



TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile, Hillsboro Beach, Florida 33062
November 9, 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, November 9, 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** - Ronald J. Rickert, II, with IntelAE, LLC authorized agent for property owner of 981 Hillsboro Mile, Hillsboro Beach, FL 33062, is Requesting Site Plan Approval.

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

Address: 981 Hillsboro Mile, Hillsboro Beach, FL 33062

Request: The Applicant/Owner is Requesting Site Plan Approval

All interested parties are Sworn in by Town Attorney

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

B. QUASI-JUDICIAL PUBLIC HEARING - The Applicant and Owners, BNH IV HM TRI, LLC and 1159 Hillsboro Mile LLC, for property located at 1159 Hillsboro Mile, Hillsboro Beach, FL 33062, are Requesting Conditional Use Approval to Allow Beach Chair Management Service on property.

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 Allow for Commercial Use of Beach Equipment (lounge chairs, umbrellas) and storage at 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



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: November 2, 2021
SUBJECT: Site Plan Approval for Addition
LOCATION: 981 Hillsboro Mile

This report is regarding Site Plan Approval Request for a property located 981 Hillsboro Mile submitted to the Town on October 11, 2021. The owner of the property, James Lambert, has assigned Ronald J. Pickert II as the authorized agent. The applicant has submitted plans indicating a proposed 4,245 square foot a/c guest house East of A1A for site plan approval. In addition, the existing driveway is to be modified per new guest house layout (by others). No improvements are proposed West of A1A.

Background

The applicant is requesting Site Plan approval for a 2-story guest house addition to an existing property located at 981 Hillsboro Mile. The property is a double lot with a Unity Title, totaling roughly 52,519 square feet (1.21 acres). The guest house is proposed on the currently vacant portion of the property to the south (see below). No building improvements are proposed West of A1A. The applicant received approval at the October 5, 2021, Town Commission meeting to install artificial turf which is under construction.



981 Hillsboro Mile – Location of proposed guest house

Documents Submitted

Information submitted with the Site Plan Approval request include an application, Architectural Plans, Boundary Survey and Landscape Plans inclusive of hardscape and planting plans. The Planning Consultant reviewed the aforementioned documents and determined they satisfactory per the requirements of the Hillsboro Beach's Code of Ordinances.

General Description of the Development Proposal

The owners of the referenced project propose to build a new 4,245 square-foot under air guest house. The new structure will follow the main house to the north in a transitional style with off white stucco, stone accents, and dark metal roof. Features of the guest house include: a first floor 5-car garage, storage, and a second floor, main lounge with kitchen and BBQ areas.

Site Plan Review and Comments

The site plan application submitted on October 11, 2021, is consistent with the Town's Land Development Regulations. Plans have not been reviewed for compliance with FEMA flood regulations which will be done at time of Building Permit submittal. Please find below an analysis of the proposed work:

STANDARDS / RESULTS

Town of Hillsboro Beach Zoning Code, Applicable Requirements

Sec. 12-122. - Height regulations.

Residential	Required Maximum Height	Proposed
Single-Family Residential RS-2	For property east of SR A1A, no building shall exceed 35 feet in height above the dune elevation	32'9" (27'9" above dune elevation"

Sec. 12-124. - Yard regulations.

Residential	Required Setbacks	Proposed
Front Setback	On the east and west sides of State Highway A1A there shall be an open yard having a depth of not less than 85 feet from the center line of the State Highway A1A *Exception for mechanical equipment	89'8"
Side yard	Not less than 15 feet measured from the roof overhang, or 6 inches per foot of building height, whichever is greater	Right side: 16'6" required (based on building height) – 17'3" provided

	*Exception for mechanical equipment	Left side: 33'4" from main building
Rear yard, ocean front	No building or part of a building shall extend easterly beyond a line as shown on plat of easterly building line as defined herein. Retaining walls, fences, barricades, whether connected with the buildings or for the improvement of lots shall not be built, erected or constructed closer than the building setback line as shown on the plat.	56'8" west of easterly building line

Sec. 12-127. - Accessory buildings

Residential	Standards	Proposed
Architectural style	Accessory buildings shall conform to the architectural style of the main dwelling or be typical of the use to which they are put such as green houses, orchid houses and/or similar structures for this purpose.	The new structure will follow the main house to the north in a transitional style with off white stucco, stone accents, and dark metal roof
Location	Accessory buildings shall be placed entirely within the building lines of the lot.	Accessory building is entirely within the building line of the lot
Construction	No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building, except guest houses, shall be used for dwelling purposes.	Main building already exists

Sec. 12-128. - Guest houses.

Residential	Standards	Proposed
Minimum floor area	1,250 square feet (minimum)	4,246 square feet proposed
Separation from primary structure	Shall not be closer than 16 feet to the main building	Left side: 33'4" from main building
Location	Shall be located upon the same side of State Highway A1A as the main building; provided, however, that a guest house conforming to the floor area requirements may be located on the west side of A1A	Located on the same side of A1A (east)

Staff Recommendation

Based on the analysis of the Hillsboro Beach Code of Ordinances, the Consultant Planner recommends approval of the proposed guest house with the following conditions of approval:

1. Submit a Broward County Tree Removal Permit if applicable. If a Tree Removal Permit is not required, provide a notation indicating so.
2. Provide a Construction Site Management Plan, per Section 12-50.
3. Provide a notation indicating compliance with Section 3-9 - Requirements for Marine Turtle Protection will be met.
4. Provide a computation of pervious, impervious, and paved surface, in square footage and percentage for the total lot with the inclusion of the guest house addition. Provide such information to the Site Data table.

INTELAE

architecture + energy of Intelligence
1615 south federal highway
suite 206, boca raton, fl 33432

RECEIVED

OCT 11 2021

-SDHufus
-TOWN CLERK-

Attn:

Town of Hillsboro Beach
1210 Hillsboro Mile, Hillsboro Beach, FL 33062
Phone (954) 427-4011

Date: 10/07/2021

Development Application – Authorized Agent

With this letter, I (owner) James Lambert authorize (Name of Authorized Agent) Ronald Rickert of Intelae AE to act as my agent and acting in my behalf for all purposes associated with the Development Application process.

By my signature, I recognize and approve the construction of which the plans are submitted, and willfully accept the responsibility as owner of this project.

[Signature] 10-8-21 James Lambert
Owner Signature Date Print Name

State of Florida, County of Broward

The foregoing instrument was acknowledged before me on this 8 day of OCT 2021, by

James Lambert as owner for 981 Hillsboro Mile

Personally Know ☒ or has produced identification ☐ Type of Identification _____

[Signature]
Notary Signature

Elena Turchinskaia
Print Notary Name





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

RECEIVED

OCT 11 2021

JD Jefferson
Town Clerk

RECEIVED

DEVELOPMENT APPLICATION

Submittal Date: OCT 11 2021

Zoning Board Meeting Date: _____

Property Control # _____

Town Commission Meeting Date: _____

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: <u>James Lambert</u>		NAME: <u>RONALD J. RICKERT II</u>	
ADDRESS: <u>981 Hillsboro Mile</u>		ADDRESS: <u>1015 S. FEDERAL HIGHWAY, STE. 200</u> <u>BOCA RATON, FL 33432</u>	
PHONE: <u>954 328 8521</u>	CELL: _____	PHONE: <u>(561) 672-7124</u>	CELL: <u>(561) 239-0135</u>
E-MAIL: <u>Jim.lambert954@gmail.com</u>	FAX: <u>954 784 5903</u>	E-MAIL: <u>RON@INTELAE.COM</u>	FAX: <u>N/A</u>

APPLICANT'S CERTIFICATION

(I) RONALD J. RICKERT II (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.

R. Rickert II 10/17/2021
 Signature

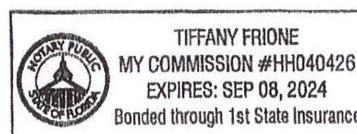
RONALD J. RICKERT II
 Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 7th day of October, 2021, by Ronald J. Rickert II as Architect for _____

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

Tiffany Frione
 Notary Signature
Tiffany Frione
 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: 981 Hillsboro Mile District: RS-2

Proposed Zoning: Existing - Not changing

Existing Comprehensive Plan Designation: _____

Proposed Comprehensive Plan Designation: _____

Existing Land Use: Single - Family Residence

Proposed Land Use: N/A

Total Site Area: 52,519.1 Sq. Ft. 1.21 Acres

Flood Zone Category: X 1 VE 9.0 NAVD

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. See Architect's Narrative (attached).

Describe the type of operation or business proposed; or the proposed construction. See Architect's Narrative (attached).

Estimated construction cost: _____

Describe in detail the phasing of the proposed development. _____

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 Architect's Narrative (attached).

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

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

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

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

- (A) Every general contractor or other person being issued a building permit, shall deposit with the Town Clerk a bond in the amount of \$500 per each \$100,000 with a minimum of \$1,000 for any complete new building or an addition to existing building. The bond shall be in the form of a cashier's check.
- (B) By the deposit of the funds the contractor authorizes the Town of Hillsboro Beach, through its proper officials, to expend all or any portion of the bond to effect cleanup, during and after construction, if not satisfactorily performed by the contractor or person. Subsequent to the satisfactory cleanup of the vicinity of the construction, unused funds in whole or in part will be refunded to the contractor or person.
- (C) (1) It shall be the duty of the general contractor or other person receiving the permit to see that the premises and adjoining public areas shall be policed at all times during and after construction to prevent debris from being discarded on adjoining properties.
- (2) The DRO or the DRO's designate shall certify in writing to the Town Commission his or her determination and recommendation. The building plans and specifications shall be approved by the Town Commission prior to the issuance of a building permit. (1976 Code, CH. 12, Div. 5, Art. XV § 9)

OCT 11 2021

INTELAE

October 1, 2021

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

Re: Narrative for Site plan Review for a new guest house at 981 Hillsboro Mile,
Hillsboro Beach, FL.

To whom it may concern:

The owners of the referenced project would like to build a new 4,245 sf ac guest house. The added new construction meets all the setbacks per the town's requirements. The overall height is set at 27'-9", far below the maximum height of 35'-0" measured from the average dune height per our site section. The new structure will follow the main house to the north in a transitional style with off white stucco, stone accents and a dark metal roof.

Features of the guest house include: a first floor 5 car garage, storage, and a second floor, main lounge with kitchen and bbq areas. The new building is also set west of the CCCL, and the owner's have already received a field permit from DEP for added fill needed to level the 2nd floor to the beach dune which occurs on the east side of the new construction.

This project is much smaller in scope then what could be built on this site and it's impact will be very minimal to the surrounding neighbors. In addition, we are set way inside of any setbacks, lowest floor is set at required FEMA flood elevation and lower than the maximum building height.

On behalf of the owner, we would like to request that the referenced project be allowed to submit for Building permit and run parallel in the process with site plan approval.

The owner is willing to pay for the plan review fees to avoid any further delays.

We believe this new project is very non-impacting and hope our request for parallel review is granted.

I am available anytime to discuss this project on the phone or in person should any questions arise,

We look forward to your approvals so the owner can start the building process.

Thank you in advance for your consideration.

Ronald J. Rickert, II
Principal

IntelAE, LLC

"Architecture + Energy of Intelligence"

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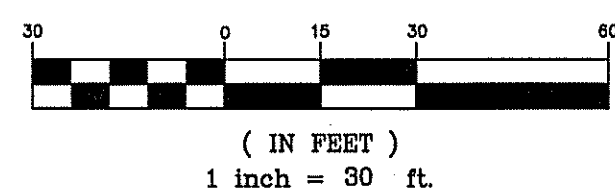
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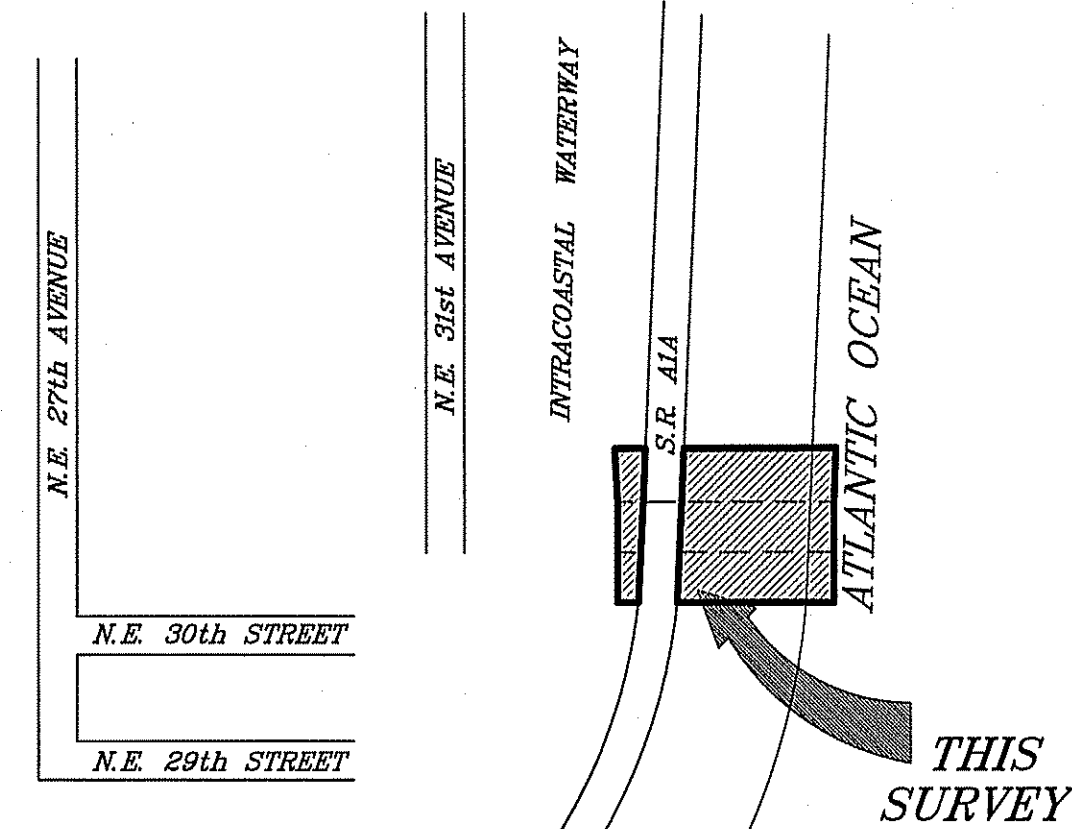
prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615
WEB SITE: MECO400.COM, EMAIL: INFO@MECO400.COM

GRAPHIC SCALE



RECORD LAND SURVEY

A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST, TOWN OF HILLSBOROUGH BEACH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:



Location Sketch
Not To Scale

Legal Description:

A Parcel of land in Government Lot 1, in Section 20, Township 48 South, Range 43 East, in the Town of Hillsboro Beach, more particularly described as follows:

That part of the North 363.00 feet of the South 3422.00 feet of said Section 20, as measured at right angles to the South line thereof, lying East of the right-of-way line of the Intracoastal Waterway as now located and established, subject to right-of-way for State Road A1A.

Parcel 1:
A parcel of land in Government Lot 1, Section 20, Township 48 South, Range 43 East, more particularly described as follows: That part of the North 153 feet of the South 3,312 feet of said Section 20 (as measured at right angles to the South line thereof), lying East of the right-of-way of the Intracoastal Waterway, as now located and established, said lands situate, lying and being in Broward County, Florida.

Parcel 2:
A Parcel of land in Government Lot 1, Section 20, Township 48 South, Range 43 East, more particularly described as follows: That part of the North 110 feet of the South 3,312 feet of said Section 20 (as measured at right angles to the South line thereof), lying East of the right-of-way of the Intracoastal Waterway, as now located and established, said lands situate, lying and being in Broward County, Florida.

Parcel 3:
A Parcel of land in Government Lot 1, Section 20, Township 48 South, Range 43 East, more particularly described as follows: That part of the North 110 feet of the South 3,312 feet of said Section 20 (as measured at right angles to the South line thereof), lying East of the right-of-way of the Intracoastal Waterway, as now located and established, said lands situate, lying and being in Broward County, Florida.

LESS AND EXCEPT:
Those portions of Parcels 2 and 3 conveyed to State of Florida Department of Transportation by Warranty Deed recorded in Official Records Book 37018, Page 748 of the Public Records of Broward County, Florida.

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

PROPERTY OWNER:
James R. Lambert

PROPERTY ADDRESS:
#981 AND 977 HILLSBORO MILE,
HILLSBORO BEACH, FL. 33062

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 21st day of June, 2005.
Resurveyed this 18th day of August, 2015.
Additional elevations added this 10th day of August, 2016.
General revisions made this 12th day of August, 2016.
General revisions made this 23rd day of August, 2016.
Resurveyed and Field work completed this 12th day of March, 2020.
Revised this 17th day of September, 2020.

McLAUGHLIN ENGINEERING COMPANY

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

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

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 authorized 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 # 3805, Elevation = 4.320 (NGVD29) converted to 2.730 (NAVD83).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\pm$, or $\pm$ Elev. = 1.94
- This property lies in Flood Zones, "AE", Elev. = 6.0 & 5.0, "VE" Elev. = 9.0 & 12.0, & Zones, "X", 0.2% Annual Chance of Flood Hazard & Area of Minimal Flood Hazard Per Flood Insurance Rate Map No. 1201100189 H, Dated: August 15, 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 shown refer to the Coastal Construction Control Line (per Misc. Map Book 6, Pg. 10, B.C.R.).
- 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/>
- The Mean High Water Line, Elevation 0.31 (Intracoastal) & 0.25 (Ocean) and Mean Low Water Line Elevation (-0.07 (Intracoastal), & (-0.25 (Ocean) per Florida Department of Environmental Protection - Tidal Water Procedural Approval, Digitally Signed by W. Lamar Evers, PSM, 3/19/20
- Legal Description per Instrument # 112344861, O.R. Block 50851, Pg. 1419, 1420, B.C.R.)

OFFICE NOTES

FIELD BOOK NO. TDS, Print, LB# 1089/50&51, Ref. Dwg. 92-3-45 & 46, PRINT, TDS, Print, LB# 385/51, TDS

JOB ORDER NO. U-1058, V-0540, V-1628, V-5050

CHECKED BY:

DRAWN BY: SW, KT, RDR, KT

FILE NO:

92-3-045(20)

TOWN OF HILLSBORO BEACH, FLORIDA

QUASI-JUDICIAL PUBLIC HEARING

Site Plan Approval – 981 Hillsboro Mile

Tuesday, November 9, 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 **November 9, 2021, at 9:00 A.M.** Ronald J. Rickert II, authorized agent for property located at **981 Hillsboro Mile, Hillsboro Beach, FL 33062** is requesting Site Plan Approval.

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 November 9, 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.

