fort Lauderdale to create the Phil Smith Neuroscience Institute at Holy Cross Hospital.[8]

Mayor Larry A. Dale

Larry A. Dale was the mayor of Sanford, Florida, from 1997-2001 and President of Orlando Sanford International Airport from 2001 to 2018. He was known for helping advance numerous significant public projects. Dale passed away on October 22, 2025.[9]

Terry L. Fields

Terry L. Fields was a dedicated public servant who served on the Jacksonville City Council before representing the 14th District in the Florida House from 2000-2008.[10] Fields passed away on February 8, 2026.

Terry Stiles

Terry Stiles was a prominent developer from Ft. Lauderdale and head of the Stiles Corporation. Stiles was credited with helping shape Ft. Lauderdale's skyline and known for his many charitable contributions to the Broward County community. Stiles passed away on September 11, 2017.[11]

Rick Case

Rick Case was one of South Florida's most prominent businessmen who owned a company of car dealerships that surpassed a billion dollars in sales. He was also known for his philanthropic efforts, especially with the Boys and Girls Club of Broward County and Sarasota as well as Nova Southeastern University, with the latter naming their 5,000-seat arena "Rick Case Arena."[12] Case passed away on September 21, 2020.

Charles Dascal

Charles Dascal was a highly successful Cuban-American entrepreneur in the Miami-Dade County area. Dascal was the founder of Continental National Bank, the first Cuban-American owned bank in the United States. He was also known as a quietly generous philanthropist, donating to organizations such as St. Jude's Children's Hospital and Miami Children's Hospital. Dascal passed away on July 29, 2013.[13]

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[7] Florida Atlantic University, *Remembering Alumnus and Local Businessman Phil Smith*, https://www.fau.edu/president/blog/blog-entry-121916/ (last visited Feb. 6, 2026).
[8] Holy Cross Health, *Neurosciences*, https://www.holy-cross.com/services/neurosciences (last visited Feb. 6, 2026).
[9] Seminole County Chamber, *City of Sanford Mourns the Passing of Former Mayor Larry A. Dale*, https://business.seminolebusiness.org/news/details/city-of-sanford-mourns-the-passing-of-former-mayor-larry-a-dale (last visited March 16, 2026).
[10] Jacksonville Free Press, *Community Mourns Loss of Statesman Terry Fields*, https://jacksonvillefreepress.com/community-mourns-loss-of-statesman-terry-fields/ (last visited March 16, 2026).
[11] Miami Herald, *Developer Terry Stiles Dies at Age 70 After Battle with Cancer*, https://www.miamiherald.com/news/local/obituaries/article174524526.html (last visited March 16, 2026).
[12] Miami Herald, *Rick Case, Auto Empire King and Fort Lauderdale Philanthropist, Dies at 77*, https://www.miamiherald.com/news/local/obituaries/article245938035.html (last visited March 16, 2026).
[13] Miami-Dade Board of Commissioners, *Memorandum*, https://www.miamidade.gov/govaction/legistarfiles/Matters/Y2025/252455.pdf (last visited March 16, 2026).

Lowell Lohman
Lowell Lohman was an Ormond Beach businessman and philanthropist who made significant contributions to various nonprofits in Volusia County. These causes include but are not limited to the Ormond Memorial Art Museum, Volusia County Schools, the Halifax Humane Society, and Halifax Health. Lohman passed away on October 28, 2025.[14]

George Mirabal
George Mirabal was the CEO of the Daytona Regional Chamber of Commerce and known for his contributions to the Daytona business community as a whole. Mirabal passed away on August 10, 2021.[15]

Esteena K. Wells
Esteena K. Wells was a successful businesswoman and avid servant to her community. Her most treasured work was with Florida's Resources for Human Development, and she also served on the Federal Northern District Judicial Qualifying Committee as well as the Northwest Florida State College Board of Trustees. Wells passed away on August 26, 2025.[16]

Pledger V. Sullivan
Pledger V. Sullivan served as a superintendent in the Okaloosa County school system for many years. Sullivan passed away on March 15, 2002.[17]

John Thrasher
John Thrasher was a decorated Army veteran, former Speaker of the Florida House of Representatives, and president of Florida State University from 2014-2021. Thrasher passed away on May 30, 2025.[18]

Bobby Bowden
Bobby Bowden was the head coach of the Florida State University football team for 34 years. Coach Bowden was one of the greatest college football coaches of all time, leading Florida State to 12 ACC titles and 2 national championships. Coach Bowden passed away on August 8, 2021.[19]

President Donald J. Trump
Donald J. Trump served as the 45th President of the United States of America and is currently serving as the 47th President of the United States of America. In 2019, President Trump made Palm Beach, Florida, his permanent residence.[20]

Senator Noble Ray Carroll
Noble Ray Carroll served in the House and Senate of the Florida legislature for several years. Additionally, Carroll was the president of the First National Bank of Kissimmee. Carroll passed away on May 18, 1960.[21]

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[14] Observer Local News, *Ormond Beach Philanthropist Lowell Lohman Dies at Age 80*, https://www.observerlocalnews.com/news/2025/oct/28/ormond-beach-philanthropist-lowell-lohman-dies-at-age-80/ (last visited March 16, 2026).
[15] Legacy, *Obituaries: George Mirabal*, https://www.legacy.com/us/obituaries/news-journalonline/name/george-mirabal-obituary?id=14778770 (last visited March 16, 2026).
[16] McDonald Family Funeral Home, *Obituaries: Esteena Kry Wells*, https://www.mcdonaldfamilyfuneralhome.com/obituaries/esteena-teena-wells (last visited March 16, 2026).
[17] Ancient Faces, *Pledger V. Sullivan*, https://www.ancientfaces.com/person/pledger-v-sullivan-birth-1932-death-2002/60054625 (last visited March 16, 2026).
[18] Florida State University News, *Remembering John Thrasher, President Emeritus*, https://news.fsu.edu/news/university-news/2025/05/30/remembering-john-thrasher-president-emeritus/ (last visited March 16, 2026).
[19] CBS Sports, *Bobby Bowden Dies: Nick Saban, Urban Meyer, Deion Sanders React as Football World Mourns the Legend's Death*, https://www.cbssports.com/college-football/news/bobby-bowden-dies-nick-saban-urban-meyer-deion-sanders-react-as-football-world-mourns-the-legends-death/ (last visited March 16, 2026).
[20] *Trump changes primary residence from New York to Florida*, AP News (October 31, 2019) https://apnews.com/united-states-government-4b2348352075475992dcdcbd8880ece6 (last visited March 16, 2026).

[21] FindaGrave, *Noble Raymond "N. Ray" Carroll*, https://www.findagrave.com/memorial/50851657/noble_raymond-carroll (last visited March 16th, 2026).

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. 2026-20**
A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida, Amending the Town's Building Permit Fee Schedule to Provide Required Permit Fee Reductions for Commercial Construction projects Utilizing Private-Provider Plan Review and Inspection Services; Recognizing the Building Official's Discretionary Authority Regarding Private-Provider Plan Review and Inspection Services; Authorizing the Appropriate Town officials to Implement the Revised Fees and Requirements.

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

Agenda Date: **July 14, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:

1. Agenda Cover Memo- Fee Reductions Private-Provider Plan Review and Inspection Services
2. Resolution
3. Building Dept Fee Schedule (July 2026 DRAFT)

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

Agenda Item Cover Memo

Agenda Item: Resolution Amending the Town's Building Permit Fee Schedule to Provide Fee Reductions for Commercial Construction Projects Utilizing Private-Provider Plan Review and Inspection Services

Submitting Dept: Building Department

Agenda Date: July 14, 2026

1. BACKGROUND / HISTORY

During the 2026 Legislative Session, the Florida Legislature enacted CS/CS/HB 803 relating to building permits and inspections. The legislation was signed into law as Chapter 2026-63, Laws of Florida, and becomes effective July 1, 2026.

The legislation amends Section 553.791, Florida Statutes, relating to private-provider plan review and building inspection services. For commercial construction projects – including multi-family; local enforcement agencies are required to reduce applicable permit fees when a property owner or contractor retains a private provider to perform services that would otherwise be performed by the local building department.

The required minimum fee reductions are as follows:

- When a private provider performs plan review services, the permit fee must be reduced by at least twenty-five percent (25%) of the portion of the permit fee attributable to plan review services.

- When a private provider performs building inspection services, the permit fee must be reduced by at least twenty-five percent (25%) of the portion of the permit fee attributable to building inspection services.

- When a private provider performs all required plan review and building inspection services, the permit fee must be reduced by at least fifty percent (50%) of the amount otherwise charged for those services.

The Town has an existing adopted policy addressing the Building Official's authority regarding the use of private providers for planning, review and inspections.
Our current policy regarding Private provider permits has:

1) 10% permit fee discount for Private Provider performing plan review or building inspections.
2) 15 % discount for Private Provider performing both plan review and inspections.

Therefore, the proposed Resolution is limited to adopting the required fee reductions and incorporating them into the Town's Building Permit Fee Schedule.

2. PROPOSED ACTION

The proposed action will amend the Town's Building Permit Fee Schedule to:

- Provide a minimum twenty-five percent (25%) reduction of the portion of the permit fee attributable to planning review services when those services are performed by a private provider;

- Provide a minimum twenty-five percent (25%) reduction of the portion of the permit fee attributable to building inspection services when those services are performed by a private provider;

- Provide a minimum fifty percent (50%) reduction of the amount otherwise charged for plan review and inspection services when a private provider performs all required plan review and inspections;

- Provide that applicable state surcharges will be calculated using the reduced permit fee; and

- Authorize the appropriate Town officials to update and administer the Town's Building Permit Fee Schedule consistent with state law.

- Recognizes that in accordance with the Town's duly adopted private-provider policies (RES No. 2024-41) and Section 553.791, Florida Statutes, the Building Official may, at the Building Official's discretion, require a private provider performing plan review services to also perform the required building inspection services. This authority is discretionary and does not create an automatic requirement in every private-provider project.

3. FISCAL IMPACT

The required fee reductions may result in decreased Building Department permit fee revenue for Multi-family projects utilizing private providers.

The actual fiscal impact will depend upon the number, type, and value of commercial construction projects electing to use private-provider services. The reductions are intended to account for plan review or inspection services that will not be performed by the Town.

4. RECOMMENDATION

Staff recommend approval and amending the Town's building permit fee Schedule to incorporate the private-provider fee reductions required by Chapter 2026-63, Laws of Florida, effective July 1, 2026.

RESOLUTION NO. 2026-20

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S BUILDING PERMIT FEE SCHEDULE TO PROVIDE REQUIRED PERMIT FEE REDUCTIONS FOR COMMERCIAL CONSTRUCTION PROJECTS UTILIZING PRIVATE-PROVIDER PLAN REVIEW AND INSPECTION SERVICES; RECOGNIZING THE BUILDING OFFICIAL'S DISCRETIONARY AUTHORITY REGARDING PRIVATE-PROVIDER PLAN REVIEW AND INSPECTION SERVICES; AUTHORIZING THE APPROPRIATE TOWN OFFICIALS TO IMPLEMENT THE REVISED FEES AND REQUIREMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, during the 2026 Legislative Session, the Florida Legislature enacted CS/CS/HB 803 relating to building permits and inspections; and

WHEREAS, CS/CS/HB 803 was approved by the Governor and enacted as Chapter 2026-63, Laws of Florida, with an effective date of July 1, 2026; and

WHEREAS, Chapter 2026-63, Laws of Florida, amends Section 553.791, Florida Statutes, relating to alternative plans review and building inspection services performed by private providers; and

WHEREAS, Section 553.791, Florida Statutes, as amended, requires local enforcement agencies to reduce certain permit fees for commercial construction projects when a fee owner or the fee owner's contractor retains a private provider to perform plans review services, building inspection services, or both; and

WHEREAS, the amended statute provides that when a private provider performs plans review or building inspection services for a commercial construction project, the local enforcement agency must reduce the permit fee by at least twenty-five percent (25%) of the portion of the permit fee attributable to the applicable service; and

WHEREAS, when a private provider performs all required plans review and building inspection services, the local enforcement agency must reduce the total permit fee by at least fifty percent (50%) of the amount otherwise charged for such services; and

WHEREAS, Section 553.791, Florida Statutes, further provides that, pursuant to duly adopted policies of the local enforcement agency, the Building Official may, in the Building Official's discretion, require a fee owner or the fee owner's contractor using a private provider for plans review to also use a private provider for the required building inspections; and

WHEREAS, the Town has previously adopted policies governing the use of private providers and desires to recognize and preserve the Building Official's discretionary authority under such policies and applicable state law; and

WHEREAS, the Town Commission finds that amending the Town's Building Permit Fee Schedule and authorizing implementation of the statutory requirements is in the best interests of the Town.

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

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

SECTION 2. Amendment to Building Permit Fee Schedule.

Effective July 1, 2026, the Town's Building Permit Fee Schedule is amended to provide the following minimum fee reductions for commercial construction projects utilizing private-provider services:

A. **Private-Provider Plans Review**. When a fee owner or the fee owner's contractor retains a private provider to perform plans review services for a commercial construction project, the Town shall reduce the permit fee by at least twenty-five percent (25%) of the portion of the permit fee attributable to plans review services.

B. **Private-Provider Building Inspections**. When a fee owner or the fee owner's contractor retains a private provider to perform building inspection services for a commercial construction project, the Town shall reduce the permit fee by at least twenty-five percent (25%) of the portion of the permit fee attributable to building inspection services.

C. **Private-Provider Plans Review and Building Inspections.** When a fee owner or the fee owner's contractor retains a private provider to perform all required plans review and building inspection services for a commercial construction project, the Town shall reduce the total permit fee by at least fifty percent (50%) of the amount otherwise charged for such services.

D. **State Surcharge.** The surcharge required pursuant to Section 553.721, Florida Statutes, shall be calculated based upon the reduced permit fee.

E. **Additional Reductions**. Nothing in this Resolution prohibits the Town from reducing a permit fee by an amount greater than the minimum percentages required by state law.

SECTION 3. Building Official's Discretionary Authority.

When a fee owner or the fee owner's contractor elects to use a private provider

to perform plans review services, the Building Official may, in the Building Official's discretion and pursuant to the Town's duly adopted private-provider policies and Section 553.791, Florida Statutes, require the fee owner or the fee owner's contractor to use a private provider to also perform the required building inspections.

Nothing in this Resolution shall be interpreted as requiring the Building Official to exercise such authority in every instance or as establishing an automatic requirement that a private provider performing plans review must also perform building inspections.

SECTION 4. Implementation.

The Town Manager, Building Official, Town Clerk, Town Attorney, and other appropriate Town officials are authorized to take all actions necessary to implement this Resolution, including updating the Town's Building Permit Fee Schedule, permit materials, administrative procedures, and website information.

SECTION 5. The appropriate Town officials are authorized and directed to execute the necessary documents to comply with this Resolution.

SECTION 6. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 7. 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 8. This Resolution shall become effective immediately upon its passage and adoption.

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

TOWN OF HILLSBORO BEACH, FLORIDA

_____
Dawn Miller, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC

RESOLUTION NO. 2026-20

Provide Required Permit Fee Reductions for Commercial Construction projects Utilizing Private-Provider Plan Review and Inspection Service

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	□	□

Town of Hillsboro Beach - Building Fee Schedule

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

Permit Fees Calculations:

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

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

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

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

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

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

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

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

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

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

4. Miscellaneous Fees:

Re-Inspection Fee	$95
Change of Contractor Fee	$95
Permit Card Replacement, Certificate of Occupancy/Completion document	$25
40-year inspection program (required by Broward County)	$350
Work Without Permit	200% of standard permit fee
Garbage Disposal Permit	*Flat Fee $50*
Overtime Inspections / Plan Reviews	$125.00 per Hour / 3 hr. min
Expired Permit Renewal Fee	
within 180 days of expiration,	50% of the original permit fee, but not less than minimum
After 180 days	100% of the current fee

Private Provider Single Family Home:

Inspection **OR** plan review services (10% permit fee discount) Up to the Building Official if only one item can be performed by Private Provider.

Plan review **&** inspection services (15% permit fee discount)

Private Provider Multi Family Project:

1) 25% permit fee discount if Private Provider performs Plan Review Services. Does not include Fire, Engineering, Zoning, and Floodplain review.
2) 25% permit fee discount if Private Provider performs building inspections – Town will do Engineering, Zoning, Fire, and Floodplain inspections.
3) 50% permit fee discount if Private Provider performs both plan review & building inspections.
4) Building Official's discretion if Private Provider should perform both plan review & inspections.

Permits for single homes with construction costs less than $7,500.00, do not require a permit.

To qualify $7500 without permit – owner/contractor must submit written request to Building Official with copy of contract. The contract must be includes the following:

1. The nature and scope of the proposed work
2. The total value of the work to be perform
3. No work shall proceed under the exemption unless the Building Department determines that written request and supporting documentation demonstrate eligibility under applicable state law.

Any construction requires in the following; the $7500 without permit will not be eligible.

A) Property is in a Flood Zone.
B) Construction work consists of structural, electrical, plumbing, mechanical, gas work.

Cost Recovery Fees for Fire and Zoning

Fire Fees

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

Zoning Fees

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

Engineering Fees

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

DRAFT

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. 2026-21**
A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida, Establishing Procedures for Implementing the Building Permit Exemption for certain work Performed on Property Containing a Single-Family Dwelling Pursuant to Section 553.79, Florida Statutes, as Amended by Chapter 2026-63, Laws of Florida; Providing for Required Documentation; Providing for Statutory Exceptions; Authorizing the Appropriate Town Officials to Implement the Exemption.

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

Agenda Date: **July 14, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:
1. Agenda memo for permits $7500
2. Resolution
3. Building Dept Fee Schedule (July 2026 DRAFT)

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

Agenda Item Cover Memo

Agenda Item: Resolution Implementing the Building Permit Exemption for Certain Work Valued at Less Than $7,500 on Property Containing a Single-Family Dwelling

Submitting Dept: Building Department

Agenda Date: July 14, 2026

1. BACKGROUND / HISTORY

During the 2026 Legislative Session, the Florida Legislature enacted CS/CS/HB 803 relating to building permits and inspections. The legislation was signed into law as Chapter 2026-63, Laws of Florida, and becomes effective July 1, 2026.

The legislation amends Section 553.79, Florida Statutes, to require local governments that issue building permits to exempt an owner of a single-family dwelling, or the owner's contractor, from obtaining a building permit for qualifying work valued at less than $7,500 on the owner's property.

The exemption does not apply to:

- Work performed on property that is partially or entirely located within a flood hazard area as defined by the Florida Building Code; or

- Electrical, plumbing, structural, mechanical, or gas work performed on property containing a single-family dwelling.

A construction project may not be divided into multiple projects for the purpose of avoiding applicable building permit requirements.

To qualify for the exemption, the property owner or the owner's contractor must submit a written request to the Town's Building Department, together with a copy of the contract or other documentation demonstrating the nature and value of the proposed work.

The legislation further provides that a local government has no legal duty to the owner, contractor, or their successors or assigns for work performed pursuant to the exemption.

2. PROPOSED ACTION

The proposed action will establish procedures for administering statutory exemption, including:

- Recognizing the exemption for qualifying work valued at less than $7,500 on property containing a single-family dwelling;
- Requiring the owner or the owner's contractor to submit a written exemption request to the Building Department;
- Requiring a copy of the contract or other documentation demonstrating the nature and value of the proposed work;
- Confirming that the exemption does not apply to property partially or entirely located within a Florida Building Code flood hazard area;
- Confirming that the exemption does not apply to electrical, plumbing, structural, mechanical, or gas work;
- Prohibiting the division of a construction project into multiple projects for the purpose of avoiding permitting requirements; and
- Authorizing the Building Official and other appropriate Town officials to develop and administer the forms and procedures necessary to implement the exemption.

3. FISCAL IMPACT

The proposed action may result in a limited reduction in permit fee revenue for work that qualifies for the statutory exemption.

Because the exemption does not apply to property that is partially or entirely located within a flood hazard area, its application within the Town may be limited. The Building Department will review each written exemption request to determine whether the proposed work and property meet the statutory eligibility requirements.

4. RECOMMENDATION

Recommend Staff approval.

RESOLUTION NO. 2026-21

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ESTABLISHING PROCEDURES FOR IMPLEMENTING THE BUILDING PERMIT EXEMPTION FOR CERTAIN WORK PERFORMED ON PROPERTY CONTAINING A SINGLE-FAMILY DWELLING PURSUANT TO SECTION 553.79, FLORIDA STATUTES, AS AMENDED BY CHAPTER 2026-63, LAWS OF FLORIDA; PROVIDING FOR REQUIRED DOCUMENTATION; PROVIDING FOR STATUTORY EXCEPTIONS; AUTHORIZING THE APPROPRIATE TOWN OFFICIALS TO IMPLEMENT THE EXEMPTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, during the 2026 Legislative Session, the Florida Legislature enacted CS/CS/HB 803 relating to building permits and inspections; and

WHEREAS, CS/CS/HB 803 was approved by the Governor and enacted as Chapter 2026-63, Laws of Florida, with an effective date of July 1, 2026; and

WHEREAS, Chapter 2026-63, Laws of Florida, amends Section 553.79, Florida Statutes, to establish a limited building permit exemption for certain work performed on property containing a single-family dwelling; and

WHEREAS, the amended statute requires a local government that issues building permits to exempt an owner of a single-family dwelling or the owner's contractor from obtaining a building permit to perform qualifying work valued at less than $7,500 on the owner's property; and

WHEREAS, the exemption does not apply to property that is partially or entirely located in a flood hazard area as defined by the Florida Building Code; and

WHEREAS, the exemption does not apply to electrical, plumbing, structural, mechanical, or gas work performed on property containing a single-family dwelling; and

WHEREAS, the statute prohibits a construction project from being divided into more than one project for the purpose of evading applicable building permit requirements; and

WHEREAS, an owner or the owner's contractor seeking the exemption must submit a written request to the local enforcement agency with a copy of the contract or other documentation demonstrating the nature and value of the work to be performed; and

WHEREAS, the Town Commission desires to establish procedures for the

Building Department to administer the statutory exemption in a consistent and lawful manner.

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

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

SECTION 2. Building Permit Exemption.

Effective July 1, 2026, an owner of a single-family dwelling or the owner's contractor shall be exempt from the requirement to obtain a building permit to perform qualifying work valued at less than $7,500 on the owner's property, subject to the requirements, limitations, and exceptions contained in this Resolution and Section 553.79, Florida Statutes.

SECTION 3. Written Request and Documentation.

To qualify for the exemption, the owner or the owner's contractor must submit a written request for exemption to the Town's Building Department.

The written request must be accompanied by a copy of the contract or other documentation demonstrating:

1. The nature and scope of the proposed work; and
2. The total value of the work to be performed.

No work shall proceed under the exemption unless the Building Department determines that the written request and supporting documentation demonstrate eligibility under applicable state law.

SECTION 4. Statutory Exceptions.

The building permit exemption established by this Resolution shall not apply to:
A. Work performed on property that is partially or entirely located in a flood hazard area as defined by the Florida Building Code; B. Electrical work; C. Plumbing work; D. Structural work; E. Mechanical work; or F. Gas work.

SECTION 5. Prohibition Against Division of Projects.

A construction project may not be separated, divided, or otherwise structured as more than one project for the purpose of reducing the stated value of the work or evading the building permit requirements of Section 553.79, Florida Statutes, the Florida Building Code, or the Town's applicable regulations.

The Building Official may consider the overall nature, scope, timing, location, and value of related work when determining whether proposed work constitutes one

construction project.

SECTION 6. No Legal Duty for Exempt Work.

Consistent with Section 553.79, Florida Statutes, the Town shall have no legal duty to the owner, contractor, or their successors or assigns for work performed pursuant to the exemption established by this Resolution.

Approval or acknowledgment of an exemption request shall not constitute: A. A determination that the work complies with the Florida Building Code or other applicable law; B. An inspection or approval of the manner in which the work is performed; C. A representation or warranty concerning the quality or safety of the work; or D. An assumption of responsibility or liability by the Town.

SECTION 7. Compliance with Other Requirements.

The exemption from the requirement to obtain a building permit does not exempt the owner, contractor, property, or work from compliance with any other applicable federal, state, county, or Town requirements, including zoning, floodplain management, coastal construction, drainage, easement, setback, licensing, condominium, or private property requirements.

SECTION 8. Administrative Implementation.

The Building Official is authorized to develop, approve, and administer forms, affidavits, acknowledgments, procedures, and supporting-document requirements necessary to determine eligibility for the exemption and implement this Resolution.

The Town Manager, Building Official, Town Clerk, Town Attorney, and other appropriate Town officials are authorized to take all actions necessary to implement this Resolution and comply with Section 553.79, Florida Statutes.

SECTION 9. The appropriate Town officials are authorized and directed to execute the necessary documents to comply with this Resolution.

SECTION 10. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 11. 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 12. This Resolution shall become effective immediately upon its passage and adoption.

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

TOWN OF HILLSBORO BEACH, FLORIDA

_____
Dawn Miller, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC

RESOLUTION NO. 2026-21
Single-Family Dwelling Pursuant to Section 553.79,
Florida Statutes, as Amended by Chapter 2026-63
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	□	□

Town of Hillsboro Beach - Building Fee Schedule

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

Permit Fees Calculations:

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

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

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

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

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

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

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

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

4. Miscellaneous Fees:

Re-Inspection Fee	$95
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Garbage Disposal Permit	*Flat Fee $50*
Overtime Inspections / Plan Reviews	$125.00 per Hour / 3 hr. min
Expired Permit Renewal Fee	
within 180 days of expiration,	50% of the original permit fee, but not less than minimum
After 180 days	100% of the current fee

Private Provider Single Family Home:

Inspection **OR** plan review services (10% permit fee discount) Up to the Building Official if only one item can be performed by Private Provider.

Plan review **&** inspection services (15% permit fee discount)

Private Provider Multi Family Project:

1) 25% permit fee discount if Private Provider performs Plan Review Services. Does not include Fire, Engineering, Zoning, and Floodplain review.
2) 25% permit fee discount if Private Provider performs building inspections – Town will do Engineering, Zoning, Fire, and Floodplain inspections.
3) 50% permit fee discount if Private Provider performs both plan review & building inspections.
4) Building Official's discretion if Private Provider should perform both plan review & inspections.

Permits for single homes with construction costs less than $7,500.00, do not require a permit.

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2. The total value of the work to be perform
3. No work shall proceed under the exemption unless the Building Department determines that written request and supporting documentation demonstrate eligibility under applicable state law.

Any construction requires in the following; the $7500 without permit will not be eligible.

A) Property is in a Flood Zone.
B) Construction work consists of structural, electrical, plumbing, mechanical, gas work.

Cost Recovery Fees for Fire and Zoning

Fire Fees

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

Zoning Fees

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

Engineering Fees

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

DRAFT

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. 2026-22**
A Resolution of the Town Commission of the Town of Hillsboro Beach Approving the Second 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.

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

Agenda Date: **July 14, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:

1. Agenda Cover Memo
2. Resolution
3. Email from Sam May, Executive Director Broward Solid Waste Authority (6-15-2026)
4. Second Amendment to ILA

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

Agenda Item Cover Memo

Agenda Item: Second Amendment to the Interlocal Agreement for the Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Florida

Submitting Dept: Mac Serda**,** Town Manager

Agenda Date: July 14, 2026

1. BACKGROUND / HISTORY

On May 5, 2026, the Town Commission 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 Town has now been advised by Sam May, Executive Director of the Broward Solid Waste Authority, that the Executive Committee has recommended a revised Second Amendment to the Governing Board, and the Governing Board has unanimously recommended approval of the amendment by all participating elected bodies of the Solid Waste Authority.

The Second Amendment provides additional flexibility for participating agencies by adding two specific opportunities to withdraw from the Authority. The first opportunity would allow a participating agency to opt out in 2027, within 45 days after the Executive Committee recommends contract awards resulting from the Request for Proposals process for yard trash processing, recyclable material processing, and municipal solid waste disposal. The second opportunity would allow a participating agency to opt out on August 16, 2048, subject to the requirements set forth in the amendment.

2. CURRENT ACTIVITY

Approval of the Second Amendment will allow the Town to remain aligned with the regional solid waste planning process while preserving future withdrawal options as provided in the revised amendment. The amendment does not replace the previously approved Facilities Amendment. Rather, it further amends the Interlocal Agreement by adding specific withdrawal provisions for participating agencies.

The Second Amendment requires approval by all remaining parties to the Interlocal Agreement. Once approved, the Town will execute and return the required documents to the Broward Solid Waste Authority.

3. FINANCIAL IMPACT

There is no anticipated fiscal impact to the Town associated with adoption of this resolution.

4. RECOMMENDATION

Staff recommends approval.

RESOLUTION NO. 2026-22

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPROVING THE SECOND 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; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Hillsboro Beach, Florida has previously entered into the Interlocal Agreement for Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Florida (the "ILA") among Broward County, Florida (the "County") and twenty-eight municipalities in Broward County (each, individually, a "Municipal Party" and collectively, the "Municipal Parties") (collectively with the County, the "Parties," and each individually a "Party") effective as of August 16, 2023 ("ILA Effective Date"), that created the Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County (the "Authority");

WHEREAS, in order for the Authority to continue in existence, the ILA required the adoption of a First Amendment to the ILA (the "Facilities Amendment") within thirty-six months of the ILA Effective Date as part of the Formation Conditions of the Authority, all as defined in the ILA;

WHEREAS, on May 5, 2026, the Town Commission approved the First Amendment to the ILA;

WHEREAS, as part of the Formation Conditions, each Municipal Party's elected body has one hundred twenty days to adopt and deliver to the Authority a resolution approving the Facilities Amendment;

WHEREAS, in order for the Facilities Amendment to be effective, it must be approved by the elected bodies of: (a) Municipal Parties representing at least eighty percent (80%) of the total population of the Municipal Parties; and (b) the County by August 15, 2026;

WHEREAS, the Town Commission deems it to be in the best interests of the Town to approve the Second Amendment to the Interlocal Agreement (ILA) for Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Florida and authorize the Appropriate Town Officials to Execute.

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 Second Amendment to the Interlocal Agreement (ILA) for Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Florida and authorizes the appropriate Town Officials to Execute the Second Amendment. The Second Amendment to the ILA is attached hereto as Exhibit "A".

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

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

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

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

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

TOWN OF HILLSBORO BEACH, FLORIDA

_____
Dawn Miller, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC

RESOLUTION NO. 2026-22
Interlocal Agreement (ILA) for Solid Waste Disposal and Recyclable Materials
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	□	□

Sherry D. Henderson

RECEIVED
JUN 15 2026

From: Sam May <smay@browardswa.org> on behalf of Sam May
Sent: Monday, June 15, 2026 8:20 PM
To: Sam May
Cc: Jamie Alan Cole; Elisa Jones
Subject: Fw: Approval of Second Amendment and Facilities Amendment
Attachments: Second Amendment to ILA.pdf; Form of Resolution Approving Second Amendment.pdf; 4D81766-Final Facilities Amendment.pdf; Form of Resolution Approving the Facilities Amendment and Second Amendment to ILA.pdf

Good afternoon,

Today, the Executive Committee recommended a revised Second Amendment to the Governing Board. The Governing Board recommends the amendment unanimously. The amendment will now have to be approved by all elected bodies of the Solid Waste Authority. The revised amendment includes language that:

- Allows participating agencies to opt out of the Broward Solid Waste Authority in 2048; and
- Provides an additional opt-out opportunity in 2027 after the Request for Proposals (RFP) responses from disposal and processing facilities have been received and the contract awards have been recommended.

Please note that the 2027 opt-out provision is not contingent upon or tied to the Maximum Service Charges proposed by the disposal and/or processing facilities.

For agencies that have already approved the Facilities Amendment, please place the Second Amendment on your Commission agenda for approval as soon as possible. Attached are the Second Amendment and the corresponding form resolution for your consideration.

For agencies that have not yet approved the Facilities Amendment, please schedule both the Facilities Amendment and the Second Amendment for approval at the same Commission meeting. The Facilities Amendment must be approved and returned to the Broward Solid Waste Authority no later than August 14. Attached are the Facilities Amendment, the Second Amendment, and the form resolutions for both amendments.

Your prompt attention to securing approval of these amendments is greatly appreciated. If you have any questions, please do not hesitate to contact me.

Thank you,

Sam May
Executive Director
Broward Solid Waste Authority
smay@browardswa.org

SECOND AMENDMENT
TO INTERLOCAL AGREEMENT FOR
SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA

This Second Amendment ("Second Amendment") to the Interlocal Agreement for Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Florida ("ILA") is entered into by and among Broward County, a political subdivision of the State of Florida ("County"), and the municipalities in Broward County that formally approve this Amendment pursuant to the ILA's terms and return an executed signature page (each, individually, a "Municipal Party" and collectively, the "Municipal Parties") (collectively, the "Parties" and each individually a "Party").

RECITALS

A. The Parties entered into the Interlocal Agreement for Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Florida ("ILA") to form an independent entity known as the Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Florida ("Authority"), which is charged with coordinating regional solid waste disposal and recycling programs pursuant to Sections 163.01, 403.706(11), (12), (15), and (19), and 403.713, Florida Statutes.

B. The ILA became effective on August 16, 2023 ("ILA Effective Date"). It requires the adoption of a Facilities Amendment within thirty-six (36) months of the ILA Effective Date as part of the Formation Conditions. A Facilities Amendment, as defined in Section 3.3 of the ILA ("Facilities Amendment"), is currently being considered by the Parties pursuant to that requirement.

C. Section 3.3 of the ILA provides that, to be effective, a Facilities Amendment must be approved by the Broward County Board of County Commissioners and by the governing bodies of municipalities representing at least eighty percent (80%) of the total population of the Municipal Parties to the ILA. Any Municipal Party that fails to deliver to the Authority a resolution adopted by its elected body approving the Facilities Amendment by August 15, 2026, will be deemed to have withdrawn from the Authority and ILA.

D. The Parties have requested a further amendment to the ILA, to be effective after the Facilities Amendment is effective, that will provide for two options to withdraw from the ILA, one within 45 days after the Executive Committee recommends the award of contracts resulting from the RFP process for yard trash processing, recyclable material processing and municipal solid waste disposal, and the other on August 16, 2048.

