



TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile, Hillsboro Beach, Florida 33062
October 6, 2020 | 9:00 AM

BOARD OF ZONING & APPEALS AGENDA

MAYOR DEBORAH L. TARRANT
VICE MAYOR IRENE KIRDAHY
COMMISSIONER VICKY FEAMAN
COMMISSIONER BARBARA BALDASARRE
COMMISSIONER ANDREW R. BROWN

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

(VIRTUAL) LIVE ZOOM MEETING Tuesday, October 6, 2020 9:00am (Eastern) Meeting number: 878 4736 1566 Passcode: 951699 (Pursuant to the Governor's Executive Order 20-69, as extended by EO 20-112, 20-123, 20-139, 20-150 and amended by EO 20-179 & 20-193 and extended by EO 20-246 for COVID-19 Emergency Management of Local Government Public Meetings)

A. PROVIDING PUBLIC COMMENT

Persons desiring to provide public comment may do so by one of the methods listed below. Please be sure to include your name and address for the record. Your comments will be limited to three minutes per person.

- **VIA EMAIL** – Public comments and documents may be submitted via email to TownClerk@TownofHillsboroBeach.com. Comments will be read aloud to the Commission and public and incorporated into the record. Emails will be accepted up until the end of the Public Comment portion of the Meeting.

LIVE ZOOM PARTICIPATION – If attending via Zoom online, at the appropriate public comment period, click “raise hand” on the bottom of the “participants” tab, and your audio will be unmuted when you are recognized.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

I. QUASI-JUDICIAL PUBLIC HEARINGS

A. Variance request from Timothy Rowe, from 1200 Hillsboro Mile Home Owner Association (HOA), Agent for property located at 1200 Hillsboro Mile, Hillsboro Beach, FL 33062

Property Owner: 1200 Hillsboro Mile HOA

Request: Applicant is requesting two (2) variances from the Town's Land Development Code (Chapter 12)

Variances include:

- Section 12-264 Swimming pools, pool patios and decks (D) Patios to extend the existing pool patio 10 feet seaward, extending approximately 5 feet beyond the allowed 15 feet extension east of the easterly building.
- Section 12-263 Use Regulations (A) (1) (a) Fences and Walls - general. Relocate an existing pool fence east of the easterly building line to an existing wall.

All interested parties are sworn in by Town Attorney

- Staff Presentation
- Commission Discussion
- Public Hearing Opened
- Public Comments
- Public Hearing Closed
- Commission Discussion
- Commission Motion & Second
- Commission Vote

II. ADJOURNMENT



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: Variance request from Timothy Rowe, from 1200 Hillsboro Mile Home Owner Association (HOA), Agent for property located at 1200 Hillsboro Mile, Hillsboro Beach, FL 33062

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- Commission Discussion
- Commission Motion & Second
- Commission Vote

Submitting Dept: Town Clerk, Sherry D. Henderson, Town Clerk

Agenda Date: October 6, 2020

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT



TOWN OF HILLSBORO BEACH

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3. RECOMMENDATION

- ATTACHMENTS:**
1. Staff Report
 2. Narrative Letter
 3. Letter from Hillsboro Imperial Condo Association
 4. Application - 1200 HM
 5. copy of check
 6. Building Plan
 7. PUBLIC NOTICE - 1200 HM Variance Request (10-6-2020)
 8. 1200 HM property owner notification 10-6-20
 9. 6774313 Sun Sentinel (1200 HM Public Hearing)
 10. Building Plan 1



September 18, 2020

Mr. Mac Serda, Town Manager
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

RE: 1200 Hillsboro Mile (Variance Request)

Dear Mr. Serda:

The purpose of this letter is to provide a report regarding the Variance Request for 1200 Hillsboro Mile submitted to the Town on September 1, 2020. The 1200 Hillsboro Mile Board of Directors (The Homeowners Association) have assigned Tim Rowe, Vice President as the authorized agent. The owner is requesting (2) variances from the The Town of Hillsboro Code of Ordinances.

