



## **TOWN OF HILLSBORO BEACH**

1210 Hillsboro Mile, Hillsboro Beach, Florida 33062

**October 5, 2021 | 9:00 AM**

### **BOARD OF ZONING & APPEALS AGENDA**

---

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

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

---

**YOU ARE HEREBY NOTIFIED** that the Town of Hillsboro Beach, Florida will hold a Quasi-Judicial Public Hearing Tuesday, October 5, 2021. 9:00 A.M. A quorum of the Board of Zoning Appeals will be physically present at the meeting. The public can attend in person. However, for health and public safety during the Covid-19 Pandemic, the meeting will also utilize communications media technology to allow the public to participate via Zoom video conference. LIVE ZOOM Meeting number: 878 4736 1566 Passcode: 951699

**CALL TO ORDER AND ROLL CALL**

**PLEDGE OF ALLEGIANCE**

#### **I. QUASI-JUDICIAL PUBLIC HEARINGS**

**A. QUASI-JUDICIAL PUBLIC HEARING - Site Plan Approval Request submitted by Mr. James Wentzel with Bomar Builders, authorized agent for property located at 1007 Hillsboro Mile, Hillsboro Beach, FL 33062.**

**Staff:** Presented by Joe Arenal, Development Planner (RMA)

**Address:** 1007 Hillsboro Mile, Hillsboro Beach, FL 33062

**Request:** The Applicant is Requesting Site Plan Approval. The Improvements Include a 3-story, 2,823 square foot Addition on the South Side of the Property and Site Improvements Inclusive of a 1/2 Basketball Court with Site Walls and Landscaping West of the Proposed Addition.

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

**B. QUASI-JUDICIAL PUBLIC HEARING - Artificial/Synthetic Turf Conditional Use Request submitted by Mr. Peter Farinas with Syntech Turf, authorized agent for property owner of 1115 Hillsboro Mile, Hillsboro Beach, FL 33062.**

**Staff:** Presented by Joe Arenal, Development Planner (RMA)

**Address:** 1115 Hillsboro Mile, Hillsboro Beach, FL 33062

**Request:** The Applicant is Requesting use of Artificial Synthetic Turf on both sides of State Road A1A. The Total Area of Proposed Artificial/Synthetic Turf Installation is Approximately 1,300 square feet. The Synthetic Turf Product Proposed is Zoysia Manufactured by Syntech Turf.

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



**C. QUASI-JUDICIAL PUBLIC HEARING - Mr. David M. Dayan, authorized agent for property owner of 981 Hillsboro Mile, Hillsboro Beach, FL 33062, is Requesting Conditional Use Permit to Allow the Use of Artificial Synthetic Turf.**

**Staff:** Presented by Jim Hickey, Development Planner (CG&A)

**Address:** 981 Hillsboro Mile, Hillsboro Beach, FL 33062

**Request:** The Applicant/Owner is Requesting Conditional Use Approval to Allow for Artificial Synthetic Turf along the Intracoastal Side of his Property in Lieu of Sod. The Portion of the Property that is West of A1A, Parellel to the Properties Dock and Seawall.

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

**D. QUASI-JUDICIAL PUBLIC HEARING - Ms. Debbie Orshefsky with Holland & Knight Law, authorized agent for property located at 1159 Hillsboro Mile, Hillsboro Beach, FL 33062, is Requesting Conditional Use Approval to Permit a Special Event Space within the Hillsboro Beach Resort, submitted pursuant to Ordinance No. 2021-03.**

**Staff:** Presented by Jim Hickey, Development Planner (CG&A)

**Address:** 1159 Hillsboro Mile, Hillsboro Beach, FL 33062

**Request:** The Applicant is Requesting Conditional Use Approval to Permit a Special Event Space within the Hillsboro Beach Resort.

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**



September 29, 2021

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

RE: 1007 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 1007 Hillsboro Mile submitted to the Town on September 8, 2021. The owner of the property Jonathan Grayer has assigned Bomar Builders, Inc. as authorized agent. The applicant submitted plans indicating site a (3) story addition to an existing single family residence East of A1A for site plan approval and site improvements to the southwest portion of the lot. No Improvements are proposed west of A1A.

#### **Background**

The applicant is requesting Site Plan approval for a (3) story addition to an existing single-family residence with site improvements to the southwest portion of the lot, on the east side of A1A. No improvements are proposed on the west side of A1A.

#### **Documents Submitted**

Information submitted with the Site Plan Approval request include an application, boundary survey, Architectural 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 (3) story single-family residence and conversion of a paved area to a basketball court. No Improvements on west of A1A are indicated.

**Site Plan Review and Comments**

The Site Plan application submitted on September 8<sup>th</sup>, 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. Submittal of Civil Engineering plans for building permit.
2. Broward County Tree removal permit (if necessary).
3. Construction Site Management Plan per 12-50
4. Compliance with section 3-9 Requirements for Marine Turtle Protection

**Staff Recommendation**

Site Plan that was submitted addressing review comments, along with items 1 thru 4 (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](http://www.townofhillsborobeach.com)

### DEVELOPMENT APPLICATION

Submittal Date: 8/11/21

Zoning Board Meeting Date: NA

Property Control # 4843 29 00 0050

Town Commission Meeting Date: Sept 7

| PROPERTY OWNER(S)                                              |                              | AUTHORIZED AGENT                                                  |                              |
|----------------------------------------------------------------|------------------------------|-------------------------------------------------------------------|------------------------------|
| NAME:<br>Jonathan Grayer                                       |                              | NAME:<br>Bomar Builders, Inc.                                     |                              |
| ADDRESS:<br><br>1007 Hillsboro Mile, Hillsboro Beach, FL 33062 |                              | ADDRESS:<br><br>230 S.W. Natura Avenue, Deerfield Beach, FL 33442 |                              |
| PHONE:                                                         | CELL:<br><u>954-650-4682</u> | PHONE:<br>954-428-2522                                            | CELL:<br><u>954-650-4682</u> |
| E-MAIL<br><u>jamesw@bomarbuilders.com</u>                      | FAX:<br><u>NA</u>            | E-MAIL<br><u>jamesw@bomarbuilders.com</u>                         | FAX:<br><u>NA</u>            |

### APPLICANT'S CERTIFICATION

( I ) Robert Mayer (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

Robert Mayer  
 Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

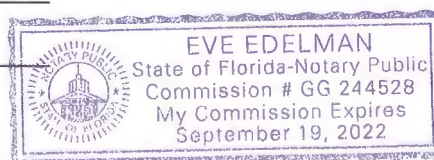
The foregoing instrument was acknowledged before me on this 11 day of August 20 21, by Robert Mayer as President for Bomar Builders, Inc.

Personally know X or has produced identification \_\_\_\_\_. Type of Identification \_\_\_\_\_

Eve Edelman  
 Notary Signature

Eve Edelman

Print Notary Name



**CHECK BELOW WHERE APPLICABLE**

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

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

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

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

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

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

**GENERAL DATA**

Project Location: 1007 HILLSBORO MILE, HILLSBORO BEACH, 33062 District: \_\_\_\_\_

Proposed Zoning: SFR

Existing Comprehensive Plan Designation: SFR

Proposed Comprehensive Plan Designation: SFR

Existing Land Use: SFR

Proposed Land Use: SFR

Total Site Area: 93715.32 Sq. Ft. \_\_\_\_\_ Acres

Flood Zone Category: AO and X

Is site currently serviced by public water? Yes ☒ No ☐

Is site currently serviced by public sewer? Yes ☒ No ☐



Describe briefly the nature of any improvements presently located on the subject property. NE Patio addition, demo existing pool and install new pool and spa, south addition and basketball court

Describe the type of operation or business proposed; or the proposed construction. No business  
Concrete & Masonry construction

Estimated construction cost: 1,620,000

Describe in detail the phasing of the proposed development. Phase I - NE Patio, pool/spa and decks. Phase II - South addition and basketball court

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.)

A letter of no objection was previously provided for the NE patio and pool/spa & decks. DEP has already issued a permit for those items. The South addition is behind the RCL line and does not require a DEP permit. The South addition will be situated on a portion of the vacant property.

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. Letter of no objection for the NE patio and pool and spa

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)

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Jonathan Grayer, Owner, has constituted and appointed, and by these presents do make, constitute and appoint ROBERT G. MAYER, President of BOMAR BUILDERS, INC., true and lawful representative for me in my name, place and stead to execute contracts, building applications, and permits relating to our property located at 1007 Hillsboro Mile, Hillsboro Beach, Florida only for the purposes of construction thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this  
day of 25<sup>th</sup> of March, 2021

Sealed and Delivered in  
the presence of

Tanja Giocando  
Signature of Witness

By: [Signature]  
Jonathan Grayer

Tanja Giocando  
Printed Name of Witness

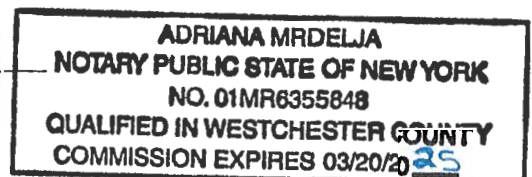
STATE OF ~~FLORIDA~~ NEW YORK  
COUNTY OF ~~BROWARD~~ WESTCHESTER

BE IT KNOWN, that on this 25<sup>th</sup> day of March, 2021  
before me, Notary Public in and for the State of NEW YORK duly commissioned and sworn, personally came and appeared Jonathan Grayer, to me personally known, and known to me to be the same person described in and who executed the within Power of Attorney, and he acknowledged the within Power of Attorney to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and  
affixed my seal of office, this 25<sup>th</sup> day of March, 2021.

My Commission Expires:

amrdelja  
Notary Public



# 1007 Hillsboro Mile Site Plan Review

**Bomar Builders, Inc.**

230 SW Natura Avenue  
Deerfield Beach, FL 33441



**NORTHERN TRUST**

THE NORTHERN TRUST COMPANY

63-965/660

Check Fraud  
Protection for Business

4864

PAY

EXACTLY TWO THOUSAND DOLLARS

DATE

08/13/2021

AMOUNT

\$

\*2,000.00

TO THE  
ORDER  
OF:

Town of Hillsboro Beach  
1210 Hillsboro Mile  
Hillsboro Beach FL 33062

AUTHORIZED SIGNATURE

Security features. Details on back.





Town of Hillsboro Beach

September 27, 2021

RECEIVED  
SEP 29 2021

Please see responses below for Zoning Site Plan Review.

Zoning comments Site Plan Review – 1007 HM - #1 9-10-21 #2 9-22-21 #2R 9-23-21 #3 9-27-21

1- Sheet SP-1:

- a) ~~Qualify side setback based on height (show calculation) per 12-124 (B)~~
- b) ~~Relocated pool equipment does not meet 12-124(b)(1).~~
- c) Is existing PVC fence on south property line being removed? **Conflict with site wall south side on site plan and landscaping plant material**

Response: Site Plan Note #5 added. Fence call out revised.

- d) ~~Show side setbacks to roof overhang.~~
- e) What is proposed use for existing brick drive west of proposed basketball court. Per landscape plan labeled (parking); show compliance with 12-123 parking regulations. **Landscape plan still says parking**

RESPONSE: Landscape plan has been changed to note "existing pavers on sand"

- f) ~~Provide on plans "Site walls shall be in compliance with 12-263 (A)(1)(a) & 12-263 (A)(3).~~
- g) ~~Show setbacks for basketball court per 12-262 (4)~~

2- Sheet A-1

- a) ~~Wall legend not consistent — update~~
- b) ~~If numbered leaders are not pertinent — please remove; if they are provide legend.~~
- c)

3- Sheets A-2 & A-3

- a) ~~Show required side setback based on building height per 12-124 (B)~~

4- Sheets A-5 & A-6

- a) Show maximum building height based on average dune elevation. Average dune elevation must be provided surveyor and *stated on survey*. **Average Dune Elevation change to elevation shown on survey 21.4. A-5 still still says 20.6; make reference to average dune elevation on survey being submitted with this project. Page A-5 has been adjusted to reflect the proper average due height**

RESPONSE: Elevations revised to show 21.4' NAVD dune height. Vertical Dimensions revised. Revised setback calculations on sheets SP-1, A-1, A-2 &

- b) ~~Differentiate between existing and proposed~~
- c) ~~Show side setback (vertically) to roof overhang.~~

5- Provided construction management plan per 12-50. Show parking, fencing, erosion control. **What was provided was inadequate – this will be a condition of approval**

RESPONSE: NA at this time per conversation

6- Surveyor to call out “average dune elevation,, on survey. Must match top of dune elevation shown on building elevations. **Provide hard copy**

RESPONSE: A hard copy of the survey from McLaughlin Engineering has been submitted showing average dune elevation

- 7- ~~Provide statement on plans “Plans are in compliance with Section 3-9— Requirements for Marine Turtle,,~~
- 8- Pending FEMA review, electronic plans forwarded. **Under Building dept review**
- 9- Provide Civil Engineering plans. **Condition of approval**
- 10- Provide site section from A1A to Easterly Building Line thru proposed basketball court, proposed new structure and rear improvements.
- 11- ~~Provide note on Landscape plans “Plans are in accordance with Town of Hillsboro Beach Code of Ordinances,,~~

12- L-1 showing landscaping conflicting with existing PVC fence; is fence staying?  
**Still showing conflict**

RESPONSE: Sheet L-1 has been revised to note the Existing Fence will be relocated onto property not to exceed 6' above adjacent grade.

13- **Conflict with architecture regarding use west of basketball court – called out as parking.**

RESPONSE: Sheet L-1 has been revised for area in question to read as “existing pavers on sand”

14- Provide narrative response

15) Landscape Plan stills shows mechanical/pool equipment in wrong location; mechanical/pool equipment must be screened from view.

RESPONSE: Sheet L-1 shows equipment in proper location and landscape screening provided

**COMMENT RESPONSE LETTER**

**PERMIT/REF #:** 125167 – SITE PLAN REVIEW

**ADDRESS:** 1007 HILLSBORO MILE

**DATE:** 9/20/2021

**CYCLE:** 1

**RECEIVED**

SEP 20 2021

1- Sheet SP-1:

- a) Qualify side setback based on height (show calculation) per 12-124 (B)

***Setback added on sheet SP-1.***

- b) Relocated pool equipment does not meet 12-124(b)(1).

***Pool Equipment relocated to building wall side,  
Sheets SP-1, A-1 & A-2***

- c) Is existing PVC fence on south property line being removed?

***No. Existing PVC fence to remain.***

- d) Show side setbacks to roof overhang.

***Setback to roof overhang dimension added on sheet Sp-1.***

- e) What is proposed use for existing brick drive west of proposed basketball court. Per landscape plan labeled (parking); show compliance with 12-123 parking regulations.

***Access to basketball court and landscape maintenance.***

- f) Provide on plans "Site walls shall be in compliance with 12-263 (A)(1)(a) & 12-263 (A)(3)"

***Note #3 added on sheet SP-1.***

- g) Show setbacks for basketball court per 12-262 (4)

***Setback dimension previously shown. Relocated for clarity.***

2- Sheet A-1

- a) Wall legend not consistent – update

***All legend tags at existing house removed.***



b) If numbered leaders are not pertinent – please remove; if they are provide legend.

***All legend tags & leaders at existing house removed.***

3- Sheets A-2 & A-3

a) Show required side setback based on building height per 12-124 (B)

***Required setback & calculations added on  
sheets Sp-1, A-1, A-2 & A-3.***

4- Sheets A-5 & A-6

a) Show maximum building height based on average dune elevation. Average dune elevation must be provided  
surveyor and stated on survey.

***Building height of 35' previously shown on elevations.***

b) Differentiate between existing and proposed

***Addition is clouded on Plans & Elevations.***

c) Show side setback (vertically) to roof overhang.

***Vertical setback added on Elevations, sheets A-5 & A-6.***

5- Provided construction management plan per 12-50. Show parking, fencing, erosion control.

***By Builder***

6- Surveyor to call out "average dune elevation" on survey. Must match top of dune elevation shown on building  
elevations

***By Surveyor***

7- Provide statement on plans "Plans are in compliance with Section 3-9 – Requirements for Marine Turtle"

***Note #4 added on sheet sp-1.***

8- Pending FEMA review, electronic plans forwarded.

9- Provide Civil Engineering plans.

10- Provide site section from A1A to Easterly Building Line thru proposed basketball court, proposed new structure and  
rear improvements.

***Revised Section A-A on sheet A-7***

11- Provide note on Landscape plans "Plans are in accordance with Town of Hillsboro Beach Code of Ordinances".

***By Landscape Architect***

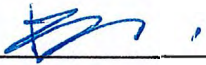
12- L-1 showing landscaping conflicting with existing PVC fence; is fence staying?

***By Landscape Architect***

13- Provide narrative response

***Attached***

Joe Arenal - If you have any questions please call me (954) 821-5759



---

Brian Bullock, RA





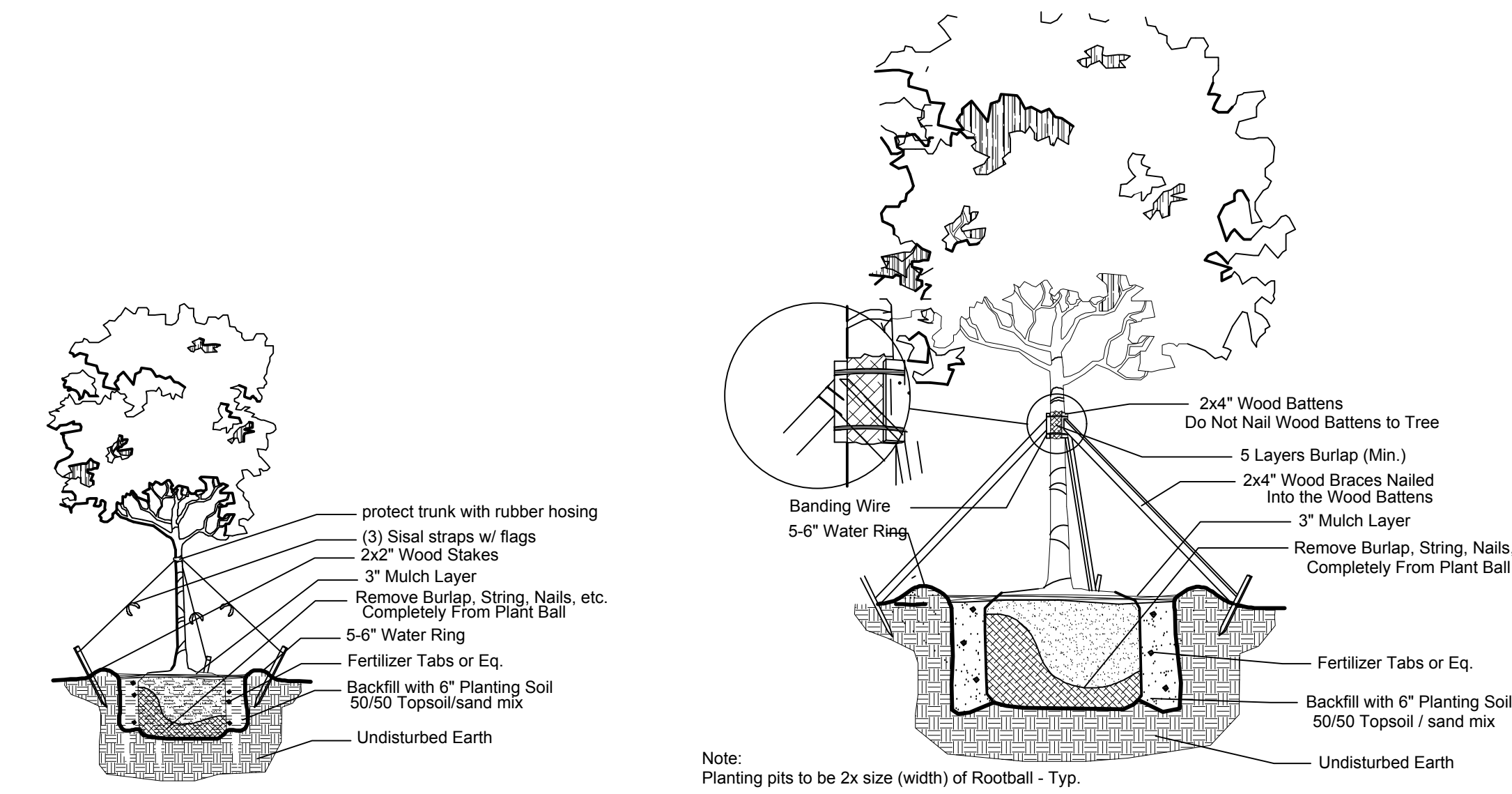










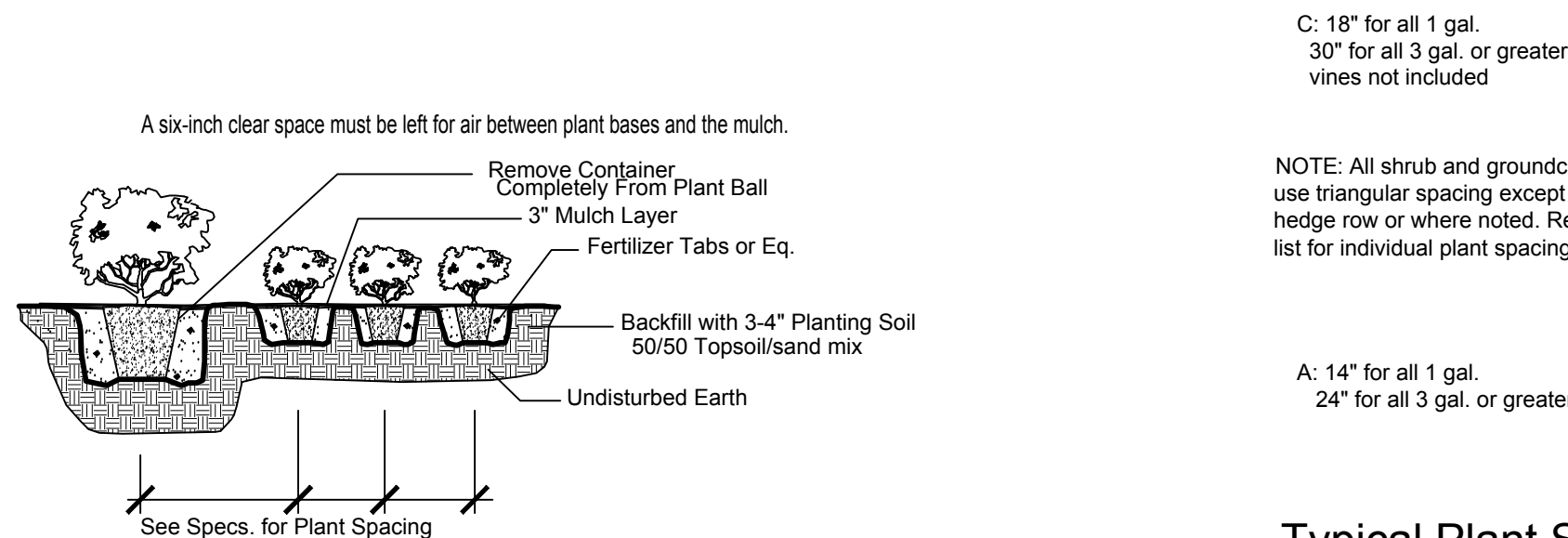


Small Tree Planting Detail

NTS

Large Tree Planting Detail

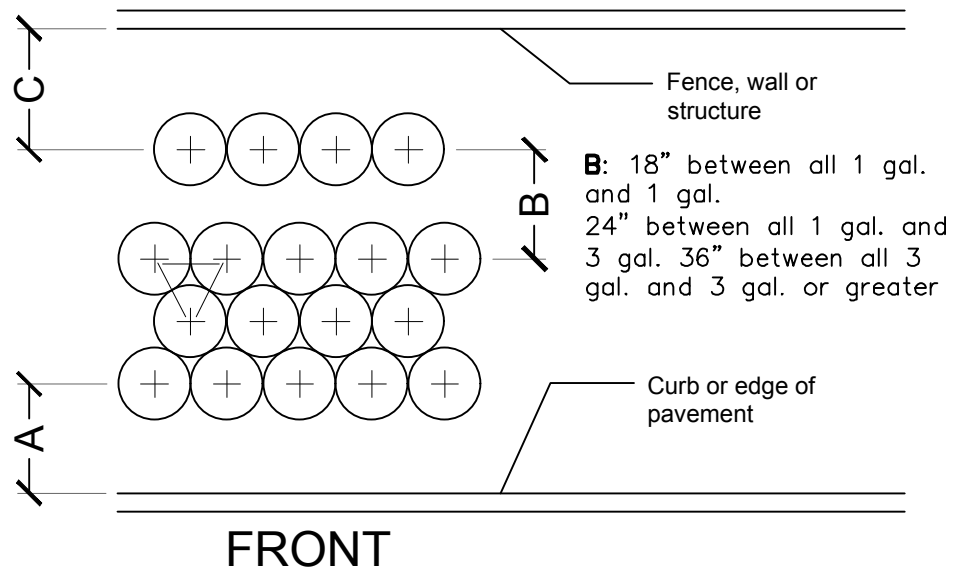
NTS



Shrub & Ground Cover Planting Detail

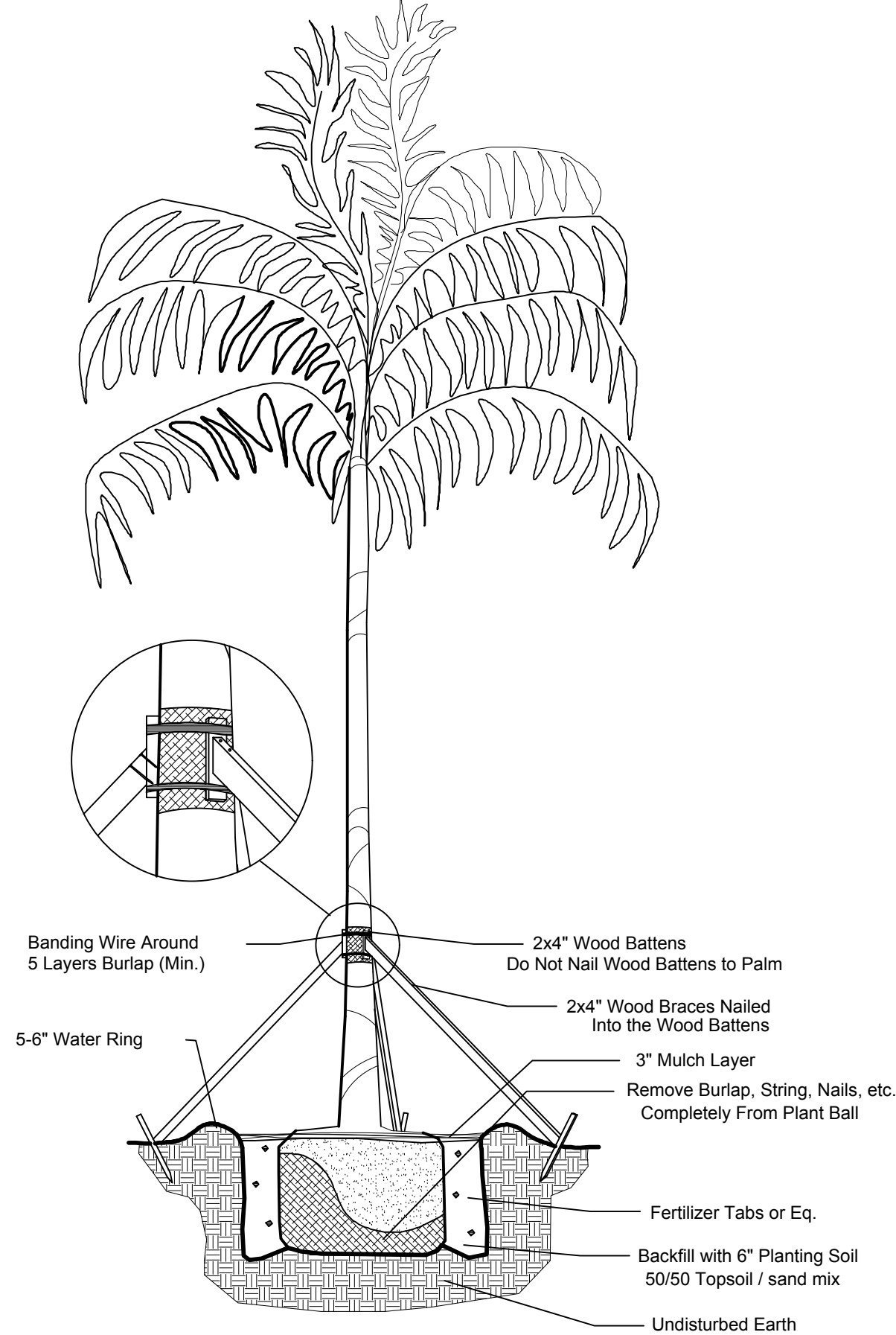
NTS

Typical Plant Spacing



FRONT

NTS



Palm Planting Detail

NTS

NOTE: PLANS ARE IN ACCORDANCE WITH TOWN OF HILLSBORO CODE OF ORDINANCES

| PLANT SCHEDULE LANDSCAPE PLAN |          |                                       |                              |                    |     |                    |                    |         |          |         |
|-------------------------------|----------|---------------------------------------|------------------------------|--------------------|-----|--------------------|--------------------|---------|----------|---------|
| TREES                         | QTY      | BOTANICAL NAME                        | COMMON NAME                  | CONT               | DBH | SIZE               | NATIVE             | DROUGHT |          | REMARKS |
| CUE                           | 2        | COCOLOBIA UVIFERA                     | SEA GRAPE                    | EXISTING TO REMAIN |     | VARIES             | YES                | HIGH    |          |         |
| PDE                           | 2        | PHOENIX DACTYLIFERA 'MEDJOO'          | MEDJOO PALM                  | EXISTING TO REMAIN |     | VARIES             | NO                 | HIGH    |          |         |
| FLOWERING TREES               | QTY      | BOTANICAL NAME                        | COMMON NAME                  | CONT               | DBH | SIZE               | NATIVE             | DROUGHT |          | REMARKS |
| PLE                           | 1        | PSIDIUM LITTORALE                     | CATTLEY GUAVA                | EXISTING TO REMAIN |     |                    | NO                 | HIGH    |          |         |
| PALM TREES                    | QTY      | BOTANICAL NAME                        | COMMON NAME                  | CONT               | DBH | SIZE               | NATIVE             | DROUGHT |          | REMARKS |
| CN                            | 4        | COCOS NUCIFERA                        | COCONUT PALM "GREEN MALAYAN" | B&B FIELD GROWN    |     | 10"-12" CAL        | 8' CT., 24-28' OA. | NO      | HIGH     |         |
| CNE                           | 14       | COCOS NUCIFERA                        | COCONUT PALM                 | EXISTING           |     |                    |                    |         |          |         |
| PSA                           | 11       | PSEUDOPHOENIX SARGENTII               | BUCCANEER PALM               | FG/B&B             |     | 8-10' OA           | YES                | HIGH    |          |         |
| SHRUBS                        | QTY      | BOTANICAL NAME                        | COMMON NAME                  | CONT               | DBH | SIZE               | NATIVE             | DROUGHT |          | REMARKS |
| AGA                           | 6        | AGAVE ANGUSTIFOLIA                    | CARIBBEAN CENTURY PLANT      | 25 GAL.            |     | 4' OA              | NO                 | HIGH    |          |         |
| PMM                           | 103      | PODOCARPUS MACROPHYLLUS MAKI          | SHRUBBY YEW                  | 7 GAL.             |     | 30"HT X 24"SPR     | NO                 | HIGH    |          |         |
| TMS                           | 9        | THRINAX MORRISII                      | KEY THATCH PALM              | 25 GAL.            |     | 5'-6" OA           | YES                | HIGH    |          |         |
| ACCENT SHRUB                  | QTY      | BOTANICAL NAME                        | COMMON NAME                  | CONT               | DBH | SIZE               | NATIVE             | DROUGHT |          | REMARKS |
| DSG                           | 2        | DIOON SPINULOSUM                      | CYCAD                        | 15 GAL.            |     | 30-36" OA          | NO                 | HIGH    |          |         |
| SHRUB AREAS                   | QTY      | BOTANICAL NAME                        | COMMON NAME                  | CONT               | DBH | SIZE               | NATIVE             | DROUGHT | SPACING  | REMARKS |
| AWL                           | 39       | ACALYPHA WILKESIANA 'LOUISIANA RED'   | LOUISIANA RED COPPERLEAF     | 7 GAL.             |     | 30" HT. X 24" SPR. | NO                 | HIGH    | 24" o.c. |         |
| CM2                           | 61       | CARISSA MACROCARPA                    | NATAL PLUM                   | 7 GAL.             |     | 24" HT X 18" SPD   | NO                 | HIGH    | 24" o.c. |         |
| CIR                           | 116      | CHRYSOBALANUS ICACO 'RED TIP'         | RED TIP COCOPLUM             | 7 GAL.             |     | 30"HT X 24"SPR     | YES                | HIGH    | 24" o.c. |         |
| CES                           | 28       | CONOCARPUS ERECTUS SERICEUS           | SILVER BUTTON WOOD           | 7 GAL.             |     | 30" HT. X 24" SPR. | YES                | HIGH    | 24" o.c. |         |
| MCS                           | 95       | MYRCIANTHES FRAGRANS 'COMPACTA'       | COMPACT SIMPSON'S STOPPER    | 7 GAL.             |     | 24" HT X 24" SPR   | YES                | MEDIUM  | 24" o.c. |         |
| PTV                           | 60       | PITTOSPORUM TOBIRA 'VARIEGATA'        | VARIEGATED PITTOSPORUM       | 7 GAL.             |     | 18" HT. X 18" SPD. | NO                 | MEDIUM  | 24" o.c. |         |
| GROUND COVERS                 | QTY      | BOTANICAL NAME                        | COMMON NAME                  | CONT               | DBH | SIZE               | NATIVE             | DROUGHT | SPACING  | REMARKS |
| ADM                           | 36       | ASPARAGUS DENSIFLORUS 'MYERS'         | MYERS ASPARAGUS              | 3 GAL.             |     | 12"HT X 12"SPR     | NO                 | MEDIUM  | 18" o.c. |         |
| CEM                           | 47       | CARISSA MACROCARPA 'EMERALD BLANKET'  | EMERALD BLANKET CARISSA      | 3 GAL.             |     | 12"HT X 12"SPR     | NO                 | HIGH    | 18" o.c. |         |
| CIH                           | 53       | CHRYSOBALANUS ICACO 'HORIZONTALIS'    | HORIZONTAL COCOPLUM          | 3 GAL.             |     | 12"HT X 12"SPR     | YES                | HIGH    | 18" o.c. |         |
| ELC                           | 156      | ERNODEA LITTORALIS                    | GOLDEN CREEPER               | 3 GAL.             |     | 6" HT. X 12" SPR.  | YES                | HIGH    | 18" o.c. |         |
| HD                            | 242      | HELIANTHUS DEBILIS                    | BEACH SUNFLOWER              | 1 GAL.             |     | 8" HT. X 12" SPR.  | YES                | HIGH    | 15" o.c. |         |
| IPP                           | 60       | IPOMOEA PES-CAPRAE                    | BEACH MORNING GLORY          | 1 GAL.             |     | 8" HT. X 12" SPR.  | YES                | HIGH    | 18" o.c. |         |
| ICM                           | 24       | IXORA COCCINEA 'MAUI SUNSET'          | MAUI SUNSET DWARF IXORA      | 3 GAL.             |     | 16" HT X 16" SPR   | NO                 | MEDIUM  | 18" o.c. |         |
| MUW                           | 46       | MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' | WHITE CLOUD MUHLY GRASS      | 3 GAL.             |     | 12" HT. FULL       | YES                | HIGH    | 18" o.c. |         |
| NES                           | 107      | NEPHROLEPIS EXALATA                   | BOSTON FERN                  | 3 GAL.             |     | 8" HT. X 8" SPR.   | YES                | HIGH    | 15" o.c. |         |
| OPJ                           | 44       | OPHIOPOGON JAPONICUS                  | MONDO GRASS                  | FLAT               |     | 4" HT.             | NO                 | MEDIUM  | 12" o.c. |         |
| PBX                           | 26       | PHILODENDRON BURLE-MARXII             | BURLE-MARX PHILODENDRON      | 7 GAL.             |     | 14" HT X 16" SPR   | NO                 | MEDIUM  | 24" o.c. |         |
| PRC                           | 18       | PHILODENDRON X 'ROJO CONGO'           | ROJO CONGO PHILODENDRON      | 18" HT X 18" SPR   | NO  |                    |                    |         | 24" o.c. |         |
| SEP                           | 109      | SESUVIUM PORTULACASTRUM               | SHORELINE SEAPURSLANE        | 1 GAL.             |     | 10" HT. X 10" SPR. | YES                | HIGH    | 15" o.c. |         |
| SB                            | 81       | SPARTINA BAKERI                       | SAND CORD GRASS              | 3 GAL.             |     | 12" HT. FULL       | YES                | HIGH    | 18" o.c. |         |
| TMI                           | 42       | TRIMEZIA MARTINICENSIS                | YELLOW WALKING IRIS          | 3 GAL.             |     | 12" HT. FULL       | NO                 | MEDIUM  | 18" o.c. |         |
| UNP                           | 117      | UNIOLA PANICULATA                     | SEA OATS                     | BARE ROOT          |     | 12" HT. FULL       | YES                | HIGH    | 18" o.c. |         |
| ZFC                           | 53       | ZAMIA FLORIDANA                       | COONTIE PALM                 | 3 GAL.             |     | 12" HT. X 12" SPR. | YES                | HIGH    | 18" o.c. |         |
| SOD/SEED                      | QTY      | BOTANICAL NAME                        | COMMON NAME                  | CONT               | DBH | SIZE               | NATIVE             | DROUGHT | SPACING  | REMARKS |
| PVS                           | 3,006 SF | PASPALUM VAGINATUM                    | SEASHORE PASPALUM            | SOD                |     |                    |                    | HIGH    |          |         |
| TALL GROUND COVERS            | QTY      | BOTANICAL NAME                        | COMMON NAME                  | CONT               | DBH | SIZE               | NATIVE             | DROUGHT | SPACING  | REMARKS |
| MUP                           | 60       | MUHLENBERGIA CAPILLARIS               | PINK MUHLY GRASS             | 3 GAL.             |     | 12" HT. FULL       | YES                | HIGH    | 18" o.c. |         |

NOTES:

GENERAL PLANTING REQUIREMENTS

ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANS ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN(S) WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.

ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR FLORIDA NURSERY PLANTS" AND "GRADES AND STANDARDS FOR FLORIDA NURSERY TREES". ALL MATERIAL SHALL BE INSTALLED AS PER CSI SPECIFICATIONS.

ALL PLANT MATERIAL AS INCLUDED HEREIN SHALL BE WARRANTIED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD AS FOLLOWS: ALL TREES AND PALMS FOR 12 MONTHS, ALL SHRUBS, VINES, GROUNDCOVERS AND MISCELLANEOUS PLANTING MATERIALS FOR 90 DAYS, AND ALL LAWN AREAS FOR 60 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.