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
10/22/2021



Printed: 10/22/2021 1:09:38 PM

Page 1 of 3

Order ID: 7070396

* Agency Commission not included

GROSS PRICE * : \$126.55

PACKAGE NAME: SSC Notice of Public Meeting



Printed: 10/22/2021 1:09:38 PM

Page 2 of 3

Order ID: 7070396

* Agency Commission not included

GROSS PRICE * : \$126.55

PACKAGE NAME: SSC Notice of Public Meeting

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

AdSize(s): 1 Column

Run Date(s): Thursday, October 28, 2021

Zone: Full Run

Color Spec. B/W

Preview

Order ID: 7070396

* Agency Commission not included

GROSS PRICE * : \$126.55**PACKAGE NAME: SSC Notice of Public Meeting****TOWN OF HILLSBORO BEACH, FLORIDA
QUASI-JUDICIAL PUBLIC HEARING
SITE PLAN APPROVAL – 981 HILLSBORO
MILE****TUESDAY, NOVEMBER 9, 2021, AT
9:00AM**

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Sherry D. Henderson, CMC Town Clerk
TOWN OF HILLSBORO BEACH, FLORIDA
10/28/2021 7070396

GUEST HOUSE - HILLSBORO BEACH, FL

ABBREVIATIONS

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



SHEET INDEX

SHT	DESCRIPTION	DISCIPLINE
A0.0	COVER SHEET	ARCHITECT
A0.1	3D IMAGES	ARCHITECT
A1.0	SITE PLAN	ARCHITECT
A2.0	1ST FLOOR PLAN	ARCHITECT
A2.1	1ST FLOOR REFLECTED CEILING PLAN	ARCHITECT
A3.0	2ND FLOOR PLAN	ARCHITECT
A3.1	2ND FLOOR REFLECTED CEILING PLAN	ARCHITECT
A4.0	ROOF PLAN	ARCHITECT
A5.0	ELEVATIONS	ARCHITECT
A5.1	ELEVATIONS	ARCHITECT
A6.0	BUILDING SECTIONS	ARCHITECT
A7.0	WALL SECTIONS	ARCHITECT
A8.0	DETAILS	ARCHITECT
A9.0	WATER INTRUSION / FLASHING DETAILS	ARCHITECT
A9.1	DOOR / WINDOW OPENING DETAILS	ARCHITECT
A10.0	(TYP.) INTERIOR TRIM DETAILS	ARCHITECT
C-1	SITE ENGINEERING PLAN	CIVIL
S1	FOUNDATION PLAN	STRUCTURAL
S1.1	FOUNDATION NOTES AND DETAILS	STRUCTURAL
S2	FLOOR FRAMING PLAN	STRUCTURAL
S3	UPPER ROOF FRAMING PLAN	STRUCTURAL
S4	NOTES AND DETAILS	STRUCTURAL
S5	SECTIONS AND DETAILS	STRUCTURAL
S6	SECTIONS AND DETAILS	STRUCTURAL
S7	SECTIONS AND DETAILS	STRUCTURAL
E0.1	NOTES AND DETAILS	ELECTRICAL
E0.2	NOTES AND DETAILS	ELECTRICAL
E1.1	FIRST FLOOR ELECTRICAL PLAN	ELECTRICAL
E1.2	SECOND FLOOR ELECTRICAL PLAN	ELECTRICAL
M0.1	MECHANICAL NOTES	MECHANICAL
M1.1	FIRST FLOOR MECHANICAL PLAN	MECHANICAL
M1.2	SECOND FLOOR MECHANICAL PLAN	MECHANICAL
M2.1	DETAILS	MECHANICAL
P0.1	PLUMBING NOTES	PLUMBING
P0.2	DETAILS	PLUMBING
P0.3	SANITARY AND GAS RISER	PLUMBING
P1.0	PLUMBING SITE PLAN	PLUMBING
P1.1	FIRST FLOOR PLUMBING PLAN	PLUMBING
P1.2	SECOND FLOOR PLUMBING PLAN	PLUMBING
L-1	LANDSCAPE PLAN	LANDSCAPE
L-2	IRRIGATION PLAN	LANDSCAPE

GENERAL NOTES

GENERAL CONSTRUCTION NOTES (CONSTRUCTION SHALL FOLLOW 2020 FLORIDA RESIDENTIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES):

- THE GENERAL CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT PRIOR TO START OF CONSTRUCTION & COORDINATE THAT ALL WORK BY ALL TRADES SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, LOCAL CODES, ORDINANCES, STANDARDS, OR RESTRICTIONS, WHETHER INDICATED OR NOT.
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS & METHODS OF CONSTRUCTION AND FOR THE SAFETY OF ALL CONSTRUCTION WORKERS.
- THE GENERAL CONTRACTOR / BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES.
- THE GENERAL CONTRACTOR / BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT (IN WRITING) IMMEDIATELY OR THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. **DO NOT SCALE DRAWINGS OR ASSUME ANY DIMENSIONS.** BUILDER SHALL NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED TO RECEIVE A BUILDING PERMIT. ARCHITECT SHALL HAVE UP TO FOUR WORKING DAYS TO FINALIZE A RESPONSE TO ADDITIONAL REQUESTED INFORMATION.
- GENERAL CONTRACTOR / BUILDER SHALL SUBMIT MIN. THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW, AND SHALL PROVIDE THEIR OWN REVIEW OF SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT FOR REVIEW.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE, CONTRACTOR SHALL BE FAMILIAR WITH THE GOVERNING CODE, IN ITS ENTIRETY, AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY OR MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS.
- THE BUILDER RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT ANY PRIOR NOTICE. ITEMS, WHICH WHEN SUBSTITUTED REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL.
- THE GENERAL CONTRACTOR / BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF ALL STRUCTURAL OR NON-STRUCTURAL MEMBERS / COMPONENTS DURING CONSTRUCTION.
- CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS TO BUILDER AND OWNER FOR APPROVAL OF DESIGN AND MATERIALS.
- WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
- ALL WINDOW AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED PER PRODUCT APPROVAL. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH FLORIDA STATE ENERGY CODE SECTION 502.4.
- ALL FIXED GLASS, BUTT GLASS, AND GLASS BLOCK SHALL BE INSTALLED TO WITHSTAND 170 WIND LOAD.
- THE BUILDER SHALL SUBMIT THREE (3) COPIES OF SHOP DRAWINGS & ENGINEERING CALCULATIONS BY TRUSS MANUFACTURER BEARING THE SIGNATURE & SEALED BY A FLORIDA REGISTERED ENGINEER OF THEIR ROOF TRUSSES, THEIR UPLIFTS & STRAP DESIGN FOR REVIEW PRIOR TO FABRICATION.
- PRIOR TO PROVIDING TRUSS SHOP DRAWINGS TO ARCHITECT FOR REVIEW, BUILDER SHALL PROVIDE THEIR OWN REVIEW OF TRUSS PACKAGE AND VERIFY ANY/ALL ADJUSTMENTS (N WRITING) FROM PROVIDED TRUSS LAYOUT IN THESE DRAWINGS VERSUS THE TRUSS PACKAGE PROVIDED BY THEIR TRUSS COMPANY SUBCONTRACTOR.
- TRUSSES SHALL BE DESIGNED TO CARRY LOADS OF ATTIC AHU'S AND MISCELLANEOUS EQUIPMENT. THE BUILDER SHALL COORDINATE LOCATIONS OF EQUIPMENT PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL CELLS GROUTED SOLID AT BEARING POINT OF EACH GIRDER TRUSS.
- ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH BEARING CLIPS, TOP AND BOTTOM OF EACH STUD, AS PER CODE AND AS DETAILED.
- CONCRETE SHALL CONFORM TO ASTM C94. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND ACI 301. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 531 MORTAR SHALL MEET THE FOLLOWING STANDARDS: TYPE M MORTAR, F'M = 1,500 PSI
- MINIMUM CONCRETE COVERAGE OVER REINFORCING SHALL BE: SLABS ON VAPOR BARRIER - 3/4" / BEAMS AND COLUMNS - 1 1/2" FORMED / CONCRETE BELOW GRADE - 2" UNFORMED / CONCRETE BELOW GRADE - 3"
- REINFORCED STEEL: GRADE 60 (FY-60,000). ASTM A615 S1.

IMPORTANT NOTES: STRUCTURAL ENGINEERING & MEP ENGINEERING NOTES SUPERCEDE ANY GENERAL NOTES BELOW.

- PLACING DRAWINGS AND BAR LISTS SHALL CONFORM TO A.C.I.'S "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (A.C.I. 315).
- DETAILS OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION". AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS OTHERWISE INDICATED.
- ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.
- CONCRETE BEAM SIZES MAY BE INCREASED (8" MAX.) AS REQUIRED FOR ARCHITECTURAL DETAILS OR TO FIT BLOCK COURSING. DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOWS AND DOOR BEAMS (28" MAX.) AND ADD 2 #5'S BOTTOM IF DROP EXCEEDS 8".
- DOWEL COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND MEMBER OF DOWELS AS VERTICAL BARS ABOVE.
- VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR UNOBSTRUCTED CONTINUOUS CELL.
- CLEAN-OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUTED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AND BEFORE GROUTING.
- REINFORCING STEEL SHALL BE LAPPED 48 BAR DIAMETERS MINIMUM WHERE SPLICED, AND SHALL BE WIRED TOGETHER. PROVIDE CORNER BARS SAME SIZE AND NUMBER HORIZONTAL BEAM REINFORCING AT EACH FACE. LAP 48 BAR DIAMETERS MIN.
- STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL". AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
- ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD AS REQUIRED PER APPLICABLE CODE.
- BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF THE TRUSSES TO PREVENT COLLAPSE OR DAMAGE TO SAME.
- HEADERS FOR FRAMED OPENINGS GREATER THAN 6'-0" MUST BE ENGINEERED AND STAMPED BY THE ENGINEER OF RECORD.
- ALL HEADERS OVER DOORS AND WINDOWS TO BE 2 OR 3-2X 12'S (FOR WOOD FRAME CONSTRUCTION DEPENDING ON WALL THICKNESS) EXCEPT WHERE NOTED.
- DIMENSION LUMBER FOR HEADERS,COLUMNS, AND BEARING WALLS SHALL BE SOUTHERN PINE NO. 2 OR BETTER OR SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1200 PSI IN BENDING FOR SINGLE MEMBER USES, 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULUS OF ELASTICITY OF 1600 PSI OR BETTER AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY.
- STRUCTURAL STEEL SHALL CONFORM TO THE A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS". MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS: SHAPES, PLATES, ANCHOR BOLTS-A 36 / MACHINE BOLTS- A 325 / TUBULAR STEEL- A 500 GRADE B(46 KSI)
- WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE". ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE A.W.S. A5.1 E70XX.
- SEE FOUNDATION NOTES AND FRAMING NOTES FOR MORE INFO. ON THESE ITEMS.
- TOPICAL CURING REQUIRED FOR ALL SLABS AND FLAT WORK UNLESS NOTED OTHERWISE.
- ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC., SHALL BE REQUESTED (IN WRITING ONLY) BY THE BUILDER OR THE OWNER TO THE ARCHITECT. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE TO THE ARCHITECT (IN WRITING ONLY) WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE ARCHITECT FROM ANY AND ALL RESPONSIBILITY, CLAIMS, AGAINST THE ARCHITECT FOR CULPABILITY, ETC. FROM THE DATE SHOWN ON PLANS ORIGIN UNTIL THE END OF TIME.
- ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.

DESIGN SPECIFICATIONS

FLORIDA BUILDING CODE 2020 & ASCE 7-10:

OCCUPANCY CLASSIFICATION = R3 (RESIDENTIAL)

TYPE OF CONSTRUCTION = TYPE V CONSTRUCTION

CONSULTANTS

TYPE:	CONTACT INFORMATION
CIVIL ENGINEER	COMPANY: DIVERSIFIED CONSTRUCTION & ENGINEERING SERVICES PHONE: 561-750-3717 ADDRESS: 2295 NW CORPORATE BLVD - SUITE 125 - BOCA RATON, FL 33431 EMAIL: HOWARD@DCESGROUP.COM COMPANY: STRUCTURAL SYSTEMS, INC. PHONE: 561-408-0780 ADDRESS: 210 LOCK ROAD - DEERFIELD BEACH, FL 33442 EMAIL: CHRIS@STRUCTURALS1.COM
STRUCTURAL ENGINEER	COMPANY: APD CONSULTING ENGINEERS PHONE: 561-419-8977 ADDRESS: 500 NE SPANISH RIVER BLVD - STE 203 - BOCA RATON, FL 33431 EMAIL: CYNTHIA@APD-ENGINEERING.COM
MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER	COMPANY: THOMAS L. WHITE, ASLA-ISA PHONE: 954-253-2285 ADDRESS: 2600 NE 27TH AVENUE - FORT LAUDERDALE, FL 33306 EMAIL: TCWHITE@BELLSOUTH.NET
LANDSCAPE ARCHITECT	

COVER SHEET

NOT TO SCALE

#21025

architecture + energy of intelligence

981 HILLSBORO MILE

NEW GUEST HOUSE

981 HILLSBORO MILE

HILLSBORO BEACH, FL 33062

REVISIONS:

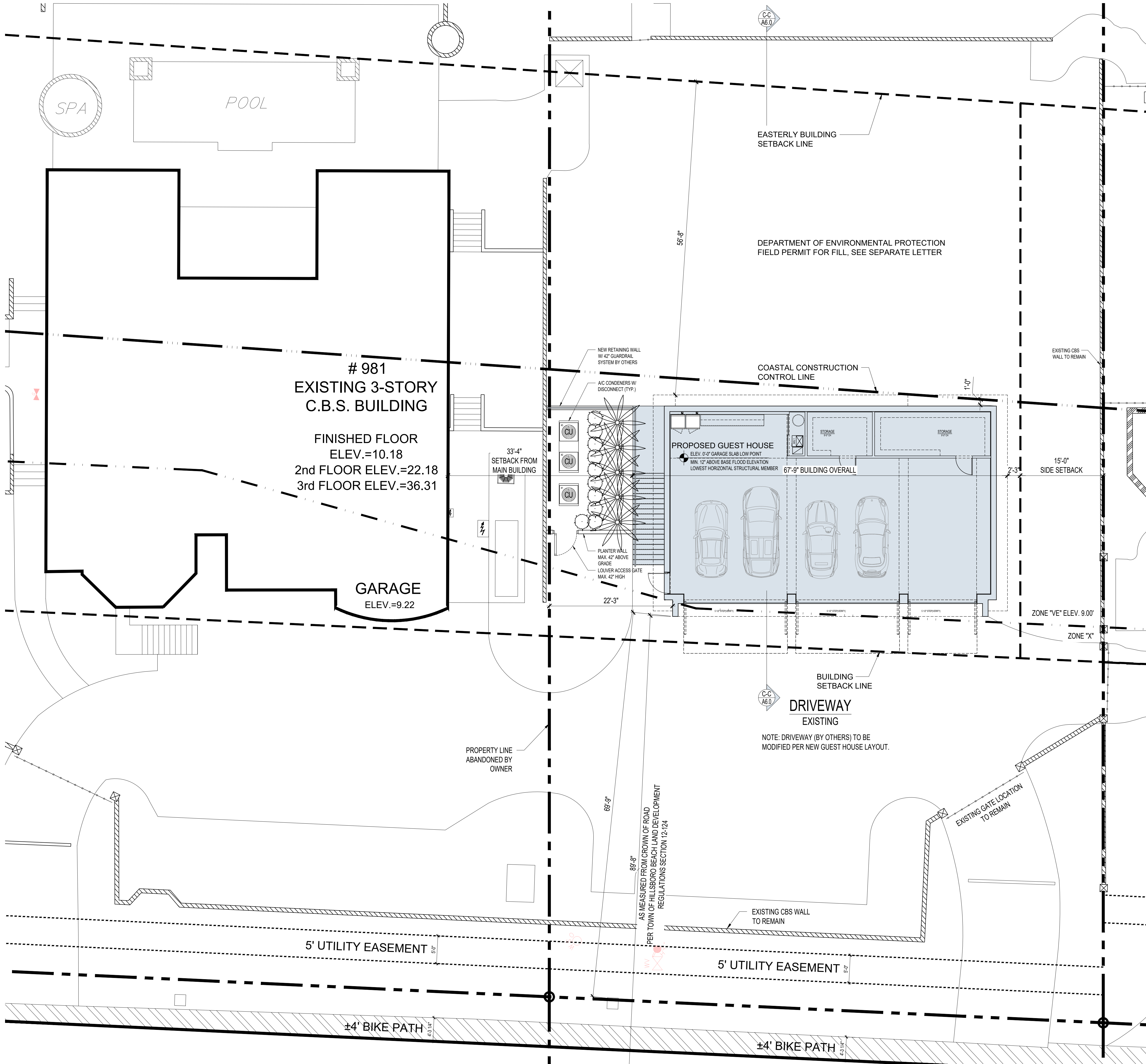
DATE: 03-16-2021

DRAWN / CHECKED: TRF/TRR

PERMIT: CONSTRUCTION

©2021 - #A#001/3630

A0.0



SITE NOTES

- SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION
- VERIFY PROPERTY LINE DIMENSIONS WITH SURVEY
- SEE CIVIL AND LANDSCAPE PLANS FOR ANY ADDITIONAL INFORMATION REGARDING HARDSCAPE, DRAINAGE, POOL CONSTRUCTION AND DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION.
- SITE DRAINAGE BY CIVIL ENGINEER

NORTH

SITE DATA	
LOT SIZE	52519.1 SQ. FT.
TYPE OF CONSTRUCTION	
TYPE V-B	
*MAXIMUM NUMBER OF STORIES 'ALLOWED' = 3 STORIES	
*NUMBER OF STORIES 'PROVIDED' = 2 STORY	
*MAXIMUM SQUARE FOOTAGE 'ALLOWED' = UNLIMITED	
*SQUARE FOOTAGE 'PROVIDED' = 4,491 SQ. FT.	
FLOOD ZONE INFORMATION	
FLOOD ZONE / BASE FLOOD ELEVATION (BFE) = X / VE 9.0' NAVD ; DESIGN FLOOD ELEVATION (DFE) = BFE + 1'-0" = VE 10.0' NAVD FOR LOWEST HORIZONTAL MEMBER	
TYPE OF OCCUPANCY	
GROUP 'R3' (SINGLE FAMILY RESIDENTIAL)	
SETBACK REQUIREMENTS	
ZONING : (RS-2) - RESIDENTIAL OF SINGLE FAMILY	
SETBACKS	
*FRONT SETBACK 'REQUIRED'	80'-0"
*FRONT SETBACK 'PROVIDED'	89'-8"
*REAR SETBACK 'REQUIRED'	EASTERLY BUILDING LINE, AS NOTED ON SURVEY
*REAR SETBACK 'PROVIDED'	56'-8" WEST OF EASTERLY BUILDING LINE
*LEFT SIDE SETBACK 'REQUIRED'	16'-0" FROM MAIN BUILDING
NOTE: PROPERTY HAS UNITY OF TITLE WITH NORTH ABUTTING PROPERTY.	
*LEFT SIDE SETBACK 'PROVIDED'	33'-4" FROM MAIN BUILDING
*RIGHT SIDE SETBACK 'REQUIRED'	16'-0" BASED ON BUILDING HEIGHT
NOTE: BUILDING SETBACK MEASUREMENTS BASED ON TOWN OF HILLSBORO BEACH LAND DEVELOPMENT REGULATIONS SECTION 12-124 YARD REGULATIONS (B) SIDE YARD	
*RIGHT SIDE SETBACK 'PROVIDED'	17'-3"
BUILDING HEIGHT REQUIREMENT	
*MAXIMUM BUILDING HEIGHT 'ALLOWED'	35'-0"
*ACTUAL BUILDING HEIGHT 'PROVIDED'	32'-9"
NOTE: MAXIMUM BUILDING HEIGHT MEASUREMENTS BASED ON TOWN OF HILLSBORO BEACH LAND DEVELOPMENT REGULATIONS SECTION 12-122 HEIGHT REGULATIONS	
FLOOR AREA MINIMUM REQUIREMENT	
*MINIMUM FLOOR AREA 'ALLOWED'	1,250 SQ. FT.
*ACTUAL FLOOR AREA 'PROVIDED'	4,246 SQ. FT.
NOTE: FLOOR AREA MEASUREMENTS BASED ON TOWN OF HILLSBORO BEACH LAND DEVELOPMENT REGULATIONS SECTION 12-128 GUEST HOUSES	

SITE PLAN

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

#21025

architecture + energy of intelligence

INTELAE

981 HILLSBORO MILE

NEW GUEST HOUSE

981 HILLSBORO MILE

HILLSBORO BEACH, FL 33062

REVISIONS:

DATE: 03-16-2021

DRAWN / CHECKED: TRF / JR

PERMIT:

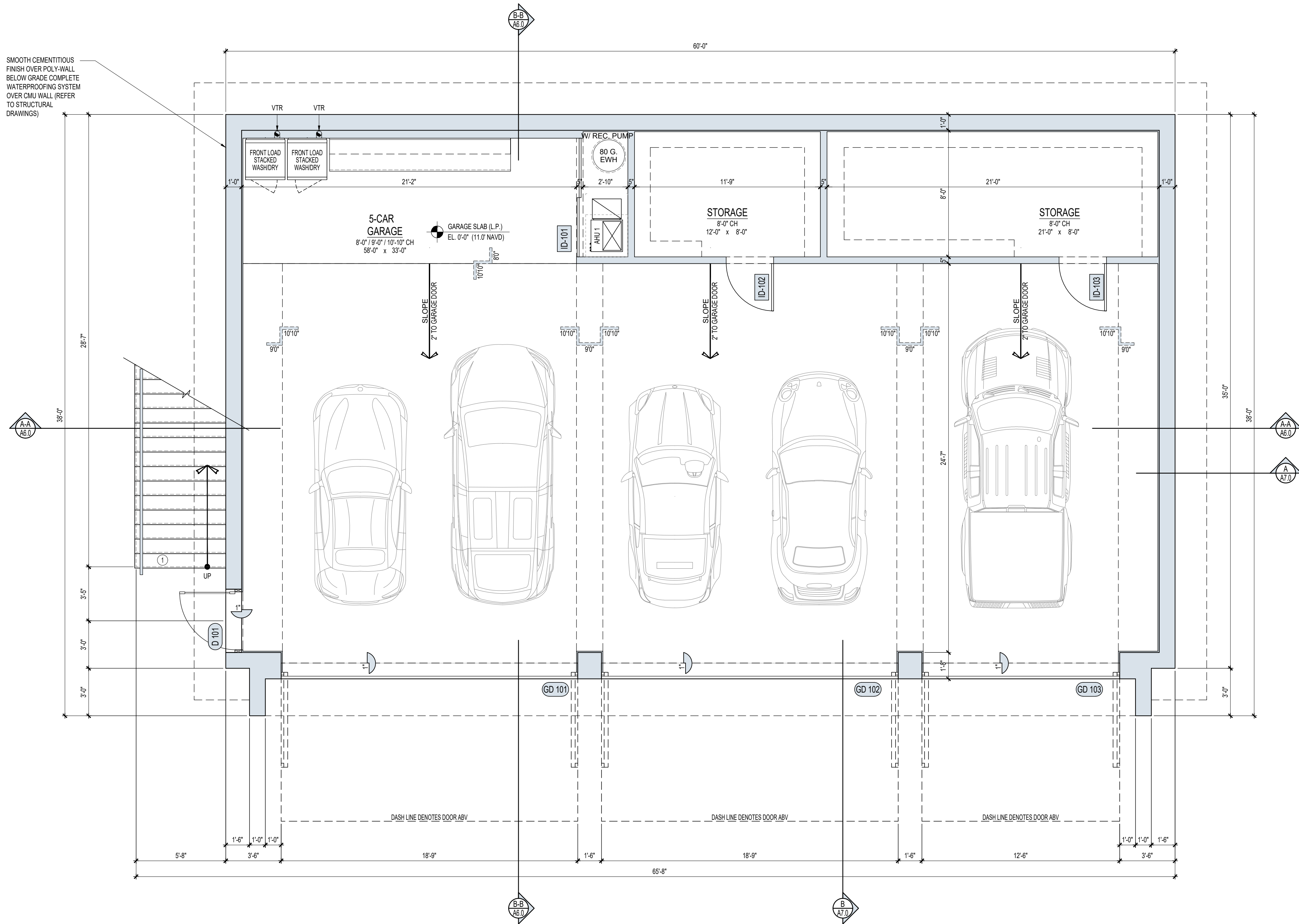
CONSTRUCTION:

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Page 21 of 64

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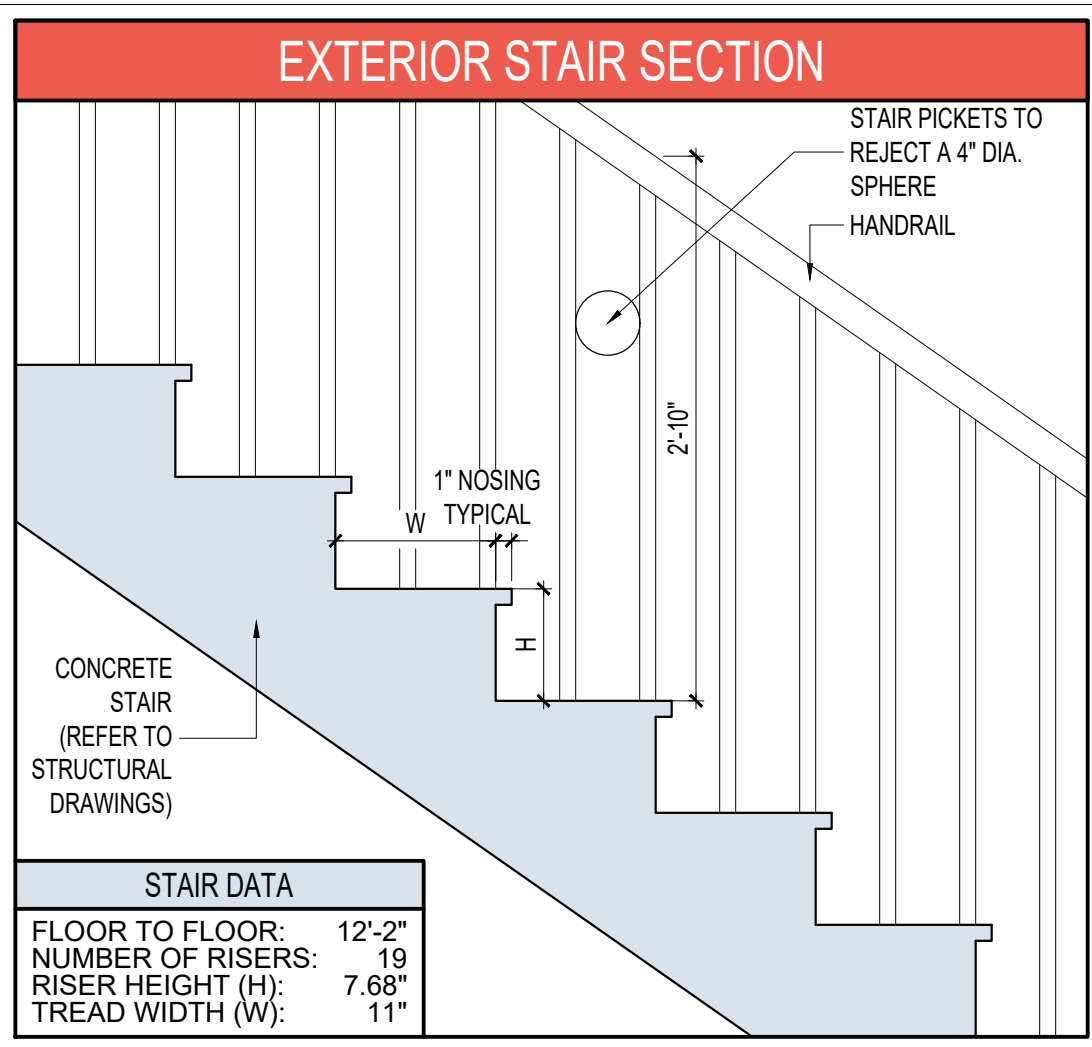


AREA CALCULATION	
1ST FLOOR A/C - GARAGE	2143 SQ. FT.
2ND FLOOR A/C	2103 SQ. FT.
TOTAL A/C	4245 SQ. FT.
EXTERIOR STAIR	165 SQ. FT.
SECOND FLOOR PAVER AREA	55 SQ. FT.
TOTAL	4465 SQ. FT.

- FLOOR PLAN NOTES**
- ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RESISTANT AND FULLY CAULKED FOR A WEATHER TIGHT CONDITION.
 - VERIFY AND COORDINATE ALL MASONRY OPENINGS WITH THE WINDOW/DOOR MANUFACTURERS/SUPPLIER PRIOR TO CONSTRUCTION.
 - ALL DOOR SIDELIGHTS WITHIN 24" OF DOOR TO BE TEMPERED. ALL WINDOWS, MIRRORS & GLASS ENCLOSURES WITH SILLS LESS THAN 60" ABOVE FLOOR AT TUBS AND SHOWERS SHALL BE TEMPERED. ALL GLASS IN FRENCH DOORS TO BE TEMPERED.
 - CEILINGS AND WALLS UNDER STAIR MUST BE ONE (1) HOUR RATED CONSTRUCTION.
 - STAIR SHALL BE FIRESTOPPED (SEE SECTION).
 - PICKETS IN ALL BALUSTRADES MUST BE SPACED TO PREVENT PASSAGE OF A 4" OBJECT.
 - BATHROOM FLOORS AND BASES SHALL BE OF AN IMPERVIOUS MATERIAL.
 - INSULATE EXTERIOR BLOCK WALL WITH A MINIMUM OF R-4.1 AND ATTIC SPACES WITH A MINIMUM OF R-19. INSULATE EXTERIOR FRAME WALL WITH A MINIMUM OF R-11. ENERGY CALCULATIONS SHALL TAKE PRECEDENCE OVER THE MINIMUM REQUIRED ENERGY CODE.
 - STEEL COLUMNS SHALL BE WRAPPED W/ 2 LAYERS 1/2" TYPE "X" GYP. BD.
 - WALL SHEATHING & NAILING WHEN APPLICABLE SHALL BE 19/32" MINIMUM A.P.A. EXTERIOR EXPOSURE 1, C-D GRADE PLYWOOD, INSTALLED PER MANF. RECOMMENDATION & NAILED WITH 8 D GALV. RING-SHANK NAILS @ 6" O.C. IN FIELD & 6" O.C. ON PANELS EDGES.
 - PROVIDE TREATED AND FIRESTOPPED 1X2 PT FURRING HORIZONTAL @ CEILING/WALL INTERSECTION.
 - PROVIDE SCREENED VENTS @ FLOOR LEVEL 60 SQ. IN. PER CAR MINIMUM. (U.N.O.)
 - EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. THEY SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" WIDE & 24" HIGH AND 5.7 SQUARE FEET MINIMUM AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE FLOOR AND LATCH AT 54" ABOVE FLOOR MAXIMUM.
 - WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA ENERGY CODE.
 - U.L. LISTED ZERO CLEARANCE GAS VENTED FIREPLACE W/ NON COMBUSTABLE FINISH 1'-4" WIDE AROUND THE OPENING 1'-8" NON COMBUSTABLE HEARTH
 - U.L. LISTED ZERO CLEARANCE GAS VENTLESS FIREPLACE W/ NON COMBUSTABLE FINISH 1'-4" WIDE AROUND THE OPENING 1'-8" NON COMBUSTABLE HEARTH

LEGEND & SYMBOLS	
MASONRY CONST. TYPICAL	NON-BEARING FRAME CONSTRUCTION
POURED CONCRETE	NEW WALLS (RENOVATIONS ONLY)
COLUMN	FRAME CONSTRUCTION ABOVE OR BELOW
GROUT FILLED CELL (SEE FOUNDATION PLAN)	DETAIL NO. (2) DETAIL NO. (A8) SHEET NO. (2)
ARCH OPENING SEE PLAN OR ELEV.	DETAIL INDICATION
BEARING FRAME CONSTRUCTION	DENOTES DOOR AND WINDOW SIZE (TYPICAL)

- FLOOR PLAN NOTES**
- GARAGE DOOR INTO HOUSE SHALL BE "C" LABEL SOLID CORE WITH A SELF CLOSING DEVISE
 - GARAGE DEMISING WALL AND BEARING WALLS SHALL BE MINIMUM ONE (1) HOUR RATED CONSTRUCTION 5/8" TYPE "X" GYPSUM DRYWALL BOTH SIDES OF STUDS @ 16" O.C. WITH MINIMUM R-11 INSULATION.
 - GARAGE CEILING CONSTRUCTION SHALL BE AS FOLLOWS: (1) LAYER 5/8" TYPE "X" GYPSUM DRYWALL ON 1X3 WOOD FURRING @ 16" O.C. ON PRE-ENGINEERED & APPROVED ROOF TRUSSES.
 - GARAGE CEILING CONSTRUCTION SHALL BE AS FOLLOWS: (1) LAYER 5/8" TYPE "X" GYPSUM DRYWALL ON 1/2" GWB ON 1X3 METAL FURRING @ 16" O.C. ON PRE-ENGINEERED & APPROVED FLOOR SYSTEM WHEN LIVING AREA ABOVE
 - GARAGE MAN-DOOR TO BE 1-3/4" THICK ONE HOUR RATED SOLID CORE WITH CLOSER IN SOLID 2 X 4 RABBETED WOOD FRAME, PER FBC.



FIRST FLOOR PLAN

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

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NEW GUEST HOUSE

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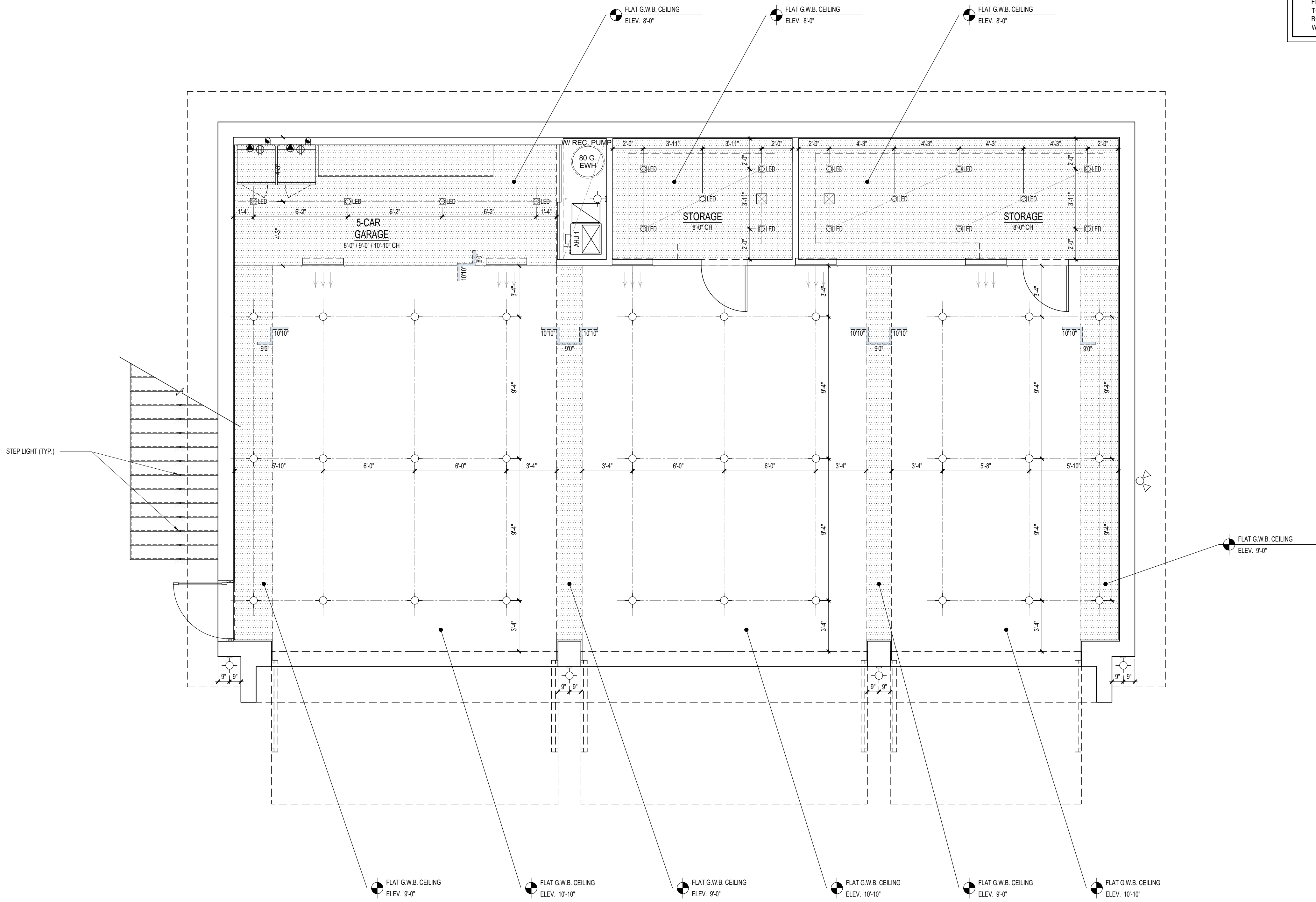
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CEILING SYMBOLS					
(SD)	SMOKE DETECTOR	(LED)	HI HAT CLG. MOUNTED	(LV)	LOW VOLTAGE
(CD)	CARBON MONOXIDE DETECTOR	(HVP)	HI HAT VAPOR PROOF	(HM)	HI HAT MINI
(CS)	CARBON MONOXIDE & SMOKE DETECTOR	(PIN)	PIN LIGHT	(WML)	WALL WASH CLG. MOUNTED
(HD)	HEAT DETECTOR	(CLM)	CEILING MOUNTED LIGHT FIXTURE	(FLM)	FLUORESCENT LIGHT FIXTURE
(WML)	WALL MOUNTED LIGHT FIXTURE	(FLUCAB)	FLUORESCENT LT. UNDER CAB.	(JB)	JUNCTION BOX
(SAG)	SUPPLY AIR LINEAR GRILL	(SAGS)	SUPPLY AIR STANDARD GRILL	(RAG)	RETURN AIR LINEAR GRILL
				(RAGS)	RETURN AIR STANDARD GRILL
SUPPLY AIR BAR GRILL NOTE: ALL SUPPLY AIR BAR GRILLS SHALL BE TITUS MODEL CT-480 W/ 1/2" SPACING & 1/2" BARS CORES. THE CONTRACTOR SHALL COORDINATE FOR THE SUPPLY AIR BAR GRILLS TO HAVE BORDER TYPE 22 TAPE & SPACKLE WHEN USED IN GYPSUM WALL BOARD APPLICATION. RETURN AIR BAR GRILL NOTE: ALL RETURN AIR BAR GRILLS SHALL BE TITUS MODEL CT-540 W/ 1/2" SPACING & 1/2" BARS CORES. THE CONTRACTOR SHALL COORDINATE FOR THE SUPPLY AIR BAR GRILLS TO HAVE BORDER TYPE 22 TAPE & SPACKLE WHEN USED IN GYPSUM WALL BOARD APPLICATION. LIGHT FIXTURE / CEILING FIXTURE PLACEMENT NOTE (IMPORTANT PREP NEEDED): CONTRACTOR & SUBCONTRACTOR SHALL COORDINATE WHEN LIGHT FIXTURES AND/OR CEILING FIXTURES ARE LOCATED IN TAG WOOD PLANK CEILING. THAT EXACT PLACEMENT OF FIXTURES ARE TO BE ADJUSTED TO BE EITHER ON CENTER WITH JOINTS OF THE BOARDS OR IN THE CENTER OF THE BOARDS. THE SUBCONTRACTOR SHOULD TAKE GREAT EFFORT TO KEEP EVERYTHING CENTERED WITHIN THE SPACE & MAINTAIN ALL ALIGNMENTS.					

1ST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

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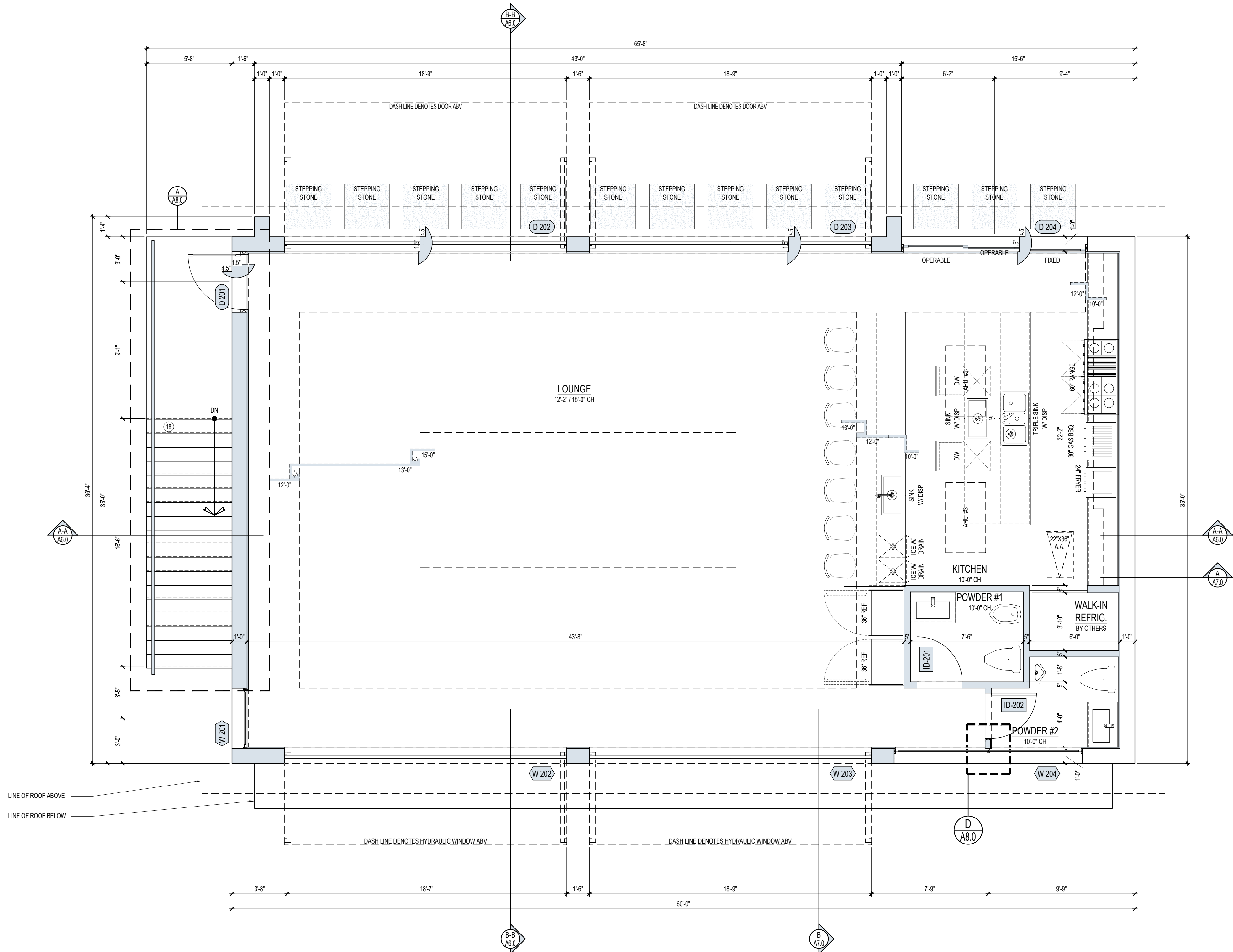
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AREA CALCULATION	
1ST FLOOR A/C - GARAGE	2143 SQ. FT.
2ND FLOOR A/C	2103 SQ. FT.
TOTAL A/C	4245 SQ. FT.
EXTERIOR STAIR	165 SQ. FT.
SECOND FLOOR PAVER AREA	55 SQ. FT.
TOTAL	4465 SQ. FT.

EXTERIOR DOOR SCHEDULE						
D-##	TYPE	WIDTH	HEIGHT	TRANSOM	EGRESS	NOTES
D-101	FULL-LITE SWING DOOR	4'-0"	9'-0"			W/ CLOSURE, WEATHER SEAL & SECURITY HINGES
GD-102	HYDRAULIC GARAGE DOOR	18'-0"	9'-0"			SCHWEISS HYDRAULIC (8-PANEL) GLASS GARAGE DOORS (SEE ELEVATION). ROUGH OPENING SHALL BE 18'-0"W X 9'-0"H - CONTRACTOR SHALL VERIFY WITH DOOR MANUFACTURER.
GD-103	HYDRAULIC GARAGE DOOR	18'-0"	9'-0"			SCHWEISS HYDRAULIC (8-PANEL) GLASS GARAGE DOORS (SEE ELEVATION). ROUGH OPENING SHALL BE 18'-0"W X 9'-0"H - CONTRACTOR SHALL VERIFY WITH DOOR MANUFACTURER.
GD-104	HYDRAULIC GARAGE DOOR	11'-0"	9'-0"			SCHWEISS HYDRAULIC (4-PANEL) GLASS GARAGE DOORS (SEE ELEVATION). ROUGH OPENING SHALL BE 12'-0"W X 9'-0"H - CONTRACTOR SHALL VERIFY WITH DOOR MANUFACTURER.
D-201	FULL-LITE SWING DOOR	4'-0"	10'-0"	-	X	SCHWEISS HYDRAULIC (8-PANEL) GLASS DOORS (SEE ELEVATION). ROUGH OPENING SHALL BE 18'-0"W X 10'-0"H - CONTRACTOR SHALL VERIFY WITH DOOR MANUFACTURER.
D-202	HYDRAULIC GLASS DOOR	18'-0"	9'-3"	-	X	SCHWEISS HYDRAULIC (8-PANEL) GLASS DOORS (SEE ELEVATION). ROUGH OPENING SHALL BE 18'-0"W X 10'-0"H - CONTRACTOR SHALL VERIFY WITH DOOR MANUFACTURER.
D-203	HYDRAULIC GLASS DOOR	18'-0"	9'-3"	-	X	SCHWEISS HYDRAULIC (8-PANEL) GLASS DOORS (SEE ELEVATION). ROUGH OPENING SHALL BE 18'-0"W X 10'-0"H - CONTRACTOR SHALL VERIFY WITH DOOR MANUFACTURER.
D-204	(3-PANEL) SLIDING GLASS DOOR	12'-0"	10'-0"	-	X	-
NOTES:						
#1	ALL ROUGH OPENINGS SHALL BE FIELD VERIFIED BY MANUFACTURER PRIOR TO DOOR FABRICATION					
#2	ALL DOOR OPENING ASSEMBLIES SHALL BE IMPACT RATED UNLESS OTHERWISE NOTED					
#3	CONTRACTOR SHALL VERIFY ALL DOORS MEET CODE REQUIREMENTS.					

