



TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile, Hillsboro Beach, Florida 33062
June 1, 2021 | 9:00 AM

BOARD OF ZONING & APPEALS AGENDA

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

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

CALL TO ORDER AND ROLL CALL

YOU ARE HEREBY NOTIFIED that a Quasi-Judicial Public Hearing will be held Tuesday, June 1, 2021, at 9:00 AM. A quorum of the Board of Zoning & Appeals will be physically present at the hybrid meeting. To ensure compliance with CDC recommendations for health and public safety, the meeting will utilize communications media technology with some members of public and Town staff participating via video conferencing. **LIVE ZOOM Meeting number: 878 4736 1566 Passcode: 951699**

PLEDGE OF ALLEGIANCE

I. QUASI-JUDICIAL PUBLIC HEARINGS

- A. QUASI-JUDICIAL PUBLIC HEARING** - Site Plan Approval Request submitted by Justice Bentz with W.A. Bentz Construction, Authorized Agent for property located at 985 Hillsboro Mile, Hillsboro Beach, FL 33062

Address: 985 Hillsboro Mile, Hillsboro Beach, FL 33062

Request: The Applicant is requesting Site Plan Approval

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



May 24, 2021

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

RE: 985 Hillsboro Mile (Site Plan Approval Request)

Dear Mr. Serda:

The purpose of this letter is to provide a report regarding the Site Plan Approval Request for 985 Hillsboro Mile submitted to the Town on March 2, 2021. The owner of the property has assigned Justice Bentz, with W.A. Bentz Construction, as the authorized agent. The applicant submitted site improvements plans for a new (2) story single family residence East of A1A for site plan approval. No Improvements are proposed west of A1A.

Background

The applicant is requesting Site Plan approval for a new (2) story single-family residence on the east side of A1A on a lot with and existing residence. No improvements are proposed on the west side of A1A, the seawall will be brought up to code required elevation.

Documents Submitted

Information submitted with the Site Plan Approval request include an application, boundary survey, Architectural plans, Civil Plans and Landscape Plans inclusive of hardscape and planting plans. Joe Arenal, reviewed the aforementioned documents and found the documents submitted responding to comments satisfy zoning regulations of Town of Hillsboro Beach, Florida Code of Ordinances.

General Description of the Development Proposal

Improvements include a (2) story single-family residence, pool, spa and beach step-walkover on the east side. No Improvements on west of A1A are indicated. Seawall will be brought up to current code per section 12-268 (Seawalls). The proposed improvements meet Town of Hillsboro Beach zoning regulations.

Site Plan Review and Comments

The Site Plan application was submitted on March 2, 2021 along with plans submitted responding to comments are consistent with the Town's Land Development Regulations. Plans have not been reviewed for compliance with FEMA flood regulations.

The following comments still need to be addressed:

1. Provide Florida Department of Environmental Protection approval for construction beyond Coastal Construction Line. Approval will be required as part of the Zoning approval for Building Permit Application.
2. Compliance with section 3-9 Requirements for Marine Turtle Protection
3. Broward County Tree removal permit (if necessary).
4. Broward County Environmental approval for beach walkover and work in dune.
5. Construction Site Management Plan per 12-50
6. Wiring along A1A will be buried per section 4-7
7. Provide FDOT approval for driveway connection and right of way dedication.
8. Compliance with FEMA flood elevation requirements.

Staff Recommendation

Site Plan that was submitted addressing review comments, along with items 1 thru 8 (comments still to be addressed) as conditions of approval comply with all applicable code regulations. Staff recommends Site Plan approval.

Sincerely,

Joe Arenal
Town Planner



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

RECEIVED

JAN 25 2021

DEVELOPMENT APPLICATION

Submittal Date: 1.25.2021

Zoning Board Meeting Date: 3.2.2021

Property Control # _____

Town Commission Meeting Date: 3.2.2021

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: <u>JOHN & LOUISE MACMILLAN</u>		NAME: <u>JUSTICE BENTZ</u>	
ADDRESS: <u>905 HILLSBORO MILE</u>		ADDRESS: <u>2300 E LAS OLAS BLVD, STE 2E, FORT LAUDERDALE FL 33301</u>	
PHONE: <u>(954) 522-1490</u>	CELL: _____	PHONE: <u>(954) 600-8122</u>	CELL: <u>(954) 600-8122</u>
E-MAIL: <u>BUILD@WABENTZ.COM</u>	FAX: <u>N/A.</u>	E-MAIL: <u>JUSTICE@WABENTZ.COM</u>	FAX: <u>N/A.</u>

APPLICANT'S CERTIFICATION

(I) JUSTICE BENTZ (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.