ALL PLANT MATERIAL SHALL BE PLANTED IN PLANTING SOIL THAT IS DELIVERED TO THE SITE IN A CLEAN LOOSE AND FRIABLE CONDITION. ALL SOIL SHALL HAVE A WELL DRAINED CHARACTERISTIC. SOIL MUST BE FREE OF ALL ROCKS, STICKS, AND OBJECTIONABLE MATERIAL INCLUDING WEEDS AND WEED SEEDS AS PER CSI SPECIFICATIONS.

TWELVE INCHES (12") OF PLANTING SOIL 50/50 SAND/TOPSOIL MIX IS REQUIRED AROUND AND BENEATH THE ROOT BALL OF ALL TREES AND PALMS, AND 1 CUBIC YARD PER 50 BEDDING OR GROUNDCOVER PLANTS.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH EUCALYPTUS OR STERILIZED SEED FREE MELALEUCA MULCH TO A MINIMUM DEPTH OF THREE INCHES (3") OF COVER WHEN SETTLED. A SIX-INCH CLEAR SPACE MUST BE LEFT FOR AIR BETWEEN PLANT BASES AND THE MULCH. CYPRESS BARK MULCH SHALL NOT BE USED.

ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING; NO DRY PLANTING PERMITTED. ALL PLANT MATERIALS SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE.

ALL LANDSCAPE AND LAWN AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SPRINKLER SYSTEM ADJUSTED TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. ALL HEADS SHALL BE ADJUSTED TO 100% OVERLAP AS PER MANUFACTURERS SPECIFICATIONS AND PERFORMANCE STANDARDS UTILIZING A RUST FREE WATER SOURCE. EACH SYSTEM SHALL BE INSTALLED WITH A RAIN SENSOR.

IT IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INSURE THAT ALL NEW PLANTINGS RECEIVE ADEQUATE WATER DURING THE INSTALLATION AND DURING ALL PLANT WARRANTY PERIODS. DEEP WATERING OF ALL NEW TREES AND PALMS AND ANY SUPPLEMENTAL WATERING THAT MAY BE REQUIRED TO AUGMENT NATURAL RAINFALL AND SITE IRRIGATION IS MANDATORY TO INSURE PROPER PLANT DEVELOPMENT AND SHALL BE PROVIDED AS A PART OF THIS CONTRACT.

ALL PLANT MATERIAL SHALL BE INSTALLED WITH FERTILIZER, WHICH SHALL BE STATE APPROVED AS A COMPLETE FERTILIZER CONTAINING THE REQUIRED MINIMUM OF TRACE ELEMENTS IN ADDITION TO N-P-K, OF WHICH 50% OF THE NITROGEN SHALL BE DERIVED FROM AN ORGANIC SOURCE AS PER CSI SPECIFICATIONS.

CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WITH THE OWNERS AND APPROPRIATE PUBLIC AGENCIES TO ASSIST IN LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE EXCLUSIVE PROPERTY OF LDR2,LLC.

THE PLAN TAKES PRECEDENCE OVER THE PLANT LIST.

SPECIAL INSTRUCTIONS

GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

ALL SOD AREAS AS INDICATED ON THE PLANTING PLAN SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE 'PALMETTO' SOLID SOD. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INCLUDE IN THE BID, THE REPAIR OF ANY SOD WHICH MAY BE DAMAGED FROM THE LANDSCAPE INSTALLATION OPERATIONS.

NOTES:

- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
- SEE SHEET L-100 FOR PLANTING PLAN
- ALL PLANTED MATERIAL ADJACENT TO CURBING SHALL BE PLANTED 3' BACK OF SAID CURB.
- A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
- ALL SHADE AND MEDIUM TREES INSTALLED WITHIN 6' OF A PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM.
- POLES AND TIES ARE TO BE REMOVED FROM TREE PRIOR TO PLANTING. TREES ARE TO BE ABLE TO STAND WITHOUT SUPPORT. THOSE THAT CANNOT STAND UPRIGHT ALONE WILL BE REJECTED.
- THE USE OF CYPRESS MULCH IS DISCOURAGED AND ALL MULCH IS TO BE KEPT AT A MINIMUM OF 6" FROM BASE OF ALL PLANT MATERIAL.
- THE USE OF SISAL STRAPPING/ROPE IS REQUIRED TO BE INCORPORATED AROUND THE TREE WHEN WELLINGTON TAPE IS USED TO STABILIZE THE PLANTING.



COMMENTS 09-14-21  
COMMENTS 09-26-21  
Revision Dates

LANDSCAPE PLANS  
**1007 HILLSBORO MILE**  
BOMAR BUILDERS, INC.  
HILLSBORO BEACH, FL

Sheet Description

LANDSCAPE  
PLAN

Release Date

08-01-21

Project Number

2021-1007

Drawing Number

**L-2**

Sheet 2 of 2



***Residential Addition***  
***1007 Hillsboro Mile***  
***Hillsboro Beach, Florida***

| INDEX OF DRAWINGS |                               |
|-------------------|-------------------------------|
| T-1               | TITLE SHEET                   |
| SP-1              | SITE PLAN                     |
| D-2               | SECOND FLOOR DEMOLITION PLAN  |
| D-3               | THIRD FLOOR DEMOLITION PLAN   |
| A-1               | FIRST FLOOR PLAN              |
| A-2               | SECOND FLOOR PLAN             |
| A-3               | THIRD FLOOR PLAN              |
| A-4               | ROOF PLAN                     |
| A-5               | FRONT & RIGHT SIDE ELEVATIONS |
| A-6               | REAR & LEFT SIDE ELEVATIONS   |
| A-7               | BUILDING SECTIONS             |

| PROJECT DATA                                                    |  |  |
|-----------------------------------------------------------------|--|--|
| OCCUPANCY : <u>R3</u> CONSTRUCTION : <u>TYPE V-B</u>            |  |  |
| <u>ADDITION &amp; LEVEL 2 ALTERATION</u>                        |  |  |
| NUMBER OF STORY - <u>THREE (3)</u>                              |  |  |
| <u>CODES AND REFERENCES :</u>                                   |  |  |
| * 2017 6th EDITION FLORIDA BUILDING CODE:<br>RESIDENTIAL        |  |  |
| * 2017 6th EDITION FLORIDA BUILDING CODE :<br>EXISTING BUILDING |  |  |
| * 2014 NATIONAL ELECTRIC CODE                                   |  |  |

| AREA CALCULATION                                             |                |
|--------------------------------------------------------------|----------------|
| (E) First Floor A/C :                                        | 1,239 Sq. Ft.  |
| (E) Second Floor A/C :                                       | 5,477 Sq. Ft.  |
| (E) Third Floor A/C :                                        | 3,986 Sq. Ft.  |
| Total (E) A/C :                                              | 10,702 Sq. Ft. |
| (N) First Floor Addition A/C:                                | 1,218 Sq. Ft.  |
| (N) Second Floor Addition A/C:                               | 708 Sq. Ft.    |
| (N) Third Floor Addition A/C:                                | 897 Sq. Ft.    |
| Total (N) Addition A/C :                                     | 2,823 Sq. Ft.  |
| Total (E) & (N) A/C :                                        | 13,525 Sq. Ft. |
| (E) First Floor Covered Entry :                              | 249 Sq. Ft.    |
| (E) Garages, Stor. Equipmt. Rms. :                           | 2,079 Sq. Ft.  |
| (E) Second Floor Covered Entry,<br>Covered Lanai & Balcony : | 1,292 Sq. Ft.  |
| (E) Second Floor Covered Loggia :                            | 541 Sq. Ft.    |
| (E) Third Floor Covered Deck :                               | 1,159 Sq. Ft.  |
| (E) Third Floor Roof Over (E) Deck :                         | 120 Sq. Ft.    |
| (E) Second Floor Covered Lanai Extension :                   | 333 Sq. Ft.    |
| (N) Second Floor Gym Covered Lanai :                         | 620 Sq. Ft.    |
| Total (E) & (N) Under Roof :                                 | 19,918 Sq. Ft. |

N  
W    N    E  
S    S    E

RESIDENTIAL ADDITION

1007 HILLSBORO MILE  
HILLSBORO BEACH, FLORIDA

THE BENEDICT GROUP (F&G) ARCHITECTURE AND PLANNING HEREBY REPRESENTS ITS PROFESSIONAL SERVICES TO THE CLIENT FOR THE PROJECT DESCRIBED HEREIN. SAME SHALL NOT BE PROVIDED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN PERMISSION OF THE BENEDICT GROUP (F&G) ARCHITECTURE AND PLANNING. THESE DRAWINGS ARE THE PROPERTY OF THE BENEDICT GROUP (F&G) ARCHITECTURE AND PLANNING. NO PART OF THESE DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE BENEDICT GROUP (F&G) ARCHITECTURE AND PLANNING.

The  
**Benedict Bullock**  
Group, PA

ARCHITECTURE ■ PLANNING  
1525 N.W. 3rd STREET - SUITE #1  
DEERFIELD BEACH, FLORIDA 33442  
(954) 570-9500 FAX (954) 570-9550  
http://www.thebenedictgroup.com  
License No. AAC-001900

SYMBOLS

|                              |                                      |   |                                                                |
|------------------------------|--------------------------------------|---|----------------------------------------------------------------|
| NOTE REFERENCE               | ④                                    | ← | REFERENCE NUMBER                                               |
| DOOR REFERENCE               | [2]                                  | ← | DOOR NUMBER                                                    |
| WINDOW REFERENCE             | [M]                                  | ← | WINDOW LETTER                                                  |
| REVISION REFERENCE           | △ 5                                  | ← | REVISION NUMBER                                                |
| INTERIOR ELEVATION REFERENCE | ◇ A-4                                | ← | INTERIOR WALL LETTER<br>(KEY TO ELEVATION OR ROOM FINISH SCH.) |
|                              | 40' TO INTERIOR<br>ELEV. & SCHEDULES | ← | SHEET NUMBER                                                   |
| DETAIL REFERENCE             | ⊙ A-7                                | ← | DETAIL NUMBER SHEET<br>NUMBER                                  |
| BUILDING SECTION REFERENCE   | △ A-9                                | ← | SECTION NUMBER<br>SHEET NUMBER                                 |
| FOUNDATION REFERENCE         | □ F-1                                | ← | FOUNDATION<br>LETTER/NUMBER                                    |

SHEET DESCRIPTION

TITLE SHEET

|                 |            |                |
|-----------------|------------|----------------|
| SCALE           | NONE       | DRAWING NUMBER |
| DATE            | 09-02-2021 | T-1            |
| DRAWN & CHECKED | BS         |                |
| JOB NUMBER      | BS 211 B   |                |





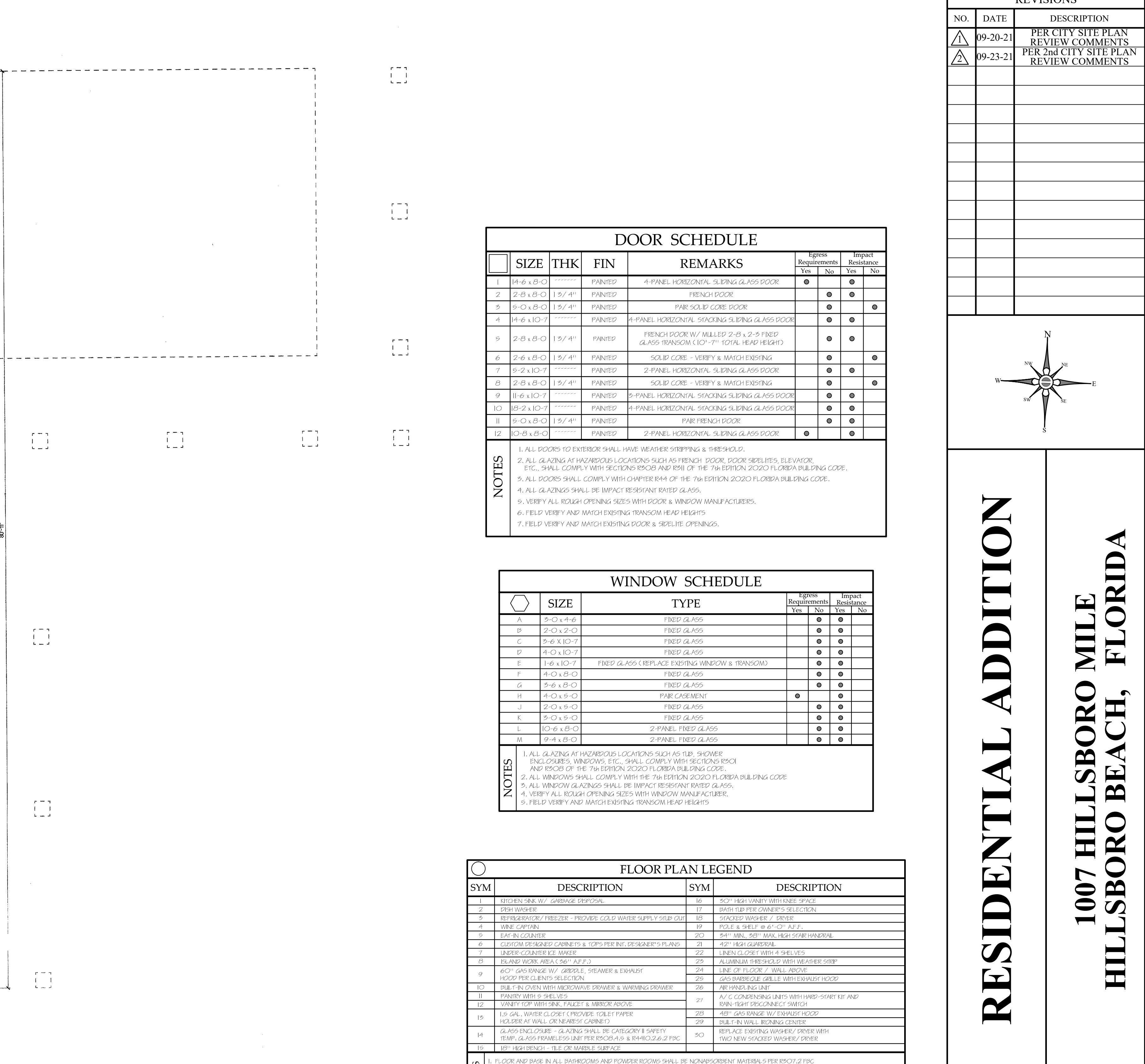












| WINDOW SCHEDULE |                |                                                | Egress Requirements | Impact Resistance |
|-----------------|----------------|------------------------------------------------|---------------------|-------------------|
|                 | SIZE           | TYPE                                           | Yes                 | No                |
| A               | 3'-0" x 4'-6"  | TIED GLASS                                     | ●                   | ●                 |
| B               | 2'-0" x 2'-0"  | TIED GLASS                                     | ●                   | ●                 |
| C               | 3'-6" X 10'-7" | TIED GLASS                                     | ●                   | ●                 |
| D               | 4'-0" X 10'-7" | TIED GLASS                                     | ●                   | ●                 |
| E               | 1'-6" x 10'-7" | TIED GLASS (REPLACE EXISTING WINDOW & TRANSOM) | ●                   | ●                 |
| F               | 4'-0" x 8'-0"  | TIED GLASS                                     | ●                   | ●                 |
| G               | 3'-6" x 8'-0"  | TIED GLASS                                     | ●                   | ●                 |
| H               | 4'-0" x 9'-0"  | PANE CASEMENT                                  | ●                   | ●                 |
| J               | 2'-0" x 9'-0"  | TIED GLASS                                     | ●                   | ●                 |
| K               | 3'-0" x 9'-0"  | TIED GLASS                                     | ●                   | ●                 |
| L               | 10'-6" x 8'-0" | 2-PANEL TIED GLASS                             | ●                   | ●                 |
| M               | 8'-4" x 8'-0"  | 2-PANEL TIED GLASS                             | ●                   | ●                 |

|       |                                                                                                                                                                                     |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NOTES | 1. ALL GLAZING AT HAZARDOUS LOCATIONS SUCH AS: STAIR, SHOWER ENCLOSURES, WINDOWS, ETC. SHALL COMPLY WITH SECTION R501 AND R502 OF THE 2010 FLORIDA 2010 FBC (FLORIDA BUILDING CODE) |
|       | 2. ALL WINDOWS SHALL COMPLY WITH THE 2010 FLORIDA 2010 FBC (FLORIDA BUILDING CODE)                                                                                                  |
|       | 3. ALL WINDOW GLAZINGS SHALL BE IMPACT RESISTANT SIG-GLASS.                                                                                                                         |
|       | 4. VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER.                                                                                                                         |
|       | 5. FIELD VERIFY AND MATCH EXISTING TRANSOM HAMP HEIGHTS                                                                                                                             |

[illegible]

|                                                                                       |                         |
|---------------------------------------------------------------------------------------|-------------------------|
|  | EXISTING WALL TO REMAIN |
|  | PROPOSED NEW WALL       |
| (E)                                                                                   | EXISTING                |
| (R)                                                                                   | RELOCATE EXISTING       |
| (RE)                                                                                  | REPLACE EXISTING        |
| (N)                                                                                   | NEW                     |

## AREA CALCULATION

|                                            |                       |
|--------------------------------------------|-----------------------|
| (E) First Floor A/C :                      | 1,239 Sq. Ft.         |
| (E) Second Floor A/C :                     | 5,477 Sq. Ft.         |
| (E) Third Floor A/C :                      | 3,986 Sq. Ft.         |
| <b>Total (E) :</b>                         | <b>10,702 Sq. Ft.</b> |
| (N) First Floor Addition A/C :             | 1,218 Sq. Ft.         |
| (N) Second Floor Addition A/C :            | 708 Sq. Ft.           |
| (N) Third Floor Addition A/C :             | 897 Sq. Ft.           |
| <b>Total (N) Addition A/C :</b>            | <b>2,823 Sq. Ft.</b>  |
| <b>Total (E) &amp; (N) A/C :</b>           | <b>13,525 Sq. Ft.</b> |
| (E) First Floor Covered Entry :            | 249 Sq. Ft.           |
| (E) Garages, Stor. Equipmt. Rms. :         | 2,079 Sq. Ft.         |
| (E) Second Floor Covered Entry :           |                       |
| Covered Lanai & Balcony :                  | 1,292 Sq. Ft.         |
| (E) Third Floor Covered Loggia :           | 541 Sq. Ft.           |
| (E) Second Floor Covered Deck :            | 1,159 Sq. Ft.         |
| (E) Third Floor Roof Over (E) Deck :       | 120 Sq. Ft.           |
| (E) Second Floor Covered Lanai Extension : | 333 Sq. Ft.           |
| (N) Second Floor Gym Covered Lanai :       | 620 Sq. Ft.           |
| <b>Total (E) &amp; (N) Under Roof :</b>    | <b>19,918 Sq. Ft.</b> |

### SETBACK CALCULATION

Overall Building Height = 30'-1 1/4" 

Required Setback to Roof Overhang = 15'-0 5/8" 

Provided Setback to Roof Overhang = 15'-0 7/8" 

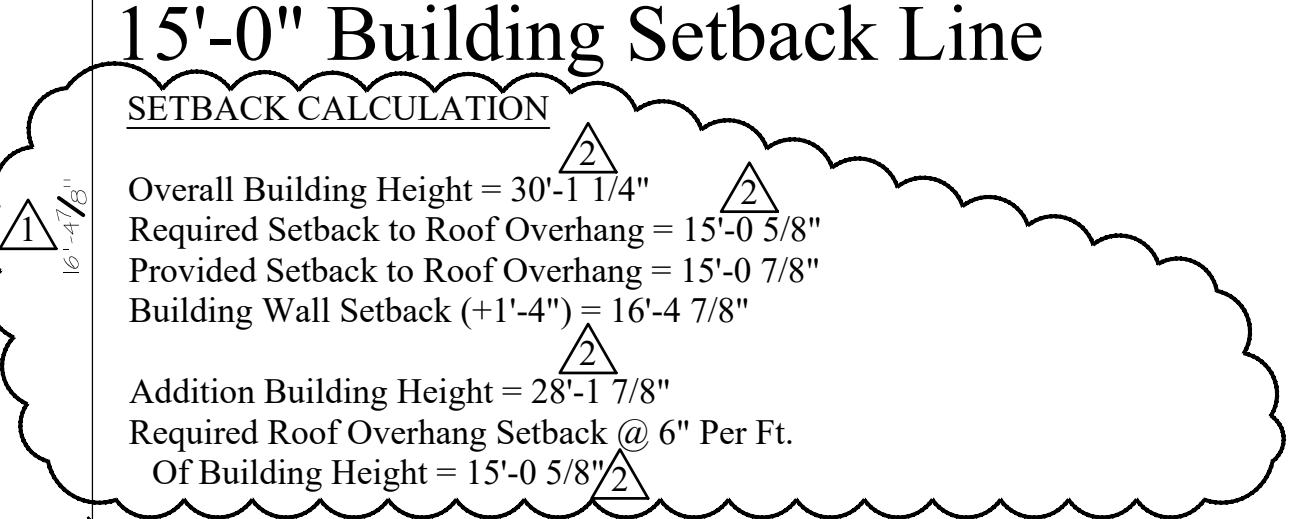
Building Wall Setback (+1'-4") = 16'-4 7/8" 

Addition Building Height = 28'-1 7/8" 

Required Roof Overhang Setback @ 6" Per Ft.  
Of Building Height = 15'-0 5/8" 

[illegible]





| WINDOW SCHEDULE |                 |                                                   |                     |    |                   |    |
|-----------------|-----------------|---------------------------------------------------|---------------------|----|-------------------|----|
|                 | SIZE            | TYPE                                              | Egress Requirements |    | Impact Resistance |    |
|                 |                 |                                                   | Yes                 | No | Yes               | No |
| A               | 9'-0" x 4'-6"   | TYPED GLASS                                       |                     |    |                   |    |
| B               | 2'-0" x 4'-6"   | TYPED GLASS                                       |                     |    |                   |    |
| C               | 5'-6" x 10'-0"  | TYPED GLASS                                       |                     |    |                   |    |
| D               | 4'-0" x 10'-0"  | TYPED GLASS                                       |                     |    |                   |    |
| E               | 11'-6" x 12'-7" | TYPED GLASS (REFLECTIVE TINTING WINDOW & TRANSOM) |                     |    |                   |    |
| F               | 4'-0" x 10'-0"  | TYPED GLASS                                       |                     |    |                   |    |
| G               | 9'-6" x 8'-0"   | TYPED GLASS                                       |                     |    |                   |    |
| H               | 4'-0" x 8'-0"   | PART CASEMENT                                     |                     |    |                   |    |
| J               | 2'-0" x 9'-0"   | TYPED GLASS                                       |                     |    |                   |    |
| K               | 4'-0" x 9'-0"   | TYPED GLASS                                       |                     |    |                   |    |
| L               | 12'-0" x 16'-0" | 2-PANEL TYPED GLASS                               |                     |    |                   |    |
| M               | 9'-4" x 8'-0"   | 2-PANEL TYPED GLASS                               |                     |    |                   |    |

NOTES

1. ALL GLAZING AT HAZARDOUS LOCATIONS SUCH AS THE SHOWER ENGINEER'S WINDOWS ETC. SHALL COMPLY WITH SECTIONS R601 AND D602 OF THE 19A EDITION 2007 FLORIDA BUILDING CODE.

2. ALL WINDOWS SHALL COMPLY WITH THE 19A EDITION 2007 FLORIDA BUILDING CODE.

3. ALL WINDOW GLAZING SHALL BE IMPACT RESISTANT GLASS.

4. VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER.

5. FIELD VERIFY AND MATCH EXISTING TRANSOM HEAD HEIGHTS.

[illegible]

**Legend :**

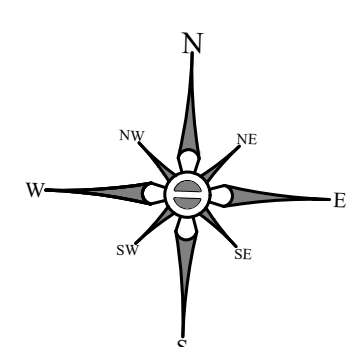
|                                                                                       |                         |
|---------------------------------------------------------------------------------------|-------------------------|
|  | EXISTING WALL TO REMAIN |
|  | PROPOSED NEW WALL       |

(E) EXISTING  
(R) RELOCATE EXISTING  
(RE) REPLACE EXISTING  
(N) NEW

## AREA CALCULATION

|                                          |                       |
|------------------------------------------|-----------------------|
| (E) First Floor A/C:                     | 1,239 Sq. Ft.         |
| (E) Second Floor A/C:                    | 5,477 Sq. Ft.         |
| (E) Third Floor A/C:                     | 3,986 Sq. Ft.         |
| <b>Total (E) A/C:</b>                    | <b>10,702 Sq. Ft.</b> |
| (N) First Floor Addition A/C:            | 1,218 Sq. Ft.         |
| (N) Second Floor Addition A/C:           | 708 Sq. Ft.           |
| (N) Third Floor Addition A/C:            | 897 Sq. Ft.           |
| <b>Total (N) Addition A/C:</b>           | <b>2,823 Sq. Ft.</b>  |
| <b>Total (E) &amp; (N) A/C:</b>          | <b>13,525 Sq. Ft.</b> |
| (E) First Floor Covered Entry:           | 249 Sq. Ft.           |
| (E) Garages, Stor. Equip. Rmns.:         | 2,079 Sq. Ft.         |
| (E) Second Floor Covered Entry,          |                       |
| Covered Lani & Balcony:                  | 1,292 Sq. Ft.         |
| (E) Second Floor Covered Loggia:         | 541 Sq. Ft.           |
| (E) Third Floor Covered Deck:            | 1,159 Sq. Ft.         |
| (E) Third Floor Roof Over (D) Deck:      | 120 Sq. Ft.           |
| (E) Second Floor Covered Lani Extension: | 333 Sq. Ft.           |
| (N) Second Floor Gym Covered Lani:       | 620 Sq. Ft.           |
| <b>Total (E) &amp; (N) Under Roof:</b>   | <b>19,918 Sq. Ft.</b> |

| REVISIONS |          |                                        |
|-----------|----------|----------------------------------------|
| NO.       | DATE     | DESCRIPTION                            |
| ①         | 09-20-21 | PER CITY SITE PLAN REVIEW COMMENTS     |
| ①         | 09-23-21 | PER 2nd CITY SITE PLAN REVIEW COMMENTS |



**RESIDENTIAL ADDITION**

---

**1007 HILLSBORO MILE  
HILLSBORO BEACH, FLORIDA**

THE BENSIECT GROUP (TIG) ARCHITECTURE AND PLANNING HEREBY RESERVES ITS COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGNS. SAME SHALL NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM TIG. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THESE DRAWINGS MUST NOT BE SCALED.

**The  
Benedict  
Bullock  
Group, PA**

ARCHITECTURE ■ PLANNING

1525 N.W. 3rd STREET - SUITE #1  
DEERFIELD BEACH, FLORIDA 33442  
(954) 570-9500 FAX (954) 570-9550  
<http://www.thebenedictbullock.com>  
License No. A.A.C.-001900



**Brian Bullock**

Digitally signed by Brian Bullock  
DN: c=US, st=Florida, |Deerfield  
Beach, o=The Benedict Bullock  
Group, P.A., ou=AR95754,  
cn=Brian Bullock,  
email=brian@bwb.net  
Location: Deerfield Beach, FL  
Date: 2011.09.28 17:38:54 -0400

**Brian Bullock**  
Architect  
AR 95754

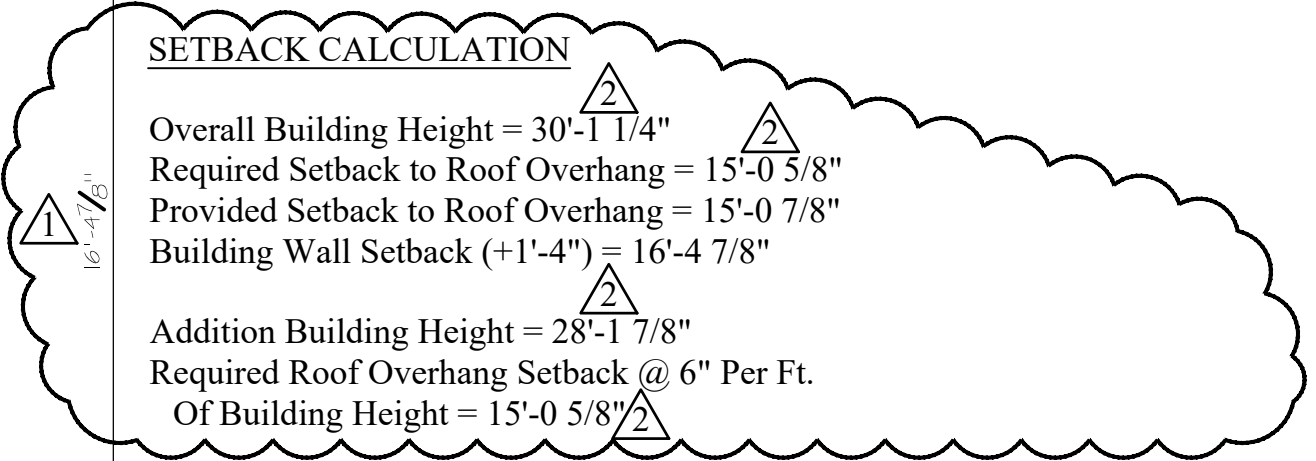
Adobe Acrobat version:  
5.0.0.20

SHEET DESCRIPTION

**PROPOSED  
SECOND FLOOR  
PLAN**

|                         |                |
|-------------------------|----------------|
| SCALE<br>3/16" = 1'-0"  | DRAWING NUMBER |
| DATE<br>09-02-2021      | <b>A-2</b>     |
| DRAWN & CHECKED<br>AS   |                |
| JOB NUMBER<br>BB 2111 B |                |





| DOOR SCHEDULE |                 |             |         |                                                                                   | Ignore Requirements |    | Impact Resistance |    |
|---------------|-----------------|-------------|---------|-----------------------------------------------------------------------------------|---------------------|----|-------------------|----|
|               | SIZE            | THK         | FIN     | REMARKS                                                                           | Yes                 | No | Yes               | No |
| I             | 4'-6" x 8'-0"   | -----       | PAINTED | 4-PANEL HORIZONTAL SLIDING GLASS DOOR                                             |                     |    |                   |    |
| 2             | 2'-8" x 8'-0"   | 1 1/2" x 4" | PAINTED | FRENCH DOOR                                                                       |                     |    | ●                 | ●  |
| 3             | 5'-0" x 8'-0"   | 1 1/2" x 4" | PAINTED | PARE FRENCH DOOR                                                                  |                     |    | ●                 | ●  |
| 4             | 4'-6" x 10'-0"  | -----       | PAINTED | 4-PANEL HORIZONTAL SLIDING SLIDING GLASS DOOR                                     |                     |    |                   |    |
| 5             | 2'-8" x 8'-0"   | 1 1/2" x 4" | PAINTED | FRENCH DOOR W/ MULLED 2-8" x 2-5" FINED GLASS TRANSCOM (10'-0" TOTAL HEAD HEIGHT) |                     |    |                   |    |
| 6             | 2'-6" x 8'-0"   | 1 1/2" x 4" | PAINTED | SOLID CORE - VERIFY & MATCH EXISTING                                              |                     |    |                   |    |
| 7             | 2'-6" x 10'-0"  | 1 1/2" x 4" | PAINTED | 2-PANEL HORIZONTAL SLIDING GLASS DOOR                                             |                     |    | ●                 | ●  |
| 8             | 2'-6" x 8'-0"   | 1 1/2" x 4" | PAINTED | SOLID CORE - VERIFY & MATCH EXISTING                                              |                     |    |                   |    |
| 9             | 11'-6" x 10'-0" | -----       | PAINTED | 2-PANEL HORIZONTAL SLIDING SLIDING GLASS DOOR                                     |                     |    |                   | ●  |
| 10            | 10'-0" x 2'-0"  | -----       | PAINTED | 4-PANEL HORIZONTAL SLIDING SLIDING GLASS DOOR                                     |                     |    |                   |    |
| 11            | 5'-0" x 8'-0"   | 1 1/2" x 4" | PAINTED | PARE FRENCH DOOR                                                                  |                     |    | ●                 | ●  |
| 12            | 10'-0" x 10'-0" | -----       | PAINTED | 2-PANEL HORIZONTAL SLIDING GLASS DOOR                                             |                     |    | ●                 | ●  |

|       |                                                                                                                                                                               |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NOTES | 1. ALL DOORS TO EXTERIOR SHALL HAVE WEATHER STRIPPING & FLASHINGS.                                                                                                            |
|       | 2. ALL GLAZING AT COMPOUND LOCATIONS SUCH AS FRONT DOOR, REAR DEULTS, ELEVATOR, ETC., SHALL MATCH WITH SECTIONS 1005 AND 1006 OF THE 1968 EDITION 2010 FLORIDA BUILDING CODE. |
|       | 3. ALL DOORS SHALL COMPLY WITH CHAPTER 6 OF THE 1968 EDITION 2010 FLORIDA BUILDING CODE.                                                                                      |
|       | 4. ALL GLAZING SHALL BE IMPACT RESISTANT RATED GLASS.                                                                                                                         |
|       | 5. VERIFY ALL DOOR OPENING SIZES WITH DOOR & WINDOW MANUFACTURERS.                                                                                                            |
|       | 6. FIELD VERIFY AND MATCH EXISTING RANDOM HEAD HEIGHTS.                                                                                                                       |
|       | 7. FIELD VERIFY AND MATCH EXISTING DOOR & SILLITE OPENINGS.                                                                                                                   |

| WINDOW SCHEDULE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                 | Egress Requirements | Impact Resistance |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------------|-------------------|
|                 | SIZE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | TYPE                                            | Yes                 | No                |
| A               | 5'-0" x 4'-6"                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | FIXED GLASS                                     | ●                   | ●                 |
| B               | 2'-0" x 2'-0"                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | FIXED GLASS                                     | ●                   | ●                 |
| C               | 3'-6" x 10'-7"                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | FIXED GLASS                                     | ●                   | ●                 |
| D               | 4'-0" x 10'-7"                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | FIXED GLASS                                     | ●                   | ●                 |
| E               | 1'-0" x 4'-0"                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | FIXED GLASS (REPLACE EXISTING WINDOW & TRANSOM) | ●                   | ●                 |
| F               | 4'-0" x 4'-0"                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | FIXED GLASS                                     | ●                   | ●                 |
| G               | 5'-6" x 8'-0"                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | FIXED GLASS                                     | ●                   | ●                 |
| H               | 4'-0" x 5'-0"                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | PIER CASEMENT                                   | ●                   | ●                 |
| J               | 2'-0" x 5'-0"                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | FIXED GLASS                                     | ●                   | ●                 |
| K               | 2'-0" x 4'-0"                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | FIXED GLASS                                     | ●                   | ●                 |
| L               | 10'-0" x 8'-0"                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2-PANEL FIXED GLASS                             | ●                   | ●                 |
| M               | 8'-0" x 8'-0"                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2-PANEL FIXED GLASS                             | ●                   | ●                 |
| NOTES           | <p>1. ALL GLAZING AT HAZARDOUS LOCATIONS SUCH AS TRIP, SHOWER ENCLOSURES, WINDOWS, ETC., SHALL COMPLY WITH SECTIONS R0501 AND R0502 OF THE 7th EDITION 2002 FLORIDA BUILDING CODE.</p> <p>2. ALL WINDOWS SHALL COMPLY WITH THE 7th EDITION 2002 FLORIDA BUILDING CODE.</p> <p>3. ALL WINDOW GLAZINGS SHALL BE IMPACT RESISTANT TO 100 MPH WINDS.</p> <p>4. VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER.</p> <p>5. FIELD VERIFY AND MATCH EXISTING TRANSOM HURD HEIGHTS.</p> |                                                 |                     |                   |

| FLOOR PLAN LEGEND |                                                                                                             |     |                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------|
| SYM               | DESCRIPTION                                                                                                 | SYM | DESCRIPTION                                                                 |
| 1                 | CEILING SIGN W/ GARDENING DETAIL                                                                            | 16  | TOY CAR WAREHOUSE ENTRANCE SPACE                                            |
| 2                 | CHIMNEY                                                                                                     | 17  | WATER TIE FOR ZONER / EXISTING                                              |
| 3                 | REFRIGERATION / FREEZER - PROVIDE COLD WATER SUPPLY SIDE GUT                                                | 18  | SKINNY WAREHOUSE / DRIVE                                                    |
| 4                 | WALK OFF MAT                                                                                                | 19  | LANDSCAPE / PLANTING                                                        |
| 5                 | EXIST. IN-CLOSET                                                                                            | 20  | NO. 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000                       |
| 6                 | GLASSON DESIGNS CABINETS & TOPS PER INT. DESIGNER PLANS                                                     | 21  | 4" X 8" GARDENING                                                           |
| 7                 | UNDER-CLOSET WAREHOUSE                                                                                      | 22  | GLASSON DESIGNS CABINETS & TOPS PER INT. DESIGNER PLANS                     |
| 8                 | PAINT WAREHOUSE AREA 5' X 10' PER INT. DESIGNER PLANS                                                       | 23  | ALUMINUM TRUCKS W/ WAREHOUSE COMP                                           |
| 9                 | 6" X 8" GARDEN W/ GARDEN / TRAILER / EXISTING                                                               | 24  | LAND OF FLOODE / WAREHOUSE                                                  |
| 10                | WOOD FLOOR / EXISTING                                                                                       | 25  | CONCRETE / EXISTING W/ WAREHOUSE DRIVE                                      |
| 11                | BLK. FLOOR / EXISTING / TRAILER / EXISTING                                                                  | 26  | LAND OF FLOODE / WAREHOUSE                                                  |
| 12                | PAINT WAREHOUSE AREA 5' X 10' PER INT. DESIGNER PLANS                                                       | 27  | 4" X 8" GARDENING / WAREHOUSE / TRAILER / EXISTING                          |
| 13                | PAINT WAREHOUSE AREA 5' X 10' PER INT. DESIGNER PLANS                                                       | 28  | 4" X 8" GARDENING / WAREHOUSE / TRAILER / EXISTING                          |
| 14                | GL. WAREHOUSE / EXISTING / TRAILER / EXISTING                                                               | 29  | 4" X 8" GARDENING / WAREHOUSE / TRAILER / EXISTING                          |
| 15                | GL. WAREHOUSE / EXISTING / TRAILER / EXISTING                                                               | 30  | 4" X 8" GARDENING / WAREHOUSE / TRAILER / EXISTING                          |
| 16                | GLASSON PLANS - GLAZING SHALL BE CATEGORY 3 SINGLE GLASS FRAMED GLAZING PER FSCS 16.0 & 16.04(2.6.2) FSC    | 31  | REPLACE EXISTING WAREHOUSE / DRIVE WITH TWO NEW WAREHOUSE WAREHOUSE / DRIVE |
| 17                | RE-PAINTING - RE-PAINT GARAGE / TRAILER                                                                     |     |                                                                             |
| NOTES             | FLOOR AND BASELINE IN BASEMENT AND TOWER ROOMS SHALL BE NON-COMBUSTIBLE MATERIALS PER FSCS 2.7 FSC          |     |                                                                             |
|                   | 2. 2" X 4" SPOKE VALVES SHALL BE ANTI-SLIP W/ INTERIOR SPOKE                                                |     |                                                                             |
|                   | 3. 2" X 4" SPOKE VALVES SHALL BE ANTI-SLIP 2" X 4" FROM FLOOR TO NON-COMBUSTIBLE MATERIALS PER FSCS 2.7 FSC |     |                                                                             |
|                   | 4. 2" X 4" SPOKE VALVES SHALL BE ANTI-SLIP 2" X 4" FROM FLOOR TO NON-COMBUSTIBLE MATERIALS PER FSCS 2.7 FSC |     |                                                                             |
|                   | 5. 2" X 4" SPOKE VALVES SHALL BE ANTI-SLIP 2" X 4" FROM FLOOR TO NON-COMBUSTIBLE MATERIALS PER FSCS 2.7 FSC |     |                                                                             |