E. Those Parties, including the County, that timely deliver to the Authority a resolution adopted by its elected body approving the Facilities Amendment are hereinafter referred to as the "Remaining Parties."

F. The ILA provides in Section 16.1.3., that any amendment to the ILA that substantively modifies any of the provisions, or that concerns any of the subjects listed in such section, will not be

effective unless approved by every Party's elected body. Section 16.1.3.2 lists Article 4 (Duration) as one of the provisions that require approval of every Party to the ILA.

G. The Parties intend for this Second Amendment to be effective after the Facilities Amendment is effective, and thus requires approval by the elected bodies of all of the Remaining Parties, including the County.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. The above Recitals are true and correct and are incorporated herein by reference. All capitalized terms not expressly defined within this Second Amendment shall retain the meaning ascribed to such terms in the ILA.

2. Section 4.1 of the ILA entitled "Effective Date and Initial Term" is hereby amended as follows (with such deletions set as ~~strikethroughs~~ and such additions set as underlines):

> 4.1. Effective Date and Initial Term. This Agreement will be effective on the first business day after it has been executed by: (a) Municipal Parties representing at least seventy-five percent (75%) of the population of Broward County; and (b) County ("Effective Date"). This Agreement begins on the Effective Date and continues for a period that ends forty (40) years after the Effective Date ("Initial Term"). Subject to Articles 3 and 17, and except as otherwise provided in this Section 4.1, no Party may terminate or otherwise withdraw from this Agreement during the Initial Term.
>
> 4.1.1. Notwithstanding anything to the contrary contained herein, any Municipal Party and the County (solely as to obligations relating to System Waste generated within the unincorporated areas within Broward County, but not with regard to its other rights and obligations under this Agreement and the Facilities Amendment) may withdraw from this Agreement if that governing body adopts a resolution approving the withdrawal of such Party from the Agreement and it is delivered to the Authority within 45 days after the Executive Committee recommends the award of contracts resulting from the RFP process for yard trash processing, recyclable material processing and municipal solid waste disposal, which recommendations shall be made no earlier than October 1, 2027 and no later than November 15, 2027 (which dates may be extended by majority vote of the Governing Board).
>
> 4.1.2. Notwithstanding anything to the contrary contained herein, any Municipal Party and the County (solely as to obligations relating to System Waste generated within the unincorporated areas within Broward County, but not with regard to its other rights and obligations under this Agreement and the Facilities Amendment) may withdraw from this Agreement on the date that is twenty-five (25) years after the Effective Date (August 16, 2048), provided that such withdrawing Party's governing body adopts a resolution approving the withdrawal of such Party from the Agreement and it is delivered to the Authority prior to August 16, 2047.

4.1.3. Except for provisions that survive expiration or termination of this Agreement (and with regard to the County's rights and obligations under this Agreement and the Facilities Amendment other than with regard to commitment of System Waste generated within the unincorporated areas of Broward County, all of which rights and obligations survive County withdrawal from this Agreement), a Party that withdraws from this Agreement pursuant to Section 4.1.1 or 4.1.2 will have no further rights, duties, or obligations hereunder, including, without limitation, that such Party will not have any representative on the Governing Board or the Executive Committee. Notwithstanding the foregoing, any Party that withdraws pursuant to this section will not be prevented from rejoining at a later date pursuant to Section 5.2. If Municipal Parties representing more than 20% of the total population of all of the Municipal Parties withdraw, and the Governing Board determines, by majority vote, that the Authority should no longer continue in existence, then this Agreement will terminate on a date set by the Governing Board and the provisions of Article 21 relating to Wind Down of Authority will be followed.

3. All other provisions of the ILA, as amended by the Facilities Amendment, remain in full force and effect.

4. **Second Amendment Effective Date; Counterparts and Multiple Originals.** This Second Amendment will be deemed effective on the later of August 17, 2026, or the first business day after it has been executed and delivered to the Authority by all of the Remaining Parties as of August 16, 2026, including the County ("Second Amendment Effective Date"). This Second Amendment may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

IN WITNESS WHEREOF, the Parties hereto have made and executed this Second Amendment on the respective dates under each signature on behalf of each Party to this Second Amendment, signing by and through its Mayor or Vice-Mayor, authorized to execute same by action of its elected body.

[*SIGNATURE PAGES OF PARTIES TO FOLLOW*]

SECOND AMENDMENT
TO INTERLOCAL AGREEMENT FOR
SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA

MUNICIPAL PARTY

MUNICIPALITY: _____

ATTEST: By: _____
MUNICIPAL MAYOR

_____ _____
MUNICIPAL CLERK Print Name

_____ day of _____, 20___

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

_____
Municipal Attorney

SECOND AMENDMENT
TO INTERLOCAL AGREEMENT FOR
SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA

COUNTY

ATTEST:

BROWARD COUNTY, by and through its Board of County Commissioners

By: _____
Broward County Administrator, as ex officio Clerk of the Broward County Board of County Commissioners

By: _____
Mayor

____ day of _____, 20__

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

By_____
Attorney's Name (Date)
Senior Assistant County Attorney

By_____
Attorney's Name (Date)
Deputy County Attorney

SECOND AMENDMENT
TO INTERLOCAL AGREEMENT FOR
SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA

JOINDER BY AUTHORITY

By affirmative vote of the Governing Board of the Authority, signing by and through its Chair or Vice-Chair, the Authority hereby joins in this Amendment and further agrees to be bound by all terms, conditions, and obligations stated herein that apply to the Authority.

Signed: _____

Print Name: _____

Title: _____

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. 2026-23**
A Resolution of the Town Commission of the Town of Hillsboro Beach, Adopting and Authorizing the Appropriate Town Officials to Execute the 2026 Community Shuttle Title VI Non-Discrimination Program Plan, in Accordance to Title VI of the Civil Rights Act of 1964 Prohibiting Discrimination on the Basis of Race, Color, and National Origin in Programs and Activities Receiving Federal Financial Assistance.

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

Agenda Date: **July 14, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:

1. Agenda Cover Memo - Resolution Adopting the 2026 Community Shuttle Title VI Non-Discrimination Plan
2. Resolution
3. Title VI Program Plan 2026

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

Agenda Item Cover Memo

Agenda Item: Resolution Adopting the 2026 Community Shuttle Title VI Non-Discrimination Plan

Submitting Dept: Mac Serda**,** Town Manager

Agenda Date: July 14, 2026

1. BACKGROUND / HISTORY

The Town of Hillsboro Beach operates the Community Shuttle Program as a local transportation service for residents, visitors, and individuals traveling within the Town and surrounding service area. The Community Shuttle provides free public transit service through an hourly loop serving Hillsboro Beach and portions of Deerfield Beach, Lighthouse Point, and Pompano Beach.

As a sub-recipient of Federal Transit Administration funding through Broward County Transit and the Florida Department of Transportation, the Town is required to maintain a current Title VI Program Plan. Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color, and national origin in programs and activities receiving federal financial assistance.

The Town's Title VI Program Plan establishes the Town's commitment to nondiscrimination in the operation of the Community Shuttle Program and outlines the procedures, policies, and public notice requirements necessary to comply with applicable federal and state requirements.

2. CURRENT ACTIVITY

The proposed 2026 Community Shuttle Title VI Non-Discrimination Plan updates the Town's existing Title VI Program and includes the required components for continued compliance, including:

- Title VI/Nondiscrimination Policy Statement and Management Commitment;
- Description of the Community Shuttle service and operating system;
- Title VI Notice to the Public;
- Complaint procedures and complaint form;
- Record retention and reporting procedures;
- Contractor and subcontractor nondiscrimination requirements;
- Public Participation Plan;
- Language Assistance Plan for individuals with Limited English Proficiency;
- Statement regarding transit planning and advisory bodies;
- Title VI equity analysis statement;

- System-wide service standards and service policies;
- Required appendices and supporting documentation.

The Plan also identifies the Town Manager as the Title VI Liaison and the Town Clerk as the Alternate Title VI Contact. The Plan confirms that the Town's Community Shuttle operates without regard to race, color, or national origin and provides procedures for members of the public to file a Title VI complaint, obtain information, or request language assistance.

Adoption of the 2026 Plan by resolution will allow the Town to satisfy Broward County Transit and applicable federal and state compliance requirements for the Community Shuttle Program.

3. FINANCIAL IMPACT

Failure to adopt the Title VI amendment jeopardize the Town's funding source for the shuttle. There is no direct fiscal impact associated with adoption of the Resolution. The Title VI Plan supports the Town's continued compliance with requirements associated with federal and state transportation funding received through Broward County Transit.

4. RECOMMENDATION

Staff recommend approval of the 2026 Community Shuttle Title VI Non-Discrimination Plan and authorize the appropriate Town officials to execute any necessary documents related to the Plan.

RESOLUTION NO. 2026-23

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AUTHORIZING THE APPROPRIATE TOWN OFFICIALS TO EXECUTE THE 2026 COMMUNITY SHUTTLE TITLE VI NON-DISCRIMINATION PROGRAM PLAN IN ACCORDANCE TO TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, PROHIBITING DISCRIMINATION ON THE BASIS OF RACE, COLOR, AND NATIONAL ORIGIN IN PROGRAM ACTIVITIES RECEIVING FEDERAL FINANCIAL ASSISTANCE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission deems it to be in the best interests of the Town to approve and authorize the appropriate Town officials to execute the 2026 Community Shuttle Title VI Non-Discrimination Program Plan in accordance to Title VI of the Civil Rights Act of 1964, prohibiting discrimination on the basis of race, color, and national origin in program activities receiving Federal Financial Assistance.

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 and authorizes the appropriate Town officials to execute the 2026 Community Shuttle Title VI Non-Discrimination Program Plan in accordance to Title VI of the Civil Rights Act of 1964, prohibiting discrimination on the basis of race, color, and national origin in program activities receiving Federal Financial Assistance.; a copy of the Title VI Program Plan is attached hereto as Exhibit “A”.

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

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

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

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

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

TOWN OF HILLSBORO BEACH, FLORIDA

_____
Dawn Miller, Mayor

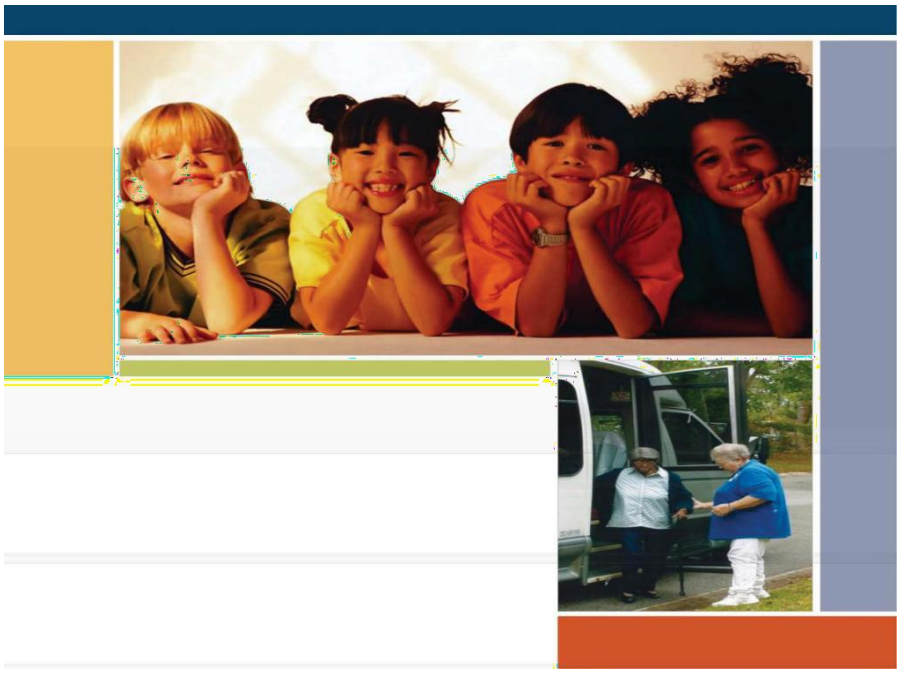
ATTEST:

_____
Sherry D. Henderson, CMC

RESOLUTION NO. 2026-23
2026 Community Shuttle Title VI Non-Discrimination Program Plan
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	□	□

Town of Hillsboro Beach
Community Shuttle



TITLE VI PROGRAM

Date Adopted: July 14, 2026
Adopted by Resolution No. 2026-___

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APPENDIX B	TITLE VI PROGRAM APPROVAL LETTER AND FDOT CONCURRENCE LETTER
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APPENDIX D	PUBLIC PARTICIPATION PLAN
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1.0 Title VI/Nondiscrimination Policy Statement and Management Commitment to Title VI Plan

49 CFR Part 21.7(a): Every application for Federal financial assistance to which this part applies shall contain, or be accompanied by, an assurance that the program will be conducted or the facility operated in compliance with all requirements imposed or pursuant to [49 CFR Part 21].

The Town of Hillsboro Beach assures the Florida Department of Transportation that no person shall on the basis of race, color, national origin, age, disability, family or religious status, as provided by Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987 and the Florida Civil Rights Act of 1992 be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination or retaliation under any program or activity undertaken by the agency.

The Town of Hillsboro Beach further agrees to the following responsibilities with respect to its programs and activities:

1. Designate a Title VI Liaison that has a responsible position within the organization and access to the recipient's Chief Executive Officer or authorized representative.
2. Issue a policy statement signed by the Executive Director or authorized representative, which expresses its commitment to the nondiscrimination provisions of Title VI. The policy statement shall be circulated throughout the Recipient's organization and to the general public. Such information shall be published where appropriate in language other than English.
3. Insert the clauses of Section 4.5 of this plan into every contract subject to the Acts and the Regulations.
4. Develop a complaint process and attempt to resolve complaints of discrimination against the Town of Hillsboro Beach Community Shuttle.
5. Participate in training offered on the Title VI and other nondiscrimination requirements.
6. If reviewed by FDOT or any other state or federal regulatory agency, take affirmative actions to correct any deficiencies found within a reasonable time period, not to exceed ninety (90) days.
7. Have a process to collect racial and ethnic data on persons impacted by the agency's programs.
8. Submit the information required by FTA Circular 4702.1B to the primary recipients (refer to Appendix A of this plan)

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all federal funds, grants, loans, contracts, properties, discounts or other federal financial assistance under all programs and activities and is binding. The person whose signature appears below is authorized to sign this assurance on behalf of the agency.



Signature
Mac Serda, Town Manager

7/14/2026
Date

2.0 Introduction & Description of Services

The Town of Hillsboro Beach Community Shuttle submits this Title VI Plan in compliance with Title VI of the Civil Rights Act of 1964, 49 CFR Part 21, and the guidelines of FTA Circular 4702.1B, published October 1, 2012.

The Town of Hillsboro Beach Community Shuttle is a sub-recipient of FTA funds and provides service I Hillsboro Beach and portions of Deerfield Beach, Lighthouse Point and Pompano Beach.

Title VI Liaison
William "Mac" Serda
Town Manager
(954) 427-4011
1210 Hillsboro Mile, Hillsboro Beach, FL 33062

Alternate Title VI Contact
Sherry D. Henderson
Town Clerk
954-427-4011
1210 Hillsboro Mile, Hillsboro Beach, FL 33062

Key responsibilities of the Title VI Liaison include:

- Maintain knowledge of Title VI requirements.
- Attend training on Title VI and other nondiscrimination authorities when offered by FDOT or any other regulatory agency.
- Disseminate Title VI information to the public including in languages other than English, when necessary.
- Develop a process to collect data related to race, gender and national origin of service area population to ensure low income, minorities, and other underserved groups are included and not discriminated against.
- Implement procedures for the prompt processing of Title VI complaints.

2.0.1 Current Description of System

The mission of Town of Hillsboro Beach Community Shuttle is to provide public transit service in the form of an hourly loop which first passes through the length of the Town and then continues on through the commercial centers of three neighboring communities before completing a loop back to Town to begin another cycle. The primary mission is to provide reliable free transportation to Town residents who are unable to, or chose not to drive, to facilitate their transportation to and from the neighboring communities for shopping, medical appointments and recreational and entertainment purposes. The service is also intended to provide transportation for non-residents who need to get to the Town for employment or other reasons.

Town of Hillsboro Beach Community Shuttle operations are overseen by the Town Manager who in turn is provided policy direction by the Town of Hillsboro Beach Commission. The Town has engaged Limousines of South Florida (LSF), a major provider of supplemental community shuttle services in South Florida, to operate the community shuttle service. With the Town's oversight and concurrence, LSF has full responsibility for the maintenance and operation of the mini-bus rented by the Town from Broward County to provide Town service. LSF responsibilities include vehicle maintenance, driver hiring, training and monitoring of driver performance, field supervision, dispatching, monitoring for hazardous conditions, insurance, security, ensuring safe operations and the establishment of contingency plans. For continuity purposes, the same driver is regularly assigned to the Town of Hillsboro Beach Community Shuttle to ensure familiarity with both the route and the passengers. The

current schedule is three days per week (Monday, Wednesday and Friday) starting at 9:00 a.m. and running until 5:50 p.m., for a total 26.5 hours of service per week

2.1 First Time Applicant Requirements

FTA Circular 4702.1B, Chapter III, Paragraph 3: Entities applying for FTA funding for the first time shall provide information regarding their Title VI compliance history if they have previously received funding from another Federal agency.

Town of Hillsboro Beach Community Shuttle is a sub-applicant and is not a direct applicant for FTA/ FDOT funding. The Town is a sub-applicant funded by Broward County and will receive approximately $66,500 in FY 26 at the rate of $68.98 per revenue hour.

During the previous three years, no Federal Agency or State Agency has completed a Title VI compliance review of Town of Hillsboro Beach Community Shuttle. Town of Hillsboro Beach Community Shuttle has not been found to be in noncompliance with any civil rights requirement.

2.2 Annual Certifications and Assurances

FTA Circular 4702.1B, Chapter III, Paragraph 2: Every application for financial assistance from FTA must be accompanied by an assurance that the applicant will carry out the program in compliance with the Title VI regulations.

Town of Hillsboro Beach Community Shuttle will remain in compliance with this requirement by annual submission of certifications and assurances as required by FDOT and Broward County.

2.3 Title VI Program Concurrence and Adoption

The Plan was approved and adopted by Town of Hillsboro Beach Community Shuttle's Town Commission during a meeting held on July 14, 2026. A copy of the meeting minutes and FDOT concurrence letter is included in Appendix B.

3.0 Title VI Notice to the Public

FTA Circular 4702.1B, Chapter III, Paragraph 5: Title 49 CFR 21.9(d) requires recipients to provide information to the public regarding the recipient's obligations under DOT's Title VI regulations and apprise members of the public of the protections against discrimination afforded to them by Title VI.

Notifying the Public of Rights Under Title VI

- Town of Hillsboro Beach Community Shuttle operates its programs and services without regard to race, color, and national origin in accordance with Title VI of the Civil Rights Act. Any person who believes she or he has been aggrieved by any unlawful discriminatory practice under Title VI may file a complaint with Town of Hillsboro Beach Community Shuttle.

  For more information on Town of Hillsboro Beach Community Shuttle's civil rights program, contact 954-427-4011, email: shenderson@townofhillsborobeach.com or visit Town Hall at 1210 Hillsboro Mile, Hillsboro Beach, FL 33062. For more information, visit www.townofhillsborobeach.com.

- For more information on Title VI procedures, to file a complaint and/or obtain a complaint form contact Broward County Transit (BCT) at (954) 357-8481, TTY (954) 357-8302, or visit BCT's website at BCTD_TitleVIComplaints@broward.org. You may also request information in writing to the Broward County Transportation Department, Transit Manager - Compliance, 1 North University Drive, 3100A, Plantation, FL 33324.

- If information is needed in another language, contact (954) 357-8481, TTY (954) 357-8302.

3.2 Notice Posting Locations

The Notice to Public will be posted at many locations to apprise the public of Town of Hillsboro Beach Community Shuttle's obligations under Title VI and to inform them of the protections afforded them under Title VI. At a minimum, the notice will be posted in public area of the Hillsboro Beach Town Hall, and on the Town of Hillsboro Beach Community Shuttle's website at www.townofhillsborobeach.com. Additionally, Town of Hillsboro Beach Community Shuttle will post the notice on transit vehicles.

4.0 Title VI Procedures and Compliance

FTA Circular 4702.1B, Chapter III, Paragraph 6: All recipients shall develop procedures for investigating and tracking Title VI complaints filed against them and make their procedures for filing a complaint available to member of the public.

4.1 Complaint Procedure

In accordance with the Interlocal Agreement executed with Broward County Transit on October 3, 2019, the Town of Hillsboro will use BCT's Complaint Process, Form and Procedures.

4.2 Complaint Form

A copy of the complaint form is provided in Appendix C and on Broward County Transit's website at BCTD_TitleVIComplaints@broward.org.

4.3 Record Retention and Reporting Policy

The Town of Hillsboro Beach will submit Title VI Programs to FDOT, BCT and any other primary recipient that provides funding to the Town of Hillsboro Beach for concurrence on an triennial basis or any time a major change in the Program occurs.

Compliance records and all Title VI related documents will be retained for a minimum of three (3) years and reported to the primary recipient annually.

4.4 Sub-recipient Assistance and Monitoring

FTA Circular 4702.1B, Chapter III, Paragraph 11: Primary recipients should assist their sub-recipients in complying with DOT's Title VI regulations, including the general reporting requirements.

Town of Hillsboro Beach Community Shuttle does not have any sub-recipients to provide monitoring and assistance. In the future, if Town of Hillsboro Beach Community Shuttle has sub-recipients, it will provide assistance and monitoring as required by FTA Circular 4702.1B.

4.5 Contractors and Subcontractors

Town of Hillsboro Beach Community Shuttle is responsible for ensuring that contractors are in compliance with Title VI requirements. Contractors may not discriminate in the selection and retention of any subcontractors. Subcontractors also may not discriminate in the selection and retention of any subcontractors. Town of Hillsboro Beach Community Shuttle, contractors, and subcontractors may not discriminate in their employment practices in connection with federally assisted projects. Contractors and subcontractors are not required to prepare or submit a Title VI Plan. However, the following nondiscrimination clauses will be inserted into every future contract with contractors and subcontractors subject to Title VI regulations.

Nondiscrimination Clauses

During the performance of a contract, the contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor") must agree to the following clauses:

1. **Compliance with Regulations:** The Contractor shall comply with the Regulations relative to nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation (hereinafter, "USDOT") Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this Agreement.
2. **Nondiscrimination:** The Contractor, with regard to the work performed during the contract, shall not discriminate on the basis of race, color, national origin, sex, age, disability, religion or family status in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Contractor shall not participate, either directly or indirectly in the discrimination prohibited by section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.
3. **Solicitations for Subcontractors, including Procurements of Materials and Equipment:** In all solicitations made by the Contractor, either by competitive bidding or negotiation for work to be performed under a

subcontract, including procurements of materials or leases of equipment; each potential subcontractor or supplier shall be notified by the Contractor of the subcontractor's obligations under this contract and the Regulations relative to nondiscrimination on the basis of race, color, national origin, sex, age, disability, religion or family status.

4. **Information and Reports:** The Contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the *Florida Department of Transportation,* the *Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, and/or the Federal Motor Carrier Safety Administration* to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a Contractor is in the exclusive possession of another who fails or refuses to furnish this information the Contractor shall so certify to the *Florida Department of Transportation*, the *Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, and/or the Federal Motor Carrier Safety Administration* as appropriate, and shall set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of the Contractor's noncompliance with the nondiscrimination provisions of this contract, the Town of Hillsboro Beach shall impose contract sanctions as appropriate, including, but not limited to:
    a. withholding of payments to the Contractor under the contract until the Contractor complies, and/or
    b. cancellation, termination or suspension of the contract, in whole or in part.
6. **Incorporation of Provisions:** The Contractor shall include the provisions of paragraphs (1) through (6) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The Contractor shall take such action with respect to any subcontract or procurement as the Town of Hillsboro Beach's Community Shuttle Program, Florida Department of Transportation, the Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, and/or the Federal Motor Carrier Safety Administration may direct as a means of enforcing such provisions including sanctions for noncompliance.

5.0 Title VI Investigations, Complaints, and Lawsuits

FTA Circular 4702.1B, Chapter III, Paragraph 7: In order to comply with the reporting requirements of 49 CFR 21.9(b), FTA requires all recipients to prepare and maintain a list of any of the following that allege discrimination on the basis of race, color, or national origin: active investigations….; lawsuits, and complaints naming the recipient.

Town of Hillsboro Beach Community Shuttle has had no investigations, complaints, or lawsuits involving allegations of discrimination on the basis of race, color, or national origin over the past three (3) years.

6.0 Public Participation Plan

FTA Circular 4702.1B, Chapter III, Paragraph 4.a.4: Every Title VI Plan shall include the following information: A public participation plan that includes an outreach plan to engage minority and limited English proficient populations, as well as a summary of outreach efforts made since the last Title VI Plan submission. A recipient's targeted public participation plan of minority populations may be part of efforts that extend more broadly to include constituencies that are traditionally underserved, such as individuals with disabilities, low-income populations, and others.

The Public Participation Plan (PPP) for Town of Hillsboro Beach Community Shuttle was developed to ensure that all members of the public, including minorities and Limited English Proficient (LEP) populations, are encouraged to participate in the decision-making process for Town of Hillsboro Beach Community Shuttle. Policy and service delivery decisions need to take into consideration community sentiment and public opinion based upon well-executed outreach efforts. The public outreach strategies described in the PPP are designed to provide the public with effective access to information about Town of Hillsboro Beach Community Shuttle services and to provide a variety of efficient and convenient methods for receiving and considering public comment prior to implementing changes to services. The PPP is included as Appendix D to this Title VI Plan.

Current Outreach Efforts

Town of Hillsboro Beach Community Shuttle is required to submit a summary of public outreach efforts made over the last three (3) years. The following is a list and short description of Town of Hillsboro Beach Community Shuttle's recent, current, and planned outreached activities.

- In the past three years the Town of Hillsboro Beach Community Shuttle outreach program has consisted of putting promotional flyers in English in the Hillsboro Beach condominium complexes, which is the vast proportion of all residential units in the Town, featuring this service on the Town's website and promoting it in the annual Resident's Information booklet distributed to all residents. The majority of this Town's service area is outside the Town boundaries, and this program is being expanded to reach this additional ridership, including providing documents in Spanish and Portuguese. It has been determined that the potential ridership identified within the Town's service includes meaningful percentages for whom Spanish and Portuguese is their primary language.

7.0 Language Assistance Plan

FTA Circular 4702.1B, Chapter III, Paragraph 9: Recipients shall take reasonable steps to ensure meaningful access to benefits, services, information, and other important portions of their programs and activities for individuals who are limited English proficient (LEP).

Town of Hillsboro Beach Community Shuttle operates a transit system in Hillsboro Beach and portions of Deerfield Beach, Lighthouse Point, and Pompano Beach. The Language Assistance Plan (LAP) has been prepared to address Town of Hillsboro Beach Community Shuttle's responsibilities as they relate to the needs of individuals with Limited English Proficiency (LEP). Individuals, who have a limited ability to read, write, speak or understand English are LEP. In Town of Hillsboro Beach Community Shuttle

service area there are 5,277 residents or 11.18% who describe themselves as not able to communicate in English very well (Source: Broward County Transit Division – Service and Capital Planning). Town of Hillsboro Beach Community Shuttle is federally mandated (Executive Order 13166) to take responsible steps to ensure meaningful access to the benefits, services, information and other important portions of its programs and activities for individuals who are LEP. Town of Hillsboro Beach Community Shuttle has utilized the U.S. Department of Transportation (DOT) LEP Guidance Handbook and performed a four-factor analysis to develop its LAP. The LAP is included in this Title VI Plan as Appendix E.

8.0 Transit Planning and Advisory Bodies

FTA Circular 4702.1B, Chapter III, Paragraph 10: Recipients that have transit-related, non-elected planning boards, advisory councils or committees, or similar committees, the membership of which is selected by the recipient, must provide a table depicting the racial breakdown of the membership of those committees, and a description of efforts made to encourage the participation of minorities on such committees.

The Town of Hillsboro Beach Community Shuttle does not have a transit-related committee or board; therefore, this requirement does not apply.

9.0 Title VI Equity Analysis

FTA Circular 4702.1B, Chapter III, Paragraph 4.a.8: If the recipient has constructed a facility, such as vehicle storage, maintenance facility, operation center, etc., the recipient shall include a copy of the Title VI equity analysis conducted during the planning stage with regard to the location of the facility.

Town of Hillsboro Beach Community Shuttle has not recently constructed any facilities nor is it envisioned that the Town of Hillsboro Beach Community Shuttle will ever have a need to construct Community Shuttle facilities. Therefore, Town of Hillsboro Beach Community Shuttle does not have any Title VI Equity Analysis reports to submit with this Plan. Town of Hillsboro Beach Community Shuttle will utilize the demographic maps included in Appendix G for future Title VI analysis.

10.0 System-Wide Service Standards and Service Policies

FTA Circular 4702.1B, Chapter III, Paragraph 10: All fixed route transit providers shall set service standards and policies for each specific fixed route mode of service they provide.

Town of Hillsboro Beach Community Shuttle is a fixed route service provider.

Town of Hillsboro Beach Community Shuttle has adopted the following system-wide standards and policies to ensure service design and operations practices do not result in discrimination on the basis of race, color, or national origin. Service policies differ from service standards in that they are not necessarily based on a quantitative threshold.

10.1 Service Standards

FTA requires that all fixed route transit providers develop quantitative standards for all fixed route modes of operation for the following indicators. Town of Hillsboro Beach Community Shuttle has prepared standards for all modes it operates.

Vehicle Load

The current vehicle load ratio for our fixed route busses is 1.5 passengers per seat and is evaluated each year with adjustments, if any, based on prior year's performance.

Type	Seated	Standing	Total	Maximum Load Factor
25' Mini-Shuttle	20	10	30	1.5

Vehicle Headway Standards

MON, WED, FRI	7 a.m. – 9 a.m.	9 a.m. – 6 p.m.	Night
Town Loop	----	60	----
• Peak: 9 – 11 a.m. and 4 – 6 p.m. • Base 11 a.m. – 4 p.m. --"No service provided during that time period.			

On-Time Performance

A vehicle is considered on time based on departures of zero (0) minute early and no more than five (5) minutes late. The Town of Hillsboro Beach Community Shuttle on-time performance objective is 80% or greater. The Town of Hillsboro Beach Community Shuttle continuously monitors on-time performance and system results are part of performance reports covering all aspects of operations.

Town of Hillsboro Beach Community Shuttle operates to complement Broward County's local, breeze, express, and paratransit services. To the greatest extent possible Town of Hillsboro Beach Community Shuttle will fill gaps in County service coverage and offer local circulation to neighborhood destinations. Town of Hillsboro Beach Community Shuttle will distribute transit service so that 60% of all residents in the service area are within a quarter mile walk of shuttle service.

10.2 Service Policies

Town of Hillsboro Beach Community Shuttle has prepared the following policies for its transit system.

Distribution of Transit Amenities

The Town collaborates with the County in the placement of transit amenities in accordance with a criteria based on ridership, community need, and available right-of-way. For passenger convenience, Town of Hillsboro Beach Community Shuttle stops are generally placed in close proximity to shopping plazas, grocery stores, hospitals, parks, and offices.

Vehicle Assignment

Vehicles in service for 5 years or 150,000 miles are prioritized for replacement. Routes regularly exceeding the vehicle capacity threshold should be addressed through additional service. The COUNTY is generally responsible for the procurement and replacement of transit vehicles based on need and available funding.

11.0 Appendices

APPENDIX A	FTA CIRCULAR 4702.1B REPORTING REQUIREMENTS FOR TRANSIT PROVIDERS
APPENDIX B	TITLE VI PROGRAM TOWN OFFICIAL APPROVAL LETTER AND FDOT CONCURRENCE LETTER
APPENDIX C	TITLE VI COMPLAINT FORM
APPENDIX D	PUBLIC PARTICIPATION PLAN
APPENDIX E	LANGUAGE ASSISTANCE PLAN
APPENDIX F	OPERATING AREA LANGUAGE DATA: TOWN OF HILLSBORO TRANSIT SERVICE AREA
APPENDIX G	DEMOGRAPHIC MAPS

Appendix A: FTA Circular 4702.1B Reporting Requirements for Transit Providers

Every three years, on a date determined by FTA, each recipient is required to submit the following information to the Federal Transit Administration (FTA) as part of their Title VI Program. Sub-recipients shall submit the information below to their primary recipient (the entity from whom the sub-recipient receives funds directly), on a schedule to be determined by the primary recipient.

General Requirements (***All recipients must submit):***

- Title VI Notice to the Public, including a list of locations where the notice is posted
- Title VI Complaint Procedures (i.e., instructions to the public regarding how to file a Title VI discrimination complaint)
- Title VI Complaint Form
- List of transit-related Title VI investigations, complaints, and lawsuits
- Public Participation Plan, including information about outreach methods to engage minority and limited English proficient populations (LEP), as well as a summary of outreach efforts made since the last Title VI Program submission
- Language Assistance Plan for providing language assistance to persons with limited English proficiency (LEP), based on the DOT LEP Guidance
- A table depicting the membership of non-elected committees and councils, the membership of which is selected by the recipient, broken down by race, and a description of the process the agency uses to encourage the participation of minorities on such committees
- Primary recipients shall include a description of how the agency monitors its sub-recipients for compliance with Title VI, and a schedule of sub-recipient Title VI Program submissions
- A Title VI equity analysis if the recipient has constructed a facility, such as a vehicle storage facility, maintenance facility, operation center, etc.
- A copy of board meeting minutes, resolution, or other appropriate documentation showing the board of directors or appropriate governing entity or official(s) responsible for policy decisions reviewed and approved the Title VI Program. For State DOTs, the appropriate governing entity is the State's Secretary of Transportation or equivalent. The approval must occur prior to submission to FTA.
- Additional information as specified in Chapters IV, V, and VI, depending on whether the recipient is a transit provider, a State, or a planning entity (see below)

Requirements of Transit Providers

All Fixed Route Transit Providers must submit:

- All requirements set out in Chapter III (General Requirements)
- Service standards
  - Vehicle load for each mode
  - Vehicle headway for each mode
  - On time performance for each mode
  - Service availability for each mode
- Service policies
  - Transit Amenities for each mode
  - Vehicle Assignment for each mode

Appendix B: TITLE VI PROGRAM TOWN OFFICIAL APPROVAL LETTER

Appendix C: Title VI Complaint Form

FLORIDA
Transpooatioo Depalifmefil
TRANS!IT DIVISION / Admi:nis1rafion
1 N. Invetr!illy e. Suite 31 . PIB111atioo1Allrida 1133:1:4 • -.8300 • FAX 357-S305

LANGUAGE TRANSLATION SERVICE AVAILABLE.