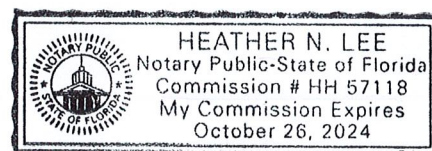
[Signature]
 Signature

JUSTICE BENTZ
 Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 25 day of JANUARY, 2021, by JUSTICE BENTZ as VICE PRESIDENT for WA BENTZ CONSTRUCTION.
 Personally know ✓ or has produced identification _____. Type of Identification _____

[Signature]
 Notary Signature
HEATHER N. LEE
 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	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: 985 HILLSBORO MILE District: _____

Proposed Zoning: _____

Existing Comprehensive Plan Designation: _____

Proposed Comprehensive Plan Designation: _____

Existing Land Use: VACANT SFR

Proposed Land Use: XEV SFR

Total Site Area: 110x315 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. _____

DEMO EXISTING SFR & BUILD NEW SFR

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

Estimated construction cost: \$5M

Describe in detail the phasing of the proposed development. FINISHING DESIGN

& FINAL PERMIT SET FOR DEP &
LETTER OF NO OBJECTION

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.)

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)

RECEIVED
JAN 25 2021

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

W.A. BENTZ CONSTRUCTION, INC. / MAC
2300 E. LAS OLAS BLVD., SUITE 2E
FORT LAUDERDALE, FL 33301

JP Morgan Chase Bank, N.A.
Fort Lauderdale, FL
63-8413/2670

1506

1/25/2021

-COPY-

PAY
TO THE
ORDER OF

Town of Hillsboro Beach

\$ **2,000.00

Two Thousand and 00/100*****

DOLLARS

Town of Hillsboro Beach

RE: Site Plan Review

MEMO 985 Hillsboro Mile
Permit Fee

RUB RED IMAGE
FADES WITH HEAT

AUTHORIZED SIGNATURE

W.A. BENTZ CONSTRUCTION, INC. / MAC
Town of Hillsboro Beach

Permit Fee

1/25/2021

1506

2,000.00

2,000.00

May 25, 2021

Landscape Narrative

985 Hillsboro Mile, Hillsboro Beach, Florida

The proposed house divides the site into two landscapes. The ocean side landscape and the intercoastal side landscape.

The Ocean Side Landscape east of the Hillsboro Easterly Building Line and the Coastal Construction Control Line consists of established Sea Grape and coconut palm which will be preserved. The existing platform deck and board walk will be rebuilt in the same location. The grades will be modified east of the pool retaining wall in order to provide a level lawn. The under story of the sea grape will be planted with native species ground covers and low shrubs to infill areas that get disturbed during construction and to stabilize steeper grades from erosion. Additional new planting between the Coastal Construction Control Line and the Hillsboro Easterly Building Line will incorporate new native screen planting of trees, shrubs, and palms, and groundcover.

The pool terrace will have a swimming pool, a hot tub and concrete unit pavers as shown. There will be concrete unit staircases connecting the pool terrace to the lawn.

Landscape lighting will be used to light the steps. All landscape lighting will conform to the Florida Fish and Wildlife Conservation Commission Turtle Lighting Guidelines.

The Intercoastal-Side Landscape will incorporate all new plantings, a new driveway, stone paths, and retaining walls. The plantings will include mostly native trees, shrubs, and ground covers. Lawn use will be very minimal and concentrated at the front entry and along the front property and public sidewalk. There will be low retaining walls along both side property lines in order to control erosion and to accommodate walks, steps, and plant beds. There will be a freestanding/retaining wall along the front property setback line and retaining walls on the side property lines. Privacy fencing will also run along the front and side property lines.

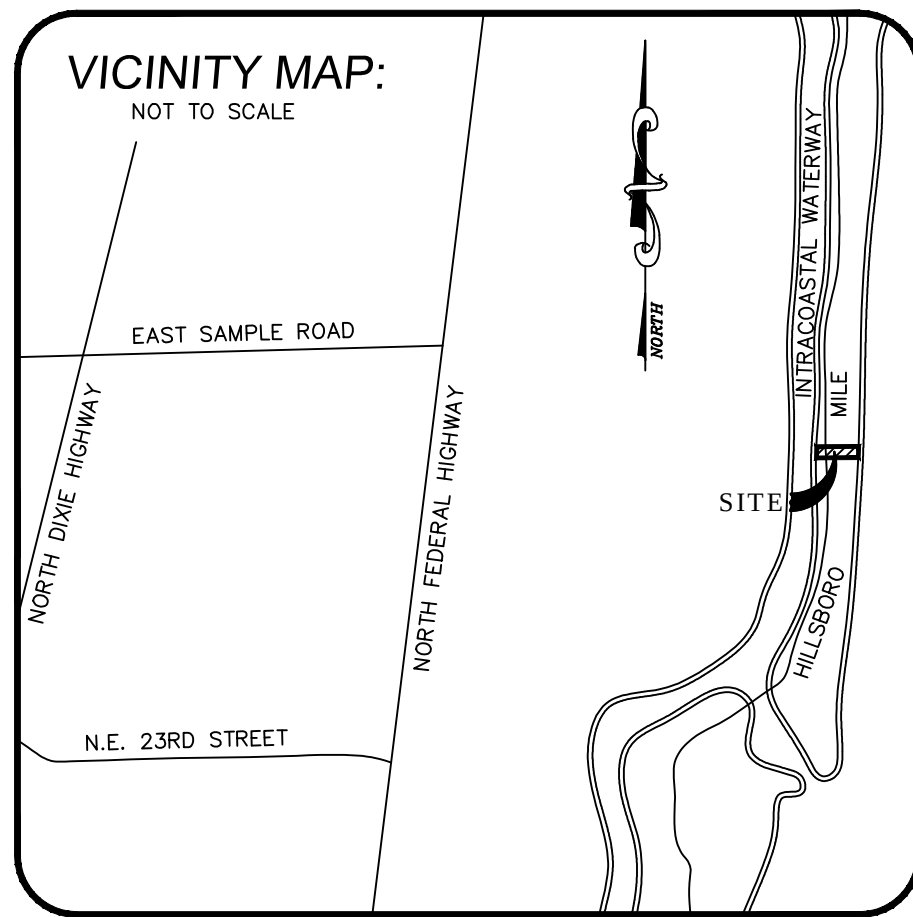
The driveway and all walkways will be a precast concrete paver or stone paver system.