**Legend :**

|                                                                                       |                         |
|---------------------------------------------------------------------------------------|-------------------------|
|  | EXISTING WALL TO REMAIN |
|  | PROPOSED NEW WALL       |
| (E)                                                                                   | EXISTING                |
| (R)                                                                                   | RELOCATE EXISTING       |
| (RE)                                                                                  | REPLACE EXISTING        |
| (N)                                                                                   | NEW                     |

## AREA CALCULATION

|                                           |                       |
|-------------------------------------------|-----------------------|
| (E) First Floor A/C :                     | 1,239 Sq. Ft.         |
| (E) Second Floor A/C :                    | 5,477 Sq. Ft.         |
| (E) Third Floor A/C :                     | 3,986 Sq. Ft.         |
| <b>Total (E) A/C :</b>                    | <b>10,702 Sq. Ft.</b> |
| (N) First Floor Addition A/C :            | 718 Sq. Ft.           |
| (N) Second Floor Addition A/C :           | 708 Sq. Ft.           |
| (N) Third Floor Addition A/C :            | 897 Sq. Ft.           |
| <b>Total (N) Addition A/C :</b>           | <b>2,823 Sq. Ft.</b>  |
| <b>Total (E) &amp; (N) A/C :</b>          | <b>13,525 Sq. Ft.</b> |
| (E) First Floor Covered Entry :           | 249 Sq. Ft.           |
| (E) Garages, Stor. Equipment, Rms. :      | 2,079 Sq. Ft.         |
| <b>Second Floor Covered Entry,</b>        |                       |
| Covered Lani & Balcony :                  | 2,392 Sq. Ft.         |
| (E) Second Floor Covered Loggia :         | 541 Sq. Ft.           |
| (E) Third Floor Covered Deck :            | 1,159 Sq. Ft.         |
| (E) Third Floor Roof Over Deck :          | 120 Sq. Ft.           |
| (E) Second Floor Covered Lani Extension : | 333 Sq. Ft.           |
| (N) Second Floor Gym Covered Lani :       | 620 Sq. Ft.           |
| <b>Total (E) &amp; (N) Under Cover :</b>  | <b>19,918 Sq. Ft.</b> |

[illegible]





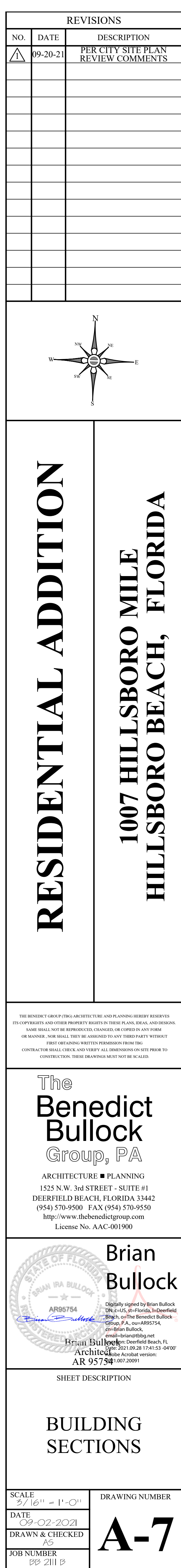
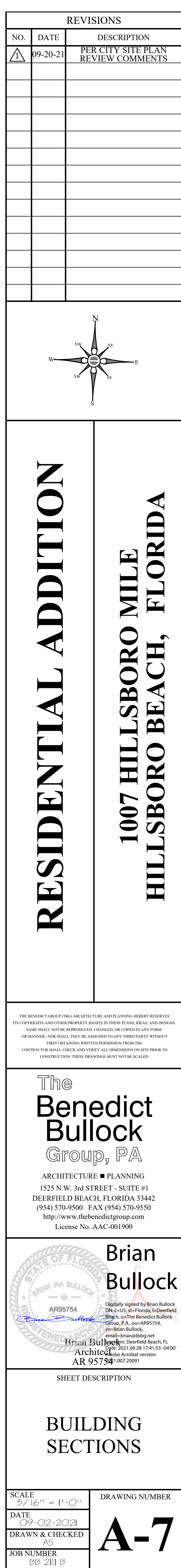




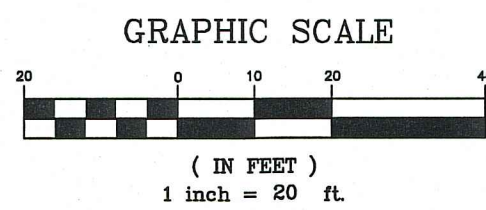






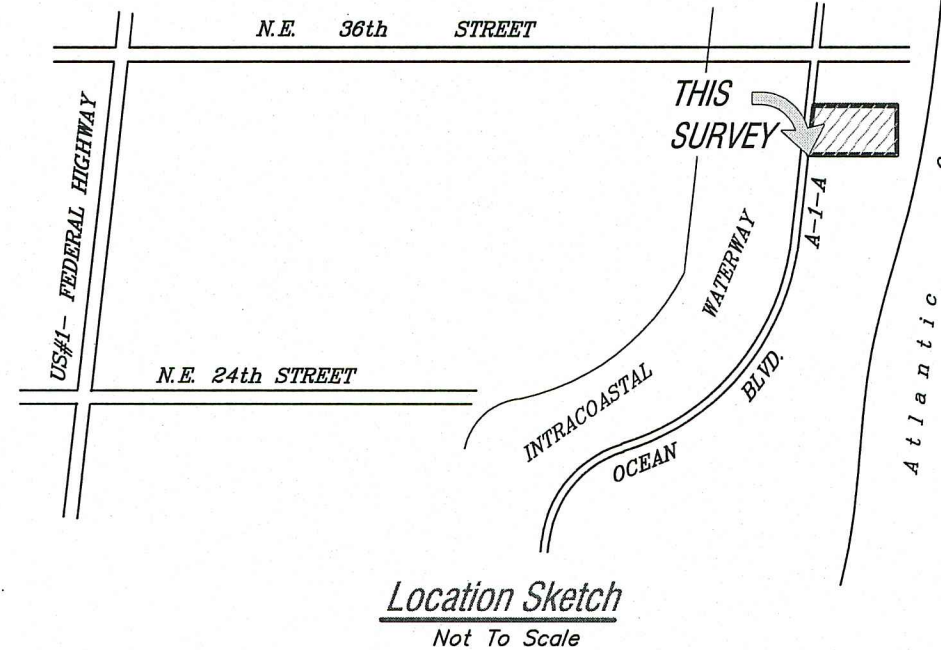






# ALTA/NSPS LAND TITLE SURVEY

## PORTION OF GOVERNMENT LOT 1 SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST TOWN OF HILLSBORO BEACH, BROWARD COUNTY, FLORIDA



- LEGEND**
- A = CENTRAL ANGLE (DELTA)
  - A/C = AIR CONDITIONING
  - A.K.A. = ALSO KNOWN AS
  - A.L.P. = ALUMINUM LIGHT POLE
  - ALTA = AMERICAN LAND TITLE ASSOCIATION
  - A OR L = ARC LENGTH
  - B.C.R. = BROWARD COUNTY RECORDS
  - B.F.P. = BACK FLOW PREVENTOR
  - B.H. = BULKHEAD
  - B = BASE LINE
  - C.A.T.V. = CABLE TV TERMINAL OR BOX
  - C.A.L.C. = CALCULATED
  - C.B.S. = CONCRETE, BLOCK AND STUCCO
  - C = CENTERLINE OF RIGHT-OF-WAY
  - CH = CHORD
  - CH.BRG. = CHORD BEARING
  - C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
  - C.L.F. = CHAIN LINK FENCE
  - C.L.P. = CONCRETE LIGHT POLE
  - C.P.P. = CONCRETE POWER LIGHT POLE
  - C.R.P. = CONCRETE POWER POLE
  - CONC. = CONCRETE
  - C/O = CLEAN OUT
  - D.B. = DEED BOOKS
  - DESC. = DESCRIPTION FROM FORMER DESCRIPTION
  - DIA. = DIAMETER
  - D.H. = DIAMETER AT BREAST HEIGHT
  - ELEC. = ELECTRIC
  - ELEV. OR EL. = ELEVATION
  - F.H. = FIRE HYDRANT
  - F.O.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
  - F.P.L. = FLORIDA POWER AND LIGHT CO.
  - G.T.M. = GREASE TRAP MANHOLE
  - H.H. = HAND HOLE
  - I.C.V. = IRRIGATION CONTROL VALVE
  - INV. = INVERT
  - L.B. = LICENSE BUSINESS
  - MAG. = MAGNET
  - M.D.C.R. = MIAMI DADE COUNTY RECORDS
  - M.E.S. = FIELD MEASURE
  - M.H.W. = MEAN HIGH WATER
  - MISC. = MISCELLANEOUS
  - M.L.P.(S) = METAL LIGHT POLE
  - = MORE AND LESS
  - N.S. = NATIONAL GEODETIC SURVEY
  - NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
  - NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
  - NAVD83 = NORTH AMERICAN VERTICAL DATUM (1983)
  - N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
  - NO. = NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - O/S = OFFSET
  - O.V. = OVERHEAD UTILITY LINES
  - PG. = PAGE
  - P.B. = PLAT BOOK
  - P.B.C.R. = POINT OF CURVE
  - P.C. = PALM BEACH COUNTY RECORDS
  - P.C.D. = POLLUTION CONTROL DEVICE
  - P.I. = POINT OF INTERSECTION
  - P.I.V. = POST INDICATOR VALVE
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - P.R.C. = POINT OF REVERSE CURVE
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - R = RADIUS
  - R.C.P. = REINFORCED CONCRETE PIPE
  - R/W. = RIGHT-OF-WAY
  - S.B.T. = SOUTHERN BELL TELEPHONE
  - S.V. = SEWER VALVE
  - S.H.W. = SEASONAL HIGH WATER LINE
  - S.T.L. = SURVEY TIE LINE
  - TAN. = TANGENT
  - TAN.BRG. = TANGENT BEARING
  - W.M. = WATER METER
  - W.V. = WATER VALVE
  - W.B.H. = WET FACE OF BULKHEAD
  - W/F. = WET FACE OF CAP
  - W.L.P. = WOOD STREET LIGHT POLE
  - W.P.L. = WOOD POWER STREET LIGHT POLE
  - W.P.P. = WOOD POWER POLE
  - W/M.C. = WITH WITNESS CAP # 285
  - W/M.C. = WITH WITNESS CAP # 285
  - = HANDICAPPED PARKING SPACE
  - = PARKING SPACES

### NOTES:

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an embossed surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- All iron rods 5/8", unless otherwise noted.
- Reference Bench Mark: Broward County Engineering Department, BM # 3804, Elevation = 15.210 (NGVD29) converted to 13.610 (NAVD83).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus:  $\pm$ , or  $\pm$  Elev. = 2.58
- This property lies in Flood Zones "AE", Elev. = 5.0, and "VE", Elev. = 8.0, 9.0, & 12.0 and "X", 0.2% Annual Chance of Flood Hazard and Area of Minimal Flood Hazard per Flood Insurance Rate Map No. 1201100189 H, Dated: August 18, 2014, Community Panel No. 120040.
- Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- Bearings and coordinates shown refer to Coastal Construction Control Line (per Miscellaneous Map Book 6, Page 10, B.C.R.) and assume the East Right-of-Way line of State Road A-1-A, as North 00°51'30" East.
- Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>
- Property address #1007 Hillsboro Mile
- The Mean High Water Line, Elevation 0.32 (Intracoastal) & 0.31 (Ocean) and Mean Low Water Line Elevation (-2.08 (Intracoastal), & (-2.25 (Ocean)) per Florida Department of Environmental Protection - Tidal Water Procedural Approval, Digitally Signed by W. Lamar Evers, PSM, 3/18/20

### OFFICE NOTES

FIELD BOOK NO. TDS w/Worksheets, Print, LB#316/33, Print, LB#323/44, PRINT, LB# 316/33, TDS  
JOB ORDER NO. U-7860, U-8175, U-8672, V-5045  
CHECKED BY: DRP, RDR, RT, KT  
DRAWN BY:

### TITLE NOTES:

- There are no other Easements, Road Reservations or Rights-of-Ways of record affecting this property per Chicago Title Insurance Company Commitment Order No. 4242773, dated February 04, 2013 at 11:00 P.M.
- Easement Deed per Deed Book 230, Page 193 of the Public Records of Broward County, Florida affect this property (lands lying West of the East Right-of-way line for the Intracoastal Waterway).
  - Matters per Plat Book 6, Page 13 of the Public Records of Broward County, Florida affects this property as shown.
  - Notice per O.R. Book 28071, Page 945 of the Public Records of Broward County, Florida affects this property (nothing plottable).
  - Unity of Title per O.R. Book 31341, Page 1712 of the Public Records of Broward County, Florida affects this property.
  - Ordinance per O.R. Book 34145, Page 1891 of the Public Records of Broward County, Florida does not affect this property (not depicted as wet lands on Exhibit).

FILE NO.:

95-3-158 (21)

### Legal Description:

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

That part of the North 111 feet of the South 4,678 feet of said Section 20 (measured at right angles to the right line thereof) lying East of the right-of-way of the Intracoastal Waterway, as now located and established; said land situate, lying and being in Broward County, Florida. Less and except therefrom the right-of-way of Ocean Boulevard (State Road A1A)

AND

The North One-half (N½) of the North 100 feet of the South 4,567 feet of that part of Government Lot 1, in Section 20, Township 48 South, Range 43 East, lying East of Intracoastal Waterway, Broward County, Florida a/k/a the legal description as follows:

The North 50 Feet of the South 4,567 feet of that part of Government Lot 1, Section 20, Township 48 South, Range 43 East, measured at right angles to the South line thereof, lying East of the right-of-way of the Intracoastal Waterway as now located and constructed, LESS therefrom any portion thereof lying within the road right-of-way of State Road A-1-A as laid out and currently in use. Such lands situate, lying and being in Broward County, Florida.

Said lands situate, lying and being in the Town of Hillsboro Beach, Broward County, Florida.

### SURVEYOR'S CERTIFICATION:

The undersigned, a duly registered professional land surveyor under the laws of the State of Florida, hereby certifies to Thomas C. Murphy and Michelle A. Murphy, Chicago Title Insurance Company, and Akerman Senterfitt, P.A.; JPMorgan Chase Bank, N.A. ISAOA/ATIMA that this survey was actually made upon the ground by the undersigned, or under his direct personal supervision, on January 31, 2013; and that as of the date hereof: (a) this survey and the information, boundaries and measurements shown hereon are made in accordance with the Minimum Technical Standards as set forth by the Florida State Board of Land Surveyors pursuant to Chapter 472 of the Florida Statutes and Chapter 61G17 of the Florida Administrative Code and; (b) all visible buildings, structures and other improvements (including, but not limited to, all streets, driveways, sidewalks, parking areas, seawalls, walls and visible evidence of underground utilities) are located and shown, and such buildings, structures and improvements are erected entirely within the property lines and do not encroach over or upon any street or any rights-of-way or easement on or appurtenant to the property except as follows: None Apparent; (c) there are no recorded and/or visible utility easements or other easements or rights-of-way affecting this property that the surveyor has noticed in the field, except as follows: None Apparent; (d) there are no other party or common walls on or affecting this property; (e) there are no visible encroachments or projections on or over the property or on rights-of-way or easements appurtenant to the same by buildings, structures or improvements erected on adjacent lands except as follows: None Apparent; (f) legal and physical access to the parcel(s) from State Road A1A, which is publicly dedicated; and (h) the survey shows all easements and other applicable documents set forth in that certain Commitment under File No. 4214761, underwritten by Chicago Title Insurance Company.

### CERTIFICATION:

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 31st day of January, 2013.  
Revised title commitment and certification this 13th day of February, 2013.  
Resurveyed and elevations taken this 3rd day of May, 2013.  
Staked addition this 7th day of November, 2013.  
Resurveyed and Fieldwork completed this 6th day of March, 2020.  
Revised to add Average Dune Elevation this 14th Day of September, 2021.

PROPERTY OWNER:  
Thomas S. Murphy  
and Michelle Murphy



Digitally signed by Scott M. McLaughlin  
DN: cn=SCOTT M. McLAUGHLIN, o=McLaughlin Engineering Co., email=info@meconet.com, c=FL  
Location: Fort Lauderdale, FL  
Reason: I attest to the accuracy and integrity of this document  
Contact: info@meconet.com  
Printed copies of this document must be signed and sealed and the signature must be verified on any electronic copies  
Date: 2021.09.15 10:24:50-0400

McLAUGHLIN ENGINEERING COMPANY

SCOTT A. McLAUGHLIN  
Professional Surveyor & Mapper No. 5842  
State of Florida.





## TOWN OF HILLSBORO BEACH

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](mailto:SHenderson@TownofHillsboroBeach.com)

### TOWN OF HILLSBORO BEACH, FLORIDA

#### Quasi-Judicial Public Hearing

**Tuesday, October 5, 2021, at 9:00AM**

#### **PUBLIC NOTICE** Site Plan Approval Request Town of Hillsboro Beach, Florida

The Town Commission of the Town of Hillsboro Beach, Florida will consider a Site Plan Approval Request from Bomar Builders, authorized agent for property located at **1007 Hillsboro Mile, Hillsboro Beach, FL 33062**.

The applicant is requesting a Site Plan Approval – improvements include a 3-story, 2,823 square foot addition on the south side of the property and site improvements inclusive of a ½ basketball court with site walls and landscaping west of the proposed addition.

The Quasi-Judicial Public Hearing will be held **October 5, 2021, at 9:00 A.M.**

Information on the Site Plan Approval Request can be obtained at Town Hall, 10 days prior to the Public Hearing. Public comments on the request will be received in-person at the Public Hearing on October 5, 2021 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email: [TownClerk@TownofHillsboroBeach.com](mailto:TownClerk@TownofHillsboroBeach.com).

The public can attend in person at Town Hall or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details will be provided on Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC Town Clerk  
TOWN OF HILLSBORO BEACH, FLORIDA

*SDH*  
*9/23/2021*





Printed: 9/22/2021 2:48:12 PM

Page 1 of 3

Order ID: 7047755

\* Agency Commission not included

**GROSS PRICE \* : \$152.40**

**PACKAGE NAME: SSC Notice of Public Meeting**



Order ID: 7047755

\* Agency Commission not included

**GROSS PRICE \* :** \$152.40**PACKAGE NAME: SSC Notice of Public Meeting****Product(s):** Sun Sentinel, Affidavit, Floridapublicnotices.com**AdSize(s):** 1 Column**Run Date(s):** Saturday, September 25, 2021**Zone:** Full Run**Color Spec.** B/W**Preview**

---

**TOWN OF HILLSBORO BEACH, FLORIDA****QUASI-JUDICIAL PUBLIC HEARING  
TUESDAY, OCTOBER 5, 2021, AT  
9:00AM****PUBLIC NOTICE** Site Plan Approval Request Town of Hillsboro Beach, Florida

The Town Commission of the Town of Hillsboro Beach, Florida will consider a Site Plan Approval Request from Bomar Builders, authorized agent for property located at 1007 Hillsboro Mile, Hillsboro Beach, FL 33062.

The applicant is requesting a Site Plan Approval – improvements include a 3-story, 2,823 square foot addition on the south side of the property and site improvements inclusive of a ½ basketball court with site walls and landscaping west of the proposed addition.

The Quasi-Judicial Public Hearing will be held October 5, 2021, at 9:00 A.M.

Information on the Site Plan Approval Request can be obtained at Town Hall, 10 days prior to the Public Hearing. Public comments on the request will be received in-person at the Public Hearing on October 5, 2021 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email: [TownClerk@TownofHillsboroBeach.com](mailto:TownClerk@TownofHillsboroBeach.com).

The public can attend in person at Town Hall or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details will be provided on Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceed-



Order ID: 7047755

\* Agency Commission not included

**GROSS PRICE \* : \$152.40****PACKAGE NAME: SSC Notice of Public Meeting**

that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC Town Clerk  
9/25/20217047755





RE: 1115 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 1115 Hillsboro Mile submitted to the Town on July 1, 2021. Mr. Pedro Farinas (Suntech Turf representative) authorized agent for the owner of the property Ari Haseotes, has submitted the application.

**Documents Submitted**

Information submitted with the Conditional Use Request included an application, reduce marked up survey, photographs, product literature and turf-sample.

**General Description of the permit request**

The applicant is requesting use of artificial synthetic grass on both sides of A1A, see photographs. The total area of proposed artificial synthetic turf is approximately 1,300 square feet. The application provided states the proposed product has a 8-year warranty, literature submitted does not confirm warranty. Literature provided by applicant states the product has a water permeability of (3) samples as 146.3, 129.5 and 92.6 inches of rainfall per hour. The (3) samples were 10" diameter tubes (area of tube 314 square inches). Previous synthetic turf approved had a permeability rate of 413.17 inches per hour, *per square yard (4 times the tube area)*. The comparable rate for the approved turf for the tube size sample is 103.3 inches per hour. The product literature submitted did not provide installation recommendation.

**Site Plan Review and Comments**

The Artificial Synthetic Turf Conditional Use application and plans submitted on July 1, 2021 and update November 17, 2020 were reviewed by Joe Arenal. The artificial turf was installed with out a permit

The following comments still need to be addressed:

1. Acceptance use of synthetic turf in the right of way from FDOT.

**Staff Recommendation**

Staff recommends approval of the application that was submitted on July 1, 2021 along with item 1 (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



RECEIVED

JUL 01 2021



**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: 1115 HILLSBORO MILE

Permit No. \_\_\_\_\_

Fee: \$1,050.00

**Applicant Information:**

|                                             |                               |                                                 |                      |
|---------------------------------------------|-------------------------------|-------------------------------------------------|----------------------|
| Applicant Name:<br><b>SYNTECH TURF</b>      | Phone:<br><b>954-478-5131</b> | E-Mail Address:<br><b>PETER@SYNTECHTURF.COM</b> |                      |
| Address:<br><b>12555 ORANGE DR, STE 213</b> | City:<br><b>DAVIE</b>         | State:<br><b>FL</b>                             | Zip:<br><b>33330</b> |

**Property Owner Information:**

|                                                       |                                 |                     |                      |
|-------------------------------------------------------|---------------------------------|---------------------|----------------------|
| Property Owner Name:<br><b>1115 HILLSBORO MILE TR</b> | Phone:                          | E-Mail Address:     |                      |
| Address:<br><b>1115 HILLSBORO MILE</b>                | City:<br><b>HILLSBORO BEACH</b> | State:<br><b>FL</b> | Zip:<br><b>33062</b> |

**Section 1: Turf Information**

|                                               |                                                            |                                         |
|-----------------------------------------------|------------------------------------------------------------|-----------------------------------------|
| Turf Manufacturer:<br><b>FIELD TURF</b>       | Material: <b>POLYPROPYLENE &amp; POLYETHYLENE</b>          | Pile Height:<br><b>1.5"</b>             |
| Infill Type (if used):<br><b>SILICA SAND</b>  | Is the artificial/synthetic turf lead free?:<br><b>YES</b> | Face Weight:<br><b>7002</b>             |
| Will this be self-installation?:<br><b>NO</b> | Manufacturer's Warranty:<br><b>8 YEARS</b>                 | Rodent Control Mesh Type:<br><b>N/A</b> |

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

**Section 2: Installation Information**

|                                                                 |                                           |                                                  |                      |
|-----------------------------------------------------------------|-------------------------------------------|--------------------------------------------------|----------------------|
| Installation Company Name:<br><b>SYNTECH TURF</b>               | Office Phone:<br><b>954-478-5131</b>      | E-Mail:<br><b>PETER@SYNTECHTURF.COM</b>          |                      |
| Address:<br><b>12555 ORANGE DR #213</b>                         | City:<br><b>DAVIE</b>                     | State:<br><b>FL</b>                              | Zip:<br><b>33330</b> |
| Manufacturer's/Installers Warranty:<br><b>8 YEARS   2 YEARS</b> | Date of Installation:<br><b>5-28-2021</b> | Square Footage of Turf Installed:<br><b>1300</b> |                      |

**Town Use Only:**

|                                                                       |                                                                      |
|-----------------------------------------------------------------------|----------------------------------------------------------------------|
| Date Received:                                                        |                                                                      |
| Approval <input type="checkbox"/> Denial <input type="checkbox"/> By: | Date:                                                                |
| Comments/Conditions:                                                  |                                                                      |
| Sample Materials Received:                                            | Turf <input type="checkbox"/> Rodent Screen <input type="checkbox"/> |

-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.*

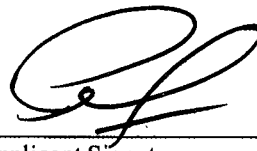
SEE ATTACHED .

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 6-29-21

PEDRO FARINAS

Print Name of Applicant

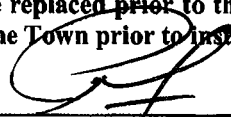


Applicant Signature

**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.**

115 HILLSBORO MILE TR

Print Name of Property Owner



(AS AUTHORIZED REPRESENTATIVE)  
Property Owner Signature SEE ATTACHED

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





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.

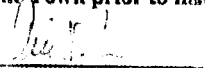
Date 6-29-21

PEDRO FARINAS  
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.

Arin. Hasek for 1115 Hillsboro Mile  
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](mailto:joe@rma.us.com)



Sounds good, Peter.

I will grant you that authority.

Have a great day.

Ari Haseotes  
617.733.7523  
[ahaseotes@gmail.com](mailto:ahaseotes@gmail.com)

On Jun 29, 2021, at 11:13 AM, Peter Farinas <[peter@syntechturf.com](mailto:peter@syntechturf.com)> wrote:

Hi Ari,

Good morning and I hope all is well. I called the town to make sure I had everything they requested in order to submit for the permit and they told me that I missed the deadline to get in on the July 6<sup>th</sup> commission hearing. They asked that I get everything into them by the end of the week and that they won't issue any violations because of this. The commission is on hiatus in August so the next meeting is on September 6<sup>th</sup>.

Part of the applications calls for your signature. They said that I can sign that sections as long as I am your representative in the matter. An email stating that I'm representing you for the installation of turf will suffice. I'll text you what the section is, it's no big deal.

Thank you and have a great day.

Regards,

Peter Fariñas  
Syntech Turf  
12555 Orange Dr, Ste 213  
Davie, FL 33330  
O. 954-478-5131  
C. 305-934-8434  
[www.syntechturf.com](http://www.syntechturf.com)





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/11/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                     |                                                                              |               |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------|
| <b>PRODUCER</b><br>Liberty Mutual Insurance<br>PO Box 188065<br>Fairfield, OH 45018 | <b>CONTACT NAME:</b>                                                         |               |
|                                                                                     | <b>PHONE (A/C, No, Ext):</b> 800-962-7132 <b>FAX (A/C, No):</b> 800-845-3666 |               |
|                                                                                     | <b>E-MAIL ADDRESS:</b> BusinessService@LibertyMutual.com                     |               |
|                                                                                     | <b>INSURER(S) AFFORDING COVERAGE</b>                                         | <b>NAIC #</b> |
|                                                                                     | INSURER A : Ohio Security Insurance Company                                  | 24082         |
|                                                                                     | INSURER B :                                                                  |               |
|                                                                                     | INSURER C :                                                                  |               |
|                                                                                     | INSURER D :                                                                  |               |
|                                                                                     | INSURER E :                                                                  |               |
|                                                                                     | INSURER F :                                                                  |               |

**INSURED**  
Grass Tech Pros LLC  
12555 Orange Dr Ste 213  
Davie FL 33330

**COVERAGES****CERTIFICATE NUMBER:** 62274262**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                                                   | ADDL INSD                                                        | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                          |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------|---------------|-------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br><input type="checkbox"/> OTHER: |                                                                  |          | BLS61998760   | 9/8/2020                | 9/8/2021                | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000<br>MED EXP (Any one person) \$ 15,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMP/OP AGG \$ 2,000,000<br>\$ |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY                                                                                                   |                                                                  |          |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$                                                                                           |
|          | <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR<br><b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE<br><input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$                                                                                                                                                                |                                                                  |          |               |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$                                                                                                                                                                                                        |
|          | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                                                                       | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | N/A      |               |                         |                         | PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/><br>E.L. EACH ACCIDENT \$<br>E.L. DISEASE - EA EMPLOYEE \$<br>E.L. DISEASE - POLICY LIMIT \$                                                                                |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

Town of Hillsboro Beach  
Building Department  
1210 Hillsboro Mile  
Hillsboro Beach FL 33062

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Connie Birch

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
06/08/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                                                                  |  |                                                                                                                                                                                                        |  |
|----------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PRODUCER</b><br>**Marsh USA, Inc.<br>1166 Avenue of the Americas<br>New York, NY 10036<br>Attn: Atlanta.Certrequest@marsh.com |  | <b>CONTACT NAME:</b><br><b>PHONE (A/C, No, Ext):</b><br><b>FAX (A/C, No):</b><br><b>E-MAIL ADDRESS:</b>                                                                                                |  |
| CN103161462-FL-WC-21-22 859021                                                                                                   |  | <b>INSURER(S) AFFORDING COVERAGE</b><br><b>INSURER A:</b> Illinois National Insurance Company<br><b>INSURER B:</b><br><b>INSURER C:</b><br><b>INSURER D:</b><br><b>INSURER E:</b><br><b>INSURER F:</b> |  |
| <b>INSURED</b><br>DecisionHR, Inc.<br>11101 Roosevelt Blvd N<br>St. Petersburg, FL 33716                                         |  | <b>NAIC #</b><br>23817                                                                                                                                                                                 |  |

**COVERAGES** **CERTIFICATE NUMBER:** ATL-005263461-01 **REVISION NUMBER:** 1

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                | ADDL SUBR INSD WVD                                                        | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                        |              |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------|-------------------------|-------------------------|-----------------------------------------------|--------------|
|          | <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |                                                                           |               |                         |                         | EACH OCCURRENCE                               | \$           |
|          |                                                                                                                                                                                                                                                                  |                                                                           |               |                         |                         | DAMAGE TO RENTED PREMISES (Ea occurrence)     | \$           |
|          |                                                                                                                                                                                                                                                                  |                                                                           |               |                         |                         | MED EXP (Any one person)                      | \$           |
|          |                                                                                                                                                                                                                                                                  |                                                                           |               |                         |                         | PERSONAL & ADV INJURY                         | \$           |
|          |                                                                                                                                                                                                                                                                  |                                                                           |               |                         |                         | GENERAL AGGREGATE                             | \$           |
|          |                                                                                                                                                                                                                                                                  |                                                                           |               |                         |                         | PRODUCTS - COMP/OP AGG                        | \$           |
|          |                                                                                                                                                                                                                                                                  |                                                                           |               |                         |                         |                                               | \$           |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY                |                                                                           |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident)           | \$           |
|          |                                                                                                                                                                                                                                                                  |                                                                           |               |                         |                         | BODILY INJURY (Per person)                    | \$           |
|          |                                                                                                                                                                                                                                                                  |                                                                           |               |                         |                         | BODILY INJURY (Per accident)                  | \$           |
|          |                                                                                                                                                                                                                                                                  |                                                                           |               |                         |                         | PROPERTY DAMAGE (Per accident)                | \$           |
|          |                                                                                                                                                                                                                                                                  |                                                                           |               |                         |                         |                                               | \$           |
|          | <b>UMBRELLA LIAB</b><br><b>EXCESS LIAB</b><br><input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$                                                                                                                                                 | <input type="checkbox"/> OCCUR<br><input type="checkbox"/> CLAIMS-MADE    |               |                         |                         | EACH OCCURRENCE                               | \$           |
|          |                                                                                                                                                                                                                                                                  |                                                                           |               |                         |                         | AGGREGATE                                     | \$           |
|          |                                                                                                                                                                                                                                                                  |                                                                           |               |                         |                         |                                               | \$           |
| A        | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                    | Y/N<br><input checked="" type="checkbox"/> N <input type="checkbox"/> N/A | WC 015547872  | 06/01/2021              | 06/01/2022              | X PER STATUTE <input type="checkbox"/> OTH-ER |              |
|          |                                                                                                                                                                                                                                                                  |                                                                           |               |                         |                         | E.L. EACH ACCIDENT                            | \$ 1,000,000 |
|          |                                                                                                                                                                                                                                                                  |                                                                           |               |                         |                         | E.L. DISEASE - EA EMPLOYEE                    | \$ 1,000,000 |
|          |                                                                                                                                                                                                                                                                  |                                                                           |               |                         |                         | E.L. DISEASE - POLICY LIMIT                   | \$ 1,000,000 |

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Coverage is provided for only those employees leased to but not subcontractors of Grass Tech Pros, LLC

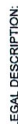
|                                                                                                                                 |                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CERTIFICATE HOLDER</b><br>Town of Hillsboro Beach<br>Building Department<br>1210 Hillsboro Mile<br>Hillsboro Beach, FL 33062 | <b>CANCELLATION</b><br><br><b>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</b><br><br><b>AUTHORIZED REPRESENTATIVE</b><br>of Marsh USA Inc.<br>Henry L. Whiting |
|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

© 1988-2016 ACORD CORPORATION. All rights reserved.



## TO KOCHIMAN &amp; ZISKA, P.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSRP, AND INCLUDES ITEMS 1 THROUGH 5, 7(1)(b, c, d, e, f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w, x, y, z), AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 2ND, 2020.



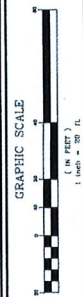
ALL THAT PART OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 48 SOUTH, RANGE 43 EAST, LYING BETWEEN A LINE PARALLEL TO AND 770 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 17 AND A LINE PARALLEL TO AND 870 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 17, SUBJECT TO THE RIGHT OF WAY OF STATE ROAD A-5-A, AS NOW LOCATED.

[illegible]

9/4/20

PROFESSIONAL SURVEYOR AND MAPPER #7214

**PLAT OF SURVEY FOR:**  
**MAURA A. ZISKA, ESQ.**  
**KOCHMAN & ZISKA, PLC**  
**11115 HILLSBORO MILE, LLC**



PROJECT# 20-001  
DATE: 08/02/20  
F.R. 316 PG. 15  
DRAWN BY: NUL  
CHECKED BY: M.C.  
SCALE: 1"=30'  
SHEET 1 OF 1



**MERIDIAN**  
**LAND SURVEYORS**  
117 INDIAN RIVER BLVD, SUITE 201  
VERO BEACH, FL. 32960 LB#6905  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: [MI6905@GMAIL.COM](mailto:MI6905@GMAIL.COM)



# ZOYSIA



## PRIMARY APPLICATION



LAWNS

## OTHER APPLICATIONS



PETS

## BENEFITS

- ✓ Virtually Maintenance-Free
- ✓ No Chemicals or Fertilizers
- ✓ No Watering
- ✓ Highest Drainage Performance
- ✓ Safety- No Buried Glass or Harmful Objects

| PROPERTY             | DESCRIPTION                                               |
|----------------------|-----------------------------------------------------------|
| Pile Height          | 1 1/2"                                                    |
| Total Fabric Weight  | 85 oz                                                     |
| Fabric Width         | 15 ft.                                                    |
| Standard Color       | Emerald Green & Olive Green with Field Green & Tan Thatch |
| UV Stabilized        | Yes                                                       |
| Recommended Infill   | 2-3 lbs. Silica Sand                                      |
| Primary Yarn Polymer | Polyethylene & Polypropylene                              |







**TESTING SERVICES, INC.**  
817 SHOWALTER AVE. • P.O. BOX 2041  
DALTON, GEORGIA 30722-2041  
PHONE: (706) 226-1400 • FAX: (706) 226-6118



## TEST REPORT

|                |                     |                         |                |
|----------------|---------------------|-------------------------|----------------|
| <b>CLIENT:</b> | Controlled Products | <b>REPORT NUMBER:</b>   | 60448          |
|                | 200 Howell Drive    | <b>LAB TEST NUMBER:</b> | 2605-9417      |
|                | Dalton, GA 30721    | <b>DATE:</b>            | April 16, 2014 |

### SAMPLE ID:

|              |              |               |                    |                 |            |
|--------------|--------------|---------------|--------------------|-----------------|------------|
| <b>Style</b> | <b>Color</b> | <b>Roll #</b> | <b>Backing</b>     | <b>Sidemark</b> | <b>RE:</b> |
| PL919        | 610          | 18C02914B     | Urethane (w/holes) |                 | 30186      |

### Test Scope:

This test method determines rainfall drainage capacity (permeability) of submitted turf.

### Test Method:

**ASTM F1551-09: Standard Test Methods for Comprehensive Characterization of Synthetic Turf Playing Surfaces and Materials: Suffix-DIN 18-035, Part 6: Water Permeability of Synthetic Turf Systems and Permeable Bases**

### Test Equipment:

Tube: 10.75" OD 10.00" ID 8" Length  
(Beveled) Tube Weight: 39 lbs  
Tube Flow Head: 2 Gallons  
Tube Index Mark: 6"  
Flange: 9.375" Diameter

### Test Sampling:

# of Specimens: (3) 11.5" Diameter  
Pre-Conditioning: 70°F 65% RH for 24 Hours Minimum

### Test Procedure:

Three specimens, 11.5" diameter were die cut from the turf roll. A specimen was sealed by means of mechanical latches to the flange and tube. Water was pumped into the tube faster than could drain, until the water level was above the timing mark of 6". A stopwatch was activated when the water level reached 6" and terminated when the water level reached the highest areas of the pile surface. The flow time was recorded in seconds. This procedure was repeated four passes on each specimen, with the first pass for system conditioning, and not included for calculation. The test data values represent drainage rates for the submitted turf only, and do not take into account the percolation properties of an infill system, pad and/or underlying sub base.

