



TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile, Hillsboro Beach, Florida 33062
December 1, 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

YOU ARE HEREBY NOTIFIED that a **Quasi-Judicial Public Hearing** will be held **Tuesday, December 1, 2020, at 9:00 AM**. A quorum of the Board of Zoning & Appeals will be physically present at the meeting. However, to ensure compliance with CDC recommendations for public safety, the meeting will utilize communications media technology with most Town staff participating via video conferencing. **LIVE ZOOM Meeting number: 878 4736 1566 Passcode: 951699**

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. APPROVAL OF AGENDA

II. QUASI-JUDICIAL PUBLIC HEARINGS

A. QUASI-JUDICIAL PUBLIC HEARING - Artificial /Synthetic Turf Permit Application submitted by Tom Laubenthal with Landscape Architect Consultants, Inc., Authorized Agent for property located at 931 Hillsboro Mile, Hillsboro Beach, FL 33062

Property Owner: Robert Cucinotta

Address: 931 Hillsboro Mile, Hillsboro Beach, FL 33062

Request: The Applicant is requesting use of artificial synthetic grass over underground water retention storage tanks located on both sides of the entry driveway. The Total area of proposed artificial synthetic turf is approximately 2,550 square feet.

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

III. ADJOURNMENT



RE: 931 Hillsboro Mile Artificial / Synthetic Turf Conditional Use Request

Dear Mr. Serda,

The purpose of this letter is to provide a report regarding the Artificial / Synthetic Turf Conditional Use request for 931 Hillsboro Mile submitted to the Town on October 23, 2020. Mr. Robert Laubenthal (Landscape Architect) authorized agent for the owner of the property Robert Cucinotta, has submitted the application.

Documents Submitted

Information submitted with the Conditional Use Request included an application, Landscape and Civil site plans, photographs, product literature, applicant letter and turf-sample.

General Description of the permit request

The applicant is requesting use of artificial synthetic grass over underground water retention storage tanks located on both sides of the entry driveway. The total area of proposed artificial synthetic turf is approximately 2,550 square feet. The application provided states the proposed product has a 10-year warranty, literature submitted does not confirm warranty. Literature provided by applicant states the product has a water permeability of 413.17 inches per hour, per square yard. The product literature submitted did not provide installation recommendation. The literature states that the synthetic grass is being installed over a compacted aggregate base and a weed barrier.

Site Plan Review and Comments

The Artificial Synthetic Turf Conditional Use application and plans submitted on October 23, 2020 and update November 17, 2020 were reviewed by Joe Arenal.

The following comments still need to be addressed:

1. Acceptance use of synthetic turf in the right of way from FDOT.
2. Owner agreement that areas designated to receive artificial synthetic turf is not intended to be used for parking.

Staff Recommendation

Staff recommends approval of the application that was submitted on October 23, 2020 and updated November 23, 2020, along with items 1 and 2 (comments still to be addressed) as conditions of approval. Acceptance of artificial synthetic grass for proposed use is at the discretion of the commission.

Sincerely,

Joe Arenal



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile, Hillsboro Beach, Florida 33062

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

ARTIFICIAL/SYNTHETIC TURF PERMIT APPLICATION

Land Development Code - Code of Ordinance Sec. 12-396

Property Address: 931 HILLSBORO MILE

Permit No. 189544-0

AGENT FOR OWNER

Fee: \$1,050.00

Applicant Information:

Applicant Name: <u>LANDSCAPE ARCH. CONSULTANT THOMAS LAUBENTHAL</u>	Phone: <u>954-629-5989</u>	E-Mail Address: <u>TOM@LACFL.COM</u>	
Address: <u>5215 W. BROWARD BLVD</u>	City: <u>PLANTATION 1</u>	State: <u>FL.</u>	Zip: <u>33317.</u>

Property Owner Information:

Property Owner Name: <u>ROBERT CUCINOTTA</u>	Phone: <u>786-423-9655</u>	E-Mail Address: <u>cucinottar@gmail.com.</u>	
Address: <u>931 HILLSBORO MILE</u>	City: <u>HILLSBORO BEACH</u>	State: <u>FL.</u>	Zip: <u>33062</u>

Section 1: Turf Information

Turf Manufacturer: <u>SYNLAWN</u>	Material: <u>SYN-AUGUSTINE-34T</u>	Pile Height: <u>1 7/8"</u>
Infill Type (if used): <u>CLEAN SAND</u>	Is the artificial/synthetic turf lead free?: <u>YES</u>	Face Weight: <u>101 OZ / SQ. FT.</u>
Will this be self-installation?*: <u>BY PRODUCT SUPPLIER</u>	Manufacturer's Warranty: <u>LIMITED LIFETIME</u>	Rodent Control Mesh Type: <u>POLYETHYLENE</u>

*If not, please fill out the information below. If answered yes, skip section 2.

Section 2: Installation Information

Installation Company Name: <u>EASIGRASS LLC</u>	Office Phone: <u>305-234-5300</u>	E-Mail: <u>info@easygrass.net</u>	
Address: <u>14131 SW 143 CT.</u>	City: <u>MIAMI</u>	State: <u>FL.</u>	Zip: <u>33186</u>
Manufacturer's/Installers Warranty: <u>10 YEAR</u>	Date of Installation: <u>2020</u>	Square Footage of Turf Installed: <u>2550 SF</u>	

Town Use Only:

Date Received: <u>10/26/2020</u>	
Approval ☐ Denial ☐ By: _____	Date: _____
Comments/Conditions: _____	
Sample Materials Received: _____	Turf ☐ Rodent Screen ☐

-Application Continued on Next Page

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 Meeting. Each applicant should 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.

In the box provided below, or on an attached separate sheet, please provide the following items:

1. *The property boundaries*
2. *The proposed area for turf installation and areas of live plants.*
3. *Photos of the proposed area for turf installation.*

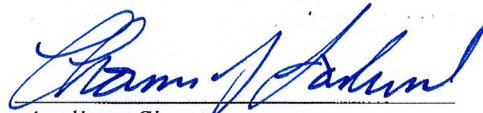
SEE ATTACHMENTS

I HEREBY CERTIFY that all of the applicable items required in this application are to the best of my knowledge and belief true and correctly represented. I understand that failure to submit all applicable information may be cause for denial of the application.

Date 10-21-2020

THOMAS J. LAIBENTHAL

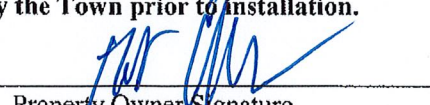
Print Name of Applicant


Applicant Signature

Owner hereby agrees that the turf material and installation material will not become a tripping hazard or become weathered in appearance. Materials shall be replaced prior to the above listed conditions occurring. Replacement material shall be approved by the Town prior to installation.