EXTERIOR WINDOW SCHEDULE						
W-##	TYPE	WIDTH	HEIGHT	TRANSOM	EGRESS	NOTES
W-201	FIXED GLASS	4'-0"	9'-6"	-	-	SINGLE FIXED GLASS W/ 3'-0" FIXED GLASS BELOW (SEE ELEVATION)
W-202	HYDRAULIC GLASS WINDOW	18'-0"	8'-9"	-	-	SCHWEISS HYDRAULIC (3-PANEL) GLASS DOOR W/ (3-PANEL) 3'-0" FIXED GLASS BELOW (SEE ELEVATION). ROUGH OPENING SHALL BE 18'-0"W X 9'-6"H - CONTRACTOR SHALL VERIFY WITH DOOR MANUFACTURER.
W-203	HYDRAULIC GLASS WINDOW	18'-0"	8'-9"	-	-	SCHWEISS HYDRAULIC (3-PANEL) GLASS DOOR W/ (3-PANEL) 3'-0" FIXED GLASS BELOW (SEE ELEVATION). ROUGH OPENING SHALL BE 18'-0"W X 9'-6"H - CONTRACTOR SHALL VERIFY WITH DOOR MANUFACTURER.
W-204	(2-PANEL) FIXED GLASS	12'-0"	9'-6"	-	-	(2-PANEL) FIXED GLASS W/ (2-PANEL) 3'-0" FIXED GLASS BELOW (SEE ELEVATION)
NOTES:						
#1	ALL ROUGH OPENINGS SHALL BE FIELD VERIFIED BY MANUFACTURER PRIOR TO WINDOW FABRICATION					
#2	ALL WINDOW OPENING ASSEMBLIES SHALL BE IMPACT RATED UNLESS OTHERWISE NOTED					
#3	CONTRACTOR SHALL VERIFY ALL WINDOWS MEET CODE REQUIREMENTS.					

INTERIOR DOOR SCHEDULE					
ID - ##	TYPE	WIDTH	HEIGHT	NOTES	
ID-101	DOUBLE SWING	7'-6"	6'-8"	(2) 3'-9" X 6'-8" LOUVERED BY-PASS DOOR TO AC CLOSET	
ID-102	SWING	3'-0"	6'-8"	-	
ID-103	SWING	3'-0"	6'-8"	-	
ID-201	SWING	3'-0"	10'-0"	-	
ID-202	SWING	3'-0"	10'-0"	-	
NOTES:					
#1	ALL ROUGH OPENINGS SHALL BE FIELD VERIFIED BY MANUFACTURER PRIOR TO DOOR FABRICATION				
#2	CONTRACTOR SHALL VERIFY ALL DOORS MEET CODE REQUIREMENTS.				

SECOND FLOOR PLAN

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

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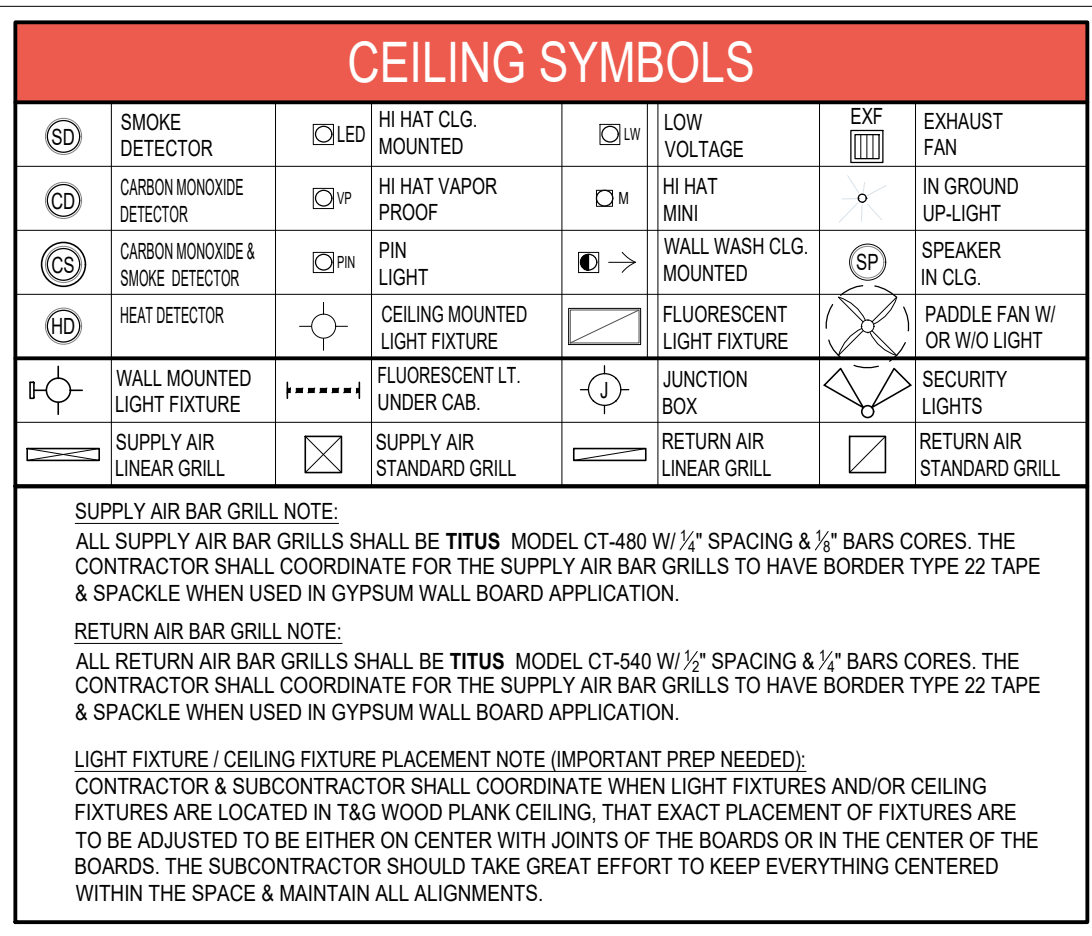
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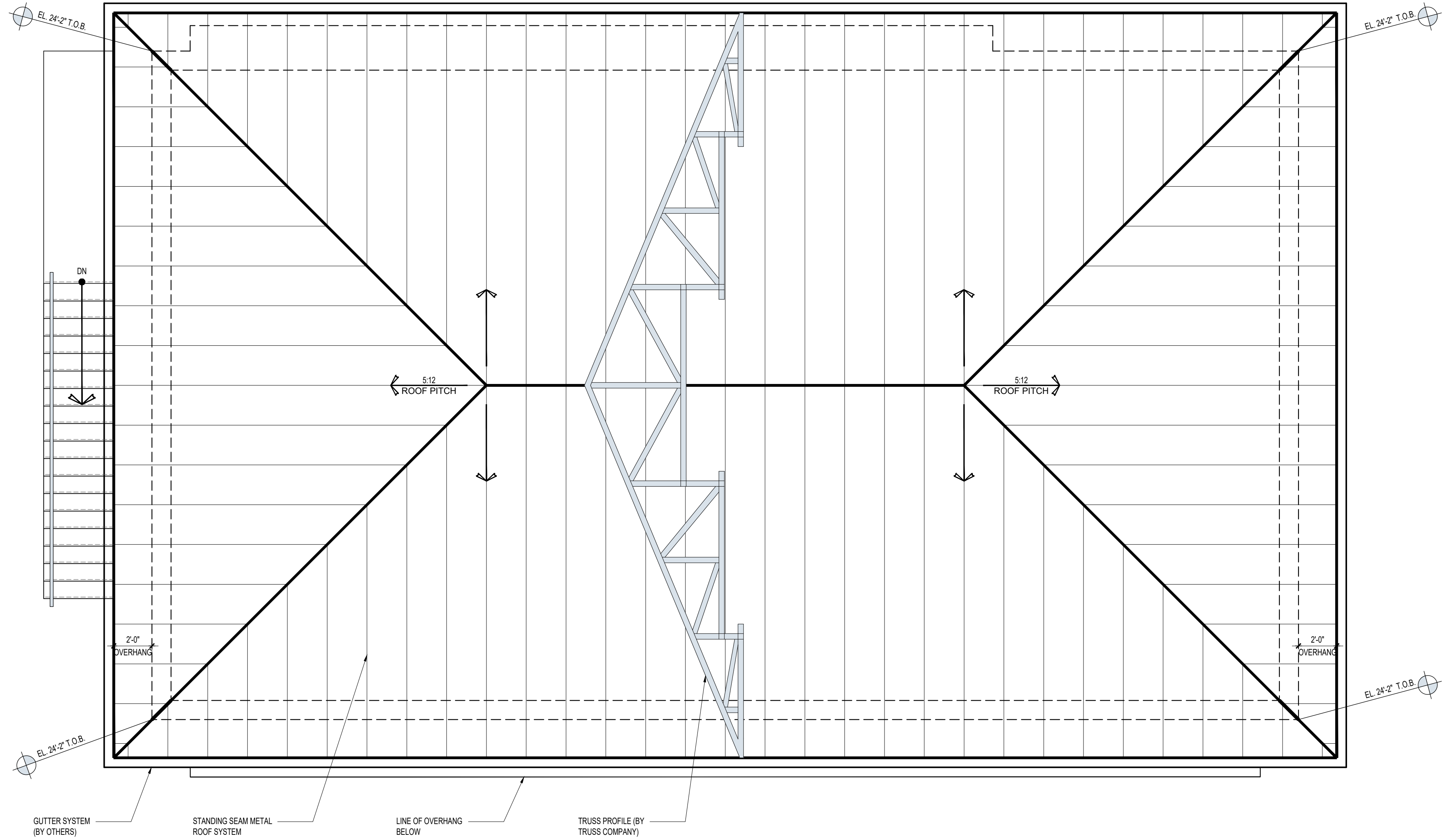
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2ND FLOOR REFLECTED CEILING PLAN



ROOF PENETRATION NOTE

ALL ROOF PENETRATIONS SHALL BE IN CENTER THIRD PART OF FLAT ROOF PORTION WHEN POSSIBLE TO REDUCE FROM FIELD OF VIEW. GENERAL CONTRACTOR SHALL COORDINATE WITH PLUMBING & MECHANICAL SUBCONTRACTOR PRIOR TO START OF WORK.

ROOF PLAN

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

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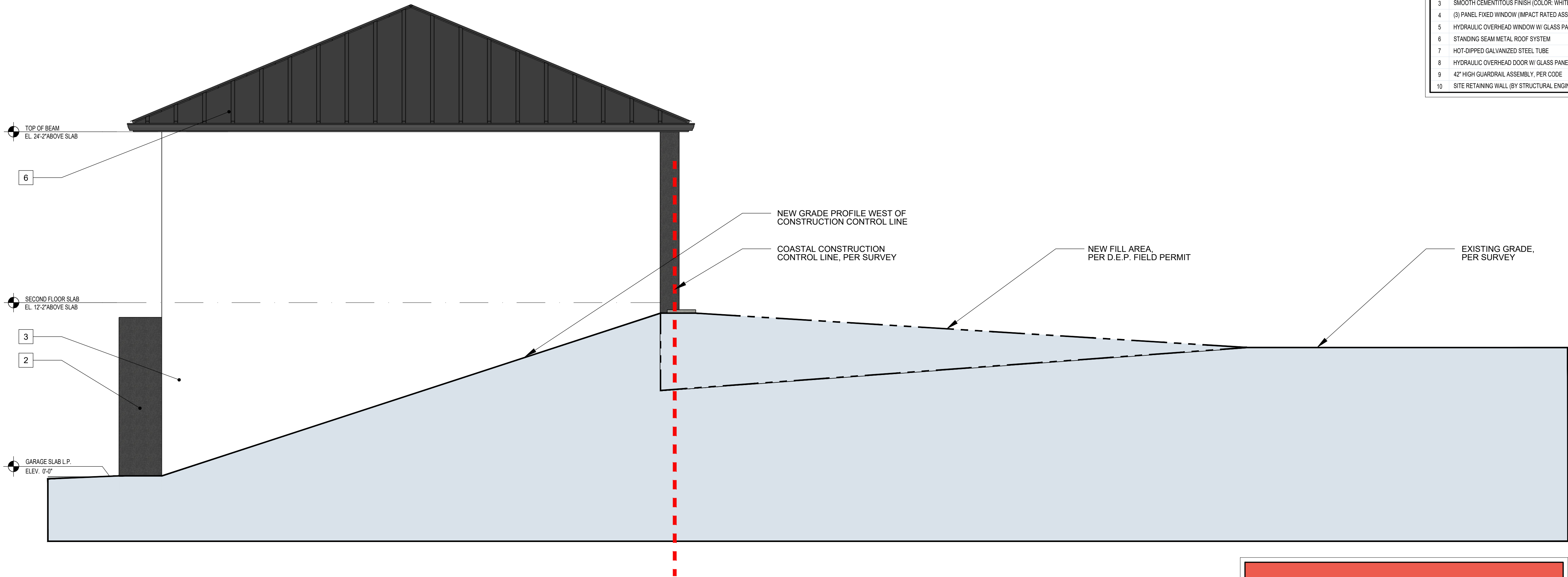
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FRONT ELEVATION

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

ELEVATION LEGEND	
1	HYDRAULIC OVERHEAD GARAGE DOOR W/ GLASS PANELS
2	SELECT STONE FINISH OVER WATERPROOFING OVER CMU WALL
3	SMOOTH CEMENTITIOUS FINISH (COLOR: WHITE) OVER CMU WALL (TYP.)
4	(3) PANEL FIXED WINDOW (IMPACT RATED ASSEMBLY)
5	HYDRAULIC OVERHEAD WINDOW W/ GLASS PANELS
6	STANDING SEAM METAL ROOF SYSTEM
7	HOT-DIPPED GALVANIZED STEEL TUBE
8	HYDRAULIC OVERHEAD DOOR W/ GLASS PANELS
9	42" HIGH GUARDRAIL ASSEMBLY, PER CODE
10	SITE RETAINING WALL, (BY STRUCTURAL ENGINEER OF RECORD)



RIGHT SIDE ELEVATION

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

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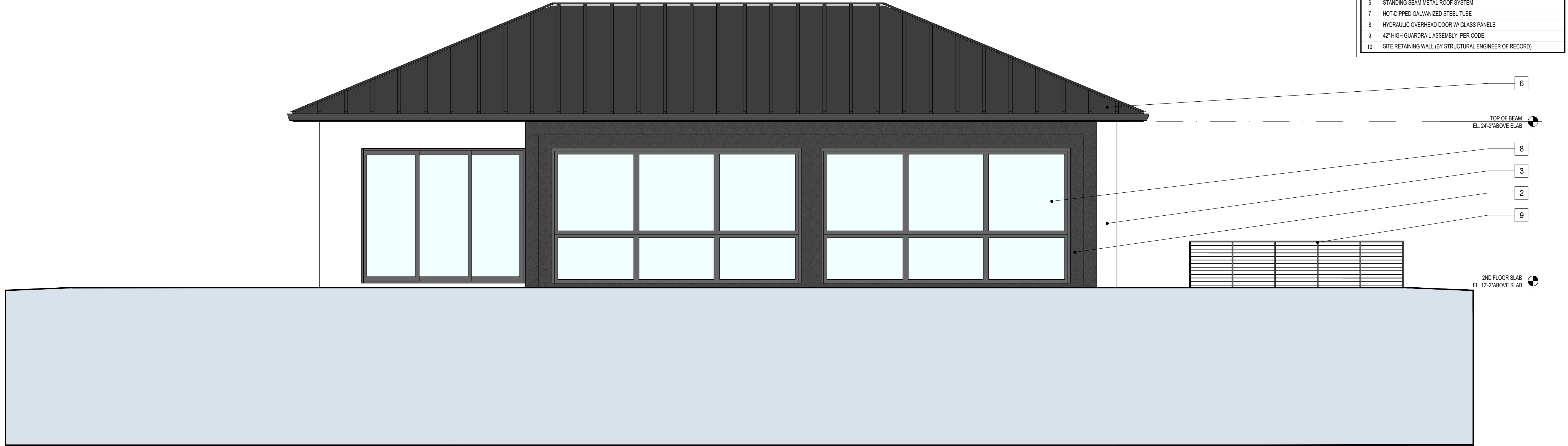
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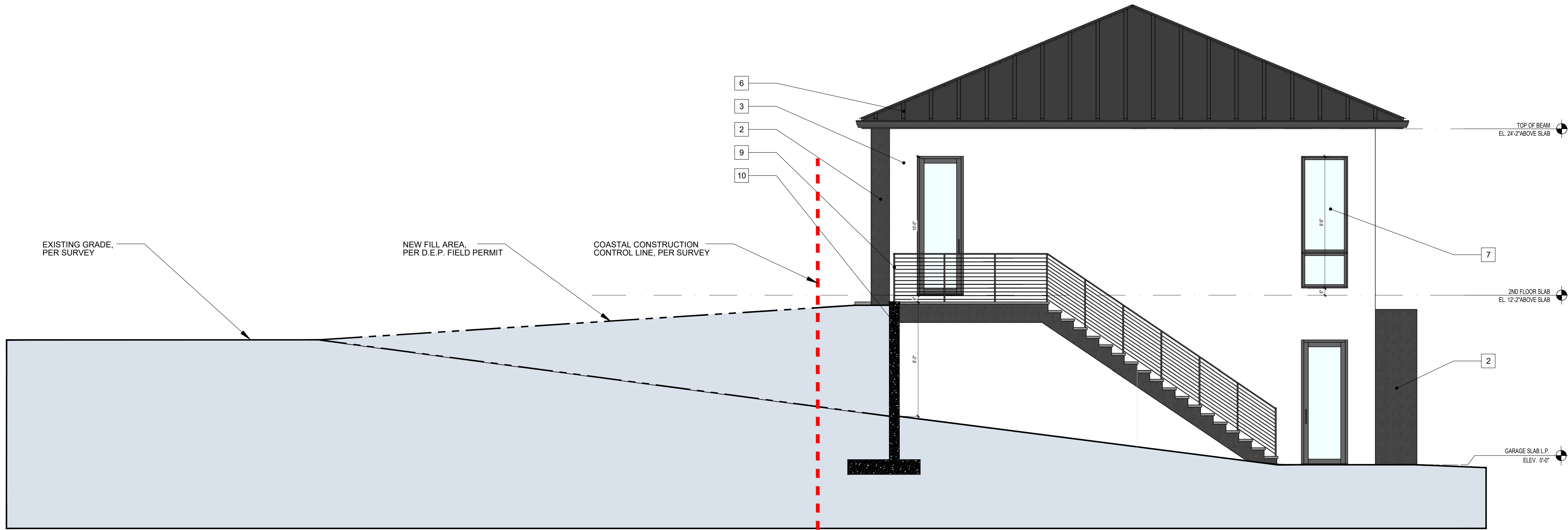
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REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION LEGEND	
1	HYDRAULIC OVERHEAD GARAGE DOOR W/ GLASS PANELS
2	SELECT STONE FINISH OVER WATERPROOFING OVER CMU WALL
3	SMOOTH CEMENTITIOUS FINISH (COLOR: WHITE) OVER CMU WALL (TYP.)
4	(3) PANEL FIXED WINDOW (IMPACT RATED ASSEMBLY)
5	HYDRAULIC OVERHEAD WINDOW W/ GLASS PANELS
6	STANDING SEAM METAL ROOF SYSTEM
7	HOT-DIPPED GALVANIZED STEEL TUBE
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9	42" HIGH GUARDRAIL ASSEMBLY, PER CODE
10	SITE RETAINING WALL (BY STRUCTURAL ENGINEER OF RECORD)