Background

The property is comprised of 29 units (11 units west of A1A and 18 units east of A1A), each building has a swimming pool. The west building has a pool house, community room and gym. The property was granted a variance March 1, 2016 for rear yard encroachment of the swimming pool. The pool was constructed 1.1 feet eastward of the easterly building line. The current paver pool deck extends approximately 10 feet eastward of the easterly building line, where current code allows patios with no footings to extend 15 feet eastward of the easterly building line. There is an existing concrete retaining wall and stairs approximately 42 feet eastward of the easterly building line with an existing fence. The existing fence appears to be lacking structural capacity to act as a safe-guard. There is a grade drop-off east of the wall meriting a safeguard. The grade drop-off does not exist to the north and south of the property.

Documents Submitted

Information submitted with the variance request includes an application, variance narrative with pictures, Home Owners Association support letters (from 1200 Hillsboro Mile and 1198/1999 Hillsboro Mile) and a marked up survey depicting the variance request.

General Description of the Development Proposal

The property is located on the east and west sides of A1A and is zoned RM-16. The applicant is proposing to extend the existing pool deck and additional 10 feet eastward (5 feet of the additional requested extension would be beyond the code permitted 15 feet for a deck without footings). The applicant is also requesting to remove the existing pool fence located at the edge of the existing pool deck approximately 10 feet east of the easterly building line to an existing concrete retaining wall located approximately 42 feet east of the easterly building line.

Site Plan Review and Comments

The Site Plan application and survey submitted on September 1, 2020 were reviewed by Joe Arenal. The proposed improvements to the site are inconsistent with the Town's Land Development Regulations. The following requires a variances:

1. Chapter 12 - Land Development Code, Division 4 section 12-264 Swimming pools, pool patios and decks (C) *Patios*; Allowing flat and open patios with no footings to extend 15 feet east of the easterly building line. The proposed 10 foot extension would result in a 5 foot encroachment eastward of the permitted 15 feet.
2. Chapter 12 - Land Development Code, Division 4 section 12-263 Use Regulations (A) (1) (a) Fences and Walls – General. 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. The existing fence is located approximately 10 feet east of the easterly building line (originally approved with site plan), the proposed location at the existing concrete wall is approximately 42 feet eastward of the easterly building line.

Staff Recommendation

The survey submitted September 1, 2020 with proposed improvements does not comply with applicable code regulations. As a result the applicant is requesting a (2) variances from the Town's Land Development Regulations. The applicant is proposing to extend the existing pool deck and relocate the existing pool fence.

Staff is of the opinion that the proposed improvements are not in accordance with the Town's Land Development Code and the applicant has not demonstrated a non self-imposed hardship. Replacement of the existing fence at the wall may be considered for safety reasons, but only along the eastern portion of the wall (not relocation of the existing wall) . Staff recommends denial.

Sincerely,

Joe Arenal
Town Planner

July 15,2020

1200 Hillsboro Mile
Narrative Letter

1200 Hillsboro Mile is submitting a request with the Town of Hillsboro Beach for a variance to move our current pool fence in our East Building. to the seawall. The side fencing will be extended down the property line to meet the fence on the seawall. The fence on the north side will be extended to the seawall from the current point. The fence on the south side will be moved to the property line and extended to the sea wall. We will also add additional pool decking of 10 feet to the current patio to make it a bit larger for people to enjoy the pool.

The reasons / hardships we are asking for the variance are as follows:

1. The patio area is very narrow and it is difficult for handicap access with our beach furniture on the current deck. Enlarging the deck will allow for more accessibility. The pool area has room for 4 lounge chairs and we have 29 units in our development. A larger patio would allow more owners to enjoy the beach property.
2. The beach re-nourishment is now complete and we are left with a very unsafe five foot drop from the seawall to the beach. We currently have a flimsy temporary /unsafe and unsightly fence in place. There are owners who bring in young children and the current fence is not safe at all. There needs to be a permanent fence for safety purposes.
3. We have no idea how long the current re-nourishment will last and we are trying to create additional patio space around the pool. When the beach was washed out (which will happen again) and the water was up to the seawall, we were left with the very small area around the pool to enjoy the beach front views.
4. We are a pet friendly building and this will keep our owner's pets inside our property with pets able to be fenced in on the grass between the seawall and the pool.
 - We received a letter of approval from the HOA at Hillsboro Imperial.
 - We were denied a letter of approval from Shoreline because from the president JR: "we don't like you - we didn't like the vegetation on the berm protecting the seawall and you wouldn't remove it" ... let it be noted we viewed the vegetation as protection for the sand.