Landscape lighting will be used to light steps, walkways, and the entry gate and street address. Shielded up lighting will be used at the front entry gate. All landscape lighting will conform to the Florida Fish and Wildlife Conservation Commission Turtle Lighting Guidelines.



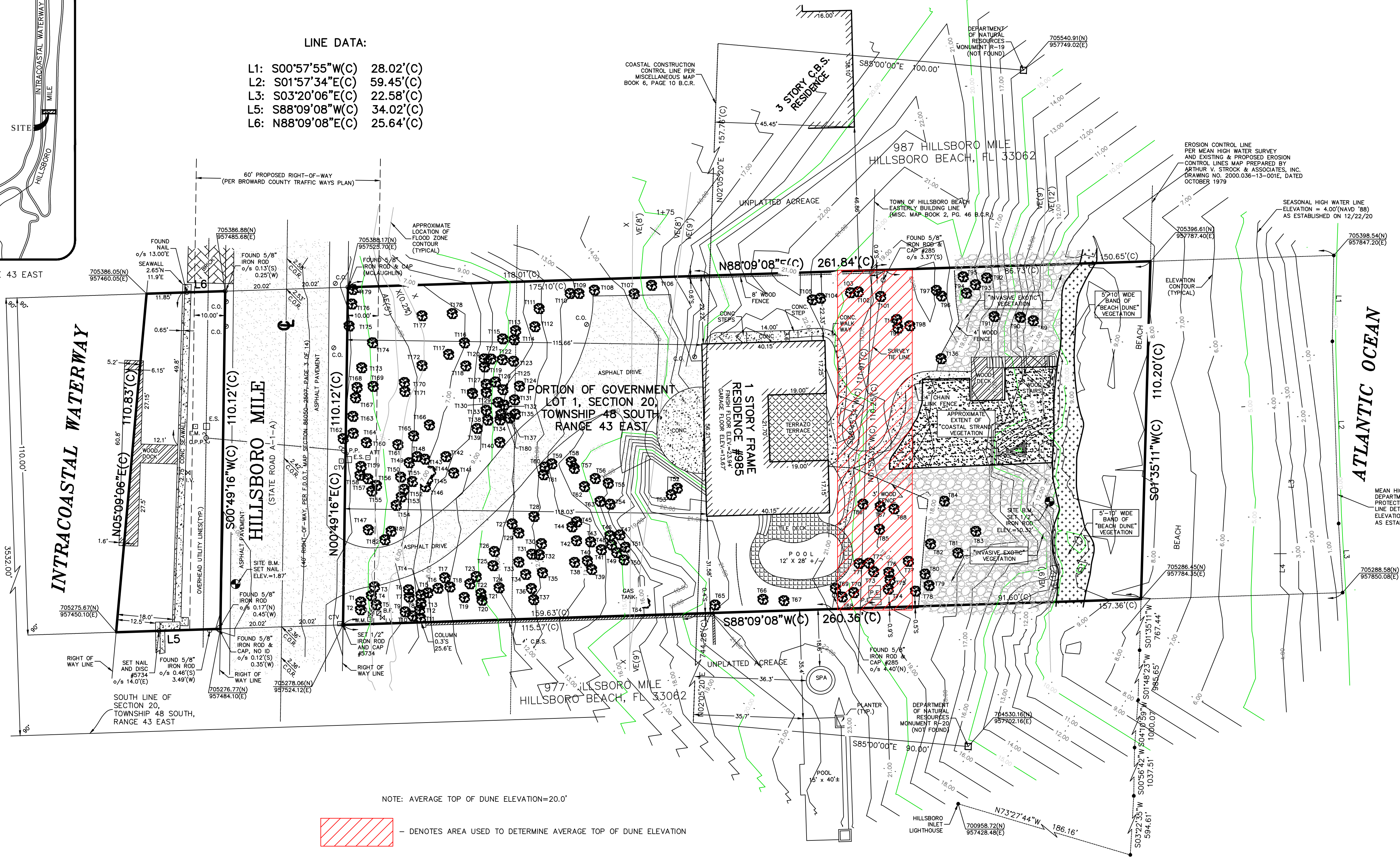
VICINITY MAP:

NOT TO SCALE



LINE DATA:

L1: S00°57'55"W(C) 28.02'(C)
L2: S01°57'34"E(C) 59.45'(C)
L3: S03°20'06"E(C) 22.58'(C)
L5: S88°09'08"W(C) 34.02'(C)
L6: N88°09'08"E(C) 25.64'(C)