### Test Data:

| Specimen # | Water Flow Thru 6" Zone | Gallons/minute/yd <sup>2</sup> | Rainfall Capacity |
|------------|-------------------------|--------------------------------|-------------------|
| 1          | 42.4 Seconds            | 47.7                           | 146.3 inches/hour |
| 2          | 47.8 Seconds            | 42.2                           | 129.5 inches/hour |
| 3          | 67.0 Seconds            | 30.2                           | 92.6 inches/hour  |

### Test Data:

| Water Flow Thru 6" Zone | Gallons/minute/yd <sup>2</sup> | Rainfall Capacity |
|-------------------------|--------------------------------|-------------------|
| 52.4 Seconds            | 40.0                           | 118.3 inches/hour |

Digitally signed by Erle Miles, Jr. VP  
DN: cn=Erle Miles, Jr. VP, ou=Testing  
Services Inc., ou=emiles@tsi.com, email=erle.miles@tsi.com, c=US  
Date: 2014.04.16 16:16:38 -0400

Erle Miles, Jr. VP, Testing Services Inc

### TSI Accreditation:

Our laboratory is accredited with US Dept of Commerce, National Institute of Standards and Technology: ISO/IEC 17025:2005. Our code # is NVLAP 100108-0. However, it should be noted that some or all of the tests performed are not under our scope of accreditation due to the work not fully conforming to the standard, or it being outside the scope of our accreditation, or subcontracted. The above testing was under our scope of accreditation.

### Uncertainty:

We undertake all assignments for our clients on a best effort basis. Our findings and judgments are based on the information to us using the latest test methods available.





## **8 YEAR MANUFACTURE'S LIMITED WARRANTY**

---

### **WARRANTIES, TERMS AND CONDITIONS**

Manufacturer warrants to the Ultimate Consumer/Owner that its products are guaranteed against all defects in workmanship for a period of 8 years from the date of shipment. Manufacturer further warrants that its product is guaranteed not to exhibit UV degradation or loss of tensile strength greater than 50 percent during said time period, and further guarantees that its product will not have a pile height decrease in excess of fifty percent (50%) as a result of normal wear and tear with properly maintained infill levels as required. API Standards related to pile fiber height shall be established pursuant to ASTM Test D5823.

The life expectancy of artificial grass is dependent on the intensity of use, as well as local climatic conditions. The more a product is being used and the harsher the climate, the quicker its lifetime will pass. The intensity of use is a combination of several factors including the usage in hours per day, the number of people that sport or play (simultaneously) on the pitch, the type of sport or play and the type of footwear that is used.

### **Two Year Limited Warranty on Installation**

Syntech Lawns warrants the installation for a period of TWO (2) year from the date of synthetic turf installation. This limited warranty includes the base installed by Syntech Lawns. If Sub-Base issues occur such as: sink holes, not properly filled fence post holes or playground poles, sprinkler systems, this is the responsibility of the owner.

For Care and Maintenance see the Synthetic Turf Council Maintenance Manual at **[www.syntheticurfCouncil.org](http://www.syntheticurfCouncil.org)**.

### **LIMITATIONS ON WARRANTY**

While Manufacture uses current manufacturing techniques, fibers, and other component materials appropriate to the production of artificial turf and related components, this warranty is subject to limitations and conditions set forth below for the products supplied by the manufacturer. Contractors and owners must take special consideration to onsite exclusions that fall outside the warranty; section IV, including installation of turf and sub structures.

1. Conditions Precedent to Manufacturer Honoring Any Claim under Warranty.

NOTICE

- A. If an observable manufacturing defect appears in the product at the time of delivery or prior to or during installation, including but not limited to tears, rips, holes, fabric distortion, color mismatch, the manufacturer must be notified immediately and installation should cease. For any such defect occasioned by the manufacturing process, Manufacturer will authorize a return of uninstalled, non-complying product and replace the same as soon as practicable, or make right at the manufacturer's choice. For damages occasioned in transit or by others, see section 6F.
- B. In the event of any latent or hidden defect which shall appear after installation at any time during the ten year warranty period, Manufacturer should be notified and shall have thirty (30) days to inspect and test the product, and at its sole option upon acceptance of responsibility for a claim under this warranty, shall repair, replace or adjust subject to the terms set forth below.

Should the Manufacturer elect to adjust the claim, the Manufacturer will pay to the Ultimate Consumer/Owner one hundred percent (100%) of the wholesale cost of replacement turf fabric at any time a notice of claim has been received and accepted during the first year of use, and remaining repair or replacement requests are based on normal wear and tear over the life of the warranty.

2. Additional Terms and Limitations of Warranty.

- A. Except as provided in the paragraphs below (Sections 2B, 2C and 2D), the Manufacturer warrants to the Ultimate Consumer/Owner that any of Manufacturer's first quality goods will be merchantable, and that any of Manufacturer's first quality goods will conform to the specifications of those goods as set forth in Manufacturer's PRODUCT SPECIFICATION SHEET on file at Manufacturer's corporate office available to Ultimate Consumer/Owner upon request. Any specifications set forth shall be subject to change as to future orders. Request for specification sheet should be made by Retailer, Contractor or Installer on behalf of Ultimate Consumer/Owner to Manufacturer for each order presented. THE EXPRESS WARRANTIES CONTAINED IN THIS DOCUMENT ARE IN LIEU OF ANY IMPLIED WARRANTIES OF MERCHANTABILITY, USE AND FITNESS FOR ANY PARTICULAR PURPOSE SOLD AS BETWEEN MANUFACTURER AND ULTIMATE CONSUMER/OWNER. THERE ARE NO WARRANTIES THAT EXTEND BEYOND THE TERMS HEREOF.
- B. IF ANY LANGUAGE ON THE FACE OF THE INVOICE INDICATES THAT THE GOODS DESCRIBED THEREON ARE SECONDS, OFF GOODS, OFF QUALITY, DISCOUNTS, ETC. THEN THE MANUFACTURER SPECIFICALLY EXCLUDES ANY



WARRANTY OF MERCHANTABILITY OR FITNESS FOR THE PURPOSE FOR WHICH THE GOODS ARE INTENDED, AND EXCLUDES ALL IMPLIED

WARRANTIES OF ANY KIND ARISING IN ANY WAY FROM A COURSE OF DEALING OR USAGE OF TRADE, SAID GOODS BEING SOLD "AS IS."

- C. If the goods ordered by the Ultimate Consumer/Owner are sold "as per sample" or manufactured to specifications provided to the Manufacturer by others, Manufacturer warrants only that the goods will meet the sample standard or the specifications provided. IN SUCH EVENT, THE MANUFACTURER UNDERTAKES NO RESPONSIBILITY FOR THE GOODS EXCEPT WITH RESPECT TO DEFECTS WHICH MAY OCCUR AS A DIRECT RESULT OF ITS MANUFACTURING PROCESS. ADDITIONALLY, THE MANUFACTURER ASSUMES NO RESPONSIBILITY THAT THE GOODS WILL BE FIT FOR ANY PARTICULAR PURPOSE INTENDED, OR WILL OTHERWISE BE MERCHANTABLE OR FIT FOR ANY PARTICULAR USE. ULTIMATE CONSUMER/ OWNER SHALL LOOK SOLELY TO THAT ENTITY WHICH DESIGNED AND/OR INSTALLED, AND/OR PROVIDED SPECIFICATIONS OR COMPONENT PRODUCTS TO THE MANUFACTURER OUT OF WHICH ANY CLAIM MAY ARISE. MANUFACTURER SHALL BE RESPONSIBLE ONLY FOR COMPLYING WITH SPECIFICATIONS IN ULTIMATE CONSUMER/OWNER'S ORDER.
- D. Manufacturer's warranty extends only to the Ultimate Consumer/Owner, and shall not extend to any contractor, retailer or installer. Contractor, retailer or installer shall have no authority to make representations to the Ultimate Consumer/Owner on behalf of the Manufacturer. See also, Georgia law provisions in Section 9 hereof.
- E. The contractor, and/or installer who sells or installs the Manufacturer's product shall be required to deliver this warranty to the Ultimate Consumer/Owner. The Ultimate Consumer/Owner may obtain a copy of this warranty from the Manufacturer upon request. The contractor, and installer assume all responsibility to the Ultimate Consumer/Owner in the event of failure of delivery of this warranty to the Ultimate Consumer/Owner or for any loss to Ultimate Consumer/Owner caused by their acts, omissions or representations. If the name and address of the Ultimate Consumer/Owner are made known to the Manufacturer by the retailer, contractor and installer, the Manufacturer will provide a copy of this warranty to the Ultimate Consumer/Owner at the address provided.
- F. In no event will Manufacturer be liable for any consequential damages, lost profits, lost revenue, loss of use, the labor cost of removal, the labor cost of replacement of its product, or freight. In no event shall the maximum of Manufacturer's liability exceed the wholesale purchase price of its product, less time use adjustments described herein.

G. Manufacturer is not liable for ANY OTHER WARRANTIES. The warranty provided herein is the sole and exclusive manufacturer's warranty.

3. Additional Warranties.

- A. To the maximum extent permitted by law, Manufacturer assigns to the Ultimate Consumer/Owner, without recourse, any and all warranties provided to it by component manufacturers, including but not limited to, fibers, primary backing, secondary backing, and adhesives received from the manufacturer.
- B. All goods will be produced under terms and conditions which satisfy the requirements of the Fair Labor Standards Act of 1938, as amended.
- C. Seller warrants that all goods supplied hereunder destined for use in the Dominion of Canada conform to the specifications of Section Eight of the Hazardous Products Act.
- D. Buyer and Seller agree that goods are destined for use in any country other than Canada or the United States, that this contract has been made in the United States, and are to be governed by the Uniform Commercial Code and Georgia law.

4. Conditions Which Will Void Manufacturer's Warranty.

- A. Failure to follow notice and claims procedure set forth above, paragraphs 1A and B.
- B. IMPROPER TURF INSTALLATION; Installation is a critical element in providing the Ultimate Consumer/Owner with a serviceable playing field which will last and perform well. Manufacturer recommends that the Ultimate Consumer/Owner or the contractor/retailer, engage professional assistance to test and examine the base and the fines for suitability of installation, drainage and compaction, and that the Ultimate Consumer/Owner, contractor or retailer select a competent, experienced and responsible installer and carefully inspect the installer's work in terms of seaming, application and quantity of adhesives, application and quantity of in-fill at the time of installation. Do not install in extremes of weather, heat in extreme temperatures, cold below 40 degrees, or in conditions of ice, snow, rain or high wind. Use only approved adhesives which have not been exposed to extremes of temperature in shipment and storage, and which are freshly made and properly blended in original containers. Do not use old, left over or salvaged adhesives. Regardless of the quality of the field, it will not be serviceable if it is improperly installed.



- C. IMPROPER INFILL; as referred to herein, improper installation shall include, but shall not be limited to, failure to distribute and maintain in-fill products at the correct in-fill level per specification and ASTM F 1936.
- D. IMPROPER SUB STRUCTURES: Inadequate design or failure of sub-base which may cause wear and drainage issues, and specific installation defects which are agreed do not constitute manufacturing defects under the control of the Manufacturer, including failure of seams, inlaid lines and other field markings (factory manufactured logos excepted unless altered on job site), failure of adhesion of fabric to subsurface, buckling resulting from installation or thermal expansion and contraction, inadequate in-fill, and slow percolation rates.

5. Limitations on Warranty Repairs

- A. Authorized repairs do not extend or reset the manufacturer's warranty.
- B. Unauthorized repair techniques may cause further damage to product and void warranty.

6. Miscellaneous Limitations and Exclusions.

- A. Use of improper cleaning materials or maintenance methods which will degrade fabric or fabric color.
- B. Use of acid, chemicals, herbicides or pesticides which will degrade fabric or fabric color.
- C. Excessive static or dynamic loads which will crush or compact the fabric and in-fill, specifically including but not limited to such items as operation of vehicles, rollers, wagons, carts, horses and livestock on the surface of the field.
- D. High traffic areas on baseball fields and in batting cages are susceptible to excessive wear if footwear is used that have metal cleats, spikes or similar projections other than conventional rubber-knob cleats designed for football, soccer or baseball which do not exceed 1/2 inch in length. High Wear includes pitchers' areas, fungo areas, batters' boxes or any section of turf where excessive traffic is in concentrated areas.
- E. Application of excessive heat from various heat sources, field heaters, or other secondary reflective devices.
- F. Transit Damages. Merchandise damages in transit from Manufacturer should not be returned to the point origin. All claims for transit damage should be made against the carrier.

Manufacturer is not responsible for damage in transit. This includes, but is not limited to rips, tears and/or any damage that results from jamming of product into freight containers or stacking the product higher than three (3) rolls high, which results in crushing or degradation of seam areas. Likewise, core damage is not the Manufacturer's responsibility. Claims for core damage must be made against the carrier.

G. Manufacturer and Ultimate Consumer/Owner agree that the following do not constitute manufacturing defects: Soiling, mold, mildew, extrinsic staining, extrinsic water marks, pile crushing, fuzzing, pitting, shedding, damage due to excessive brushing, any form of post-installation abuse not specified herein, and shading which results from different dye lots not called to the Manufacturer's attention prior to installation.

H. Appropriate footwear should be used. This means that the players should wear studded sole shoes or other "turf" appropriate footwear.

Using shoes with flat soles or other inappropriate footwear will accelerate the wear of the artificial grass field drastically.

I. Concentrated high wear areas identified as likely candidates for repair excluded from warranty provisions include, but not limited to, goal areas, penalty kicks, batters boxes, drill areas or any areas of concentrated use that could attribute to abnormal wear and tear.

J. Repair, removal or alternation for repair of the field or subsurface without prior written consent of the Manufacturer.

K. We cannot guarantee matching dye lots for repairs done after installation/usage. Matching dye lots may no longer be available after installation/usage. It is recommended that the Ultimate Consumer/Owner purchase additional turf for attic stock to be used for any minor repairs due to normal wear and tear.

## 7. Arbitration.

In the event of any dispute arising under this contract, the parties agree to binding arbitration by a single, independent, experienced, commercial arbitrator appointed by Judicial Arbitration & Mediation Services, Inc. ("JAMS"), One Atlantic Center, Suite 2650, Atlanta, Georgia 30309, to be held at JAMS' offices in Atlanta, Georgia, or at the JAMS office closest to the site of installation, as agreed upon by the parties in writing. For information, please see [www.jamsadr.com](http://www.jamsadr.com) for a complete list of locations. Should



arbitration occur, the parties will equally share the arbitrator's fees and expenses.

8. Entirety, Modification and Waiver.

- A. No terms, prices or conditions other than those stated in this document, and no agreement or understanding in any way modifying the terms and conditions herein stated shall be binding on the Manufacturer, except if such modifications are made in writing on Manufacturer's stationary and signed by an officer of Manufacturer.
- B. No modification or waiver of the terms and conditions contained herein shall be deemed affected by the Ultimate Consumer/Owner's documents containing other or different terms. Acceptance by the Manufacturer of any order from the Ultimate Consumer/Owner is expressly limited to the terms and conditions contained herein. In the event Manufacturer shall be deemed to have accepted Ultimate Consumer/Owner's order, then the Ultimate Consumer/Owner's order is expressly conditioned to the Ultimate Consumer/Owner's assent to the terms and conditions hereof. No gratuitous accommodation by Manufacturer shall waive Manufacturer's rights to insist upon the terms hereof.

9. Georgia Law

Regardless of appropriate jurisdiction or venue, Manufacturer, and as appropriate, retailer, contractor and Ultimate Consumer/Owner agree that any contract resulting from Manufacturer's acceptance of order and any warranties shall be construed and governed exclusively according to the substantive laws of the State of Georgia, the United States of America, including arbitration standards described in the following paragraph, and to be held in Atlanta Georgia, or at the JAMS office closest to the site of installation.

Customer Name: Eric Douglas

Address: 6725 Southwest 50th Terrace Miami, Florida 33155

Product: Emerald

Effective Date: July 31, 2020

Officer's Signature: 











This is a sample of the turf in question installed on top of real sod at 923 Hillsboro Mile.



Sample of turf in question was installed in strips and lawn is real. Subject property in WPB.





► RECEIVED

JUL 01 2021



**Peter Fariñas**  
Principle

12555 Orange Drive, Suite #213  
Davie, FL 33330

Office 954-478-5131

Mobile 305-934-8434

[peter@syntechturf.com](mailto:peter@syntechturf.com)

[www.syntechturf.com](http://www.syntechturf.com)

Facebook/Instagram: syntechturf

RECEIVED

JUL 01 2021

SYNTECH LAWNS  
12555 ORANGE DR. STE 213  
DAVIE, FL 33330

63-8413/2670

2242

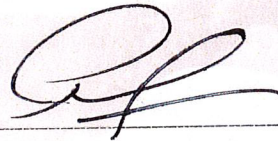
6-29-21  
DATE

DUPLICATE OK. FOREVER FREE

PAY TO TOWN OF HILLSBORO BEACH \$ 1050<sup>00</sup>  
the order of  
ONE THOUSAND FIFTY <sup>00</sup>/100 DOLLARS

Security Features  
Included  
Details on Back.

CHASE  
JPMorgan Chase Bank, N.A.  
www.Chase.com



MEMO JOB 285

MP





**TESTING SERVICES, INC.**  
817 SHOWALTER AVE. • P.O. BOX 2041  
DALTON, GEORGIA 30722-2041  
PHONE: (706) 226-1400 • FAX: (706) 226-6118



## TEST REPORT

|         |                     |                  |                |
|---------|---------------------|------------------|----------------|
| CLIENT: | Controlled Products | REPORT NUMBER:   | 60448          |
|         | 200 Howell Drive    | LAB TEST NUMBER: | 2605-9417      |
|         | Dalton, GA 30721    | DATE:            | April 16, 2014 |

### SAMPLE ID:

|       |       |           |                    |          |       |
|-------|-------|-----------|--------------------|----------|-------|
| Style | Color | Roll #    | Backing            | Sidemark | RE:   |
| PL919 | 610   | 18C02914B | Urethane (w/holes) |          | 30186 |

**Test Scope:** This test method determines rainfall drainage capacity (permeability) of submitted turf.

**Test Method:** ASTM F1551-09: Standard Test Methods for Comprehensive Characterization of Synthetic Turf Playing Surfaces and Materials: Suffix-DIN 18-035, Part 6: Water Permeability of Synthetic Turf Systems and Permeable Bases

**Test Equipment:**

|                        |                               |
|------------------------|-------------------------------|
| Tube:                  | 10.75" OD 10.00" ID 8" Length |
| (Beveled) Tube Weight: | 39 lbs                        |
| Tube Flow Head:        | 2 Gallons                     |
| Tube Index Mark:       | 6"                            |
| Flange:                | 9.375" Diameter               |

**Test Sampling:**

|                   |                                  |
|-------------------|----------------------------------|
| # of Specimens:   | (3) 11.5" Diameter               |
| Pre-Conditioning: | 70°F 65% RH for 24 Hours Minimum |

**Test Procedure:** Three specimens, 11.5" diameter were die cut from the turf roll. A specimen was sealed by means of mechanical latches to the flange and tube. Water was pumped into the tube faster than could drain, until the water level was above the timing mark of 6". A stopwatch was activated when the water level reached 6" and terminated when the water level reached the highest areas of the pile surface. The flow time was recorded in seconds. This procedure was repeated four passes on each specimen, with the first pass for system conditioning, and not included for calculation. The test data values represent drainage rates for the submitted turf only, and do not take into account the percolation properties of an infill system, pad and/or underlying sub base.

### Test Data:

| Specimen # | Water Flow Thru 6" Zone | Gallons/minute/yd <sup>2</sup> | Rainfall Capacity |
|------------|-------------------------|--------------------------------|-------------------|
| 1          | 42.4 Seconds            | 47.7                           | 146.3 inches/hour |
| 2          | 47.8 Seconds            | 42.2                           | 129.5 inches/hour |
| 3          | 67.0 Seconds            | 30.2                           | 92.6 inches/hour  |

### Test Data:

| Water Flow Thru 6" Zone | Gallons/minute/yd <sup>2</sup> | Rainfall Capacity |
|-------------------------|--------------------------------|-------------------|
| 52.4 Seconds            | 40.0                           | 118.3 inches/hour |

Digitally signed by Erle Miles, Jr. VP  
DN: cn=Erle Miles, Jr. VP, ou=Testing  
Services Inc., ou,  
email=office@windstream.net,  
c=US  
Date: 2014.04.16 16:58:38 -0400

Erle Miles, Jr. VP, Testing Services Inc

**TSi Accreditation:** Our laboratory is accredited with US Dept of Commerce, National Institute of Standards and Technology: ISO/IEC 17025:2005. Our code # is NVLAP 100108-0. However, it should be noted that some or all of the tests performed are not under our scope of accreditation due to the work not fully conforming to the standard, or it being outside the scope of our accreditation, or subcontracted. The above testing was under our scope of accreditation.

**Uncertainty:** We undertake all assignments for our clients on a best effort basis. Our findings and judgments are based on the information to us using the latest test methods available.



Printed: 9/15/2021 2:47:47 PM

Page 1 of 3

Order ID: 7042422

\* Agency Commission not included

**GROSS PRICE \* : \$135.95**

**PACKAGE NAME: SSC Notice of Public Meeting**





Printed: 9/15/2021 2:47:47 PM

Page 2 of 3

Order ID: 7042422

\* Agency Commission not included

**GROSS PRICE \* :** **\$135.95**

**PACKAGE NAME: SSC Notice of Public Meeting**

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

**AdSize(s):** 1 Column

**Run Date(s):** Friday, September 24, 2021

**Zone:** Full Run

**Color Spec.** B/W

**Preview**

---

Order ID: 7042422

\* Agency Commission not included

**GROSS PRICE \* : \$135.95****PACKAGE NAME: SSC Notice of Public Meeting****TOWN OF HILLSBORO BEACH, FLORIDA  
QUASI-JUDICIAL PUBLIC HEARING****ARTIFICIAL SYNTHETIC TURF CONDI-  
TIONAL USE REQUEST****TUESDAY, OCTOBER 5, 2021, AT  
9:00AM**

NOTICE IS HEREBY GIVEN the Town Commission of the Town of Hillsboro Beach will hold a Quasi-Judicial Public Hearing on October 5, 2021, at 9:00 AM. Peter Farinas, with Syntech Turf, authorized agent for the property located at 1115 Hillsboro Mile, Hillsboro Beach, FL 33062 is requesting the use of 1,304 square feet of artificial synthetic turf. As required by the Code of Ordinance section 12-396 Commission approval is necessary.

Information on the Conditional Use request can be obtained at Town Hall, 10 days prior to the Public Hearing. Public comments on the request will be received in-person at the Public Hearing on October 5, 2021 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email: [TownClerk@TownofHillsboroBeach.com](mailto:TownClerk@TownofHillsboroBeach.com).

The public can attend in person or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details will be provided on Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC Town Clerk  
TOWN OF HILLSBORO BEACH, FLORIDA  
09/24/217042422



# Town of Hillsboro Beach

## RECEIPT

DATE 7/1/2021

**MAILING  
INFO**

1210 Hillsboro Mile  
Hillsboro Beach, FL 33062  
Phone: (954) 427-4011  
Fax: (954) 427-4834

**BILL  
TO**

**Name** Peter Farinas  
Principle  
SYNTECH TURF  
12555 Orange Drive. Suite #213  
Davie, FL 33330  
Phone 954-478-5131

**DESCRIPTION**

**AMOUNT**

Synthetic Turf Permit Application - Conditional Use Approval for 1115 Hillsboro Mile

Service Fee

1,050.00

PAID

**SUBTOTAL** \$ 1,050.00

**OTHER COMMENTS : Ck # 2242**

**Thank You For Your Business!**

**TOTAL** \$ 1,050.00



## TOWN OF HILLSBORO BEACH

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](mailto:SHenderson@TownofHillsboroBeach.com)

### TOWN OF HILLSBORO BEACH, FLORIDA Quasi-Judicial Public Hearing

#### Artificial Synthetic Turf Conditional Use Request Tuesday, October 5, 2021, at 9:00AM

**NOTICE IS HEREBY GIVEN** the Town Commission of the Town of Hillsboro Beach will hold a Quasi-Judicial Public Hearing on **October 5, 2021, at 9:00 AM**. Peter Farinas, with Syntech Turf, authorized agent for the property located at **1115 Hillsboro Mile, Hillsboro Beach, FL 33062** is requesting the use of 1,304 square feet of artificial synthetic turf. As required by the Code of Ordinance section 12-396 Commission approval is necessary.

Information on the Conditional Use request can be obtained at Town Hall, 10 days prior to the Public Hearing. Public comments on the request will be received in-person at the Public Hearing on October 5, 2021 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email: [TownClerk@TownofHillsboroBeach.com](mailto:TownClerk@TownofHillsboroBeach.com).

The public can attend in person or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details will be provided on Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

TOWN OF HILLSBORO BEACH, FLORIDA

Sherry D. Henderson, CMC  
Town Clerk 9/23/2021



SUN-SENTINEL

**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; Sep 24, 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.

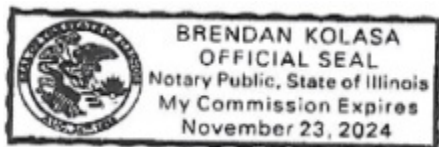


\_\_\_\_\_  
Signature of Affiant

Sworn to and subscribed before me this: September 26, 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  
7042422

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

**ARTIFICIAL SYNTHETIC TURF CONDI-  
TIONAL USE REQUEST  
TUESDAY, OCTOBER 5, 2021, AT  
9:00AM**

NOTICE IS HEREBY GIVEN the Town Commission of the Town of Hillsboro Beach will hold a Quasi-Judicial Public Hearing on October 5, 2021, at 9:00 AM. Peter Farinas, with Syntech Turf, authorized agent for the property located at 1115 Hillsboro Mile, Hillsboro Beach, FL 33062 is requesting the use of 1,304 square feet of artificial synthetic turf. As required by the Code of Ordinance section 12-396 Commission approval is necessary.

Information on the Conditional Use request can be obtained at Town Hall, 10 days prior to the Public Hearing. Public comments on the request will be received in-person at the Public Hearing on October 5, 2021 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email: [TownClerk@TownofHillsboroBeach.com](mailto:TownClerk@TownofHillsboroBeach.com).

The public can attend in person or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details will be provided on Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC Town Clerk  
TOWN OF HILLSBORO BEACH, FLORIDA  
09/24/217042422

Order # - 7042422







1210 Hillsboro Mile  
Hillsboro Beach, FL 33062

## TOWN OF HILLSBORO BEACH

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

TO: Mayor Tarrant and Town Commission  
THROUGH: Mac Serda, Town Manager  
FROM: Jim Hickey, Planning Consultant  
DATE: September 24, 2021  
SUBJECT: Conditional Use Approval for Artificial Turf for a Residential Property located at 981 Hillsboro Mile

The applicant/owner, James Lambert, is requesting Conditional Use approval to allow for artificial turf along the intracoastal side of his property in lieu of sod.

### Background

The property is located at 981 Hillsboro Mile on the east and west side of A1A within the RS-2 Single-Family Dwelling Residential District. The proposed artificial turf is along the portion of the property that is west of A1A, parallel to the properties dock and seawall.

The intent/reasoning for the proposed artificial turf is to clean up an undeveloped open lot along A1A, which will enhance the aesthetics of the City and property, provide adequate drainage and runoff and allow for safe access to the dock. Furthermore, the main property along the east side of A1A currently has artificial turf along the roadway and the approval of the conditional use will maintain consistency between both sides of the roadway. In addition, the applicant has stated that due to King tides, the use of sod has become problematic as the natural sod dies when submerged under water and it must be re-sodded after each event.

### Analysis

Per the adoption of Ordinance 2021-03, Conditional uses shall be subject to approval of the Town Commission and no conditional use shall be approved until a public quasi-judicial hearing is held by the Town Commission, at which time all interested parties shall have an opportunity to be heard.

Per the Town's Land Development Code, the following provides the consultant planner's analysis of the criteria set forth in sec. 12.396(M) for Conditional Use approval for the use of artificial plants. The planner's analysis is provided in *italics* below.

Site plan. A site plan shall be submitted. In addition, if not required:

- *The applicant submitted a site plan showing the location of the proposed artificial turf*

Review criteria. The Town Commission shall not approve a conditional use, unless and until it determines that:



1. 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.

*The proposed artificial turf will enhance the ambiance and aesthetics of the Town and the immediate surrounding area for users of the roadway, both vehicular traffic and pedestrians/bicyclists. The use of artificial turf will not be detrimental or injurious to the town.*

2. 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.

*The consultant planner is recommending a condition of approval located at the end of the memorandum.*

- (4) An application for a conditional use must also meet all of the following criteria, where appropriate:

- (a) Harmony with adjacent uses (existing or zoned)

*The property is a single-family residential property surrounded by other single family residential properties. The main property along the east side of A1A currently has artificial turf along the roadway. The approval of such conditional use will maintain harmony between both sides of the roadway.*

- (b) Use not hazardous to nearby housing, particularly traffic; see (B) above.

*The applicant was provided a sample of the artificial turf being used to the Town Clerk. This turf has been used for other properties within the Town. The proposed location will be within the 10' buffer required per Sec 12-123 of the Town Code.*

- (c) 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.

*In place of the required 10' sodded buffer along A1A, the applicant is proposing artificial turf. When compared to natural sod, artificial turf supports similar drainage capabilities while requiring less maintenance. Similar proposals of artificial turf have been approved in the Town.*

### Recommendation

Based on the application and the review of the Conditional Use approval requirements set forth in the Town's Land Development Code, the consultant planner would recommend approval of the application with the following condition of approval.

#### Condition:

Review project specifications at time of permitting to ensure compliance with Town Code.



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

RECEIVED

JUL 15 2021

SD Henderson  
Town Clerk

### DEVELOPMENT APPLICATION

Submittal Date: 7/15/2021

Zoning Board Meeting Date: \_\_\_\_\_

Property Control # \_\_\_\_\_

Town Commission Meeting Date: \_\_\_\_\_

| PROPERTY OWNER(S) |                              | AUTHORIZED AGENT |                                                        |
|-------------------|------------------------------|------------------|--------------------------------------------------------|
| NAME:             | JAMES LAMBERT                | NAME:            | DAVID M DAYAN RIA                                      |
| ADDRESS:          | 981 HILLSBORO MILE           | ADDRESS:         | 1390 S. DIXIE HWY SUITE 2101<br>CORAL GABLES FLA 33146 |
| PHONE:            | 954 3288521                  | PHONE:           | 305 606-4041                                           |
| CELL:             | Same                         | CELL:            | SAME                                                   |
| E-MAIL:           | JamesRodneyLambert@gmail.com | E-MAIL:          | dmdayan@aol.com                                        |
| FAX:              |                              | FAX:             | 44                                                     |

JIMMY FILL IN THE NUMBERS YOU WANT TO USE

### APPLICANT'S CERTIFICATION

MR. JAMES RODNEY LAMBERT (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.

Tristan Lambert  
Tristan.L1997@aol.com

Signature

James Lambert  
Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 15 day of July, 2021, by James Lambert as owner for 981 Hillsboro Mile.  
Personally know ☒ or has produced identification ☒. Type of Identification \_\_\_\_\_

Notary Signature:  
Elena Turchinskaia  
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: ADJACENT TO 981 HILLSBORO MILE District: RS-2

Proposed Zoning: RS-2

Existing Comprehensive Plan Designation: \_\_\_\_\_

Proposed Comprehensive Plan Designation: \_\_\_\_\_

Existing Land Use: ACCESS TO EXIST BOAT DOCK(S)

Proposed Land Use: ACCESS & DROP-OFF TO EXIST BOAT DOCK(S)

Total Site Area: ± 5,929 Sq. Ft. \_\_\_\_\_ Acres

Flood Zone Category: AE (BFE 6')

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. LIGHTING,  
WATER, ELECTRIC, IRRIGATION TO SERVICE EXIST  
BOAT DOCK

Describe the type of operation or business proposed; or the proposed construction. ACCESS TO BOAT  
DOCK, CONC RAMPS, NEW LAWN LANDSCAPE, PATIERS TO BEAUTIFY &  
PROVIDE SAFE ACCESS & WATER RUN OFF

Estimated construction cost: \_\_\_\_\_

Describe in detail the phasing of the proposed development. PREPARE SITE FOR  
NEW ACCESS RAMPS & STRUCTURED CURBING/BASE, TO RECEIVE  
LAWN, LANDSCAPING (TREES, SHRUBS, SWALES AS SHOWN &  
SPECIFIED IN THE DRAWINGS)

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.)

THIS AREA WILL CLEAN UP A UNDEVELOPED OPEN LOT ALONG THE  
ALB, WHICH WILL ENHANCE THE MORNING/AFTERNOON PEDEST  
RIAN EXPERIENCE(S) WALK, JOGGING, BICYCLING ETC. ALONG  
THE R.O.W.

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 ☒ TECHNICALLY HOWEVER REJECTED AT COUNCIL  
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)



**JAMES R LAMBERT**981 HILLSBORO MILE  
HILLSBORO BEACH, FL 33062  
954-328-8521**BANK OF AMERICA**  
WEALTH MANAGEMENT BANKING

63-4/630 FL

6/25/2021

1647

PAY TO THE  
ORDER OF Town Of Hillsboro Beach\$ \*\*2,000.00Two Thousand Only\*\*\*\*\*

DOLLARS

Town Of Hillsboro Beach  
210 n university drive  
suite 703  
coral springs, fl 33071  
981 Building Permit

VOID AFTER 90 DAYS

MEMO



AUTHORIZED SIGNATURE

MP

**JAMES R LAMBERT**

1647

Town Of Hillsboro Beach  
Utilities:Water

6/25/2021

Utilities  
981977  
Split Amount Adjustment  
981  
Building Permit

2,000.00

BofA Interest Checking 981 Building Permit

2,000.00

**JAMES R LAMBERT**

1647

Town Of Hillsboro Beach  
Utilities:Water

6/25/2021

Utilities  
981977  
Split Amount Adjustment  
981  
Building Permit

2,000.00

BofA Interest Checking 981 Building Permit

2,000.00

# Town of Hillsboro Beach

## RECEIPT

DATE 7/15/2021

**MAILING  
INFO**

1210 Hillsboro Mile  
Hillsboro Beach, FL 33062  
Phone: (954) 427-4011  
Fax: (954) 427-4834

**BILL  
TO**

**Name** David M Dayan R. A.  
1390 S. Dixie Highway Suite 2101  
Coral Gables, FL 33146  
Phone: (305) 606-4041  
Email: dmdayan@aol.com

**DESCRIPTION**

**AMOUNT**

Site Plan Review for 981 Hillsboro Mile

Service Fee

2,000.00

PAID

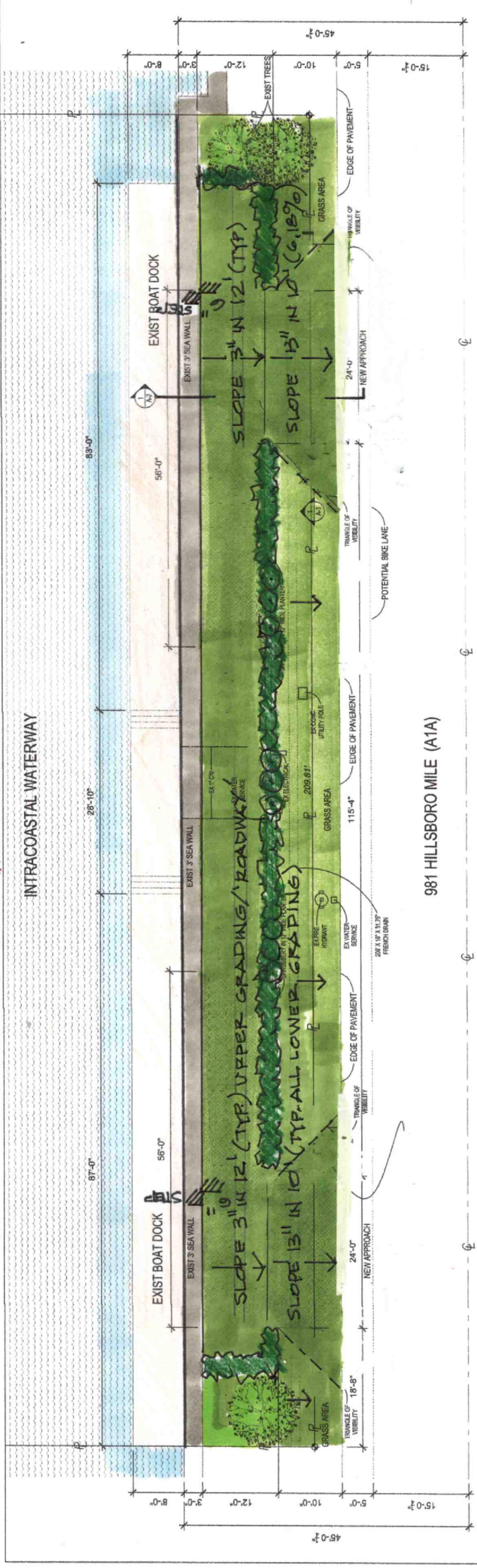
**SUBTOTAL \$ 2,000.00**

**OTHER COMMENTS : Ck # 1647**

**Thank You For Your Business!**

**TOTAL \$ 2,000.00**





981 HILLSBORO MILE (A1A)

**SITE PLAN**  
SCALE: 1/8" = 1'-0"

CONSTRUCTION DOCUMENTS ARE IN COMPLIANCE WITH THE FOLLOWING APPLICABLE CODES:  
FLORIDA BUILDING CODE SEVENTH EDITION 2020  
& ALL APPLICABLE LOCAL CODES

**LIST OF DRAWINGS**

| ARCHITECTURAL | SITE PLAN & NOTES |
|---------------|-------------------|
| A-1           | SITE PLAN & NOTES |
| A-2           | SECTIONS & NOTES  |

**CONTRACTOR NOTES**

1. THE CONTRACTOR SHALL PREPARE HIS CONTRACT FOR CONSTRUCTION WITH THE OWNERS BASED UPON THIS PERMIT SET OF DRAWINGS, MATERIALS, EQUIPMENT, ETC. WHO EXCEPTIONS - ALL SUBSTITUTIONS MUST BE APPROVED PRIOR TO BID & ALL ALLOWANCES NEED TO BE SPECIFIC AS TO SQUARE FOOTAGE, QUANTITY, & QUALITY OF FINISH.
2. PROVIDE FULL DETAILED LIST OF ALL ITEMS NOT INCLUDED IN SET OF DRAWINGS CLEARLY SHOW SUBMITTAL LIST TO CLIENT AS WELL AS ARCHITECT PRIOR TO EXECUTING CONTRACT.
3. PLEASE HAVE ALL TRADES REVIEW ENTIRE SET OF DRAWINGS (i.e. A DOOR MAY BE NOTED ON PLAN WHICH IS NOT SHOWN IN THE DOOR SCHEDULE, OR AN ADDITIONAL OUTLET OR SWITCH MAY BE SHOWN ON SHEETS OTHER THAN ELECTRICAL).
4. THERE ARE TWO EXISTING PROVIDED ON SITE, METER/PANEL COMBINATIONS PROVIDED UNDER PERMITS WHEN DOCKS WERE BUILT. FOR ANY ADDITIONAL OWNER OR BUILDING DEPARTMENT REQUIRED LIGHTING, CONNECT TO EXISTING SPARES AT PANEL(S).