ROBERT CUCINOTTA.

Print Name of Property Owner


Property Owner Signature

Pursuant to Sec. 12-396 (L) (3-4), a conditional use approval is specific to the Landscape Plan and any supplemental conditions approved. Modifications to any of the specifics or conditions of the approval shall be deemed a code violation and subject to code enforcement action and/or revocation of the conditional use approved. Each application for a conditional use under this section shall be submitted with a landscape plan and accompanied by a check for \$1,050.00 made payable to the Town of Hillsboro Beach.

If you have questions feel free to contact the Town Planner, Joe Arenal at 954-821-5759 or joe@rma.us.com

TOWN OF HILLSBORO BEACH, FLORIDA

Code of Ordinances / Chapter 12 – Land Development Code Division 7. Landscaping for Protection of Water Quality and Quantity

Sec. 12-396 - Appropriate plant selection, location and arrangement.

- (A) Plant selection should be based on the plant's adaptability to the existing conditions present at the landscaped area and native plant communities, particularly considering appropriate hardiness zone, soil type and moisture conditions, light, mature plant size, desired effect, color, and texture. Plant species that are drought, wind and/or salt tolerant are preferred. For purposes of determining prohibited and controlled plant species, refer to the Department of Agriculture and Consumer Services, Chapter 5B-57, Florida Administrative Code ("F.A.C"), and the Florida Exotic Pest Plant Council ("FLEPPC") invasive plant species list. Plants named in this rule may not be used.
- (B) Plants shall be grouped in accordance with their respective water and maintenance needs. Plants with similar water and cultural (soil, climate, sun, and light) requirements shall be grouped together. The hydrozones shall be shown on the irrigation, layout, and planting plans as required. Where natural conditions are such that irrigation is not required, the presence of site appropriate plants shall not be considered a high water use hydrozone.
- (C) Fifty percent of all vegetation, excluding all turfgrass, required to be planted by this division shall be vegetation native to South Florida consistent with NatureScape landscape principles.
- (D) Trees shall be of a species having an average mature crown spread of greater than 20 feet and having trunk(s) which can be maintained with over 6 feet of clear trunk. Trees or palms having an average mature crown spread of less than 20 feet may be substituted by grouping the same so as to create the equivalent of a 20-foot crown spread. Such a grouping shall count as 1 tree towards meeting tree requirements for any provision herein. If palms are used, they shall constitute no more than 20 percent of the total tree requirements for any provision herein, and shall have a minimum of 6 feet of clear trunk/gray wood at installation. On projects requiring 6 to 10 trees, a minimum of 2 species shall be used; for 11 to 20 trees required, a minimum of 3 species shall be utilized; for 21 to 50 trees required, a minimum of 4 species shall be utilized; and for 51 or more trees required, a minimum of 5 species shall be utilized. Use of native trees is preferable, but not exclusive.
- (E) Removal of any trees is to be conducted pursuant to applicable sections of the Code of Ordinances for the Town of Hillsboro Beach, as it is amended from time to time.
- (F) Tree and plant species appearing on the Florida Exotic Pest Plant Council list of invasive plant species, as amended, shall not be planted as required or as optional landscaping and, in addition, those species appearing on the list of invasive plant species shall be removed from construction sites.
- (G) Tree species shall have a minimum height of 10 feet at time of installation. Minimum canopy spread shall be characteristic of the species at such height. Credit

for existing native and non-invasive trees preserved on a site shall be granted toward meeting the tree requirements of any landscaping provisions of this division. No credit shall be granted for preserved trees which are in extremely poor condition or declining health.

- (H) Shrubs used as hedges shall be a minimum height of 2 feet, full to base, and planted 2 feet on center when measured immediately after planting. When shrubs are used as a screen around vehicular open space areas, said shrubs shall be a minimum of 2 feet in height above the vehicular open space pavement surface that directly abuts the shrubs at time of planting.
- (I) Required buffer hedges shall be planted and maintained so as to form a continuous, unbroken solid visual screen, with a minimum height of 3 feet, to be attained within 1 year after planting. Use of several native species is preferable, but not exclusive. When seen in profile, the upper portion of the hedge shall be narrower than the lower portion.
- (J) Native and non-invasive vines shall be a minimum of 30 inches in supported height immediately after planting, and may be used in conjunction with fences, visual screens or walls, and shall be planted at 10-foot intervals to meet landscape buffer requirements as specified.
- (K) Groundcover shall be planted with a minimum of 50 percent coverage, with 100 percent coverage occurring within 6 months of installation.
 - (1) No more than 80 percent of the landscaped area for single-family and duplex dwellings may be in turfgrass;
 - (2) No more than 60 percent of the landscaped area for multifamily dwellings may be in turfgrass;
 - (3) No more than 50 percent of the landscaped area for other development uses may be in turfgrass.
- (L) Drought-tolerant landscaping.
 - (1) A minimum of 20 percent of the non-turfgrass landscaped area on single-family dwellings must be in low water use or drought-tolerant landscaping;
 - (2) A minimum of 40 percent of the non-turfgrass landscaped area of multifamily dwellings must be in low water use or drought-tolerant landscaping;
 - (3) A minimum of 50 percent of the landscaped area of all other development uses must be in low water use or drought-tolerant landscaping.
- (M) The use of artificial plants and vegetation shall be substituted for natural plants and vegetation only in those instances where a conditional use application is filed by the property owner and the application is approved by the Town Commission. The conditional use allowing for the use of artificial plants and vegetation for landscaping shall be subject to the following:
 - (1) *Procedure.* All conditional uses shall be subject to approval of the Town Commission, and no conditional use shall be approved until after a public

hearing by the Town Commission, at which time all interested parties shall have an opportunity to be heard.

- (2) *Review criteria.* The Town Commission shall not approve a conditional use, unless and until it finds that:
 - (a) The use of artificial plants and vegetation is deemed desirable for the public convenience or welfare, and the use is in harmony with the purpose and intent of this chapter and will not be detrimental or injurious to the town.
 - (b) When granting approval for a conditional use, the Town Commission may attach conditions and safeguards, as it may determine is necessary for the protection and aesthetic appearance of the town.
 - (c) The application shall meet all of the following criteria, where appropriate:
 1. Harmony with adjacent uses (existing or zoned).
 2. Use not hazardous to the town.
 3. The landscape plan identifying the location and dimension of the use of artificial plants and vegetation is compatible with the character and aesthetics of the town.
- (3) *Conditional use approval amendments.* A conditional use approval is specific to the landscape plan and any supplemental conditions approved. Modifications to any of the specifics or conditions of the approval shall be deemed a code violation and subject to code enforcement action and/or revocation of the conditional use approved.
- (4) Each application for a conditional use under this section shall be submitted with a landscape plan and accompanied by a check made payable to the town in an amount set from time to time by resolution adopted by the Town Commission to offset administrative fees and costs.