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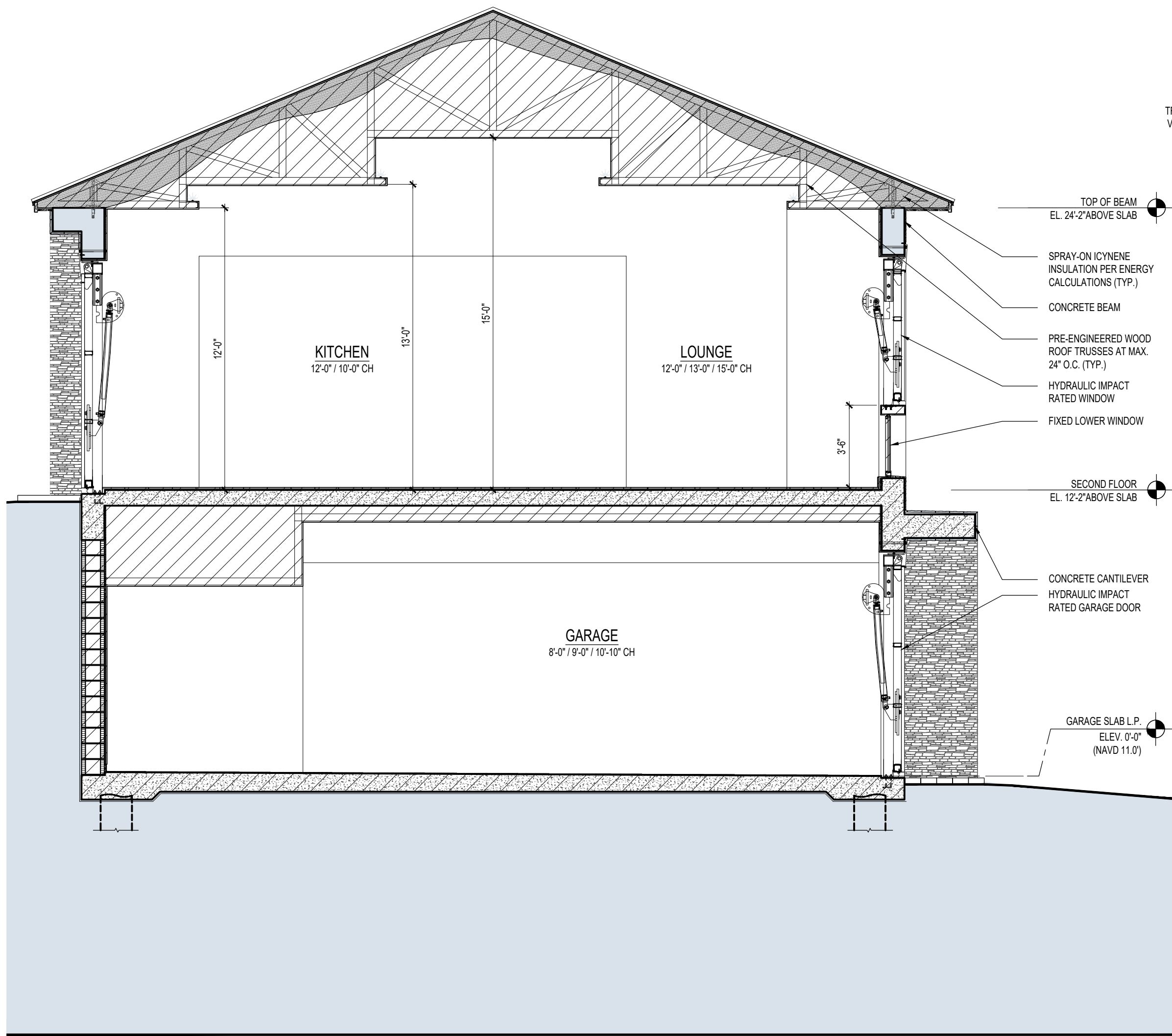
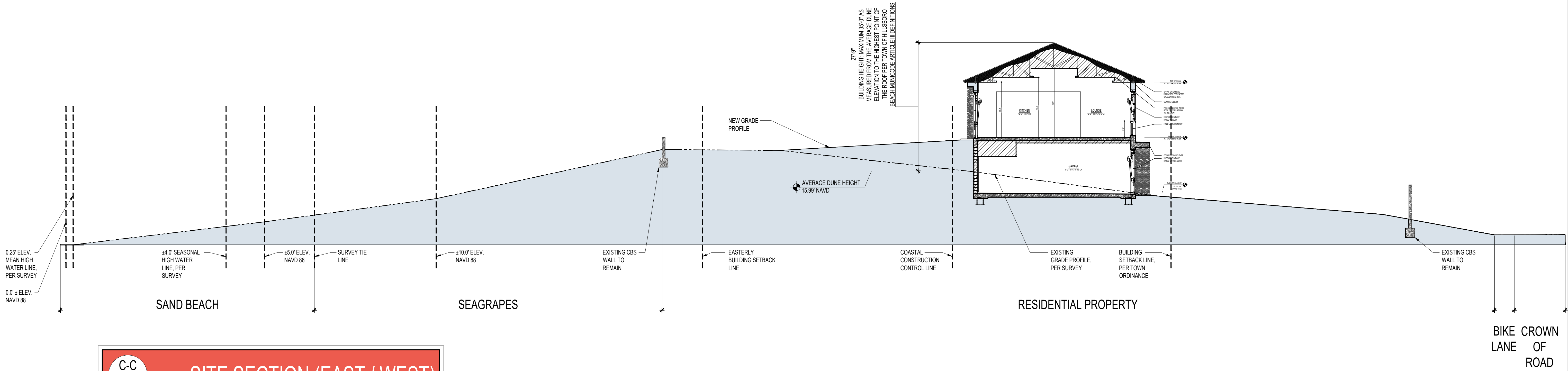
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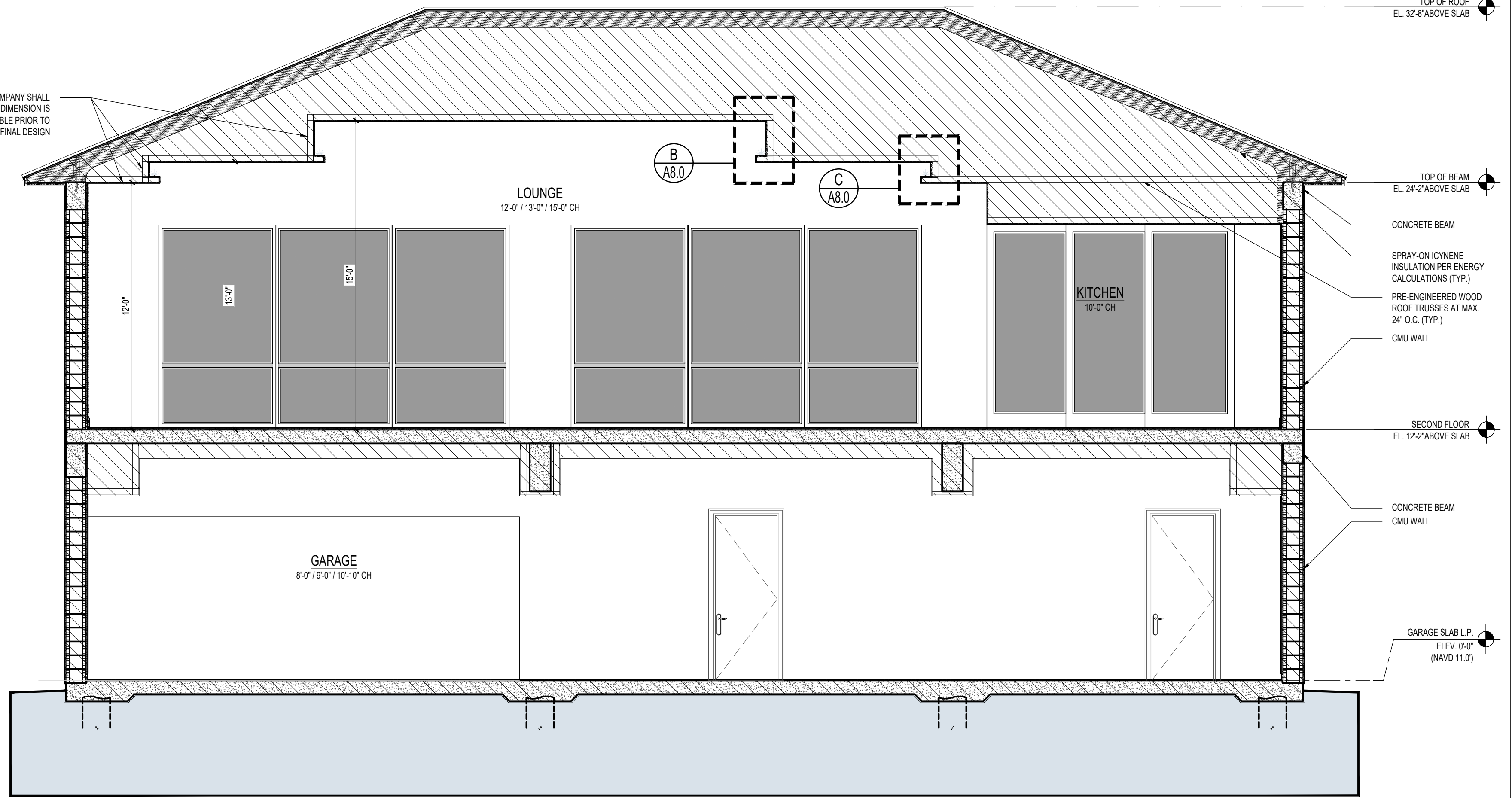
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A5.1



B-B
A6.0
BUILDING SECTION
SCALE: 1/4" = 1'-0"



A-A
A6.0
BUILDING SECTION
SCALE: 1/4" = 1'-0"

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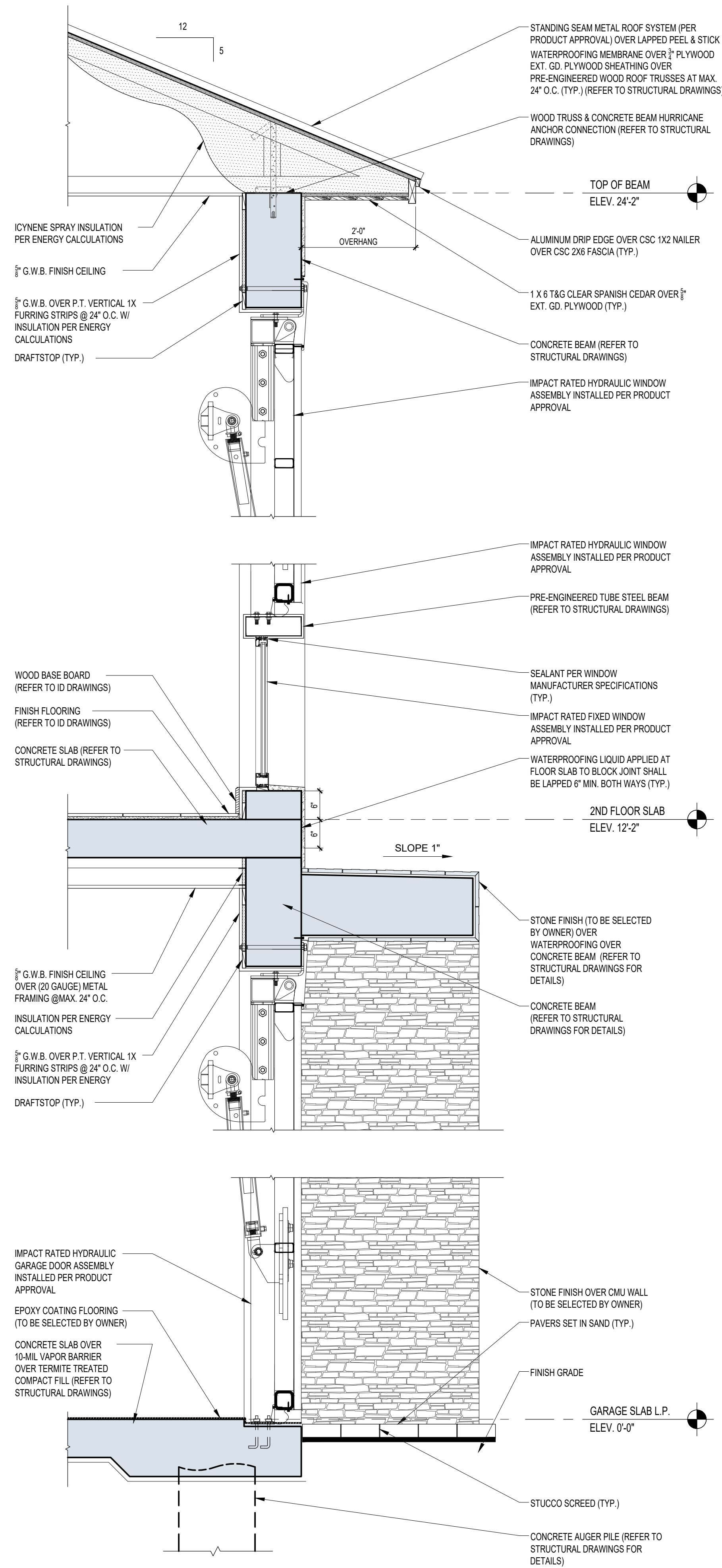
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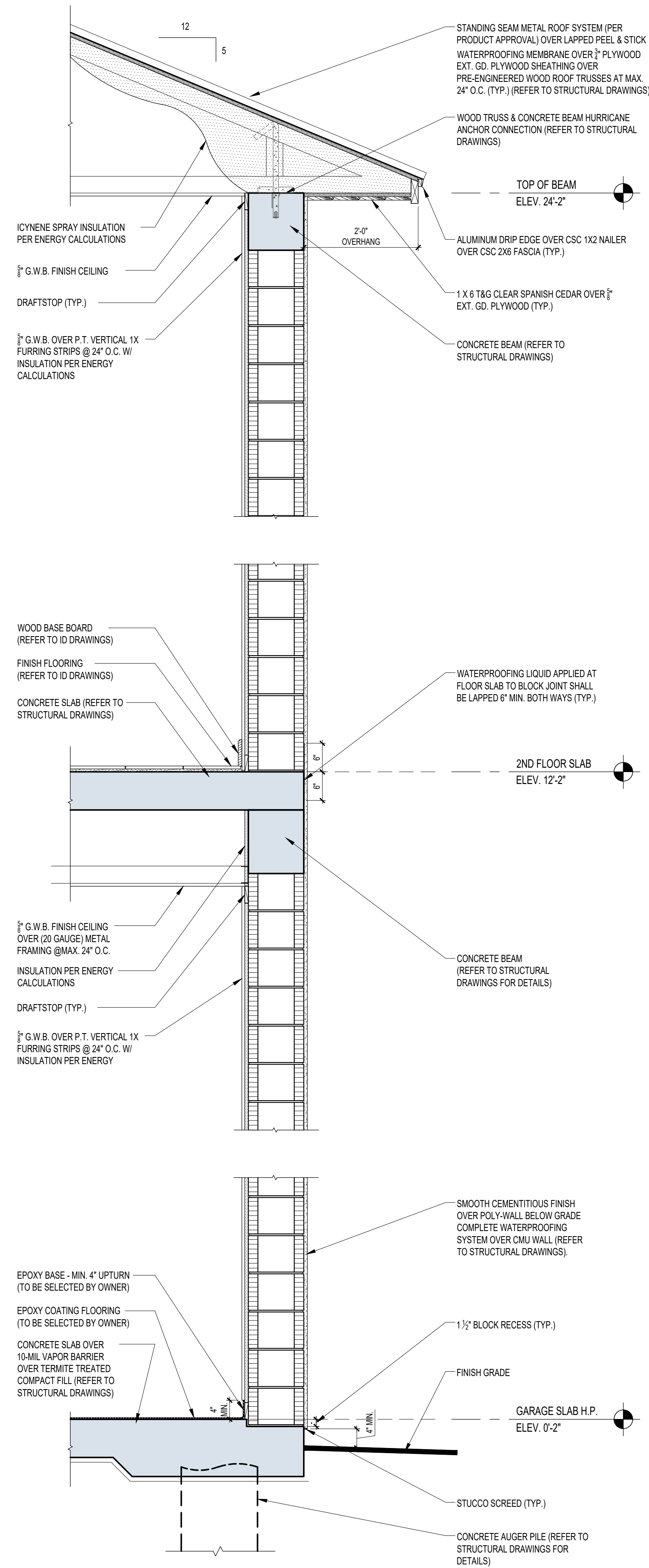
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B
A7.0
TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



A
A7.0
TWO-STORY WALL SECTION
SCALE: 3/4" = 1'-0"

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GUEST HOUSE - HILLSBORO BEACH, FL

ABBREVIATIONS

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



SHEET INDEX

SHT	DESCRIPTION	DISCIPLINE
A0.0	COVER SHEET	ARCHITECT
A0.1	3D IMAGES	ARCHITECT
A1.0	SITE PLAN	ARCHITECT
A2.0	1ST FLOOR PLAN	ARCHITECT
A2.1	1ST FLOOR REFLECTED CEILING PLAN	ARCHITECT
A3.0	2ND FLOOR PLAN	ARCHITECT
A3.1	2ND FLOOR REFLECTED CEILING PLAN	ARCHITECT
A4.0	ROOF PLAN	ARCHITECT
A5.0	ELEVATIONS	ARCHITECT
A5.1	ELEVATIONS	ARCHITECT
A6.0	BUILDING SECTIONS	ARCHITECT
A7.0	WALL SECTIONS	ARCHITECT
A8.0	DETAILS	ARCHITECT
A9.0	WATER INTRUSION / FLASHING DETAILS	ARCHITECT
A9.1	DOOR / WINDOW OPENING DETAILS	ARCHITECT
A10.0	(TYP.) INTERIOR TRIM DETAILS	ARCHITECT
C-1	SITE ENGINEERING PLAN	CIVIL
S1	FOUNDATION PLAN	STRUCTURAL
S1.1	FOUNDATION NOTES AND DETAILS	STRUCTURAL
S2	FLOOR FRAMING PLAN	STRUCTURAL
S3	UPPER ROOF FRAMING PLAN	STRUCTURAL
S4	NOTES AND DETAILS	STRUCTURAL
S5	SECTIONS AND DETAILS	STRUCTURAL
S6	SECTIONS AND DETAILS	STRUCTURAL
S7	SECTIONS AND DETAILS	STRUCTURAL
E0.1	NOTES AND DETAILS	ELECTRICAL
E0.2	NOTES AND DETAILS	ELECTRICAL
E1.1	FIRST FLOOR ELECTRICAL PLAN	ELECTRICAL
E1.2	SECOND FLOOR ELECTRICAL PLAN	ELECTRICAL
M0.1	MECHANICAL NOTES	MECHANICAL
M1.1	FIRST FLOOR MECHANICAL PLAN	MECHANICAL
M1.2	SECOND FLOOR MECHANICAL PLAN	MECHANICAL
M2.1	DETAILS	MECHANICAL
P0.1	PLUMBING NOTES	PLUMBING
P0.2	DETAILS	PLUMBING
P0.3	SANITARY AND GAS RISER	PLUMBING
P1.0	PLUMBING SITE PLAN	PLUMBING
P1.1	FIRST FLOOR PLUMBING PLAN	PLUMBING
P1.2	SECOND FLOOR PLUMBING PLAN	PLUMBING
L-1	LANDSCAPE PLAN	LANDSCAPE
L-2	IRRIGATION PLAN	LANDSCAPE

GENERAL NOTES

GENERAL CONSTRUCTION NOTES (CONSTRUCTION SHALL FOLLOW 2020 FLORIDA RESIDENTIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES):

- THE GENERAL CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT PRIOR TO START OF CONSTRUCTION & COORDINATE THAT ALL WORK BY ALL TRADES SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, LOCAL CODES, ORDINANCES, STANDARDS, OR RESTRICTIONS, WHETHER INDICATED OR NOT.
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS & METHODS OF CONSTRUCTION AND FOR THE SAFETY OF ALL CONSTRUCTION WORKERS.
- THE GENERAL CONTRACTOR / BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES.
- THE GENERAL CONTRACTOR / BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT (IN WRITING) IMMEDIATELY OR THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. *DO NOT SCALE DRAWINGS OR ASSUME ANY DIMENSIONS.* BUILDER SHALL NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED TO RECEIVE A BUILDING PERMIT. ARCHITECT SHALL HAVE UP TO FOUR WORKING DAYS TO FINALIZE A RESPONSE TO ADDITIONAL REQUESTED INFORMATION.
- GENERAL CONTRACTOR / BUILDER SHALL SUBMIT MIN. THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW, AND SHALL PROVIDE THEIR OWN REVIEW OF SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT FOR REVIEW.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE, CONTRACTOR SHALL BE FAMILIAR WITH THE GOVERNING CODE, IN ITS ENTIRETY, AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY OR MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS.
- THE BUILDER RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT ANY PRIOR NOTICE. ITEMS, WHICH WHEN SUBSTITUTED REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL.
- THE GENERAL CONTRACTOR / BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF ALL STRUCTURAL OR NON-STRUCTURAL MEMBERS / COMPONENTS DURING CONSTRUCTION.
- CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS TO BUILDER AND OWNER FOR APPROVAL OF DESIGN AND MATERIALS.
- WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
- ALL WINDOW AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED PER PRODUCT APPROVAL. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH FLORIDA STATE ENERGY CODE SECTION 502.4.
- ALL FIXED GLASS, BUTT GLASS, AND GLASS BLOCK SHALL BE INSTALLED TO WITHSTAND 170 WIND LOAD.
- THE BUILDER SHALL SUBMIT THREE (3) COPIES OF SHOP DRAWINGS & ENGINEERING CALCULATIONS BY TRUSS MANUFACTURER BEARING THE SIGNATURE & SEALED BY A FLORIDA REGISTERED ENGINEER OF THEIR ROOF TRUSSES, THEIR UPLIFTS & STRAP DESIGN FOR REVIEW PRIOR TO FABRICATION.
- PRIOR TO PROVIDING TRUSS SHOP DRAWINGS TO ARCHITECT FOR REVIEW, BUILDER SHALL PROVIDE THEIR OWN REVIEW OF TRUSS PACKAGE AND VERIFY ANY/ALL ADJUSTMENTS (N WRITING) FROM PROVIDED TRUSS LAYOUT IN THESE DRAWINGS VERSUS THE TRUSS PACKAGE PROVIDED BY THEIR TRUSS COMPANY SUBCONTRACTOR.
- TRUSSES SHALL BE DESIGNED TO CARRY LOADS OF ATTIC AHU'S AND MISCELLANEOUS EQUIPMENT. THE BUILDER SHALL COORDINATE LOCATIONS OF EQUIPMENT PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL CELLS GROUTED SOLID AT BEARING POINT OF EACH GIRDER TRUSS.
- ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH BEARING CLIPS, TOP AND BOTTOM OF EACH STUD, AS PER CODE AND AS DETAILED.
- CONCRETE SHALL CONFORM TO ASTM C94. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND ACI 301. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 531 MORTAR SHALL MEET THE FOLLOWING STANDARDS: TYPE M MORTAR, F'M = 1,500 PSI
- MINIMUM CONCRETE COVERAGE OVER REINFORCING SHALL BE: SLABS ON VAPOR BARRIER - 3/4" / BEAMS AND COLUMNS - 1 1/2" FORMED / CONCRETE BELOW GRADE - 2" UNFORMED / CONCRETE BELOW GRADE - 3"
- REINFORCED STEEL: GRADE 60 (FY-60,000). ASTM A615 S1.