We believe our request is consistent with our direct neighboring properties who have both fencing on the seawall as well as patio paver decks that are adjacent to the seawall. There are also several other properties to our north who have patios adjacent to the seawall. We are trying to create the best possible experience for our residents to enjoy living on the beach in our beautiful town similar to our neighbors.

Red Lines denote the new fence line
Blue Line denotes the extended patio pavers



The pool deck is very small to support 29 units



We are proposing to move the existing pool fence to the seawall and extending the deck by 10 feet to accommodate more beach furniture



We currently have a temporary fence on the seawall since November when the sand washed away our berm. This fence is unsafe as it is a 5-6 foot drop to the beach below. We would like to put the pool boundary fence on the seawall. This will provide a safe boundary and allow us to expand the patio.



The fence we will move and put on the seawall:



Our direct neighbors enjoy patios that go right up to the seawall.
Our patio will not go out as far.
This is Hillsboro Imperial to our direct south



This is Shoreline to our direct north with a patio on the seawall:



This is Recess with a patio on the seawall:



This is Sea Club with a patio on the seawall:



This is Port de Mer with a patio and pool on the seawall:



HILLSBORO IMPERIAL CONDO ASSOC., INC.

1198/1199 HILLSBORO MILE • HILLSBORO BEACH, FL 33062

April 21, 2020

To Whom It May Concern:

This letter is in support of 1200 Hillsboro Mile Condominium Association, Inc.'s request for a variance to extend its current pool fence to the seawall, and to add additional decking less than 10 feet to the current patio. Hillsboro Imperial Condominium Association, Inc.—the adjoining property on the south—does not oppose the variance.

Please let us know if you require additional information or confirmation.

Sincerely,

Lindsey M. Tenberg

Lindsey M. Tenberg, Esq.
President, Hillsboro Imperial Condominium Association

August 5, 2020

1200 Hillsboro Mile Homeowners Association Approval Letter

On behalf of the owners of 1200 Hillsboro Mile, The Homeowners Association Approves the submission of the variance for movement of the existing pool fence of the East Building to the property lines as well as to the seawall. We also approve enlarging the patio area by 10 feet.

Sincerely,
The 1200 Hillsboro Mile HOA Board of Directors:
Joyce Rice President
Tim Rowe Vice President
Mark Silver Secretary



RECEIVED

SEP 01 2020

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: SEPT. 1, 2020

Zoning Board Meeting Date: _____

Property Control # _____

Town Commission Meeting Date: _____

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: <u>1200 Hillsboro Mile HOA</u>		NAME: _____	
ADDRESS: <u>1200 Hillsboro Mile Hillsboro Beach, Florida 33062</u>		ADDRESS: _____	
PHONE: <u>973-768-5573</u>	CELL: <u>973-768-5573</u>	PHONE: _____	CELL: _____
E-MAIL: <u>trowe7@optonline.net</u>	FAX: _____	E-MAIL: _____	FAX: _____

APPLICANT'S CERTIFICATION

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

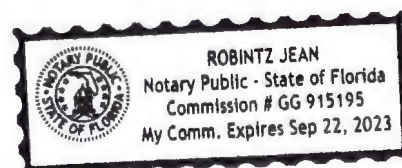
Timothy Rowe
Signature

Timothy Rowe
Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 10th day of August 2020, by Timothy Rowe as Vice President for 1200 Hillsboro Mile HOA.
Personally know _____ or has produced identification 2. Type of Identification Driver License

Robintz Sean
Notary Signature
Robintz Sean
Print Notary Name



CHECK BELOW WHERE APPLICABLE

	FINAL PLAT - \$1,000.00		REZONING - \$3,500.00
	LAND USE PLAN AMENDMENT - \$3,500.00		SITE PLAN REVIEW - \$2,000.00
	PRELIMINARY PLAT - \$1,000.00	X	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 on 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: 1200 HILLSBORO MILE District: _____