NIOTE: *If you require this Title VI Complaint Form to be translated into another language, please log* onto *www.broward.or:glbct. Click on either "Microso'ft Translator" or "Google Translate" at the top right comer* of *.the web page and select .fh,e appropriate language for your translation.*

SERVIC·O DE TRADUCC ON LENGUA DISPONIBLE.

NOTA: Si usted require de ,este, Formulario de Queja del Titulo VI de ser *traduddo* a *otro ido.ma, por favor haga clic en cuatquiera* de *"Microso'ft Translator" o Google Translate" en la ,esquina superior derecha de es.ta pagina web y s,efeccionar el idioma.*

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Elroward County Eloard of C011.11nty Commissioners
Trans po:rtation Oepartn;ient

.c,oMPLAINiTOF AOA and TlrTiLE VI OlS CFUMINA.TION

The Bro. trd County Transi OMsion. as a recipient o federaT Inancial assistance, is required to ensure that its transit service and related benefits are distributed in a manner consistent . Uh Title VI of the Civil Rights Ads of 1964, as amended.

/my person ho bel'ieves tha he or she, indwidually, or as a member of any specific class of persons, has been subjected to discrimination urtde:r Title VI. on dle basjs of race•, color, o:r national origin, may ·lile a Wilitl.en corHpla1nt lh the 'Broward County Transrl Divis-on_

e are asking for the following infom1ation to assist us in prooessing your oomplarriL If you need help in compreting triis fonn, please c;ontact us at (954} 357...8481 orTIY: (954) 357-IBI!KI.

NOTE:Arte.mate means of tiling complaint, such as personal interviews or a tape recom.ing o.f *tl>e ,complaint, will be made available for persons with disat»llties upon reqaes* t

1. Comp'I inant Name: _____
   Street Address: _____
   City, State, Zip Code: _____
   Telephone: _____
   Email Address: _____
2. Person you believe discriminated against you (if known):
   Name: _____
3. Locat!ion of incident: _____
4. .Are you represent•ed by an attorney for dlis complaint?
   Yes_____ No __
   If yes, please complete e fofkiwing:
   A ·Of'ney's Name: _____
   Street Address:: _____
   City, State, Zip Code: _____
   Telephon:e: _____
5. Wihich of the following be.sii describes the reas.on you believe the disciri01i:n.}tion took place? Please tdirch!·.

   Race Color National Origin Sex Income Status Age
   o·sabllity Re taliation Se;;ual Orientation Political Affiliation Mamal Status

6. D 1te1(s),of the alleged discrhninatlon: _____

7. In the space below, please describe the alleged discrimination. Explain what happened and who you believe was responsible. *(Include bus number, route number, name of fixed employee(s) involved in the incident, date and time of the incident, if applicable.)* Attach additional sheet if necessary.

8. Have you filed a complaint with the alleged discrimination with a Federal, state, or local agency; or with a state or federal court?

Yes ___ No ___

If yes, check all that apply:

Federal ___ Federal Court ___

State ___ state court ___ local court ___

Please provide the name of the Agency where you filed your complaint.

Agency Name: _____

Contact Person: _____

_____ _____

Complainant Signature Date or Signature

You may attach any additional information you think is relevant to your complaint.

Submit your signed complaint and any attachments to:

Broward County Transit Division
Attention: Transit Manager- Compliance
1 North University Drive, Suite 310, Box 306
Plantation FL 33324

Appendix D: Public Participation Plan (PPP)

Introduction

The Public Participation Plan (PPP) for Town of Hillsboro Beach Community Shuttle was developed to ensure that all members of the public, including minorities and Limited English Proficient (LEP) populations, are aware of the service and are encouraged to make the Town aware of their needs to the extent the Town is able to respond to these needs. It should be noted that the Town of Hillsboro Beach Community Shuttle program is a limited program currently operating three days per week for 8 hours and 50 minutes per day. It should be noted that the majority of the program's route is outside of Town boundaries, with operations in three adjoining municipalities, with each of which having its own transportation program. Consequently, the Town's program provides an option for much of its ridership but isn't the sole source of public transportation available to them.

In this environment, in addition to the outreach currently being done in Hillsboro Beach, the Town of Hillsboro Beach Community Shuttle program will provide flyers in English, Spanish and Portuguese to the City Halls of the neighboring cities in the service area and further request that this information be requested be made available on each of their websites, in multiple languages if possible. All documentation includes Town contact information, including how to provide feedback on the Town's website. Information will also be posted on the community shuttle in regard to how to contact the Town in regard to service issues.

Public Hearing

The Town of Hillsboro Beach Community Shuttle is required by Broward County to hold public hearings when there is to be a change in schedule. These hearings are advertised in the local newspaper and on the Town's website. Notice of these hearing will also be provided to the City Halls of the neighboring cities in the Town's service area and it will further be requested that this notification be posted on their websites.

Public Participation Goals

The main goal of the PPP is to offer meaningful opportunities for all interested segments of the public, including, but not limited to, low-income, minority and LEP groups, to comment, about The Town of Hillsboro Beach Community Shuttle program and its operations. The goals for this PPP include:

- **Inclusion and Diversity**: The Town will proactively reach out and engage low-income, minority, and LEP populations for the Community Shuttle service area so these groups will have an opportunity to participate.
- **Accessibility**: All legal requirements for accessibility will be met. Efforts will be made to enhance the accessibility of the public's participation – physically, geographically, temporally, linguistically and culturally.
- **Clarity and Relevance**: Issues will be framed in public meetings in such a way that the significance and potential effect of proposed decisions is understood by participants. Proposed adjustments to fares or services will be described in language that is clear and easy to understand.
- **Responsive**: The Town will strive to respond to and incorporate, when possible, appropriate public comments into transportation decisions.
- **Tailored**: Public participation methods will be tailored to match local and cultural preferences as much as possible.
- **Flexible**: The public participation process will accommodate participation in a variety of ways and will be adjusted over time as needed.

The Town will conduct community meetings and listening sessions as appropriate with passengers, employers, community- b a s e d organizations, and advisory committees to gather public input and distribute information about service quality, proposed changes or new service options.

The public will be invited to provide feedback on the Town of Hillsboro Beach website www.townofhillsborobeach.com and over the phone at (954) 345-2107 during business hours. All feedback will be recorded and passed on to the Town of Hillsboro Beach Shuttle management. Additionally, formal customer surveys to measure performance, and listening sessions to solicit input, will be conducted periodically. Meeting formats will be tailored to help achieve specific public participation goals that vary by project or the nature of the proposed adjustment of service.

For all public meetings, the venue will be a facility that is accessible for persons with disabilities and, preferably, is served by public transit. If a series of meetings are scheduled on a topic, different meeting locations may be used, since no one location is usually convenient to all participants.

For community meetings and other important information, The Town of Hillsboro Beach will use a variety of means to make riders and citizens aware, including some or all of the following methods:

- In-vehicle advertisement
- Posting information on website
- Press releases
- Multilingual flyer distribution to community-based organizations, particularly those that target LEP population
- Other methods required by local or state laws or agreements

All information and materials communicating proposed and actual service adjustments will be provided in English and any other language, as needed.

Appendix E: Language Assistance Plan (LAP)

I. Introduction

Town of Hillsboro Beach Community Shuttle operates a transit system within Hillsboro Beach and portions of Pompano Beach, Light House Point and Deerfield Beach. The Language Assistance Plan (LAP) has been prepared to address Town of Hillsboro Beach Community Shuttle's responsibilities as they relate to the needs of individuals with Limited English Proficiency (LEP). In Town of Hillsboro Beach Community Shuttle service area there are 5,277 residents or 11.18% who describe themselves as unable to communicate in English "very well" (Source: Broward County Transit Division – Service & Capital Planning). Town of Hillsboro Beach Community Shuttle is federally mandated (Executive Order 13166) to take responsible steps to ensure meaningful access to the benefits, services, information and other important portions of its programs and activities for individuals who are LEP. Town of Hillsboro Beach Community Shuttle has utilized the U.S. Department of Transportation (USDOT) LEP Guidance Handbook and performed a four-factor analysis to develop its LAP.

For many LEP individuals, public transit is the principal transportation mode available. It is important for Town of Hillsboro Beach Community Shuttle be able to communicate effectively with all of its riders. When Town of Hillsboro Beach Community Shuttle is able to communicate effectively with all of its riders, the service provided is safer, more reliable, convenient, and accessible for all within its service area. Town of Hillsboro Beach Community Shuttle is committed to taking reasonable steps to ensure meaningful access for LEP individuals to this agency's services in accordance with Title VI.

This plan will demonstrate the efforts that Town of Hillsboro Beach Community Shuttle undertakes to make its service accessible to all persons without regard to their ability to communicate in English. The plan addresses how services will be provided through general guidelines and procedures including the following:

- Identification: Identifying LEP populations in service areas
- Notification: Providing notice to LEP Spanish and Portuguese speaking individuals about their right to language services
- Interpretation: Offering timely interpretation to LEP individuals upon request
- Translation: Providing timely translation of important documents
- Staffing: Identifying the City of Coral Springs staff to assist LEP customers
- Training: Providing training on LAP to responsible employees.

II. Four Factor Analysis

The analysis provided in this report has been developed to identify LEP population that may use Town of Hillsboro Beach Community Shuttle services and identify needs for language assistance. This analysis is based on the "Four Factor Analysis" presented in the Implementing the Department of Transportation's Policy Guidance Concerning Recipients' Responsibilities to Limited English Proficient (LEP) Persons, dated April 13, 2007, which considers the following factors:

a. **Demography:** identifying the number and/or proportion of LEP persons served or encountered, and languages spoken in service area.
b. **Frequency:** determining the rate of contact with the City's programs, activities, and services.
c. **Importance:** gauging the nature and importance of City's program, service, and activities to people's lives.
d. **Resources:** assessing current and available resources, including language assistance services.

Factor 1: The Number and Proportion of LEP Persons Serviced or Encountered in the Eligible Service Population

Of the 47,184 residents in the Town of Hillsboro Beach Community Shuttle service area, 5,277 residents describe themselves as speaking English less than "very well". People of Spanish / Spanish Creole and Portuguese / Portuguese Creole descent are the primary LEP persons likely to utilize Town of Hillsboro Beach Community Shuttle services. For the Town of Hillsboro Beach Community Shuttle service area, the American Community Survey of the U.S. Census Bureau shows that among the area's population 88.82% speak English "very well". For groups who speak English "less than very well", 4.22% speak Spanish / Spanish Creole and 2.72% speak Portuguese / Portuguese Creole.

Appendix F contains a table which lists the languages spoken at home by the ability to speak English for the population within the Town of Hillsboro Beach Community Shuttle service area.

Factor 2: The Frequency with which LEP Individuals Come into Contact with Your Programs, Activities, and Services

Town of Hillsboro Beach Community Shuttle has assessed the frequency with which LEP individuals come in contact with the transit system. The primary method utilized for this assessment was analysis of Census data. Examining phone inquiries, requests for translated documents, and staff survey provided no relevant information in regard to contact with LEP individuals requiring assistance in regard to the Town of Hillsboro Beach Community Shuttle. As discussed above, Census data indicates that the Spanish / Spanish Creole and Portuguese / Portuguese Creole speaking communities are the primary sources of LEP individuals with the Town of Hillsboro Beach Community Shuttle service area. Phone inquiries and staff survey feedback indicated that Town of Hillsboro Beach Community Shuttle dispatchers and drivers interact very extremely infrequently with LEP persons.

Factor 3: The Nature and Importance of the Program, Activity, or Service Provided by the Recipient to People's Lives

Public transportation and regional transportation planning is vital to many people's lives. According to the Department of Transportation's *Policy Guidance Concerning Recipient's Responsibilities to LEP Persons*, providing public transportation access to LEP persons is crucial. A LEP person's inability to utilize public transportation effectively, may adversely affect his or her ability to access health care, education, or employment. Although this service may be invaluable to some of the program's ridership, as noted elsewhere, much of this program's route is through other cities also having shuttle transportation programs. Consequently, although it is an option for much of the ridership, it is not the sole mass transportation option available to them and consequently isn't crucial to allowing them to do what they have to do.

Factor 4: The Resources Available to the Recipient and Costs

The Town of Hillsboro Bach Community Shuttle assessed its available resources that are currently being used, and those that could be used, to provide assistance to LEP populations. The Town of Hillsboro Beach Community Shuttle provides a reasonable degree of services for LEP populations in its service area.

III. Language Assistance Plan

In developing a Language Assistance Plan, FTA guidance recommends the analysis of the following five elements:

1. Identifying LEP individuals who need language assistance
2. Providing language assistance measures
3. Training staff
4. Providing notice to LEP persons
5. Monitoring and updating the plan

The five elements are addressed below.

Element 1: Identifying LEP Individuals Who Need Language Assistance

The Town of Hillsboro Beach Community Shuttle has identified the number and proportion of LEP individuals within its service area using United States Census data (see Appendix F). As presented earlier, 70.17% of the service area population speaks English only. The largest non-English spoken language in the service area is Spanish / Spanish Creole (13.14%). Of those whose primary spoken language is Spanish / Spanish Creole, approximately 4.22% of the service area populations or 32.16% of the Spanish / Spanish Creole speaking population identify themselves as speaking less than "very well". Those residents whose primary language is not English or Spanish / Spanish Creole and who identify themselves as speaking English less than "very well" account for 6.96% of the service area population.

Element 2: Language Assistance Measures

The Town of Hillsboro has undertaken the following actions to improve access to information and services for LEP individuals:

1. Survey transit drivers and other front-line staff annually on their experience concerning any contacts with LEP persons during the previous year.
2. Provide Language Identification Flashcards (I Speak Cards) onboard transit vehicles and in the City of Coral Springs offices.
3. When an interpreter is needed in person or on the telephone, staff will attempt to access language assistance services from a professional translation service or qualified community volunteers.

Element 3: Training Staff

In the case of Town of Hillsboro Beach Community Shuttle, the most important staff training is for Customer Service Representatives and transit drivers. The following training will be provided to the Town of Hillsboro Beach Community Shuttle Liaison:

1. Information on Title VI Procedures and LEP responsibilities
2. Documentation of language assistance requests
3. How to handle a potential Title VI/LEP complaint

Element 4: Providing Note to LEP Persons

Town of Hillsboro Beach Community Shuttle will make Title VI information available in English, Spanish and Portuguese on the Agency's website. Key documents are written in English Spanish and Portuguese. Notices are also posted in Town of Hillsboro Beach Town Hall lobby, provided to the City Halls of the cities within the Town's service area and on the

community shuttle. Additionally, when staff prepares a document, for which the target audience is expected to include LEP individuals, then documents, meeting notices, flyers, and agendas will be printed in an alternative language based on the known LEP population.

Element 5: Monitoring and Updating the Plan

The plan will be reviewed and updated on an ongoing basis. Updates will consider the following:

- The number of documented LEP person contacts encountered annually
- How the needs of LEP persons have been addressed
- Determination of the current LEP population in the service area
- Determination as to whether the need for translation services has changed
- Determine whether Town of Hillsboro Beach Community Shuttle's financial resources are sufficient to fund language assistance resources needed

Town of Hillsboro Beach Community Shuttle understands the value that its service plays in the lives of individuals who rely on this service, and the importance of any measures undertaken to make the use of system easier. Town of Hillsboro Beach Community Shuttle is open to suggestions from all sources, including customers, Town of Hillsboro Beach Community Shuttle staff, other transportation agencies with similar experiences with LEP communities, and the general public, regarding additional methods to improve their accessibility to LEP communities.

IV. Safe Harbor Provision

DOT has adopted the Department of Justice's Safe Harbor Provision, which outlines circumstances that can provide a "safe harbor" for recipients regarding translation of written materials for LEP population. The Safe Harbor Provision stipulates that, if a recipient provides written translation of vital documents for each eligible LEP language group that constitutes five percent (5%) or 1,000 persons, whichever is less, of the total population of persons eligible to be served or likely to be affected or encountered, then such action will be considered strong evidence of compliance with the recipient's written translation obligations. Translation of non-vital documents, if needed, can be provided orally. If there are fewer than 50 persons in a language group that reaches the five percent (5%) trigger, the recipient is not required to translate vital written materials but should provide written notice in the primary language of the LEP language group of the right to receive competent oral interpretation of those written materials, free of cost.

Town of Hillsboro Beach Community Shuttle service area does have LEP populations which qualify for the Safe Harbor Provision. As shown in Appendix F, 3,276 speakers qualify for the Safe Harbor Provision as the number of persons who speak English less than "very well" is counted as 4.22% and 1,992 Spanish / Spanish Creole speakers and 2.72% and 1,284 Portuguese / Portuguese Creole speakers.

The Safe Harbor Provision applies to the translation of written documents only. They do not affect the requirement to provide meaningful access to LEP individuals through competent oral interpreters where oral language services are needed and are reasonable. Town of Hillsboro Beach Community Shuttle may determine, based on the Four Factor Analysis, that even though a language group meets the threshold specified by the Safe Harbor Provision, written translation may not be an effective means to provide language assistance measures.

Appendix F: Operating Area Language Data: Town of Hillsboro Beach Transit Service Area

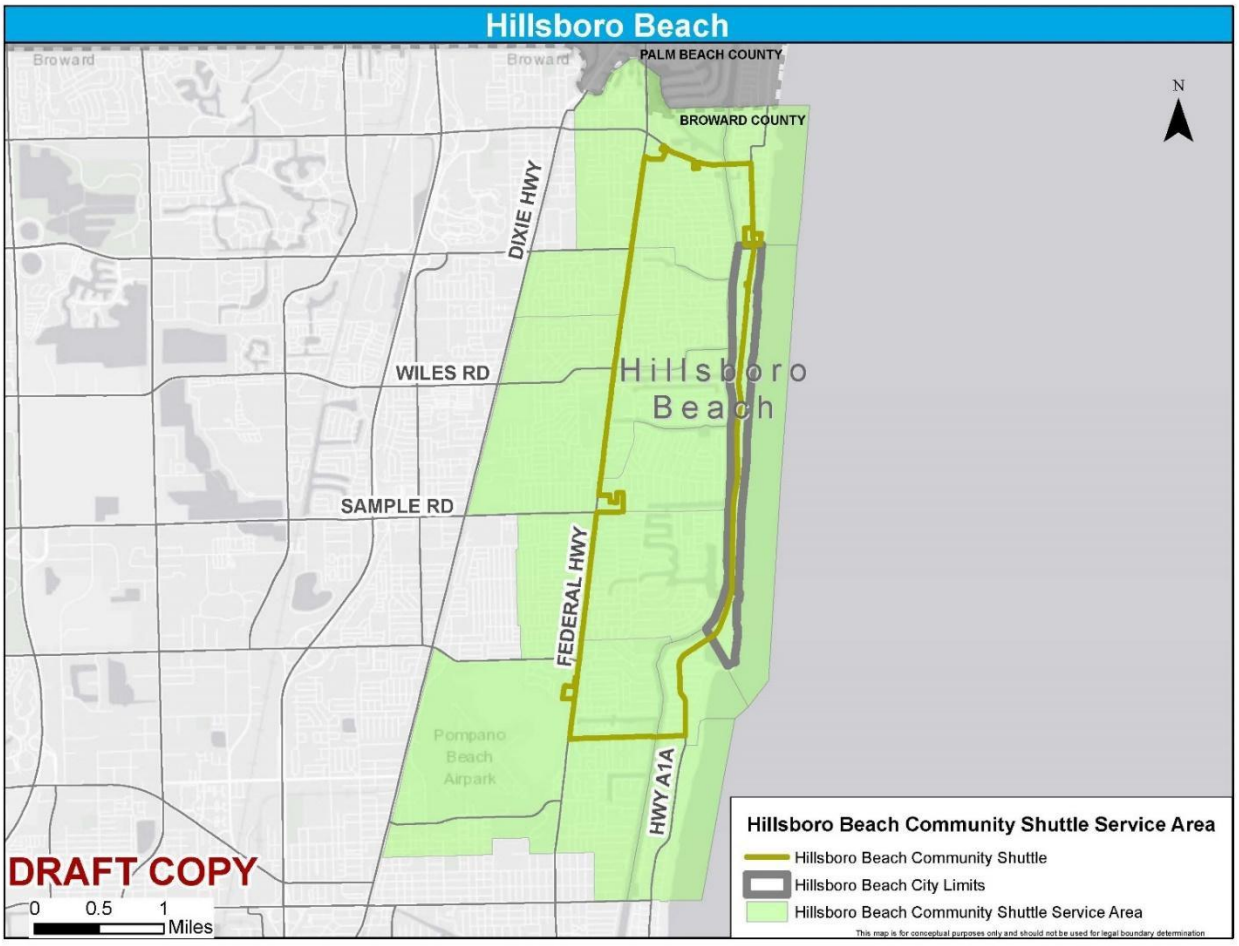
Language	Service Area	Percent of Population
Total	47,184	100.00%
Speak only English	33,107	70.17%
Spanish or Spanish Creole	6,200	13.14%
Speak English "very well"	4,208	8.92%
Speak English less than "very well"	1,992	4.22%
French (incl. Patois, Cajun)	886	1.88%
Speak English "very well"	688	1.46%
Speak English less than "very well"	198	0.42%
Haitian Creole	1,422	3.01%
Speak English "very well"	511	1.08%
Speak English less than "very well"	911	1.93%
Italian	882	1.87%
Speak English "very well"	597	1.27%
Speak English less than "very well"	285	0.60%
Portuguese or Portuguese Creole	2,179	4.62%
Speak English "very well"	895	1.90%
Speak English less than "very well"	1,284	2.72%
German	458	0.97%
Speak English "very well"	406	0.86%
Speak English less than "very well"	52	0.11%
Yiddish	17	0.04%
Speak English "very well"	17	0.04%
Speak English less than "very well"	0	0.00%
Other West Germanic languages	67	0.14%
Speak English "very well"	67	0.14%
Speak English less than "very well"	0	0.00%
Scandinavian languages	124	0.26%
Speak English "very well"	124	0.26%
Speak English less than "very well"	0	0.00%

Language	Service Area	Percent of Population
Greek	135	0.29%
Speak English "very well"	96	0.20%
Speak English less than "very well"	39	0.08%
Russian	197	0.42%
Speak English "very well"	88	0.19%
Speak English less than "very well"	109	0.23%
Polish	213	0.45%
Speak English "very well"	70	0.15%
Speak English less than "very well"	143	0.30%
Serbo-Croatian	76	0.16%
Speak English "very well"	52	0.11%
Speak English less than "very well"	24	0.05%
Other Slavic Languages	83	0.18%
Speak English "very well"	40	0.08%
Speak English less than "very well"	43	0.09%
Armenian	13	0.03%
Speak English "very well"	13	0.03%
Speak English less than "very well"	0	0.00%
Persian	29	0.06%
Speak English "very well"	29	0.06%
Speak English less than "very well"	0	0.00%
Gujarati	28	0.06%
Speak English "very well"	28	0.06%
Speak English less than "very well"	0	0.00%
Hindi	33	0.07%
Speak English "very well"	33	0.07%
Speak English less than "very well"	0	0.00%
Urdu	0	0.00%
Speak English "very well"	0	0.00%
Speak English less than "very well"	0	0.00%

Language	Service Area	Percent of Population
Other Indic languages	85	0.18%
Speak English “very well”	65	0.14%
Speak English less than “very well”	20	0.04%
Other Indo-European Languages	171	0.36%
Speak English “very well”	171	0.36%
Speak English less than “very well”	0	0.00%
Chinese	169	0.36%
Speak English “very well”	115	0.24%
Speak English less than “very well”	54	0.11%
Japanese	0	0.00%
Speak English “very well”	0	0.00%
Speak English less than “very well”	0	0.00%
Korean	0	0.00%
Speak English “very well”	0	0.00%
Speak English less than “very well”	0	0.00%
Mon-Khmer, Cambodian	9	0.02%
Speak English “very well”	0	0.00%
Speak English less than “very well”	9	0.02%
Hmong	0	0.00%
Speak English “very well”	0	0.00%
Speak English less than “very well”	0	0.00%
Thai	94	0.20%
Speak English “very well”	94	0.20%
Speak English less than “very well”	0	0.00%
Laotian	24	0.05%
Speak English “very well”	24	0.05%
Speak English less than “very well”	0	0.00%
Vietnamese	55	0.12%
Speak English “very well”	30	0.06%
Speak English less than “very well”	25	0.05%

Language	County	Percent of Population
Other Asian languages	80	0.17%
Speak English “very well”	80	0.17%
Speak English less than “very well”	0	0.00%
Tagalog	20	0.04%
Speak English “very well”	20	0.04%
Speak English less than “very well”	0	0.00%
Other Pacific Island languages	0	0.00%
Speak English “very well”	0	0.00%
Speak English less than “very well”	0	0.00%
Navajo	0	0.00%
Speak English “very well”	0	0.00%
Speak English less than “very well”	0	0.00%
Other Native American languages	0	0.00%
Speak English “very well”	0	0.00%
Speak English less than “very well”	0	0.00%
Hungarian	49	0.10%
Speak English “very well”	31	0.07%
Speak English less than “very well”	18	0.04%
Arabic	195	0.41%
Speak English “very well”	124	0.26%
Speak English less than “very well”	71	0.15%
Hebrew	53	0.11%
Speak English “very well”	53	0.11%
Speak English less than “very well”	0	0.00%
African languages	22	0.05%
Speak English “very well”	22	0.05%
Speak English less than “very well”	0	0.00%
Other and unspecified languages	9	0.02%
Speak English “very well”	9	0.02%
Speak English less than “very well”	0	0.00%

Appendix G Demographic Map



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: **Discussion on Tree Preservation and Removal Regulations**

PROPOSED DRAFT ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S LAND DEVELOPMENT CODE BY SPECIFICALLY AMENDING SECTION 12-391 AND CREATING SECTIONS 12-406-412 TO PROVIDE FOR REGULATIONS GOVERNING TREE PRESERVATION AND TREE REMOVAL; PROVIDING FOR TYPES OF TREES AND LANDSCAPING REQUIRED AND PROHIBITED; PROVIDING FOR TREE REMOVAL PROCEDURES; PROVIDING FOR MINIMUM TREE COVERAGE ON LOTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

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

Agenda Date: **July 14, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Tree Preservation & Removal Regulations (Discussion 7-14-2026)

ORDINANCE NO. 2026 -___

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S LAND DEVELOPMENT CODE BY SPECIFICALLY AMENDING SECTION 12-391 AND CREATING SECTIONS 12-406-412 TO PROVIDE FOR REGULATIONS GOVERNING TREE PRESERVATION AND TREE REMOVAL; PROVIDING FOR TYPES OF TREES AND LANDSCAPING REQUIRED AND PROHIBITED; PROVIDING FOR TREE REMOVAL PROCEDURES; PROVIDING FOR MINIMUM TREE COVERAGE ON LOTS; 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 and creating Sections of the Code governing tree preservation and tree removal within the Town; and

WHEREAS, the Town Commission finds that it is in the best interest of the residents of the Town's Land Development Code to increase the tree coverage within the Town.

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. Section 12-391 of the Town's Land Development Code entitled "Definitions" is hereby amended as follows:

For purposes of this division the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Access way. A private vehicular roadway intersecting a public right-of-way.

Application or *apply.* The actual physical deposit of fertilizer to turf or landscape plants.

Applicator. Any person who applies fertilizer on turf and/or landscape plants in Hillsboro Beach.

Caliper. Diameter of a dicot or conifer tree trunk as measured at the heights as follows:

Six (6) inches from the ground on trees up to and including four (4) inches in caliper.

Twelve (12) inches above the ground for trees larger than four (4) inches in caliper.

Caliper of a monocot is the diameter of the tree trunk measured one (1) foot above the ground.

Canopy. The upper portion of a tree consisting of limbs, branches and leaves.

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

Clear trunk. The distance between the top of the root ball along the vertical trunk or trunks of a tree to the point at which lateral branching or fronds begin.

Commercial fertilizer applicator. Any individual who applies fertilizer on turf and or landscape plants in exchange for money, goods, services, or other valuable consideration.

Conifer. Cone bearing seed plant.

Dicotyledonous (dicot) tree. A tree having a woody stem and branches and leaves with net venation and having a separate, distinct outer bark that can be peeled from the tree.

Dripline. The natural outside end of the branches of a tree or shrub projected vertically to the ground.

Equivalent replacement. A tree (or trees) whose condition, size, and location is determined by the Town to be equivalent to the tree (or trees) which it replaces.

Equivalent value. An amount of money, which reflects the cost of replacing a dicot, monocot or conifer tree, as determined by the Town Commission based on species, structure, health, location, other environmental factors and/or industry fair market value.

Excavation. To make a hole, unearth, scrape, or dig out for the purpose of construction, demolition, or removal with specific relation to a tree drip line and root system.

Fertilize, fertilizing, or *fertilization.* The act of applying fertilizer to turf, specialized turf, or landscape plants.

Fertilizer. Any substance or mixture of substances, except pesticide/fertilizer mixtures, such as "weed and feed" products, that contain 1 or more recognized plant nutrients and promotes plant growth, controls soil acidity or alkalinity, provides for soil enrichment, or provides other corrective measures to the soil.

Florida-Friendly Landscaping™. Quality landscapes that conserve water, protect the environment, are appropriate for local conditions, and are drought, wind, and/or salt tolerant. The principles of Florida-Friendly Landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of stormwater runoff, and waterfront protection. Additional components of Florida-Friendly Landscaping include planning and design, soil analysis, the use of solid waste compost, practical use of turf, and proper maintenance.

Groundcover. Low growing plants, other than turfgrass, used to cover the soil and form a continuous, low mass of foliage.

Hardscape. Areas such as patios, decks, driveways, paths and walkways that do not require irrigation.

Hatracking. To flat-cut the top or sides of a tree or both; severing the leader or leaders; or internodal cutting within the tree's canopy; or trimming to a degree as to remove the normal tree canopy and disfigure the tree.

Hedge. A row of evenly spaced shrubs or other vegetation planted to form a dense, continuous, unbroken visual screen.

Hydrozone. A distinct grouping of plants with similar water needs and climatic requirements. Also referred to as water use zone.

Infiltration rate. The rate of water entry into the soil expressed as a depth of water per unit of time (inches per hour).

Institutional applicator. Any person, other than a non-commercial or commercial applicator (unless such definitions also apply under the circumstances), that applies fertilizer for the purpose of maintaining turf and/or landscape plants. Institutional applicators shall include, but shall not be limited to, owners and managers of any residential properties maintained in condominium, common ownership, and/or common management.

Internodal cut. A pruning cut that is located between two (2) growth nodes.

Irrigation system. A constructed watering system designed to transport and distribute water to plants.

Irrigation zone. A grouping of soakers, sprinkler heads, bubblers, or micro irrigation emitters operated simultaneously by the control of 1 valve.

Landscape. Any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, palms, or trees) and non-living landscape material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials).

Landscape design. Consultation for and preparation of planting plans drawn for money, goods, services or other valuable consideration, including specifications and installation details for plant materials, soil amendments, mulches, edging, gravel and other similar materials. Such plans may include only recommendations for the conceptual placement of tangible objects for landscape design projects. Construction documents, details, and specifications for placement of tangible objects and irrigation systems shall be designed, approved, or, if necessary, sealed by licensed professionals as required by F.S. Ch. 481, Part II, as amended.

Landscape layout plan. Plans and drawings showing the location of buildings, structures, underground and overhead utilities, pedestrian, transportation, or environmental systems, and the detail for placement of site amenities, accessibility components, plantings and other tangible objects. Plans shall be numbered, dated, North arrow indicated, scaled, and sealed by an appropriately licensed professional where required by F.S. Ch. 481, Part II, as amended.

Landscape plans. Landscape plans may include a planting plan, a landscape layout plan, an irrigation plan, a grading and drainage plan, detail sheets and written specifications. Plans shall be numbered, dated, North arrow indicated, scaled, and sealed by an appropriately licensed professional where required by F.S. Ch. 481, Part II, as amended.

Landscape plant. Any native or exotic tree, palm, shrub, vine, hedge, or groundcover (excluding turf).

Landscaped area. The entire parcel, less the building footprint, hardscapes and non-porous areas. Water features are included in the calculation of the landscaped area.

Live crown ratio. The relative portion of green crown to overall tree height.

Low maintenance zone. An area a minimum of 10 feet wide adjacent to water courses which is planted and managed in order to minimize the need for fertilization, watering, mowing, etc.

Microirrigation. The application of small quantities of water directly on or below the soil surface, usually as discrete drops, tiny streams, or miniature sprays through emitters placed along the water delivery pipes (laterals). Microirrigation encompasses a number of methods or concepts including drip, subsurface, bubbler, and spray irrigation.

Monocotyledonous (monocot) tree. A plant having fronds with parallel venation and an indistinct, tightly held trunk surface; e.g., Palm.

Mulch. Non-living, organic or synthetic materials customarily used in landscaping to retard erosion, retain moisture, and control weeds.

Native vegetation. Any plant species with a geographic distribution indigenous to all, or part, of the State of Florida as identified in Guide to the Vascular Plants of Florida, R.P. Wunderlin, 1998, University Press of Florida, Gainesville or the Atlas of Florida Vascular Plants (http://www.florida.plantatlas.usf.edu/). For the purpose of this division, *native vegetation* shall consist of those plant species indigenous to the ecological communities of South Florida, as indicated on lists provided by Broward County and specifically those plants identified as indigenous to Barrier Islands in Florida.