**GENERAL NOTES**

1. VERIFY ALL EXIST. CONDITIONS & REVIEW ALL ASPECTS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD OR IN THE DRAWINGS ARE OTHER THAN AS SHOWN IN THE ARCHITECTURAL ENGINEERING, OR THEIR CONSULTANTS' DRAWINGS. THE GENERAL CONTRACTOR IS TO REPORT ALL DISCREPANCIES IN WRITING TO THE OWNER/ARCHITECT PRIOR TO THE FINAL BID & COMMENCEMENT OF CONSTRUCTION.
2. VERIFY ALL EXIST. DIMENSIONS, GRADE LINES, & LEVELS BEFORE COMMENCING WORK.
3. THE GENERAL CONTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL OF SHOP DRAWINGS & MANUFACTURERS DATA ON MATERIALS, PRODUCTS, & EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENTIRE BUILDING OPERATION UNLESS OTHERWISE STATED. THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION METHODS & SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF F.B.C., & ALL LOCAL, STATE, & FEDERAL LAWS.
4. THE GENERAL CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, & PRODUCTS, ETC., TO BE INSTALLED OR BUILT IN ACCORDANCE WITH THE RECOMMENDATIONS & ALL APPLICABLE CODES. ALTERATION WORK AS SHOWN, TO INCLUDE CUTTING & PATCHING EXIST. PARTITIONS, CEILINGS, FLOORS, & THE WORK OF OTHER TRADES, CUT, REMOVE, PATCH, ALTER & REPAIR EXIST. WORK AS SPECIFIED, SO AS TO LEAVE WORK COMPLETE AND IN SATISFACTORY CONDITION. SURFACES OF EXIST. WORK THAT WILL BE IN CONTACT WITH NEW WORK TO BE PREPARED TO RECEIVE AND BOND NEATLY & ADHERE TO THE MATERIALS & METHODS TO MATCH EXIST. ADJACENT WORK.
5. ALL FABRICATION, MATERIALS, AND PRODUCTS, ETC., SHALL BE INSTALLED OR BUILT IN ACCORDANCE WITH THE RECOMMENDATIONS & ALL APPLICABLE CODES. ALTERATION WORK AS SHOWN, TO INCLUDE CUTTING & PATCHING EXIST. PARTITIONS, CEILINGS, FLOORS, & THE WORK OF OTHER TRADES, CUT, REMOVE, PATCH, ALTER & REPAIR EXIST. WORK AS SPECIFIED, SO AS TO LEAVE WORK COMPLETE AND IN SATISFACTORY CONDITION. SURFACES OF EXIST. WORK THAT WILL BE IN CONTACT WITH NEW WORK TO BE PREPARED TO RECEIVE AND BOND NEATLY & ADHERE TO THE MATERIALS & METHODS TO MATCH EXIST. ADJACENT WORK.
6. CONTRACTOR SHALL INSPECT ALL EXIST. SURFACES & CONDITIONS PRIOR TO BEGINNING WORK. SURFACES TO BE REPAIRED OR REPLACED TO THEIR ORIGINAL CONDITION (DRYWALL, STUCCO, TILE, SIDEWALKS, SOD, LANDSCAPING, ETC.).
7. ANY DAMAGE OR DESTRUCTION TO EXIST. WORK OR MATERIALS DURING THE COURSE OF THE PROJECT, SHALL BE REPAIRED OR REPLACED TO THEIR ORIGINAL CONDITION (DRYWALL, STUCCO, TILE, SIDEWALKS, SOD, LANDSCAPING, ETC.).
8. ALL WORK SHALL CONFORM TO THE F.A.C. LATEST EDITION.
9. N/A
10. ELECTRICAL, PLUMBING, SEPTIC, AND HVAC SUBCONTRACTORS SHALL BE REQUIRED TO PULL A SEPARATE PERMIT FOR THEIR RESPECTIVE PORTION OF THE WORK PRIOR TO BEGINNING WORK.
11. N/A
12. SUPERVISION OF CONTRACTOR, THE GENERAL CONTRACTOR OR HIS QUALIFIED REPRESENTATIVE SHALL BE PRESENT WHEN SUBCONTRACTORS ARE ON THE JOB, & SHALL PROVIDE FOR A SAFE & PROFESSIONAL WORK ENVIRONMENT.
13. N/A
20. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE SITE CLEAN ON A DAILY BASIS.



**SECTION THROUGH DRIVEWAY/APPROACH**  
SCALE: 1/2" = 1'-0"

REVISIONS

|      |            |    |           |
|------|------------|----|-----------|
| DATE | 2022-28    | BY | SPREUPPER |
| DATE | 07/16/2021 | BY | SPREUPPER |

A-1



ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

DAYAN ENTERPRISES, INC.

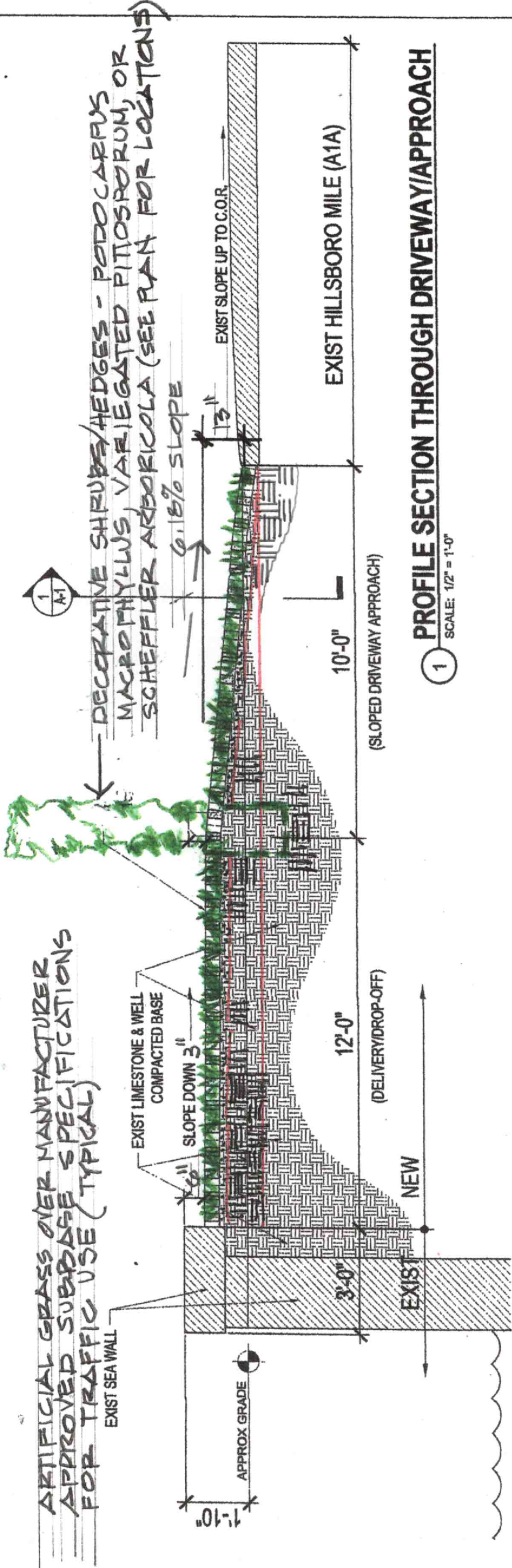
THE  
STUDIO  
OF  
DAVID M. DAYAN, F.A.S.A.

1390 S. Dixie Highway  
Suite 2101  
Coral Gables, Florida 33146  
305.444.8920  
AR #0012183

9/3/2024

THE LAMBERT RESIDENCE  
981 HILLSBORO MILE (A1A)  
HILLSBORO BEACH, FL 33062

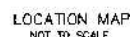
IMPROVEMENTS OF R.O.W PARKING/DROP-OFF



1 PROFILE SECTION THROUGH DRIVEWAY/APPROACH

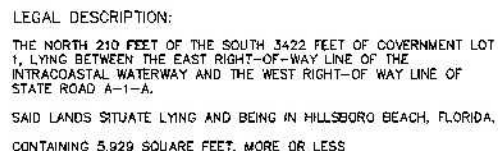
SCALE: 1/2" = 1'-0"





**GRAPHIC SCALE**

( IN FEET )  
1 inch = 10 ft.



SURVEYOR'S NOTES:

1. ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE ACCORDING FLAT UNLESS OTHERWISE NOTED.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR RIGHTS-OF-WAY.
3. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 55-17 FLORIDA ADMINISTRATIVE CODE.
4. THIS SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY: CLIENT
5. REBARS AND CAPS WERE SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
6. FIELD WORK COMPLETED ON: 12/1/19
7. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.
8. ELEVATIONS SHOWN HEREON ARE BASED ON N.A.D. OF 1988 UNLESS OTHERWISE NOTED.
9. BENCHMARK OF ORIGIN IS BROWARD COUNTY  
BENCHMARK NO. 3885
10. THIS SURVEY IS LOCATED IN FLOOD ZONE AE PER N.F.I.P. COMMUNITY-PANEL MAP NO. 12004-0188-A
11. BASE FIRM ELEVATION IS 6 FEET DATE OF FIRM IS 6-18-14  
883 HILLSBORO MILE, HILLSBORO BEACH, FLA.
12. PROPERTY ADDRESS IS:

THIS SURVEY MEETS THE STANDARDS OF PRACTICE OF THE  
FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO CHAPTER 472.027,  
F.S.

NOTE: THE PROPERTY DESCRIBED HEREON HAS NOT BEEN ABSTRACTED  
TO REFLECT ANY ENCUMBRANCES THEREON BY THE UNDERSIGNED  
AND/OR PAUL A. DAVIS, INC.

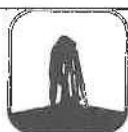
DATE: 12/1/18

CERTIFICATE:

CERTIFICATE:  
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE  
HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF  
MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE  
STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS,  
CHAPTER SJ-17, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT  
TO QUALIFICATIONS HEREON.

PAUL A. DAVIS  
P.S.M. #4531  
STATE OF FLORIDA

|     |          |                           |        |
|-----|----------|---------------------------|--------|
|     |          |                           |        |
|     |          |                           |        |
|     |          |                           |        |
|     |          |                           |        |
| 1.  | 12/12/20 | ADD WEST EDGE OF PAVEMENT | A.M.D. |
| NO. | DATE     | REVISION DESCRIPTION      | BY     |



PAUL A. DAVIS, INC.  
LB #0007219

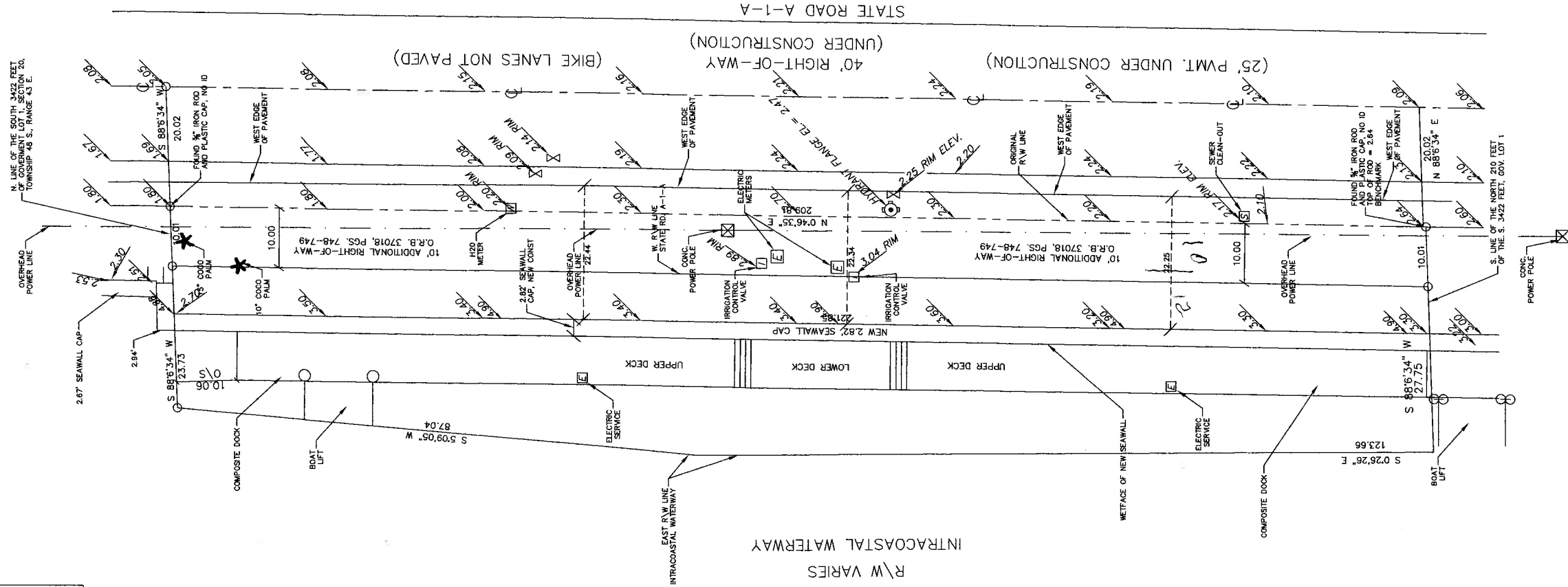
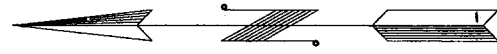
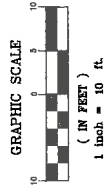
**Land Surveyors • Land Development • Consultants • Planners**  
2091 N.E. 36TH STREET # 50234 LIGHTHOUSE POINT, FL 33074  
Phone: (254) 283-3102 & (254) 888-8101

**Subdivisions & Condominiums Land & Site Planning**  
 Lot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Record Plots • Condominium Plots • Construction Layout

|           |          |
|-----------|----------|
| SCALE     | 1" = 10' |
| DRAWN BY  | PAO      |
| DATE      | 12/1/19  |
| JOB NO.   | 191105   |
| F.B./PG.  | FILE     |
| FILE      |          |
| SHEET NO. | 1 OF 1   |

7/19/2021 FOR REFERENCE ONLY  
CITY HAS ORIGINAL SIGN & SEALED COPY

# BOUNDARY SURVEY



LEGAL DESCRIPTION:

THE NORTH 210 FEET OF THE SOUTH 3422 FEET OF GOVERNMENT LOT 1, LYING BETWEEN THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A.

SAID LANDS SITUATE LYING AND BEING IN HILLSBORO BEACH, FLORIDA.  
CONTAINING 5,929 SQUARE FEET, MORE OR LESS

**SURVEYOR'S NOTES:**

1. ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE  
RIGHT-OF-WAY CORNER UNLESS OTHERWISE NOTED.
2. ALL BEARINGS OR ANGLES WERE NOT ABSTRACTED FOR EASEMENT OR  
RECORDS OF DEEDS.
3. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET  
FORTH IN CHAPTER 52-17 FLORIDA ADMINISTRATIVE CODE.
4. THIS SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE  
WITH THE DESCRIPTION FURNISHED BY CLIENT
5. REBARS AND CAPS WERE SET ON ALL CORNERS UNLESS OTHERWISE  
NOTED.
6. FIELD WORK COMPLETED ON: 12/2/19
7. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE  
AND EMBOSSED SEAL.
8. ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. OF 1988  
UNLESS OTHERWISE NOTED.
9. BENCHMARK OR MONUMENT: 30805 BROWARD COUNTY
10. THIS SURVEY IS LOCATED IN FLOOD ZONE A PER N.I.P.  
COMMUNITY-PANEL MAP NO. 20040-0089-7  
BASE FIRM ELEVATION IS 6 FEET DATE OF FIRM IS 8-18-14
11. PROPERTY ADDRESS IS 983 HILLSBORO WILE, HILLSBORO BRANCH, FL 33428

THIS SURVEY MEETS THE STANDARDS OF PRACTICE OF THE  
F.S. BOARD OF LAND SURVEYORS PURSUANT TO CHAPTER 472.027,  
F.S.  
NOTE: THE PROPERTY DESCRIBED HEREON HAS NOT BEEN ABSTRACTED  
TO REFLECT ANY ENCUMBRANCES THEREON BY THE UNDERSIGNED  
AND/OR PAUL A. DAVIS, INC.

DATE: 12/1/19

**CERTIFICATE:**  
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 53-17, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO QUALIFICATIONS HEREON.

PAUL A. DAVIS  
P.S.M. #4531  
STATE OF FLORIDA.

[illegible]

7/19/2021 FOR REFERENCE ONLY  
CITY HAS ORIGINAL SIGN & SEALED COPY





# Sunset



## FEATURES & BENEFITS

- High performance quality
- Reacts naturally
- Improved durability and safety
- Virtually maintenance free
- Can be cleaned easily
- Consistent performance over time and use

| PROPERTY                      | DESCRIPTION                                   |
|-------------------------------|-----------------------------------------------|
| Primary /Stalk Yarn Polymer   | Polypropylene                                 |
| Secondary/Thatch Yarn Polymer | Polyethylene                                  |
| Yarn Cross Section            | Nylon; Texturized Nylon                       |
| Standard Colors               | Lime & Field                                  |
| UV Stabilized                 | Yes                                           |
| Fabric Construction           | Tufted                                        |
| Primary Backing               | Dual layered woven polypropylene              |
| Coating Type(s)               | Polyurethane                                  |
| Yarn                          | V1 Shape Monofil PE + Curled PP               |
| Thatch Color                  | Brown/Green                                   |
| Density                       | 165 stitches/m, 17325 stitches/m <sup>2</sup> |
| Recommended Infill            | 1-3 lbs. Silica Sand                          |
| Pile Height                   | 1.38"                                         |
| Total Weight                  | 80 oz.                                        |
| Fabric Width                  | 7 ½ Ft. & 15 Ft.                              |

6905 NW 82<sup>nd</sup> Ave Miami FL 33166 .

305-907-7171  
[www.LawnGuysmia.com](http://www.LawnGuysmia.com)

Garcinia Farms Landscaping Inc.

9461 SW 53RD ST  
Cooper City FL.33328

# Estimate

| Date      | Estimate # |
|-----------|------------|
| 9/14/2021 | 87         |

| Name / Address                                                    |
|-------------------------------------------------------------------|
| Jim Lambert<br>981 Hillsboro mile<br>Hillsboro Beach Fl.<br>33062 |

|     |                                                                                                                                                                                                                                                                                              |              | Project |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------|
|     |                                                                                                                                                                                                                                                                                              |              |         |
| Qty | Description                                                                                                                                                                                                                                                                                  | Rate         | Total   |
| 1   | ( Scope of work ) Remove 6" of existing material and install 4" of dot road rock material with 4 inches of crushed concrete top layer and compact .<br>Install landscape fabric and 90 oz turf material with 6" galvanized spikes .Sand infill turf with silica sand 1.5 lb per square foot. |              | 0.00    |
|     |                                                                                                                                                                                                                                                                                              | <b>Total</b> | \$0.00  |





## TOWN OF HILLSBORO BEACH

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](mailto:SHenderson@TownofHillsboroBeach.com)

### TOWN OF HILLSBORO BEACH, FLORIDA

#### Quasi-Judicial Public Hearing Conditional Use

**Tuesday, October 5, 2021, at 9:00AM**

**NOTICE IS HEREBY GIVEN** the Town Commission of the Town of Hillsboro Beach will hold a Quasi-Judicial Public Hearing on **October 5, 2021, at 9:00 A.M.** David M. Dayan authorized agent for property located at **981 Hillsboro Mile, Hillsboro Beach, FL 33062** is requesting Conditional Use to Allow the Use of Artificial Synthetic Turf.

Information on the Conditional Use request can be obtained at Town Hall, 10 days prior to the Public Hearing. Public comments on the request will be received in-person at the Public Hearing on October 5, 2021 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email: [TownClerk@TownofHillsboroBeach.com](mailto:TownClerk@TownofHillsboroBeach.com).

The public can attend in person or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details will be provided on Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

TOWN OF HILLSBORO BEACH, FLORIDA

Sherry D. Henderson, CMC  
Town Clerk

9-23-2021

SUN-SENTINEL

**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; Sep 25, 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.

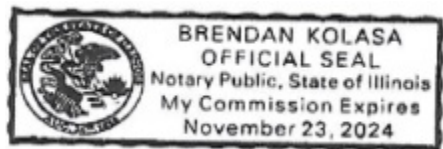


\_\_\_\_\_  
Signature of Affiant

Sworn to and subscribed before me this: September 26, 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  
7048024



**TOWN OF HILLSBORO BEACH, FLORIDA  
QUASI-JUDICIAL PUBLIC HEARING  
CONDITIONAL USE  
TUESDAY, OCTOBER 5, 2021, AT  
9:00AM**

NOTICE IS HEREBY GIVEN the Town Commission of the Town of Hillsboro Beach will hold a Quasi-Judicial Public Hearing on October 5, 2021, at 9:00 A.M. David M. Dayan authorized agent for property located at 981 Hillsboro Mile, Hillsboro Beach, FL 33062 is requesting Conditional Use to Allow the Use of Artificial Synthetic Turf.

Information on the Conditional Use request can be obtained at Town Hall, 10 days prior to the Public Hearing. Public comments on the request will be received in-person at the Public Hearing on October 5, 2021 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email: [TownClerk@TownofHillsboroBeach.com](mailto:TownClerk@TownofHillsboroBeach.com).

The public can attend in person or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details will be provided on Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC Town Clerk  
TOWN OF HILLSBORO BEACH, FLORIDA  
9/25/2021 7048024

Order # - 7048024



1210 Hillsboro Mile  
Hillsboro Beach, FL 33062

## **TOWN OF HILLSBORO BEACH**

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

TO: Mayor Tarrant and Town Commission  
THROUGH: Mac Serda, Town Manager  
FROM: Jim Hickey, Planning Consultant  
DATE: September 21, 2021  
SUBJECT: Conditional Use Approval for a Special Event Space for The Hillsboro Resort  
Located at 1159 Hillsboro Mile

The applicant and owners, BNH IV HM TRI, LLC and 1159 Hillsboro Mile LLC, are requesting Conditional Use approval to allow a special event space within The Hillsboro Resort (formerly known as the Seabonay Hotel). The property is located at 1159 Hillsboro Mile on the east side of A1A within the RM-30 Multiple-Family Dwelling Residential District (with 7-story maximum).

### Background

The subject property has operated as the Seabonay Hotel at the current location for a number of years. The current owners purchased the property in 2017 and soon began planning a renovation of the existing Hotel. According to documents part of the Conditional Use application, the owners are investing \$2.2 Million into the renovation of the hotel. When open, the property will be known as the Hillsboro Resort.

On July 6, 2021, the property received conditional use approval to operate a restaurant and restaurant with bar within the Resort. Through this approval, the Town Commission granted conditional use for the restaurant seating area, outdoor seating, the covered lounging area and the covered pool deck. Due to the size and potential use of the special event space, the Town's Consultant Planner recommended the applicant complete additional analysis regarding the special event space to determine there is sufficient parking available onsite for both hotel guests and anyone attending an event at the hotel. The Special Event Space (Event Space) is just over 2,000 SF.

### Analysis

The applicant submitted Parking Needs Study and Valet Operations Plan (Plan) by Traftech Engineering, Inc. to analyze the potential impact of the Event Space on the existing parking for the Resort. This plan, dated September 22, 2021, states that the potential demand of the hotel rooms (52 spaces) as well as the parking demand of the Event Space (19 parking spaces) would equal 71 spaces which is below the total number of spaces onsite (77 parking spaces). In addition, the report identifies a valet operating plan which will provide valet service. With valet service, the Resort can accommodate a total of 85 parking spaces. Additional analysis was provided on the queuing of vehicles and the Plan states with four valet runners, there will be a maximum of two vehicles queuing at the entrance based on a confidence level of 95%.

The Plan was reviewed by Diana White, the Town's Traffic Consultant who reviewed the and is agreement with the study. The one condition of approval would be for the applicant to commit to



provide the necessary number of valet runners during peak demand periods for the Resort and the Event Space.

Per the adoption of Ordinance 2021-03, Conditional uses shall be subject to approval of the Town Commission and no conditional use shall be approved until a public quasi-judicial hearing is held by the Town Commission, at which time all interested parties shall have an opportunity to be heard.

Per the Town's Land Development Code, the following provides the consultant planner's analysis of the criteria required for Conditional Use approval. The planner's analysis is provided in *italics* below.

Site plan. A site plan shall be submitted. In addition, if not required, traffic generation data shall be included.

*A proposed site plan was provided by the applicant detailing the location of the proposed special event space as part of the initial conditional use application and is provided within the backup.*

Review criteria. The Town Commission shall not approve a conditional use, unless and until it determines that:

1. The conditional use is deemed desirable for the public convenience or welfare, and the use is in harmony with the purpose and intent of this Article and will not be detrimental or injurious to the surrounding area;  
*The proposed Event Space within the hotel will allow the hotel to meet customary standards of a full-service resort. The Event Space is interior to the site.*

2. When granting approval for conditional use, the Town Commission may attach conditions and safeguards as it determines is necessary for the protection of the surrounding area and to preserve the spirit and intent of this Article.  
*The consultant planner is recommending conditions of approval located at the end of the memorandum.*

(3) The conditional use shall be an accessory use to a hotel use and not occupy more than 10% of the total square footage of the building exclusive of any parking areas.  
*The applicant is requesting 2,011SF of space to be used for this use which added to the other uses already approved, is below the 10% of the total square footage.*

(4) An application for a conditional use must also meet all of the following criteria, where appropriate:

(a) Conformance with comprehensive plan.

*The application is in conformance with the Comprehensive plan through the following Objective and Policy:*

*Objective 2.2 Residential Character – Utilize current procedures and regulations to determine the impact that recent development proposals have on maintaining the Town's residential character, with particular emphasis on preserving the single-family estate areas.*

*Policy 2.2.8 – The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendment to the Broward County and local land use plans. It is recognized that approved redevelopment plan aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.*

(b) Harmony with adjacent uses (existing or zoned)

*The property has been operated as a hotel for several years. The addition of the Event Space will add additional uses to the existing hotel. Adding hours of operation for the additional services will assist keeping the resort in harmony with the adjacent existing residential development.*

(c) Facility levels of service maintained.

*Existing levels of service will be maintained for the existing hotel use and the use of the Event Space based on the Plan provided.*

(d) Use not hazardous to nearby housing, particularly traffic; see (B) above.

*The attached Plan identifies the potential impact of traffic on the Resort and recommends valet parking during peak times.*

(e) The architectural and site design are compatible with the character of the surrounding area.

*Both the architectural and site design are compatible with the character of the surrounding area and the additional investment to the area will enhance the overall aesthetics of the area.*

(f) All food and beverages served to patrons of a hotel shall be prepared in an enclosed kitchen and/or bar.

*The applicant has stated that all food and beverages will be prepared in an enclosed kitchen or bar within the hotel building.*

(g) Cash and credit card payments shall not be accepted. All payment shall be made utilizing a payment system of key cards or charges to a hotel room or a motel room.

*Attendees of Special Events will not make cash or credit card payments.*

### Recommendation

Based on the application and the review of the Conditional Use approval requirements set forth in the Town's Land Development Code, the consultant planner would recommend approval of the application for use of the Event Space with the following condition of approval.

#### Condition:

1. Provide four valet runners during peak demand periods for the hotel and Event Space.

In addition, the Event Space shall comply with the conditions of Development Order approved by the Town Commission on July 6, 2021 with the exception of condition g as it pertains to the consideration and approval of this application. The conditions are as follows:

- a. The hours of operation for food and beverage service shall be limited to 7:00 am to 10:30 pm daily.



- b. Any outdoor music associated with the resort and generated by the resort shall be limited to the times food and alcoholic beverages are service onsite. No amplified music shall be allowed in the outside areas of the resort.
- c. No food or drinks shall be prepared outside the resort building at any time.
- d. The Town Commission shall re-evaluate the conditions of approval and ensure compliance with all conditions of approval six (6) months subsequent to the issuance of the Certificate of Occupancy for the hotel and every twelve (12) months thereafter.
- e. Applicant shall work with the Town to establish trash pick-up relative to the restaurant facility
- f. For any hotel-sponsored event or any special event, the owner must contact the Town staff within three (3) working day of the even to determine if an off-duty officer is required.
- ~~g. The internal space labeled "BOH/Office" on the construction plans approved by the Town for renovation of the hotel shall be used for only office space. The use of "BOH/Office" space for any other purpose is prohibited unless a new application for a conditional use is filed and subsequently approved by the Town Commission~~

Attachments:

Town traffic consultant's response  
Application including applicant's backup  
Applicant's Parking Needs Study and Valet Operation Plan  
Site Plan from July 6, 2021



**TOWN OF HILLSBORO BEACH**  
**DEVELOPMENT REVIEW COMMENTS**

Discipline: Traffic Engineering  
Reviewed by: Diana White, P.E.  
Review Date: 9/23/2021  
Phone: (954) 921-7781  
Fax: (954) 921-8807  
Application: Conditional Use for The Hillsboro Resort (Seabonay Hotel)-  
1159 Hillsboro Mile

Comments Based on Submittal: Traffic statement dated 9/22/21 prepared by TrafTech.

|              |                                 |
|--------------|---------------------------------|
| _____        | No comments                     |
| _____        | Comments as follows or attached |
| <u>  X  </u> | Approved with comment           |

- 
1. As stated in my email dated 8/25/2021, please ensure the arrival rate for any valet park queueing analysis is based on the sum of the peak hour entering and exiting trip generation estimates. The provided valet operations analysis only includes the peak inbound vehicular traffic. Please address this issue and revise the report accordingly.

**TrafTech Response 9/22/21:** The inbound + outbound trips were used in the revised analysis.

**CGA Response 9/23/21: Addressed**

2. Please included the pages from the ITE Trip Generation, as an appendix in the report, that were utilized to develop the Saturday peak hour generator trips.

**TrafTech Response 9/22/21:** The updated report includes the ITE Trip rates in Appendix D.

**CGA Response 9/23/21: Addressed**

**Conditions of Approval**

Calvin, Giordano & Associates has completed the review of the Parking Needs Study and Valet Operations Plan prepared by TrafTech Engineering dated 9/22/2021. Using the agreed upon methodology, the project site will require a total of 71 parking spaces to accommodate the land use. The existing site currently provides 77 parking spaces with an additional 8 parking spaces that can be provided using the valet operation for a total of 85 parking spaces. Our review is in agreement that the proposed parking spaces are adequate to serve the existing and proposed use.

The applicant shall commit to provide the necessary number of valet runners during peak demand periods for the Hotel and Event space.

---

Diana White, P.E.  
Director of Transportation & Mobility Department  
Calvin Giordano & Associates

Date: September 23, 2021



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

**RECEIVED**

SEP 01 2021

**DEVELOPMENT APPLICATION**

Submittal Date: September 1, 2021

Zoning Board Meeting Date: \_\_\_\_\_

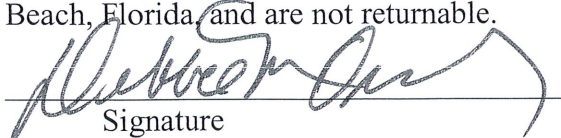
Property Control # \_\_\_\_\_

Town Commission Meeting Date: October 5, 2021

| PROPERTY OWNER(S)                                                  |                    | AUTHORIZED AGENT                                                                              |                    |
|--------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------|--------------------|
| NAME: BNH IV TRI, LLC and 1159 Hillsboro Mile, LLC                 |                    | NAME: Debbie M. Orshefsky, Esq.                                                               |                    |
| ADDRESS: 819 NE 2 Avenue, Suite 500 Fort Lauderdale, Florida 33304 |                    | ADDRESS: Holland and Knight 515 East Las Olas Blvd. Fort Lauderdale, Florida 33301 suite 1200 |                    |
| PHONE: 954-416-3140<br>ext. 221                                    | CELL: 917-751-2688 | PHONE: 954-468-7871                                                                           | CELL: 954-328-6424 |
| E-MAIL Daniel@bh3llc.com                                           | FAX:               | E-MAIL debbie.orshefsky@hklaw.com                                                             | FAX:               |

**APPLICANT'S CERTIFICATION**

( I ) Debbie M. Orshefsky, 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

Debbie M. Orshefsky, Esq.  
Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 1<sup>st</sup> day of September 2021, by Debbie Orshefsky as \_\_\_\_\_ for \_\_\_\_\_

Personally know ✓ or has produced identification \_\_\_\_\_. Type of Identification \_\_\_\_\_

Patricia Kearns  
Notary Signature

Patricia Kearns  
Print Notary Name



**PATRICIA KEARNS**  
Commission # HH 068564  
Expires November 4, 2022  
Bonded Thru Budget Notary Services

**CHECK BELOW WHERE APPLICABLE**

|                                             |                                      |
|---------------------------------------------|--------------------------------------|
| <b>FINAL PLAT - \$1,000.00</b>              | <b>REZONING - \$3,500.00</b>         |
| <b>LAND USE PLAN AMENDMENT - \$3,500.00</b> | <b>SITE PLAN REVIEW - \$2,000.00</b> |
| <b>PRELIMINARY PLAT - \$1,000.00</b>        | <b>VARIANCE - \$1,050.00</b>         |

**Conditional Use Approval pursuant to Ordinance # 2021-03**

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: 1159 Hillsboro Mile District: \_\_\_\_\_

Proposed Zoning: RM-30 no change

Existing Comprehensive Plan Designation: Residential

Proposed Comprehensive Plan Designation: no change

Existing Land Use: hotel

Proposed Land Use: no change

Total Site Area: 46,993 Sq. Ft. 1.08 Acres

Flood Zone Category: X/VE

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. 72 Room hotel and related amenities

Describe the type of operation or business proposed; or the proposed construction. Addition of a special event space within the existing hotel

Estimated construction cost: \$2.206M\_\_\_\_\_

Describe in detail the phasing of the proposed development. The hotel is currently being renovated. The renovations include a special event space. The renovations are expected to be completed within the next 30 days.

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.

See attached statements (i) Conformance with Criteria for Conditional Use" and (ii) "Special Event Space Operations at the Hillsboro Resort" which reflects that the proposed conditional use within the existing hotel meets the requirements of Ordinance No. 2021-03, including dimensional requirements that, together with the previously approved restaurant, the Special Event Space does not occupy not more than 10% of the building area of the hotel (excluding any parking area). Also attached is a report from Joaquin Vargas, Traffic Tech Engineering, Inc., Senior Transportation Engineer, confirming that the hotel provides sufficient parking to operate the Special Event Space and a full service hotel and that use of the Special Event Space by hotel guests and non-hotel guests will not adversely affect traffic entering and leaving the hotel property.

---

---

---

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.

An application for conditional use approval was granted by the Town Commission pursuant to Development Order *dated 7/7/21*.

---

---

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

Yes ☒ No ☐ If yes, please note date of previous approval. Building Permit No. 1914236-0 for renovation of the existing hotel issued 12/04/2019 and 7/8/2019

---

- (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)

# Holland & Knight

515 East Las Olas Boulevard, Suite 1200 | Ft. Lauderdale, FL 33301 | T 954.525.1000 | F 954.463.2030  
Holland & Knight LLP | www.hklaw.com

RECEIVED

SEP 01 2021

Debbie M. Orshefsky  
(954) 468-7871  
debbie.orshefsky@hklaw.com

VIA HAND DELIVERY AND EMAIL

September 1, 2021

Mac Serda  
Town Manager  
Town of Hillsboro Beach  
1210 Hillsboro Mile  
Hillsboro Beach, FL 33062  
Via Federal Express

Re: Conditional Use Application for 1159 Hillsboro Mile -- The Hillsboro Beach Resort  
(f/k/a The Seabonay Hotel)

Dear Mr. Serda,

Enclosed is the application of BNH IV HM TRI, LLC and 1159 Hillsboro Mile, LLC ("Owners") for a Conditional Use approval to permit a special event space within The Hillsboro Beach Resort (the "Hotel") submitted pursuant to Ordinance No. 2021-03.

The Hotel is completing major renovations to transform an older hotel into a contemporary boutique full-service hotel. In connection with these renovations, Owners are proposing to offer special event space as described in the attached statement "Special Event Space Programming at the Hillsboro Beach Resort". Also enclosed is a statement "Conformance with Criteria for Conditional Use" reflecting the application's conformance with the criteria for a conditional use pursuant to Ordinance No. 2021-03.

Also enclosed are the following:

1. Application fee of \$1,050.00 (we used the application fee amount for a variance, if additional funds are required once you set the fee for a Conditional Use application please advise and they will be provided);
2. Two (2) signed and sealed copies of the site plan approved in connection with the pending work under Town Building Permit # 1914236-0;



3. "The Hillsboro Beach Resort – Parking Needs Study and Valet Operations Plan" by Traf Tech Engineering, Inc. dated September 1, 2021, and
4. Agent Authorization for me to represent the Owners in connection with this application.

We would appreciate having this Application heard by the Town Commission on October 5, 2021. If you require any additional information please contact me.

Sincerely,

HOLLAND & KNIGHT LLP

A handwritten signature in black ink, appearing to read "Debbie M. Orshefsky", with a long, sweeping flourish extending to the right.

Debbie M. Orshefsky

cc: Sherry Henderson, Town Clerk  
Mr. Daniel Lebensohn (w/encl.)  
Mr. Charles Carreno (w/wencl.)  
Mr. Joaquin Vargas (w/encl.)

1159 HM Manager, LLC  
21500 Biscayne Blvd., Suite 302  
Aventura, FL 33180

TD BANK, N.A.  
63-1482670



DATE 8/30/2021

PAY TO THE  
ORDER OF Town Of Hillsboro Beach

\$ \*\*1,050.00

One Thousand Fifty and 00/100\*\*\*\*\* DOLLARS

MEMO

⑈000299⑈ ⑆067014822⑆ 4338004742⑈

RECEIVED  
SEP 01 2021



# 1159 HM Manager, LLC

819 NE 2 Avenue, Suite 500  
Fort Lauderdale, FL 33304

August 19, 2021

William "Mac" Serda  
Town Manager  
**TOWN OF HILLSBORO BEACH**  
1210 Hillsboro Mile  
Hillsboro Beach, FL 33062

Hillsboro Beach Resort Renovation Project

Dear Mr. Serda:

Please accept this letter as our authorization for our agent, Debbie M. Orshefsky, to represent our interests as it relates to the forthcoming application being presented to the Town Commission. Ms. Orshefsky's information is as follows:

**Debbie M. Orshefsky | Holland & Knight**

Partner

Holland & Knight LLP

515 East Las Olas Boulevard, Suite 1200 | Fort Lauderdale, Florida 33301

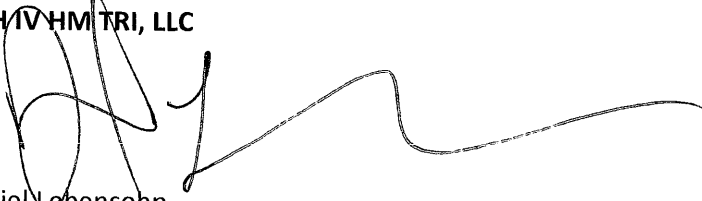
Phone 954.468.7871 | Mobile 954.328.6424

[debbie.orshefsky@hklaw.com](mailto:debbie.orshefsky@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

Should you have any questions, please do not hesitate to contact our office.