Proposed Zoning: _____

Existing Comprehensive Plan Designation: _____

Proposed Comprehensive Plan Designation: _____

Existing Land Use: RESIDENTIAL CONDOMINIUM BUILDING

Proposed Land Use: RESIDENTIAL CONDOMINIUM BUILDING

Total Site Area: _____ Sq. Ft. _____ Acres

Flood Zone Category: _____

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 PROPERTY HAS 29 TOTAL UNITS (18 IN EAST BLDG / 11 IN WEST BLDG) EACH BLDG HAS A POOL. WEST BLDG HAS THE COMMUNITY ROOM & GYM. THERE IS A POOL HOUSE ON WEST SIDE.

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

MOVE EXISTING FENCE TO SEAWALL, EXTEND POOL DECK/PATIO 10 FEET

Estimated construction cost: \$ 30,000. -

Describe in detail the phasing of the proposed development. _____

1) REMOVE EXISTING POOL FENCE & RELOCATE TO SEAWALL TO REPLACE EXISTING TEMPORARY FENCE

2) ADD 10 FEET OF PAVERS TO EXISTING POOL DECK TO CREATE LARGER PATIO

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.)

WE ARE SEEKING APPROVAL TO RELOCATE OUR EASTERN POOL FENCE TO THE SEAWALL WHERE THERE IS CURRENTLY AN UNSAFE TEMPORARY FENCE.

WE WOULD ALSO LIKE TO ADD AN ADDITIONAL 10 FEET OF POOL DECK DUE TO THE NARROWNESS OF THE CURRENT DECK. THE EXTENDED DECK IS CONSISTANT WITH OTHER PROPERTY POOL DECKS..

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)

memo



TO: Terri Lusk – Inframark
FROM: Sherry D. Henderson, Town Clerk
Date: September 15, 2020
RE: Payment – Variance

RECEIVED

SEP 15 2020

Hello Terri,

Please process and post the attached check - payment for Variance Request

- **Timothy Rowe & Venus Rowe**
check #142 | \$1,050.00
Variance Request for 1200 Hillsboro Mile HOA
October 6, 2020 Board & Zoning Appeals Meeting