IMPORTANT NOTES: STRUCTURAL ENGINEERING & MEP ENGINEERING NOTES SUPERCEDE ANY GENERAL NOTES BELOW.

- PLACING DRAWINGS AND BAR LISTS SHALL CONFORM TO A.C.I.'S "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". (A.C.I. 315).
- DETAILS OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION". AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS OTHERWISE INDICATED.
- ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.
- CONCRETE BEAM SIZES MAY BE INCREASED (8" MAX.) AS REQUIRED FOR ARCHITECTURAL DETAILS OR TO FIT BLOCK COURSING. DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOWS AND DOOR BEAMS (28" MAX.) AND ADD 2 #5'S BOTTOM IF DROP EXCEEDS 8".
- DOWEL COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND MEMBER OF DOWELS AS VERTICAL BARS ABOVE.
- VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR UNOBSTRUCTED CONTINUOUS CELL.
- CLEAN-OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUTED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AND BEFORE GROUTING.
- REINFORCING STEEL SHALL BE LAPPED 48 BAR DIAMETERS MINIMUM WHERE SPLICED, AND SHALL BE WIRED TOGETHER. PROVIDE CORNER BARS SAME SIZE AND NUMBER HORIZONTAL BEAM REINFORCING AT EACH FACE. LAP 48 BAR DIAMETERS MIN.
- STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL". AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
- ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD AS REQUIRED PER APPLICABLE CODE.
- BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF THE TRUSSES TO PREVENT COLLAPSE OR DAMAGE TO SAME.
- HEADERS FOR FRAMED OPENINGS GREATER THAN 6'-0" MUST BE ENGINEERED AND STAMPED BY THE ENGINEER OF RECORD.
- ALL HEADERS OVER DOORS AND WINDOWS TO BE 2 OR 3-2X 12'S (FOR WOOD FRAME CONSTRUCTION DEPENDING ON WALL THICKNESS) EXCEPT WHERE NOTED.
- DIMENSION LUMBER FOR HEADERS,COLUMNS, AND BEARING WALLS SHALL BE SOUTHERN PINE NO. 2 OR BETTER OR SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1200 PSI IN BENDING FOR SINGLE MEMBER USES, 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULUS OF ELASTICITY OF 1600 PSI OR BETTER AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY.
- STRUCTURAL STEEL SHALL CONFORM TO THE A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS". MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS: SHAPES, PLATES, ANCHOR BOLTS-A 36 / MACHINE BOLTS- A 325 / TUBULAR STEEL- A 500 GRADE B(46 KSI)
- WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE". ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE A.W.S. A5.1 E70XX.
- SEE FOUNDATION NOTES AND FRAMING NOTES FOR MORE INFO. ON THESE ITEMS.
- TOPICAL CURING REQUIRED FOR ALL SLABS AND FLAT WORK UNLESS NOTED OTHERWISE.
- ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC., SHALL BE REQUESTED (IN WRITING ONLY) BY THE BUILDER OR THE OWNER TO THE ARCHITECT. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE TO THE ARCHITECT (IN WRITING ONLY) WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE ARCHITECT FROM ANY AND ALL RESPONSIBILITY, CLAIMS, AGAINST THE ARCHITECT FOR CULPABILITY, ETC. FROM THE DATE SHOWN ON PLANS ORIGIN UNTIL THE END OF TIME.
- ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.

DESIGN SPECIFICATIONS

FLORIDA BUILDING CODE 2020 & ASCE 7-10:

OCCUPANCY CLASSIFICATION = R3 (RESIDENTIAL)

TYPE OF CONSTRUCTION = TYPE V CONSTRUCTION

CONSULTANTS

TYPE:	CONTACT INFORMATION
CIVIL ENGINEER	COMPANY: DIVERSIFIED CONSTRUCTION & ENGINEERING SERVICES PHONE: 561-750-3717 ADDRESS: 2295 NW CORPORATE BLVD - SUITE 125 - BOCA RATON, FL 33431 EMAIL: HOWARD@DCESGROUP.COM COMPANY: STRUCTURAL SYSTEMS, INC. PHONE: 561-408-0780 ADDRESS: 210 LOCK ROAD - DEERFIELD BEACH, FL 33442 EMAIL: CHRIS@STRUCTURALS1.COM
STRUCTURAL ENGINEER	COMPANY: APD CONSULTING ENGINEERS PHONE: 561-419-8977 ADDRESS: 500 NE SPANISH RIVER BLVD - STE 203 - BOCA RATON, FL 33431 EMAIL: CYNTHIA@APD-ENGINEERING.COM
MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER	COMPANY: THOMAS L. WHITE, ASLA-ISA PHONE: 954-253-2285 ADDRESS: 2600 NE 27TH AVENUE - FORT LAUDERDALE, FL 33306 EMAIL: TCWHITE@BELLSOUTH.NET
LANDSCAPE ARCHITECT	

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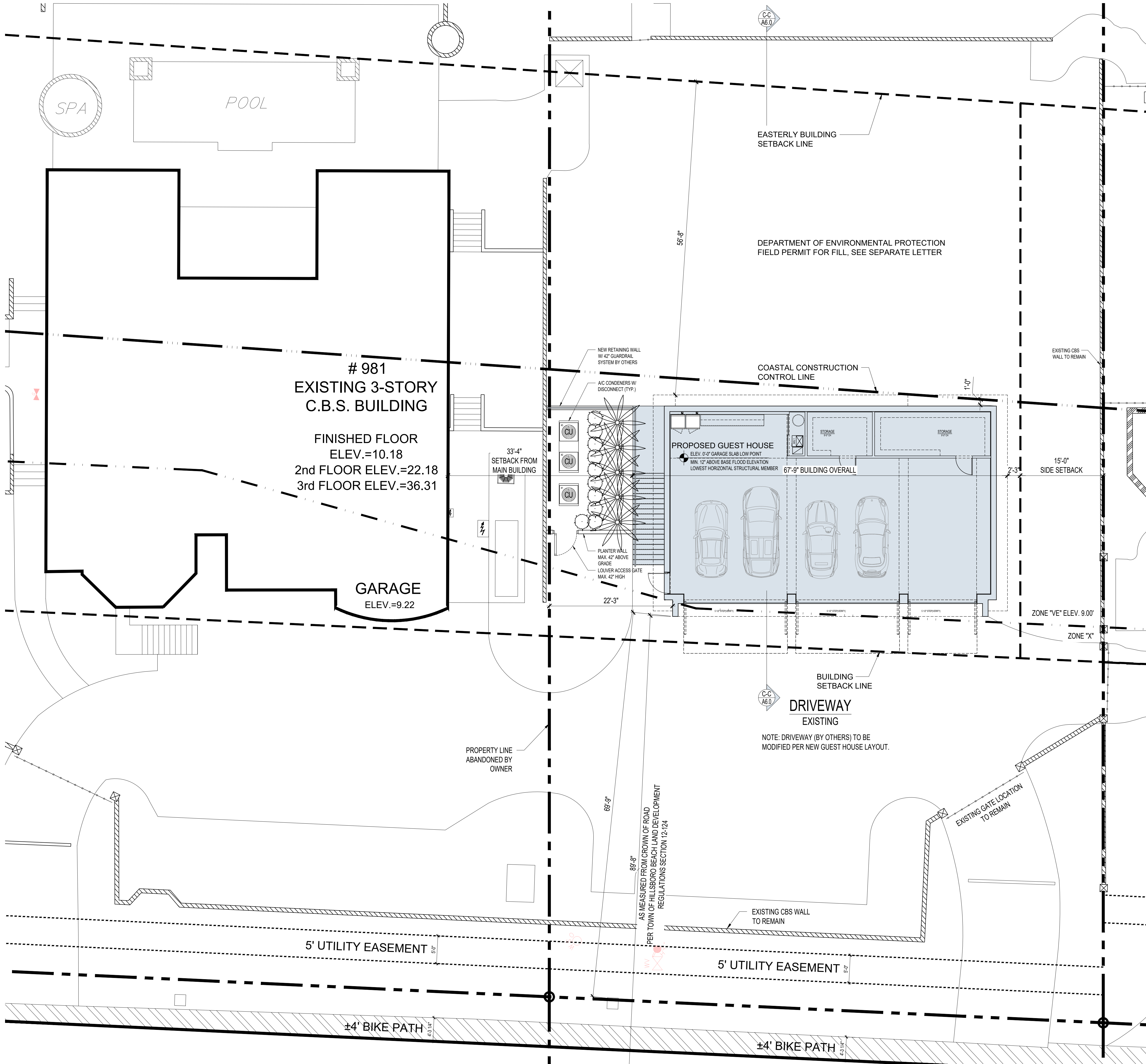
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SITE NOTES

- SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION
- VERIFY PROPERTY LINE DIMENSIONS WITH SURVEY
- SEE CIVIL AND LANDSCAPE PLANS FOR ANY ADDITIONAL INFORMATION REGARDING HARDSCAPE, DRAINAGE, POOL CONSTRUCTION AND DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION.
- SITE DRAINAGE BY CIVIL ENGINEER

NORTH

SITE DATA	
LOT SIZE	52519.1 SQ. FT.
TYPE OF CONSTRUCTION	
TYPE V-B	
*MAXIMUM NUMBER OF STORIES 'ALLOWED' = 3 STORIES	
*NUMBER OF STORIES 'PROVIDED' = 2 STORY	
*MAXIMUM SQUARE FOOTAGE 'ALLOWED' = UNLIMITED	
*SQUARE FOOTAGE 'PROVIDED' = 4,491 SQ. FT.	
FLOOD ZONE INFORMATION	
FLOOD ZONE / BASE FLOOD ELEVATION (BFE) = X / VE 9.0' NAVD ; DESIGN FLOOD ELEVATION (DFE) = BFE + 1'-0" = VE 10.0' NAVD FOR LOWEST HORIZONTAL MEMBER	
TYPE OF OCCUPANCY	
GROUP 'R3' (SINGLE FAMILY RESIDENTIAL)	
SETBACK REQUIREMENTS	
ZONING : (RS-2) - RESIDENTIAL OF SINGLE FAMILY	
SETBACKS	
*'FRONT SETBACK 'REQUIRED'	80'-0"
*'FRONT SETBACK 'PROVIDED'	89'-8"
*'REAR SETBACK 'REQUIRED'	EASTERLY BUILDING LINE, AS NOTED ON SURVEY
*'REAR SETBACK 'PROVIDED'	56'-8" WEST OF EASTERLY BUILDING LINE
*'LEFT SIDE SETBACK 'REQUIRED'	16'-0" FROM MAIN BUILDING
NOTE: PROPERTY HAS UNITY OF TITLE WITH NORTH ABUTTING PROPERTY.	
*'LEFT SIDE SETBACK 'PROVIDED'	33'-4" FROM MAIN BUILDING
*'RIGHT SIDE SETBACK 'REQUIRED'	16'-0" BASED ON BUILDING HEIGHT
NOTE: BUILDING SETBACK MEASUREMENTS BASED ON TOWN OF HILLSBORO BEACH LAND DEVELOPMENT REGULATIONS SECTION 12-124 YARD REGULATIONS (B) SIDE YARD	
*'RIGHT SIDE SETBACK 'PROVIDED'	17'-3"
BUILDING HEIGHT REQUIREMENT	
*'MAXIMUM BUILDING HEIGHT 'ALLOWED'	35'-0"
*'ACTUAL BUILDING HEIGHT 'PROVIDED'	32'-9"
NOTE: MAXIMUM BUILDING HEIGHT MEASUREMENTS BASED ON TOWN OF HILLSBORO BEACH LAND DEVELOPMENT REGULATIONS SECTION 12-122 HEIGHT REGULATIONS	
FLOOR AREA MINIMUM REQUIREMENT	
*'MINIMUM FLOOR AREA 'ALLOWED'	1,250 SQ. FT.
*'ACTUAL FLOOR AREA 'PROVIDED'	4,246 SQ. FT.
NOTE: FLOOR AREA MEASUREMENTS BASED ON TOWN OF HILLSBORO BEACH LAND DEVELOPMENT REGULATIONS SECTION 12-128 GUEST HOUSES	

SITE PLAN

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

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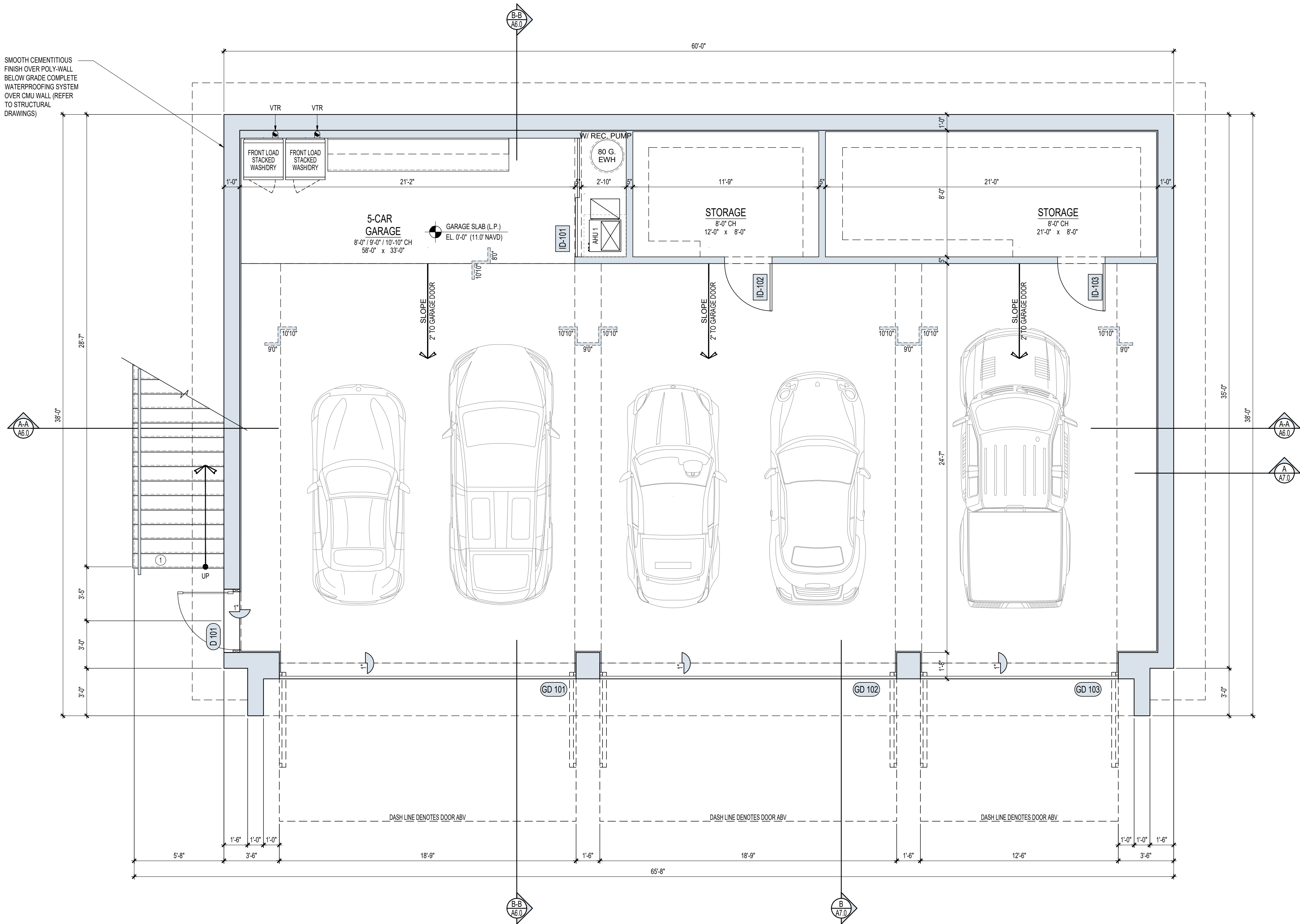
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AREA CALCULATION	
1ST FLOOR A/C - GARAGE	2143 SQ. FT.
2ND FLOOR A/C	2103 SQ. FT.
TOTAL A/C	4245 SQ. FT.
EXTERIOR STAIR	165 SQ. FT.
SECOND FLOOR PAVER AREA	55 SQ. FT.
TOTAL	4465 SQ. FT.

FLOOR PLAN NOTES

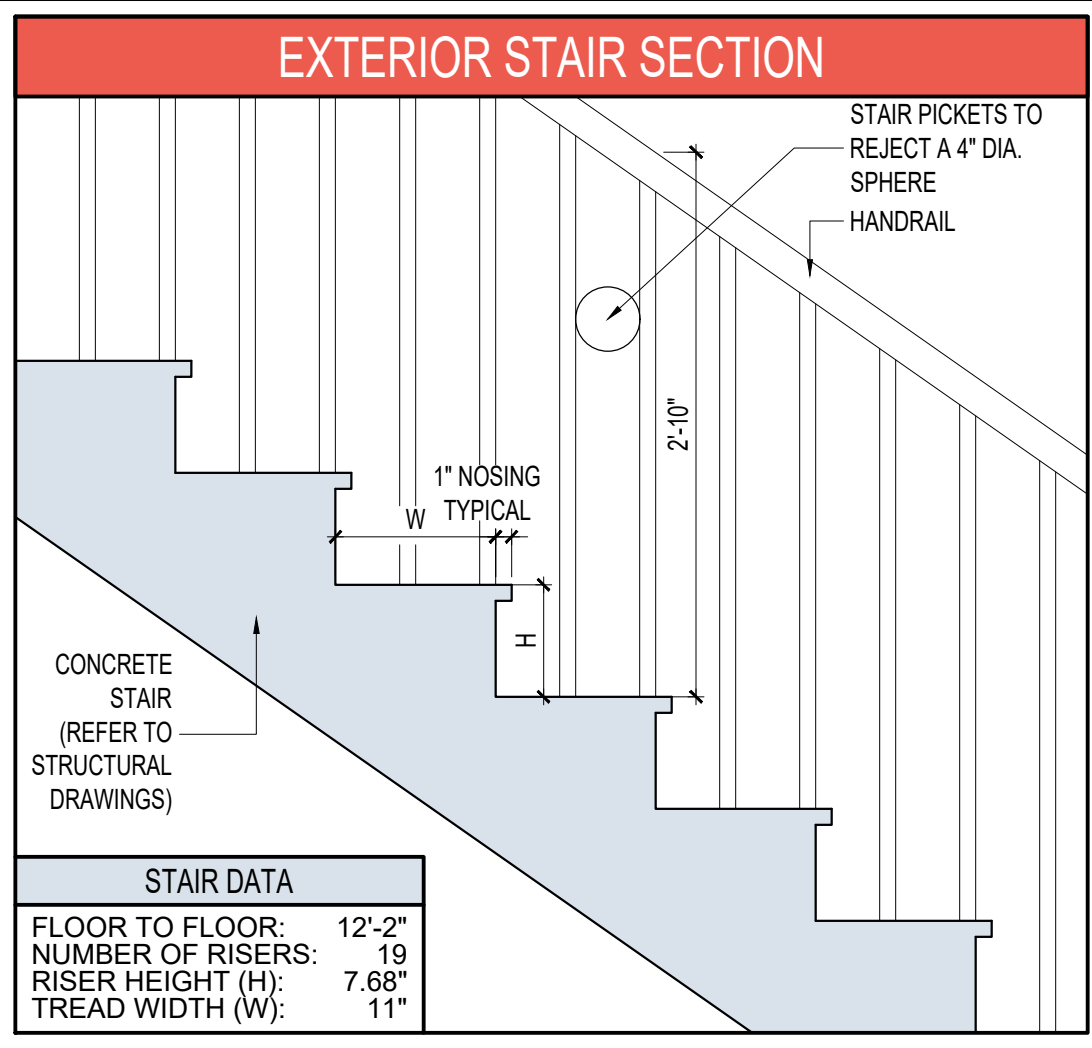
- ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RESISTANT AND FULLY CAULKED FOR A WEATHER TIGHT CONDITION.
- VERIFY AND COORDINATE ALL MASONRY OPENINGS WITH THE WINDOW/DOOR MANUFACTURERS/SUPPLIER PRIOR TO CONSTRUCTION.
- ALL DOOR SIDELIGHTS WITHIN 24" OF DOOR TO BE TEMPERED. ALL WINDOWS, MIRRORS & GLASS ENCLOSURES WITH SILLS LESS THAN 60" ABOVE FLOOR AT TUBS AND SHOWERS SHALL BE TEMPERED. ALL GLASS IN FRENCH DOORS TO BE TEMPERED.
- CEILINGS AND WALLS UNDER STAIR MUST BE ONE (1) HOUR RATED CONSTRUCTION.
- STAIR SHALL BE FIRESTOPPED (SEE SECTION).
- PICKETS IN ALL BALUSTRADES MUST BE SPACED TO PREVENT PASSAGE OF A 4" OBJECT.
- BATHROOM FLOORS AND BASES SHALL BE OF AN IMPERVIOUS MATERIAL.
- INSULATE EXTERIOR BLOCK WALL WITH A MINIMUM OF R-4.1 AND ATTIC SPACES WITH A MINIMUM OF R-19. INSULATE EXTERIOR FRAME WALL WITH A MINIMUM OF R-11. ENERGY CALCULATIONS SHALL TAKE PRECEDENCE OVER THE MINIMUM REQUIRED ENERGY CODE.
- STEEL COLUMNS SHALL BE WRAPPED W/ 2 LAYERS 1/2" TYPE "X" GYP. BD.
- WALL SHEATHING & NAILING WHEN APPLICABLE SHALL BE 19/32" MINIMUM A.P.A. EXTERIOR EXPOSURE 1, C-D GRADE PLYWOOD, INSTALLED PER MANF. RECOMMENDATION & NAILED WITH 8 D GALV. RING-SHANK NAILS @ 6" O.C. IN FIELD & 6" O.C. ON PANELS EDGES.
- PROVIDE TREATED AND FIRESTOPPED 1X2 PT FURRING HORIZONTAL @ CEILING/WALL INTERSECTION.
- PROVIDE SCREENED VENTS @ FLOOR LEVEL 60 SQ. IN. PER CAR MINIMUM. (U.N.O.)
- EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. THEY SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" WIDE & 24" HIGH AND 5.7 SQUARE FEET MINIMUM AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE FLOOR AND LATCH AT 54" ABOVE FLOOR MAXIMUM.
- WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA ENERGY CODE.
- U.L. LISTED ZERO CLEARANCE GAS VENTED FIREPLACE W/ NON COMBUSTABLE FINISH 1'-4" WIDE AROUND THE OPENING 1'-8" NON COMBUSTABLE HEARTH
- U.L. LISTED ZERO CLEARANCE GAS VENTLESS FIREPLACE W/ NON COMBUSTABLE FINISH 1'-4" WIDE AROUND THE OPENING 1'-8" NON COMBUSTABLE HEARTH