Overlifting. The removal of more than one-half (½) of the foliage on branches arising in the lower two-thirds (⅔) of the tree which unevenly distributes weight and wind stress along the trunk.

Overthinning. The removal of the majority of the inner lateral branches and foliage thereby displaying weight and mass to the ends of the branches. The alteration of the tree's live crown ratio may be considered as evidence of overlifting.

Palms. A plant belonging to the monocot order, of the family Palmae, distinguished by having unbranched single or multi-trunks crowned by large, compound pinnate or palmate leaves/fronds.

Pervious area. That surface area of land that allows passage of air and water to the subsurface area, which shall consist of natural sod and landscaping or artificial turf that permits the same.

Pervious paving materials. A porous asphaltic, concrete or other surface and a high-void aggregate base which allows for rapid infiltration and temporary storage of rain on, or runoff delivered to, paved surfaces.

Plant bed. A grouping of trees, shrubs, ground covers, perennials or annuals growing together in a defined area devoid of turfgrass, normally using mulch around the plants.

Plant communities. An association of native plants that are dominated by 1 or more prominent species, or a characteristic physical attribute.

Planting plan. Specifications and installation details for plant materials, soil amendments, mulches, edging, gravel, staking materials, and other similar materials.

Point of connection (POC). The location where an irrigation system is connected to a water supply.

Pressure tank. A pressurized holding tank for irrigation water coming from wells to minimize cycling of the water pump.

Protected tree. A tree which due to its size, shape, character, age, and/or aesthetic value is declared by the Town Commission to be a locally unique example of the species.

Prune or trim. Means to cut away, remove, cut off or cut back parts of a tree or plant using proper arboricultural techniques as defined in the most current edition of American National Standard for Tree Care Operations, Tree Shrub and Other Woody Plant Maintenance Standard Practices, ANSI A300 or such other publication or standard acceptable to the Town.

Relocation. The transplanting of plant material from one location to another location that is acceptable to the Town Commission following proper horticultural and arboricultural procedures which includes but is not limited to root pruning for a period of at least six (6) weeks, providing adequate irrigation from the act of root pruning to relocation and providing care and irrigation for a period of one (1) year or until the plant material is established.

Runoff. The water that results from and occurs following a rain event, or following an irrigation event, because the water is not absorbed by the soil or landscape and flows off from the area.

Service/arborist. Any licensed person, company, corporation or service which does regularly, for a compensation or fee, transplant, remove, prune, trim, repair, inject, or perform procedures surgery upon a tree.

Shade/canopy tree. A single or multi-trunked dicot or conifer tree that by virtue of its natural shape provides at maturity a minimum shade canopy of thirty (30) feet in diameter.

Shock. A physiological state of or degeneration of the vital processes resulting from but not limited to root damage, wounds, impact, partial or total girdling, or improper cutting.

Shrub. A woody plant with multiple stems produced from the base which normally grows to an overall height of less than 10 feet in Southeast Florida.

Site appropriate plant. A plant that, after establishment, will thrive within the environmental conditions that are normal for a specific location without artificial inputs or supplements such as irrigation.

Sod or *lawn.* A piece of turf-covered soil held together by the roots of the turf.

Soil moisture sensor. A device to indicate soil moisture in the root zone for the purpose of controlling an irrigation system based on the actual needs of the plant.

Specimen tree means any tree that has a diameter breast height of eighteen (18) inches or greater with a condition rating of sixty percent (60%) or greater in accordance with the condition rating guidelines as specified in the Guide for Plant Appraisal, as amended, except for the following:

(a) Nonnative fruit trees that are cultivated or grown for the specific purpose of producing edible fruit, including, but not limited to: mangos, avocados, or citrus.

(b) Species of the genus Ficus except F. aurea (strangler fig), F. laevigata (short leaf fig), F. rubiginosa (rusty fig or rusty leaf fig), F. jacquinifolia;

(c) All multi-trunk palms.

(d) Trees that are in poor condition or form as determined by the Town.

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Sustainable. Capable of being continued with minimal long-term effect on the environment.

Swale. A low-lying or shallow trough-like depression that carries water, mainly during rainstorms, and that provides flood control and onsite water quality mitigation through removal of pollutants and nutrients associated with runoff.

Tree. Any living, self-supporting, dicotyledonous or monocotyledonous woody perennial plant which has a diameter at breast height (DBH) of no less than 3 inches at maturity and which normally grows to an overall height of no less than 10 feet in Southeast Florida.

Tree abuse. Any action or inaction that causes the decline or death of a tree. Abuse includes, but is not limited to, improper trimming, damage inflicted upon any part of the tree by machinery, changing the natural grade within the drip line, destruction of the natural shape or any action which may causes infection, infestation, decay, damage or destruction of the natural landscape functions and/or processes of the tree, or death.

Tree removal. To change the location of a tree, or to cause damage to or destruction of a tree or its root system so as to cause a tree to die.

Trim. To reduce, shorten or diminish gradually a plant or parts of a plant without altering the natural shape using proper horticultural and arboricultural techniques.

Turf or *turfgrass.* A mat layer of monocotyledonous plants such as, but not limited to, Bahia, Bermuda, Centipede, Seaside Paspalum, St. Augustine, and Zoysia and their cultivars.

Valve. A device used to control the flow of water in the irrigation zone.

Vegetation. Angiosperms, gymnosperms, ferns and mosses.

Vehicular use area. Any area used by vehicles except public thoroughfares, including but not limited to areas for parking, display, storage or traverse of any and all types of motor vehicles, bicycles, watercraft, trailers, or construction equipment.

Vine. Any plant with a long, slender stem that trails or creeps on the ground or climbs by winding or attaching itself on a support such as walls, poles, trees, etc.

Section 3. Section 12-406 of the Town's Land Development Code entitled is hereby created as follows:

Minimum Requirements Applicable to Affected Lots.

(a) Affected Properties. Properties that will be affected by these standards are any of the following:

(1) Those requesting to remove trees with an eighteen-inch caliper or larger specimen trees existing single-family residential not requiring site plan approval.

(2) All new construction, modifications, or renovations (not including re-roofing) to any existing single-family residence exceeding fifteen (15) percent of the Just/Market Value as determined by the Broward County Property Appraiser's office.

(3) All single family residential lots within the Town by _____.

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(b) Tree Requirements:

(1) Each lot shall contain a minimum of _____. They shall consist of an equivalent of _____. At least _____ must be planted in the front of the single family residence adjacent to State Road A1A.

(2) Three (3) palm trees (category 4) can be used as an equivalent of one (1) category 2 or one (1) category 3 tree and not more than thirty (30) percent of the required trees shall be palms.

(3) For mitigation purposes and in order to fulfill this standard, all existing trees on the property must be healthy, vigorous, and meet the minimum tree size requirement.

(4) Trees used for mitigation to meet the minimum requirement standard shall not be removed unless the tree(s) are in poor health or condition or it is determined the tree(s) are creating an unsafe situation. Mitigated tree(s) that are removed for such a situation must be replaced with trees of equal size and/or value subject to the Florida Statutes.

(c) Minimum size specifications of mitigated trees shall be as follows:

(1) Category 1 (large shade tree)—Minimum of twelve (12) feet in height, five-foot spread, and three-inch caliper at time of planting.

(2) Category 2 (medium shade tree)—Minimum of ten (10) feet in height, three-foot spread and one and one half (1½) inches of caliper.

(3) Category 3 (small shade tree)—Minimum of eight (8) feet in height, three-foot spread and one and one half inch (1½) of caliper.

(4) Category 4 (palms)—Minimum of twelve (12) feet overall height.

Section 4. Section 12-407 of the Town's Land Development Code entitled is hereby created as follows:

Tree Preservation.

(a) *Purpose.* The purposes of this section are to establish rules and regulations governing the protection of trees and vegetative cover within the Town, to encourage the proliferation of trees and vegetation within the Town as well as their replacement, in recognition of their importance and their meaningful contribution to a healthy, beautiful, and safer community attributable to their carbon dioxide absorption, oxygen production, dust filtration, wind and noise reduction, soil erosion prevention, surface drainage improvement, beautification and aesthetic enhancement of improved and vacant lands and the general promotion of the health, safety, and well-being of the Town.

(b) *Tree Removal.*

(1) General Conditions. Properties where a minimum number of trees per lot are required by this article shall require a tree removal permit regardless of its caliper. Monocots with an overall height of eight (8) or more feet to the terminal bud or 6 inch caliper or greater shall require a tree removal permit. Except as provided under applicable law, it shall be unlawful to remove such tree without first obtaining a tree removal permit.

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(2) On all developed property it shall be unlawful to remove:

a. Any dicot or conifer tree with a caliper of one and one-half (1½) inches or more;

b. A monocot with a height of eight (8) or more feet to the terminal bud;

c. A tree required by code or as a condition of a site plan without first obtaining a tree removal permit from the Town.

(3) On undeveloped property, it shall be unlawful to remove any dicot or conifer tree with a caliper of two (2) inches or more or a monocot with a height of eight (8) feet or more. No permit shall be required for the removal of Australian Pines, Melaleuca, Florida Holly and Poisonwood. Moving a tree from one location to another in the Town will not be considered removal; however, a permit shall be required.

(4) Application for Permit. Application for a tree removal or tree relocation permit shall be made to the Town. Upon receipt of an application for tree removal, the Town will determine the species size, condition, and replacement requirement.

(5) Any and all trees removed in accordance with the applicable code sections herein shall also require the removal of any stump to a level of eight (8) inches below grade.

(6) Permit Eligibility. An applicant may be eligible to receive a tree removal permit if the following considerations are present:

a. If a proposed single family residence cannot be located on the site without tree removal; and if the proponent has made every reasonable effort to incorporate existing trees in the development project and to minimize the number of trees removed; or

b. If a tree proposed to be removed is of poor quality and condition; or

c. If a tree proposed to be removed is obstructing safe vehicular cross visibility; or

d. If a tree proposed to be removed is damaging existing improvements and every reasonable effort to cease further damage through proper arboricultural and horticultural practices has been exhausted; or

e. If a tree proposed to be removed is creating ongoing safety problems for existing single family residence; or

f. If the growth of a tree proposed to be removed is being suppressed by dominant tree canopy that inhibits the natural growth and development of the affected tree(s); or

(7) Permit Conditions. The Town shall issue a tree removal/relocation permit when the applicant for such permit has agreed to fulfill one (1) of the following conditions:

a. That the tree, if transplanted, will be moved, established and maintained using proper arboricultural and horticultural practices accepted by the industry in South Florida. New location shall provide adequate space to allow the tree to attain its natural growth characteristics. The replacement size and planting location shall be designated by the Town and guaranteed by the property owner for one (1) year from the planting (or replanting) date.

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b. That the tree(s), if destroyed, be substituted with an equivalent replacement or replacements, approved by the Town, planted on the site from which the destroyed tree(s) were removed. The replacement size and planting location shall be designated by the Town and guaranteed by the property owner for one (1) year from the planting (or replanting) date.

c. That the tree(s), if destroyed, will be replaced by equivalent replacement trees, approved by the Town. The replacement size and planting location shall be designated by the Town and guaranteed by the donor for one (1) year from the planting (or replanting) date.

d. Swale Trees. The removal or relocation of certain species of swale trees, that are determined to be in good condition and health by the Town at the adjacent property owner's request because of the existence of adverse secondary effects such as leaf staining, root protrusion, etc. The property owner will bear all removal or relocation costs on approval of a tree removal permit or relocation permit. Mitigation will be based on the area of the canopy that is removed. Replacement tree species approved by the Town and appropriate for the planting site will be required to be replanted in the swale from where trees were removed.

e. Trees Damaged By Natural Events. All reasonable efforts should be made to preserve trees damaged by a hurricane, windstorm, flood, or like event. All trees required by code or approved site plan that are destroyed and/or removed due to such event shall be replaced in accordance with the tree replacement requirements set forth herein in Section A.

f. Relocation Evaluation. A tree that meets the removal criteria specified herein, as may be further amended, shall be relocated, unless the applicant demonstrates that relocation is not a viable alternative for a particular tree. If relocation is not a viable alternative, the applicant shall replace a removed tree pursuant to the requirements set forth herein.

(8) Permit Fee. Each application for a tree removal/relocation permit shall be accompanied by a permit fee for each tree sought to be removed or relocated. Each application for a permit to remediate tree abuse or "hat racking" shall be accompanied by a violation fine for each tree abused or hat racked. The fine for the permit shall be $500.00 per tree.

(9) Denial of Tree Removal Permits. Requests for tree removal permits that are denied by the Town may be appealed to the Court in and for Broward County.

(10) Approved Tree Removal/Relocation Application. At such time as a tree removal/relocation permit or Development Order has been issued in accordance with this Article, the property owner shall have ninety calendar (90) days to exercise the rights under the permit or Development Order, unless extended by the Town. In the event the property owner fails for whatever reason to perform in accordance with the permit or Development Order within ninety (90) days of issuance, the permit or Development Order shall automatically expire without any action to be required of the Town. At such time as the rights under the permit or Development Order expire, the property owner shall be required to submit a new application and pay all applicable fees.

(A) Tree Replacement Requirements.

(1) Except as provided herein, all trees must be replaced based on tree canopy replacement.

(2) The tree canopy coverage of a site shall be determined using any combination of the following methods:

a. Review of aerial photography;

b. On-site inspection; and/or

c. Review of a tree survey.

(3) The number of required replacement trees shall be based upon the size of the canopy removed and the category of replacement trees selected by the applicant. The following table shall be used to determine the number of required replacement trees:

Replacement Tree Category	**Replacement Canopy Area Credit**
(See Appendix 1)	(In Square Feet)
Category 1 Tree	300
Category 2 Tree	150
Category 3 Tree	100
Category 4 Tree	50

(4) Minimum size specifications of replacement trees where no site plan approval was required shall be as follows:

a. Category 1—Minimum of twelve (12) feet in height, five-foot spread, and three-inch caliper at time of planting.

b. Category 2—Minimum of ten (10) feet in height, three-foot spread and one and one-half (1½) inches of caliper.

c. Category 3—Minimum of six (6) feet in height, three (3) foot spread and one and one half-inch (1½) of caliper.

d. Category 4—Minimum of twelve (12) feet overall height.

(6) Tree Relocation Bond Requirements:

(1) Unless otherwise exempted by this article, any person conducting tree relocation activities involving specimen trees must post a cash bond to insure the survival of specimen trees designated for preservation. Said bond shall meet the approval of the Town and as approved by the Town Attorney's Office. This bond shall be in addition to any other bond that may be required by any other governmental entity.

(2) Determination of the cash bond amount shall be computed based upon the most current version of the Guide for Plant Appraisal, published by the International Society of Arboriculture.

(3) Release of Bonds:

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

a. Tree relocation bonds will be released upon successful tree relocation as set forth herein and the written approval by the Town. Bonds involving specimen trees shall be released upon completion of construction activities if the Town determines that the tree(s) is/are not effectively destroyed.

b. Bonds may be released by the Town when a tree removal license is transferred. The Town may condition the release of the bond upon the posting of a new bond by the subsequent licensee.

(4) Drawing on Bonds: If the Town determines that a tree has been effectively destroyed within one (1) year from the date of relocation, the cash bond shall be drawn upon and funds will be deposited by the Town.

(7) Tree Replacement for Specimen Trees:

a. The Town will perform a tree appraisal, at the applicant's cost, to determine the dollar value of any specimen tree the Town approves for removal as provided herein. This appraisal shall be pursuant to the Guide for Plant Appraisal, 10th Edition, as amended, by the Council of Tree and Landscape Appraisers.

b. The Town will then calculate the number of replacement trees required to equal the appraised value of the specimen tree removed. This calculation shall include the purchase price of the replacement tree, plus installation costs. The applicant will be required to compensate the number of replacement trees indicated by the Town for the removal of the specimen tree(s).

(8) Equivalent Replacement. Any tree removed without a permit shall be replaced by an equivalent replacement. If the removed tree is so large that replacement is impossible by one (1) equivalent replacement, trees with equivalent canopy area shall be planted on the site by the violator, at a location determined by the Town and guaranteed for one (1) year or as determined by the Town. In the event that insufficient trunk of the removed tree exists so that equivalency may not be determined thereby, size and equivalency shall be estimated by the Town based upon trees of the same species existing in the vicinity and in making such determination, the Town shall consider, among other things, aerial photographic records and the available data related to the area.

(9) Code Violation. Failure of an owner to make restoration for a removed tree as required by paragraph (8) within sixty (60) days after being notified by the Town shall constitute a violation of the Code of Ordinances of the Town. Removals necessitated by permitted construction may be replaced after the sixty-day limit, but prior to the issuance of the certificate of occupancy or final use approval.

(B) Tree Trimming and Cutting.

(1) Tree Services and Arborists. Vehicles used by tree services/arborists operating within the Town shall be clearly marked with the name and telephone number of the tree service/arborist. Tree services/arborists shall display the Broward County certified logo and registration number, as required by the county. A photocopy of the local business tax receipt shall be available for inspection at each job site. In all instances, pruning or repair to dicotyledonous, monocotyledonous and conifer species, shall be made according to most current edition of American National Standard Institute for Tree Care Operations Tree, Shrub and Other Woody Plant Maintenance Standard Practices (ANSI A300-1995) or such other publication or standard acceptable to the Town, a copy of which is on file in the office of the Town Clerk. The exception is the trimming of palms as described by ANSI A300, section 5.6.1.1. Except as provided under applicable law, no removal shall be permitted of live palm fronds whose petiole

initiates in a direction above a plane parallel to the ground plane below, thereby leaving less than a one hundred eighty (180) degree head of fronds. This removal should not constitute more than twenty-five (25) percent of fronds. Persons engaged in the business of tree service in the Town shall adhere at all times to these standards.

(2) The owner or tree services/arborists engaged to trim trees on lands located within the Town, except as provided under applicable law, shall neither remove, top, or trim back more than twenty-five (25) percent of the total area of any tree canopy. In the event tree services/arborist removes, tops, or trims back more than twenty-five (25) percent of the total area of any tree canopy, such action shall constitute, for purposes of the Code of Ordinances, to be hat racking and shall be subject to fines as set forth herein.

Section 5. Section 12-408 of the Town's Land Development Code entitled is hereby created as follows:

Tree Abuse.

(a)Tree Abuse is Prohibited. Abused trees may not be counted toward fulfilling landscape requirements and may be required to be replaced. Tree abuse shall include:

(1) Significant damage inflicted upon any part of a tree, including the root system, including but not limited to, damage by machinery, or pruning equipment, storage of materials, soil compaction, excavation, vehicle accidents, chemical application or change to the natural grade.

(2) Damage inflicted to or cutting or pruning a tree which permits infection or pest infestation.

(3) Pruning a tree in such a manner which reduces the natural functions and biological processes of the tree or puts it into stress or shock conditions or kills the tree.

(4) Pruning a tree in a manner which destroys the natural habit of growth.

(5) Hat racking.

(6) Stem base or root damage that occurs in the bottom four (4) feet of the trunk and/or in the root zone area which extends from the trunk to ten (10) feet outside of the dripline. This may be by mechanical actions or chemical applications or other activities, which results in vertical cracks, torn bark, wounded or damaged roots, excessive soil compaction, excessive soil or mulch covering surface roots, or root restriction.

(7) Tears and splitting of limb ends or peeling and stripping of bark.

(8) Use of climbing spikes on any species of tree for any purpose other than total tree removal.

(9) Girdling a tree with use of mechanical or manual equipment (e.g., use of a weedeater, mower damage, guy wires, etc.).

(10) Overlifting.

(11) Overthinning.

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(12) Other activities which cause physical and biological damage to a tree or palm.

(b) Poisonwood, Australian Pine, Florida Holly, and Melaleuca trees are not protected by this section.

(c) Remedial measures for tree abuse: action taken should be one (1) of the following:

(1) Remedial pruning as determined by the Town, to protect public safety and property, and/or corrective pruning to improve the health and form of affected trees.

(2) Removal as determined by the Town shall be as a result of severely abused trees that compromise the health of the tree and the safety of the public and property or who's aesthetic natural habit has been destroyed. Said plant material shall be removed and stump ground within sixty (60) days of notice.

(3) Install replacement trees pursuant to Appendix 1 as set forth herein if the natural habit of growth of the abused tree is destroyed.

Section 6. Section 12-409 of the Town's Land Development Code entitled is hereby created as follows:

Planting of Prohibited Trees.

(a)No person shall plant or cause to be planted anywhere within the Town limits, any Black Olive, Australian Pine (Casuarina spp.), Melaleuca (Melaleuca quinquenervia), Florida Holly (Schinus terebinthifolius), Bischofia (Bischofia javanica), Earleaf Acacia (Acacia auriculaeformis), Carrotwood (Cupaniopsis anacardiopsis) or Lead Tree (Leucaena leucocephala) except where specifically and conditionally approved. Weeping Fig (Ficus Benjamina) shall be prohibited to be planted or caused to be planted anywhere within the Town limits. All Weeping Fig trees or hedges shall be cut down and removed from all residential lots and commercial parcels located within the Town by July 1, 2030, unless an extension is approved by the Town Commission. Any extension approved by the Town Commission shall not exceed one (1) year.

Section 7. Section 12-410 of the Town's Land Development Code entitled is hereby created as follows:

Removal of Dead, Severely Diseased or Damaged Trees Required.

(a) Any tree which is dead or severely diseased or damaged by lightning or other causes and which is located within a distance equal to the height of said tree to an adjacent property line, utility easement or public right-of-way must be removed.

(b) In the case of severely diseased trees or dead trees known to have died from infestation or infection by a contagious plant pest or pathogen, the dead tree must be disposed of in a proper manner as set by the Town no later than forty-five (45) calendar days subsequent to the approval of the Town.

(c) Diseased trees shall include, but shall not be limited to, palms clearly showing symptoms of lethal yellowing disease.

Section 8. Section 12-411 of the Town's Land Development Code entitled is hereby created as follows:

Stop Work Order

Whenever any work is being done by a person not in compliance with this article, the Town may order that work be stopped and such persons performing such work shall immediately cease such work. The work may not resume until such time as the person is in compliance with this article.

Section 9. Section 12-412 of the Town's Land Development Code entitled is hereby created as follows:

Appendix I

Shade Trees	
Bald Cypress	Taxodium distichum
Bridal Veil	Caesalpinia granadillo
Rusty Back Fig	Ficus rubiginosa
Gumbo Limbo	Bursera simaruba
Indian Tamarind	Tamarindus indica
Live Oak/Laurel Oak	Quercus virginiana
Mahogany	Swietenia mahagoni
Mastic	Mastichodendron foetidissimum
Paradise Tree	Simarouba glauca
Pitch Apple	Clusia rosea
Podocarpus	Podocarpus macrocarpus
Pond Cypress	Taxodium ascendens
Red Bay	Persea borbonia
Red Mulberry	Morus rubra
Sausage Tree	Kigelia pinnata
Sea Grape	Coccoloba uvifera
Shortleaf Fig	Ficus citrifolia
Soapberry	Sapindus saponaria
South Florida Slash Pine	Pinus elliottii
Spanish Cherry	Mimusops elengi
Strangler Fig	Ficus aurea
Sugarberry	Celtis laevigata
Sweetbay	Magnolia virginiana
Sycamore	Plantanus occidentalis
Wild Tamarind	Lysiloma latisiliqua

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Willow Bustic	Dipholis salicifolia
Flowering Trees	
Copperpod	Peltophorum pterocarpum
Flame Bottle Tree	Brachychiton acerifolius
Floss Silk Tree	Chorisia speciosa
Golden Rain Tree	Koelreuteria formosana
Jacaranda	Jacaranda mimosifolia
Kapok Tree	Ceiba pentandra
Red Silk Cotton Tree	Bombax ceiba
Royal Poinciana	Delonix regia
Shaving Brush Tree	Pseudobombax ellipticum
Southern Magnolia	Magnolia grandiflora
Yellow Poinciana	Peltophorum pterocarpum
Verawood	Bulnesia arborea

Category 2

Replacements will be ten-foot minimum height, 1½-inch caliper at time of planting.

Shade Trees	
Black Calabash	Amphitechne latifolia
Black Sapote	Diospyros digyna
Brazil Beautyleaf	Calophyllum brasiliense
Buttonwood (Green)	Conocarpus erectus
Buttonwood (silver)	Conocarpus erectus sericeus
Cherry Laurel	Prunus caroliniana
Crabwood	Gymanthes lucida
Dahoon Holly	Ilex cassine
Fern Tree	Filicium decipiens
Fiddlewood	Citharexylum fruticosum
Guiana Plum	Drypetes lateriflora
Krug's Holly	Ilex krugiana
Lancewood	Nectandra coriacea
Longan	Euphoria longan

Loquat	Eriobotrya japonica
Lychee	Litchi chinensis
Madagascar *Olive*	Noronhia emarginata
Persimmon	Diospyros virginiana
Pigeon Plum	Coccoloba diversifolia
Pond Apple	Annona glabra
Red Maple	Acer rubrum
Sand Pine	Pinus clausa
Satinleaf	Chrysophyllum oliviforme
Southern Red Cedar	Juniperus silicicola
Sweetgum	Liquidambar styraciflua
Wild Tamarind	Lysiloma sabicu
Flowering Trees	
African Tulip Tree	Spathodea campanulata
Crape Myrtle	Lagerstroemia cultivars
Curly Pod	Caesalpinia mexicana
Frangipani	Plumeria spp.
Golden Trumpet	Tabebuia chrysotricha
Jamaican Dogwood	Piscidia piscipula
Florida Lilac	Lonchocarpus
Pink Trumpet Tree	Tabebuia heterophylla
Queen's Crape Myrtle	Lagerstroemia speciosa
Orange Geiger	Cordia sebestena
Tree of Gold	Tabebuia caraiba
White Geiger	Cordia boisseri

Category 3

Replacements will be eight-foot minimum height, 1½-inch caliper at the time of planting.

Shade Trees	
Allspice	Pimenta dioica
Beach Acacia	Acacia cyanophylla
Black Ironwood	Krugiodendron ferreum

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Brush Cherry	Syzygium paniculatum
Glossy Privet	Ligustrum lucidum
Jamaica Caper	Capparis cynophallophora
Ligustrum	Ligustrum japonicum
Macadamia	Macadamia spp.
Redberry Stopper	Eugenia confusa
Simpson Stopper	Myrcianthes fragrans
Snailseed	Cocculus laurifolius
Spanish Stopper	Eugenia foetida
Wax Myrtle	Myrica cerifera
Wild Lime	Zanthoxylum fagara
Flowering Trees	
Cassia	Senna surattensis
Coral Bean	Erythrina spp.
Crape-Myrtle	Lagerstroemia indica
Desert Cassia	Senna polyphylla
Dwarf Poinciana	Caesalpinia pulcherrima
Hibiscus	Hibiscus spp.
Jatropha	Jatropha integerrima
Weeping Bottlebrush	Callistemon viminalis

Category 4—Palm Trees

Replacements will be a minimum of twelve (12) feet overall.

Small (under 20 feet)	
Bottle Palm	Hyophorbe lagenicaulis
Christmas Palm	Adonidia merrillii
European Fan Palm	Chamaerops humilis
Pygmy Date Palm	Phoenix roebelenii
Thatch Palm	Thrinax radiata
Medium (between 20 and 50 feet)	
Cabada Palm	Dypsis cabadae

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Cabbage Palm	Sabal palmetto
Canary Island Date Palm	Phoenix canariensis
Carpentaria	Carpentaria acuminata
Date Palm	Phoenix dactylifera
Florida Silver Palm	Coccothrinax argentata
Foxtail Palm	Wodyetia bifurcata
Hurricane/Princess Palm	Dictyosperma album
Kentia/Sentry Palm	Howea forsteriana
Latan Palm	Latania loddigesii
MacArthur Cluster Palm	Ptychosperma macarthuri
Majesty Palm	Ravenea rivularis
Paurotis Palm	Acoelorrhaphe wrightii
Pindo Palm	Butia capitata
Saw Cabbage Palm	Sabal palmetto
Solitaire Palm	Ptychosperma elegans
Spindle Palm	Hyophorbe verschafeltii
Teddy Bear Palm	Dypsis lastelliana
Triangle Palm	Dypsis decaryi
Veitchia	Veitchia montgomeryana
Large Palm Trees (over 50 feet)	
Bismark	Bismarkia nobilis
Malayan Coconut	Cocos nucifera
Royal Palm	Roystonea spp.

Section 10. 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 11. 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 12. 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

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and the word "Ordinance" may be changed to "Section," "Article," or such other word or phrase in order to accomplish such intention.

Section 13. This Ordinance shall be effective after its passage and adoption by the Town Commission of the Town of Hillsboro Beach.

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

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

TOWN OF HILLSBORO BEACH, FLORIDA

_____,
Dawn Miller, Mayor

ATTEST:

By: _____
Sherry D. Henderson, CMC
Town Clerk

APPROVED AS TO FORM:

_____
Donald J. Doody, Town Attorney

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Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

Invoice

Invoice Number: 4108943
Invoice Date: 5/31/2026
Terms: Net 30 Days
Due Date: 6/30/2026
Customer #: AJ-0005085
Customer PO #:

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

Description	Amount
Percent of fee total	$122,237.93

Net Invoice:	$122,237.93
Freight:	$0.00
Sales Tax:	$0.00
Invoice Total:	**$122,237.93**

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

Hillsboro Beach Building Dept - May 2026 Fees	
Total Permit Fees	$142,779.92
Town Revenue - 15%	$21,416.99
CGA Revenue - 85%	**$121,362.93**
- CGA Admin Fees	$875.00
CGA Total	**$122,237.93**

Town of Hillsboro Beach
Building Department
Finance Report

Month/Year
May/2026

	Permit Fees	Town Revenue	Fire Fees	Zoning Fees	Admin Fees	CGA Revenue	BORA	DBPR	DCA
MTD	$142,779.92	$21,416.99	$3,300.00	$2,100.00	$875.00	$122,237.91	$26,909.30	$2,383.12	$3,564.94
YTD	**$706,215.26**	**$106,236.38**	**$13,200.00**	**$25,950.00**	**$6,250.00**	**$606,228.88**	**$65,535.36**	**$7,767.77**	**$11,508.18**

Receipt Number	Assessed To	Fee Type	Amount Paid	Payment Date	Transaction Type
5715	23352331-5	Building Permit Fee (PLU)	$381.60	05/29/2026	Payment
5715	23352331-5	Plan Review Fee (PLU)	$190.00	05/29/2026	Payment
5716	26HB-00140	Building Permit Fee (MEC)	$247.78	05/29/2026	Payment
5705	23358986-0	Revision Fee (MEC)	$95.00	05/28/2026	Payment
5705	23358986-0	Revision Fee (ELE)	$95.00	05/28/2026	Payment
5705	23358986-0	Revision Fee (PLU)	$95.00	05/28/2026	Payment
5708	HB25-39241294	Building Permit Fee (BUL)	$98,893.07	05/28/2026	Payment
5708	HB25-39241294	Plan Review Fee (BUL)	$190.00	05/28/2026	Payment
5706	26HB-00105	Building Permit Fee (MEC)	$223.93	05/28/2026	Payment
5706	26HB-00105	Plan Review Fee (MEC)	$95.00	05/28/2026	Payment
5702	HB25-39217696	Plan Review Fee (BUL)	$380.00	05/27/2026	Payment
5702	HB25-39217696	Plan Review Fee (ELE)	$190.00	05/27/2026	Payment
5702	HB25-39217696	Plan Review Fee (PLU)	$285.00	05/27/2026	Payment
5701	HB25-39217702	Plan Review Fee (BUL)	$95.00	05/27/2026	Payment
5701	HB25-39217702	Plan Review Fee (ELE)	$95.00	05/27/2026	Payment
5701	HB25-39217702	Plan Review Fee (PLU)	$285.00	05/27/2026	Payment
5699	26HB-00127	Building Permit Fee (BUL)	$423.71	05/26/2026	Payment
5700	26HB-00133	Building Permit Fee (BUL)	$125.00	05/26/2026	Payment
5697	26HB-00126	Building Permit Fee (BUL)	$418.33	05/22/2026	Payment
5698	26HB-00130	Building Permit Fee (BUL)	$257.05	05/22/2026	Payment
5695	26HB-00091	Building Permit Fee (BUL)	$19,263.38	05/20/2026	Payment
5694	26HB-00060	Building Permit Fee (ELE)	$125.00	05/19/2026	Payment
5694	26HB-00060	Plan Review Fee (ELE)	$285.00	05/19/2026	Payment
5693	26HB-00104	Building Permit Fee (BUL)	$1,590.00	05/18/2026	Payment
5693	26HB-00104	Building Permit Fee (ELE)	$199.73	05/18/2026	Payment
5693	26HB-00104	Building Permit Fee (PLU)	$125.00	05/18/2026	Payment
5693	26HB-00104	Plan Review Fee (BUL)	$95.00	05/18/2026	Payment
5691	26HB-00098	Building Permit Fee (BUL)	$3,793.20	05/18/2026	Payment
5691	26HB-00098	Plan Review Fee (BUL)	$95.00	05/18/2026	Payment
5691	26HB-00098	Building Permit Fee (ELE)	$421.35	05/18/2026	Payment