Total: \$1,050.00

TIMOTHY ROWE
VENUS ROWE
1200 HILLSBORO MILE
UNIT 1202
HILLSBORO BEACH, FL 33062

COPY COPY

142
63-8413/2670

9/1/20 Date

Pay to the Order of TOWN OF HILLSBORO BEACH \$ 1050.00

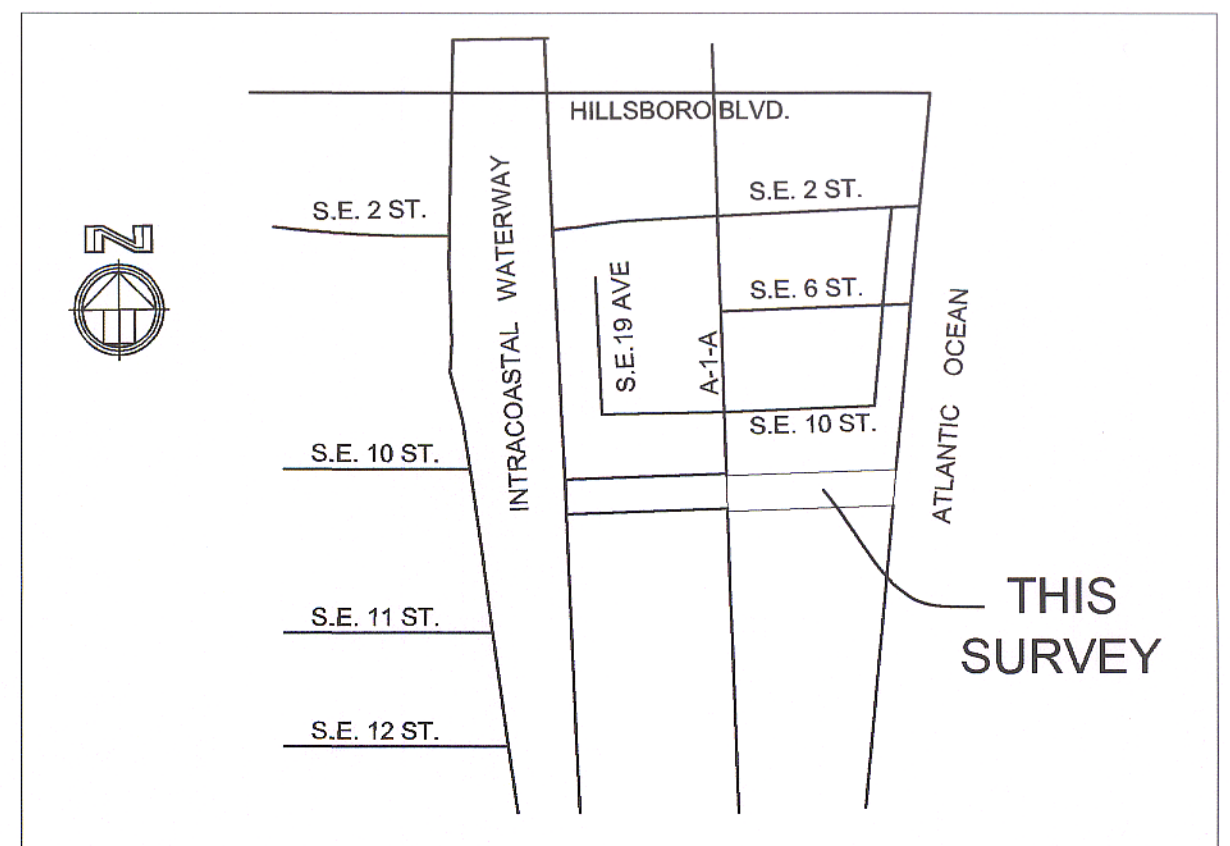
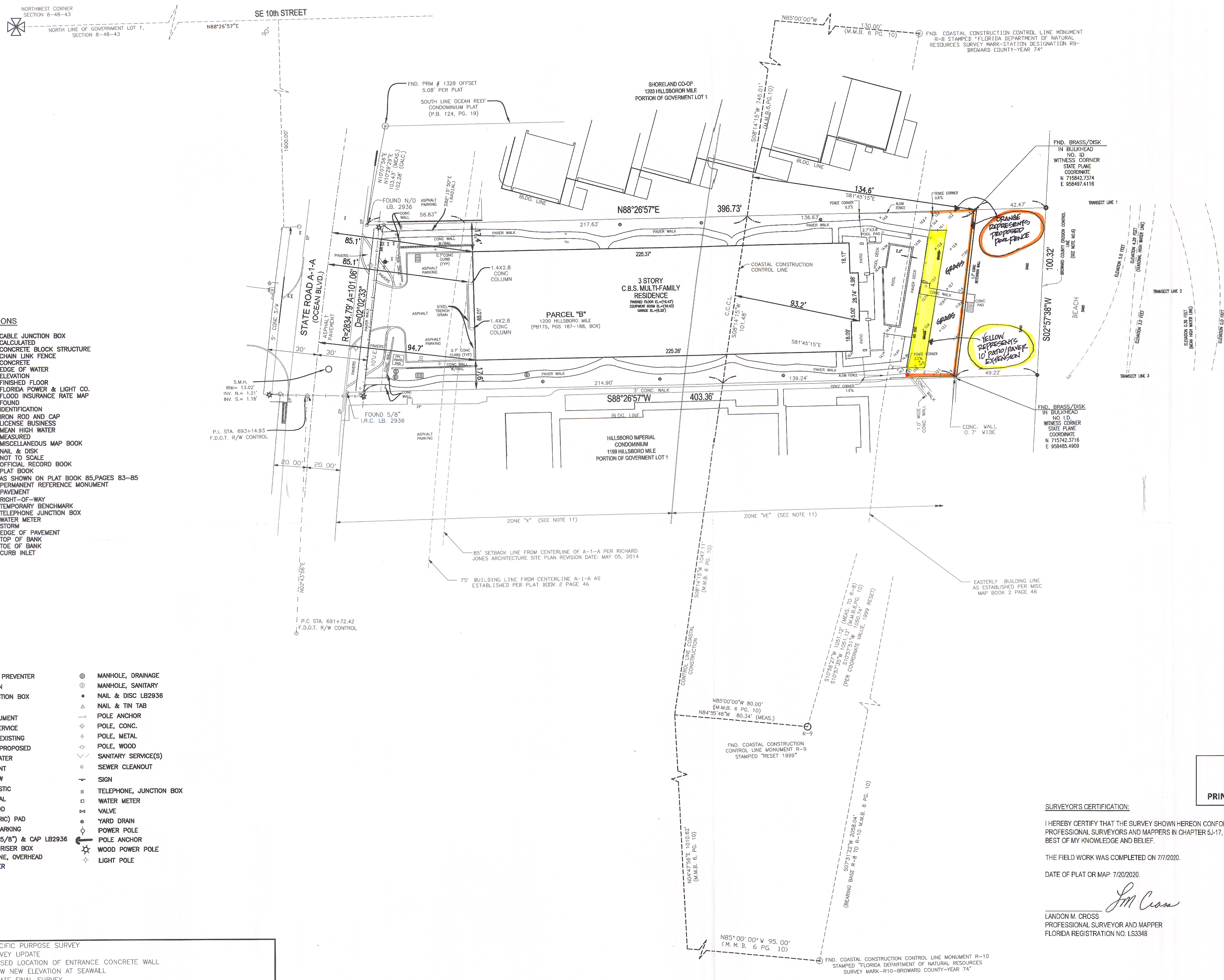
ONE THOUSAND FIFTY & NO/100 Dollars