Regards,

**1159 HILLSBORO MILE, LLC**  
**BNH/1159 HM TRI, LLC**



Daniel Lebensohn  
Managing Principal

### **Special Events Programming at the Hillsboro Beach Resort**

The Special Events Space is designed to accommodate various activities such as follows:

- Meetings
- Birthday celebrations
- Weddings
- Anniversary celebrations
- Networking events
- Corporate team building
- Private dining
- Co-work space
- Holistic Health / Wellness / Eating

Events can elect to have catered food service. Catered food service will be prepared from within the hotel kitchen service area which is located at the lower level kitchen. A dedicated area within the Special Events Space will be apportioned for food plating and collection of soiled dishware. Events can also elect to have beverage service including the service of alcoholic beverages. It is anticipated that beverage service will be provided from portable beverage service cart(s) located within the Special Events Space. The beverage carts will accommodate glassware, beverages, coolers and ice. Beverage service will be provided by servers via table service.



## **STATEMENT OF CONFORMANCE WITH CRITERIA FOR CONDITIONAL USE**

*Section 12-110(C) Review criteria. The Town Commission shall not approve a conditional use, unless and until it determines that:*

- (1) The conditional use is deemed desirable for the public convenience or welfare, and the use is in harmony with the purpose and intent of this Article and will not be detrimental or injurious to the surrounding area;*

Response: The proposed Special Event Space within this hotel will allow the hotel to meet customary standards for a full service resort and allow the Owners to upgrade this facility to meet contemporary resort standards in the industry. The Special Event Space is provided interior to the site with no exterior signage, and will primarily be for the exclusive use of hotel guests with limited attendance by individuals who are not registered guests.

- (2) When granting approval for conditional use, the Town Commission may attach conditions and safeguards as it determines is necessary for the protection of the surrounding area and to preserve the spirit and intent of this Article;*

Response: Understood and suggest that the "Special Event Space Operations at the Hillsboro Beach Resort" statement submitted with this conditional use application be included as a condition of approval in granting this conditional use.

- (3) The conditional use shall be an accessory use to a hotel use and not occupy more than 10% of the total square footage of the building exclusive of any parking areas;*

Response: The Special Event Space, together with the previously approved restaurant with alcoholic beverage service, are accessory to the existing hotel and, as reflected on the "Food and Beverage Service Area Plan" submitted with this conditional use application, the conditional use area occupies less than 10% of "the total square footage of the building...."

- (4) An application for a conditional use must also meet all of the following criteria, where appropriate:*

- (a) Conformance with comprehensive plan.*

Response: The Comprehensive Plan includes policies to preserve and protect the residential character of the Town, while permitting commercial use in areas designated for residential use. As reflected in the "Special

Event Space Operations at the Hillsboro Beach Resort", this use will operate in a manner which furthers this policy in the Town Comprehensive Plan.

- (b) *Harmony with adjacent uses (existing or zoned).*

Response: The hotel use is existing and is being upgraded to a contemporary standard for resorts by adding the previously approved restaurant and alcoholic beverage use and the proposed Special Event Space. The Special Event Space is entirely inside the existing hotel, and as reflected in the "Parking and Traffic Study" submitted in support of this application, the site has sufficient parking for the Special Event Space and will not adversely affect traffic on A1A.

- (c) *Facility levels of service maintained.*

Response: See "The Hillsboro Beach Resort – Parking Needs Study and Valet Operations Plan" by Traf Tech Engineering, Inc. dated September 1, 2021 submitted in support of this application.

- (d) *Use not hazardous to nearby housing, particularly traffic (see (B) above.*

Response: See "The Hillsboro Beach Resort – Parking Needs Study and Valet Operations Plan" by Traf Tech Engineering, Inc. dated September 1, 2021, submitted in support of this application.

- (e) *The architectural and site design are compatible with the character of the surrounding area.*

Response: The architectural and site design are not changing from the existing hotel which is under renovation for which building permits were issued in 2019.

- (f) *All food and beverages served to patrons of a hotel shall be prepared in an enclosed kitchen and/or bar.*

Response: Understood and see "Special Event Operations at the Hillsboro Beach Resort" submitted with this application.

- (g) *Cash and credit card payments shall not be accepted. All payments shall be made utilizing a payment system of key cards or charges to a hotel room or a motel room.*



Response: Understood, and see "Special Event Operations at the Hillsboro Beach Resort" statement included with this application.



# The Hillsboro Beach Resort

1159 Hillsboro Mile  
Hillsboro Beach, Florida 33062

prepared for:

**1159 HM Managers, LLC**

parking needs study and valet operations plan

**TRAFTECH**  
ENGINEERING, INC.

September 22, 2021



Debbie M. Orshefsky, Esq.  
Holland & Knight  
515 East Las Olas Boulevard  
Suite 1200  
Fort Lauderdale, Florida 33301

September 22, 2021

**Re: The Hillsboro Beach Resort – 1159 Hillsboro Mile, Hillsboro Beach, Florida  
Parking Needs Study and Valet Operations Plan**

Dear Debbie:

Traf Tech Engineering, Inc. prepared a Parking Needs Study and Valet Operations Plan for The Hillsboro Beach Resort located at 1159 Hillsboro Mile in the Town of Hillsboro Beach, Florida. The parking and valet analyses were undertaken following the agreed upon methodology contained in Appendix A of this report.

**Background Information**

The Hillsboro Beach Resort consists of 72 hotel rooms, a 2,011 square-foot event space and 77 parking spaces, as depicted in the site plan contained in Appendix B. The event space will accommodate up to 85 people. The 77 parking spaces are broken down as follows:

- 29 parking spaces on the basement (with its own ingress/egress driveway)
  - 35 parking spaces on the second level (with a separate 2-way driveway)
  - 13 on-street parking stalls
- 77 parking spaces total**

**Parking Needs for The Hillsboro Beach Resort**

The parking needs for The Hillsboro Beach Resort consists of two parts, 1) the required parking for the 72 hotel rooms and 2) the parking needs of the event space.

Hotel Rooms

Consistent with the approved parking methodology and the results of parking counts conducted at six (6) hotels<sup>1</sup> located at and near the beach in Broward County, the actual parking generation per occupied hotel room ranged between 0.42 and 0.71 parking spaces per hotel room with an average of

---

<sup>1</sup> Refer to Appendix C.

0.57 parking spaces per hotel room. These parking counts were collected pre-pandemic and, in some cases included over 60 days of data collection. For The Hillsboro Beach Resort a conservative parking rate of 0.71 spaces per hotel room was agreed to by the Town's planning and engineering consultant and the applicant. The following parking needs are considered adequate for the hotel rooms:

*Parking Needs for Hotel Rooms = 72 rooms x 0.71 spaces/room = 52 spaces*

#### Event Space

Consistent with the parking needs methodology, approximately 35% of event space's maximum occupancy of 85 people, or 30 guests are assumed to be staying at the hotel leaving 55 attendees as non-hotel guests. Based on this conservative assumption, the following parking needs are considered adequate for the event space:

*Parking Needs for Event Space = 55 non-hotel guest attendees at 3 guests/parking space = 19 parking spaces*

Based on the above, The Hillsboro Beach Resort requires 71 parking spaces (52 + 19) to comfortably accommodate the peak parking demands at the subject resort. Since 77 parking stalls are proposed, The Hillsboro Beach Resort is adequately parked.

#### **Valet Operating Plan**

Although the Hillsboro Beach Resort provides an adequate number of parking spaces for hotel and special event guests, the Resort will be providing valet service. With valet service, at least 8 more vehicles can be parked for a total parking supply of 85 parking spaces. The valet operating plan is illustrated in Figure 1 through 4.

To determine the number of valet runners associated with the valet operation, a queuing analysis was undertaken. For queuing purposes, the peak inbound/outbound vehicular traffic was used. The length of queue anticipated at the drop-off area was determined using information contained in ITE's *Transportation and Land Development*, Chapter 8 – Drive-In Facilities<sup>2</sup>. For this analysis, the following input variables were used:

---

<sup>2</sup> By Vergil G. Stover and Frank J. Koepke.



- Service Rate: The closest parking space (on the second level) is located approximately 40 feet from the drop-off area and the furthest parking stall (on the basement) is located approximately 650 feet from the drop-off area. Therefore, the average parking space is located approximately  $340^3$  feet from the drop-off area. As documented in Appendix D, the service rate for valet purposes is approximately 30 vehicles per hour.
- Demand Rate: The peak inbound/outbound vehicular traffic was determined by using ITE's *Trip Generation Manual* (10<sup>th</sup> Edition) Land Use 310 – Hotel. According to ITE, the maximum peak hour of the generator occurs on Saturday with a trip rate of 0.72 trips per room. Hence, the 72 rooms would theoretically generate 52 inbound/outbound trips (72 rooms x 0.72) during the peak hour (refer to Appendix D).

Using equation 8-9b and Table 8-11 of ITE's *Transportation and Land Development*, the maximum length of queue anticipated at the valet station, at the 95% confidence level, is two (2) vehicles with four (4) valet runners. Since 10 vehicles can be accommodated prior to spilling onto Hillsboro Mile, all vehicle queues associated with the valet operation are projected to be contained within the site. The results of the ITE queuing procedure is contained in Appendix E.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.  
Senior Transportation Engineer

---

<sup>3</sup> The average of 40 and 640.









## Second Level







**FIGURE 4**  
The Hillsboro Resort  
Hillsboro Beach, Florida

# **APPENDIX A**

## **Approved Methodology for Parking Needs Study and Valet Plan**



## PROPOSED PARKING NEEDS STUDY METHODOLOGY

**To:** Jim Hickey, AICP – Planning Director / Planning Department  
Calvin, Giordano & Associates, Inc. / Town of Hillsboro Beach

**From:** Joaquin Vargas, P.E. – Traf Tech Engineering, Inc.

**Date:** August 5, 2021

**Subject:** The Hillsboro Resort - Proposed Traffic-Parking Study Methodology

---

**Project Location:** 1159 Hillsboro Mile, Hillsboro Beach

**Existing Land Use:** Hotel

### Proposed Parking Needs Methodology and Valet Operations Plan

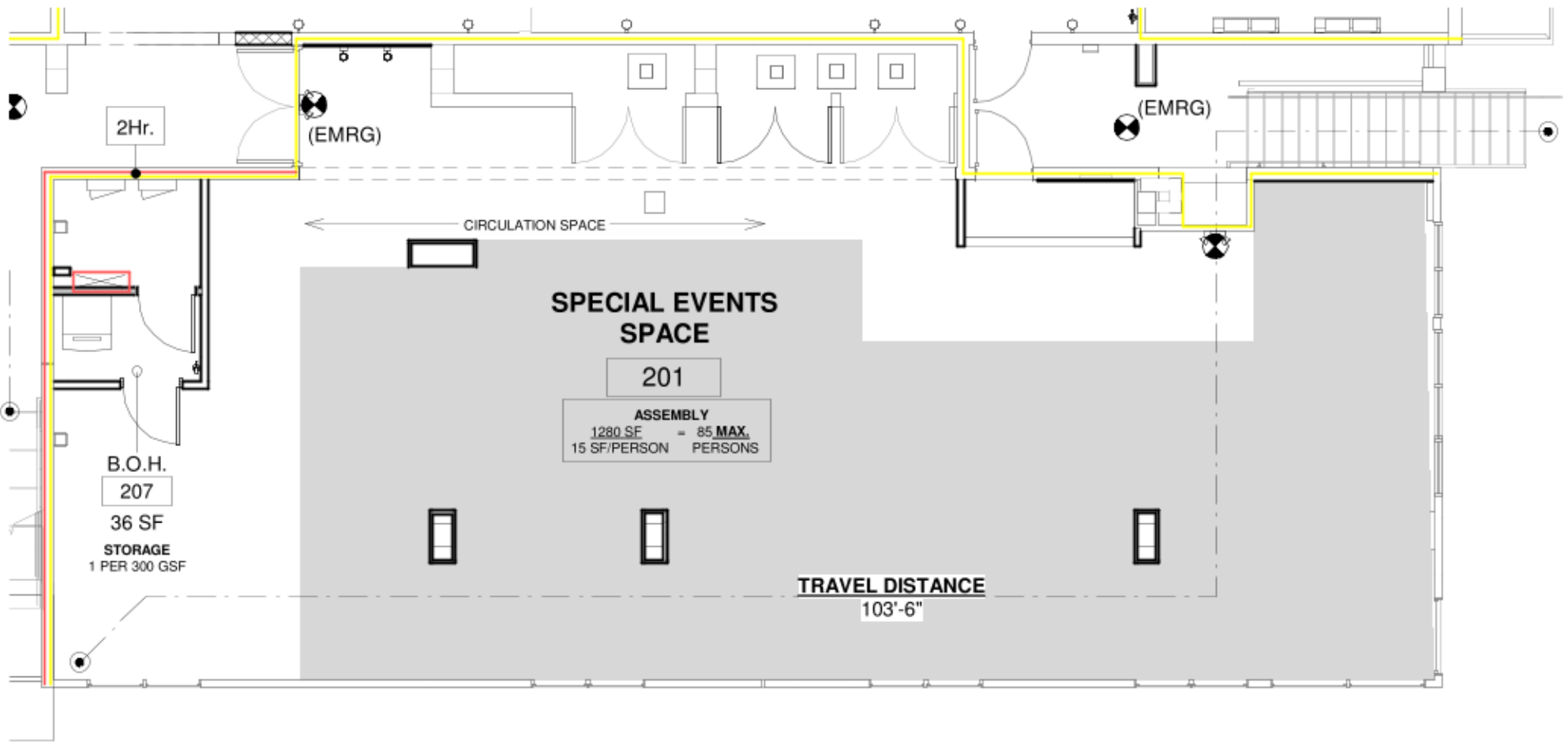
- Based on results of actual parking counts conducted at three hotels located near the beach in Broward County, the actual parking generation per occupied hotel room is, on average, approximately 0.71 parking spaces per occupied/rented room. We propose to use 0.71 parking spaces per hotel room for the Hillsboro Hotel. The parking needs for the subject hotel is based on results of parking counts (pre-pandemic) conducted at South Florida hotels at and near the beach. Additionally, parking rates published by the Institute of Transportation Engineers (ITE) and the Urban Land Institute (ULI) were consulted for purposes of developing a parking rate for the hotel. Parking rates for comparable municipalities in South Florida was also researched as part of this task. Please advise if you would like us to provide this data and analysis before you approve this proposed methodology.
- For the event space, we propose an internal capture rate (% of event patrons that are also hotel guests) of 35% which is consistent with parking rates for such uses in comparable Broward municipalities. The maximum number of event guests is assumed to be 85, as reflected on

the attached Space Plan provided by the project architect. One (1.0) parking space will be allocated for every three (3) seats occupied by less 35% to account for hotel guests attending who are already parked under the hotel use ratio.

Since the Hillsboro Hotel plans to rent the event space to hotel guests, the event space should theoretically require no new parking spaces. However, for a conservative analysis, we propose to apply a 35% reduction to the parking requirements associated with the event space, as determined through the method described in the previous bullet.

- A Valet Operations Plan will be prepared for the use of hotel and event guests. The Valet Operations Plan will document the valet station for drop-off and pick-up, as well as the parking and retrieval route and a queuing analysis for the single project driveway/A1A.
- A Valet and Parking needs study documenting the results of the above methodology will be submitted to the Town of Hillsboro Beach for review and approval.





1 2ND FLOOR SPECIAL EVENTS SPACE - LIFE SAFETY DIAGRAM  
EX10 1/8" = 1'-0"

**APPENDIX B**

**Site Plan**

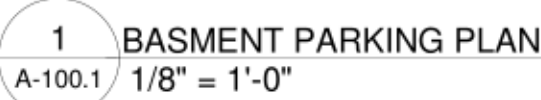
**The Hillsboro Beach Resort**



THE DESIGNS AND DRAWINGS PRESENT HEREIN ARE THE SOLE PROPERTY OF URVANX, INC. AND MAY NOT BE COPIED OR DUPLICATED WITHOUT SPECIFIC WRITTEN PERMISSION OF URVANX, INC.



IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF  
MY KNOWLEDGE AND BELIEF, THE PLANS AND  
SPECIFICATIONS CONTAINED HEREIN COMPLY WITH ALL  
APPLICABLE BUILDING CODES.



## PERMIT SE

|                           |                               |
|---------------------------|-------------------------------|
| SHEET TITLE               |                               |
| DATE <u>04.02.2018</u>    | PROJECT NUMBER<br><b>1718</b> |
| DRAWN BY <u>A.V.</u>      |                               |
| REVIEWED BY <u>C.J.B.</u> |                               |

SHEET **A-100.1**



## **APPENDIX C**

### **Parking Counts at South Florida Hotels at & near the Beach**



October 29, 2007

Mr. Sergio Fernandez  
LandPlan Co.  
3030 Holiday Drive  
Fort Lauderdale, Florida 33316

Re: **Marriott Beach Hotel – Results of Traffic Counts**

Dear Mr. Fernandez:

Per the request of the City of Fort Lauderdale, Traf Tech Engineering, Inc. conducted traffic counts at the entrance/exit driveway of the parking garage and the entrance/exit driveway of the lobby area of the Marriott Beach Hotel<sup>1</sup> located in Fort Lauderdale Beach. The purpose of the traffic counts is to determine if the proposed 19,000 square feet of additional meeting/banquet area will generate additional traffic beyond the trips currently generated by the hotel. The traffic counts included 24-hour machine traffic counts and PM peak period intersection turning movement counts. The traffic counts were recorded on Tuesday, October 23, 2007. Attachment A includes the results of the intersection turning movement counts and the 24-hour machine traffic counts.

During the period when the machine traffic counts were being recorded, the Marriott Beach Hotel had 510 rooms occupied (approximately 78% occupancy). Moreover, conference activities were being conducted at the hotel's existing 28,500 square feet of meeting/banquet area on the day of the traffic counts.

A comparison between the daily and PM peak hour trip generation of the existing hotel, based on the results of the traffic counts, and the daily and PM peak hour trip generation based on ITE was conducted. The purpose of this exercise is to determine if the existing 28,500 square feet of meeting/banquet area is generating additional trips beyond the trips that are typically generated by a hotel. The results of this effort are summarized in Table 1 below:

| <b>TABLE 1</b><br><b>Trip Generation Comparison Analysis</b><br><b>Marriott Beach Hotel</b> |              |         |                 |         |                |         |
|---------------------------------------------------------------------------------------------|--------------|---------|-----------------|---------|----------------|---------|
| Occupied Rooms                                                                              | Based on ITE |         | Based on Counts |         | Percent Change |         |
|                                                                                             | Daily        | PM Peak | Daily           | PM Peak | Daily          | PM Peak |
| 510                                                                                         | 4,549        | 377     | 3,243           | 216     | -29%           | -43%    |

*ITE Trip Generation (7<sup>th</sup> Edition) and Crossroads Engineering Data, Inc.*

<sup>1</sup> This hotel currently has 650 hotel rooms with ancillary facilities such as restaurants, gift shops, meeting/banquet rooms, etc.

As indicated in Table 1, the Marriott Beach Hotel located in Fort Lauderdale Beach is currently generating significantly less daily and PM peak hour trips than those projected using the trip generation procedures recommended by the Institute of Transportation Engineers. Therefore, the following conclusions can be reached in connection with the existing and proposed expansion of the hotel's meeting/banquet area:

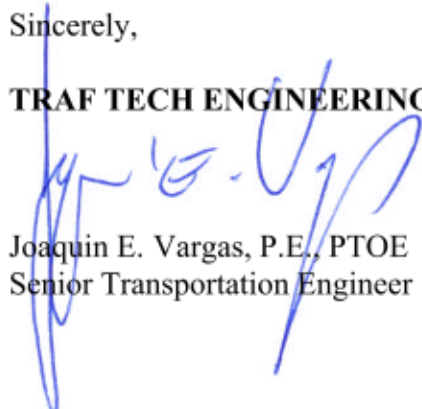
- The existing 28,500 square feet of meeting/banquet area is not generating trips beyond the normal trips anticipated for hotels with ancillary facilities.
- The proposed 19,000 square feet of additional meeting/banquet area is not anticipated to increase the daily and peak hour trips for this hotel. The expansion project will better accommodate the guests of the Marriott Beach Hotel.

The above conclusion is consistent with ITE methodology regarding trip generation. That is, since the proposed expansion project of the Marriott Beach Hotel will not add hotel rooms, no new trips are anticipated from the proposed 19,000 square feet of additional meeting/banquet area.

Please call me if you have any questions.

Sincerely,

**TRAF TECH ENGINEERING, INC.**



Joaquin E. Vargas, P.E., PTOE  
Senior Transportation Engineer



# **ATTACHMENT A**

## **Traffic Counts**

**Video Data Solutions, Inc.**

18461 SW 83 Ave Miami, FL 33157

Office (305) 235-1553

Fax (305) 235-7703

CLIENT: TRAF-TECH

JOB NO: 2007-41

PROJECT: HOLIDAY DR.

COUNTY: BROWARD

File Name : HOLDR

Site Code : 00000000

Start Date : 10/23/2007

Page No : 1

Groups Printed- AUTOS - TAXIS - SHUTTLE VANS - SHUTTLE BUS

|             | HOLIDAY DR<br>From East |      |      |      | PARKING GARAGE<br>From South |      |      |      | HOLIDAY DR.<br>From West |       |      |      |            |
|-------------|-------------------------|------|------|------|------------------------------|------|------|------|--------------------------|-------|------|------|------------|
| Start Time  | Right                   | Thru | Left | Peds | Right                        | Thru | Left | Peds | Right                    | Thru  | Left | Peds | Int. Total |
| Factor      | 1.0                     | 1.0  | 1.0  | 1.0  | 1.0                          | 1.0  | 1.0  | 1.0  | 1.0                      | 1.0   | 1.0  | 1.0  |            |
| 04:00 PM    | 0                       | 13   | 4    | 0    | 16                           | 0    | 1    | 0    | 0                        | 18    | 0    | 0    | 52         |
| 04:15 PM    | 0                       | 13   | 10   | 0    | 9                            | 0    | 0    | 0    | 0                        | 15    | 0    | 0    | 47         |
| 04:30 PM    | 0                       | 14   | 5    | 0    | 19                           | 0    | 0    | 0    | 0                        | 15    | 0    | 0    | 53         |
| 04:45 PM    | 0                       | 12   | 8    | 0    | 16                           | 0    | 0    | 0    | 0                        | 12    | 0    | 0    | 48         |
| Total       | 0                       | 52   | 27   | 0    | 60                           | 0    | 1    | 0    | 0                        | 60    | 0    | 0    | 200        |
| 05:00 PM    | 0                       | 10   | 6    | 0    | 36                           | 0    | 0    | 0    | 0                        | 16    | 0    | 0    | 68         |
| 05:15 PM    | 0                       | 12   | 2    | 0    | 7                            | 0    | 0    | 0    | 0                        | 17    | 0    | 0    | 38         |
| 05:30 PM    | 0                       | 14   | 4    | 0    | 10                           | 0    | 0    | 0    | 0                        | 17    | 0    | 0    | 45         |
| 05:45 PM    | 0                       | 10   | 4    | 0    | 27                           | 0    | 0    | 0    | 0                        | 20    | 0    | 0    | 61         |
| Total       | 0                       | 46   | 16   | 0    | 80                           | 0    | 0    | 0    | 0                        | 70    | 0    | 0    | 212        |
| Grand Total | 0                       | 98   | 43   | 0    | 140                          | 0    | 1    | 0    | 0                        | 130   | 0    | 0    | 412        |
| Apprch %    | 0.0                     | 69.5 | 30.5 | 0.0  | 99.3                         | 0.0  | 0.7  | 0.0  | 0.0                      | 100.0 | 0.0  | 0.0  |            |
| Total %     | 0.0                     | 23.8 | 10.4 | 0.0  | 34.0                         | 0.0  | 0.2  | 0.0  | 0.0                      | 31.6  | 0.0  | 0.0  |            |



# Video Data Solutions, Inc.

18461 SW 83 Ave Miami, FL 33157

Office (305) 235-1553

Fax (305) 235-7703

File Name : HOLDR  
Site Code : 00000000  
Start Date : 10/23/2007  
Page No : 1

## Groups Printed- TAXIS

| Start Time  | HOLIDAY DR<br>From East |       |      |      |               | PARKING<br>From South |      |      |      |               | HOLIDAY DR.<br>From West |       |      |      |               | Int.<br>Total |
|-------------|-------------------------|-------|------|------|---------------|-----------------------|------|------|------|---------------|--------------------------|-------|------|------|---------------|---------------|
|             | Right                   | Thru  | Left | Peds | App.<br>Total | Right                 | Thru | Left | Peds | App.<br>Total | Right                    | Thru  | Left | Peds | App.<br>Total |               |
| Factor      | 1.0                     | 1.0   | 1.0  | 1.0  |               | 1.0                   | 1.0  | 1.0  | 1.0  |               | 1.0                      | 1.0   | 1.0  | 1.0  |               |               |
| 04:00 PM    | 0                       | 5     | 0    | 0    | 5             | 0                     | 0    | 0    | 0    | 0             | 0                        | 5     | 0    | 0    | 5             | 10            |
| 04:15 PM    | 0                       | 2     | 0    | 0    | 2             | 0                     | 0    | 0    | 0    | 0             | 0                        | 1     | 0    | 0    | 1             | 3             |
| 04:30 PM    | 0                       | 5     | 0    | 0    | 5             | 0                     | 0    | 0    | 0    | 0             | 0                        | 2     | 0    | 0    | 2             | 7             |
| 04:45 PM    | 0                       | 3     | 0    | 0    | 3             | 0                     | 0    | 0    | 0    | 0             | 0                        | 3     | 0    | 0    | 3             | 6             |
| Total       | 0                       | 15    | 0    | 0    | 15            | 0                     | 0    | 0    | 0    | 0             | 0                        | 11    | 0    | 0    | 11            | 26            |
| 05:00 PM    | 0                       | 3     | 0    | 0    | 3             | 0                     | 0    | 0    | 0    | 0             | 0                        | 4     | 0    | 0    | 4             | 7             |
| 05:15 PM    | 0                       | 1     | 0    | 0    | 1             | 0                     | 0    | 0    | 0    | 0             | 0                        | 4     | 0    | 0    | 4             | 5             |
| 05:30 PM    | 0                       | 6     | 0    | 0    | 6             | 0                     | 0    | 0    | 0    | 0             | 0                        | 3     | 0    | 0    | 3             | 9             |
| 05:45 PM    | 0                       | 5     | 0    | 0    | 5             | 0                     | 0    | 0    | 0    | 0             | 0                        | 7     | 0    | 0    | 7             | 12            |
| Total       | 0                       | 15    | 0    | 0    | 15            | 0                     | 0    | 0    | 0    | 0             | 0                        | 18    | 0    | 0    | 18            | 33            |
| Grand Total | 0                       | 30    | 0    | 0    | 30            | 0                     | 0    | 0    | 0    | 0             | 0                        | 29    | 0    | 0    | 29            | 59            |
| Apprch %    | 0.0                     | 100.0 | 0.0  | 0.0  |               | 0.0                   | 0.0  | 0.0  | 0.0  |               | 0.0                      | 100.0 | 0.0  | 0.0  |               |               |
| Total %     | 0.0                     | 50.8  | 0.0  | 0.0  | 50.8          | 0.0                   | 0.0  | 0.0  | 0.0  | 0.0           | 0.0                      | 49.2  | 0.0  | 0.0  | 49.2          |               |

# Video Data Solutions, Inc.

18461 SW 83 Ave Miami, FL 33157

Office (305) 235-1553

Fax (305) 235-7703

File Name : HOLDR  
Site Code : 00000000  
Start Date : 10/23/2007  
Page No : 1

## Groups Printed- SHUTTLE VANS

| Start Time  | HOLIDAY DR<br>From East |       |      |      |               | PARKING<br>From South |      |      |      |               | HOLIDAY DR.<br>From West |       |      |      |               | Int.<br>Total |
|-------------|-------------------------|-------|------|------|---------------|-----------------------|------|------|------|---------------|--------------------------|-------|------|------|---------------|---------------|
|             | Right                   | Thru  | Left | Peds | App.<br>Total | Right                 | Thru | Left | Peds | App.<br>Total | Right                    | Thru  | Left | Peds | App.<br>Total |               |
| Factor      | 1.0                     | 1.0   | 1.0  | 1.0  |               | 1.0                   | 1.0  | 1.0  | 1.0  |               | 1.0                      | 1.0   | 1.0  | 1.0  |               |               |
| 04:00 PM    | 0                       | 3     | 0    | 0    | 3             | 0                     | 0    | 0    | 0    | 0             | 0                        | 0     | 0    | 0    | 0             | 3             |
| 04:15 PM    | 0                       | 1     | 0    | 0    | 1             | 0                     | 0    | 0    | 0    | 0             | 0                        | 2     | 0    | 0    | 2             | 3             |
| 04:30 PM    | 0                       | 0     | 0    | 0    | 0             | 0                     | 0    | 0    | 0    | 0             | 0                        | 3     | 0    | 0    | 3             | 3             |
| 04:45 PM    | 0                       | 6     | 0    | 0    | 6             | 0                     | 0    | 0    | 0    | 0             | 0                        | 4     | 0    | 0    | 4             | 10            |
| Total       | 0                       | 10    | 0    | 0    | 10            | 0                     | 0    | 0    | 0    | 0             | 0                        | 9     | 0    | 0    | 9             | 19            |
| 05:00 PM    | 0                       | 0     | 0    | 0    | 0             | 0                     | 0    | 0    | 0    | 0             | 0                        | 1     | 0    | 0    | 1             | 1             |
| 05:15 PM    | 0                       | 5     | 0    | 0    | 5             | 0                     | 0    | 0    | 0    | 0             | 0                        | 5     | 0    | 0    | 5             | 10            |
| 05:30 PM    | 0                       | 3     | 0    | 0    | 3             | 0                     | 0    | 0    | 0    | 0             | 0                        | 4     | 0    | 0    | 4             | 7             |
| 05:45 PM    | 0                       | 1     | 0    | 0    | 1             | 0                     | 0    | 0    | 0    | 0             | 0                        | 0     | 0    | 0    | 0             | 1             |
| Total       | 0                       | 9     | 0    | 0    | 9             | 0                     | 0    | 0    | 0    | 0             | 0                        | 10    | 0    | 0    | 10            | 19            |
| Grand Total | 0                       | 19    | 0    | 0    | 19            | 0                     | 0    | 0    | 0    | 0             | 0                        | 19    | 0    | 0    | 19            | 38            |
| Apprch %    | 0.0                     | 100.0 | 0.0  | 0.0  |               | 0.0                   | 0.0  | 0.0  | 0.0  |               | 0.0                      | 100.0 | 0.0  | 0.0  |               |               |
| Total %     | 0.0                     | 50.0  | 0.0  | 0.0  | 50.0          | 0.0                   | 0.0  | 0.0  | 0.0  | 0.0           | 0.0                      | 50.0  | 0.0  | 0.0  | 50.0          |               |



**Video Data Solutions, Inc.**

18461 SW 83 Ave Miami, FL 33157

Office (305) 235-1553

Fax (305) 235-7703

CLIENT: TRAF-TECH

JOB NO: 2007-41

PROJECT: HOLIDAY DR.

COUNTY: BROWARD

File Name : HOLDR

Site Code : 00000000

Start Date : 10/23/2007

Page No : 1

## Groups Printed- SHUTTLE BUS

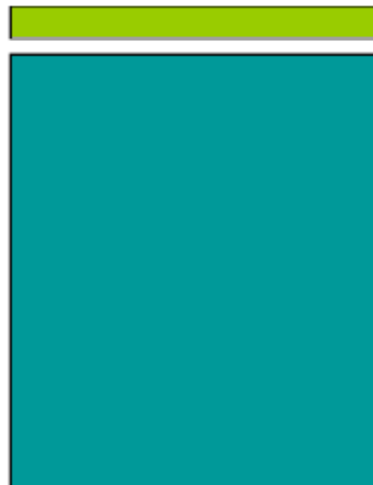
|            | HOLIDAY DR<br>From East |      |      |      | PARKING GARAGE<br>From South |      |      |      | HOLIDAY DR.<br>From West |      |      |      |            |
|------------|-------------------------|------|------|------|------------------------------|------|------|------|--------------------------|------|------|------|------------|
| Start Time | Right                   | Thru | Left | Peds | Right                        | Thru | Left | Peds | Right                    | Thru | Left | Peds | Int. Total |
| Factor     | 1.0                     | 1.0  | 1.0  | 1.0  | 1.0                          | 1.0  | 1.0  | 1.0  | 1.0                      | 1.0  | 1.0  | 1.0  |            |

\*\*\* BREAK \*\*\*

|               |     |       |     |     |     |     |     |     |     |       |     |     |   |
|---------------|-----|-------|-----|-----|-----|-----|-----|-----|-----|-------|-----|-----|---|
| 05:00 PM      | 0   | 1     | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 1     | 0   | 0   | 2 |
| *** BREAK *** |     |       |     |     |     |     |     |     |     |       |     |     |   |
| Total         | 0   | 1     | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 1     | 0   | 0   | 2 |
| Grand Total   | 0   | 1     | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 1     | 0   | 0   | 2 |
| Apprch %      | 0.0 | 100.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 100.0 | 0.0 | 0.0 |   |
| Total %       | 0.0 | 50.0  | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 50.0  | 0.0 | 0.0 |   |

# Pelican Grand Beach Resort

parking study



prepared for:  
**The Pelican Hotel**

**Traf Tech**  
ENGINEERING, INC.

**October 2012**



### **INTRODUCTION**

The Pelican Grand Beach Resort is a beach-front lodging facility located at 2000 North Ocean Boulevard in Fort Lauderdale Beach in Broward County, Florida. The resort hotel has 156 rooms including 106 oceanfront suites with balconies. The supporting facilities provided at The Pelican include:

1. An existing 2,452 square-foot restaurant
2. 2,158 square feet of banquet space on the 11<sup>th</sup> floor (proposed)
3. 2,657 square feet of banquet space on the roof top (proposed)
4. 1,739 square feet of banquet space on the ground floor (through previous permits) (proposed)
5. 1,733 square feet of banquet space on the rooftop of the ground floor (proposed)

The site plan associated with The Pelican depicting existing and proposed uses is contained at the end to this report.

An underground parking garage is provided with 159 approved parking spaces. No self parking is allowed at The Pelican (only valet parking is permitted). Additionally, 12 public on-street parking spaces (metered parking stalls) are provided on the roadway adjacent to the hotel (North Atlantic Boulevard) and 14 metered parking spaces plus one (1) handicap parking stall on NE 21<sup>st</sup> Street for a total of 27 public parking spaces located within walking distance from the Pelican Grand Beach Resort. It is important to mention that the City of Fort Lauderdale Code Section 47-20.3.A.5 (c) allows the use of available public parking spaces located within 700 feet of a private development (such as The Pelican) as a “criteria” to justify a parking reduction. However, for purposes of this parking study, the available 27 public spaces located in the immediate vicinity of The Pelican were not considered in order to satisfy the parking needs of the subject hotel project.

In addition to providing high-quality accommodations to hotel guests at The Pelican, professional meetings, social events, weddings, and Sunday brunch are accommodated at the Pelican Grand Beach Resort. Based on information provided by the valet operator of The Pelican, and confirmed by the administration of the subject resort facility, no off-street parking problems have occurred at this high-end lodging facility (all parking has been accommodated at the underground parking garage via the valet operator).

### **PARKING NEEDS**

The parking needs for The Pelican were determined using three (3) different methods. Consistent with City of Fort Lauderdale Code Section 47-20.3.A.5 (b) (d), the number of parking spaces provided on site is sufficient to comfortably accommodate the peak parking demands of the subject hotel development. The three parking procedures follow acceptable traffic/parking engineering principles and are described below:

## **1. Limited Parking Counts, City of Fort Lauderdale Code Requirements, and ULI Parking Criteria**

**Hotel:** Parking counts conducted during the 2011 peak season (March 12 and 13, 2011) indicate that the actual parking generation per occupied hotel room at The Pelican is approximately 0.7 parking spaces per occupied/rented room. At 10:00 PM on Saturday, March 12, there were 78 cars on site and 135 occupied rooms (0.58 parking spaces per occupied room). At 7:00 AM on Sunday, March 13, 2011, there were 90 cars on site with 135 occupied rooms (0.67 parking spaces per occupied room). The resulting 0.67 parking rate was rounded up to 0.7 parking spaces per occupied room). Therefore, the 156 rooms would require approximately 110 parking spaces.

**Restaurant:** According to the Urban Land Institute in their *Shared Parking* document (Second Edition), a restaurant area of less than 5,460<sup>1</sup> square feet is considered ancillary use to a hotel. Therefore, the 2,452 square feet designated for the restaurant is considered ancillary use to the 156-room hotel (no additional parking is required).

**Banquet Space:** The total size of the existing and proposed banquet area is 8,287 square feet. According to the Urban Land Institute in their *Shared Parking* document (Second Edition), up to 20 square feet of banquet/meeting space per hotel room is considered ancillary/support facility to the hotel and therefore, no additional parking is required for up to 3,120 square feet (156 rooms x 20 square feet) of banquet/meeting space. Therefore, the balance of the banquet area (8,287 – 3,120 = 5,167 square feet) is subject to additional parking requirements based on ULI criteria. According to City of Fort Lauderdale Parking and Loading Zone requirements (Code Section 47-20.2), banquet/meeting require 1.0 parking space per 400 square feet. Hence, the 5,167 square feet would require approximately 13 parking spaces.

Based on the above, method 1 requires approximately 123 parking spaces to comfortably accommodate the peak parking demands anticipated at the Pelican Grand Beach Resort.

## **2. Limited Parking Counts, City of Fort Lauderdale Code Requirements, and ULI Shared Parking**

Tables 1 and 2 on the following page demonstrate that ample parking is provided at the Pelican Grand Beach Resort with the land uses documented at the introduction section of this report. The tables take into account shared parking principles, which is consistent with City Code Section 47-20.3.A.5 (d). Shared parking is defined as parking spaces that are used by two or more different users at different times of the day.

---

<sup>1</sup> 156 hotel rooms x 1 restaurant seat per hotel room x 35 square feet per restaurant seat = 5,460 square feet.