5691	26HB-00098	Building Permit Fee (PLU)	$951.36	05/18/2026	Payment
5692	HB25-39239178	Building Permit Fee (PLU)	$125.00	05/18/2026	Payment
5692	HB25-39239178	Plan Review Fee (PLU)	$95.00	05/18/2026	Payment
5690	25378261-12	Plan Review Fee (ELE)	$475.00	05/14/2026	Payment
5688	26HB-00112	Building Permit Fee (PLU)	$649.12	05/14/2026	Payment
5689	21337588-0	Revision Fee (ELE)	$95.00	05/14/2026	Payment
5685	26HB-00113	Building Permit Fee (ELE)	$3,835.88	05/13/2026	Payment
5687	26HB-00107	Building Permit Fee (BUL)	$424.00	05/13/2026	Payment
5687	26HB-00107	Building Permit Fee (ELE)	$159.00	05/13/2026	Payment
5687	26HB-00107	Building Permit Fee (PLU)	$424.00	05/13/2026	Payment
5684	HB26-39246921	Revision Fee (PLU)	$95.00	05/12/2026	Payment
5683	26HB-00114	Building Permit Fee (MEC)	$166.95	05/12/2026	Payment
5682	26HB-00109	Building Permit Fee- manual (BUL)	$174.52	05/11/2026	Payment
5681	HB25-39207230	Building Permit Fee (ELE)	$1,020.25	05/11/2026	Payment
5681	HB25-39207230	Plan Review Fee (ELE)	$95.00	05/11/2026	Payment
5681	HB25-39207230	Building Permit Fee (PLU)	$125.00	05/11/2026	Payment
5681	HB25-39207230	Plan Review Fee (PLU)	$190.00	05/11/2026	Payment
5680	26HB-00102	Building Permit Fee (MEC)	$162.98	05/11/2026	Payment
5679	25383309-0	Revision Fee (PLU)	$95.00	05/07/2026	Payment
5676	26HB-00103	Building Permit Fee (PLU)	$125.00	05/06/2026	Payment
5678	26HB-00094	Building Permit Fee (PLU)	$125.00	05/06/2026	Payment
5677	26HB-00111	Building Permit Fee (ELE)	$125.00	05/06/2026	Payment
5675	26HB-00050	Building Permit Fee (BUL)	$322.50	05/05/2026	Payment
5674	26HB-00110	Building Permit Fee (MEC)	$888.25	05/05/2026	Payment
5675	26HB-00050	Revision Fee (BUL)	$95.00	05/05/2026	Payment
5672	26HB-00099	Building Permit Fee (ELE)	$125.00	05/04/2026	Payment
5669	24375283-11	Plan Review Fee (BUL)	$285.00	05/01/2026	Payment
5669	24375283-11	Plan Review Fee (MEC)	$190.00	05/01/2026	Payment
5669	24375283-11	Plan Review Fee (ELE)	$380.00	05/01/2026	Payment
5670	24375283-10	Plan Review Fee (ELE)	$285.00	05/01/2026	Payment
5666	HB22-505824	Building Permit Fee (ELE)	$66.25	05/01/2026	Payment

5668	25386125-0	Revision Fee (ELE)	$95.00	05/01/2026	Payment
5665	26HB-00106	Building Permit Fee (BUL)	$975.93	05/01/2026	Payment
5667	26HB-00108	Building Permit Fee (MEC)	$190.80	05/01/2026	Payment
5671	HB26-39246319	Revision Fee (BUL)	$95.00	05/01/2026	Payment

TOTAL **$142,779.92**

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

TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

06/29/2026
ACCOUNT NO: 1182-0606490
INVOICE NO: 79406

Attn: Mac Serda, Town Manager

RE: General Matters

			HOURS
05/27/2026	SMS	Draft Landscape Ordinance.	0.50
05/28/2026	SMS	Review and draft Landscape Plan Ordinance; Draft Memorandum.	1.70
	DJD	Review draft of Memorandum regarding landscape regulations.	0.50
05/29/2026	SMS	Telephone conference call to discuss Tree Preservation Memo; Correspondence on Tree Preservation Memo.	0.60
	DJD	Review landscape memorandum.	0.40
06/01/2026	DJD	Prepare for Town Commission meeting.	0.60
06/02/2026	DJD	Prepare for and attend Town Commission meeting.	3.40
06/03/2026	DJD	Revise Mayor's representation in support of permit application; draft Development Order.	0.80
06/04/2026	SMS	Draft Landscape and Tree Preservation Ordinance.	2.80
06/05/2026	SMS	Review of Services Agreement and related addendum.	0.50
	SN	Prepare memo on HB 1329, with budgeting implications for municipalities.	0.20
	DJD	Review of Agreement regarding newsletter; review HB 1329 and Memo.	1.00
06/08/2026	SMS	Revise Landscape Ordinance.	0.40
	DJD	Address issues with zoning verification letter; telephone conference with Graham Long regarding zoning verification.	0.40
06/09/2026	DJD	Address inquiry from Graham Long regarding 971 Hillsboro Mile site plan.	0.30
	SMS	Review and discussion on Community Newsletter.	1.00
06/11/2026	DJD	Review email; telephone call with Vice Mayor; telephone call with Town Manager.	0.60
	SMS	Correspondence on Community Newsletter.	0.20
	SMS	Correspondence and discussion on Tree Preservation Ordinance.	0.70

TOWN OF HILLSBORO BEACH

06/29/2026

ACCOUNT NO: 1182-0606490

RE: General Matters

INVOICE NO: 79406

			HOURS	
06/12/2026	DJD	Telephone call with Nectaria Chakas, Esquire regarding Amended Site Plan for 971 Hillsboro Mile; review email from 971 owner; address proposed amendment to the Landscape Code; finalize LPI Services Agreement.	1.60	
	SMS	Calls and revisions to Ordinance based on existing standards for tree ordinance; Draft Community Newsletter Addendum.	1.70	
06/15/2026	SMS	Finalize Tree Preservation Ordinance.	1.00	
	DJD	Address 971 HB agenda questions; telephone call with Mayor Miller; review proposed landscape ordinance; telephone call with Town Manager.	1.60	
06/18/2026	DJD	Review draft tree ordinance; address agenda items; address Second Amendment and Facilities Amendment.	1.40	
06/19/2026	DJD	Telephone call with Town Manager regarding site plan.	0.20	
06/22/2026	DJD	Telephone call with Mayor; telephone call with Town Manager.	0.40	
06/23/2026	DJD	Prepare Resolutions for agenda; review back-up material.	1.20	
06/24/2026	SMS	Review of revised Newsletter Agreement.	0.30	
	DJD	Prepare Resolutions for agenda.	1.20	
06/25/2026	DJD	Telephone call with Mayor Miller; review emails regarding engineering fees resolution/ordinance issue.	0.80	
		FOR CURRENT SERVICES RENDERED	28.00	8,400.00

RECAPITULATION

TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
D.J. Doody	16.40	$300.00	$4,920.00
Susannah Nesmith	0.20	300.00	60.00
Sean M. Swartz	11.40	300.00	3,420.00

Photocopies	60.55
TOTAL OUT-OF-POCKET EXPENSES THROUGH 06/28/2026	60.55
TOTAL CURRENT WORK	8,460.55
BALANCE DUE	$8,460.55

AMOUNTS PREVIOUSLY BILLED NOT INCLUDED ABOVE

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

06/29/2026

TOWN OF HILLSBORO BEACH
Town Clerk
Town of Hillsboro Beach
1210 Hillsboro Mile

ACCOUNT NO: 1182-1201007
INVOICE NO: 79407

Attn: Mac Serda, Town Manager

RE: adv. Richard Crusco in Re-Zoning Change and Approval

			HOURS	
06/10/2026	DJD	Review Fourth Joint Status Report.	0.30	
		FOR CURRENT SERVICES RENDERED	0.30	90.00

RECAPITULATION

TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
D.J. Doody	0.30	$300.00	$90.00

TOTAL CURRENT WORK	90.00
BALANCE DUE	$90.00

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: **Proclamation Recognizing Diaper Need Awareness Week Sept 14-20, 2026**
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **July 14, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:
1. Diaper Need Awareness 2026 Proclamation
2. Proclamation Request

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

NATIONAL DIAPER NEED AWARENESS WEEK
September 14th -20th , 2026

WHEREAS, diaper need, the condition of not being able to afford a sufficient supply of clean diapers to keep babies and toddlers clean, dry, and healthy, can adversely affect the health and well-being of children and their families; and

WHEREAS, national surveys and research studies report that nearly one in two families struggles with diaper need, and 48 percent of families delay changing a diaper to extend the available supply; and

WHEREAS, a daily or weekly supply of diapers is generally an eligibility requirement for babies and toddlers to participate in childcare programs and quality early-education programs that enable children to thrive and parents to work; and

WHEREAS, many parents struggling with diaper need report missing an average of five days of work each month due to an insufficient supply of diapers; and

WHEREAS, without enough diapers, babies and toddlers risk infections and health problems that may require medical attention resulting in medical costs, and parents may be prevented from accessing childcare needed to go to work or school, thereby destabilizing the family's economic prospects and well-being; and

WHEREAS, the people of Hillsboro Beach recognize that diaper need is a public health issue, and addressing diaper need can lead to economic opportunity for the state's families and communities and improved health for children, thus ensuring all children and families have access to the basic necessities required to thrive and reach their full potential; and

WHEREAS, Broward County is proud to be home to trusted community-based organizations including **The Greater Fort Lauderdale Diaper Bank** and The Florida Essential Needs Coalition that recognize the importance of diapers in ensuring health and providing economic stability for families and thus distributing diapers to families through various channels; and

WHEREAS, through their important work of addressing diaper need, diaper banks play a critical role in supporting families, improving infant health and wellbeing, and advancing our local and state economic growth; now

NOW, THEREFORE, I, Dawn Miller, Mayor of the Town of Hillsboro Beach, do hereby proclaim the week of

September 14th -20th , 2026 as NATIONAL DIAPER NEED AWARENESS WEEK

in the Town of Hillsboro Beach in Broward County. We thank the aforementioned diaper banks, their staff, volunteers and donors, for their service during the crisis; and encourage the citizens of Hillsboro Beach to donate generously to diaper banks, diaper drives, and support those organizations that collect and distribute diapers to families struggling with diaper need.

In Witness, Thereof, I have hereunto set my hand on this day, 14th day of July 2026, and cause the official seal of the Town of Hillsboro Beach, Florida to be affixed.

BY: **ATTESTED BY:**

(seal)

Honorable Dawn Miller
Mayor

Sherry D. Henderson, CMC
Town Clerk

From: Information <Information@ftldiaperbank.org>
Sent: Wednesday, May 27, 2026 1:28 PM
To: llittle@townofhillsborobeach.com
Cc: Brittany Wolfe <bwolfe@ftldiaperbank.org>
Subject: Proclamation Request

Good morning,

On behalf of the Greater Fort Lauderdale Diaper Bank, I am reaching out to respectfully request a **City Proclamation recognizing National Diaper Need Awareness Week**, which will be observed from **September 14–20, 2026**.

National Diaper Need Awareness Week is a nationwide initiative launched by the National Diaper Bank Network in 2012 to bring attention to the issue of diaper need in the United States. The week empowers individuals, organizations, and government leaders to take action to ensure all babies have access to clean diapers and other basic necessities.
Diaper need affects **1 in 2 U.S. families**, who struggle to afford enough diapers to keep their babies clean, dry, and healthy. Here in Broward County, we are working diligently to bridge that gap and support local families in need. A proclamation from your city would help raise awareness, reduce stigma, and inspire collective action across our communities.

For your convenience, a sample proclamation is attached. If you did not receive the attachment or need it in another format, please let us know. We kindly ask that proclamations be completed by **September 1, 2025**.

In addition to issuing a proclamation, we invite your city to join our fun Citywide Diaper Drive Challenge during Diaper Need Awareness Week! Help raise awareness while collecting diapers and wipes for local families in need!

https://nationaldiaperbanknetwork.org/wp-content/uploads/2023/06/Diaper-Drive-Tool-Kit-2025.pdf

Thank you for your leadership and commitment to supporting families in our community. We would be truly honored to receive a proclamation from your office!
Warm Regards,

Melanie Castillo

Brittany Wolfe, LCSW

Office: 954 667 9676
Email: information@ftldiaperbank.org
Website: www.ftldiaperbank.org
Facebook: www.facebook.com/ftldiaperbank
Instagram: www.instagram.com/ftldiaperbank
Twitter: https://twitter.com/ftldiaperbank

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: **POLICE DEPARTMENT**
Chief Rob O'Neill
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **July 14, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Chief Monthly May-26.rmo

Hillsboro Beach Police Monthly Report

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

Patrol Snapshot:

Activity	Current Month	April 2026	May 2025
Contacts			
Motor Vehicle	362	327	244
Crosswalk	153	160	103
Marine Unit	138	120	107
Beach Unit	58	54	4
Cyclists	364	201	173
Arrests	3	0	3
Service			
Alarms	20	15	17
Assist Other Agency	4	11	11
Dogs on Beach/Animal	1	2	5
Beach Self/Complaint	28	33	New
Vessel	7	10	7
Noise	2	3	1
Open Doors	0	5	2
Police Assists	36	32	112
Domestic/Disturbance	0	2	5
Sick/Injured	8	21	15
Crash	4	4	2
Trespassing	52	56	1
Security Checks	5546	5532	6035
Total Calls	339	371	266

Training:

Police Law Institute (Online): Officers' Legal Questions Answered 2026.

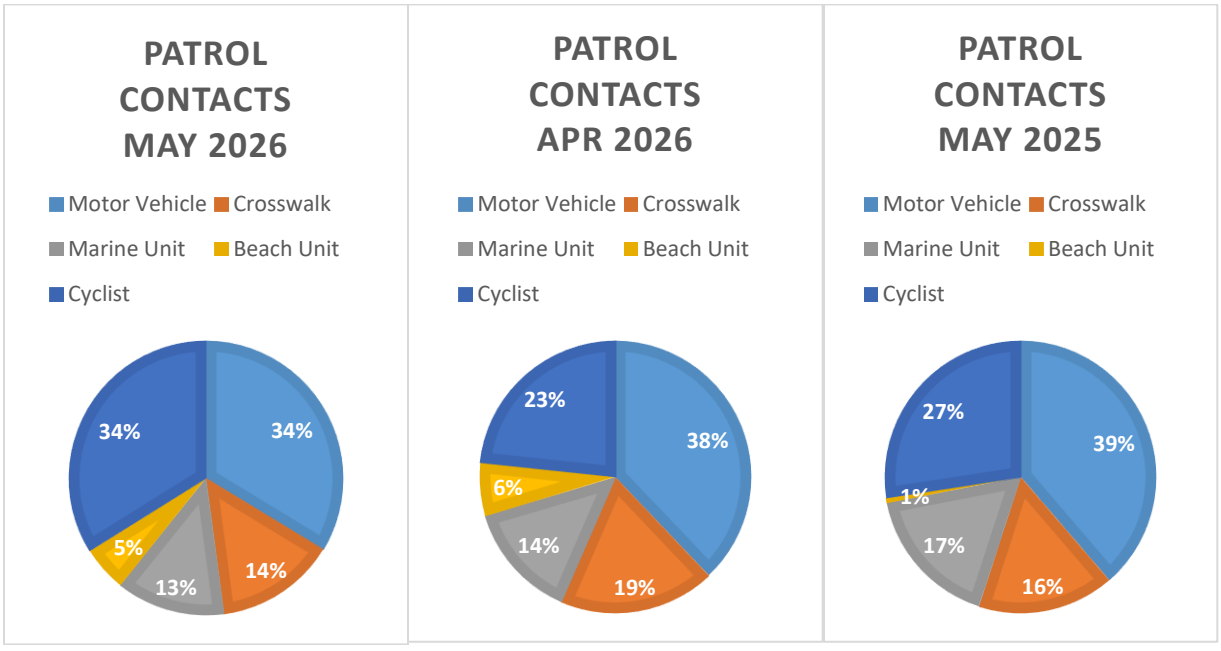
In-Service Topics: Unmanned Aircraft Annual Training.

Personnel News: Honoring Police Memorial Day (15th), HBPD attended the Broward County Law Enforcement Memorial Event and participated in a multi-jurisdictional Honor Guard. HBPD Coffee with a Cop (May 21st) Technology in Policing.

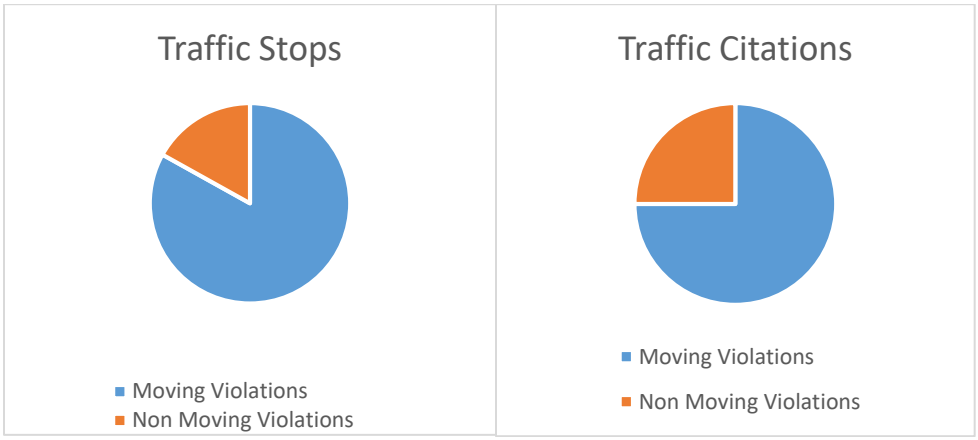
Investigations Snapshot:

May 2025 (new)	Actively Working	Inactivated/Cleared
Grand Theft (#261646)	Fraud (#261160)	Stalking (#252630)
Hit & Run – Prop Damage (#261466)	Theft (#260133)	Scheme to Defraud (#251317)
	Grand Theft/Forgery (#252565)	Rental Listing Scam (#251674)
	Stolen Vehicle (#250603)	
	Grand Theft (#252715)	
	Burglary (#242927)	
	Found Property (#242931)	
	Suspicious Incident (#260535)	
	Hit & Run (#260989)	

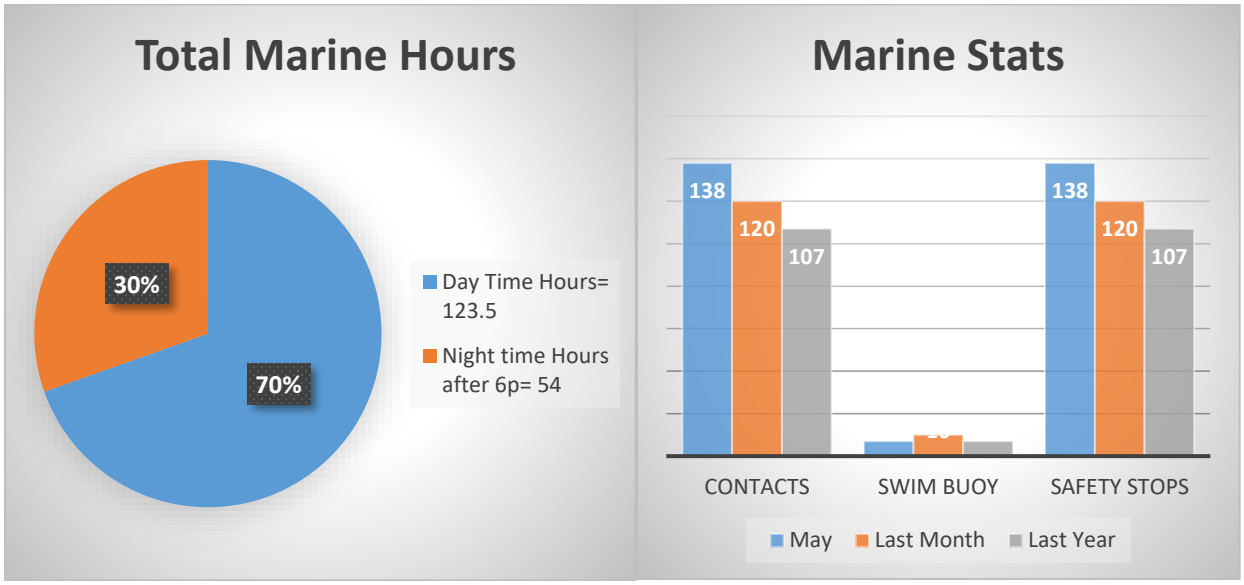
Patrol Services:



Traffic:



Marine/Beach Patrol:



May Notable Events:

On May 8th HBPD received a call from a concerned neighbor in the 1000 block of Hillsboro Mile in reference to an elderly female recently back from the hospital. Our Officers responded and made contact with the complainant who advised the female had not been seen in several days. Officers initiated a welfare check and located the female in her bedroom severely dehydrated. Broward Sheriff's Office Fire Rescue responded and the female was transported to the hospital. Assistance rendered.

On May 11th an HBPD Officer on patrol observed a suspicious vehicle backed into a parking space in the 1100 block of Hillsboro Mile. While checking the property, the Officer heard noise coming from an area under construction. On foot and moving in the direction of the noise, our Officer observed the suspicious vehicle attempting to leave. The marked police vehicle was blocking the driveway so the suspicious vehicle drove over hedges bordering the property, damaging a water fixture as it fled northbound on A1A. Moments later BSO received reports that the suspect vehicle failed to negotiate a curve and crashed into a building in Deerfield. HBPD Detectives are working with BSO Detectives to identify the suspects in this ongoing investigation.

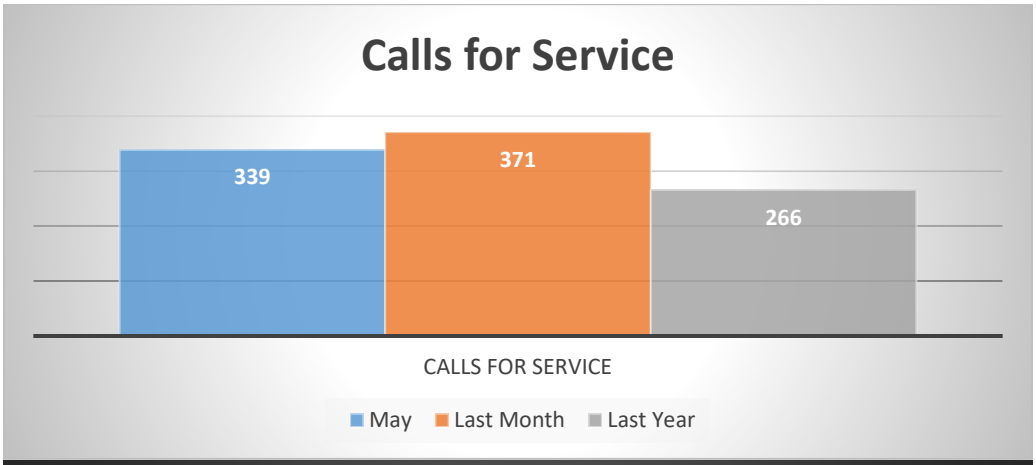
On May 12th HBPD received a call regarding a possible propane gas leak in the 1200 block of Hillsboro Mile. Our Officers responded and made contact with management who advised the water heater and other appliances were powered by a propane tank in the basement. BSO Fire Rescue requested their Hazmat Team respond to evaluate and address the leak. Our Officers maintained a safety perimeter and directed vehicle traffic around the site until the leak was resolved. Assistance rendered.

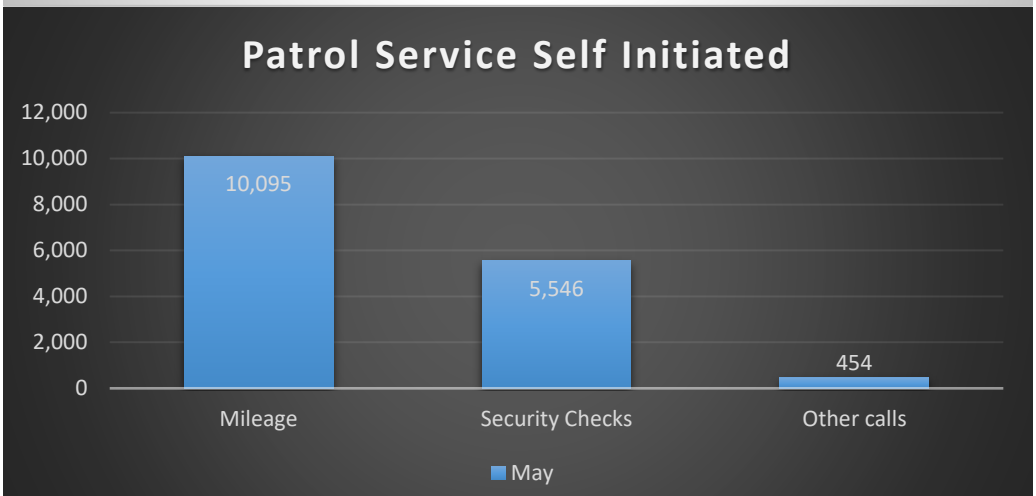
On May 15th an HBPD Officer on patrol in the 1100 block of Hillsboro Mile was flagged down by a resident regarding fluid leaking from an electrical transformer. Our Officer was able to make contact with Florida Power and Light who responded to the scene. It was determined the fluid leaking (mineral oil) did not pose any danger and a repair for the transformer would be scheduled. Assistance rendered.

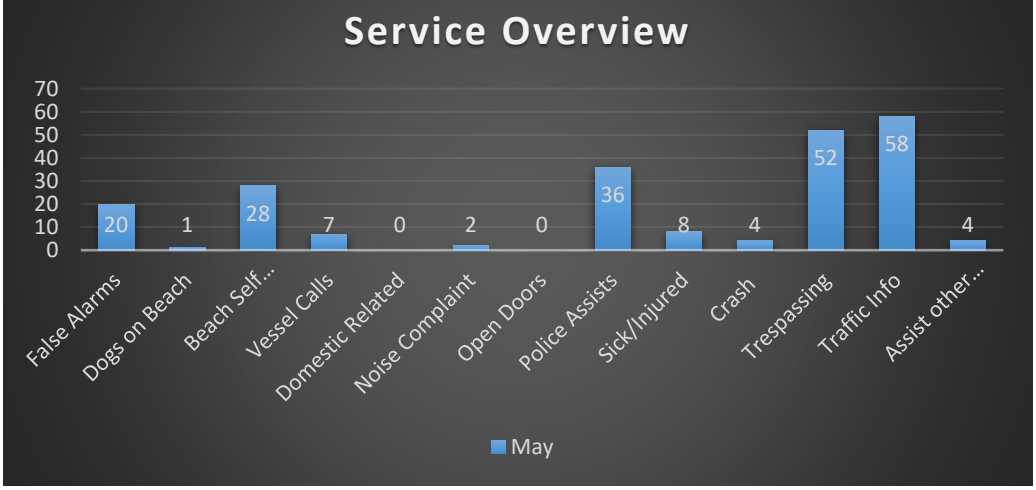
On May 19th a resident came to the Hillsboro Beach Police Department to turn in a purse that they found while walking in the 1200 block of Hillsboro Mile. Our Officer was able to track down the owner utilizing information contained within the purse. The purse owner, relieved that it was found, responded to HBPD, confirmed nothing was missing and retrieved the purse. Assistance rendered.

On May 31st HBPD received a call regarding a group of approximately 25 juveniles riding electric bikes recklessly in the area of the Hillsboro Inlet Bridge. Our Officers responded to the area, locating the group traveling northbound in the 1100 block of Hillsboro Mile. Units attempted to gain compliance and clear the traffic lane using their emergency equipment and public address system. Units also alerted oncoming traffic to the presence of the group. BSO was advised as the group entered Deerfield Beach.

Overall Calls for Service:







TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: **FINANCE DEPARTMENT**
Stephen Bloom, Finance, Inframark
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **July 14, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: None

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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Agenda Item Cover Memo

Agenda Item: **Fiscal Year 2026 2nd Quarter Report**
Submitting Dept: **Finance, Sherry Henderson, Town Clerk**
Agenda Date: **July 14, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:
1. Financial slides - March26
2. Financial Statement - Mar2026

TOWN OF HILLSBORO BEACH



FINANCIAL REPORT
FY2026 2ND QUARTER – MARCH 2026

Meeting Date: July 7, 2026

1

GENERAL FUND

Overview

(50% Year Complete)

- Surplus of $2.9 million through March. (Total funding over/under Expenditures)

Revenue / Other Sources

- Total Funding through March is 68% of the annual budget.
  - Total Property tax collections were 78.4% of the annual budget through March.
  - Total funding is 71.3% excluding the budgeted use of fund balance.

Description	Budget	Actual	% of Budget
Property Taxes	$ 6,781,371	$ 6,092,558	90%
Other Local Taxes	323,000	143,428	44%
Intergovernmental Revenues	223,173	100,196	45%
Fines & Forfeitures	1,050	940	90%
Miscellaneous Revenues	125,000	70,031	56%
Interest Income	295,100	165,817	56%
Transfer In	50,000	25,000	50%
Total Funding	**$ 7,798,694**	**$ 6,597,970**	**85%**

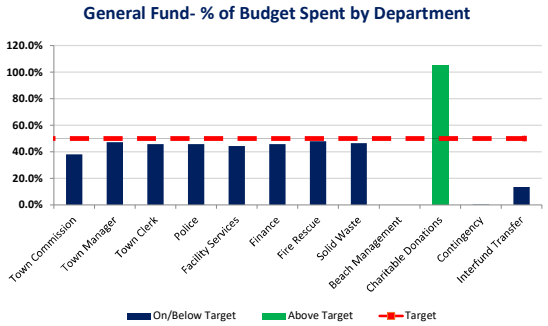
2

GENERAL FUND

(50% Year Complete)

Expenditures

- Total expenditures through March were 38% of the annual budget or $3.7 million.
- The Interfund Transfer amount includes $2.7 thousand for Planning & Zoning and $258 thousand for Debt Service payments.



3

SPECIAL REVENUE FUNDS

(50% Year Complete)

Fund Highlights

- Community Bus Fund – Surplus of $14.3 thousand.
  - Revenue collected from Transportation Grant and Local Option Gas Tax was 54.8% of annual budget or $62 thousand.
  - Expenses are 24.7% of annual budget or $47.7 thousand.
- Marine Law Enforcement Fund – 69.1% of annual budget or $27.9 thousand.
  - Revenue received from County Marine Grant.
- Building Permits Fund - Surplus of $17.8 thousand.
  - The revenue collected from Permitting Fees was 66% of the annual budget or $396 thousand.
  - Expenditures are 52.7% of annual budget or $379.7 thousand.
- P&Z, Code Compliance Fund –
  - Total funding through March was 27.2% of annual budget / Total expenditures were 53.9% of annual budget.
  - The revenue was collected from Planning & Zoning fees, Code Violations as well as Fire fees.
- Federal Forfeitures / Asset Sharing Fund - Current Cash Balance as of March was $1.56 million.
  - Expenses include Axon taser/dock bundle/safety plan (year 1 of 5) and Axon fleet 3 advanced services (year 1 of 5).

4

OTHER FUNDS

(50% Year Complete)

Debt Service Fund – (Beach Loans)

- The 2023 Beach Loan was paid off in October 2025.
- The 2025 Beach Loan principal and interest payments were made in March 2026.

Capital Projects Fund – (General Fund Improvements)

- The total expenditures through March was $134.7 or 5.2% of the annual budget.
  - Projects comprehensive vulnerability assessment, beach tilling, continued physical & biological monitoring and engineering for beach projects past and present.

5

WATER FUND

(50% Year Complete)

Overview

- Overall, the water fund had a favorable $47.2 thousand.
- Operations had a surplus of $63.1 thousand.
- Debt Service had a deficit of $15.9 thousand. This is an expected deficit due to pre-collection of the surcharges.

Revenue/Other Sources

- Total funding for the water fund (operations) is 50.6% of the annual budget or $805.5 thousand.
- Total water service revenue is 49.5% of the annual budget or $720.5 thousand.
- The water usage billings through March is **up** by 3.2% compared to last year at this same time.

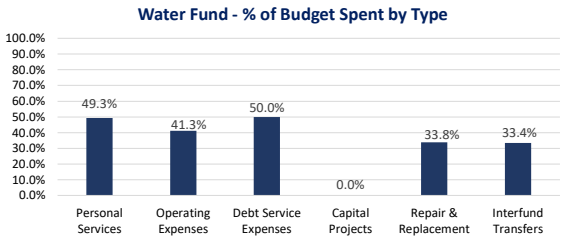
6

WATER FUND

(50% Year Complete)

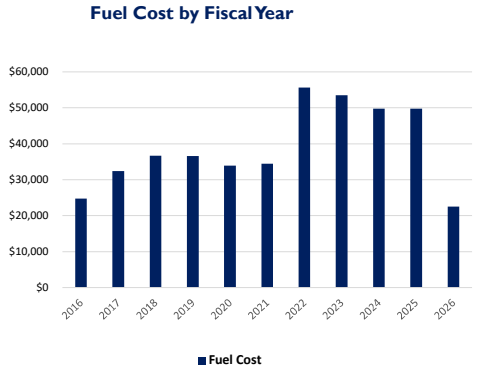
Expenses

- Total expenses through March were at 22.7% of the annual budget or $1.1 million.
  - Debt Service Expenses:
    - The loan payment for the Water Plant project was made in March 2026.
    - The loan payment for Water Main project was made in May 2026.



7

FUEL COSTS ANALYSIS



Fuel Comparison by Fiscal Year

Fiscal Year	Fuel Cost	Gallons Purchased	Avg Price / Gallon
2012	$58,320		
2013	$57,515		
2014	$54,888		
2015	$46,030		
2016	$24,771	11,858	$2.09
2017	$32,433	13,405	$2.42
2018	$36,733	12,320	$2.98
2019	$36,586	13,666	$2.68
2020	$33,942	15,133	$2.24
2021	$34,450	14,480	$2.38
2022	$55,678	15,464	$3.60
2023	$53,497	15,665	$3.42
2024	$49,796	15,499	$3.21
2025	$49,797	12,702	$3.92
2026	$22,568	7,209	$3.13

8

WORKERS' COMPENSATION INSURANCE - ANALYSIS OF CLAIMS

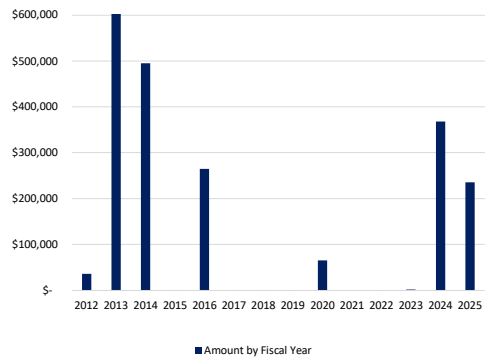
Amount & Status of Claims by Fiscal Year

Fiscal Year	Amount by Fiscal Year	Claim Status
2012	$ 35,536	Closed
2013	$ 609,507	Closed
2014	$ 494,929	Open & Closed Claims
2015	$ 404	Closed
2016	$ 264,562	Closed
2017	$ 102	Closed
2018	$ 608	Closed
2019	$ 368	Closed
2020	$ 65,072	Closed
2021	$ -	Closed
2022	$ 320	Closed
2023	$ 1,692	Closed
2024	$ 367,654	Open Claim*
2025	$ 235,615	Open & Closed Claims

*Claim for $364k occurred in August 2023, but was not added until 3rd quarter 2024.