(Ord. 253, passed 9-13-2010; Am. Ord. [2016-283](#), § 2, passed 6-7-2016)

ROBERT CUCINOTTA REVOCABLE TRUST
ROBERT CUCINOTTA, TRUSTEE
931 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

63-8413/2670

1515

COPY

10-23-20 TD

PAY TO
THE ORDER OF

TOWN OF Hillsboro Beach \$ 1050.00
ONE THOUSAND FIVE HUNDRED

DOLLARS



Security Features
Included.
Details on Back.

JPMORGAN CHASE BANK, N.A.
WWW.CHASE.COM

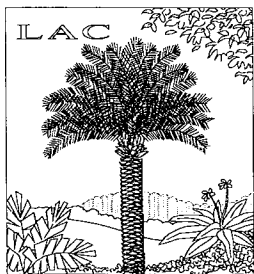
COPY

FOR

931 HBM

TW

RP



LANDSCAPE ARCHITECT CONSULTANTS, INC.

5215 West Broward Boulevard, Plantation, FL, 33317

954-581-1110

www.LACFL.com

Thomas J. Laubenthal
Liliana (Varela) Healey
Abdias Dalisma

Tom@lacfl.com
Lili@lacfl.com
Abdias@lacfl.com

October 21, 2020

Attn: Town Council Plan Review

Re: Limited Use of Synthetic Turf
Robert Cucinotta Residence
931 Hillsboro Mile
Hillsboro Beach, FL

Special Review Consideration

The Civil Engineering Plans for this property have not changed since it was originally designed. The primary retention storage system for the property is utilizing cross connected underground tanks. As a gravity system all of the tanks are located at the lower west-end portion of the property.

The majority of the tank system is designed to be under the curvilinear drive, however based on the capacity of the system, those tanks extend beyond the drive edge into the open space areas of the site.

In order to preserve the integrity of the system, these zones are un-plant-able, which avoids conflicts with encroaching root systems. Thus the request for Limited Use of the Synthetic Turf is proposed to be restricted to these Tank Zones. All other areas of the site will get traditional landscape improvements.

Other properties up and down the Mile have been allowed to use this material and we are very pleased with its refined esthetic appearance. Since there is an engineering basis behind our Landscape Plan Modification, we are hoping this can be expediently approved.

Respectfully,
Tom Laubenthal, RLA
Landscape Architect of Record

PROPOSED SYNTHETIC TURF AREA SHOWN IN GREEN, WHICH IS DIRECTLY OVER TOP OF THE DRAINFIELD AREAS SHOWN WITH THE PINK GRID LINES THAT RUN UNDER DRIVE AND FLANKING SIDE YARDS. ALL PART OF THE APPROVED DRAINAGE ENGINEERING PLANS.

DRAINFIELD IN PINK LINES

STATE ROAD A-1-A
E RIGHT-OF-WAY LINE

DRAIN FILED

SYN. TURF ENDS WITH DRAIN FILED. NATURAL PLANT BEYOND

PROPOSED SYNTHETIC TURF AREA SHOWN IN GREEN, WHICH IS DIRECTLY OVER TOP OF THE DRAINFIELD AREAS SHOWN WITH THE PINK GRID LINES THAT RUN UNDER DRIVE AND FLANKING SIDE YARDS. ALL PART OF THE APPROVED DRAINAGE ENGINEERING PLANS.

DRAINFIELD IN PINK LINES

STATE ROAD A-1-A
E RIGHT-OF-WAY LINE

DRAIN FILED

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DRAINFIELD IN PINK LINES

STATE ROAD A-1-1-1
E RIGHT-OF-WAY LINE

DRAIN FILED

SYN. TURF ENDS WITH DRAIN FILED. NATURAL PLANT BEYOND

PROPOSED SYNTHETIC TURF AREA SHOWN IN GREEN, WHICH IS DIRECTLY OVER TOP OF THE DRAINFIELD AREAS SHOWN WITH THE PINK GRID LINES THAT RUN UNDER DRIVE AND FLANKING SIDE YARDS. ALL PART OF THE APPROVED DRAINAGE ENGINEERING PLANS.