NOTE: AVERAGE TOP OF DUNE ELEVATION=20.0'

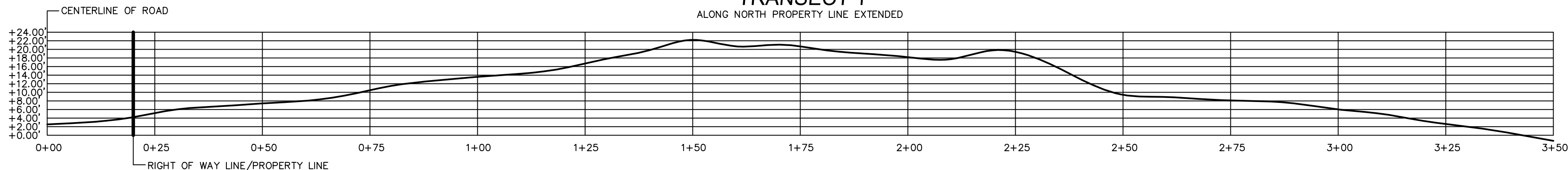
— DENOTES AREA USED TO DETERMINE AVERAGE TOP OF DUNE ELEVATION

LEGEND:

ATT. = AT&T RISER
B.F. = BACKFLOW PREVENTER
B.M. = BENCHMARK
B.C.R. = BROWARD COUNTY RECORDS
C. = CALCULATED MEASUREMENT
C. = CENTERLINE
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CTV. = CABLE TV RISER
C.O. = CLEAN OUT
CONC. = CONCRETE
C.P.P. = CONCRETE POWER, POLE
D. = DEED MEASUREMENT
E.S. = ELECTRIC SERVICE
E.M. = ELECTRIC METER
ELEV. = ELEVATION
F.P.L. = FLORIDA POWER & LIGHT
I.V. = IRRIGATION VALVE
L.P. = LIGHT POLE
M. = MEASURED
MISC. = MISCELLANEOUS
M.H. = MANHOLE
NAVD. = NORTH AMERICAN VERTICAL DATUM
NGVD. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
P. = PLAT MEASUREMENT
P.B. = PLAT BOOK
P.E. = POOL EQUIPMENT
SMH. = SANITARY MANHOLE
TYP. = TYPICAL
W.M. = WATER METER
P.P. = POWER POLE
A/C. = AIR CONDITIONING UNIT
T2. = TREE & TREE NUMBER
o/s. = OFFSET
R/W. = RIGHT-OF-WAY
F. = FIRE HYDRANT
U. = UTILITY POLE
S. = SPOT ELEVATION
C.O.R. = CROWN OF ROAD

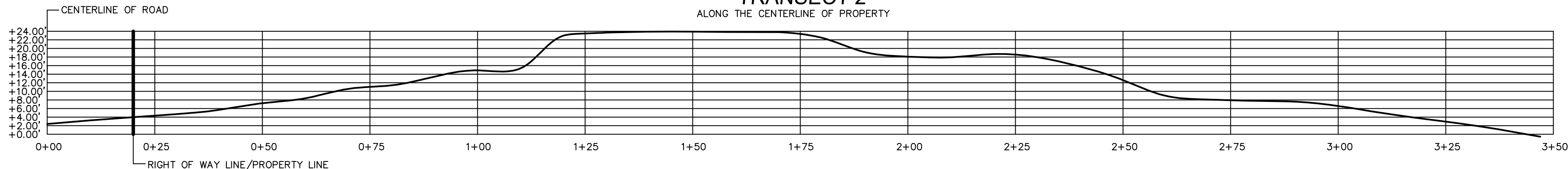
TRANSECT 1

ALONG NORTH PROPERTY LINE EXTENDED



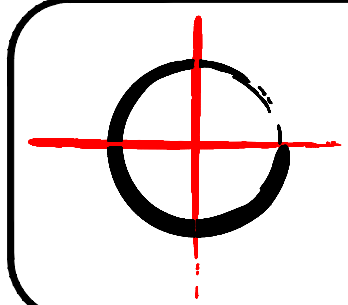
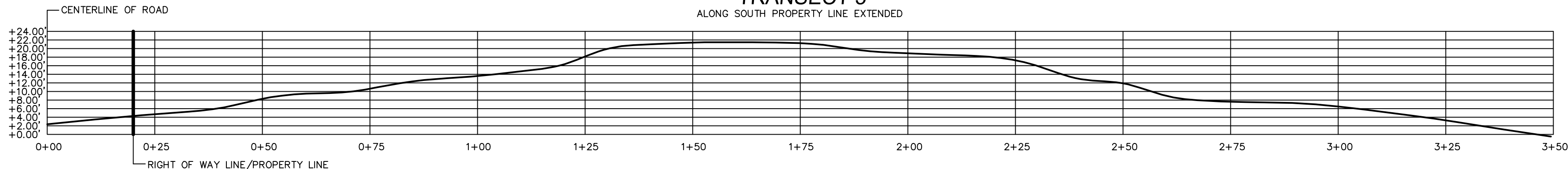
TRANSECT 2

ALONG THE CENTERLINE OF PROPERTY



TRANSECT 3

ALONG SOUTH PROPERTY LINE EXTENDED



PINNELL SURVEY, INC.

PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 985 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA 33062

CERTIFY TO:

1. JOHN H. MACMILLAN IV LIVING TRUST
2. LOUISE PARK MACMILLAN LIVING TRUST
- 3.
- 4.

LEGAL DESCRIPTION:

A PARCEL OF LAND IN GOVERNMENT LOT 1 OF SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PART OF THE NORTH 110 FEET OF THE SOUTH 3532 FEET OF SECTION 20 (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF) LYING EAST OF THE RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY AS NOW LOCATED AND ESTABLISHED, SAID LANDS LYING IN BROWARD COUNTY, FLORIDA; EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR STATE ROAD A-1-A AS PRESENTLY LAID OUT AND EXISTING.

ENCROACHMENT NOTES:

- 1) CONCRETE SEAWALL CROSSES OVER THE NORTHERLY PROPERTY LINE.
- 2) CONCRETE SEAWALL AND 3 FOOT WOOD FENCE CROSS OVER THE SOUTHERLY PROPERTY LINE.

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

NOTE: CONTOUR LINE UNITS SHOWN HEREON ARE IN FEET.

GENERAL NOTES:

- 1) TYPE OF SURVEY, BOUNDARY AND TIDAL WATER SURVEY.
- 2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- 3) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS ELECTRONICALLY SIGNED AND SEALED.
- 4) THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
- 5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 6) ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NAVD '88, UNLESS OTHERWISE NOTED.
- 7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 9) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- 10) ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
- 11) BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 00°49'16" EAST ALONG THE BASELINE OF SURVEY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86050-2507, SHEET 3 OF 14.
- 12) THE COORDINATES SHOWN AS THUS 95733.922(E) ARE IN U.S. SURVEY FEET AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM BASED ON THE TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/90).
- 13) GPS OBSERVATION UTILIZING LEICA 1200 GPS UNIT REFERENCED TO HORIZONTAL STATION "BOCA" WAS USED IN ESTABLISHING THE BEARINGS, COORDINATES AND THE VERTICAL DATUM (NAVD '88) AS SHOWN HEREON.
- 14) THE PROPERTY SHOWN HEREON IS LOCATED WITHIN MULTIPLE FLOOD ZONES AS SHOWN HEREON, AND PER FIRM MAP 12004C-0189-H, BEARING A MAP EFFECTIVE DATE OF 08/18/14.
- 15) AVERAGE TOP OF DUNE ELEVATION AND LOCATION SHOWN HEREON WAS PROVIDED BY FREDY POLANIA AT RANDALL STOFFT ARCHITECTS.
- 16) THIS MEAN HIGH WATER SURVEY LINE COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
- 17) TREE AND VEGETATION DESCRIPTIONS SHOWN HEREON ARE GENERAL IN NATURE AND SHOULD BE VERIFIED.
- 18) DATE FIELDWORK PERFORMED: 01/14/20 (FIELD BOOK 607, PAGE 52)
- 19) DRAWN BY: J.H.P. & Q.D.I. CHECKED BY: J.H.P.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

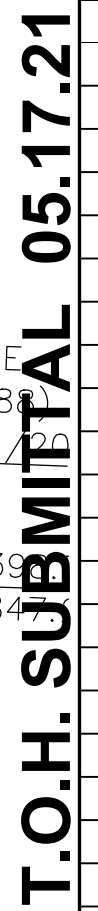
JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

REVISIONS:

REVISION	DATE	CHECKED BY
UPDATE SURVEY WITH SITE ELEVATIONS	12/04/2020	K.M.
ADDITIONAL ELEVATIONS AND EROSION CONTROL LINE	12/14/2020	J.P.
ADD CONTOURS, REVISE MHM, EXTEND TRANSECTS	12/28/2020	K.M./J.P.
REVISE VEGETATION	1/15/2020	J.P.
ADD PREVIOUS CROWN OF ROAD ELEVATIONS	3/3/2021	K.M.
ADD AVERAGE TOP OF DUNE ELEV. (BY FREDY POLANIA)	3/11/2021	K.M.