JPMorgan Chase Bank, N.A.

For VARIANCE - 1200 HILLSBORO MILE
1200 THE OCEAN

MP

Imperial Bradford Exchange Checks 1-800-323-8104 www.bradfordexchangechecks.com



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:
PARCEL "B", "1200 HILLSBORO MILE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGES 187-188, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SAID LANDS SITUATE IN THE TOWN OF HILLSBORO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAIN 0.92 ACRES, MORE OR LESS.

- SURVEYOR'S NOTES:
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR A CERTIFIED DIGITAL SIGNATURE OF A REGISTERED FLORIDA SURVEYOR AND MAPPER.
 - THIS DRAWING IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., CERTIFICATE OF AUTHORIZATION R22936 AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
 - THE RIGHT-OF-WAY OF OCEAN BOULEVARD, (A-1-A) IS BASED ON FOUND MONUMENTATION AS SHOWN ON SHEET 6 OF 14, SECTION 86050-2507, FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP.
 - THE LANDS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
 - LEGAL DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT OR AGENT'S AGENT.
 - ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT UNLESS OTHERWISE INDICATED.
 - BUILDING TIES ARE PERPENDICULAR OR RADIAL TO THE BOUNDARY LINES UNLESS OTHERWISE NOTED.
 - BEARINGS BASE IS S07°31'22"W BETWEEN FOUND COASTAL CONSTRUCTION CONTROL LINE MONUMENTS R-8 AND R-10, AS SHOWN ON MISC. PLAT BOOK 6, PAGE 10, BROWARD COUNTY RECORDS. THE POSITION OF FOUND COASTAL CONSTRUCTION CONTROL LINE MONUMENT R-9 CONFLICTS WITH INFORMATION FOR ITS POSITION INDICATED IN MISCELLANEOUS MAP BOOK 6 PAGE 10, BOOK 8 PAGE 38 AND THE 1999 RESET VALUE FOR THE MONUMENT.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, FROM BROWARD COUNTY ENGINEERING BENCHMARK NO. 3803, ELEVATION 12.468' (88). BENCHMARK IS A STANDARD DEPARTMENT OF NATURAL RESOURCES BRASS DISK STAMPED 86 92 DA03 B.M. THE N.G.V.D. 1929 ELEVATION FOR THIS POINT WAS 14.04 FEET. THE DIFFERENCE IS 1.572 FEET.
 - ELEVATIONS WERE DETERMINED ONLY AT THE LOCATIONS INDICATED.
 - FLOOD ELEVATION INFORMATION:
A. FIRM NO. : 12011C 0187 H
B. MAP REVISION DATE : 8-18-2014
C. FIRM ZONES : VE, AND X (AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD)
D. BASE FLOOD ELEVATION : 9 FEET & N/A.
 - THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY EXCEPT AS SHOWN HEREON.
 - THE EXPECTED HORIZONTAL AND VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/-0.10'.
 - THE LOCATION OF THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY IS BASED ON THAT SHOWN ON PLAT BOOK 124, PAGE 19, OCEAN REEF CONDOMINIUM PLAT AND REFERENCE TO PLAT BOOK 17, PAGE 3, BOTH RECORDED IN BROWARD COUNTY RECORDS.
 - THE "EROSION CONTROL LINE" IS THAT LINE ESTABLISHED FROM FOUND COASTAL CONSTRUCTION CONTROL LINE MONUMENTS R-8, R-9 AND R-10, HELD RELATIVE TO VALUES SHOWN ON MISCELLANEOUS MAP BOOK 6 PGS 38, BROWARD COUNTY RECORDS. THE COASTAL CONSTRUCTION CONTROL LINE IS THAT LINE ESTABLISHED FROM FOUND MONUMENTS R-8, R-9 AND R-10, HELD RELATIVE TO VALUES SHOWN ON MISCELLANEOUS MAP BOOK 6, PAGE 10, BROWARD COUNTY RECORDS.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
LANDON M. CROSS, USING A DIGITAL SIGNATURE.
HIS SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON CONFORMS TO THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THE FIELD WORK WAS COMPLETED ON 7/17/2020.
DATE OF PLAT OR MAP: 7/20/2020.
LANDON M. CROSS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS3348
Digitally signed by Landon M Cross
DN: cn=US, o=CARNAHAN PROCTOR AND CROSS INC., ou=A01410D00000173824A7 F3B00007FC6, cn=Landon M Cross
Date: 2020.08.05 15:33:31 -04'00'