Updated through March 31, 2026

Total Claims by Fiscal Year



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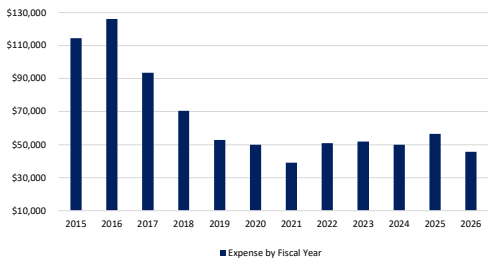
WORKERS' COMPENSATION INSURANCE – PREMIUM COST

Cost by Fiscal Year & Department

Fiscal Year	Admin	Police	Water	Total
2015	$ 5,350	$ 81,530	$ 27,726	$ 114,606
2016	$ 5,897	$ 89,829	$ 30,361	$ 126,086
2017	$ 4,180	$ 65,618	$ 23,855	$ 93,653
2018	$ 3,313	$ 49,202	$ 17,897	$ 70,412
2019	$ 2,648	$ 35,306	$ 14,940	$ 52,894
2020	$ 2,577	$ 32,766	$ 14,552	$ 49,894
2021	$ 1,488	$ 29,819	$ 7,863	$ 39,170
2022	$ 1,930	$ 39,039	$ 10,030	$ 50,999
2023	$ 1,893	$ 39,959	$ 9,949	$ 51,802
2024	$ 1,804	$ 38,401	$ 9,709	$ 49,914
2025	$ 2,038	$ 43,425	$ 11,060	$ 56,523
2026	$ 1,621	$ 35,809	$ 8,307	$ 45,737
TOTAL	**$ 34,739**	**$ 580,702**	**$ 186,249**	**$ 801,689**

** Updated through March 31, 2026

Total Cost by Fiscal Year



10

MEMORANDUM

TO: **Mayor Dawn Miller and Commissioners**
FROM: **Stephen Bloom, Finance Director**
CC: **Commissioner David Ravanesi, Treasurer**
DATE: **July 7, 2026**
SUBJECT: **March 2026 Financial Report**

Please find below the quarterly update from the Finance Department. At this point in the fiscal year (through March), the revenues and expenditures should be at 50% of the adopted budget. To further assist with your review, an overview of each of the Town's funds is provided below.

General Fund

- Total funding through March was at 85% of the annual budget.
  - Ad valorem taxes are 90% collected through March.
- Total expenditures through March were at 38% of the annual budget.

Special Revenue Funds

Community Bus

- Total funding through March were at 32% of the annual budget.
- Total expenditures through March were at 25% of the annual budget.

Marine Law Enforcement Grant

- Total funding and expenditures through March were at 69% of the annual budget.

Building Permits

- Total funding through March were at 55% of the annual amended budget.
- Total expenditures through March were at 53% of the annual budget.

P&Z and Code Compliance

- Total funding through March were at 27% of the annual budget.
- Total expenditures through March were at 54% of the annual budget.

Federal Forfeitures / Asset Sharing

- Total funds available through March: $1,552,590.

Debt Service Fund – (Beach Loans)

- The principal and interest of the 2023 Beach Loan were paid and was paid off in October 2025.
- The principal and interest payment of the 2025 Beach Loan was paid in March.

Capital Projects Fund – (General Fund Improvements)

- Total funding through March were at 14% of the annual budget.
- Total expenditures through March were at 14% of the annual budget.

MEMORANDUM

Town of Hillsboro Beach
Subject: March Financial Report
Page 2

Water Fund – (Operations)

- Total funding through March was at 46% of the annual budget.
- The water usage billing through March (YTD) is up by 6% compared to last year at the same time.
- The chart below compares the usage for March by category (Single Family, Multi Family, Irrigation) with last month and with the prior year - March 2025. The "Change in usage" and "% change" compares the current month with the prior month.
  - Total gallons used for the month of March was up by 12% or (2,212) thousand gallons compared to last month.

Usage Comparison in thousands)

				Month-to-Month Change	
Service Type	(Prior Yr) Mar-25	Feb-26	Mar-26	Change in Usage	% Change
Irrigation	11,228	10,207	11,427	1,220	12.%
Single Family	1,448	1,574	1,481	-92	-6%
Multi Family	7,483	6,808	7,894	1,086	16%
Total	**20,159**	**18,588**	**20,801**	**2,213**	**12%**

- Total expenses through March were at 42% of the annual budget.

Debt Service – (State Revolving Loans)

- Total funding through March was 48% of the annual budget.
- The loan payment for the water plant was made on March 2026.
- The loan payment for the water main project was made on May 2026.

Capital Projects Fund – (Water Fund Improvements)

- Total expenditures through March were at 0.9% of the annual budget.

Town of Hillsboro Beach

Financial Report

March 31, 2026

Prepared by

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Town of Hillsboro Beach

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Town of Hillsboro Beach

Financial Statements

(Unaudited)

March 31, 2026

Balance Sheet
March 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUNDS	SPECIAL REVENUE FUNDS	CAPITAL PROJECT FUNDS	WATER FUNDS	TOTAL
ASSETS					
Current Assets					
Equity in Pooled Cash	$ 6,107,182	$ 2,181,080	$ 6,009,340	$ 3,715,212	$ 18,012,814
Accounts Receivable	78,593	-	-	215,083	293,676
Lease Receivable	-	-	-	172,853	172,853
Allow -Doubtful Accounts	(26,072)	-	-	(45,758)	(71,830)
Due From Other Gov'tl Units	26,152	16,328	-	500	42,980
Deferred Outflow of Resources	-	-	-	56,763	56,763
Fuel	3,323	-	-	-	3,323
Money Market Account	-	1,552,590	-	-	1,552,590
Prepaid Items	32,244	-	-	499	32,743
Total Current Assets	6,221,422	3,749,998	6,009,340	4,115,152	20,095,912
Noncurrent Assets					
Fixed Assets					
Buildings	-	-	-	2,038,779	2,038,779
Accum Depr - Buildings	-	-	-	(1,194,372)	(1,194,372)
Distribution System	-	-	-	11,743,713	11,743,713
Plant Improvements	-	-	-	608,583	608,583
Infrastructure	-	-	-	102,068	102,068
Accum Depr - Infrastructure	-	-	-	(3,736,470)	(3,736,470)
Equipment	-	-	-	144,706	144,706
Meters	-	-	-	412,136	412,136
Vehicles	-	-	-	104,552	104,552
Accum Depr - Equip/Furniture	-	-	-	(641,930)	(641,930)
Construction Work In Process	-	-	-	137,613	137,613
TOTAL ASSETS	**$ 6,221,422**	**$ 3,749,998**	**$ 6,009,340**	**$ 13,834,530**	**$ 29,815,290**
LIABILITIES					
Current Liabilities					
Accounts Payable	$ 110,868	$ 63,085	$ 11,679	$ 23,598	$ 209,230
Accrued Expenses	66,137	-	-	619	66,756
DBPR/BCAIF/BORA Surcharges	-	6,573	-	-	6,573
Notes/Loans Payable - Current	-	-	-	610,206	610,206
Compensated Absences-Current	23,167	-	-	-	23,167
Accrued Interest Payable	-	-	-	23,198	23,198
Deposits	8,125	(41,746)	-	-	(33,621)
Deferred Revenue	750	-	2,250,000	-	2,250,750
Total Current Liabilities	209,047	27,912	2,261,679	657,621	3,156,259

Balance Sheet
March 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUNDS	SPECIAL REVENUE FUNDS	CAPITAL PROJECT FUNDS	WATER FUNDS	TOTAL
Long-Term Liabilities					
Note/Loan Payable - LT	-	-	-	6,787,103	6,787,103
Compensated Absences-Long-Term	-	-	-	94,309	94,309
OPEB Liability	-	-	-	7,198	7,198
Deferred Inflow of Resources	-	-	-	14,083	14,083
Net Pension Liability	-	-	-	344,139	344,139
Deferred inflows - Leases	-	-	-	154,670	154,670
Total Long-Term Liabilities	-	-	-	7,401,502	7,401,502
TOTAL LIABILITIES	**209,047**	**27,912**	**2,261,679**	**8,059,123**	**10,557,761**
FUND BALANCES / NET ASSETS					
Fund Balances					
Nonspendable:					
Prepaid Items	32,244	-	-	-	32,244
Restricted for:					
Capital Projects	-	-	3,747,661	-	3,747,661
Special Revenue	-	3,722,086	-	-	3,722,086
Assigned to:					
Reserves - Beach Assessment	8,207	-	-	-	8,207
Unassigned:	5,971,924	-	-	-	5,971,924
Net Assets					
Invested in capital assets, net of related debt	-	-	-	2,322,069	2,322,069
Unrestricted/Unreserved	-	-	-	3,453,338	3,453,338
TOTAL FUND BALANCES / NET ASSETS	**$ 6,012,375**	**$ 3,722,086**	**$ 3,747,661**	**$ 5,775,407**	**$ 19,257,529**
TOTAL LIABILITIES & FUND BALANCES / NET ASSETS	**$ 6,221,422**	**$ 3,749,998**	**$ 6,009,340**	**$ 13,834,530**	**$ 29,815,290**

Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund
For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Property Taxes	$ 6,781,371	$ 6,092,558	$ 688,813	89.8%	$ 5,896,295	$ 196,263
Other Local Taxes	323,000	143,428	179,572	44.4%	153,916	(10,489)
Intergovernmental Revenues	223,173	100,196	122,977	44.9%	92,824	7,372
Fines & Forfeitures	1,050	940	110	89.5%	563	376
Miscellaneous Revenues	125,000	70,031	54,969	56.0%	39,297	30,734
Interest Income	295,100	165,817	129,283	56.2%	183,564	(17,747)
Total Revenues	**7,748,694**	**6,572,970**	**1,175,724**	**84.8%**	**6,366,459**	**206,510**
Other Sources						
Transfer In	50,000	25,000	25,000	50.0%	25,000	-
Use / (Add't) Fund Balance	1,876,728	-	-	0.0%	-	-
Total Other Sources	**1,926,728**	**25,000**	**25,000**	**1.3%**	**25,000**	**-**
TOTAL FUNDING	**9,675,422**	**6,597,970**	**1,200,724**	**68.2%**	**6,391,459**	**206,510**
EXPENDITURES						
Town Commission	94,217	35,768	58,449	38.0%	37,900	2,132
Town Manager	464,724	219,415	245,309	47.2%	215,791	(3,624)
Town Clerk	365,673	168,006	197,667	45.9%	139,910	(28,097)
Police	4,412,485	2,019,987	2,392,498	45.8%	1,859,266	(160,721)
Facility Services	305,721	135,787	169,934	44.4%	132,207	(3,580)
Finance	138,115	63,193	74,922	45.8%	57,255	(5,938)
Fire Rescue	1,215,846	584,682	631,164	48.1%	575,085	(9,596)
Solid Waste	469,492	218,734	250,758	46.6%	214,024	(4,710)
Beaches	12,000	-	12,000	0.0%	-	-
Charitable Donations	7,108	7,479	(371)	105.2%	7,411	(68)
Contingency	250,000	500	249,500	0.2%	290	(210)
TOTAL EXPENSES	**7,735,381**	**3,453,551**	**$ 4,281,830**	**44.6%**	**3,239,138**	**(214,413)**
Interfund Transfer - Out	1,940,041	260,383	1,679,658	13.4%	514,281	253,898
TOTAL EXPENDITURES	**9,675,422**	**3,713,934**	**$ 5,961,488**	**38.4%**	**3,753,420**	**39,486**
Total Funding over (under) Expenditures	$ -	2,884,036			$ 2,638,040	$ 245,996
Fund Balance - Beginning		3,128,341				
Fund Balance - Ending		**$ 6,012,376**				

General Fund - Revenue

For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Property Tax						
Ad Valorem Taxes	$ 7,024,219	$ 6,333,650	$ 690,569	90.2%	$ 6,135,056	$ 198,594
Ad Valorem Taxes - Prior Years	3,000	-	3,000	0.0%	(2,059)	2,059
Ad Valorem Taxes - Discounts	(245,848)	(241,092)	(4,756)	98.1%	(236,703)	(4,389)
Total - Property Tax	**6,781,371**	**6,092,558**	**688,813**	**89.8%**	**5,896,295**	**196,263**
Other Local Taxes						
FPL Franchise	295,000	128,234	166,766	43.5%	142,335	(14,101)
Local Communications Tax	28,000	15,194	12,806	54.3%	11,582	3,612
Total - Other Local Taxes	**323,000**	**143,428**	**179,572**	**44.4%**	**153,916**	**(10,489)**
Intergovernmental Revenues						
Occupational Licenses	1,900	481	1,420	25.3%	514	(33)
FDLE - JAG grant	-	-	-	n/a	2,095	(2,095)
State Revenue Sharing	60,000	28,582	31,418	47.6%	27,650	932
Alcoholic Beverage License	1,273	-	1,273	0.0%	-	-
Half-Cent Sales Tax	160,000	71,134	88,866	44.5%	62,565	8,568
Total - Intergov. Revenues	**223,173**	**100,196**	**122,977**	**44.9%**	**92,824**	**7,372**
Fines & Forfeitures						
Judgments and Fines	1,000	940	60	94.0%	563	376
Other Fines and/or Forfeits	50	-	50	0.0%	-	-
Total - Fines & Forfeitures	**1,050**	**940**	**110**	**89.5%**	**563**	**376**
Miscellaneous Revenue						
Miscellaneous	10,000	21,214	(11,214)	212.1%	2,430	18,784
Police Reimbursement	85,000	18,754	66,246	22.1%	20,363	(1,610)
Insurance Reimbursements	-	14,484	(14,484)	n/a	10,104	4,380
Lien Search Fee	15,000	6,200	8,800	41.3%	6,400	(200)
Sale of Surplus Equipment	15,000	9,380	5,620	62.5%	-	9,380
Total - Misc. Revenue	**125,000**	**70,031**	**54,969**	**56.0%**	**39,297**	**30,734**
Interest Income						
Interest - Investments	300,000	181,038	118,962	60.3%	187,846	(6,808)
Interest - Tax Collector	100	2,615	(2,515)	2614.5%	2,979	(364)
Net Incr (Decr) In FMV-Invest	(5,000)	(17,835)	12,835	356.7%	(7,260)	(10,575)
Total - Interest Income	**295,100**	**165,817**	**129,283**	**56.2%**	**183,564**	**(17,747)**
Total Revenue	**7,748,694**	**6,572,970**	**1,175,724**	**84.8%**	**6,366,459**	**206,510**

General Fund - Revenue

For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
Transfer In						
Water Fund	50,000	25,000	25,000	50.0%	25,000	-
Total - Transfer In	**50,000**	**25,000**	**25,000**	**50.0%**	**25,000**	**-**
Use / (Add't) Fund Balance	**1,876,728**	**-**	**1,876,728**	**0.0%**	**-**	**-**
TOTAL FUNDING	**9,675,422**	**6,597,970**	**3,077,452**	**68.2%**	**6,391,459**	**206,510**

General Fund - Town Commission

For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
Personal Services						
Mayor/Commission Stipend	$ 54,080	$ 27,040	$ 27,040	50.0%	$ 26,027	$ (1,013)
Car Allowance	12,000	6,000	6,000	50.0%	6,006	6
FICA	4,137	2,528	1,609	61.1%	2,451	(77)
Total Personal Services	**70,217**	**35,568**	**34,649**	**50.7%**	**34,484**	**(1,084)**
Operating Expenses						
Election Fees	3,500	200	3,300	5.7%	644	444
Annual Conf. - League of Cities	5,000	-	5,000	0.0%	-	-
Conferences/Seminars	8,000	-	8,000	0.0%	581	581
Mayor/Commission Expense	7,500	-	7,500	0.0%	2,191	2,191
Total Operating Expenses	**24,000**	**200**	**23,800**	**0.8%**	**3,416**	**3,216**
TOTAL COMMISSION	**$ 94,217**	**$ 35,768**	**$ 58,449**	**38.0%**	**$ 37,900**	**$ 2,132**

General Fund - Town Manager

For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
Personal Services						
Salaries	$ 183,402	$ 89,422	$ 93,980	48.8%	$ 85,905	$ (3,518)
Car Allowance	6,000	3,250	2,750	54.2%	2,725	(525)
FICA	14,489	5,920	8,569	40.9%	6,830	910
Florida Retirement System	60,963	30,434	30,529	49.9%	29,445	(988)
Health and Life Insurance	36,876	13,460	23,416	36.5%	12,140	(1,320)
Workers' Comp Insurance	494	174	320	35.2%	104	(69)
Total Personal Services	**302,224**	**142,660**	**159,564**	**47.2%**	**137,149**	**(5,511)**
Operating Expenses						
Town Attorney	70,000	33,022	36,978	47.2%	31,547	(1,475)
Prof. Services - IT Services	25,000	9,779	15,222	39.1%	15,251	5,472
Prof. Services - Lobbyist	60,000	30,045	29,955	50.1%	30,818	773
Miscellaneous	1,000	1,025	(25)	102.5%	437	(588)
Computer Expense / Supplies	1,000	-	1,000	0.0%	589	589
Training Expenses	5,500	2,884	2,616	52.4%	-	(2,884)
Total Operating Expenses	**162,500**	**76,755**	**85,745**	**47.2%**	**78,642**	**1,887**
TOTAL TOWN MANAGER	**$ 464,724**	**$ 219,415**	**$ 245,309**	**47.2%**	**$ 215,791**	**$ (3,624)**

General Fund - Town Clerk

For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
Personal Services						
Salaries	$ 165,280	$ 76,913	$ 88,367	46.5%	$ 62,460	$ (14,453)
Payroll - Vacation	5,026	2,354	2,672	46.8%	5,026	2,672
FICA	13,029	6,049	6,980	46.4%	5,147	(902)
Florida Retirement System	23,189	10,822	12,367	46.7%	8,410	(2,412)
Health and Life Insurance	39,549	10,691	28,858	27.0%	9,421	(1,270)
Workers' Comp Insurance	445	157	288	35.2%	97	(59)
Unemployment Compensation	250	-	250	0.0%	-	-
Total Personal Services	**246,768**	**106,985**	**139,783**	**43.4%**	**90,561**	**(16,424)**
Operating Services						
Coding Ordinance	3,239	1,055	2,184	32.6%	1,272	217
Prof. Services- Digitize records	6,000	3,970	2,030	66.2%	1,274	(2,695)
Contracts - Minutes Preparation	4,250	935	3,315	22.0%	1,069	134
Temporary Labor	6,500	14,169	(7,669)	218.0%	-	(14,169)
Contracts - Other Services	7,500	2,053	5,447	27.4%	2,615	561
Software Maintenance/Support	31,342	13,936	17,406	44.5%	21,361	7,425
Postage and Freight	2,500	1,366	1,134	54.7%	775	(592)
Copier	5,000	2,112	2,888	42.2%	1,951	(162)
Advertising	10,000	4,075	5,925	40.7%	5,538	1,463
Office Supplies	5,900	2,389	3,511	40.5%	1,140	(1,249)
Website Support	15,783	6,210	9,573	39.3%	6,359	149
Subscriptions and Memberships	5,891	5,032	859	85.4%	4,620	(412)
Office Equipment	1,000	-	1,000	0.0%	-	-
Training Expenses	4,000	3,324	676	83.1%	-	(3,324)
Resident Mailings	10,000	395	9,605	4.0%	1,375	980
Total Operating Services	**118,905**	**61,022**	**57,884**	**51.3%**	**49,349**	**(11,673)**
TOTAL TOWN CLERK	**$ 365,673**	**$ 168,006**	**$ 197,667**	**45.9%**	**$ 139,910**	**$ (28,097)**

General Fund - Police

For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
Personal Services						
Salaries	$ 2,099,196	$ 980,810	$ 1,118,386	46.7%	$ 936,949	$ (43,860)
Paid Holidays	67,503	34,359	33,144	50.9%	36,470	2,110
Payroll-Other	7,500	4,500	3,000	60.0%	7,500	3,000
Car Allowance	46,800	27,275	19,525	58.3%	24,450	(2,825)
Longevity Pay	6,750	8,750	(2,000)	129.6%	8,250	(500)
Overtime	35,000	11,265	23,735	32.2%	13,838	2,573
Overtime - Task Force	45,000	15,934	29,066	35.4%	499	(15,435)
Overtime - Oper. Stone Garden	25,000	-	25,000	0.0%	17,792	17,792
Sick Leave Cash Out	31,000	37,032	(6,032)	119.5%	29,313	(7,719)
Incentive	17,550	8,077	9,473	46.0%	8,696	619
FICA	182,169	88,218	93,951	48.4%	82,778	(5,440)
Florida Retirement System	748,735	325,329	423,406	43.5%	277,668	(47,661)
Health and Life Insurance	627,918	298,549	329,369	47.5%	252,391	(46,158)
Workers' Comp Insurance	101,790	35,809	65,981	35.2%	21,713	(14,097)
Tuition Reimbursement	2,250	-	2,250	0.0%	-	-
AD&D Insurance	815	355	461	43.5%	355	-
Unemployment Compensation	1,000	-	1,000	0.0%	-	-
Total Personal Services	**4,045,976**	**1,876,261**	**2,169,715**	**46.4%**	**1,718,661**	**(157,600)**
Operating Expenses						
Contracts - Other Services	27,433	14,236	13,197	51.9%	9,826	(4,410)
Town Attorney	5,000	790	4,210	15.8%	904	114
Prof. Services - IT Services	18,000	6,062	11,939	33.7%	2,709	(3,353)
Telephone Services	4,600	2,188	2,412	47.6%	2,493	305
Mobile Phones	6,900	3,541	3,359	51.3%	2,824	(717)
Postage	1,000	-	1,000	0.0%	12	12
Electricity	15,071	6,057	9,014	40.2%	6,516	460
Liability and Property Insurance	56,603	23,468	33,135	41.5%	22,641	(826)
Building Repairs & Maintenance	10,000	4,430	5,570	44.3%	1,835	(2,595)
Auto Repairs and Maintenance	25,000	9,574	15,426	38.3%	17,696	8,123
Boat Repairs and Maintenance	25,000	6,887	18,113	27.5%	11,934	5,046
ATV Repairs and Maintenance	1,500	-	1,500	0.0%	-	-
Rental - Vehicles	15,000	3,112	11,888	20.7%	3,358	246
Vehicles - GPS	1,770	319	1,451	18.0%	478	159
Copier	4,000	1,341	2,659	33.5%	1,380	40
Miscellaneous Services	5,000	1,242	3,758	24.8%	1,101	(141)
Internet Service	10,800	7,530	3,270	69.7%	5,411	(2,119)
Physical Examinations	3,000	985	2,015	32.8%	1,010	25
Office Supplies	3,000	581	2,419	19.4%	718	137
Operating Supplies	15,000	7,376	7,624	49.2%	6,670	(706)
Fuel & Oil	60,000	20,967	39,033	34.9%	19,439	(1,528)

General Fund - Police

For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
Uniforms Supplies	18,000	2,772	15,228	15.4%	6,712	3,939
Investigation Division	7,500	317	7,183	4.2%	1,046	729
Subscriptions and Memberships	7,332	4,268	3,064	58.2%	3,150	(1,118)
Protective PPE	-	1,237	(1,237)	n/a	225	(1,012)
Education / Training	20,000	14,448	5,552	72.2%	10,516	(3,932)
Total Operating Expenses	**366,509**	**143,726**	**222,783**	**39.2%**	**140,605**	**(3,121)**
TOTAL POLICE	**$ 4,412,485**	**$ 2,019,987**	**$ 2,392,498**	**45.8%**	**$ 1,859,266**	**$ (160,721)**

General Fund - Facility Services

For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
Personal Services						
Salaries	$ 60,528	$ 29,918	$ 30,610	49.4%	$ 30,634	$ 716
Vacation Leave Cash Out	4,061	-	4,061	0.0%	-	-
Sick Leave Cash Out	2,162	2,611	(449)	120.8%	2,721	110
FICA	5,106	2,452	2,654	48.0%	2,523	71
Florida Retirement System	14,699	7,515	7,184	51.1%	7,034	(481)
Health and Life Insurance	33,461	13,928	19,533	41.6%	12,362	(1,566)
Workers' Comp Insurance	3,668	1,290	2,378	35.2%	817	(473)
Total Personal Services	**123,685**	**57,714**	**65,971**	**46.7%**	**56,091**	**(1,623)**
Operating Expenses						
Telephone Service	4,600	2,188	2,412	47.6%	2,494	306
Utility - Water	7,000	2,748	4,252	39.3%	3,337	589
Electricity	7,500	2,207	5,293	29.4%	2,240	32
Utility - Sewer	900	406	494	45.1%	411	5
Internet Service	7,200	5,049	2,151	70.1%	3,857	(1,193)
Liability and Property Insurance	57,636	24,767	32,869	43.0%	22,911	(1,856)
Pest Control - Building/Grounds	2,000	605	1,395	30.2%	235	(370)
R&M - Equipment	5,000	545	4,455	10.9%	1,535	990
R&M - Grounds	5,000	4,636	364	92.7%	1,321	(3,315)
Landscape Maintenance	10,000	1,468	8,532	14.7%	2,460	992
Town Hall Maint. / Repairs	20,000	1,166	18,834	5.8%	3,263	2,097
Generator Maint. Contract	5,200	1,760	3,440	33.9%	1,538	(222)
R&M - Bocce Court	7,500	713	6,787	9.5%	170	(543)
Operating Supplies - General	3,500	2,900	600	82.9%	1,518	(1,382)
Town Events	35,000	26,913	8,087	76.9%	28,825	1,913
A/C Maintenance Contract	4,000	-	4,000	0.0%	-	-
Total Operating Expenses	**182,036**	**78,073**	**103,963**	**42.9%**	**76,116**	**(1,957)**
TOTAL FACILITY SERVICES	**$ 305,721**	**$ 135,787**	**$ 169,934**	**44.4%**	**$ 132,207**	**$ (3,580)**

Notes to the Financial Statements - General Fund
March 31, 2026

The notes below are intended to provide additional information helpful when reviewing the financial statements. Per the Adopted Budget, the revenues and expenditures should be at 50% through March. Below is an analysis of revenues and expenditures that have significant variances compared to the budget.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Revenues				
Ad Valorem Taxes	7,024,219	6,333,650	90.2%	Collections were at 91.2% at this time last year.
Judgments and Fines	1,000	940	94.0%	Increased traffic enforcement.
Miscellaneous	10,000	21,214	212.1%	COBRA Insurance, copies of records requests.
Expenditures				
Town Manager				
Car Allowance	6,000	3,250	54.2%	Amended contract increased car allowance to $500 per month.
Town Attorney	70,000	33,022	47.2%	Includes general matters, prepare resolutions, review contracts and ordinances.
Miscellaneous Services	1,000	1,025	102.5%	Includes lunch with client, condolence flowers.
Training Expenses	5,500	2,884	52.4%	ICMA training/conference/food, FCCMA ethics training, Leadership training.
Town Clerk				
Vacation Leave Cash Out	5,026	2,354	46.8%	Paid out annually in December.
Prof. Services- Digitize records	6,000	3,970	66.2%	Digitize records for Town Hall and Building Dept, laserfiche services.
Temporary Labor	6,500	14,169	218.0%	Staffing company help until hired full time..
Advertising	10,000	4,075	40.7%	Ordinance, variance, site plan, parking lot improvements bid, planning room renovation bids, 2026 Municipal Election in english and spanish.
Office Supplies	5,900	2,389	40.5%	Paper, framing Commission picture, onsite shred service, digital informaton booklet,
Subscriptions and Memberships	5,891	5,032	85.4%	Annual memberships for FSBPA, ICMA, Broward MPO, FCCMA, BCMCA, FLC, FRMA, FLM, Canva graphic marketing tool, Zoom, Creative Services, security awareness training, MDMCA Holiday Toy Drive gifts.
Training Expenses	4,000	3,324	83.1%	IIMC HR training, ChatGPT subscription with AI Support, FCPC Program training.
Police				
Paid Holidays	67,503	34,359	50.9%	Paid for holidays.
Payroll-Dispatch/Det. Incentive	7,500	4,500	60.0%	Detective & Dispatcher incentive payout per PBA contract in December..
Car Allowance	46,800	27,275	58.3%	Officer's car allowance per PBA contract.
Longevity Pay	6,750	8,750	129.6%	Longevity pay per PBA contract paid out in December..
Sick Leave Cash Out	31,000	37,032	119.5%	Paid out annually in December.

Notes to the Financial Statements - General Fund
March 31, 2026

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Police (continued)				
Contracts - Other Services	27,433	14,236	51.9%	Car Air cards, USA software, FL MLUR, annual recorder service, Voice logging recording agreement, CAD system maintenance, PowerDMA/PowerTime, Duo Security, Falcon Rapid ID.
Liability and Property Insurance	56,603	23,468	41.5%	General Liability/Auto/Property insurance thru quarter 2.
Building Repairs & Maintenance	10,000	4,430	44.3%	Paint, lightbulbs, repair sally port, remove/replace flooring in lunchroom, A/C repairs.
Internet Service	10,800	7,530	69.7%	Monthly internet service with Comcast and Google with Google increasing more than expected.
Subscriptions and Memberships	7,332	4,268	58.2%	Annual memberships for Nixle Engage, BCCPA, IACP, FPCA, FL MLUR, NIGPSEFL, Accreditation Academy Subscription, Adobe, Costco.
Protective PPE	-	1,237	N/A	HEPA Rx filter, UV lamp bulb for Jades (4)
Education / Training	20,000	14,448	72.2%	FLA-PAC conferences, Accreditation Manager training, CPR Instructor Cert, Accreditation conference, DOH exam, Onsite accreditation hotel & food, FBINAA luncheon, Yeti mugs, APCO Int'l.
Facility Services				
Payroll-Salaries	60,528	29,918	49.4%	Maintenance worker's salary includes overtime for events
Sick Leave Cash Out	2,162	2,611	120.8%	Paid out annually in December.
Florida Retirement System	14,699	7,515	51.1%	FRS based upon salaries, overtime plus holidays
Internet Service	7,200	5,049	70.1%	Monthly internet service with Comcast and Google with Google increasing more than expected.
R&M - Grounds	5,000	4,636	92.7%	Solar spotlights, install new outdoor light fixture.
Generator Maint. Contract	5,200	1,760	33.9%	Qtrly maintenance, generator load bank test.
Operating Supplies - General	3,500	2,900	82.9%	Misc op supplies, trash cans, microwave, water, newspaper rack, a/c filters, paper towels, lightbulbs, workboots.
Town Events	35,000	26,913	76.9%	Outdoor musical performance, Community shred event with promo products, wine tumbler giveaways, holiday decorations and food, Holiday music performer, BARC donation.
Fire Rescue				
Fire Service Agreemnt-Capital	41,118	41,118	100.0%	FY 2026 annual amount paid in full.
Solid Waste				
County Contribution	2,383	2,377	99.7%	Year 3 of pro-rata share of solid waste disposal and recyclable materials processing authority of Broward County.
Charitable Donations				
Lighthouse Preservation Contrib.	2,500	3,000	120.0%	Paid in full for year.
Area Council on Aging Contrib.	4,608	4,479	97.2%	Paid in full for year.