PROJECT NAME: MACMILLAN

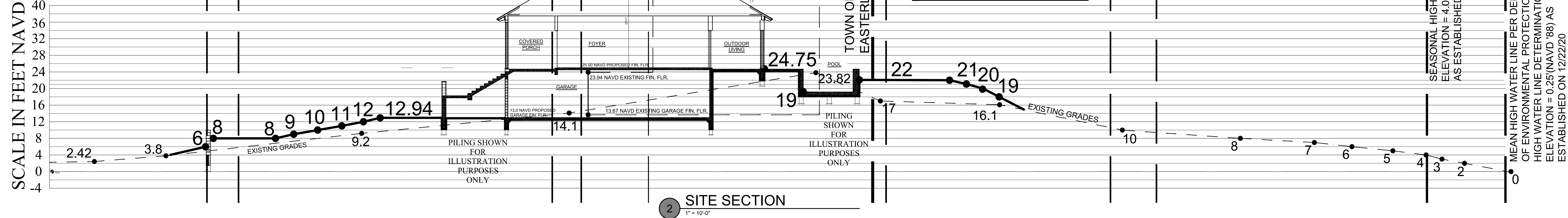
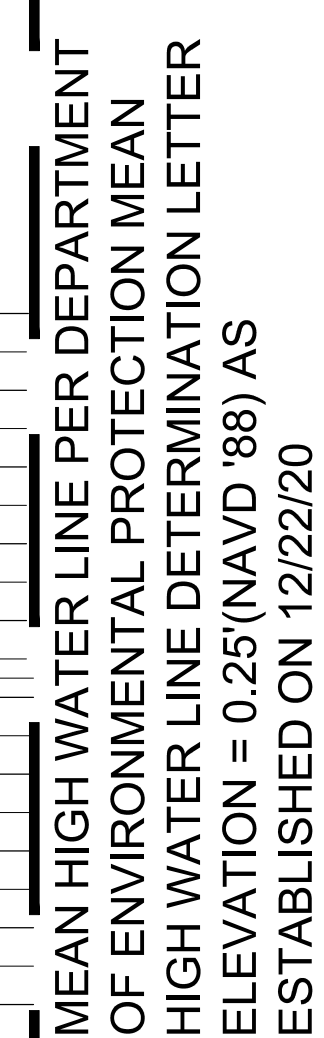