### **3. Three-Day Parking Counts**

Tables 3, 4, and 5 document the parking accumulation recorded at the Pelican Grand Beach Resort during three parking demand periods. The three parking demand periods encompassed six hours on a Friday evening during a wedding event, six hours on a Saturday evening during another wedding event, and three hours during a typical Sunday Brunch. Table 3 presents the results of parking counts conducted on Friday, October 19, 2012 during a wedding event with 133 of the total 156 rooms occupied. As indicated in Table 3, 48 parking spaces (159 minus 111) were unused during the peak parking period. Even if we assume that the remaining 23 vacant hotel rooms were also occupied and conservatively assuming each vacant room would have one vehicle parked at the parking garage, the maximum number of occupied parking spaces would be 134 (111 + 23) out of 159 available parking stalls, for a surplus of 25 parking spaces.

Similarly, Table 4 presents the results of parking counts conducted on Saturday, October 20, 2012 during a wedding event with 132 of the total 156 rooms occupied. As indicated in Table 4, 46 parking spaces (159 minus 113) were unused during the peak parking period. Even if we assume that the remaining 24 vacant hotel rooms were also occupied and conservatively assuming each vacant room would have one vehicle parked at the parking garage, the maximum number of occupied parking spaces would be 137 (113 + 24) out of 159 available parking stalls, for a surplus of 22 parking spaces.

Table 5 summarizes the results of the parking counts conducted during a typical Sunday Brunch. As indicated in Table 5, a maximum of 92 parking spaces were occupied, leaving 67 available parking spaces with only 36 vacant hotel rooms. Again, surplus parking spaces are provided at the subject resort hotel during Sunday Brunch.

| <b>TABLE 1</b><br><b>The Pelican</b><br><b>Shared Parking Analysis (Weekday)</b> |                              |        |                               |        |                                  |        |                 |        |
|----------------------------------------------------------------------------------|------------------------------|--------|-------------------------------|--------|----------------------------------|--------|-----------------|--------|
| Hour of Day                                                                      | Spaces = <b>110</b><br>Hotel |        | Spaces = <b>21</b><br>Banquet |        | Spaces = <b>25</b><br>Restaurant |        | Spaces =<br>156 |        |
|                                                                                  | Utilization                  | Spaces | Utilization                   | Spaces | Utilization                      | Spaces | Utilization     | Spaces |
| 6:00 AM                                                                          | 95%                          | 105    | 0%                            | 0      | 0%                               | 0      |                 | 105    |
| 7:00 AM                                                                          | 95%                          | 105    | 0%                            | 0      | 10%                              | 3      |                 | 107    |
| 8:00 AM                                                                          | 90%                          | 99     | 30%                           | 6      | 30%                              | 8      |                 | 113    |
| 9:00 AM                                                                          | 80%                          | 88     | 60%                           | 13     | 10%                              | 3      |                 | 103    |
| 10:00 AM                                                                         | 70%                          | 77     | 60%                           | 13     | 10%                              | 3      |                 | 92     |
| 11:00 AM                                                                         | 70%                          | 77     | 60%                           | 13     | 5%                               | 1      |                 | 91     |
| 12:00 PM                                                                         | 65%                          | 72     | 65%                           | 14     | 100%                             | 25     |                 | 110    |
| 1:00 PM                                                                          | 65%                          | 72     | 65%                           | 14     | 100%                             | 25     |                 | 110    |
| 2:00 PM                                                                          | 70%                          | 77     | 65%                           | 14     | 33%                              | 8      |                 | 99     |
| 3:00 PM                                                                          | 70%                          | 77     | 65%                           | 14     | 10%                              | 3      |                 | 93     |
| 4:00 PM                                                                          | 75%                          | 83     | 65%                           | 14     | 10%                              | 3      |                 | 99     |
| 5:00 PM                                                                          | 80%                          | 88     | 100%                          | 21     | 30%                              | 8      |                 | 117    |
| 6:00 PM                                                                          | 85%                          | 94     | 100%                          | 21     | 55%                              | 14     |                 | 128    |
| 7:00 PM                                                                          | 85%                          | 94     | 100%                          | 21     | 60%                              | 15     |                 | 130    |
| 8:00 PM                                                                          | 90%                          | 99     | 100%                          | 21     | 70%                              | 18     |                 | 138    |
| 9:00 PM                                                                          | 95%                          | 105    | 100%                          | 21     | 67%                              | 17     |                 | 142    |
| 10:00 PM                                                                         | 95%                          | 105    | 50%                           | 11     | 60%                              | 15     |                 | 130    |
| 11:00 PM                                                                         | 100%                         | 110    | 0%                            | 0      | 40%                              | 10     |                 | 120    |
| 12:00 AM                                                                         | 100%                         | 110    | 0%                            | 0      | 30%                              | 8      |                 | 118    |

Source: Fort Lauderdale Land Development Code and Urban Land Institute's Shared Parking

**Shared Spaces = 142**  
**Parking Provided = 159**

**Hotel** Based on Actual Count = 156 rooms x 0.7 spaces/room = **110 spaces**  
**Banquet** = 8,287 square feet x 1.0 space/400 square feet = **21 spaces**  
**Restaurant** = 2,452 square feet x 1.0 space/100 square feet = **25 spaces**  
**= 156 parking spaces**

**Parking Surplus = 17**



| <b>TABLE 2</b><br><b>The Pelican</b><br><b>Shared Parking Analysis (Saturday)</b> |                              |        |                               |        |                                  |        |                     |       |
|-----------------------------------------------------------------------------------|------------------------------|--------|-------------------------------|--------|----------------------------------|--------|---------------------|-------|
| Hour of Day                                                                       | Spaces = <b>110</b><br>Hotel |        | Spaces = <b>21</b><br>Banquet |        | Spaces = <b>25</b><br>Restaurant |        | Spaces = <b>156</b> |       |
|                                                                                   | Utilization                  | Spaces | Utilization                   | Spaces | Utilization                      | Spaces | Utilization         | Total |
| 6:00 AM                                                                           | 95%                          | 105    | 0%                            | 0      | 0%                               | 0      |                     | 105   |
| 7:00 AM                                                                           | 95%                          | 105    | 0%                            | 0      | 10%                              | 3      |                     | 107   |
| 8:00 AM                                                                           | 90%                          | 99     | 30%                           | 6      | 30%                              | 8      |                     | 113   |
| 9:00 AM                                                                           | 80%                          | 88     | 60%                           | 13     | 10%                              | 3      |                     | 103   |
| 10:00 AM                                                                          | 70%                          | 77     | 60%                           | 13     | 10%                              | 3      |                     | 92    |
| 11:00 AM                                                                          | 70%                          | 77     | 60%                           | 13     | 5%                               | 1      |                     | 91    |
| 12:00 PM                                                                          | 65%                          | 72     | 65%                           | 14     | 100%                             | 25     |                     | 110   |
| 1:00 PM                                                                           | 65%                          | 72     | 65%                           | 14     | 100%                             | 25     |                     | 110   |
| 2:00 PM                                                                           | 70%                          | 77     | 65%                           | 14     | 33%                              | 8      |                     | 99    |
| 3:00 PM                                                                           | 70%                          | 77     | 65%                           | 14     | 10%                              | 3      |                     | 93    |
| 4:00 PM                                                                           | 75%                          | 83     | 65%                           | 14     | 10%                              | 3      |                     | 99    |
| 5:00 PM                                                                           | 80%                          | 88     | 100%                          | 21     | 30%                              | 8      |                     | 117   |
| 6:00 PM                                                                           | 85%                          | 94     | 100%                          | 21     | 55%                              | 14     |                     | 128   |
| 7:00 PM                                                                           | 85%                          | 94     | 100%                          | 21     | 60%                              | 15     |                     | 130   |
| 8:00 PM                                                                           | 90%                          | 99     | 100%                          | 21     | 70%                              | 18     |                     | 138   |
| 9:00 PM                                                                           | 95%                          | 105    | 100%                          | 21     | 67%                              | 17     |                     | 142   |
| 10:00 PM                                                                          | 95%                          | 105    | 50%                           | 11     | 60%                              | 15     |                     | 130   |
| 11:00 PM                                                                          | 100%                         | 110    | 0%                            | 0      | 40%                              | 10     |                     | 120   |
| 12:00 AM                                                                          | 100%                         | 110    | 0%                            | 0      | 30%                              | 8      |                     | 118   |

Source: Fort Lauderdale Land Development Code and Urban Land Institute's Shared Parking

**Hotel** Based on Actual Count = 156 rooms x 0.7 spaces/room = **110 spaces**

**Banquet** = 8,287 square feet x 1.0 space/400 square feet = **21 spaces**

**Restaurant** = 2,452 square feet x 1.0 space/100 square feet = **25 spaces**

**= 156 parking spaces**

**Shared Spaces = 142**  
**Parking Provided = 159**

**Parking Surplus = 17**

| <b>TABLE 3</b><br><b>Pelican Resort Hotel</b><br><b>Parking Occupancy Counts - Friday Evening, October 19, 2012</b> |                          |                           |                               |                |              |
|---------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------|-------------------------------|----------------|--------------|
| Time of Day                                                                                                         | On-Site Parking          |                           |                               |                |              |
|                                                                                                                     | Garage Capacity (spaces) | Spaces Occupied at Garage | Cars Parked at Hotel Drop-off | Total Occupied |              |
|                                                                                                                     |                          |                           |                               | Spaces         | Percent      |
| 6:00 PM                                                                                                             | 159                      | 101                       | 5                             | 106            | 66.7%        |
| <b>6:30 PM</b>                                                                                                      | <b>159</b>               | <b>106</b>                | <b>5</b>                      | <b>111</b>     | <b>69.8%</b> |
| 7:00 PM                                                                                                             | 159                      | 106                       | 3                             | 109            | 68.6%        |
| 7:30 PM                                                                                                             | 159                      | 104                       | 2                             | 106            | 66.7%        |
| 8:00 PM                                                                                                             | 159                      | 97                        | 7                             | 104            | 65.4%        |
| 8:30 PM                                                                                                             | 159                      | 96                        | 3                             | 99             | 62.3%        |
| 9:00 PM                                                                                                             | 159                      | 95                        | 3                             | 98             | 61.6%        |
| 9:30 PM                                                                                                             | 159                      | 92                        | 2                             | 94             | 59.1%        |
| 10:00 PM                                                                                                            | 159                      | 91                        | 4                             | 95             | 59.7%        |
| 10:30 PM                                                                                                            | 159                      | 92                        | 7                             | 99             | 62.3%        |
| 11:00 PM                                                                                                            | 159                      | 85                        | 8                             | 93             | 58.5%        |
| 11:30 PM                                                                                                            | 159                      | 86                        | 6                             | 92             | 57.9%        |
| 12:00 AM                                                                                                            | 159                      | 84                        | 6                             | 90             | 56.6%        |

SOURCE: Traf Tech Engineering, Inc.

NOTES: 133 of 156 rooms occupied, 64 covers for dining room,  
and 85-person wedding from 4PM to 10PM

| <b>TABLE 4</b><br><b>Pelican Resort Hotel</b><br><b>Parking Occupancy Counts - Saturday Evening, October 20, 2012</b> |                          |                           |                               |                |              |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------|-------------------------------|----------------|--------------|
| Time of Day                                                                                                           | On-Site Parking          |                           |                               |                |              |
|                                                                                                                       | Garage Capacity (spaces) | Spaces Occupied at Garage | Cars Parked at Hotel Drop-off | Total Occupied |              |
|                                                                                                                       |                          |                           |                               | Spaces         | Percent      |
| 6:00 PM                                                                                                               | 159                      | 112                       | 2                             | 114            | 71.7%        |
| 6:30 PM                                                                                                               | 159                      | 103                       | 5                             | 108            | 67.9%        |
| 7:00 PM                                                                                                               | 159                      | 102                       | 7                             | 109            | 68.6%        |
| 7:30 PM                                                                                                               | 159                      | 103                       | 5                             | 108            | 67.9%        |
| 8:00 PM                                                                                                               | 159                      | 106                       | 6                             | 112            | 70.4%        |
| <b>8:30 PM</b>                                                                                                        | <b>159</b>               | <b>111</b>                | <b>2</b>                      | <b>113</b>     | <b>71.1%</b> |
| 9:00 PM                                                                                                               | 159                      | 108                       | 4                             | 112            | 70.4%        |
| 9:30 PM                                                                                                               | 159                      | 105                       | 4                             | 109            | 68.6%        |
| 10:00 PM                                                                                                              | 159                      | 108                       | 3                             | 111            | 69.8%        |
| <b>10:30 PM</b>                                                                                                       | <b>159</b>               | <b>111</b>                | <b>2</b>                      | <b>113</b>     | <b>71.1%</b> |
| 11:00 PM                                                                                                              | 159                      | 105                       | 6                             | 111            | 69.8%        |
| 11:30 PM                                                                                                              | 159                      | 99                        | 5                             | 104            | 65.4%        |
| 12:00 AM                                                                                                              | 159                      | 96                        | 4                             | 100            | 62.9%        |

SOURCE: Traf Tech Engineering, Inc.

NOTES: 132 of 156 rooms occupied, 95 covers for dining room,  
and 81-person wedding from 5PM to 11PM



| <b>TABLE 5</b><br><b>Pelican Resort Hotel</b><br><b>Parking Occupancy Counts - Sunday Brunch, October 21, 2012</b> |                          |                           |                               |                |              |
|--------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------|-------------------------------|----------------|--------------|
| Time of Day                                                                                                        | On-Site Parking          |                           |                               |                |              |
|                                                                                                                    | Garage Capacity (spaces) | Spaces Occupied at Garage | Cars Parked at Hotel Drop-off | Total Occupied |              |
|                                                                                                                    |                          |                           |                               | Spaces         | Percent      |
| 11:00 AM                                                                                                           | 159                      | 67                        | 5                             | 72             | 45.3%        |
| 11:30 AM                                                                                                           | 159                      | 66                        | 7                             | 73             | 45.9%        |
| 12:00 PM                                                                                                           | 159                      | 69                        | 9                             | 78             | 49.1%        |
| 12:30 PM                                                                                                           | 159                      | 73                        | 4                             | 77             | 48.4%        |
| 1:00 PM                                                                                                            | 159                      | 80                        | 5                             | 85             | 53.5%        |
| <b>1:30 PM</b>                                                                                                     | <b>159</b>               | <b>87</b>                 | <b>5</b>                      | <b>92</b>      | <b>57.9%</b> |
| 2:00 PM                                                                                                            | 159                      | 79                        | 6                             | 85             | 53.5%        |

SOURCE: Traf Tech Engineering, Inc.

NOTES: 120 of 156 rooms occupied and 152 brunch covers





**VIDEO DATA SOLUTIONS, INC.**

18461 SW 83 AVE MIAMI FL 33157

TEL: (305) 235-1553 FAX: (305) 235-7703

Station ID: 860001111100

CLIENT: TRAF-TECH

JOB: 2007-41

PROJECT: HOLIDAY DR

COUNTY: BROWARD

PARKING GARAGE EXIT

| Start<br>Time | Tue<br>23-Oct-07 | <-----Quarter |     | Hour-----> |     | Hour  |  |
|---------------|------------------|---------------|-----|------------|-----|-------|--|
|               |                  | 1st           | 2nd | 3rd        | 4th | Total |  |
| 12:00 AM      |                  | 4             | 2   | 10         | 3   | 19    |  |
| 01:00         |                  | 1             | 3   | 2          | 2   | 8     |  |
| 02:00         |                  | 0             | 0   | 4          | 1   | 5     |  |
| 03:00         |                  | 0             | 1   | 0          | 0   | 1     |  |
| 04:00         |                  | 0             | 1   | 0          | 0   | 1     |  |
| 05:00         |                  | 0             | 1   | 1          | 1   | 3     |  |
| 06:00         |                  | 2             | 4   | 2          | 6   | 14    |  |
| 07:00         |                  | 4             | 4   | 3          | 2   | 13    |  |
| 08:00         |                  | 4             | 7   | 3          | 1   | 15    |  |
| 09:00         |                  | 5             | 11  | 13         | 5   | 34    |  |
| 10:00         |                  | 13            | 1   | 2          | 2   | 18    |  |
| 11:00         |                  | 5             | 7   | 6          | 6   | 24    |  |
| 12:00 PM      |                  | 22            | 10  | 6          | 6   | 44    |  |
| 01:00         |                  | 7             | 8   | 10         | 6   | 31    |  |
| 02:00         |                  | 16            | 14  | 17         | 18  | 65    |  |
| 03:00         |                  | 17            | 9   | 28         | 18  | 72    |  |
| 04:00         |                  | 16            | 10  | 20         | 17  | 63    |  |
| 05:00         |                  | 36            | 8   | 12         | 27  | 83    |  |
| 06:00         |                  | 21            | 15  | 17         | 4   | 57    |  |
| 07:00         |                  | 14            | 15  | 5          | 8   | 42    |  |
| 08:00         |                  | 9             | 9   | 3          | 1   | 22    |  |
| 09:00         |                  | 3             | 3   | 4          | 5   | 15    |  |
| 10:00         |                  | 4             | 6   | 6          | 15  | 31    |  |
| 11:00         |                  | 7             | 10  | 18         | 7   | 42    |  |
| Day Total     |                  |               |     |            |     | 722   |  |
| Total         |                  |               |     |            |     | 722   |  |

ADT

Not Calculated

**VIDEO DATA SOLUTIONS, INC.**

18461 SW 83 AVE MIAMI FL 33157

TEL: (305) 235-1553 FAX: (305) 235-7703

Station ID: 860001511100

CLIENT: TRAF-TECH

JOB NO: 2007-41

PROJECT: HOLIDAY DR

COUNTY: BROWARD

ENTRANCE TO PARKING GARAGE

| Start Time | Tue 23-Oct-07 | <-----Quarter |     | Hour-----> |     | Hour  |  |
|------------|---------------|---------------|-----|------------|-----|-------|--|
|            |               | 1st           | 2nd | 3rd        | 4th | Total |  |
| 12:00 AM   |               | 0             | 0   | 0          | 1   | 1     |  |
| 01:00      |               | 0             | 2   | 0          | 0   | 2     |  |
| 02:00      |               | 0             | 0   | 0          | 0   | 0     |  |
| 03:00      |               | 0             | 1   | 0          | 1   | 2     |  |
| 04:00      |               | 0             | 1   | 5          | 11  | 17    |  |
| 05:00      |               | 1             | 7   | 11         | 9   | 28    |  |
| 06:00      |               | 15            | 17  | 17         | 33  | 82    |  |
| 07:00      |               | 15            | 16  | 32         | 51  | 114   |  |
| 08:00      |               | 27            | 28  | 15         | 15  | 85    |  |
| 09:00      |               | 12            | 23  | 22         | 18  | 75    |  |
| 10:00      |               | 21            | 3   | 4          | 9   | 37    |  |
| 11:00      |               | 3             | 5   | 2          | 8   | 18    |  |
| 12:00 PM   |               | 5             | 9   | 7          | 18  | 39    |  |
| 01:00      |               | 17            | 10  | 16         | 4   | 47    |  |
| 02:00      |               | 4             | 6   | 8          | 14  | 32    |  |
| 03:00      |               | 5             | 8   | 14         | 13  | 40    |  |
| 04:00      |               | 4             | 11  | 5          | 9   | 29    |  |
| 05:00      |               | 7             | 2   | 5          | 4   | 18    |  |
| 06:00      |               | 2             | 0   | 6          | 4   | 12    |  |
| 07:00      |               | 2             | 1   | 0          | 2   | 5     |  |
| 08:00      |               | 1             | 1   | 2          | 1   | 5     |  |
| 09:00      |               | 2             | 0   | 4          | 4   | 10    |  |
| 10:00      |               | 3             | 4   | 1          | 6   | 14    |  |
| 11:00      |               | 2             | 2   | 0          | 1   | 5     |  |
| Day Total  |               |               |     |            |     | 717   |  |
| Total      |               |               |     |            |     | 717   |  |

ADT

Not Calculated



**VIDEO DATA SOLUTIONS, INC.**

18461 SW 83 AVE MIAMI FL 33157

TEL: (305) 235-1553 FAX: (305) 235-7703

Station ID: 860003111100

CLIENT: TRAF-TECH

JOB: 2007-41

PROJECT: HOLIDAY DR

COUNTY: BROWARD

HOLIDAY DR WEST OF PARKING GARAGE

| Start<br>Time | Tue<br>23-Oct-07 | <-----Quarter |     | Hour-----> |     | Hour  |                                                                                     |
|---------------|------------------|---------------|-----|------------|-----|-------|-------------------------------------------------------------------------------------|
|               |                  | 1st           | 2nd | 3rd        | 4th | Total |                                                                                     |
| 12:00 AM      |                  | 5             | 4   | 1          | 3   | 13    |  |
| 01:00         |                  | 2             | 1   | 2          | 3   | 8     |  |
| 02:00         |                  | 1             | 2   | 1          | 0   | 4     |  |
| 03:00         |                  | 0             | 1   | 1          | 0   | 2     |  |
| 04:00         |                  | 1             | 1   | 1          | 2   | 5     |  |
| 05:00         |                  | 3             | 0   | 1          | 3   | 7     |  |
| 06:00         |                  | 3             | 1   | 3          | 3   | 10    |  |
| 07:00         |                  | 9             | 3   | 9          | 6   | 27    |  |
| 08:00         |                  | 6             | 0   | 0          | 0   | 6     |  |
| 09:00         |                  | 0             | 0   | 0          | 0   | 0     |                                                                                     |
| 10:00         |                  | 0             | 0   | 0          | 0   | 0     |                                                                                     |
| 11:00         |                  | 0             | 0   | 0          | 0   | 0     |                                                                                     |
| 12:00 PM      |                  | 0             | 0   | 0          | 0   | 0     |                                                                                     |
| 01:00         |                  | 0             | 0   | 0          | 0   | 0     |                                                                                     |
| 02:00         |                  | 0             | 0   | 0          | 0   | 0     |                                                                                     |
| 03:00         |                  | 0             | 0   | 0          | 0   | 0     |                                                                                     |
| 04:00         |                  | 17            | 16  | 14         | 13  | 60    |  |
| 05:00         |                  | 16            | 15  | 16         | 21  | 68    |  |
| 06:00         |                  | 12            | 14  | 21         | 11  | 58    |  |
| 07:00         |                  | 13            | 13  | 6          | 10  | 42    |  |
| 08:00         |                  | 9             | 4   | 13         | 10  | 36    |  |
| 09:00         |                  | 10            | 5   | 13         | 8   | 36    |  |
| 10:00         |                  | 10            | 13  | 5          | 10  | 38    |  |
| 11:00         |                  | 8             | 7   | 4          | 1   | 20    |  |
| Day Total     |                  |               |     |            |     | 440   |                                                                                     |
| Total         |                  |               |     |            |     | 440   |                                                                                     |

ADT

Not Calculated

**VIDEO DATA SOLUTIONS, INC.**

18461 SW 83 AVE MIAMI FL 33157

Station ID: 860002511100

CLIENT: TRAF-TECH

TEL: (305) 235-1553 FAX: (305) 235-7703

JOB: 2007-41

PROJECT: HOLIDAY DR

COUNTY: BROWARD

HOLIDAY DR WEST OF PARKING ( TO HOTEL)

| Start<br>Time | Tue<br>23-Oct-07 | <-----Quarter |     | Hour-----> |     | Hour  |  |
|---------------|------------------|---------------|-----|------------|-----|-------|--|
|               |                  | 1st           | 2nd | 3rd        | 4th | Total |  |
| 12:00 AM      |                  | 7             | 3   | 1          | 7   | 18    |  |
| 01:00         |                  | 4             | 4   | 2          | 0   | 10    |  |
| 02:00         |                  | 4             | 2   | 3          | 0   | 9     |  |
| 03:00         |                  | 0             | 3   | 0          | 0   | 3     |  |
| 04:00         |                  | 0             | 1   | 4          | 3   | 8     |  |
| 05:00         |                  | 2             | 1   | 2          | 2   | 7     |  |
| 06:00         |                  | 7             | 5   | 6          | 9   | 27    |  |
| 07:00         |                  | 5             | 6   | 8          | 7   | 26    |  |
| 08:00         |                  | 7             | 19  | 14         | 6   | 46    |  |
| 09:00         |                  | 11            | 16  | 18         | 8   | 53    |  |
| 10:00         |                  | 9             | 8   | 15         | 10  | 42    |  |
| 11:00         |                  | 4             | 27  | 9          | 14  | 54    |  |
| 12:00 PM      |                  | 22            | 10  | 3          | 24  | 59    |  |
| 01:00         |                  | 16            | 17  | 16         | 18  | 67    |  |
| 02:00         |                  | 12            | 8   | 18         | 16  | 54    |  |
| 03:00         |                  | 18            | 24  | 19         | 28  | 89    |  |
| 04:00         |                  | 14            | 13  | 12         | 13  | 52    |  |
| 05:00         |                  | 11            | 13  | 14         | 10  | 48    |  |
| 06:00         |                  | 10            | 10  | 18         | 8   | 46    |  |
| 07:00         |                  | 12            | 11  | 9          | 17  | 49    |  |
| 08:00         |                  | 9             | 8   | 9          | 12  | 38    |  |
| 09:00         |                  | 8             | 12  | 9          | 12  | 41    |  |
| 10:00         |                  | 8             | 10  | 7          | 12  | 37    |  |
| 11:00         |                  | 7             | 7   | 5          | 0   | 19    |  |
| Day Total     |                  |               |     |            |     | 902   |  |
| Total         |                  |               |     |            |     | 902   |  |

ADT

Not Calculated





# Fairfield Inn & Townplace Suites

Fort Lauderdale, Florida 33315

prepared for:

**Luckey's Management**

traffic statement

**TRAFTECH**  
ENGINEERING, INC.

**August 2021**

August 11, 2021

Sandy Patel – President  
Luckey's Management  
20 South Federal Highway  
Fort Lauderdale, Florida 33301

**Re: Fairfield Inn & Townplace Suites – Traffic and Parking Evaluation**

Dear Sandy:

Traf Tech Engineering, Inc. conducted a traffic evaluation associated with a proposed hotel development planned to be located at 1100 West State Road 84 in the City of Fort Lauderdale in Broward County, Florida. This traffic impact statement addresses trip generation, projected driveway volumes and parking needs.

#### **Trip Generation**

A trip generation analysis was performed using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (10<sup>th</sup> Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The analysis was based on the following assumptions:

#### EXISTING USE ON THE SITE

- 15,602 square-foot drive-in bank

#### PROPOSED LAND USE

- 172 hotel rooms (refer to attached site plan)

According to ITE's *Trip Generation Manual (10<sup>th</sup> Edition)*, the trip generation equations used for the proposed land use are:

#### Hotel (ITE Land Use 310)

##### *Daily Trips*

$$T = 8.36 (X)$$

Where T = average daily vehicle trip ends and X = number of rooms

##### *AM Peak Hour*

$$T = 0.47 (X) \text{ with } 59\% \text{ inbound and } 41\% \text{ outbound}$$

Where T = AM peak hour trip ends and X = number of rooms



**PM Peak Hour**

$T = 0.60 (X)$  with 51% inbound and 49% outbound

Where T = PM peak hour trip ends and X = number of rooms

**Drive-in Bank (ITE Land Use 912)**

**Daily Trips**

$T = 100.03 (X)$

Where T = average daily vehicle trip ends and X = 1,000 square feet

**AM Peak Hour**

$T = 9.5 (X)$  with 58% inbound and 42% outbound

Where T = AM peak hour trip ends and X = 1,000 square feet

**PM Peak Hour**

$T = 20.45 (X)$  with 53% inbound and 47% outbound

Where T = PM peak hour trip ends and X = 1,000 square feet

Using the above-listed trip generation equations from the ITE document, a trip generation comparison analysis was undertaken between the existing drive-in bank at the site and the proposed hotel project. The results of this effort are documented in Tables 1a and 1b below. As indicated in the tables, the Fairfield Inn & Townplace Suites project is anticipated to generate approximately 1,438 daily trips, approximately 81 AM peak hour trips (48 inbound and 33 outbound) and approximately 103 PM peak hour trips (53 inbound and 50 outbound). However, when compared against the existing use at the site, the proposed hotel project is projected to generate less daily trips, less AM peak hour trips and less PM peak hour trips.

| TABLE 1a<br>Trip Generation Summary (Existing Use)<br>Fairfield Inn & Townplace Suites |        |             |              |         |          |              |         |          |
|----------------------------------------------------------------------------------------|--------|-------------|--------------|---------|----------|--------------|---------|----------|
| Land Use                                                                               | Size   | Daily Trips | AM Peak Hour |         |          | PM Peak Hour |         |          |
|                                                                                        |        |             | Total Trips  | Inbound | Outbound | Total Trips  | Inbound | Outbound |
| Drive-in Bank LUC 912                                                                  | 15,602 | 1,561       | 148          | 86      | 62       | 319          | 169     | 150      |
| Driveway Volumes                                                                       |        | 1,561       | 148          | 86      | 62       | 319          | 169     | 150      |
| Source: ITE Trip Generation Manual (10th Edition)                                      |        |             |              |         |          |              |         |          |
| TABLE 1b<br>Trip Generation Summary (Proposed Use)<br>Fairfield Inn & Townplace Suites |        |             |              |         |          |              |         |          |
| Land Use                                                                               | Size   | Daily Trips | AM Peak Hour |         |          | PM Peak Hour |         |          |
|                                                                                        |        |             | Total Trips  | Inbound | Outbound | Total Trips  | Inbound | Outbound |
| Hotel LUC 310                                                                          | 172    | 1,438       | 81           | 48      | 33       | 103          | 53      | 50       |
| Driveway Volumes                                                                       |        | 1,438       | 81           | 48      | 33       | 103          | 53      | 50       |
| Source: ITE Trip Generation Manual (10th Edition)                                      |        |             |              |         |          |              |         |          |
| Difference (Hotel - Bank)                                                              |        |             | AM Peak Hour |         |          | PM Peak Hour |         |          |
|                                                                                        |        |             | Total Trips  | Inbound | Outbound | Total Trips  | Inbound | Outbound |
|                                                                                        |        |             | -123         | -67     | -38      | -216         | -116    | -100     |

### **Trip Distribution and Driveway Assignment**

Since the access plan for the hotel project will consist of one right-turn in driveway and one right-turn out driveway on State Road 84, 100% of the inbound trips will use the west driveway and 100% of the outbound trips will exit via the easternmost driveway. Figure 1 depicts the peak hour traffic assignment of the proposed Fairfield Inn & Townplace Suites project at the access driveways located on State Road 84.

### **Parking Needs**

The parking needs for the Fairfield Inn & Townplace Suites project were determined as follows:

#### **1. City of Fort Lauderdale Parking Code Requirements and Parking Counts conducted at existing Fort Lauderdale hotels located**

Table 1 on the following page documents the parking requirements per City of Fort Lauderdale Land Development Regulations. As indicated in the subject table, the Fairfield Inn & Townplace Suites project requires 172 parking spaces. Since 109 parking spaces are provided, a parking reduction study is required, per Section 47-20.3.A.5(b). The purpose of this parking reduction study is to demonstrate that the 109 parking spaces provided for the project are adequate to comfortably accommodate the peak parking demands of the subject lodging facility. The study is based on City Coded Section 47-20.3.A.5(b).

| <b>TABLE 1</b><br><b>Fairfield Inn &amp; Townplace Suites</b><br><b>Parking Calculations</b> |                             |                        |                   |
|----------------------------------------------------------------------------------------------|-----------------------------|------------------------|-------------------|
| <b>Parking<br/>Required<sup>1</sup></b>                                                      | <b>Parking<br/>Provided</b> | <b>Parking Deficit</b> |                   |
|                                                                                              |                             | <b>Spaces</b>          | <b>Percentage</b> |
| 172                                                                                          | 107                         | -65                    | -38%              |

<sup>1</sup> One parking space per hotel room (Sec. 47-20.2 table) = 172 parking spaces required.

Parking counts conducted at three hotels located on State Road 84 (Holiday Inn Express, Candlewood Suites and Crowne Plaza Fort Lauderdale) indicate that the 95<sup>th</sup> percentile parking generation per occupied hotel room is, on average, approximately 0.43 parking spaces per occupied/rented room (the average of 0.55, 0.42, 0.47 and 0.27). It is important to note that parking rates is based on parking counts conducted during a 60-day period (December 2019 and February 2020), as presented in Attachment B. The three surveyed hotels are located adjacent to or in the immediate vicinity of the subject hotel site. Based on the parking utilization counts, a parking rate of 0.55 spaces per hotel room is recommended for the proposed Fairfield Inn & Townplace Suites. The following parking needs are considered adequate for this hotel:

Parking Needs = 172 rooms x 0.55 spaces/room = **95 parking spaces**

Based on the above parking needs, the 107 parking spaces provided on site are considered adequate to accommodate the peak parking demands at the future Fairfield Inn & Townplace Suites. Additionally, the proposed Fairfield Inn & Townplace Suites will cater to Port Everglades cruise and airport patrons. Hence, the Fairfield Inn & Townplace Suites will provide shuttle service to both Fort Lauderdale-Hollywood International Airport and Port Everglades, further reducing the parking needs for this hotel.

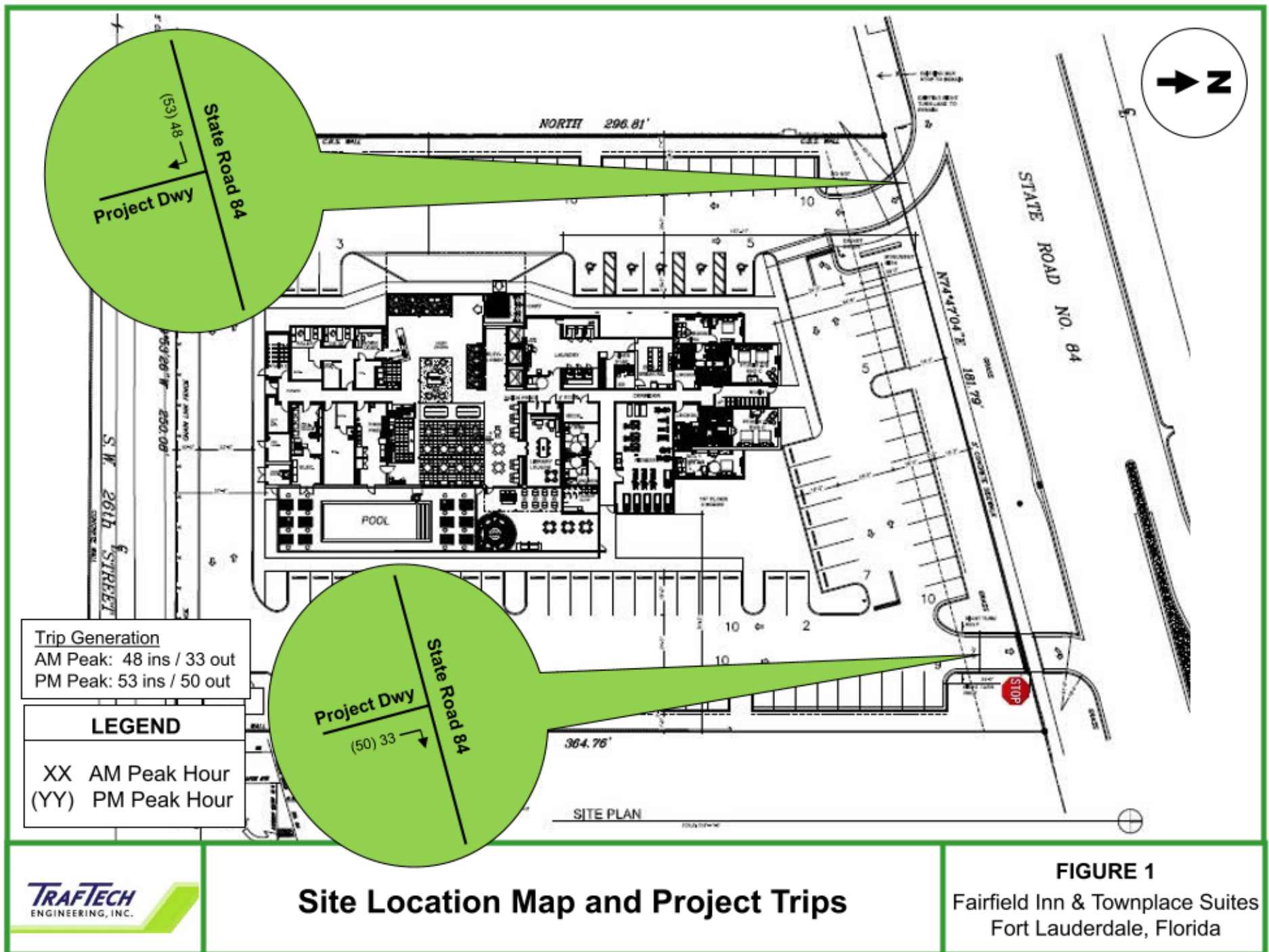
Please give me a call if you have any questions.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

Joaquin E. Vargas, P.E.  
Senior Transportation Engineer





**EXHIBIT 2**

REVISED 8-13-10

PREPARED BY: Jiro Yates, Falkanger Snyder Martineau &amp; Yates:

AR91406

| EXISTING APPROVED USES WITH REQUIRED PARKING (APPROVED ADMINISTRATIVELY SEPTEMBER 11, 2008) |                       |                                       |                                     |                              |                |            |                        |
|---------------------------------------------------------------------------------------------|-----------------------|---------------------------------------|-------------------------------------|------------------------------|----------------|------------|------------------------|
| LAND USE                                                                                    | EXISTING RESORT HOTEL | EXISTING HOTEL RESTAURANT (6TH LEVEL) | EXISTING A1A RESTAURANT (LE MARCHE) | EXISTING HOTEL MEETING SPACE | A1A RESTAURANT | A1A LOUNGE | TOTAL REQUIRED PARKING |
| QUANTITY                                                                                    | 333 ROOMS             | 1298 SF                               | 2000 SF                             | 7657 SF                      | 3900 SF        | 2895 SF    |                        |
| RATE                                                                                        | 1/ROOM                | 1/100                                 | 1/100                               | 1/400                        | 1/100          | 1/100      |                        |
| REQUIRED PARKING                                                                            | 333                   | 13                                    | 20                                  | 19                           | 39             | 29         | 453                    |

| EXISTING AND PROPOSED USES WITH REQUIRED PARKING |                       |                                       |                                     |                              |                           |                                   |                                 |                        |
|--------------------------------------------------|-----------------------|---------------------------------------|-------------------------------------|------------------------------|---------------------------|-----------------------------------|---------------------------------|------------------------|
| LAND USE                                         | EXISTING RESORT HOTEL | EXISTING HOTEL RESTAURANT (6TH LEVEL) | EXISTING A1A RESTAURANT (LE MARCHE) | EXISTING HOTEL MEETING SPACE | A1A RESTAURANT (PROPOSED) | HOTEL SKY RESTAURANT (20th Level) | VIRAMAR RETAIL SPACE (PROPOSED) | TOTAL REQUIRED PARKING |
| QUANTITY                                         | 333 ROOMS             | 1298 SF                               | 2000 SF                             | 7657 SF                      | 8236 SF                   | 4000 SF                           | 1941 SF                         |                        |
| RATE                                             | 1/ROOM                | 1/100                                 | 1/100                               | 1/400                        | 1/250 + 1/30              | 1/100                             | 1/250                           |                        |
| REQUIRED PARKING                                 | 333                   | 13                                    | 20                                  | 19                           | 198                       | 40                                | 8                               | 631                    |