STATE ROAD A-1-A
E. RIGHT-OF-WAY LINE

DRAIN FIELD

SYN. TURF ENDS WITH DRAIN FILED. NATURAL PLANT BEYOND

DRAINFIELD IN PINK LINES

DRAINAGE ENGINEERING PLANS

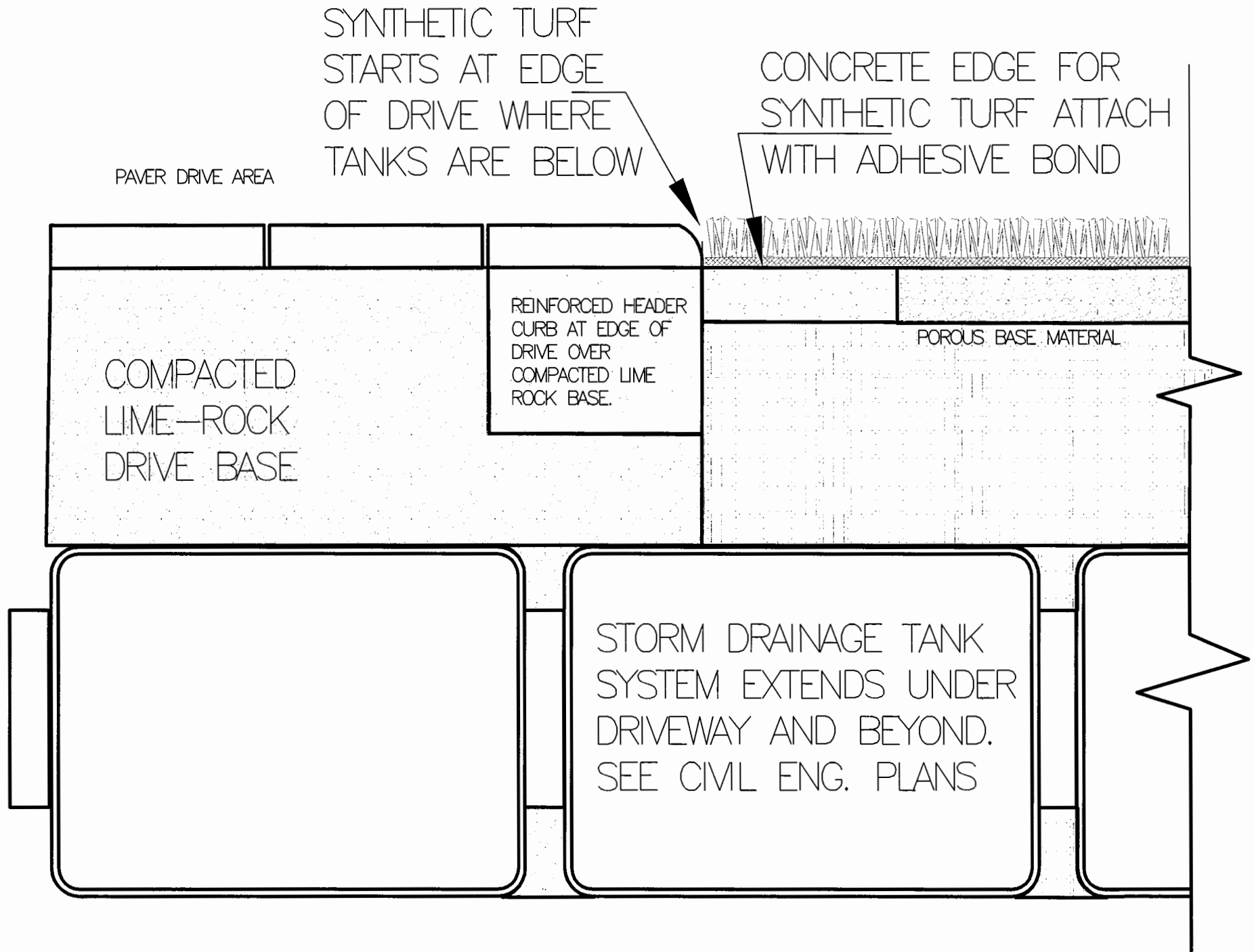
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DRAINFIELD IN PINK LINES

STATE ROAD A-1-1-1
E RIGHT-OF-WAY LINE

DRAIN FILED

SYN. TURF ENDS WITH DRAIN FILED. NATURAL PLANT BEYOND





SYNLAWN®

Plant-Based Artificial Grass

PRODUCT SPECIFICATIONS



SYN Augustine 347

Combining beautiful multi-colored grass blades with a dense multi-colored thatch to create a natural appearance with a realistic feel and superior strength. Our softest, most comfortable variety of grass ever created now with Super Yarn™ technology.

Grass Zone Yarn/Color	PE / Field Green / Olive / Apple
Grass Zone Denier	9,900 / 9
Thatch Zone Yarn/Color	PE / Field Green / Beige
Thatch Zone Denier	5,040 / 12
Grass Zone Yarn Shape	Soft Omega
Finished Pile Height	1 7/8"
Finished Pile Weight	75 oz.
Backing	15 / 18 PP 2-Part / 20oz. EnviroLoc™
Tuft Gauge	3/8"
Total Weight	101 oz.
Tuf Bind	> 8 lbs.
Permeability	> 400 inches per / SY
Features	Sanitized®, EnviroLoc™, StatBlock™ Anti-Static, DualChill™ IR Reflective, Deluster, UV Stabilizers
Test Data	ASTM E108 Class A Fire Rating, F1292, F1951, IPEMA Certified



Unmatched Lifetime Warranty



EnviroLoc™ Plant-Based Backing



Deluster and UV Protection



Class A Fire Rating



Foot Traffic



Softness

SUPER YARN™ TECHNOLOGY

Sanitized®
Antimicrobial

DualChill™
IR Reflective

StatBlock™
Anti-Static



Learn more at CADdetails.com

Not to scale. For illustration only.

RECOMMENDED USES

LANDSCAPE

PETS

PLAY

ROOFTOP



SYNLAWN®
a sportgroup company



For ordering and questions, contact SYNLawn at 866-796-5296 or visit SYNLawn.com

Primary Yarn Polymer	Polyethylene
Yarn Cross Section	Soft Omega
Standard Color	Field Green / Olive / Apple
Fabric Construction	Tufted
Second Yarn Polymer Thatch	Polyethylene
Secondary Yarn Color	Field Green / Beige

Primary Backing	15/18 PP 2-Part
Coating Type	20 oz. EnviroLoc™
PE Yarn Denier / Ends	9,900 / 9
Texturized Thatch Denier / Ends	5,040 / 12
Warranty Period	Limited Lifetime

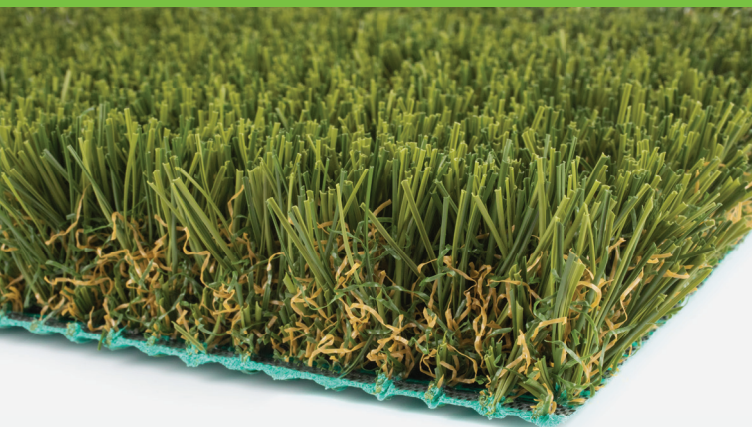
Finish Fabric	English System		ASTM Test
<i>Nominal Specification</i>	<i>Value</i>	<i>Units</i>	<i>Method</i>
Pile Height (Nominal)	1 7/8	inches	D-5823
Face Weight	75	oz/yd ²	D-5848
Total Fabric Weight	101	oz/yd ²	D-5848
Primary Backing Weight	6	oz/yd ²	D-5848
Secondary Coating Weight	20	oz/yd ²	D-5848
Tuft Bind	> 8	lbs.	D-1335
Grab Tear Strength (Average)	> 200	lbs.	D-5034
Total Yarn Linear Density	14,940	Denier	D-1577
Elongation to Break	> 30	%	D-2256
Yarn Breaking Strength	> 20	lbs.	D-5793
Machine Gauge	3/8	inches	D-5793
Flammability	Passed	-	D-2859
Water Permeability	413.17	in/hr	D-1551
Fabric Width	15	ft	-



SYNLAWN®

Plant-Based Artificial Grass

PRODUCT SPECIFICATIONS



SYN Tipede 343

Offering superior durability in high foot traffic areas is what sets this artificial grass variety apart from the rest of the pack. Ideal turf for a multitude of applications where durability and reliability matter.