JOB NO.: 20-0064

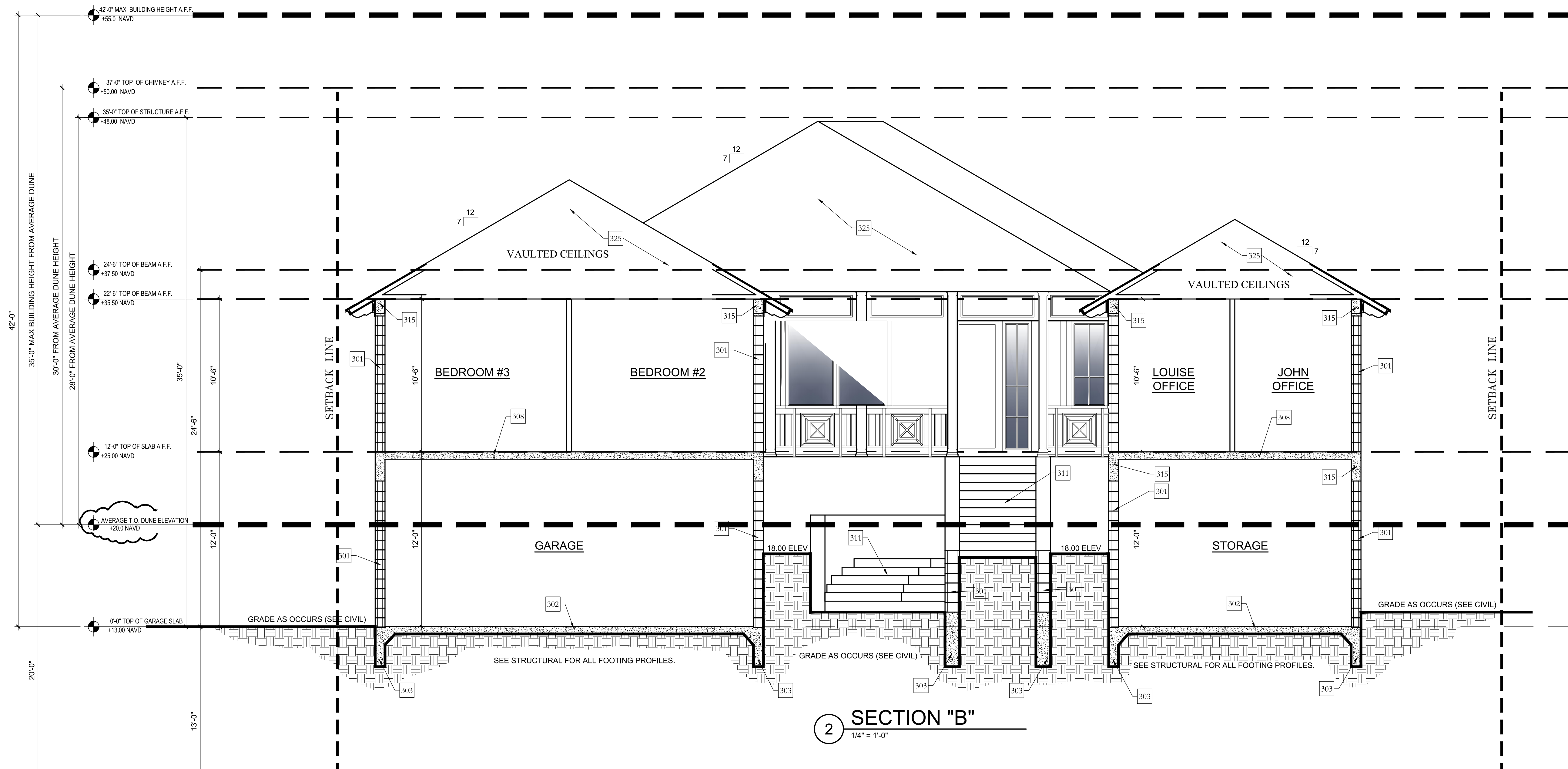
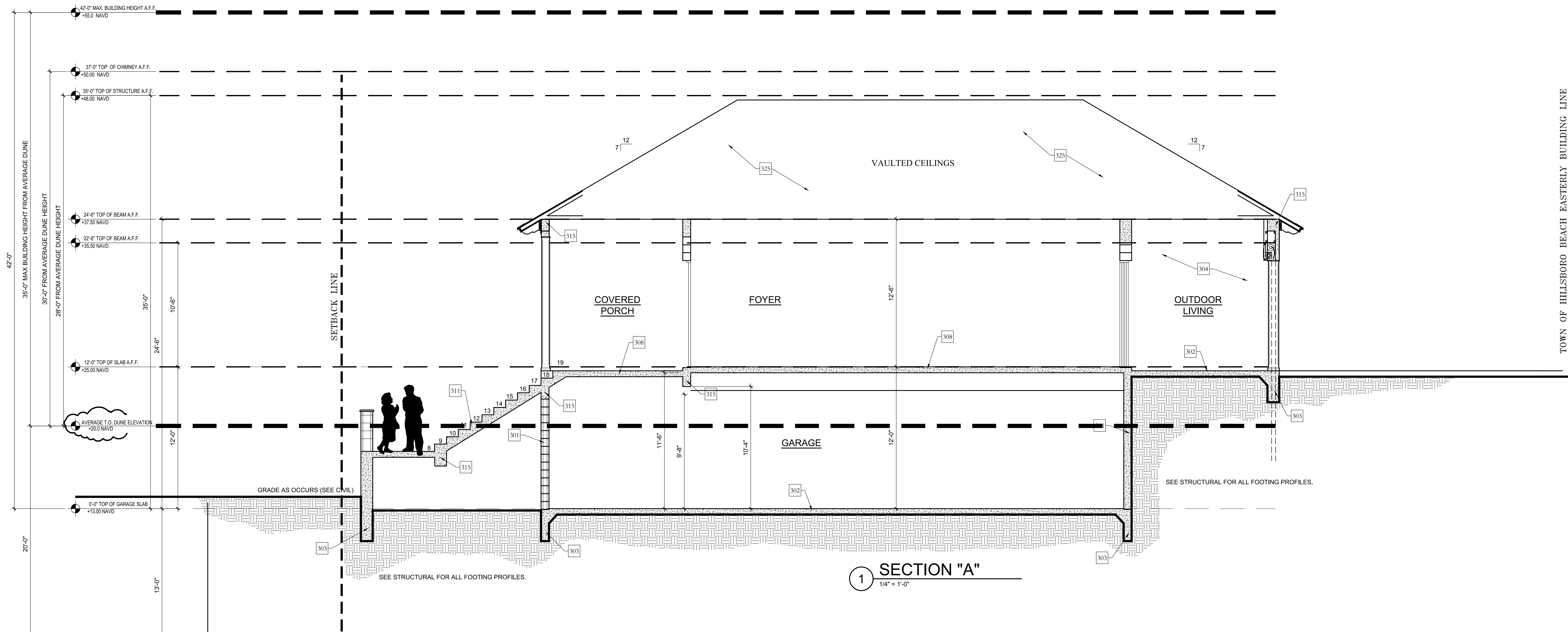