LEGEND & SYMBOLS

	MASONRY CONST.		NON-BEARING FRAME CONSTRUCTION
	TYPICAL POURED CONCRETE		NEW WALLS (RENOVATIONS ONLY)
	COLUMN		FRAME CONSTRUCTION ABOVE OR BELOW
	GROUT FILLED CELL (SEE FOUNDATION PLAN)		DETAIL NO. ABOVE OR BELOW
	ARCHED OPENING SEE PLAN OR ELEV.		DETAIL INDICATION
	BEARING FRAME CONSTRUCTION		DENOTES DOOR AND WINDOW SIZE (TYPICAL)

FLOOR PLAN NOTES

- GARAGE DOOR INTO HOUSE SHALL BE "C" LABEL SOLID CORE WITH A SELF CLOSING DEVISE
- GARAGE DEMISING WALL AND BEARING WALLS SHALL BE MINIMUM ONE (1) HOUR RATED CONSTRUCTION 5/8" TYPE "X" GYPSUM DRYWALL BOTH SIDES OF STUDS @ 16" O.C. WITH MINIMUM R-11 INSULATION.
- GARAGE CEILING CONSTRUCTION SHALL BE AS FOLLOWS: (1) LAYER 5/8" TYPE "X" GYPSUM DRYWALL ON 1X3 WOOD FURRING @ 16" O.C. ON PRE-ENGINEERED & APPROVED ROOF TRUSSES.
- GARAGE CEILING CONSTRUCTION SHALL BE AS FOLLOWS: (1) LAYER 5/8" TYPE "X" GYPSUM DRYWALL ON 1/2" GWB ON 1X3 METAL FURRING @ 16" O.C. ON PRE-ENGINEERED & APPROVED FLOOR SYSTEM WHEN LIVING AREA ABOVE
- GARAGE MAN-DOOR TO BE 1-3/4" THICK ONE HOUR RATED SOLID CORE WITH CLOSER IN SOLID 2 X 4 RABBETED WOOD FRAME, PER FBC.



FIRST FLOOR PLAN

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

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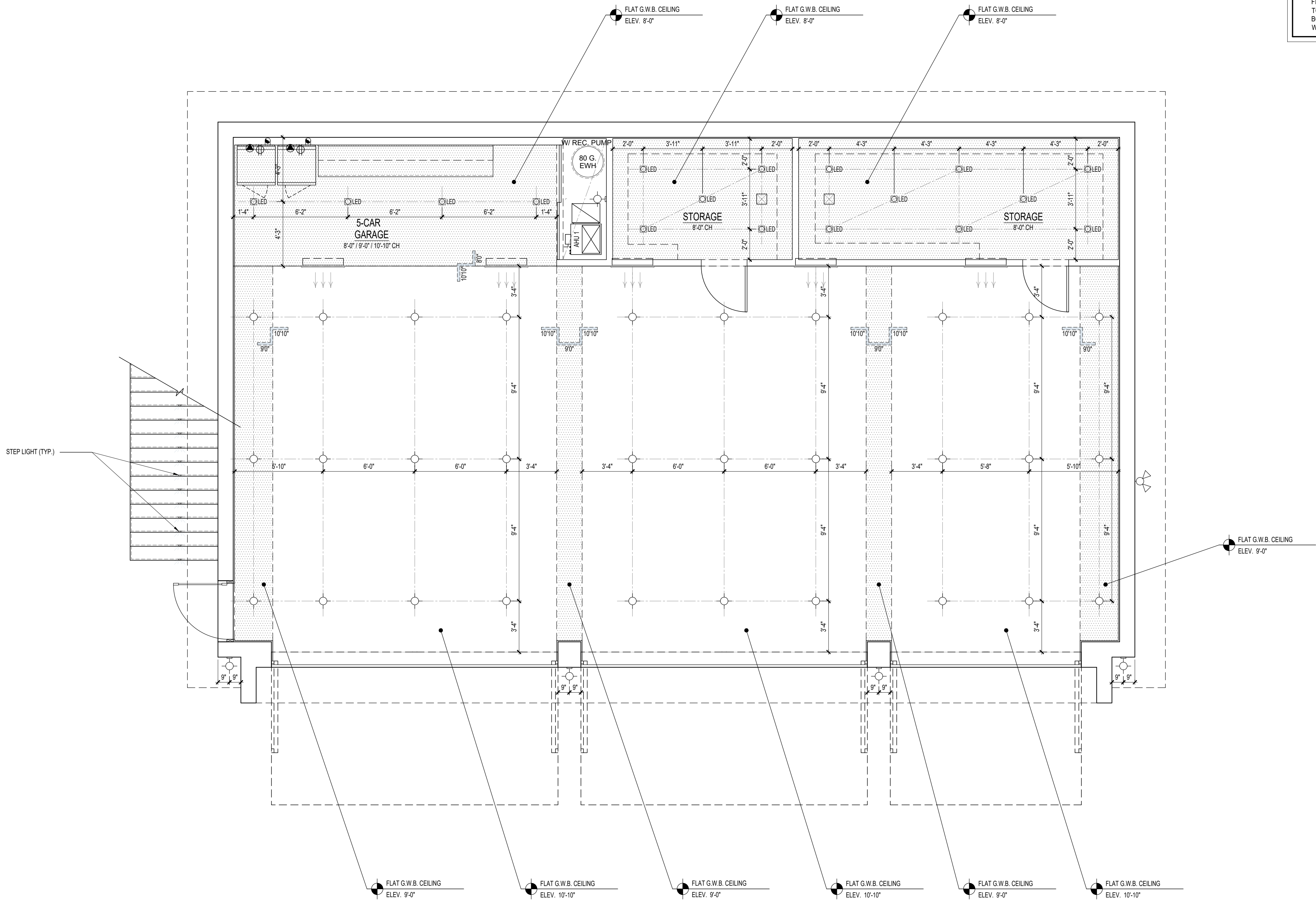
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CEILING SYMBOLS					
(SD)	SMOKE DETECTOR	(LED)	HI HAT CLG. MOUNTED	(LV)	LOW VOLTAGE
(CD)	CARBON MONOXIDE DETECTOR	(HVP)	HI HAT VAPOR PROOF	(HM)	HI HAT MINI
(CS)	CARBON MONOXIDE & SMOKE DETECTOR	(PIN)	PIN LIGHT	(WLM)	WALL WASH CLG. MOUNTED
(HD)	HEAT DETECTOR	(CLM)	CEILING MOUNTED LIGHT FIXTURE	(FLM)	FLUORESCENT LIGHT FIXTURE
(WML)	WALL MOUNTED LIGHT FIXTURE	(FLUC)	FLUORESCENT LT. UNDER CAB.	(JCB)	JUNCTION BOX
(SAG)	SUPPLY AIR LINEAR GRILL	(SAGS)	SUPPLY AIR STANDARD GRILL	(RAG)	RETURN AIR LINEAR GRILL
				(RAGS)	RETURN AIR STANDARD GRILL
SUPPLY AIR BAR GRILL NOTE: ALL SUPPLY AIR BAR GRILLS SHALL BE TITUS MODEL CT-480 W/ 1/2" SPACING & 1/2" BARS CORES. THE CONTRACTOR SHALL COORDINATE FOR THE SUPPLY AIR BAR GRILLS TO HAVE BORDER TYPE 22 TAPE & SPACKLE WHEN USED IN GYPSUM WALL BOARD APPLICATION.					
RETURN AIR BAR GRILL NOTE: ALL RETURN AIR BAR GRILLS SHALL BE TITUS MODEL CT-540 W/ 1/2" SPACING & 1/2" BARS CORES. THE CONTRACTOR SHALL COORDINATE FOR THE SUPPLY AIR BAR GRILLS TO HAVE BORDER TYPE 22 TAPE & SPACKLE WHEN USED IN GYPSUM WALL BOARD APPLICATION.					
LIGHT FIXTURE / CEILING FIXTURE PLACEMENT NOTE (IMPORTANT PREP NEEDED): CONTRACTOR & SUBCONTRACTOR SHALL COORDINATE WHEN LIGHT FIXTURES AND/OR CEILING FIXTURES ARE LOCATED IN TAG WOOD PLANK CEILING. THAT EXACT PLACEMENT OF FIXTURES ARE TO BE ADJUSTED TO BE EITHER ON CENTER WITH JOINTS OF THE BOARDS OR IN THE CENTER OF THE BOARDS. THE SUBCONTRACTOR SHOULD TAKE GREAT EFFORT TO KEEP EVERYTHING CENTERED WITHIN THE SPACE & MAINTAIN ALL ALIGNMENTS.					

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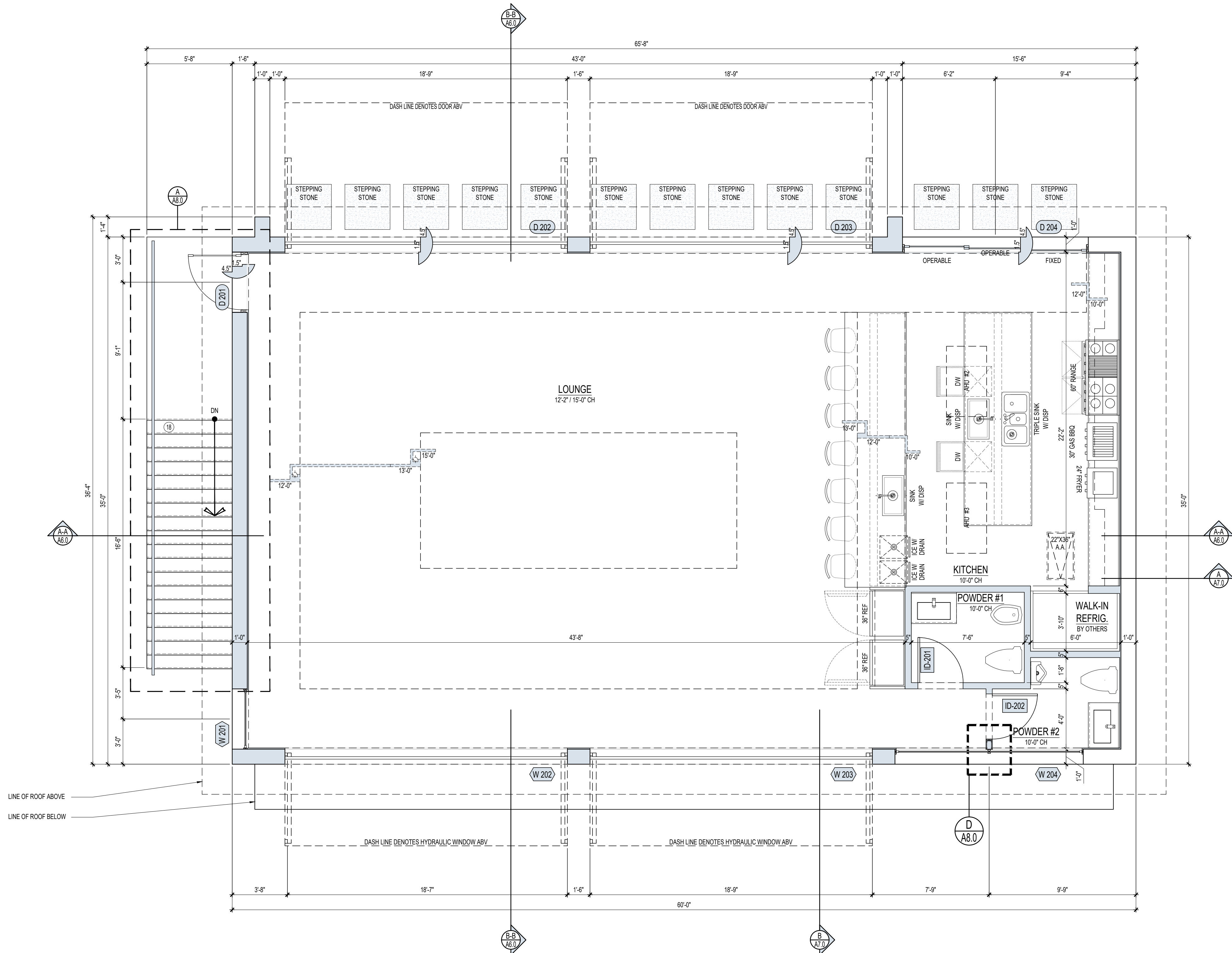
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AREA CALCULATION	
1ST FLOOR A/C - GARAGE	2143 SQ. FT.
2ND FLOOR A/C	2103 SQ. FT.
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EXTERIOR STAIR	165 SQ. FT.
SECOND FLOOR PAVER AREA	55 SQ. FT.
TOTAL	4465 SQ. FT.

EXTERIOR DOOR SCHEDULE						
D-##	TYPE	WIDTH	HEIGHT	TRANSOM	EGRESS	NOTES
D-101	FULL-LITE SWING DOOR	4'-0"	9'-0"			W/ CLOSURE, WEATHER SEAL & SECURITY HINGES
GD-102	HYDRAULIC GARAGE DOOR	18'-0"	9'-0"			SCHWEISS HYDRAULIC (8-PANEL) GLASS GARAGE DOORS (SEE ELEVATION). ROUGH OPENING SHALL BE 18'-0"W X 9'-0"H - CONTRACTOR SHALL VERIFY WITH DOOR MANUFACTURER.
GD-103	HYDRAULIC GARAGE DOOR	18'-0"	9'-0"			SCHWEISS HYDRAULIC (8-PANEL) GLASS GARAGE DOORS (SEE ELEVATION). ROUGH OPENING SHALL BE 18'-0"W X 9'-0"H - CONTRACTOR SHALL VERIFY WITH DOOR MANUFACTURER.
GD-104	HYDRAULIC GARAGE DOOR	11'-0"	9'-0"			SCHWEISS HYDRAULIC (4-PANEL) GLASS GARAGE DOORS (SEE ELEVATION). ROUGH OPENING SHALL BE 12'-0"W X 9'-0"H - CONTRACTOR SHALL VERIFY WITH DOOR MANUFACTURER.
D-201	FULL-LITE SWING DOOR	4'-0"	10'-0"	-	X	SCHWEISS HYDRAULIC (8-PANEL) GLASS DOORS (SEE ELEVATION). ROUGH OPENING SHALL BE 18'-0"W X 10'-0"H - CONTRACTOR SHALL VERIFY WITH DOOR MANUFACTURER.
D-202	HYDRAULIC GLASS DOOR	18'-0"	9'-3"	-	X	SCHWEISS HYDRAULIC (8-PANEL) GLASS DOORS (SEE ELEVATION). ROUGH OPENING SHALL BE 18'-0"W X 10'-0"H - CONTRACTOR SHALL VERIFY WITH DOOR MANUFACTURER.
D-203	HYDRAULIC GLASS DOOR	18'-0"	9'-3"	-	X	SCHWEISS HYDRAULIC (8-PANEL) GLASS DOORS (SEE ELEVATION). ROUGH OPENING SHALL BE 18'-0"W X 10'-0"H - CONTRACTOR SHALL VERIFY WITH DOOR MANUFACTURER.
D-204	(3-PANEL) SLIDING GLASS DOOR	12'-0"	10'-0"	-	X	-
NOTES:						
#1	ALL ROUGH OPENINGS SHALL BE FIELD VERIFIED BY MANUFACTURER PRIOR TO DOOR FABRICATION					
#2	ALL DOOR OPENING ASSEMBLIES SHALL BE IMPACT RATED UNLESS OTHERWISE NOTED					
#3	CONTRACTOR SHALL VERIFY ALL DOORS MEET CODE REQUIREMENTS.					

EXTERIOR WINDOW SCHEDULE						
W-##	TYPE	WIDTH	HEIGHT	TRANSOM	EGRESS	NOTES
W-201	FIXED GLASS	4'-0"	9'-6"	-	-	SINGLE FIXED GLASS W/ 3'-0" FIXED GLASS BELOW (SEE ELEVATION)
W-202	HYDRAULIC GLASS WINDOW	18'-0"	8'-9"	-	-	SCHWEISS HYDRAULIC (3-PANEL) GLASS DOOR W/ (3-PANEL) 3'-0" FIXED GLASS BELOW (SEE ELEVATION). ROUGH OPENING SHALL BE 18'-0"W X 9'-6"H - CONTRACTOR SHALL VERIFY WITH DOOR MANUFACTURER.
W-203	HYDRAULIC GLASS WINDOW	18'-0"	8'-9"	-	-	SCHWEISS HYDRAULIC (3-PANEL) GLASS DOOR W/ (3-PANEL) 3'-0" FIXED GLASS BELOW (SEE ELEVATION). ROUGH OPENING SHALL BE 18'-0"W X 9'-6"H - CONTRACTOR SHALL VERIFY WITH DOOR MANUFACTURER.
W-204	(2-PANEL) FIXED GLASS	12'-0"	9'-6"	-	-	(2-PANEL) FIXED GLASS W/ (2-PANEL) 3'-0" FIXED GLASS BELOW (SEE ELEVATION)
NOTES:						
#1	ALL ROUGH OPENINGS SHALL BE FIELD VERIFIED BY MANUFACTURER PRIOR TO WINDOW FABRICATION					
#2	ALL WINDOW OPENING ASSEMBLIES SHALL BE IMPACT RATED UNLESS OTHERWISE NOTED					
#3	CONTRACTOR SHALL VERIFY ALL WINDOWS MEET CODE REQUIREMENTS.					

INTERIOR DOOR SCHEDULE					
ID - ##	TYPE	WIDTH	HEIGHT	NOTES	
ID-101	DOUBLE SWING	7'-6"	6'-6"	(2) 3'-9" X 6'-8" LOUVERED BY-PASS DOOR TO AC CLOSET	
ID-102	SWING	3'-0"	6'-6"	-	
ID-103	SWING	3'-0"	6'-6"	-	
ID-201	SWING	3'-0"	10'-0"	-	
ID-202	SWING	3'-0"	10'-0"	-	
NOTES:					
#1	ALL ROUGH OPENINGS SHALL BE FIELD VERIFIED BY MANUFACTURER PRIOR TO DOOR FABRICATION				
#2	CONTRACTOR SHALL VERIFY ALL DOORS MEET CODE REQUIREMENTS.				