Grass Zone Yarn/Color	PE / Field Green / Apple
Grass Zone Denier	10,000 / 6
Thatch Zone Yarn/Color	PE / Field Green / Beige
Thatch Zone Denier	5,040 / 12
Grass Zone Yarn Shape	Omega
Finished Pile Height	1 1/2"
Finished Pile Weight	80 oz.
Backing	15 / 18 PP 2-Part / 20oz. EnviroLoc™
Tuft Gauge	3/8"
Total Weight	106 oz.
Tuft Bind	> 8 lbs.
Permeability	> 600 inches per / SY
Features	Sanitized®, EnviroLoc™, StatBlock™ Anti-Static, DualChill™ IR Reflective, Deluster, UV Stabilizers
Test Data	ASTM E108 Class A Fire Rating, F1292, F1551, F1951, IPEMA Certified



Unmatched Lifetime Warranty



EnviroLoc™ Plant-Based Backing



Deluster and UV Protection



Class A Fire Rating



Foot Traffic



Softness



SUPER YARN™ TECHNOLOGY

Sanitized®
Antimicrobial

DualChill™
IR Reflective

StatBlock™
Anti-Static



Learn more at CADdetails.com

Not to scale. For illustration only.

RECOMMENDED USES



LANDSCAPE



PETS



PLAY



ROOFTOP



SYNLAWN®
a sportgroup company



For ordering and questions, contact SYNLawn at 866-796-5296 or visit SYNLawn.com

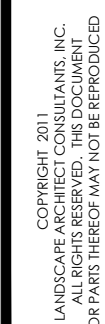
Primary Yarn Polymer	Polyethylene	Primary Backing	15/18 PP 2-Part
Yarn Cross Section	Omega	Coating Type	20 oz. EnviroLoc™
Standard Color	Field Green / Apple	PE Yarn Denier / Ends	10,000 / 6
Fabric Construction	Tufted	Texturized Thatch Denier / Ends	5,040 / 12
Second Yarn Polymer Thatch	Polyethylene	Warranty Period	Limited Lifetime
Secondary Yarn Color	Field Green / Beige		

Finish Fabric	English System		ASTM Test
<i>Nominal Specification</i>	<i>Value</i>	<i>Units</i>	<i>Method</i>
Pile Height (Nominal)	1 1/2	inches	D-5823
Face Weight	80	oz/yd ²	D-5848
Total Fabric Weight	106	oz/yd ²	D-5848
Primary Backing Weight	6	oz/yd ²	D-5848
Secondary Coating Weight	20	oz/yd ²	D-5848
Tuft Bind	> 8	lbs.	D-1335
Grab Tear Strength (Average)	> 200	lbs.	D-5034
Total Yarn Linear Density	15,040	Denier	D-1577
Elongation to Break	> 30	%	D-2256
Yarn Breaking Strength	> 20	lbs.	D-5793
Machine Gauge	3/8	inches	D-5793
Flammability	Passed	-	D-2859
Water Permeability	607.6	in/hr	D-1551
Fabric Width	15	ft	-