RANDALL STOEFFT
ARCHITECTS
distinctive. inspirational. architecture.

FL-001105 FIRM-AA00337

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ELEVATION / SECTION KEYNOTES	
300 SERIES KEY NOTE LEGEND	
(NOT ALL KEYNOTES USED ON THIS SHEET)	
001	CMU - RETAINING WALL - REFER TO STRUCTURAL FOR SIZE AND REINFORCING & FOR ADDITIONAL INFORMATION.
002	CONCRETE SLAB ON VAPOR BARRIER ON COMPACTED SOIL - REFER TO STRUCTURAL DRAWINGS FOR SIZE, REINFORCING AND ADDITIONAL INFORMATION.
003	FOOTING - REFER TO STRUCTURAL.
004	OUTDOOR LIVING - REFER TO INTERIOR DESIGN PLANS
005	COLUMN SEE STRUCTURAL DWGS.
006	MIN 8"X20 1/2 R. PER CUBIC FOOT SPRAY APPLIED OPEN CEILING AND INSULATION "THAT PASSES ACP 377 APPENDIX X" WITHOUT A COATING
007	GARDEN WALKWAY - REFER TO LANDSCAPE AND CIVIL. PLANS FOR GARDEN FEATURES AND GRADES.
008	CONCRETE SLAB OR PRE-ENGINEERED CONCRETE FLOOR SYSTEM--REFER TO STRUCTURAL AND SHOP DRAWINGS FOR SPECIFICATIONS
009	ALUMINUM RAILING SYSTEM, BUILT TO SUPPORT A 250 LB. LATERAL FORCE - REFER TO SHOP DRAWINGS.
010	GLITTER / DRAIN, TYP. REFER TO MEP DRAWINGS FOR EXACT LOCATION & ADDITIONAL INFORMATION.
011	CONCRETE TREAD & RISERS. REFER TO STRUCTURAL DRAWINGS
012	IMPACT DOOR OR WINDOW SYSTEM REFER TO WINDOW SCHEDULE ON SHEET A900. INSTALL PER MANUFACTURERS SPECIFICATIONS AND N.E.L.A.'S
013	LANDSCAPING - REFER TO LANDSCAPE DRAWINGS
014	RECESSED CONCRETE SLAB AT ALL SHOWER LOCATIONS REFER TO STRUCTURAL AND AERIAL SHOP DRAWINGS.
015	BEAM - REFER TO STRUCTURAL DRAWINGS
016	ROLL DOWN MECHANICAL SCREEN - REFER TO SHOP DRAWINGS AND AERIAL FOR ELECTRICAL REQUIREMENTS. CONTRACTOR TO COORDINATE ACCESS PANEL SIZE WITH BEAMS / CEILINGS PRIOR TO ORDERING AND INSTALLATION. ACCESS PANEL SIZES VARY PER MFR.
017	OVERFAMING - REFER TO STRUCTURAL
018	ROOF DRAIN - REFER TO MEP DRAWINGS
019	HARDIE BOYS OUTRIGGER / CORBEL REFER TO HARDIE BOYS SHOP DRAWINGS
020	FIREPLACE - REFER TO FIREPLACE SHOP DRAWINGS
021	HARDIE PLANK SIDING-REFER TO HARDIE PLANK SHOP DRAWINGS FOR INSTALLATION.
022	PAINTED STUCCO FINISH (REFER TO APPROVED COLOR)
023	HARDIE BOYS COLUMN - REFER TO HARDIE BOYS SHOP DRAWINGS
024	FLAT SLATE ROOF TILE - INSTALL PER N.O.A. SPECIFICATION
025	PREMANUFACTURED ROOF TRUSSES - REFER TO STRUCTURAL AND TRUSS SHOP DRAWINGS
026	ACCESS GATE - REFER TO GATE SHOP DRAWINGS
027	LIGHT FIXTURE - TO COMPLY WITH FWC SEA TURTLE LIGHTING GUIDELINES
028	HARDIE BOYS LOUVERS - REFER TO HARDIE BOYS SHOP DRAWINGS
029	
030	

**ALL WINDOWS AND GLASS DOORS
SHALL HAVE A MAXIMUM LIGHT
TRANSMITTANCE VALUE OF 45%**



ALL WINDOWS AND GLASS DOORS
SHALL HAVE A MAXIMUM LIGHT
TRANSMITTANCE VALUE OF 45%

[illegible]

RANDALL STOFFT
ARCHITECTS
distinctive. inspirational. architecture.

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A303

Sold To:

Town Of Hillsboro Beach - CU00114721
1210 Hillsboro Mile
Hillsboro Beach,FL 33062

Bill To:

Town Of Hillsboro Beach - CU00114721
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 Illinois

County Of Cook

Before the undersigned authority personally appeared

Jeremy Gates, 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 11720-Notice of Public Meeting ,
Town Of Hillsboro Beach

Was published in said newspaper in the issues of; May 22, 2021

Affiant further says that the said SUN-SENTINEL is a newspaper published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, and that the said newspaper has heretofore been continuously published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, each day and has been entered as second class matter at the post office in BROWARD County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised, any person, firm or corporation, any discount, rebate, commission or refund, for the purpose of securing this advertisement for publication in the said newspaper.

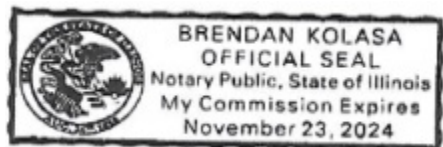


Signature of Affiant

Sworn to and subscribed before me this: May 24, 2021.



Signature of Notary Public



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

Affidavit Delivery Method: E-Mail

Affidavit Email Address: shenderson@townofhillsborobeach.com
6958078

**TOWN OF HILLSBORO BEACH, FLORIDA
QUASI-JUDICIAL PUBLIC HEARING**

SITE PLAN APPROVAL

TUESDAY, JUNE 1, 2021 AT 9:00AM

NOTICE IS HEREBY GIVEN the Town Commission of the Town of Hillsboro Beach will hold a (Virtual) Quasi-Judicial Public Hearing on June 1, 2021 at 9:00 AM.

Justice Bentz, agent with W.A. Bentz Construction, for the property located at 985 Hillsboro Mile, Hillsboro Beach, FL 33062 is requesting consideration of a Site Plan Approval.

Information on the Site Plan Approval can be obtained at Town Hall, 10 days prior to the Public Hearing. Public comments on the Request will be received at the virtual Public Hearing on June 1, 2021 or can be provided in writing to the Town Clerk prior to the Public Hearing via email: TownClerk@TownofHillsboroBeach.com.

The public can attend the hearing In-person or provide comments via Live Zoom Video Conference.

Zoom Meeting log-in details will be provided on Town Website for the public.

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.

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.

SUN-SENTINEL

Sherry D. Henderson, CMC Town Clerk
TOWN OF HILLSBORO BEACH, FLORIDA
5/22/21 6958078

Order # - 6958078