NO.	DATE	BY	CK'D	REVISIONS	FB/PG
15	7/7/20	NI	LMC	SPECIFIC PURPOSE SURVEY	
14	3/9/19	NI	LMC	SURVEY UPDATE	
13	6/6/17	LK	LMC	REVISED LOCATION OF ENTRANCE CONCRETE WALL	
12	4/14/17	KDM	LMC	SHOW NEW ELEVATION AT SEAWALL	
11	9/12/16	KDM	LMC	UPDATE FINAL SURVEY	
10	2/17/16	KDM	LMC	LABEL FRONT WALLS, SHOW TIE TO POOL EOW	
9	1/25/16	KDM	LMC	FINAL SURVEY	
8	2/12/15	KDM	LMC	ADDED CERTIFICATIONS	
7	11/21/14	KDM	LMC	BUILDING AS BUILT SURVEY	
6	11/19/14	KDM	LMC	ADDED ADD'L SETBACK LINE PER SITE PLAN	
5	10/28/14	KDM	LMC	FORMBOARD SPOT	
4	3/7/14	KDM	LMC	ADD ADDITIONAL TOPO AND ELEVATIONS, REVISE PROPOSE FIRM ZONES	
3	9/16/13	MAH	MAH	ADDITIONAL ELEVATION INFORMATION TDS	
2	12/22/12	MAH	MAH	ADD C.C.C.L. REQUIREMENTS	
1	08/30/12	MAH	MAH	UPDATE SURVEY 041201_SPL-2012	

SCALE: 1" = 30'
DATE: 7/7/2020
DRAWN BY: NI
CHECKED BY: LMC
FB/PG: 1989/46
SURVEY TYPE:
SPECIFIC PURPOSE SURVEY

CPC
CARNAHAN PROCTOR & CROSS
LAND DEVELOPMENT, SURVEYING,
CONSTRUCTION, ENGINEERING, INSPECTION

CERTIFICATE OF AUTHORIZATION NO. LB 2936
814 SOUTH MILITARY TRAIL,
DEERFIELD BEACH, FLORIDA 33442
PHONE: 954-972-3959 FAX: 954-972-4178 WEBSITE:
www.carnahan-proctor.com