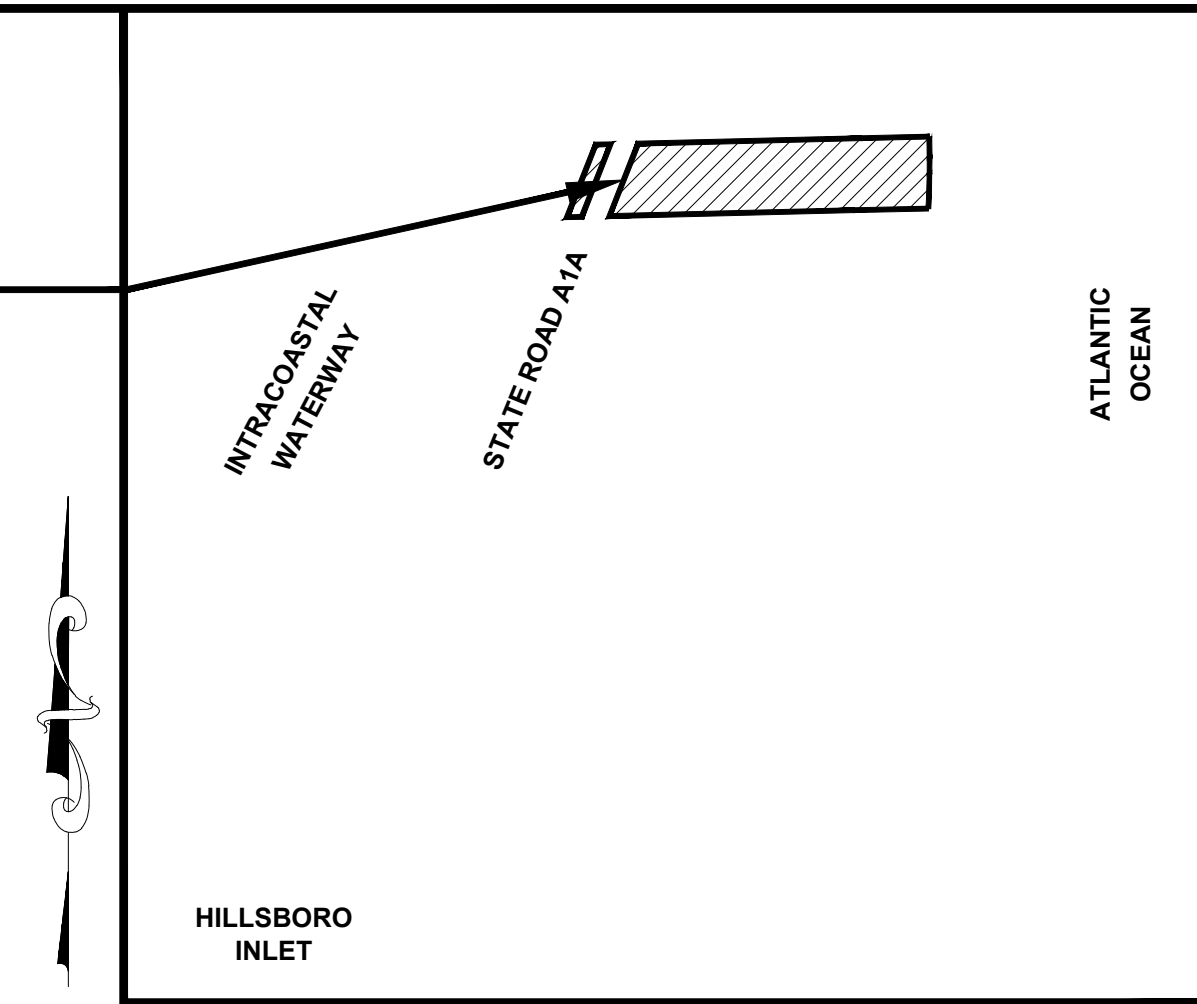






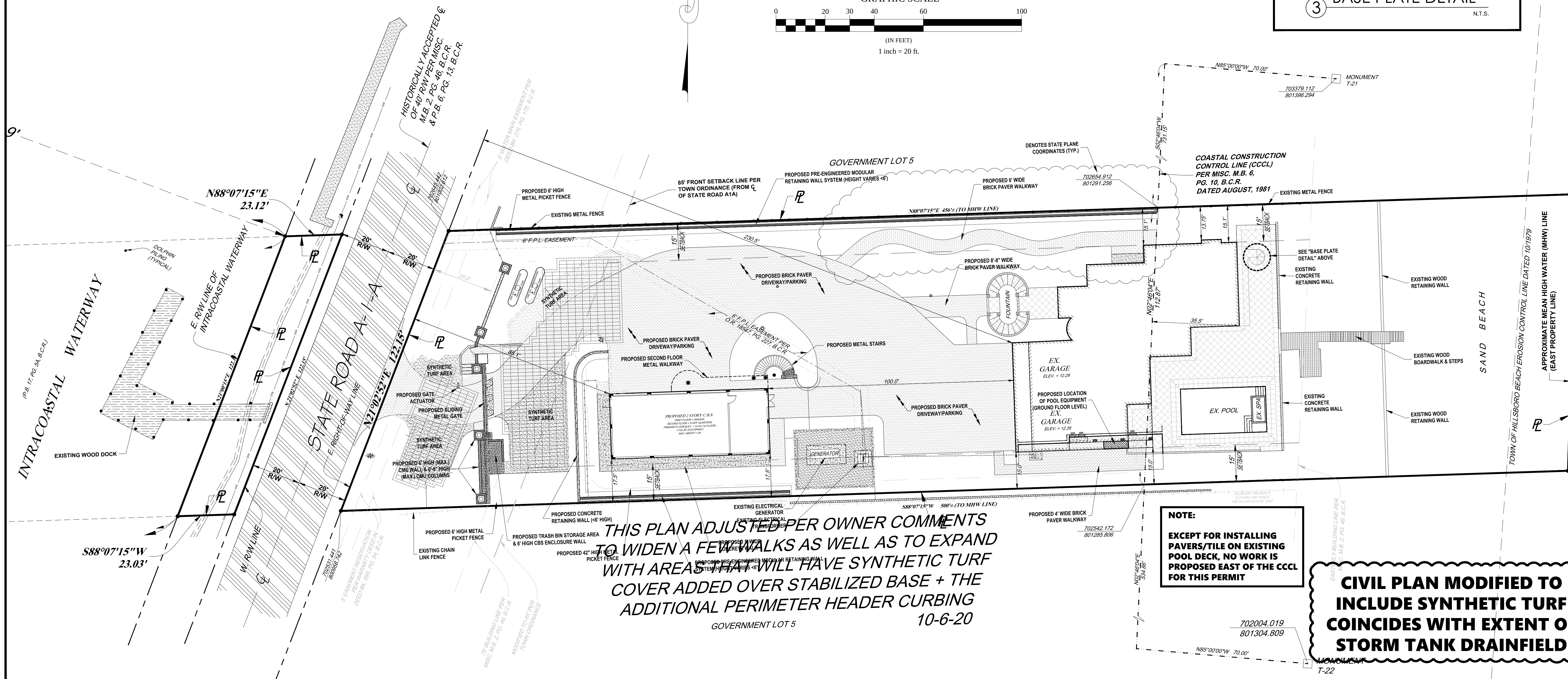
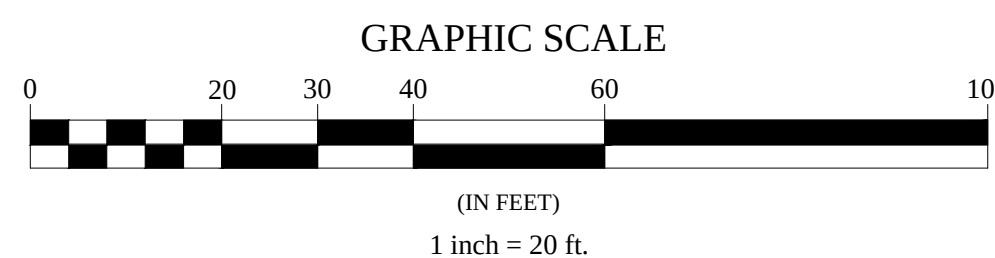
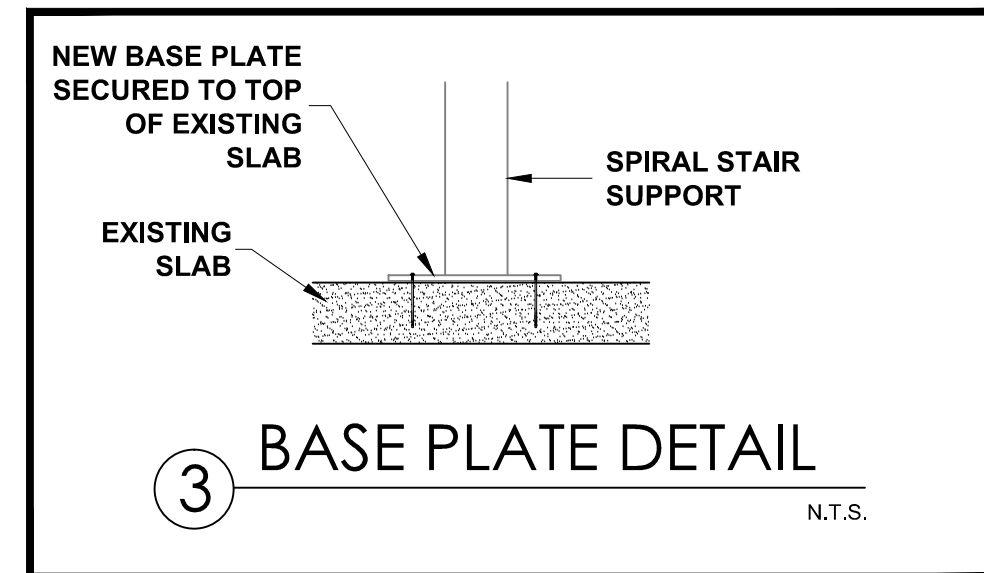
	EXISTING ASPHALT PAVEMENT (TO REMAIN)
	EXISTING CONCRETE
	EXISTING WOOD DOCK/DECK
	PROPOSED CONCRETE
	PROPOSED BRICK PAVERS
	PROPOSED ASPHALT PAVEMENT
	PROPOSED METAL PICKET FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING METAL PICKET FENCE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING BACKFLOW PREVENTOR
	EXISTING SEWER CLEAN-OUT
	EXISTING CBS WALL
	EXISTING ELECTRICAL TRANSFORMER
	PROPOSED AUTOMATIC RETRACTABLE BOLLARD
	EXISTING UNDERGROUND ELECTRIC
	EXISTING CONCRETE POWER POLE
	EXISTING OVERHEAD WIRES
	CENTERLINE
	PROPERTY LINE