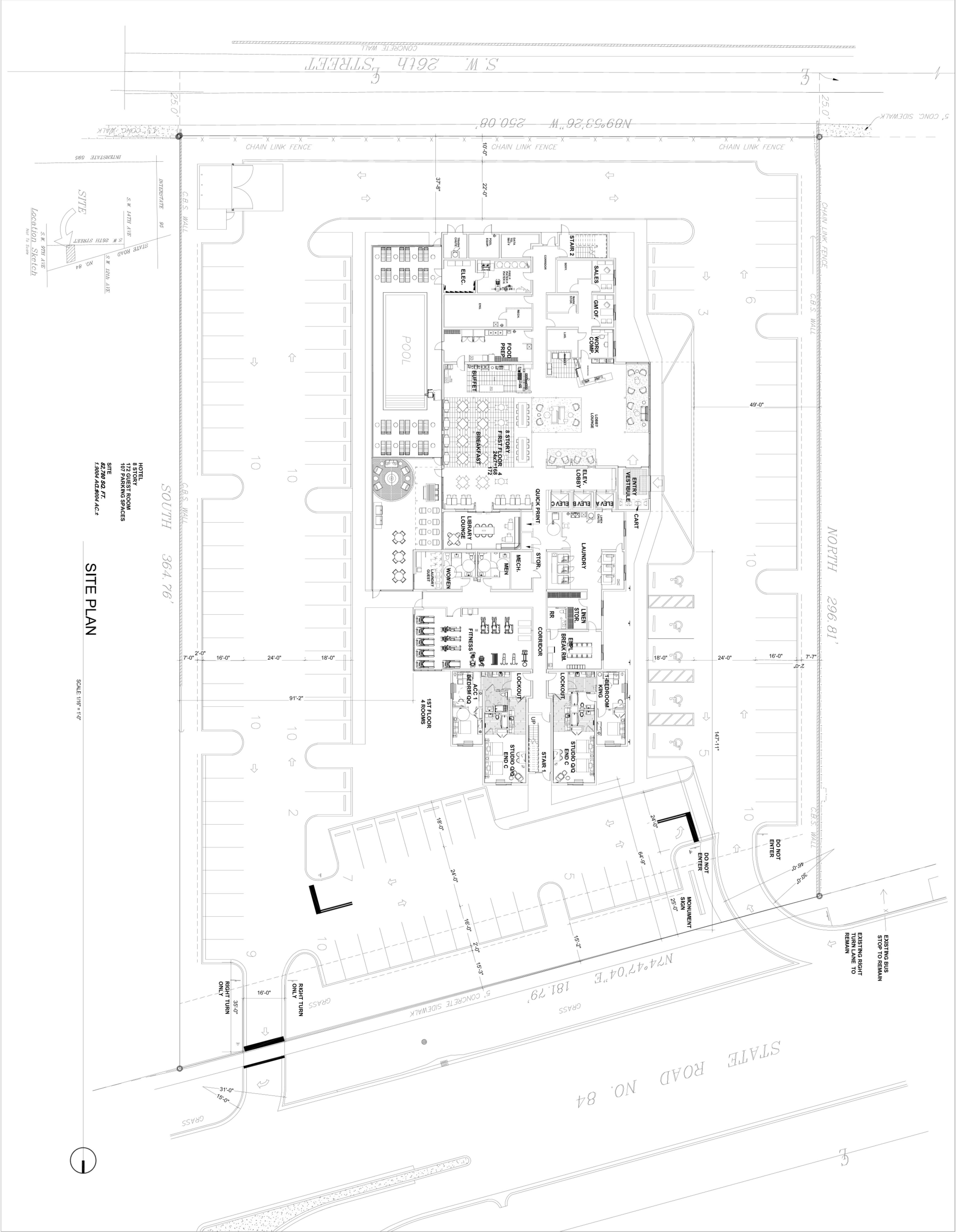
| EXISTING AND PROPOSED USES UTILIZING ULI "RECOMMENDED TIME OF DAY FACTORS"                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |                                                                                                                                              |                                                           |                                                               |                                 |                           |                           |                       |                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------|---------------------------------|---------------------------|---------------------------|-----------------------|-------------------------------------------|
| DATE: FRIDAY 1-08-10 10:00 AM<br>DATE: SUNDAY 1-10-10 10:00 AM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |             | OCCUPANCY: Occupied: 304 Available: 333 - 91.3% (29 Rooms Available)<br>OCCUPANCY: Occupied: 299 Available: 333 - 89.8% (34 Rooms Available) |                                                           |                                                               |                                 |                           |                           |                       |                                           |
| NOTE: "EXISTING HOTEL RESTAURANT " AND "EXISTING A1A RESTAURANT / LE MARCHE" WERE OPEN AND THEREFORE NOT INCLUDED. SPACES WERE ALLOCATED FOR THE EXISTING MEETING SPACE DURING TIME PERIODS THAT IT WAS NOT OCCUPIED. THE EXISTING MEETING ROOM WAS OCCUPIED 8AM TO 5PM ON FRIDAY AND SATURDAY. ULI "RECOMMENDED TIME OF DAY FACTORS" WERE UTILIZED FOR ALL OF THE PROPOSED USES EXCEPT FOR "ACTUAL VEHICLES IN GARAGE DATA". FRIDAY 8PM-10PM INDICATES LEAST AMOUNT OF AVAILABLE SPACES, SATURDAY 1AM TO 3AM INDICATES MOST AVAILABLE SPACES. |             |                                                                                                                                              |                                                           |                                                               |                                 |                           |                           |                       |                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |                                                                                                                                              | "YELLOW" INDICATES EXISTING USES                          |                                                               | "GREEN" INDICATES PROPOSED USES |                           |                           |                       |                                           |
| DAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | TIME:       | ACTUAL VEHICLES IN GARAGE<br>(START COUNT PRIOR TO 10AM = 222 VEHICLES)                                                                      | ASSUMING 100% OCCUPANCY<br>(+29 FRIDAY)<br>(+34 SATURDAY) | EXISTING MEETING SPACE (OCCUPIED 8AM-5PM FRIDAY AND SATURDAY) | A1A RESTAURANT (PROPOSED)       | SKY RESTAURANT (PROPOSED) | VIRAMAR RETAIL (PROPOSED) | TOTAL REQUIRED SPACES | SPACES AVAILABLE (453 PROVIDED IN GARAGE) |
| FRIDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 10AM - 11AM | 213                                                                                                                                          | 242                                                       | OCCUPIED                                                      | 30                              | 4                         | 8                         | 282                   | 171                                       |
| FRIDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 11AM - 12PM | 190                                                                                                                                          | 219                                                       | OCCUPIED                                                      | 79                              | 2                         | 7                         | 307                   | 146                                       |
| FRIDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 12PM - 1PM  | 171                                                                                                                                          | 200                                                       | OCCUPIED                                                      | 149                             | 40                        | 8                         | 397                   | 56                                        |
| FRIDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1PM - 2PM   | 166                                                                                                                                          | 195                                                       | OCCUPIED                                                      | 149                             | 40                        | 8                         | 392                   | 61                                        |
| FRIDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2PM - 3PM   | 175                                                                                                                                          | 204                                                       | OCCUPIED                                                      | 129                             | 14                        | 8                         | 355                   | 98                                        |
| FRIDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3PM - 4PM   | 157                                                                                                                                          | 186                                                       | OCCUPIED                                                      | 79                              | 4                         | 7                         | 278                   | 177                                       |
| FRIDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4PM - 5PM   | 138                                                                                                                                          | 167                                                       | OCCUPIED                                                      | 99                              | 4                         | 7                         | 277                   | 176                                       |
| FRIDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5PM - 6PM   | 126                                                                                                                                          | 155                                                       | 19                                                            | 149                             | 12                        | 8                         | 343                   | 110                                       |
| FRIDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 6PM - 7PM   | 119                                                                                                                                          | 148                                                       | 19                                                            | 168                             | 22                        | 8                         | 385                   | 68                                        |
| FRIDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 7PM - 8PM   | 115                                                                                                                                          | 144                                                       | 19                                                            | 198                             | 24                        | 8                         | 393                   | 60                                        |
| FRIDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 8PM - 9PM   | 125                                                                                                                                          | 154                                                       | 19                                                            | 198                             | 28                        | 8                         | 405                   | 48                                        |
| FRIDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 9PM - 10PM  | 129                                                                                                                                          | 158                                                       | 19                                                            | 198                             | 27                        | 4                         | 406                   | 47                                        |
| FRIDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 10PM - 11PM | 138                                                                                                                                          | 167                                                       | 10                                                            | 168                             | 24                        | 2                         | 391                   | 62                                        |
| FRIDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 11PM - 12AM | 144                                                                                                                                          | 173                                                       | 0                                                             | 149                             | 16                        | 1                         | 339                   | 114                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 12AM - 1AM  | 145                                                                                                                                          | 179                                                       | 0                                                             | 50                              | 12                        | 0                         | 241                   | 212                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1AM - 2AM   | 148                                                                                                                                          | 182                                                       | 0                                                             | 0                               | 0                         | 0                         | 182                   | 271                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2AM - 3AM   | 148                                                                                                                                          | 182                                                       | 0                                                             | 0                               | 0                         | 0                         | 182                   | 271                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 3AM - 4AM   | 150                                                                                                                                          | 184                                                       | 0                                                             | 0                               | 0                         | 0                         | 184                   | 269                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4AM - 5AM   | 150                                                                                                                                          | 184                                                       | 0                                                             | 0                               | 0                         | 0                         | 184                   | 269                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 5AM - 6AM   | 151                                                                                                                                          | 185                                                       | 0                                                             | 0                               | 0                         | 0                         | 185                   | 268                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 6AM - 7AM   | 161                                                                                                                                          | 195                                                       | 0                                                             | 0                               | 0                         | 0                         | 195                   | 258                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 7AM - 8AM   | 157                                                                                                                                          | 191                                                       | 0                                                             | 0                               | 4                         | 0                         | 195                   | 258                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 8AM - 9AM   | 161                                                                                                                                          | 195                                                       | OCCUPIED                                                      | 0                               | 12                        | 1                         | 208                   | 245                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 9AM - 10AM  | 158                                                                                                                                          | 192                                                       | OCCUPIED                                                      | 0                               | 4                         | 2                         | 198                   | 255                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 10AM - 11AM | 144                                                                                                                                          | 178                                                       | OCCUPIED                                                      | 0                               | 4                         | 4                         | 186                   | 267                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 11AM - 12PM | 128                                                                                                                                          | 162                                                       | OCCUPIED                                                      | 30                              | 2                         | 5                         | 169                   | 254                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 12PM - 1PM  | 119                                                                                                                                          | 153                                                       | OCCUPIED                                                      | 99                              | 40                        | 6                         | 298                   | 155                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1PM - 2PM   | 106                                                                                                                                          | 140                                                       | OCCUPIED                                                      | 109                             | 40                        | 7                         | 296                   | 157                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2PM - 3PM   | 122                                                                                                                                          | 156                                                       | OCCUPIED                                                      | 89                              | 14                        | 8                         | 267                   | 186                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 3PM - 4PM   | 131                                                                                                                                          | 165                                                       | OCCUPIED                                                      | 89                              | 4                         | 8                         | 266                   | 187                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4PM - 5PM   | 130                                                                                                                                          | 164                                                       | OCCUPIED                                                      | 89                              | 4                         | 8                         | 265                   | 188                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 5PM - 6PM   | 136                                                                                                                                          | 170                                                       | 19                                                            | 119                             | 12                        | 7                         | 327                   | 126                                       |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 6PM - 7PM   | 120                                                                                                                                          | 154                                                       | 19                                                            | 178                             | 22                        | 6                         | 379                   | 74                                        |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 7PM - 8PM   | 121                                                                                                                                          | 155                                                       | 19                                                            | 188                             | 24                        | 6                         | 392                   | 61                                        |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 8PM - 9PM   | 131                                                                                                                                          | 165                                                       | 19                                                            | 198                             | 28                        | 5                         | 415                   | 38                                        |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 9PM - 10PM  | 139                                                                                                                                          | 173                                                       | 19                                                            | 178                             | 27                        | 4                         | 401                   | 52                                        |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 10PM - 11PM | 157                                                                                                                                          | 191                                                       | 10                                                            | 178                             | 24                        | 3                         | 406                   | 47                                        |
| SATURDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 11PM - 12AM | 152                                                                                                                                          | 186                                                       | 0                                                             | 178                             | 16                        | 1                         | 381                   | 72                                        |
| SUNDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 12AM - 1AM  | 155                                                                                                                                          | 189                                                       | 0                                                             | 99                              | 12                        | 0                         | 300                   | 153                                       |
| SUNDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1AM - 2AM   | 157                                                                                                                                          | 191                                                       | 0                                                             | 0                               | 0                         | 0                         | 191                   | 262                                       |
| SUNDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2AM - 3AM   | 159                                                                                                                                          | 193                                                       | 0                                                             | 0                               | 0                         | 0                         | 193                   | 260                                       |
| SUNDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3AM - 4AM   | 158                                                                                                                                          | 192                                                       | 0                                                             | 0                               | 0                         | 0                         | 192                   | 261                                       |
| SUNDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4AM - 5AM   | 155                                                                                                                                          | 189                                                       | 0                                                             | 0                               | 0                         | 0                         | 189                   | 264                                       |
| SUNDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5AM - 6AM   | 155                                                                                                                                          | 189                                                       | 0                                                             | 0                               | 0                         | 0                         | 189                   | 264                                       |
| SUNDAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 6AM - 7AM   | 159                                                                                                                                          | 193                                                       | 0                                                             | 0                               | 0                         | 0                         | 193                   | 260                                       |
| AVERAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |             | 145.977778                                                                                                                                   | 178.422222                                                | 7.24137931                                                    | 85.62222222                     | 12.57777778               | 3.75555556                | 285.0444444           | 167.05555556                              |

**ATTACHMENT A**

**Site Plan**

**Fairfield Inn & Townplace Suites**





Date: 2/24/2021  
Project # GW2021010  
Drawn: GFV  
ARC, LISC, REF.  
#AR0009531  
Revisions:  
6/4/2021 REV.

# FAIRFIELD INN & TOWNEPLACE SUITES for 1100 HOTELS LLC

1100 WEST STATE ROAD 84 FORT LAUDERDALE, FLORIDA 33315

## George White ARCHITECT

6127 C. DURHAM DRIVE, LAKE WORTH , FLORIDA 33467

561-997-6698

SITE PLAN

A 100

**ATTACHMENT B**

**Parking Counts at Three Adjacent  
Hotels**

| Date                                       | # of Rooms Sold<br>(Candlewood<br>Suites - 70<br>rooms total) | # of Rooms Sold<br>(Holiday Inn<br>Express - 102<br>rooms total) | Total # of<br>Rooms<br>Sold | Occupancy | # of Cars<br>Parked | % of Cars<br>Parked per<br>Room Sold | # of Rooms Sold<br>(Crowne Plaza SR<br>84 - 148 rooms<br>total) | Occupancy | # of Cars<br>Parked | % of Cars<br>Parked per<br>Room Sold |
|--------------------------------------------|---------------------------------------------------------------|------------------------------------------------------------------|-----------------------------|-----------|---------------------|--------------------------------------|-----------------------------------------------------------------|-----------|---------------------|--------------------------------------|
| 12/1/19                                    | 61                                                            | 94                                                               | 155                         | 90%       | 75                  | 48%                                  | 143                                                             | 97%       | 26                  | 18%                                  |
| 12/2/19                                    | 55                                                            | 85                                                               | 140                         | 81%       | 70                  | 50%                                  | 124                                                             | 84%       | 36                  | 29%                                  |
| 12/3/19                                    | 70                                                            | 102                                                              | 172                         | 100%      | 70                  | 41%                                  | 148                                                             | 100%      | 29                  | 20%                                  |
| 12/4/19                                    | 63                                                            | 101                                                              | 164                         | 95%       | 80                  | 49%                                  | 131                                                             | 89%       | 29                  | 22%                                  |
| 12/5/19                                    | 63                                                            | 94                                                               | 157                         | 91%       | 79                  | 50%                                  | 122                                                             | 82%       | 22                  | 18%                                  |
| 12/6/19                                    | 70                                                            | 102                                                              | 172                         | 100%      | 73                  | 42%                                  | 148                                                             | 100%      | 27                  | 18%                                  |
| 12/7/19                                    | 62                                                            | 99                                                               | 161                         | 94%       | 75                  | 47%                                  | 131                                                             | 89%       | 27                  | 21%                                  |
| 12/8/19                                    | 66                                                            | 94                                                               | 160                         | 93%       | 79                  | 49%                                  | 115                                                             | 78%       | 27                  | 23%                                  |
| 12/9/19                                    | 67                                                            | 92                                                               | 159                         | 92%       | 75                  | 47%                                  | 93                                                              | 63%       | 21                  | 23%                                  |
| 12/10/19                                   | 59                                                            | 91                                                               | 150                         | 87%       | 79                  | 53%                                  | 94                                                              | 64%       | 21                  | 22%                                  |
| 12/11/19                                   | 66                                                            | 78                                                               | 144                         | 84%       | 60                  | 42%                                  | 80                                                              | 54%       | 21                  | 26%                                  |
| 12/12/19                                   | 65                                                            | 95                                                               | 160                         | 93%       | 79                  | 49%                                  | 88                                                              | 59%       | 25                  | 28%                                  |
| 12/13/19                                   | 69                                                            | 92                                                               | 161                         | 94%       | 75                  | 47%                                  | 136                                                             | 92%       | 30                  | 22%                                  |
| 12/14/19                                   | 70                                                            | 102                                                              | 172                         | 100%      | 85                  | 49%                                  | 146                                                             | 99%       | 33                  | 23%                                  |
| 12/15/19                                   | 60                                                            | 102                                                              | 162                         | 94%       | 80                  | 49%                                  | 72                                                              | 49%       | 20                  | 28%                                  |
| 12/16/19                                   | 48                                                            | 92                                                               | 140                         | 81%       | 72                  | 51%                                  | 87                                                              | 59%       | 20                  | 23%                                  |
| 12/17/19                                   | 63                                                            | 100                                                              | 163                         | 95%       | 80                  | 49%                                  | 96                                                              | 65%       | 20                  | 21%                                  |
| 12/18/19                                   | 65                                                            | 96                                                               | 161                         | 94%       | 79                  | 49%                                  | 111                                                             | 75%       | 20                  | 18%                                  |
| 12/19/19                                   | 65                                                            | 102                                                              | 167                         | 97%       | 80                  | 48%                                  | 147                                                             | 99%       | 20                  | 14%                                  |
| 12/20/19                                   | 70                                                            | 89                                                               | 159                         | 92%       | 70                  | 44%                                  | 133                                                             | 90%       | 28                  | 21%                                  |
| 12/21/19                                   | 58                                                            | 97                                                               | 155                         | 90%       | 80                  | 52%                                  | 142                                                             | 96%       | 33                  | 23%                                  |
| 12/22/19                                   | 40                                                            | 100                                                              | 140                         | 81%       | 79                  | 56%                                  | 102                                                             | 69%       | 20                  | 20%                                  |
| 12/23/19                                   | 23                                                            | 55                                                               | 78                          | 45%       | 35                  | 45%                                  | 41                                                              | 28%       | 16                  | 39%                                  |
| 12/24/19                                   | 22                                                            | 47                                                               | 69                          | 40%       | 30                  | 43%                                  | 23                                                              | 16%       | 16                  | 70%                                  |
| 12/25/19                                   | 28                                                            | 69                                                               | 97                          | 56%       | 55                  | 57%                                  | 36                                                              | 24%       | 16                  | 44%                                  |
| 12/26/19                                   | 49                                                            | 82                                                               | 131                         | 76%       | 70                  | 53%                                  | 110                                                             | 74%       | 25                  | 23%                                  |
| 12/27/19                                   | 70                                                            | 102                                                              | 172                         | 100%      | 80                  | 47%                                  | 133                                                             | 90%       | 27                  | 20%                                  |
| 12/28/19                                   | 70                                                            | 102                                                              | 172                         | 100%      | 79                  | 46%                                  | 148                                                             | 100%      | 31                  | 21%                                  |
| 12/29/19                                   | 66                                                            | 102                                                              | 168                         | 98%       | 69                  | 41%                                  | 148                                                             | 100%      | 34                  | 23%                                  |
| 12/30/19                                   | 70                                                            | 99                                                               | 169                         | 98%       | 75                  | 44%                                  | 135                                                             | 91%       | 34                  | 25%                                  |
| 12/31/19                                   | 59                                                            | 102                                                              | 161                         | 94%       | 79                  | 49%                                  | 116                                                             | 78%       | 32                  | 28%                                  |
| <b>95th Percentile Parking Utilization</b> |                                                               |                                                                  |                             |           |                     | <b>55%</b>                           |                                                                 |           |                     | <b>42%</b>                           |

Source: Candlewood Suites, Holiday Inn Express and Crowne Plaza



| Date                                       | # of Rooms Sold<br>(Holiday Inn<br>Express - 102<br>rooms total) | # of Rooms Sold<br>(Candlewood<br>Suites - 70 rooms<br>total) | Total # of<br>Rooms<br>Sold | Occupancy | # of Cars<br>Parked | % of Cars<br>Parked per<br>Room Sold | # of Rooms Sold<br>(Crowne Plaza SR<br>84 - 148 rooms<br>total) | Occupancy | # of Cars<br>Parked | % of Cars<br>Parked per<br>Room Sold |
|--------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------|-----------|---------------------|--------------------------------------|-----------------------------------------------------------------|-----------|---------------------|--------------------------------------|
| 2/1/20                                     | 102                                                              | 70                                                            | 172                         | 100%      | 60                  | 35%                                  | 147                                                             | 99%       | 35                  | 24%                                  |
| 2/2/20                                     | 102                                                              | 70                                                            | 172                         | 100%      | 65                  | 38%                                  | 147                                                             | 99%       | 32                  | 22%                                  |
| 2/3/20                                     | 102                                                              | 70                                                            | 172                         | 100%      | 65                  | 38%                                  | 111                                                             | 75%       | 30                  | 27%                                  |
| 2/4/20                                     | 102                                                              | 70                                                            | 172                         | 100%      | 70                  | 41%                                  | 144                                                             | 97%       | 29                  | 20%                                  |
| 2/5/20                                     | 102                                                              | 70                                                            | 172                         | 100%      | 80                  | 47%                                  | 132                                                             | 89%       | 36                  | 27%                                  |
| 2/6/20                                     | 102                                                              | 70                                                            | 172                         | 100%      | 75                  | 44%                                  | 148                                                             | 100%      | 32                  | 22%                                  |
| 2/7/20                                     | 102                                                              | 70                                                            | 172                         | 100%      | 78                  | 45%                                  | 145                                                             | 98%       | 36                  | 25%                                  |
| 2/8/20                                     | 102                                                              | 70                                                            | 172                         | 100%      | 75                  | 44%                                  | 148                                                             | 100%      | 31                  | 21%                                  |
| 2/9/20                                     | 93                                                               | 61                                                            | 154                         | 90%       | 70                  | 45%                                  | 118                                                             | 80%       | 21                  | 18%                                  |
| 2/10/20                                    | 102                                                              | 67                                                            | 169                         | 98%       | 75                  | 44%                                  | 86                                                              | 58%       | 21                  | 24%                                  |
| 2/11/20                                    | 102                                                              | 70                                                            | 172                         | 100%      | 70                  | 41%                                  | 146                                                             | 99%       | 25                  | 17%                                  |
| 2/12/20                                    | 102                                                              | 70                                                            | 172                         | 100%      | 75                  | 44%                                  | 148                                                             | 100%      | 20                  | 14%                                  |
| 2/13/20                                    | 102                                                              | 70                                                            | 172                         | 100%      | 80                  | 47%                                  | 147                                                             | 99%       | 25                  | 17%                                  |
| 2/14/20                                    | 102                                                              | 70                                                            | 172                         | 100%      | 85                  | 49%                                  | 148                                                             | 100%      | 31                  | 21%                                  |
| 2/15/20                                    | 102                                                              | 70                                                            | 172                         | 100%      | 75                  | 44%                                  | 148                                                             | 100%      | 27                  | 18%                                  |
| 2/16/20                                    | 102                                                              | 70                                                            | 172                         | 100%      | 70                  | 41%                                  | 148                                                             | 100%      | 34                  | 23%                                  |
| 2/17/20                                    | 102                                                              | 68                                                            | 170                         | 99%       | 75                  | 44%                                  | 124                                                             | 84%       | 18                  | 15%                                  |
| 2/18/20                                    | 102                                                              | 70                                                            | 172                         | 100%      | 78                  | 45%                                  | 148                                                             | 100%      | 30                  | 20%                                  |
| 2/19/20                                    | 102                                                              | 70                                                            | 172                         | 100%      | 75                  | 44%                                  | 148                                                             | 100%      | 25                  | 17%                                  |
| 2/20/20                                    | 102                                                              | 70                                                            | 172                         | 100%      | 70                  | 41%                                  | 148                                                             | 100%      | 22                  | 15%                                  |
| 2/21/20                                    | 102                                                              | 70                                                            | 172                         | 100%      | 65                  | 38%                                  | 148                                                             | 100%      | 26                  | 18%                                  |
| 2/22/20                                    | 102                                                              | 70                                                            | 172                         | 100%      | 69                  | 40%                                  | 148                                                             | 100%      | 22                  | 15%                                  |
| 2/23/20                                    | 97                                                               | 70                                                            | 167                         | 97%       | 60                  | 36%                                  | 148                                                             | 100%      | 22                  | 15%                                  |
| 2/24/20                                    | 102                                                              | 70                                                            | 172                         | 100%      | 75                  | 44%                                  | 148                                                             | 100%      | 17                  | 11%                                  |
| 2/25/20                                    | 102                                                              | 70                                                            | 172                         | 100%      | 78                  | 45%                                  | 143                                                             | 97%       | 38                  | 27%                                  |
| 2/26/20                                    | 102                                                              | 70                                                            | 172                         | 100%      | 75                  | 44%                                  | 148                                                             | 100%      | 24                  | 16%                                  |
| 2/27/20                                    | 102                                                              | 70                                                            | 172                         | 100%      | 80                  | 47%                                  | 140                                                             | 95%       | 28                  | 20%                                  |
| 2/28/20                                    | 102                                                              | 70                                                            | 172                         | 100%      | 75                  | 44%                                  | 148                                                             | 100%      | 24                  | 16%                                  |
| 2/29/20                                    | 102                                                              | 70                                                            | 172                         | 100%      | 70                  | 41%                                  | 148                                                             | 100%      | 31                  | 21%                                  |
| <b>95th Percentile Parking Utilization</b> |                                                                  |                                                               |                             |           |                     | <b>47%</b>                           |                                                                 |           |                     | <b>27%</b>                           |

Source: Candlewood Suites, Holiday Inn Express and Crowne Plaza

# **APPENDIX D**

## **Hotel Trip Generation**





# Trip Generation Manual

10<sup>th</sup> Edition • Volume 2: Data • Part 1  
(Land Uses 000–399)

SEPTEMBER 2017

INSTITUTE OF TRANSPORTATION ENGINEERS



## Hotel (310)

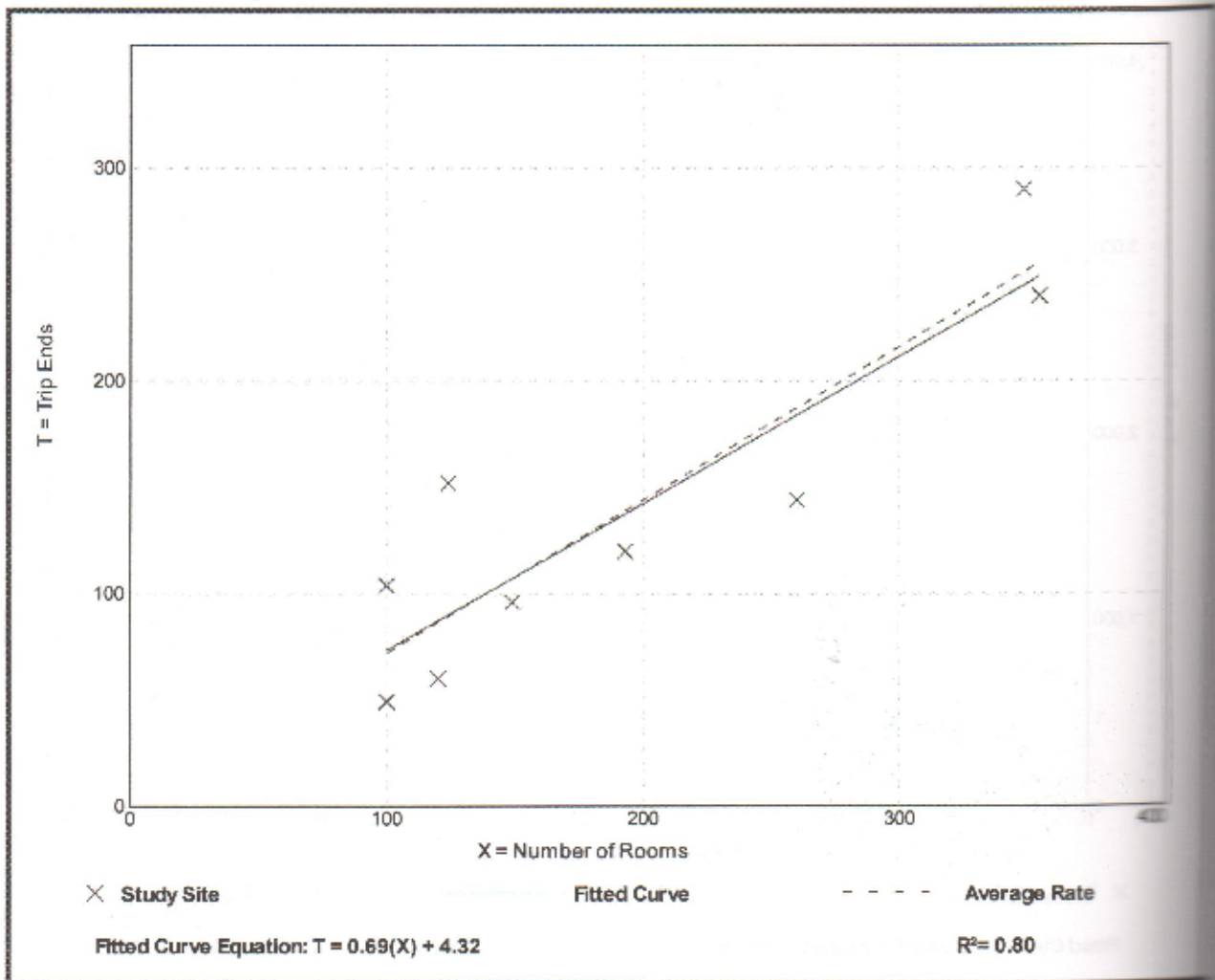
Vehicle Trip Ends vs: Rooms  
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 9  
Avg. Num. of Rooms: 194  
Directional Distribution: 56% entering, 44% exiting

### Vehicle Trip Generation per Room

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.72         | 0.49 - 1.23    | 0.21               |

### Data Plot and Equation



# **APPENDIX E**

## **Valet Analysis**

**Queuing Analysis based on ITE Procedures**  
**1159 Hillsboro Mile – Parking**

$q = 52$  veh/hr (inbound/outbound demand rate)

$Q = 30$  veh/hr (service rate\*)

$$p = \frac{q}{NQ} = 0.4333 \text{ (N = 4 valet runners)}$$

$$Q_M = 0.4833$$

Using Acceptable Probability of 5% (95% Confidence Level)

$$M = \left( \frac{\ln(x > M) - \ln(Q_M)}{\ln(p)} \right) - 1$$

$$M = \left( \frac{\ln(0.05) - \ln(0.4333)}{\ln(0.4333)} \right) - 1$$

$$M = \left( \frac{-2.9957 - (-0.8363)}{-0.8363} \right) - 1$$

$$M = 2.6 - 1 = 1.6, \text{ say 2 vehicles}$$

- Ticket processing time = **60 sec.** + vehicle travel time at 10 mph (340 feet) = **23 sec.**  
+ walking/running time at 10 ft/sec for 340 feet = **34 sec.** for a total time of **117 seconds**  
= 30.8 veh/hr, **say 30 veh/hr.**



location, a 5% probability of back-up onto the adjacent street is judged to be acceptable. Demand on the system for design is expected to be 110 vehicles in a 45-minute period. Average service time was expected to be 2.2 minutes. Is the queue storage adequate?

Such problems can be quickly solved using Equation (8-9b) given in Table 8-10 and repeated below for convenience.

$$M = \left[ \frac{\ln P(x > M) - \ln Q_M}{\ln \rho} \right] - 1$$

where:

$M$  = queue length which is exceeded  $p$  percent of the time

$N$  = number of service channels (drive-in positions)

$Q$  = service rate per channel (vehicles per hour)

$\rho = \frac{\text{demand rate}}{\text{service rate}} = \frac{q}{NQ}$  = utilization factor

$q$  = demand rate on the system (vehicles per hour)

$Q_M$  = tabled values of the relationship between queue length, number of channels, and utilization factor (see Table 8.11)

TABLE 8-11

Table of  $Q_M$  Values

|     | $N = 1$ | 2      | 3      | 4      | 6      | 8      | 10     |
|-----|---------|--------|--------|--------|--------|--------|--------|
| 0.0 | 0.0000  | 0.0000 | 0.0000 | 0.0000 |        |        |        |
| 0.1 | .1000   | .0182  | .0037  | .0008  | .0000  | 0.0000 | 0.0000 |
| .2  | .2000   | .0666  | .0247  | .0096  | .0015  | .0002  | .0000  |
| .3  | .3000   | .1385  | .0700  | .0370  | .0111  | .0036  | .0011  |
| .4  | .4000   | .2286  | .1411  | .0907  | .0400  | .0185  | .0088  |
| .5  | .5000   | .3333  | .2368  | .1739  | .0991  | .0591  | .0360  |
| .6  | .6000   | .4501  | .3548  | .2870  | .1966  | .1395  | .1013  |
| .7  | .7000   | .5766  | .4923  | .4286  | .3359  | .2706  | .2218  |
| .8  | .8000   | .7111  | .6472  | .5964  | .5178  | .4576  | .4093  |
| .9  | .9000   | .8528  | .8172  | .7878  | .7401  | .7014  | .6687  |
| 1.0 | 1.0000  | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |

$$\rho = \frac{q}{NQ} = \frac{\text{arrival rate, total}}{(\text{number of channels})(\text{service rate per channel})}$$

$N$  = number of channels (service positions)

### Solution

Step 1:  $Q = \frac{60 \text{ min/hr}}{2.2 \text{ min/service}} = 27.3$  services per hour

Step 2:  $q = (110 \text{ veh/45 min}) \times (60 \text{ min/hr}) = 146.7$  vehicles per hour

Step 3:  $\rho = \frac{q}{NQ} = \frac{146.7}{(6)(27.3)} = 0.8956$

Step 4:  $Q_M = 0.7303$  by interpolation between 0.8 and 0.9 for  $N = 6$  from the table of  $Q_M$  values (see Table 8-11).

Step 5: The acceptable probability of the queue,  $M$ , being longer than the storage, 18 spaces in this example, was stated to be 5%.  $P(x > M) = 0.05$ , and:

$$M = \left[ \frac{\ln 0.05 - \ln 0.7303}{\ln 0.8956} \right] - 1 = \left[ \frac{-2.996 - (-0.314)}{-0.110} \right] - 1$$

$$= 24.38 - 1 = 23.38, \text{ say } 23 \text{ vehicles.}$$



## TOWN OF HILLSBORO BEACH

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](mailto:SHenderson@TownofHillsboroBeach.com)

### TOWN OF HILLSBORO BEACH, FLORIDA

#### Quasi-Judicial Public Hearing

#### Conditional Use Special Event Space

**Tuesday, October 5, 2021, at 9:00AM**

**NOTICE IS HEREBY GIVEN** the Town Commission of the Town of Hillsboro Beach will hold a Quasi-Judicial Public Hearing on **October 5, 2021, at 9:00 A.M.** Debbie M. Orshefsky, with Holland & Knight Law, authorized agent for property located at **1159 Hillsboro Mile, Hillsboro Beach, FL 33062** is requesting Conditional Use Approval to Permit a Special Event Space within the Hillsboro Beach Resort, submitted pursuant to Ordinance No. 2021-03.

Information on the Conditional Use request can be obtained at Town Hall, 10 days prior to the Public Hearing. Public comments on the request will be received in-person at the Public Hearing on October 5, 2021 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email: [TownClerk@TownofHillsboroBeach.com](mailto:TownClerk@TownofHillsboroBeach.com).

The public can attend in person or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details will be provided on Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC Town Clerk  
TOWN OF HILLSBORO BEACH, FLORIDA  
9/23/2021

1210 HILLSBORO MILE | HILLSBORO BEACH, FLORIDA 33062 | [TOWNOFHILLSBOROBEACH.COM](http://TOWNOFHILLSBOROBEACH.COM)



SUN-SENTINEL

**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 11745-Other Legal Notices ,

Was published in said newspaper in the issues of; Sep 25, 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.

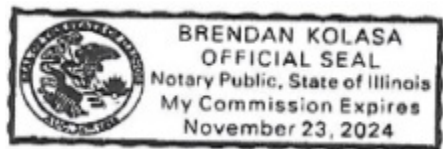


\_\_\_\_\_  
Signature of Affiant

Sworn to and subscribed before me this: September 26, 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  
7048278



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

**CONDITIONAL USE SPECIAL EVENT  
SPACE  
TUESDAY, OCTOBER 5, 2021, AT  
9:00AM**

NOTICE IS HEREBY GIVEN the Town Commission of the Town of Hillsboro Beach will hold a Quasi-Judicial Public Hearing on October 5, 2021, at 9:00 A.M. Debbie M. Orshefsky, with Holland & Knight Law, authorized agent for property located at 1159 Hillsboro Mile, Hillsboro Beach, FL 33062 is requesting Conditional Use Approval to Permit a Special Event Space within the Hillsboro Beach Resort, submitted pursuant to Ordinance No. 2021-03.

Information on the Conditional Use request can be obtained at Town Hall, 10 days prior to the Public Hearing. Public comments on the request will be received in-person at the Public Hearing on October 5, 2021 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email: [TownClerk@TownofHillsboroBeach.com](mailto:TownClerk@TownofHillsboroBeach.com).

The public can attend in person or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details will be provided on Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC Town Clerk  
TOWN OF HILLSBORO BEACH, FLORIDA  
9/25/2021 7048278

Order # - 7048278