SPECIFIC PURPOSE SURVEY
1200 HILLSBORO MILE
DEERFIELD BEACH
FLORIDA

PROJECT NO. 041201

SHEET 1 OF 1

SEAL



TOWN OF HILLSBORO BEACH, FLORIDA

Sherry D. Henderson, CMC Town Clerk

OFFICE OF THE TOWN CLERK

1210 Hillsboro Mile • Hillsboro Beach, FL 33062

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

NOTICE OF PUBLIC HEARING FOR VARIANCE REQUEST

Town of Hillsboro Beach
Tuesday, October 6, 2020 at 9:00AM

NOTICE IS HEREBY GIVEN - The Town Commission of the Town of Hillsboro Beach, Florida will consider a variance requests from Timothy Rowe, Vice President for the 1200 Hillsboro Mile HOA Board of Directors, for the property located at **1200 Hillsboro Mile, Hillsboro Beach, Fla 33062.**

The Applicant is requesting (2) variances from the Town's Land Development Code in order to relocate an existing pool fence seaward to an existing wall and extend the existing pool deck. Variances include (1) section 12-264 Swimming pools, pool patios and decks (D) Patios to extend the existing pool patio 10 feet seaward, extending approximately 5 feet beyond the allowed 15 feet extension east of the easterly building line. (2) section 12-263 Use Regulations (A) (1) (a) Fences and Walls – general. Relocate an existing pool fence east of the easterly building line to an existing wall.

The Town Commission will Hold a Virtual or In-Person Public Hearing on the Variance Requests at 9:00 AM on October 6, 2020. Details can be found at www.TownofHillsboroBeach.com

Information on the Variance Request can be obtained at Town Hall, 10 days prior to the Public Hearing. Public comments on the Variance Request will be received at the Public Hearing on October 6, 2020 or can be provided in writing to the Town Clerk prior to the Public Hearing via email TownClerk@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 insure 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.



TOWN OF HILLSBORO BEACH, FLORIDA

Sherry D. Henderson, CMC

Town Clerk

Property Owners Notification 9/23/2020

Newspaper Advertisement 9/26/2020

1210 HILLSBORO MILE | HILLSBORO BEACH, FLORIDA 33062 | TOWNOFHILLSBOROBEACH.COM



REINVENTING YOUR CITY

Mr. Mac Serda:

The Public Notice for 1200 Hillsboro Mile Variance Request Hearing for October 6, 2020 is attached.

The applicant is requesting (2) variances from the code, as it pertains to section 12-264 Swimming pools, pool patios, and decks (D) Patios and section 12-263 Use Regulations (A) (1) (a) Fences and Walls. This requires Town Commission approval. The advertisement needs to be published 10 days prior to the Public Hearing. Publishing it on Friday September 25, 2020 will provide the 10-day notice.

The public notice should also be distributed or mailed to the following properties within 300 feet:

- 1194 Hillsboro Mile (all units)
- 1198 Hillsboro Mile (all units)
- 1199 Hillboro Mile (all units)
- 1202 Hillsboro Mile (all units)
- 1203 Hillboro Mile (all units)
- 1205 Hillsboro Mile (all units)
- 1207 Hillsboro Mile (all units)
- 1210 Hillsboro Mile (Town Hall)

The following individuals should also be notified by email:
Timothy Rowe – trowe7@optonline.net

Thank you,
Joe Arenal (954) 821-5759



Printed: 9/23/2020 9:44:51 AM

Page 1 of 3

Order ID: 6774313

* Agency Commission not included

GROSS PRICE * : \$143.00

PACKAGE NAME: SSC Notice of Public Meeting



Printed: 9/23/2020 9:44:51 AM

Page 2 of 3

Order ID: 6774313

* Agency Commission not included

GROSS PRICE * : **\$143.00**

PACKAGE NAME: SSC Notice of Public Meeting

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com

AdSize(s): 1 Column

Run Date(s): Saturday, September 26, 2020

Color Spec. B/W

Preview

Order ID: 6774313

* Agency Commission not included

GROSS PRICE * : \$143.00**PACKAGE NAME: SSC Notice of Public Meeting**

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FOR VARIANCE REQUEST
TOWN OF HILLSBORO BEACH**

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Sherry D. Henderson, CMC Town Clerk
09/26/20 6774313