<i>SITE INFORMATION</i>	
<i>ZONING: RS-2</i>	<i>RS-2</i>
<i>PROPOSED LAND USE:</i>	<i>RESIDENTIAL</i>
<i>LOT AREA:</i>	
<i>WEST LOT (WEST OF SR A1A):</i>	<i>2,538± SF</i>
<i>EAST LOT (EAST OF SR A1A):</i>	<i>53,844± SF</i>
<i>TOTAL:</i>	<i>56,382± SF (1.29± AC.)</i>
<i>DENSITY:</i>	
<i>NUMBER OF DWELLING UNITS:</i>	<i>2</i>
<i>GROUND COVERAGE:</i>	
<i>EXISTING RESIDENCE:</i>	<i>4,763± SF</i>
<i>PROPOSED GARAGE & STAFF QUARTERS:</i>	<i>1,716± SF</i>
<i>REAR DECK:</i>	<i>3,348± SF</i>
<i>TOTAL:</i>	<i>9,826± SF</i>
<i>IMPERVIOUS AREA:</i>	<i>30,046± SF (53.3%)</i>
<i>PERVIOUS AREA:</i>	<i>26,336± SF (46.7%)</i>
<i>PARKING SPACES REQUIRED:</i>	<i>2</i>
<i>PARKING SPACES PROVIDED:</i>	<i>>6</i>



LOCATION MAP

1" = 200'



THIS PLAN ADJUSTS PER OWNER COMMENTS
TO WIDEN A FEW WALKS AS WELL AS TO EXPAND
WITH AREAS THAT WILL HAVE SYNTHETIC TURF
COVER ADDED OVER STABILIZED BASE + THE
ADDITIONAL PERIMETER HEADER CURBING
GOVERNMENT LOT 5
10-6-20

NOTE:

**EXCEPT FOR INSTALLING
PAVERS/TILE ON EXISTING
POOL DECK, NO WORK IS
PROPOSED EAST OF THE CCCL
FOR THIS PERMIT**

CIVIL PLAN MODIFIED TO INCLUDE SYNTHETIC TURF COINCIDES WITH EXTENT OF STORM TANK DRAINFIELD

11/12/19

Lois Campanile, Jr.
Professional Engineer, No. 38782
Professional Structural Engineer No. 4348

MCLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611
FAX: (954) 763-7615
LB #295

ROBERT CUCINOTTA

ATLANTIC OCEAN *for* CUCINOTTA RESIDENCE

931 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA 33062

SITE PLAN

PROJECT NO. V38	
DATE	11/12/19
REVISION	
DRAWING	
SP	
SHEET	
1 OF 1	

TOWN OF HILLSBORO BEACH, FLORIDA
Quasi-Judicial Public Hearing

Artificial-Synthetic Turf Use Request
Tuesday, December 1, 2020 at 9:00AM

NOTICE IS HEREBY GIVEN the Town Commission of the Town of Hillsboro Beach will hold a Quasi-Judicial Public Hearing for Artificial – Synthetic Turf Use Request. The Public Hearing will be held on **Tuesday, December 1, 2020 at 9:00 AM**. The public can attend and provide comments via Live Zoom Video Conference.

The Town of Hillsboro Beach, Florida will consider an artificial synthetic-use request from Landscape Architect Consultants Robert Laubenthal, agent for Robert Cucinotta, for the property located at 931 Hillsboro Mile. The Applicant is requesting the use of 2,550 square feet of artificial synthetic turf. As required by Code of Ordinance section 12-396 Commission approval is necessary.

The Town Commission will hold a virtual Public Hearing on the Use Request at 9:00 AM on December 1, 2020 in the Town Hall located at 1210 Hillsboro Mile in Hillsboro Beach, Florida 33062. Information on the Use Request can be obtained at Town Hall, 10 days prior to the Public Hearing.

Public comments on the Use Request will be received at the Public Hearing on December 1, 2020 or can be provided in writing to the Town Clerk prior to the Public Hearing at 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.

JOIN LIVE ZOOM MEETING Tuesday, December 1, 2020 9:00 AM (Eastern)

Meeting ID: 878 4736 1566 Passcode: 951699

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 maybe 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.

Sherry D. Henderson, CMC Town Clerk
TOWN OF HILLSBORO BEACH, FLORIDA
11/21/2020



REINVENTING YOUR CITY

Mr. Mac Serda:

November 17, 2020

The Public Notice for 931 Hillsboro Mile Artificial Synthetic Turf Conditional Use Request is scheduled for the December 1, 2020 commission meeting is attached. The request requires Commission approval. The advertising needs to be published 10 days prior to the Public Hearing. Publishing it on Friday November 20, 2020 will provide the 10-day notice.

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

923, 925, 927 and 935 Hillsboro Mile

The following individuals should also be notified by email:

Robert Cucinotta – cucinottar@gmail.com

Thomas Laubenthal – tom@lacfl.com

Thank you,
Joe Arenal (954) 821-5759

Order ID: 6820996

* Agency Commission not included

GROSS PRICE * : \$218.20

PACKAGE NAME: SSC Notice of Public Meeting

Order ID: 6820996

GROSS PRICE * : \$218.20**PACKAGE NAME:** SSC Notice of Public Meeting**Product(s):** Sun Sentinel, Affidavit, Floridapublicnotices.com**AdSize(s):** 1 Column**Run Date(s):** Saturday, November 21, 2020**Color Spec.** B/W**Preview**

**TOWN OF HILLSBORO BEACH, FLORIDA
QUASI-JUDICIAL PUBLIC HEARING****ARTIFICIAL-SYNTHETIC TURF USE
REQUEST
TUESDAY, DECEMBER 1, 2020 AT
9:00AM**