General Fund - Other Departments

For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
Finance						
Auditing Services	$ 20,000	$ 7,123	$ 12,877	35.6%	$ 1,644	$ (5,479)
Accounting/Financial Services	108,115	51,682	56,433	47.8%	50,323	(1,359)
Investment Services	10,000	4,388	5,612	43.9%	5,288	900
Total Finance Expense	**138,115**	**63,193**	**74,922**	**45.8%**	**57,255**	**(5,938)**
Fire Rescue						
Fire Service Agreement	1,174,728	543,564	631,164	46.3%	533,967	(9,596)
Fire Service Agreement - Capital	41,118	41,118	-	100.0%	41,118	-
Total Fire Rescue Expense	**1,215,846**	**584,682**	**631,164**	**48.1%**	**575,085**	**(9,596)**
Solid Waste						
Contracts Services	467,109	216,357	250,752	46.3%	211,642	(4,716)
County Contribution	2,383	2,377	6	99.7%	2,383	6
Total Solid Waste Expense	**469,492**	**218,734**	**250,758**	**46.6%**	**214,024**	**(4,710)**
Beach Management						
Beach Salvage (Boat removal)	2,000	-	2,000	0.0%	-	-
Buoys	10,000	-	10,000	0.0%	-	-
Total Beach Management Expense	**12,000**	**-**	**12,000**	**0.0%**	**-**	**-**
Charitable Donations						
Lighthouse Preservation Contrib.	2,500	3,000	(500)	120.0%	2,500	(500)
Area Council on Aging Contrib.	4,608	4,479	129	97.2%	4,911	432
Total Charitable Donations	**7,108**	**7,479**	**(371)**	**105.2%**	**7,411**	**(68)**
Contingency	**250,000**	**500**	**249,500**	**0.2%**	**290**	**(210)**
Total Expense before Transfer Out	**2,092,561**	**874,588**	**1,217,973**		**854,066**	**(20,523)**
Transfer Out						
To P&Z and Code Enf. Fund	60,000	2,678	57,323	4.5%	16,656	13,978
To Debt Service Fund	1,815,041	257,705	1,557,336	14.2%	492,710	235,005
To General Fund CIP	65,000	-	65,000	0.0%	4,916	4,916
Total Transfer Out	**1,940,041**	**260,383**	**1,679,658**	**13.4%**	**$ 514,281**	**$ 253,898**
TOTAL OTHER DEPARTMENTS	**$ 4,032,602**	**$ 1,134,971**	**$ 2,897,631**	**28.1%**	**$ 1,368,347**	**$ 233,376**
TOTAL GENERAL FUND EXPENDITURES	**$ 9,675,422**	**$ 3,713,934**	**$ 5,961,488**	**38.4%**	**$ 3,753,420**	**$ 39,486**

Statement of Revenues, Expenditures and Changes in Fund Balances
Special Revenue Fund - Transportation (Community Bus)
For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Local Option Gas Tax	34,289	15,483	18,806	45.2%	13,529	1,953
County Transportation Grant	78,844	46,492	32,352	59.0%	42,528	3,964
Total Revenues	**113,133**	**61,975**	**51,158**	**54.8%**	**56,057**	**5,917**
Use / (Add't) Fund Balance	80,000	-	-	0.0%	-	-
Total Other Sources	**80,000**	**-**	**-**	**0.0%**	**-**	**-**
TOTAL FUNDING	**193,133**	**61,975**	**51,158**	**32.1%**	**56,057**	**5,917**
EXPENDITURES						
Contractual Services	78,844	46,162	32,682	58.5%	44,920	(1,242)
Roadways - R&M	10,000	1,563	8,438	15.6%	-	(1,563)
Roadways - R&M	80,000	-	80,000	0.0%	-	-
Reserves - Future Use	24,289	-	24,289	0.0%	-	-
TOTAL EXPENDITURES	**193,133**	**47,725**	**$ 145,408**	**24.7%**	**44,920**	**(2,804)**
Total Funding over (under) Expenditures	$ -	14,250			$ 11,137	$ 3,113
Fund Balance - Beginning		158,869				
Fund Balance - Ending		**$ 173,119**				

Statement of Revenues, Expenditures and Changes in Fund Balances
Special Revenue Fund - Marine Law Enforcement Grant
For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Marine Law Enforcement Grant	40,440	27,924	12,516	69.1%	19,916	8,008
Total Revenues	**40,440**	**27,924**	**12,516**	**69.1%**	**19,916**	**8,008**
TOTAL FUNDING	**40,440**	**27,924**	**12,516**	**69.1%**	**19,916**	**8,008**
EXPENDITURES						
Police Wages	40,440	27,924	12,516	69.1%	19,916	(8,008)
TOTAL EXPENDITURES	**40,440**	**27,924**	**$ 12,516**	**69.1%**	**19,916**	**(8,008)**
Total Funding over (under) Expenditures	$ -	-			$ -	$ -
Fund Balance - Beginning		-				
Fund Balance - Ending		**$ -**				

Statement of Revenues, Expenditures and Changes in Fund Balances
Special Revenue Fund - Building Permits
For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Building Permit Fees	600,000	396,165	203,835	66.0%	2,335,825	(1,939,660)
Building Admin Fees	10,000	3,300	6,700	33.0%	2,500	800
Total Revenues	**610,000**	**399,465**	**210,535**	**65.5%**	**2,338,325**	**(1,938,860)**
Use / (Add't) Fund Balance	111,000	-	111,000	0.0%	-	-
Total Other Sources	**111,000**	**-**	**111,000**	**0.0%**	**-**	**-**
TOTAL FUNDING	**721,000**	**399,465**	**321,535**	**55.4%**	**2,338,325**	**(1,938,860)**
EXPENDITURES						
Building Permits						
ProfServ-Building Permits - CGA	510,000	368,128	141,872	72.2%	1,980,436	1,612,308
ProfServ-Engineering - Other	-	1,000	(1,000)	n/a	-	(1,000)
ProfServ-Digitize Records	10,000	-	10,000	0.0%	-	-
Code Compliance	25,000	2,670	22,330	10.7%	1,350	(1,320)
Temporary Labor	6,000	-	6,000	0.0%	-	-
Credit Card Processing Fees	20,000	7,914	12,086	39.6%	11,827	3,913
Building Room	150,000	-	150,000	0.0%	4,561	4,561
Total Building Permits	**721,000**	**379,712**	**341,288**	**52.7%**	**1,998,174**	**1,618,462**
Transfer to General Fund	-	-	-	n/a	-	-
TOTAL EXPENDITURES	**721,000**	**379,712**	**$ 341,288**	**52.7%**	**1,998,174**	**1,618,462**
Total Funding over (under) Expenditures	$ -	19,753			$ 340,151	$ (320,398)
Fund Balance - Beginning		966,875				
Fund Balance - Ending		**$ 986,628**				

Statement of Revenues, Expenditures and Changes in Fund Balances
Special Revenue Fund - P&Z and Code Compliance
For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Planning & Zoning Fees	35,000	15,300	19,700	43.7%	13,550	1,750
Fire Fees	15,000	4,800	10,200	32.0%	5,550	(750)
Code Enforcement Violations	5,000	8,450	(3,450)	169.0%	7,700	750
Total Revenues	**55,000**	**28,550**	**26,450**	**51.9%**	**26,800**	**1,750**
Other Sources						
Transfer In	60,000	2,678	57,323	4.5%	16,656	(13,978)
Total Other Sources	**60,000**	**2,678**	**57,323**	**4.5%**	**16,656**	**(13,978)**
TOTAL FUNDING	**115,000**	**31,228**	**83,773**	**27.2%**	**43,456**	**(12,228)**
EXPENDITURES						
P&Z and Code Compliance						
ProfServ-General Admin - CGA	50,000	34,916	15,084	69.8%	20,173	(14,744)
ProfServ-Site Planning - CGA	5,000	11,365	(6,365)	227.3%	1,000	(10,365)
Flood Insurance Program (CRS)	5,000	2,500	2,500	50.0%	-	(2,500)
Code Compliance	25,000	9,099	15,902	36.4%	8,523	(576)
Land Development Update	10,000	300	9,700	3.0%	-	(300)
Comprehensive Planning	20,000	3,782	16,219	18.9%	13,760	9,979
Total P&Z and Code	**115,000**	**61,961**	**53,039**	**53.9%**	**43,456**	**(18,506)**
Transfer to General Fund	-	-	-	n/a	-	-
TOTAL EXPENDITURES	**115,000**	**61,961**	**$ 53,039**	**53.9%**	**43,456**	**(18,506)**
Total Funding over (under) Expenditures	$ -	(30,734)			$ -	$ (30,734)
Fund Balance - Beginning		804,345				
Fund Balance - Ending		**$ 773,611**				

Statement of Revenues, Expenditures and Changes in Fund Balances
Special Revenue Fund - Federal Forfeitures / Asset Sharing
For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Federal Forfeitures	-	326,364	(326,364)	n/a	285,229	41,136
Interest Income	-	25,144	(25,144)	n/a	20,845	4,299
Total Revenues	**-**	**351,509**	**(351,509)**	**n/a**	**306,074**	**45,435**
TOTAL FUNDING	**-**	**351,509**	**(351,509)**	**n/a**	**306,074**	**45,435**
EXPENDITURES						
Personal Services						
Payroll-Overtime Special Duty	-	-	-	n/a	6,818	6,818
Total Personal Services	**-**	**-**	**-**	**n/a**	**6,818**	**6,818**
Capital Outlay/ Other						
Education / Training	-	15,874	(15,874)	n/a	1,200	(14,674)
Building Improvements	-	-	-	n/a	15,740	15,740
Police Equipment	-	74,351	(74,351)	n/a	1,801	(72,550)
Total Capital Outlay / Other	**-**	**90,226**	**(90,226)**	**n/a**	**18,741**	**(71,485)**
TOTAL EXPENDITURES	**-**	**90,226**	**$ (90,226)**	**n/a**	**25,558**	**(64,667)**
Total Funding over (under) Expenditures	$ -	261,283			$ 280,516	$ (19,233)
Fund Balance - Beginning		1,527,443				
Fund Balance - Ending		**$ 1,788,727**				

Statement of Revenues, Expenditures and Changes in Fund Balances
Debt Service Fund - (FEMA Bridge Loan)
For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
FEMA Grant	-	-	-	n/a	2,657,877	(2,657,877)
Total Revenues	**-**	**-**	**-**	**n/a**	**2,657,877**	**(2,657,877)**
Other Sources						
Transfer In	1,815,041	257,705	1,557,336	14.2%	492,710	(235,005)
Total Other Sources	**1,815,041**	**257,705**	**1,557,336**	**14.2%**	**492,710**	**(235,005)**
TOTAL FUNDING	**1,815,041**	**257,705**	**1,557,336**	**14.2%**	**3,150,587**	**(2,892,881)**
EXPENDITURES						
Debt Service Expenses						
Principal Debt Retirement	1,624,962	132,054	1,492,908	8.1%	3,070,406	2,938,353
Interest Expense	-	1,029	(1,029)	n/a	80,181	79,151
Bank Charges/Fee	190,079	124,623	65,457	65.6%	-	(124,623)
Total Debt Service Expense	**1,815,041**	**257,705**	**1,557,336**	**14.2%**	**3,150,587**	**2,892,882**
TOTAL EXPENDITURES	**1,815,041**	**257,705**	**$ 1,557,336**	**14.2%**	**3,150,587**	**2,892,882**
Total Funding over (under) Expenditures	$ -	-			$ (0)	$ 0
Fund Balance - Beginning		-				
Fund Balance - Ending		**$ -**				

Statement of Revenues, Expenditures and Changes in Fund Balances
Capital Projects Fund - (General Fund Improvements)
For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
FUNDING						
FEMA reimbursement	$ 320,000	$ 3,882,385	$ (3,562,385)	1213.2%	$ 193,984	$ 3,688,400
Total Revenues	**320,000**	**3,882,385**	**(3,562,385)**	**1213.2%**	**193,984**	**3,688,400**
Other Sources						
Transfer From General Fund	255,000	-	255,000	0.0%	4,916	(4,916)
Loan Proceeds	-	-	-	n/a	3,467,867	(3,467,867)
Use / (Add't) Fund Balance	2,000,000	-	-	0.0%	-	-
Total Other Sources	**2,255,000**	**-**	**255,000**	**0.0%**	**3,472,783**	**(3,472,783)**
TOTAL FUNDING	**2,575,000**	**3,882,385**	**(3,307,385)**	**150.8%**	**3,666,768**	**215,617**
EXPENDITURES						
Beach Projects						
Engineering - Physical Monitoring	65,000	57,587	7,413	88.6%	21,167	(36,420)
Engineering - Biological Monitoring	72,500	15,689	56,811	21.6%	4,096	(11,593)
Engineering/Permitting - 2027 Project	100,000	18,434	81,566	18.4%	-	(18,434)
Engineering - Dorian	-	12,993	(12,993)	n/a	192,185	179,192
Beach Nourishment (Dorian)	-	-	-	n/a	3,394,733	3,394,733
Engineering - Intergov. Coordination	25,000	7,839	17,161	31.4%	1,124	(6,715)
Engineering - Contingency Tasks	12,500	-	12,500	0.0%	23,500	23,500
Total Beach Project Expense	**275,000**	**112,542**	**162,458**	**40.9%**	**3,636,805**	**3,524,263**
Miscellaneous						
Beach Tilling / Scarp Removal	10,000	8,886	1,114	88.9%	-	(8,886)
Underground Utility Project	2,000,000	-	2,000,000	0.0%	-	-
Engineering - Underground Project	-	4,650	(4,650)	n/a	-	(4,650)
Police Cars / Equipment	80,000	-	80,000	0.0%	-	-
FDEP Vulnerability Assessment	190,000	8,645	181,355	4.6%	-	(8,645)
Comm. Chambers Upgrade	20,000	-	20,000	0.0%	24,765	24,765
Cap Outlay - Bocce Court	-	-	-	n/a	5,198	5,198
Total Misc. Expense	**2,300,000**	**22,181**	**2,277,819**	**1.0%**	**29,962**	**7,781**
TOTAL EXPENDITURES	**2,575,000**	**134,723**	**2,440,277**	**5.2%**	**3,666,768**	**3,532,045**
Total Funding over (under) Expenditures	$ -	3,747,662			$ -	$ 3,747,662
Fund Balance - Beginning		-				
Fund Balance - Ending		**$ 3,747,662**				

Statement of Revenues, Expenditures and Changes in Fund Balances
Water Fund (Summary)
For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenue						
Water Service Revenue	$ 1,456,720	$ 720,516	$ 736,204	49.5%	$ 678,620	$ 41,895
Water Surcharge	347,632	173,234	174,398	49.8%	173,816	(582)
Grant Revenue	900,000	-	900,000	0.0%	-	-
Other Miscellanous Revenue	133,783	85,025	48,758	63.6%	52,653	32,372
Total Revenue	**2,838,135**	**978,774**	**1,859,361**	**34.5%**	**905,089**	**73,685**
Other Sources						
Transfer In	525,168	167,084	358,084	31.8%	-	167,084
Loan Proceeds	1,275,000	-	1,275,000	0.0%	-	-
Use (Add to) Net Assets	208,117	-	208,117	0.0%	-	-
Total Other Sources	**2,008,285**	**167,084**	**1,841,201**	**8.3%**	**-**	**167,084**
TOTAL FUNDING	**4,846,420**	**1,145,859**	**3,700,561**	**23.6%**	**905,089**	**240,769**
EXPENSES						
Personal Services	720,780	355,644	365,136	49.3%	321,697	(33,947)
Operating Expenses	472,080	194,742	277,338	41.3%	173,729	(21,013)
Debt Service Expenses	668,392	334,197	334,195	50.0%	334,197	0
Capital Projects	2,345,000	-	2,345,000	0.0%	23,199	23,199
Repair & Renewal	65,000	22,000	43,000	33.8%	2,640	(19,360)
Transfer Out	575,168	192,084	383,084	33.4%	25,000	(167,084)
TOTAL EXPENSES	**4,846,420**	**1,098,666**	**3,747,754**	**22.7%**	**880,461**	**(218,205)**
Total Funding over (under) Expenses	$ -	$ 47,192			$ 24,628	$ 458,974
Net Assets - Beginning		5,728,214				
Net Assets - Ending		**$ 5,775,406**				

Statement of Revenues, Expenses and Changes in Net Assets
Water Fund (Operations)
For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenue						
Water Service						
Water-Base Rate	$ 516,844	$ 257,495	$ 259,350	49.8%	$ 252,859	$ 4,635
Water-Usage	939,876	463,021	476,855	49.3%	425,761	37,260
Total Water Service Revenue	**1,456,720**	**720,516**	**736,204**	**49.5%**	**678,620**	**41,895**
Other Revenue						
Miscellaneous Revenues	7,500	2,606	4,894	34.8%	2,187	419
T-Mobile Cell Tower	40,283	20,119	20,164	49.9%	12,897	7,222
Hillsboro Inlet	6,000	3,000	3,000	50.0%	3,000	-
Interest	80,000	64,056	15,944	80.1%	36,893	27,163
Net Incr (Decr) In FMV-Invest	-	(4,756)	4,756	n/a	(2,323)	(2,433)
Total Other Revenue	**133,783**	**85,025**	**48,758**	**63.6%**	**52,653**	**32,372**
Use (Add to) Net Assets	**177,525**	**-**	**177,525**	**0.0%**	**-**	**-**
TOTAL FUNDING	**1,768,028**	**805,541**	**962,487**	**45.6%**	**731,273**	**74,267**
EXPENSES						
Personal Services						
Salaries	423,204	205,100	218,104	48.5%	182,762	(22,337)
Overtime	30,000	27,858	2,142	92.9%	27,782	(76)
Vacation Leave Cash Out	16,119	12,122	3,997	75.2%	17,078	4,956
Sick Leave Cash Out	13,069	12,227	842	93.6%	10,610	(1,617)
Longevity Pay	1,699	-	1,699	0.0%	-	-
FICA	37,033	19,467	17,566	52.6%	18,026	(1,441)
Florida Retirement System	78,321	34,624	43,697	44.2%	32,506	(2,118)
Health and Life Insurance	97,223	35,939	61,284	37.0%	27,402	(8,537)
Workers' Comp Insurance	23,612	8,307	15,305	35.2%	5,530	(2,777)
Unemployment Compensation	500	-	500	0.0%	-	-
Total Personal Services	**720,780**	**355,644**	**365,136**	**49.3%**	**321,697**	**(33,947)**
Operating Expenses						
Auditing Services	16,500	5,877	10,623	35.6%	1,356	(4,521)
Contracts - Other Services	750	83	667	11.0%	-	(83)
Postage and Freight	1,000	-	1,000	0.0%	-	-
Telephone Service	8,500	3,685	4,815	43.3%	4,034	349
Electricity	72,037	34,057	37,980	47.3%	32,759	(1,298)
Liability and Property Insurance	119,274	49,950	69,324	41.9%	49,015	(935)
Maint - Distribution System	9,500	5,623	3,877	59.2%	1,333	(4,289)

Statement of Revenues, Expenses and Changes in Net Assets
Water Fund (Operations)

For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
Maint - Bldgs / Grounds	17,000	6,650	10,350	39.1%	16,151	9,501
Maint - SCADA System	10,000	-	10,000	0.0%	-	-
Repair & Maint - Equipment	32,000	17,870	14,130	55.8%	12,012	(5,858)
Tools and Equipment	1,000	-	1,000	0.0%	76	76
Advertising	1,000	-	1,000	0.0%	-	-
Licenses & Permits	5,400	1,276	4,124	23.6%	736	(540)
Office Supplies	1,500	215	1,285	14.4%	479	264
Computer Expense	7,500	5,114	2,386	68.2%	4,066	(1,048)
Uniform Supplies	6,500	200	6,300	3.1%	473	273
Fuel and Oil	6,500	1,601	4,899	24.6%	1,672	72
Sand Change	13,000	-	13,000	0.0%	5,290	5,290
Chemicals - Water Treatment	118,320	56,969	61,351	48.1%	39,262	(17,707)
Lab Test Analysis & Supplies	12,154	5,354	6,800	44.1%	5,016	(339)
Subscriptions and Memberships	2,645	218	2,427	8.2%	-	(218)
Contingency	10,000	-	10,000	0.0%	-	-
Total Operating Expenses	**472,080**	**194,742**	**277,338**	**41.3%**	**173,729**	**(21,013)**
Total Exp. Before Transfer Out	**1,192,860**	**550,386**	**642,474**	**46.1%**	**495,426**	**(54,960)**
Transfer Out						
General Fund	50,000	25,000	25,000	50.0%	25,000	-
Water Debt Service Fund	290,168	145,084	145,084	50.0%	-	(145,084)
Water CIP Fund	235,000	22,000	213,000	9.4%	-	(22,000)
Total Transfer Out	**575,168**	**192,084**	**383,084**	**33.4%**	**25,000**	**(167,084)**
TOTAL EXPENSES	**1,768,028**	**742,470**	**1,025,558**	**42.0%**	**520,426**	**(222,044)**
Total Funding over (under) Expenses	$ -	63,071			$ 210,848	$ (147,777)
Net Assets - Beginning		2,959,593				
Net Assets - Ending		**$ 3,022,664**				

Notes to the Financial Statements - Water Fund
March 31, 2026

The notes below are intended to provide additional information helpful when reviewing the financial statements. Per the Adopted Budget, the revenues and expenses should be at approximately 50% through March. Below is an analysis of revenues and expenses that have significant variances compared to the budget.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Operations Fund				
Revenues				
Water-Base Rate	516,844	257,495	49.8%	Monthly charges for Wat
Water-Usage	939,876	463,021	49.3%	The water usage billings
Expenses				
Personal Services				
Payroll - Overtime	30,000	27,858	92.9%	Overtime due to coverin
Vacation Leave Cash Out	16,119	12,122	75.2%	Paid out annually in Dec
Sick Leave Cash Out	13,069	12,227	93.6%	Paid out annually in Dec
Operating Expenses				
Liability and Property Insurance	119,274	49,950	41.9%	General Liability/Auto/Pr
Maint - Distribution System	9,500	5,623	59.2%	Water meter boxes with lids, water main valve key, hydrant repair on the mile, water meter for boat dock, magnetic utility locator.
Repair & Maint - Equipment	32,000	17,870	55.8%	Miscellaneous supplies/repair parts, CL2 transfer pump for day tank, lime pump gear box repair, hydrant flow test kit, replaced VFD controller at WTP, daily charter recorder for pressure monitoring.

Statement of Revenues, Expenses and Changes in Net Assets
Water Debt Service Fund - (State Revolving Loans)
For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Water Surcharge	$ 347,632	$ 173,234	$ 174,398	49.8%	$ 173,816	$ (582)
Total Revenues	**347,632**	**173,234**	**174,398**	**49.8%**	**173,816**	**(582)**
Other Sources						
Operating Transfers-In	290,168	145,084	145,084	50.0%	-	145,084
Use of Fund Balance	30,592	-	30,592	0.0%	-	-
Total Other Sources	**320,760**	**145,084**	**175,676**	**45.2%**	**-**	**145,084**
TOTAL FUNDING	**668,392**	**318,318**	**350,074**	**47.6%**	**173,816**	**144,502**
EXPENSES						
Debt Service Expenses						
State Revolving Loan - Water Plant						
Principal Debt Retirement	240,821	119,686.55	121,134	49.7%	116,842	(2,845)
Interest Expense	49,347	25,397.66	23,949	51.5%	28,242	2,845
State Revolving Loan - Water Main Project						
Principal Debt Retirement	324,415	163,492	160,923	50.4%	161,640	(1,852)
Interest Expense	53,809	25,620	28,189	47.6%	27,373	1,753
Loan Service Fee	-	-	-	n/a	99	99
Total Debt Services Expenses	**668,392**	**334,197**	**334,195**	**50.0%**	**334,197**	**0**
TOTAL EXPENSES	**668,392**	**334,197**	**334,195**	**50.0%**	**334,197**	**0**
Total Funding over (under) Expenses	$ -	(15,879)			$ (160,381)	$ 144,502
Net Assets - Beginning		1,923,757				
Net Assets - Ending		**$ 1,907,878**				

Statement of Revenues, Expenses and Changes in Net Assets
Capital Projects Fund - (Water Fund Improvements)
For the Period Ending March 31, 2026

(50% Yr Complete)

Description	Annual Budget	Year to Date Actual	Amount Remaining	% of Annual Budget	PRIOR YEAR Year to Date Mar-25	PRIOR YEAR Variance Fav (unfav)
FUNDING						
Revenues						
Grant Revenue	900,000	-	900,000	0.0%	-	-
Total Revenues	**900,000**	**-**	**900,000**	**0.0%**	**-**	**-**
Other Sources						
Interfund Transfer - In	235,000	22,000	213,000	9.4%	-	22,000
Loan Proceeds	1,275,000	-	1,275,000	0.0%	-	-
Total Other Sources	**1,510,000**	**22,000**	**1,488,000**	**1.5%**	**-**	**22,000**
TOTAL FUNDING	**2,410,000**	**22,000**	**2,388,000**	**0.9%**	**-**	**22,000**
EXPENSES						
Plant Project						
Storage Tank	2,175,000	-	2,175,000	0.0%	18,449	18,449
Total Plant Project	**2,175,000**	**-**	**2,175,000**	**0.0%**	**18,449**	**18,449**
Other Expenses						
Repair & Renewal	65,000	22,000	43,000	33.8%	2,640	(19,360)
Truck	100,000	-	100,000	0.0%	-	-
Roof - Pump House	40,000	-	40,000	0.0%	-	-
Perimeter Fence	30,000	-	30,000	0.0%	4,750	4,750
Total Other Expenses	**235,000**	**22,000**	**213,000**	**9.4%**	**7,390**	**(14,610)**
TOTAL EXPENSES	**2,410,000**	**22,000**	**2,388,000**	**0.9%**	**25,839**	**3,839**
Total Funding over (under) Expenses	$ -	0			$ (25,839)	$ 25,839
Net Assets - Beginning		844,864				
Net Assets - Ending		**$ 844,864**				

Town of Hillsboro Beach

Supporting Schedules

March 31, 2026

Cash and Investment Balances
March 31, 2026

ACCOUNT NAME	BANK NAME	YIELD	BALANCE		NOTES
Checking Account	BankUnited	0.00%	$1,745,803		Earns a credit allowance of 0.40%. Yield is 0 since fees are netted against credit allowance. Operating account for AP invoices and payroll.
Money Market Account	BankUnited	3.40%	$9,988,416		Excess cash from General & Water Funds.
Money Market Account	BankUnited	3.40%	$940,567	(1)	Reserve for both SRL Loans.
Money Market Account	BankUnited	3.40%	$1,552,590	(2)	Federal Forfeitures/Asset sharing.
State Board Account	Florida Prime	3.83%	$1,555,549		Excess cash from the Checking acccount.
Investment Account	Truist	3.39%	$3,807,651		See Investment Report for further details.
		TOTAL	**$19,590,576**		

Footnotes:

(1) Restricted funds for State Revolving Loans.

(2) Restricted funds for Federal Forfeiture/Asset sharing.

Investment Portfolio
Trades Settled as of 03/31/26

CUSIP #	Description	Rating	Maturity Date	Par Value	Tax Cost Basis	Premium / Discount	Market Value	Accrued Interest	Annual Income	Yield at Market
SA0000560	TRUIST BK TRUST DEPOSIT ACCOUNT-RIS			3,751	3,751	-	3,751	54	133	3.56%
			Subtotal	**3,751**	**3,751**	**-**	**3,751**	**54**	**133**	**3.56%**
023135BY1	AMAZON.COM INC 1.650% 5/12/28	A1	05/12/28	50,000	47,317	(2,683)	47,572	50	825	1.73%
166756BB1	CHEVRON USA INC 4.475% 2/26/28	AA2	02/26/28	50,000	50,404	404	50,379	746	2,238	4.44%
17275RBQ4	CISCO SYSTEMS INC 4.800% 2/26/27	A1	02/26/27	50,000	50,340	340	50,304	13	2,400	4.77%
26442UAH7	DUKE ENERGY PROGRESS 3.450% 3/15/29	AA3	08/16/26	50,000	49,146	(854)	48,910	-	1,725	3.53%
30231GBD3	EXXON MOBIL CORP 2.275% 8/16/26	AA2	08/16/26	50,000	49,217	(783)	49,651	-	1,138	2.29%
30303M8G0	META PLATFORMS INC 3.500% 8/15/27	AA3	08/15/27	50,000	49,636	(364)	49,633	63	1,750	3.53%
3130ANE48	FHLB 1.000% 8/17/26	AA1	08/17/26	200,000	200,000	-	197,916	-	2,000	1.01%
341081GN1	FLORIDA POWER & LGHT 4.400% 5/15/28	AA2	05/15/28	50,000	50,155	155	50,201	116	2,200	4.38%
341271AE4	FLORIDA ST BRD 1.705% 7/01/27	AA2	07/01/27	125,000	119,589	(5,411)	121,588	485	2,131	1.75%
341271AF1	FLORIDA ST BRD 2.154% 7/01/30	AA2	07/01/30	105,000	95,828	(9,172)	96,641	-	2,262	2.34%
392274M60	GTR ORLANDO FL AVIA 2.722% 10/01/27	AA2	10/01/27	200,000	193,134	(6,866)	196,382	2,601	5,444	2.77%
511355AX7	LAKE WORTH BEACH FL 2.080% 7/01/30	AA3	07/01/30	185,000	169,420	(15,580)	169,338	-	3,848	2.27%
532457CU0	ELI LILLY & CO 4.550% 2/12/28	AA3	02/12/28	40,000	40,218	218	40,322	233	1,820	4.51%
57636QBA1	MASTERCARD INCORP 4.100% 1/15/28	AA3	01/15/28	50,000	49,999	(2)	50,072	558	2,050	4.09%
59334PJC2	MIAMI-DADE CNTY FL 1.250% 7/01/27	AA	07/01/27	75,000	71,389	(3,611)	72,488	315	938	1.29%
604633BC0	MIRAMAR FL SPL OBLI 1.535% 10/01/27	AA2	10/01/27	95,000	90,741	(4,259)	91,682	-	1,458	1.59%
70643QHA9	PEMBROKE PINES FL 2.500% 7/01/27	AA	07/01/27	225,000	219,674	(5,326)	220,721	-	5,625	2.55%
742718EV7	PROCTER & GAMBLE CO 2.850% 8/11/27	AA3	08/11/27	50,000	49,214	(786)	49,302	67	1,425	2.89%
882508CE2	TEXAS INSTRS INC 4.600% 2/08/27	AA3	02/08/27	50,000	50,269	269	50,208	128	2,300	4.58%
91282CEV9	U.S. TREASURY NOTES 3.250% 6/30/29	AA1	06/30/29	75,000	73,833	(1,167)	73,638	-	2,438	3.31%
91282CFV8	U.S. TREASURY NOTES 4.125% 11/15/32	AA1	11/15/32	70,000	71,000	1,000	70,025	1,326	2,888	4.12%
91282CFV8	U.S. TREASURY NOTES 4.125% 11/15/32	AA1	11/15/32	50,000	50,302	302	50,018	302	2,063	4.12%
91282CHQ7	U.S. TREASURY NOTES 4.125% 7/31/28	AA1	07/31/28	220,000	220,414	414	221,514	-	9,075	4.10%
91282CJW2	U.S. TREASURY NOTES 4.000% 1/31/29	AA1	01/31/29	170,000	169,230	(770)	170,770	168	6,800	3.98%
91282CJX0	U.S. TREASURY NOTES 4.000% 1/31/31	AA1	01/31/31	170,000	168,566	(1,434)	170,345	168	6,800	3.99%
91282CKC4	U.S. TREASURY NOTES 4.250% 2/28/31	AA1	02/28/31	315,000	313,437	(1,563)	319,086	655	13,388	4.20%
91282CKU4	U.S. TREASURY NOTES 4.625% 5/31/31	AA1	05/31/31	165,000	168,019	3,019	169,892	-	7,631	4.49%
91282CKU4	U.S. TREASURY NOTES 4.625% 5/31/31	AA1	05/31/31	125,000	129,859	4,859	128,706	-	5,781	4.49%
91282CLD1	U.S. TREASURY NOTES 4.125% 7/31/31	AA1	07/31/31	100,000	101,907	1,907	100,648	314	4,125	4.10%
91282CLD1	U.S. TREASURY NOTES 4.125% 7/31/31	AA1	07/31/31	100,000	100,260	260	100,648	314	4,125	4.10%
91282CLZ2	U.S. TREASURY NOTES 4.125% 11/30/31	AA1	11/30/31	100,000	98,852	(1,148)	100,488	-	4,125	4.10%
91282CLZ2	U.S. TREASURY NOTES 4.125% 11/30/31	AA1	11/30/31	100,000	100,109	109	100,488	-	4,125	4.10%
91282CNF4	U.S. TREASURY NOTES 4.125% 5/31/32	AA1	05/31/32	120,000	119,288	(713)	120,314	54	4,950	4.11%
91282CQC8	U.S. TREASURY NOTES 3.750% 2/28/33	AA1	02/28/33	125,000	124,355	(645)	122,149	-	4,688	3.84%
92826CAH5	VISA INC 2.750% 9/15/27	AA3	09/15/27	50,000	49,103	(897)	49,118	439	1,375	2.80%
931142EE9	WALMART INC 3.700% 6/26/28	AA2	06/26/28	50,000	49,675	(325)	49,739	72	1,850	3.72%
			Subtotal	**3,855,000**	**3,803,899**	**(51,101)**	**3,820,890**	**9,188**	**129,801**	**3.39%**
			Total	**3,858,751**	**3,807,651**	**(51,101)**	**3,824,641**	**9,242**	**129,934**	**3.39%**

Ridership Summary

March 31, 2026

Daily Passengers:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
37		35		37	
37		36		37	
38		40		37	
37		37		38	
38					

Total Monthly Passengers: **484**

Daily Revenue Miles:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
104		103		102	
103		104		104	
101		102		102	
100		103		102	
102					

Total Monthly Revenue Miles: **1332.0**

Total Scheduled Revenue Miles **1414.9**

Total Vehicle Hours **125.71**
Total Revenue Hours **114.79**

Service Days 13

Missed Service in Minutes **0**

Passengers per revenue hour **4.2**

Total Monthly Vehicle Miles: **1,637.5**

	AM - 1st day this month	PM - Last day this month	
Veh 1603	250,480	250,620	140.0
Veh 2017	94,573	96,237	1,664.0
			0.0

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: **Fiscal Year 2027 Budget Calendar**
Budget Workshop - Wed 7/29/2026 10:00 AM
First Budget/Millage Rate Public Hearing - Thu 9/3/2026 5:01 PM
Second Budget/Millage Rate Public Hearing - Wed 9/16/2026 5:01 PM

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

Agenda Date: **July 14, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:
1. FY27 Budget Workshop & Public Hearings
2. Budget FY27 Affidavit
3. FY2027 Budget Calendar

TOWN OF HILLSBORO BEACH, FLORIDA

NOTICE OF FY 2026-2027 BUDGET WORKSHOP & PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Town of Hillsboro Beach, Florida Town Commission will Conduct a Budget Workshop Regarding the Town's Proposed Budget for Fiscal Year 2026-2027, according to the schedule below:

FY27 Budget Workshop

DATE: Wed, July 29, 2026 | **TIME:** 10:00 AM

NOTICE IS FURTHER GIVEN that the Town Commission will conduct Budget Hearings for FY 2026-2027 Proposed Budget, according to the schedule below:

FY27 First Budget and Tentative Millage Rate Hearing to Adopt a Tentative Millage Rate and Tentative Budget

DATE: Thu, September 3, 2026 | **TIME:** 5:01 PM

FY27 Second & Final Budget and Millage Rate Public Hearing to Adopt Final Millage Rate and Budget

DATE: Wed, September 16, 2026 | **TIME:** 5:01 PM

Hillsboro Beach Town Hall

Commission Chambers
1210 Hillsboro Mile, Hillsboro Beach, FL 33062

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 THE TOWN CLERK AT (954) 427-4011 or TOWNCLERK@TOWNOFHILLSBOROBEACH.COM – 1210 HILLSBORO MILE, HILLSBORO BEACH, FL 33062

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 FY27 Budget Workshop
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on 29 Jun 2026
Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



Signature of Affiant

Sworn to and subscribed before me this: 29 Jun 2026.