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The Town Commission will hold a virtual Public Hearing on the Use Request at 9:00 AM on December 1, 2020 in the Town Hall located at 1210 Hillsboro Mile in Hillsboro

Order ID: 6820996

GROSS PRICE * : \$218.20**PACKAGE NAME: SSC Notice of Public Meeting**

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Order ID: 6820996

GROSS PRICE * : \$218.20**PACKAGE NAME: SSC Notice of Public Meeting**

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Sherry D. Henderson, CMC Town Clerk
TOWN OF HILLSBORO BEACH, FLORIDA
11/21/2020 6820996

OF MIAMI-DADE COUNTY, AND NOW BEING A PORTION OF HE ENCLAVE 2ND ADDITION AS 3 IN PLAT BOOK 156, PAGE 8, JBLIC RECORDS OF BROWARD FLORIDA, AND BEING MORE ARLY DESCRIBED IN THE LEGAL ON IDENTIFIED AS EXHIBIT ERTY GENERALLY LOCATED UTHEAST CORNER OF HIATUS ROAD BROWARD BOULEVARD; AND NG SAID PLAN AND MAP AS ER LAND USE PLAN AND MAP, ING SAID PLAN AND MAP PART TURE LAND USE ELEMENT OF REHENSIVE PLAN OF THE CITY ATION; PROVIDING FOR SEVER ND, PROVIDING AN EFFECTIVE REFOR.

TION APPROVING 20 TOWN- ILDINGS WITH A TOTAL OF (ENCLAVE AT PLANTATION) DTIONAL USE TO BE LOCATED PRD-8.6Q ZONING DISTRICT ON Y LIVING IN THE NORTHWEST CTION 7, TOWNSHIP 50 SOUTH, EAST, SAID PARCEL INCLUDING V OF BLOCK 2, ACCORDING TO GLADES PLANTATION COM- ENDED PLAT, AS RECORDED IN K 2 AT PAGE 7 OF THE PUBLIC OF MIAMI-DADE COUNTY, AND NOW BEING A PORTION OF HE ENCLAVE 2ND ADDITION AS D IN PLAT BOOK 156, PAGE 8, JBLIC RECORDS OF BROWARD FLORIDA, AND BEING MORE ARLY DESCRIBED IN THE LEGAL ION IDENTIFIED AS EXHIBIT "A", 7 GENERALLY LOCATED AT THE ST CORNER OF HIATUS ROAD ARD BOULEVARD; PROVIDING S CLAUSE; AND PROVIDING AN DATE THEREFOR.

ON DECIDES TO APPEAL ANY MADE BY THE PLANNING AND OARD WITH RESPECT TO ANY ONSIDERED AT THIS HEARING MEETING THEY WILL NEED TO AT A VERBATIM RECORD OF EEDINGS IS MADE, WHICH NCLUDES THE TESTIMONY AND : UPON WHICH THE APPEAL BASED. (ANYONE DESIRING A I TRANSCRIPT SHALL HAVE THE BILITY AT THEIR OWN EXPENSE GE FOR THE TRANSCRIPT)

TING IS OPEN TO THE PUBLIC. DANCE WITH THE AMERICANS ABILITIES ACT OF 1990, THE CITY AN WILL PROVIDE REASON- OMODATIONS FOR DISABLED LS REQUESTING SPECIAL CE IN ORDER TO ATTEND OR TE IN THIS HEARING AND/OR PROVIDED HOWEVER, THAT IT FOR SUCH ASSISTANCE BE THE OFFICE OF THE CITY CLERK 2237 AT LEAST THREE (3) CAL- YS PRIOR TO THE SCHEDULED

IONS FOR ATTENDEES TO JOIN TING VIA ZOOM Y OF PLANTATION PLANNING NG BOARD DECEMBER 1, 2020 VE: 1 646 876 9923 E OR COMPUTER: ZOOM.US ID: 848 6005 1982 E: 713372

ALLY RAISE HAND AND BE AC- GED TO SPEAK WHO CALL IN CAN DIAL *9 TO IIR HAND IG THROUGH MOBILE (PHONE/ PP, TO RAISE HAND SELECT 'ANTS', THEN SEE OPTION TO ND : COMPUTER USERS SHOULD RTICIPANTS" THEN SEE AN OP- AISE HAND YOU HAVE BEEN SELECTED TO U WILL BE PROMPTED TO UN- UR DEVICE OR STAY MUTED ST 4 DIGITS OF YOUR PHONE OR NAME WILL BE CALLED. YOU N BE INSTRUCTED TO STATE ME FOR THE RECORD

ATTERY, MMC 20 6817734

lassified Jr Advertising Opportunities! 1-800-250-2000

and on behalf of the Claimant/Applicant, whose address for service is that of his said Attorneys-at-Law. Tele. No. 960-8995; Fax Nos. 968-9692/9 [Email: mail@nsdco.com] 11/21, 11/28/2020

Miscellaneous

TOWN OF HILLSBORO BEACH, FLORIDA QUASI-JUDICIAL PUBLIC HEARING

ARTIFICIAL-SYNTHETIC TURF USE REQUEST TUESDAY, DECEMBER 1, 2020 AT 9:00AM

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Sherry D. Henderson, CMC Town Clerk TOWN OF HILLSBORO BEACH, FLORIDA 11/21/2020 6820996

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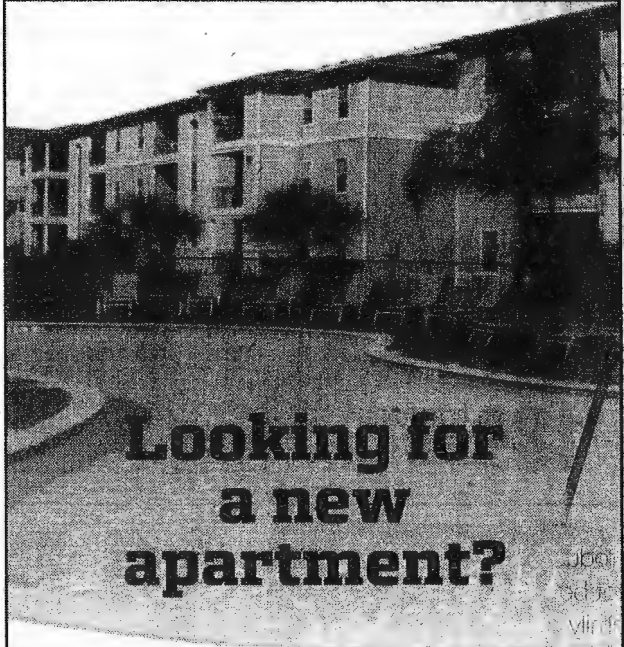
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