Signature of Notary Public



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

93575

SunSentinel
MEDIA GROUP

TOWN OF HILLSBORO BEACH, FLORIDA

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TIME: 10:00 AM

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FY27 First Budget and Tentative Millage Rate Hearing
to Adopt a Tentative Millage Rate and Tentative Budget

DATE: Thu, September 3, 2026
TIME: 5:01 PM

FY27 Second & Final Budget and Millage Rate Public Hearing
to Adopt Final Millage Rate and Budget

DATE: Wed, September 16, 2026
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Hillsboro Beach Town Hall
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93575

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

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: **BUILDING DEPT**
George Folles, Building Official, CG&A
May 2026 & June 2026 Reports

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

Agenda Date: **July 14, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:
1. Building Dept Memo
2. Hillsboro Beach Commission Report - May 2026
3. Hillsboro Beach Commission Report - June 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: July 14, 2026 Commission Report
SUBJECT: Building Department Report

- The Related Group's Rosewood Project Parcel's A & B interior work has been proceeding. Vibration monitors are still onsite on Parcel A.
- As a reminder - Digital Permitting Process/Community Core link is on the Building Department's Website
- Opal Towers Fire – we are working with their contractors to provide emergency work inspections while they prepare their permit packages
- Building Department's Permit Fees revisions to implement Florida House Bill 803 provisions concerning permits under $7500 total cost and private providers on Commercial projects.
- Plan review and inspections are up to date.



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
May/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	$142,779.92	$0.00	$0.00	$0.00	$0.00	$706,215.26
CGA Expense	$115,862.98	$122,237.91	$0.00	$0.00	$0.00	$0.00	$606,228.88
Construction Value	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Fire And Zoning Fees	$5,850.00	$5,400.00	$0.00	$0.00	$0.00	$0.00	$39,150.00
Total Revenue	$169,546.85	$181,912.28	$0.00	$0.00	$0.00	$0.00	$836,426.57
Town Revenue	$20,291.99	$21,416.99	$0.00	$0.00	$0.00	$0.00	$106,236.38

Town of Hillsboro Beach
Building Department
Finance Report

Month/Year
May/2026

	Permit Fees	Town Revenue	Fire Fees	Zoning Fees	Admin Fees	CGA Revenue	BORA	DBPR	DCA
MTD	$142,779.92	$21,416.99	$3,300.00	$2,100.00	$875.00	$122,237.91	$26,909.30	$2,383.12	$3,564.94
YTD	**$706,215.26**	**$106,236.38**	**$13,200.00**	**$25,950.00**	**$6,250.00**	**$606,228.88**	**$65,535.36**	**$7,767.77**	**$11,508.18**

Town of Hillsboro Beach
Building Department
Issued Permits Report

Month/Year
May-2026

Permit Type	# Issued	Construction Valuation
A/C Change Out - Commercial	1	$42,362.50
A/C Change Out - Residential	6	$70,968.70
Alteration - Residential	4	$1,528,377.00
Electrical - Residential	1	$3,500.00
Electrical Service Change - Residential	1	$1,600.00
Fire Alarm	3	$244,750.00
Generator - Commercial	1	$0.00
Generator - Residential	1	$41,000.00
Irrigation - Residential	1	$14,400.00
Low Voltage - Residential	1	$1,800.00
Plumbing - Residential	2	$26,495.27
Pool/Spa - Commercial	2	$0.00
Re-roof - Commercial	1	$726,920.00
Seawall - Commercial	1	$3,731,814.00
Structural - Residential	2	$25,800.00
Water Heater - Commercial	1	$2,218.00

Window/Door - Residential	6	$88,950.39
Totals	**35**	**$6,550,955.86**

Permit Type	Permit Number	Date Issued	Address	Subdivision	Construction Valuation
Irrigation - Residential	23352331-5	05/29/2026	961 HILLSBORO MILE		$14,400.00
Alteration - Residential	HB22-505824	05/01/2026	927 HILLSBORO MILE		$1,212,500.00
Generator - Residential	HB25-39207230	05/11/2026	1003 HILLSBORO MILE		$41,000.00
Pool/Spa - Commercial	HB25-39217696	05/27/2026	1177 HILLSBORO MILE, (PARCEL B/ WOMENS HOT SPA)		$0.00
Pool/Spa - Commercial	HB25-39217702	05/27/2026	1177 HILLSBORO MILE, (PARCEL B/ MEN'S COLD PLUNGE)		$0.00
Structural - Residential	HB25-39227334	05/01/2026	951 HILLSBORO MILE		$5,800.00
Fire Alarm	25378261-12	05/14/2026	1180 HILLSBORO MILE, (PARCEL "A" FIRE ALARM)		$100,000.00
Seawall - Commercial	HB25-39241294	05/28/2026	901 HILLSBORO MILE	HILLSBORO CLUB	$3,731,814.00
Fire Alarm	24375283-10	05/01/2026	1177 HILLSBORO MILE		$0.00
Generator - Commercial	24375283-11	05/01/2026	1177 HILLSBORO MILE		$0.00
A/C Change Out - Commercial	26HB-00054	05/01/2026	1073 Hillsboro Mile		$42,362.50
Electrical - Residential	26HB-00060	05/20/2026	1147 Hillsboro Mile, #305		$3,500.00
Re-roof - Commercial	26HB-00091	05/20/2026	1194 HILLSBORO MILE, UNITS 30-68; 70-74		$726,920.00
Plumbing - Residential	26HB-00094	05/06/2026	1050 Hillsboro Mile, UNIT PH3W		$2,000.00
Structural - Residential	26HB-00096	05/01/2026	1198 HILLSBORO MILE, UNIT 144		$20,000.00
Alteration - Residential	26HB-00098	05/18/2026	1063 HILLSBORO MILE, UNIT 310		$194,940.00
Low Voltage - Residential	26HB-00099	05/04/2026	1161 HILLSBORO MILE, UNIT 408 & 407	HILLSBORO COLONNADE CONDO	$1,800.00

A/C Change Out - Residential	26HB-00102	05/11/2026	1198 HILLSBORO MILE, UNIT 324		$6,150.00
Water Heater - Commercial	26HB-00103	05/06/2026	1147 Hillsboro Mile, UNIT 504		$2,218.00
Alteration - Residential	26HB-00104	05/19/2026	1069 HILLSBORO MILE, UNIT 802		$71,937.00
A/C Change Out - Residential	26HB-00105	05/28/2026	1050 Hillsboro Mile		$8,450.00
Window/Door - Residential	26HB-00106	05/01/2026	1155 HILLSBORO MILE, UNIT 407		$36,827.39
Alteration - Residential	26HB-00107	05/13/2026	1198 HILLSBORO MILE, UNIT 106		$49,000.00
A/C Change Out - Residential	26HB-00108	05/01/2026	1170 HILLSBORO MILE # 205		$7,200.00
A/C Change Out - Residential	26HB-00110	05/05/2026	1063 HILLSBORO MILE, UNIT 808	OCEAN GRANDE BEACH & MARINA CONDO	$33,518.70
Window/Door - Residential	26HB-00109	05/11/2026	1166 HILLSBORO MILE, UNIT 7 (Private Provider)		$7,748.00
Electrical Service Change - Residential	26HB-00111	05/06/2026	1239 HILLSBORO MILE, UNIT 501		$1,600.00
Plumbing - Residential	26HB-00112	05/14/2026	1212 HILLSBORO MILE, UNIT 16		$24,495.27
A/C Change Out - Residential	26HB-00114	05/12/2026	1051 HILLSBORO MILE # 609E		$6,300.00
Fire Alarm	26HB-00113	05/13/2026	1167 Hillsboro Mile		$144,750.00
Window/Door - Residential	26HB-00126	05/22/2026	1043 HILLSBORO MILE, UNIT #21D		$15,786.00
Window/Door - Residential	26HB-00127	05/26/2026	1043 HILLSBORO MILE, UNIT #8D		$15,989.00

Window/Door - Residential	26HB-00130	05/22/2026	1150 Hillsboro Mile, UNIT 901		$9,700.00
Window/Door - Residential	26HB-00133	05/26/2026	1198 HILLSBORO MILE, UNIT 306		$2,900.00
A/C Change Out - Residential	26HB-00140	05/29/2026	1167 Hillsboro Mile, unit 512		$9,350.00

Jurisdiction Building Performance Report

HB - Hillsboro Beach

Date Range: 05/01/2026 - 05/31/2026

	Residential				Commercial				One Stop	Other	Engineering	Fire	Land Use	Misc	Planning	Public Works	Subdivision	Zoning	Total
	Residential New	Residential Alteration	Residential Miscellaneous	Residential One Stop	Commercial New	Commercial Alteration	Commercial Miscellaneous	Commercial One Stop											
Inspection Activity																			
Number of Inspections	3	57	11	0	36	13	24	0	0	0	0	5	0	1	0	0	0	0	150
Number Passed	1	49	10	0	9	8	18	0	0	0	0	2	0	1	0	0	0	0	98
Inspection Passed %	33.33 %	85.96 %	90.91 %	0.00 %	25.00 %	61.54 %	75.00 %	0.00 %	0.00 %	0.00 %	0.00 %	40.00 %	0.00 %	100.00 %	0.00 %	0.00 %	0.00 %	0.00 %	65.33 %
% Completed on Sched Date																			85.19 %
Permit Activity																			
Applications Filed	0	16	8	0	0	1	6	0	0	0	0	2	0	0	0	0	0	0	33
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	0.00	0.00	0.00	0.00	0.00
Permits Issued	0	10	15	0	0	2	5	0	0	0	0	3	0	0	0	0	0	0	35
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	0.00	0.00	0.00	0.00	0.00
Avg wk days submit to issue	0	95	105	0	0	235	50	0	0	0	0	74	0	0	0	0	0	0	99
Total fees billed	242.25	9,352.91	4,780.65	0.00	0.00	1,797.37	101,733.23	0.00	0.00	0.00	0.00	4,331.50	0.00	0.00	0.00	0.00	0.00	0.00	122,237.91
Avg fees/permit (billed)	242.25	935.29	318.71	0.00	0.00	898.69	20,346.65	0.00	0.00	0.00	0.00	1,443.83	0.00	0.00	0.00	0.00	0.00	0.00	3,492.51
Total fees paid	2,782.75	13,310.66	7,156.51	0.00	0.00	2,941.58	147,151.30	0.00	0.00	0.00	0.00	8,569.48	0.00	0.00	0.00	0.00	0.00	0.00	181,912.28
Avg fees/permit (all fees)	2,782.75	1,331.07	477.10	0.00	0.00	1,470.79	29,430.26	0.00	0.00	0.00	0.00	2,856.49	0.00	0.00	0.00	0.00	0.00	0.00	5,197.49
Voided Permits																			
Number of Voided permits	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Plan Reviews - Submittals																			
Initial Submittals Received	2	17	10	0	1	2	7	0	0	0	0	8	0	0	0	0	0	0	47
Resubmittals Received	0	5	3	0	0	6	2	0	0	0	0	1	0	0	0	0	0	0	17
Total Submittals Received	2	22	13	0	1	8	9	0	0	0	0	9	0	0	0	0	0	0	64
Approved Submittals	1	13	10	0	1	6	2	0	0	0	0	7	0	0	0	0	0	0	40
Avg Days In Review	9	2	2	0	3	4	4	0	0	0	0	4	0	0	0	0	0	0	28
Plan Reviews - Reviews																			
Total Plan Reviews Completed	4	38	16	0	1	9	11	0	0	0	0	13	0	0	0	0	0	0	92
Total Plan Reviews Created	6	43	15	0	1	9	16	0	0	0	0	14	0	0	0	0	0	0	104
Total Approved Plan Reviews	4	24	12	0	1	8	4	0	0	0	0	11	0	0	0	0	0	0	64

Town of Hillsboro Beach

Building Department

Summary Report

Month/Year

Jun/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	$142,779.92	$79,169.16	$0.00	$0.00	$0.00	$785,384.42
CGA Expense	$115,862.98	$122,237.91	$67,943.79	$0.00	$0.00	$0.00	$674,172.67
Construction Value	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Fire And Zoning Fees	$5,850.00	$5,400.00	$3,900.00	$0.00	$0.00	$0.00	$43,050.00
Total Revenue	$169,546.85	$181,912.28	$99,725.23	$0.00	$0.00	$0.00	$936,151.80
Town Revenue	$20,291.99	$21,417.01	$11,875.37	$0.00	$0.00	$0.00	$118,111.75

Town of Hillsboro Beach
Building Department
Finance Report

Month/Year
Jun/2026

	Permit Fees	Town Revenue	Fire Fees	Zoning Fees	Admin Fees	CGA Revenue	BORA	DBPR	DCA
MTD	$79,169.16	$11,875.37	$1,200.00	$2,700.00	$650.00	$67,943.79	$14,155.00	$745.61	$1,105.46
YTD	**$785,384.42**	**$118,111.75**	**$14,400.00**	**$28,650.00**	**$6,900.00**	**$674,172.67**	**$79,690.36**	**$8,513.38**	**$12,613.64**

Town of Hillsboro Beach
Building Department
Issued Permits Report

Month/Year
Jun-2026

Permit Type	# Issued	Construction Valuation
30 Day Temp Electric	37	$0.00
A/C Change Out - Residential	11	$96,615.00
Alteration - Residential	9	$542,783.00
Backflow - Residential	1	$400.00
Concrete Restoration - Commercial	2	$1,629,006.64
Demolition - Gas Tank	1	$8,950.94
Driveway- Residential	2	$48,450.00
Electrical - Residential	1	$4,500.00
Electrical Service Change - Residential	1	$30,000.00
Fence - Commercial	1	$16,000.00
Paving/Parking Lot - Commercial	1	$100,000.00
Plumbing - Residential	1	$500.00
Pool/Spa - Commercial	3	$0.00
Re-roof - Commercial	1	$89,576.00
Re-Roof - Residential	3	$64,724.95
Shutters - Residential	1	$17,000.00

Window/Door - Residential	7	$120,164.00
Totals	**83**	**$2,768,670.53**

Permit Type	Permit Number	Date Issued	Address	Subdivision	Construction Valuation
Driveway- Residential	23352331-2	06/04/2026	961 HILLSBORO MILE, (DRIVEWAY)		$45,000.00
Pool/Spa - Commercial	HB25-39217789	06/25/2026	1180 HILLSBORO MILE	THE ENCLAVE AT HILLSBORO BEACH	$0.00
Pool/Spa - Commercial	HB25-39217795	06/25/2026	1180 HILLSBORO MILE, COMMUNAL COLD PLUNGE	THE ENCLAVE AT HILLSBORO BEACH	$0.00
Pool/Spa - Commercial	HB25-39217799	06/04/2026	1180 HILLSBORO MILE	THE ENCLAVE AT HILLSBORO BEACH	$0.00
A/C Change Out - Residential	26HB-00039	06/16/2026	1150 Hillsboro Mile, #708		$7,200.00
Alteration - Residential	26HB-00087	06/16/2026	1045 HILLSBORO MILE, UNIT 4B		$16,500.00
Alteration - Residential	26HB-00093	06/05/2026	1198 HILLSBORO MILE, UNIT 144W		$95,000.00
Concrete Restoration - Commercial	26HB-00095	06/08/2026	1050 Hillsboro Mile, UNITS 806, 604, 304, 204, & 503		$25,000.00
Alteration - Residential	26HB-00115	06/05/2026	1199 HILLSBORO MILE, UNIT 323		$49,000.00
Concrete Restoration - Commercial	26HB-00116	06/09/2026	1035 HILLSBORO MILE		$1,604,006.64
Alteration - Residential	26HB-00118	06/18/2026	1221 HILLSBORO MILE, UNIT 44A		$26,350.00
Window/Door - Residential	26HB-00121	06/02/2026	1198 HILLSBORO MILE, UNIT #304		$11,723.00
Window/Door - Residential	26HB-00124	06/02/2026	1198 HILLSBORO MILE, UNIT# 316		$7,275.00
Alteration - Residential	26HB-00125	06/11/2026	1149 HILLSBORO MILE, UNIT 210N		$120,000.00
Alteration - Residential	26HB-00131	06/24/2026	1051 HILLSBORO MILE, UNIT PH4E		$119,870.00

Demolition - Gas Tank	26HB-00132	06/12/2026	1231 Hillsboro Mile, (LP TANK DEMO)		$8,950.94
Paving/Parking Lot - Commercial	26HB-00135	06/17/2026	1169 HILLSBORO MILE, (SOUTH)		$100,000.00
Electrical - Residential	26HB-00136	06/11/2026	1160 Hillsboro Mile, Unit #103 boat slip		$4,500.00
Window/Door - Residential	26HB-00137	06/01/2026	1021 HILLSBORO MILE, UNIT# 1001		$31,000.00
Driveway- Residential	26HB-00138	06/03/2026	1041 HILLSBORO MILE		$3,450.00
Window/Door - Residential	26HB-00139	06/01/2026	1069 HILLSBORO MILE, UNIT 205		$7,416.00
Plumbing - Residential	26HB-00141	06/03/2026	1221 HILLSBORO MILE, UNIT 18A		$500.00
Electrical Service Change - Residential	26HB-00142	06/02/2026	1013 HILLSBORO MILE		$30,000.00
Shutters - Residential	26HB-00144	06/11/2026	1147 HILLSBORO MILE, UNIT #914		$17,000.00
A/C Change Out - Residential	26HB-00145	06/03/2026	1194 HILLSBORO MILE, UNIT 38		$14,779.00
A/C Change Out - Residential	26HB-00146	06/03/2026	1050 Hillsboro Mile, 204W		$7,383.00
A/C Change Out - Residential	26HB-00147	06/04/2026	1221 Hillsboro Mile, 21B		$7,525.00
Re-Roof - Residential	26HB-00148	06/08/2026	1212 HILLSBORO MILE, UNIT #19		$21,048.50
Re-Roof - Residential	26HB-00149	06/08/2026	1212 HILLSBORO MILE, UNIT #24		$21,205.95
Re-Roof - Residential	26HB-00150	06/08/2026	1212 HILLSBORO MILE, UNIT #23		$22,470.50
Alteration - Residential	26HB-00153	06/11/2026	1199 HILLSBORO MILE, UNIT #235		$7,500.00
A/C Change Out - Residential	26HB-00155	06/08/2026	1169 HILLSBORO MILE, UNIT 707	HILLSBORO WINDSOR CONDO	$7,440.00

30 Day Temp Electric	26HB-00156	06/09/2026	1177 HILLSBORO MILE (PARCEL B), (MAIN ELEC ROOM 1-6)		$0.00
30 Day Temp Electric	26HB-00157	06/09/2026	1177 HILLSBORO MILE (PARCEL B), (MAIN 6/6 - RETAILS)		$0.00
30 Day Temp Electric	26HB-00158	06/09/2026	1177 HILLSBORO MILE (PARCEL B), (MC-1A)		$0.00
30 Day Temp Electric	26HB-00159	06/09/2026	1177 HILLSBORO MILE (PARCEL B), (MC-1B)		$0.00
30 Day Temp Electric	26HB-00160	06/09/2026	1177 HILLSBORO MILE (PARCEL B), (MC-2A)		$0.00
30 Day Temp Electric	26HB-00161	06/09/2026	1177 HILLSBORO MILE (PARCEL B), (MC-2B)		$0.00
30 Day Temp Electric	26HB-00162	06/09/2026	1177 HILLSBORO MILE (PARCEL B), (MAIN 1/6 - APARTMENTS - 2 SECTIONS)		$0.00
30 Day Temp Electric	26HB-00163	06/09/2026	1177 HILLSBORO MILE (PARCEL B), (MAIN 3/6 - CDP - 3 SECTIONS)		$0.00
30 Day Temp Electric	26HB-00164	06/09/2026	1177 HILLSBORO MILE (PARCEL B), (MAIN 2/6 - APARTMENTS - 2 SECTIONS)		$0.00
30 Day Temp Electric	26HB-00165	06/09/2026	1177 HILLSBORO MILE (PARCEL B), (MAIN 5/6 - EMERGENCY)		$0.00
30 Day Temp Electric	26HB-00166	06/09/2026	1177 HILLSBORO MILE (PARCEL B), (CORE B - ELECTRICAL ROOM - MDPB & CDPB)		$0.00
30 Day Temp Electric	26HB-00167	06/09/2026	1177 HILLSBORO MILE (PARCEL B), (CORE A - ELECTRICAL ROOM - MDPB & CDPB)		$0.00
30 Day Temp Electric	26HB-00168	06/09/2026	1177 HILLSBORO MILE (PARCEL B), (GENERATOR ROOM - ATS 1, ATS 2, ATS 3 AND MTS)		$0.00
30 Day Temp Electric	26HB-00169	06/09/2026	1177 HILLSBORO MILE (PARCEL B), (MAIN 4/6 - MDP - 3 SECTIONS)		$0.00

A/C Change Out - Residential	26HB-00170	06/09/2026	1021 Hillsboro Mile Unit 104		$7,270.00
Alteration - Residential	26HB-00171	06/25/2026	1063 HILLSBORO MILE, UNIT #203		$20,000.00
Alteration - Residential	26HB-00173	06/26/2026	1063 HILLSBORO MILE, UNIT #405 (PRIVATE PROVIDER)		$88,563.00
A/C Change Out - Residential	26HB-00174	06/12/2026	1237 Hillsboro Mile, APT 301		$9,886.00
Window/Door - Residential	26HB-00177	06/18/2026	1073 HILLSBORO MILE, UNIT #1-N		$35,190.00
A/C Change Out - Residential	26HB-00180	06/16/2026	1194 Hillsboro Mile, UNIT 46 (PRIVATE PROVIDER)		$13,044.00
A/C Change Out - Residential	26HB-00181	06/16/2026	1149 Hillsboro Mile, UNIT #112 (PRIVATE PROVIDER)		$10,000.00
Window/Door - Residential	26HB-00182	06/17/2026	1198 HILLSBORO MILE, UNIT 142		$9,600.00
Window/Door - Residential	26HB-00183	06/17/2026	1198 HILLSBORO MILE, UNIT 102		$17,960.00
Fence - Commercial	26HB-00185	06/29/2026	1231 Hillsboro Mile		$16,000.00
Re-roof - Commercial	26HB-00189	06/18/2026	1150 Hillsboro Mile		$89,576.00
A/C Change Out - Residential	26HB-00190	06/25/2026	1149 HILLSBORO MILE, UNIT 307		$6,000.00
Backflow - Residential	26HB-00194	06/24/2026	1187 Hillsboro Mile		$400.00
30 Day Temp Electric	26HB-00196	06/30/2026	1177 HILLSBORO MILE (PARCEL B), (MC-1C)		$0.00
30 Day Temp Electric	26HB-00197	06/30/2026	1177 HILLSBORO MILE (PARCEL B), (MC-1D)		$0.00

30 Day Temp Electric	26HB-00198	06/30/2026	1177 HILLSBORO MILE (PARCEL B), (MC-1E)		$0.00
30 Day Temp Electric	26HB-00199	06/30/2026	1177 HILLSBORO MILE (PARCEL B), (MC-1F)		$0.00
30 Day Temp Electric	26HB-00200	06/30/2026	1177 HILLSBORO MILE (PARCEL B), (MC-2D)		$0.00
30 Day Temp Electric	26HB-00201	06/30/2026	1177 HILLSBORO MILE (PARCEL B), (MC-2C)		$0.00
30 Day Temp Electric	26HB-00202	06/30/2026	1177 HILLSBORO MILE (PARCEL B), (MC-2E)		$0.00
30 Day Temp Electric	26HB-00203	06/30/2026	1177 HILLSBORO MILE (PARCEL B), (MC-2F)		$0.00
30 Day Temp Electric	26HB-00204	06/30/2026	1177 HILLSBORO MILE (PARCEL B), (FIRE PUMP)		$0.00
30 Day Temp Electric	26HB-00205	06/30/2026	1180 HILLSBORO MILE (PARCEL A), (MAIN ELEC. ROOM - MAIN 1-5)		$0.00
30 Day Temp Electric	26HB-00206	06/30/2026	1180 HILLSBORO MILE (PARCEL A), (MAIN 1 OF 5-3 SECTIONS)		$0.00
30 Day Temp Electric	26HB-00207	06/30/2026	1180 HILLSBORO MILE (PARCEL A), (MAIN 2 OF 5 - 2 SECTIONS)		$0.00
30 Day Temp Electric	26HB-00208	06/30/2026	1180 HILLSBORO MILE (PARCEL A), (MAIN 3 OF 5 - 2 SECTIONS)		$0.00
30 Day Temp Electric	26HB-00209	06/30/2026	1180 HILLSBORO MILE (PARCEL A), (MAIN 4 OF 5 - 2 SECTIONS)		$0.00
30 Day Temp Electric	26HB-00210	06/30/2026	1180 HILLSBORO MILE (PARCEL A), (MAIN 5 OF 5 - RETAIL)		$0.00
30 Day Temp Electric	26HB-00211	06/30/2026	1180 HILLSBORO MILE (PARCEL A), (MC-1)		$0.00
30 Day Temp Electric	26HB-00212	06/30/2026	1180 HILLSBORO MILE (PARCEL A), (MC-2)		$0.00

A/C Change Out - Residential	26HB-00215	06/25/2026	1150 HILLSBORO MILE, UNIT 311		$6,088.00
30 Day Temp Electric	26HB-00213	06/30/2026	1180 HILLSBORO MILE (PARCEL A), (MC-3)		$0.00
30 Day Temp Electric	26HB-00214	06/30/2026	1180 HILLSBORO MILE (PARCEL A), (MC-4)		$0.00
30 Day Temp Electric	26HB-00216	06/30/2026	1180 HILLSBORO MILE (PARCEL A), (MC-5)		$0.00
30 Day Temp Electric	26HB-00217	06/30/2026	1180 HILLSBORO MILE (PARCEL A), (MC-6)		$0.00
30 Day Temp Electric	26HB-00218	06/30/2026	1180 HILLSBORO MILE (PARCEL A), (MC-7)		$0.00
30 Day Temp Electric	26HB-00219	06/30/2026	1180 HILLSBORO MILE (PARCEL A), (FIRE PUMP)		$0.00

Jurisdiction Building Performance Report

HB - Hillsboro Beach

Date Range: 06/01/2026 - 06/30/2026

	Residential				Commercial				One Stop	Other	Engineering	Fire	Land Use	Misc	Planning	Public Works	Subdivision	Zoning	Total
	Residential New	Residential Alteration	Residential Miscellaneous	Residential One Stop	Commercial New	Commercial Alteration	Commercial Miscellaneous	Commercial One Stop											
Inspection Activity																			
Number of Inspections	6	38	41	0	48	58	27	0	0	0	0	6	0	0	0	0	0	0	224
Number Passed	2	28	30	0	7	46	8	0	0	0	0	4	0	0	0	0	0	0	125
Inspection Passed %	33.33 %	73.68 %	73.17 %	0.00 %	14.58 %	79.31 %	29.63 %	0.00 %	0.00 %	0.00 %	0.00 %	66.67 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	55.80 %
% Completed on Sched Date																			93.13 %
Permit Activity																			
Applications Filed	0	16	62	0	0	2	4	0	0	0	0	0	0	1	0	0	0	0	85
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	0.00	0.00	0.00	0.00	0.00
Permits Issued	0	19	55	0	0	5	4	0	0	0	0	0	0	0	0	0	0	0	83
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	0.00	0.00	0.00	0.00	0.00
Avg wk days submit to issue	0	66	3	0	0	161	9	0	0	0	0	0	0	0	0	0	0	0	27
Total fees billed	242.25	18,440.85	4,762.60	0.00	0.00	39,104.37	5,293.72	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	67,943.79
Avg fees/permit (billed)	242.25	970.57	86.59	0.00	0.00	7,820.87	1,323.43	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	818.60
Total fees paid	285.00	26,223.16	6,855.71	0.00	0.00	56,428.73	9,232.63	0.00	0.00	0.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	99,725.23
Avg fees/permit (all fees)	285.00	1,380.17	124.65	0.00	0.00	11,285.75	2,308.16	0.00	0.00	0.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	1,201.51
Voided Permits																			
Number of Voided permits	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	2
Plan Reviews - Submittals																			
Initial Submittals Received	0	23	62	0	0	3	5	0	0	0	0	6	0	0	0	0	0	0	99
Resubmittals Received	1	9	1	0	0	2	7	0	0	0	0	0	0	1	0	0	0	0	21
Total Submittals Received	1	32	63	0	0	5	12	0	0	0	0	6	0	1	0	0	0	0	120
Approved Submittals	2	22	57	0	0	6	5	0	0	0	0	4	0	1	0	0	0	0	97
Avg Days In Review	15	4	1	0	0	7	4	0	0	0	0	2	0	1	0	0	0	0	34
Plan Reviews - Reviews																			
Total Plan Reviews Completed	4	74	60	0	0	7	17	0	0	0	0	7	0	1	0	0	0	0	170
Total Plan Reviews Created	2	76	66	0	0	7	20	0	0	0	0	6	0	1	0	0	0	0	178
Total Approved Plan Reviews	4	46	60	0	0	7	10	0	0	0	0	6	0	1	0	0	0	0	134

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: **CODE COMPLIANCE**
Bernard Pita, Code Compliance Supervisor, CG&A
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **July 14, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. May 2026 Code Summary Report

TOWN OF HILLSBORO BEACH MAY 2026 CODE SUMMARY REPORT

Summary

Code Compliance remained active in May 2026 where the focus is on Construction Site Maintenance, Right of Way obstructions impacting pedestrians and bicyclists and Building Safety Inspection certifications in collaboration with the Building Official.

Code Enforcement Activity Summary		
05/01/2026 - 05/31/2026		
Violation Type	**Open**	**Closed**
Hillsboro Beach		
Building Permits Required	0	1
Building Safety Inspection 40+ Year	1	0
Exterior building and structure standards - Exterior Wall Surface Maintained in Good Repair	0	1
Exterior building and structure standards - Outside stairways, porch, balcony, etc.	0	1
Exterior building and structure standards - Structurally Sound	0	1
Exterior Lighting Requirements for marine turtle protection	32	1
FIRE - Compliance with Fire Code and Violations per Annual Fire Inspection Report	0	21
Interior artificial lighting Requirements for marine turtle protection.	4	0
Maintenance of landscaped areas - no debris in stormwater or water areas	0	1
Maintenance of landscaped areas (Coconuts)	0	1
Maintenance of landscaped areas in healthy condition	0	8
Maintenance; tag, inspection sticker required	0	1
Noise Loud and Unecessary	0	1
Paved areas shall be maintained in a neat and clean condition, in good condition and good repair	0	1
Property maintenance standards. Exterior maintained in a secure and attractive manner	0	43
Seawalls below minimum elevation	1	0

Sign Maintenance - General regulations	0	1
Unlawful collection of debris, garbage and trash and the like; abatement by property owner.	0	1
Vacation rental registration	0	1
Total	38	85

Top Code Violations

- Turtle lighting
- Building Safety Inspection Certification

Accomplishments

- The increase in Construction Site Management inspections has increased site management processes by developers and contractors that include the washing sweeping and blowing of streets and bicycle path / pedestrian areas multiple time a day.
- Proactive turtle lighting inspections and monthly collaboration with Broward County conservation through lighting violation lists and pictures provided by that department monthly are addressed through courtesy notices as an awareness, outreach and communication tool about the impact improper lighting has on hatchlings.
- No illegal snipe signs posted on the right-of-way the month of May.

Observation

- It appears the turtle nests are located farther up from the shoreline and closer to dunes this year.
- There has been an increase in seaweed and sargassum (considered an algae) along the beach and waterline. One pile measured approximately two feet tall behind 1231 Hillsboro Mile.

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
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Agenda Item Cover Memo

Agenda Item: **Underground Utility Lines**
Submitting Dept: **Town Manager, Sherry Henderson, Town Clerk**
Agenda Date: **July 14, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: None

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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Agenda Item Cover Memo

Agenda Item: **Hillsboro Beach Back to School Supply Drive**
Submitting Dept: **Town Clerk, Sherry Henderson, Town Clerk**
Agenda Date: **July 14, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. School Supply Drive Announcement 2026

SCHOOL SUPPLY DRIVE

July 1, 2026 - August 31, 2026

Broward Education Foundation
Investing in Broward's Future since 1983

TOWN OF HILLSBORO BEACH

2026

We are collecting notebooks, pencils, backpacks, and other school materials to support students of all ages.

School Supplies Students Need:

- Children's Spiral notebooks- wide-ruled
- Composition books- black
- Crayons Erasers- pink rectangular
- Folders- 2 pocket
- Glue Sticks
- Hand Sanitizer
- Hole Punchers
- Index Cards- 3" x 5"
- Individual Highlighters
- Markers
- Notebook Paper
- Pencils- #2 with erasers
- Pencils- mechanical
- Pencil pouches
- Pencil Sharpeners
- Pens- black, blue ink
- Rulers
- Scissors

SUPPLY DROP SITES

TOWN HALL
&
HILLSBORO BEACH POLICE DEPT

1210 Hillsboro Mile
Hillsboro Beach, FL 33064

954-427-4011

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: **Music on the Green - Oct. 20, 2026 at 7:00pm**
Submitting Dept: **Town Manager, Sherry Henderson, Town Clerk**
Agenda Date: **July 14, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Music on the Green

Town of Hillsboro Beach Presents

TOWN OF HILLSBORO BEACH
FLORIDA

Music ON THE GREEN

Tuesday, October 20, 2026

7:00 PM

On the Lawn at Town Hall

Join us for a relaxing evening of live music under the stars.

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: **Holiday Program - Dec. 3, 2026 at 5:30pm**
Submitting Dept: **Town Clerk, LaToya Little, Office Assistant**
Agenda Date: **July 14, 2026**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. 2026 Holiday Program

TOWN OF HILLSBORO BEACH

Christmas Tree & Menorah Lighting *Celebration*

HOLIDAY PROGRAM

THURSDAY, DECEMBER 3, 2026

5:30 PM

Food, Fun, Music and Good Cheer

HILLSBORO BEACH TOWN HALL
1210 Hillsboro Mile,
Hillsboro Beach, FL 33062

TownofHillsboroBeach.com | 954-427-4011

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