SECOND FLOOR PLAN

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

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A3.0

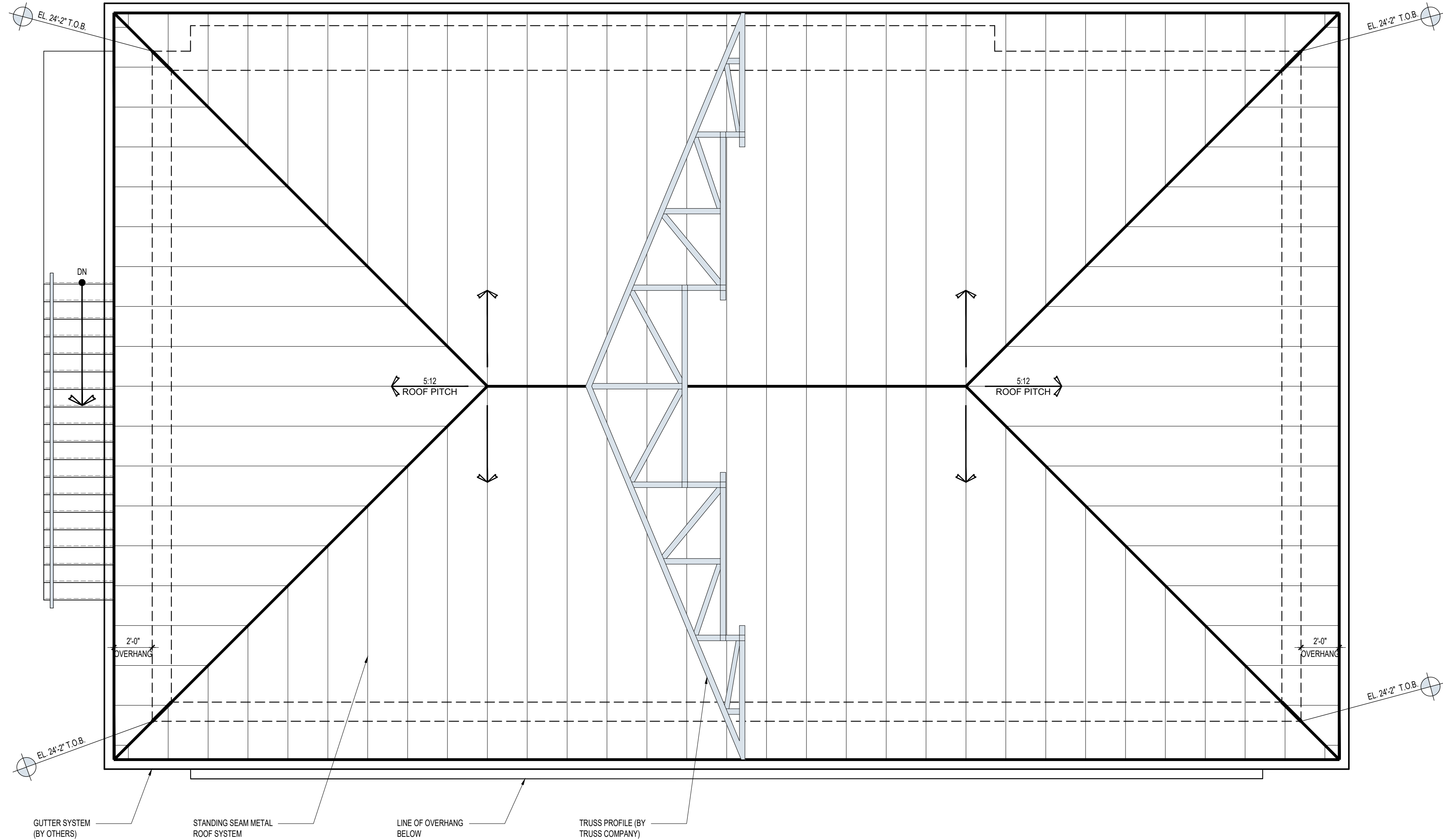
REVISIONS:			
DATE:	03-16-2021	TRF/IR	
DRAWN / CHECKED:		PERMIT:	
CONSTRUCTION:			

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

SUPPLY AIR BAR GRILL NOTE:
ALL SUPPLY AIR BAR GRILLS SHALL BE **TITUS** MODEL CT-460 W/ 3" SPACING & 3" BARS CORES. THE CONTRACTOR SHALL COORDINATE FOR THE SUPPLY AIR BAR GRILLS TO HAVE BORDER TYPE 22 TAP & SPACOLE WHEN USED IN GYPSUM WALL BOARD APPLICATION.

RETURN AIR BAR GRILL NOTE:
ALL RETURN AIR BAR GRILLS SHALL BE **TITUS** MODEL CT-540 W/ 3" SPACING & 3" BARS CORES. THE CONTRACTOR SHALL COORDINATE FOR THE SUPPLY AIR BAR GRILLS TO HAVE BORDER TYPE 22 TAP & SPACOLE WHEN USED IN GYPSUM WALL BOARD APPLICATION.

LIGHT FIXTURE / CEILING FIXTURE PLACEMENT NOTE (IMPORTANT PREP NEEDED):
CONTRACTOR & SUBCONTRACTOR SHALL COORDINATE WHEN LIGHT FIXTURES AND CEILING FIXTURES ARE LOCATED IN THE WOOD PLANK CELING, THAT EXACT PLACEMENT OF FIXTURES ARE TO BE ADJUSTED TO THE END JOINTS OF THE BOARDS OR IN THE CENTER OF THE BOARDS. THE SUBCONTRACTOR SHOULD TAKE GREAT CARE TO KEEP EVERYTHING CENTERED WITHIN THE SPACE & MAINTAIN ALL ALIGNMENTS.



ROOF PENETRATION NOTE

ALL ROOF PENETRATIONS SHALL BE IN CENTER THIRD PART OF FLAT ROOF PORTION WHEN POSSIBLE TO REDUCE FROM FIELD OF VIEW. GENERAL CONTRACTOR SHALL COORDINATE WITH PLUMBING & MECHANICAL SUBCONTRACTOR PRIOR TO START OF WORK.

ROOF PLAN

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

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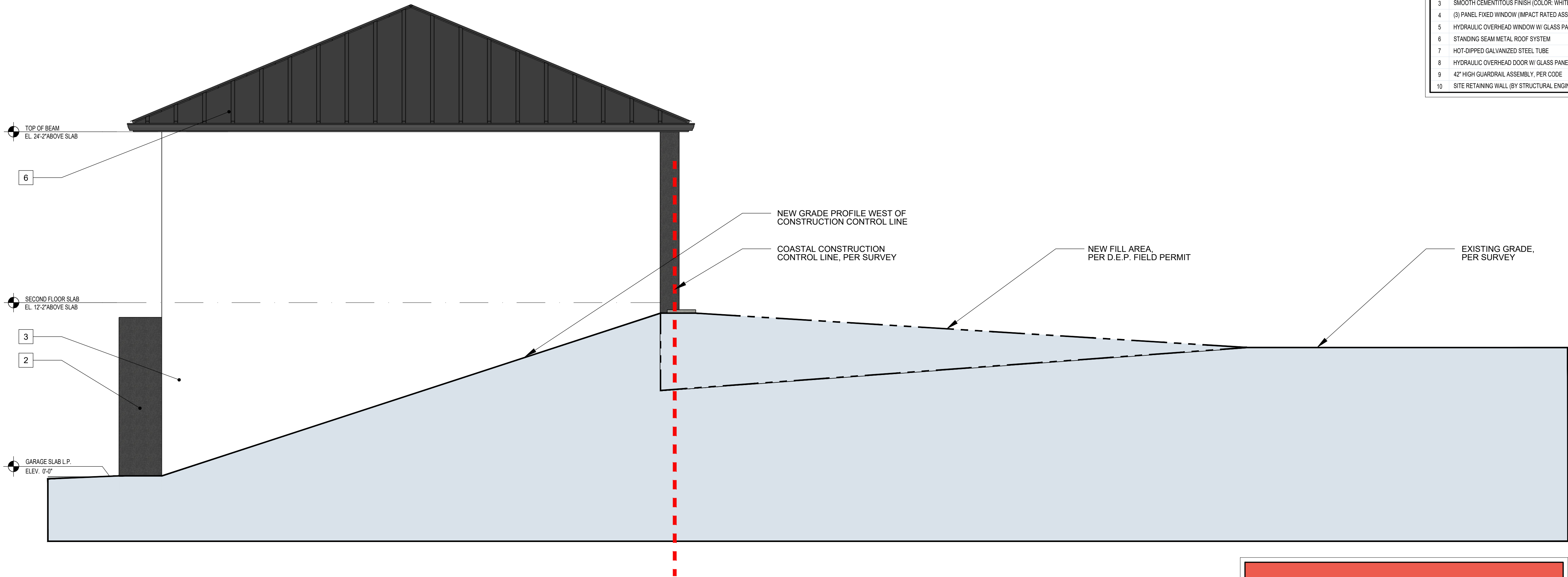
A4.0



FRONT ELEVATION

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

ELEVATION LEGEND	
1	HYDRAULIC OVERHEAD GARAGE DOOR W/ GLASS PANELS
2	SELECT STONE FINISH OVER WATERPROOFING OVER CMU WALL
3	SMOOTH CEMENTITIOUS FINISH (COLOR: WHITE) OVER CMU WALL (TYP.)
4	(3) PANEL FIXED WINDOW (IMPACT RATED ASSEMBLY)
5	HYDRAULIC OVERHEAD WINDOW W/ GLASS PANELS
6	STANDING SEAM METAL ROOF SYSTEM
7	HOT-DIPPED GALVANIZED STEEL TUBE
8	HYDRAULIC OVERHEAD DOOR W/ GLASS PANELS
9	42" HIGH GUARDRAIL ASSEMBLY, PER CODE
10	SITE RETAINING WALL, (BY STRUCTURAL ENGINEER OF RECORD)



RIGHT SIDE ELEVATION

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

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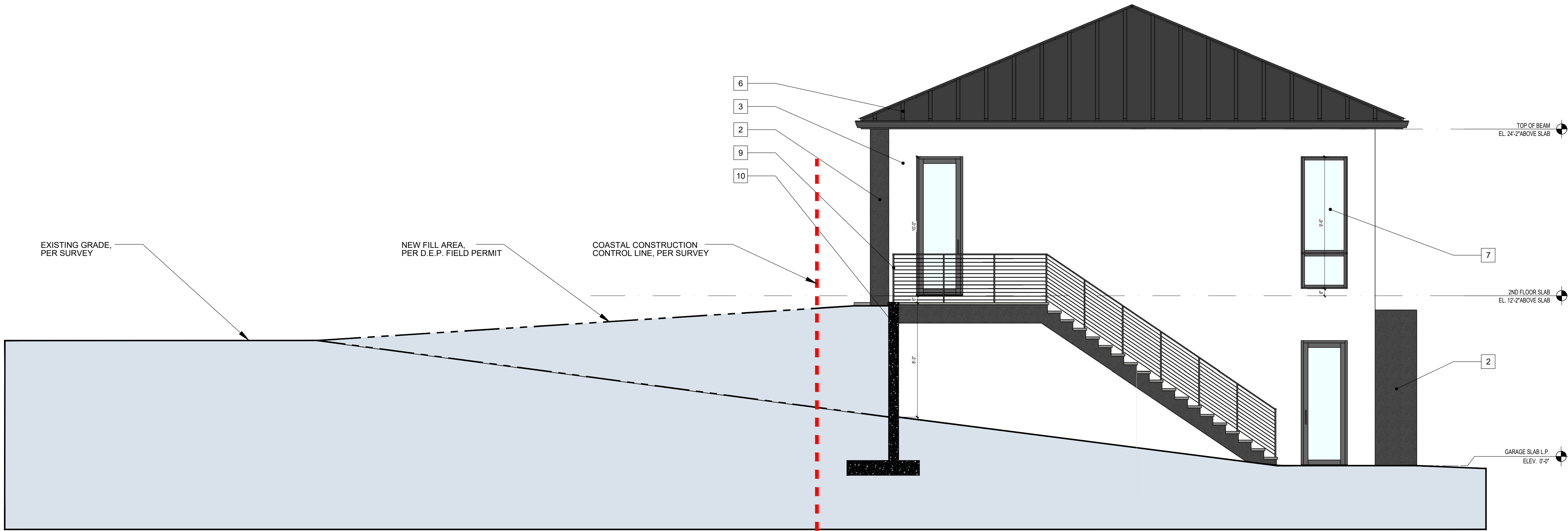
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REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION LEGEND	
1	HYDRAULIC OVERHEAD GARAGE DOOR W/ GLASS PANELS
2	SELECT STONE FINISH OVER WATERPROOFING OVER CMU WALL
3	SMOOTH CEMENTITIOUS FINISH (COLOR: WHITE) OVER CMU WALL (TYP.)
4	(3) PANEL FIXED WINDOW (IMPACT RATED ASSEMBLY)
5	HYDRAULIC OVERHEAD WINDOW W/ GLASS PANELS
6	STANDING SEAM METAL ROOF SYSTEM
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9	42" HIGH GUARDRAIL ASSEMBLY, PER CODE
10	SITE RETAINING WALL (BY STRUCTURAL ENGINEER OF RECORD)

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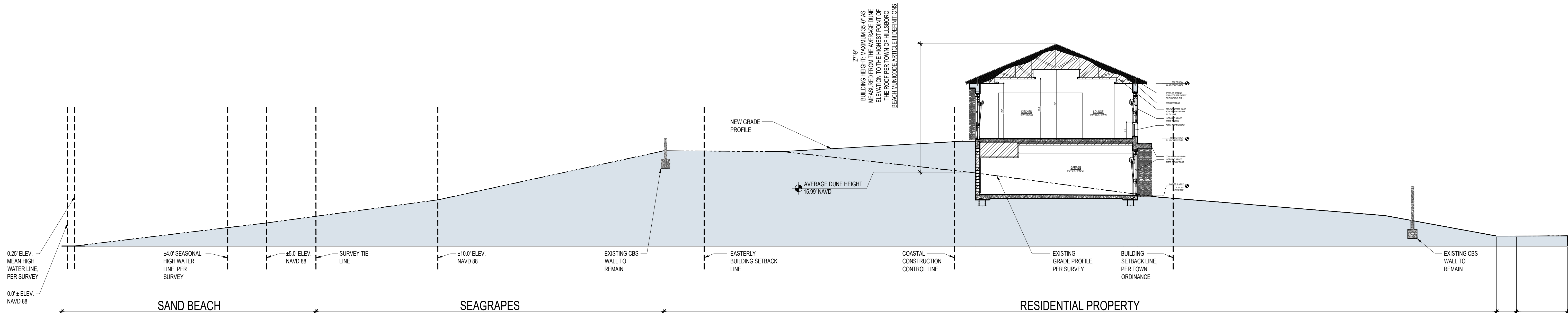
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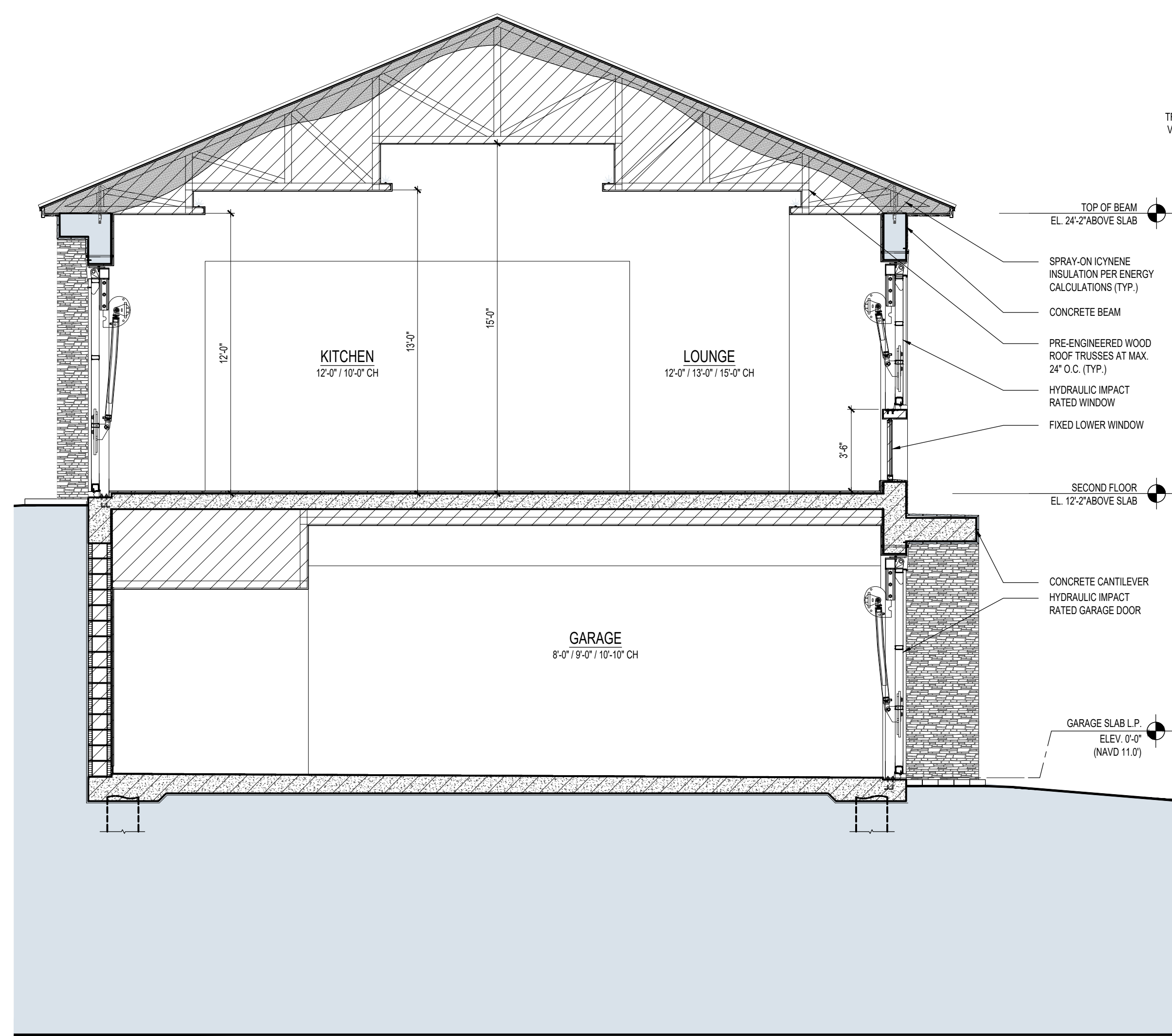
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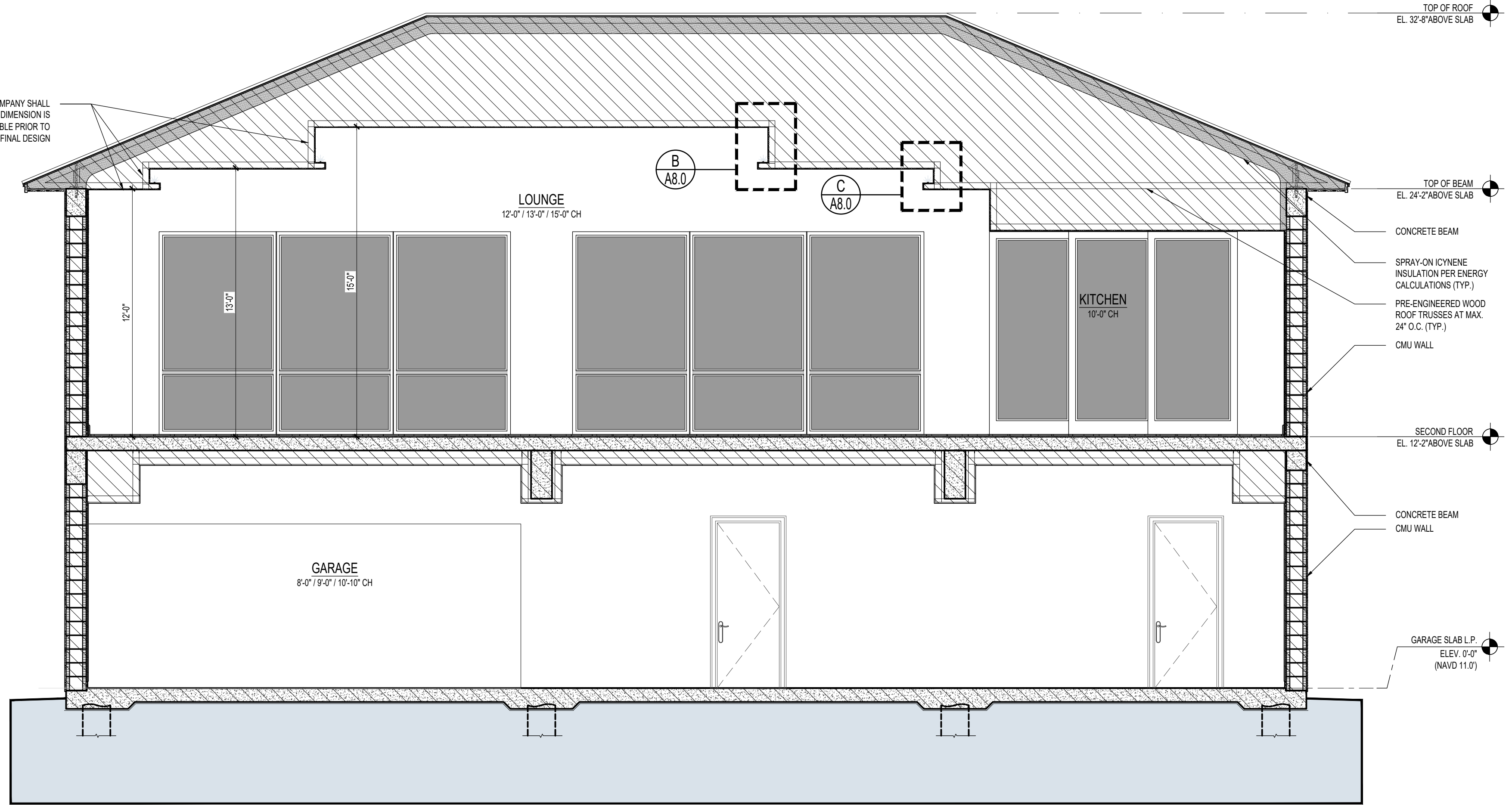
A5.1



C-C
A6.0
SITE SECTION (EAST / WEST)
SCALE: 3/32" = 1'-0"



B-B
A6.0
BUILDING SECTION
SCALE: 1/4" = 1'-0"



A-A
A6.0
BUILDING SECTION
SCALE: 1/4" = 1'-0"

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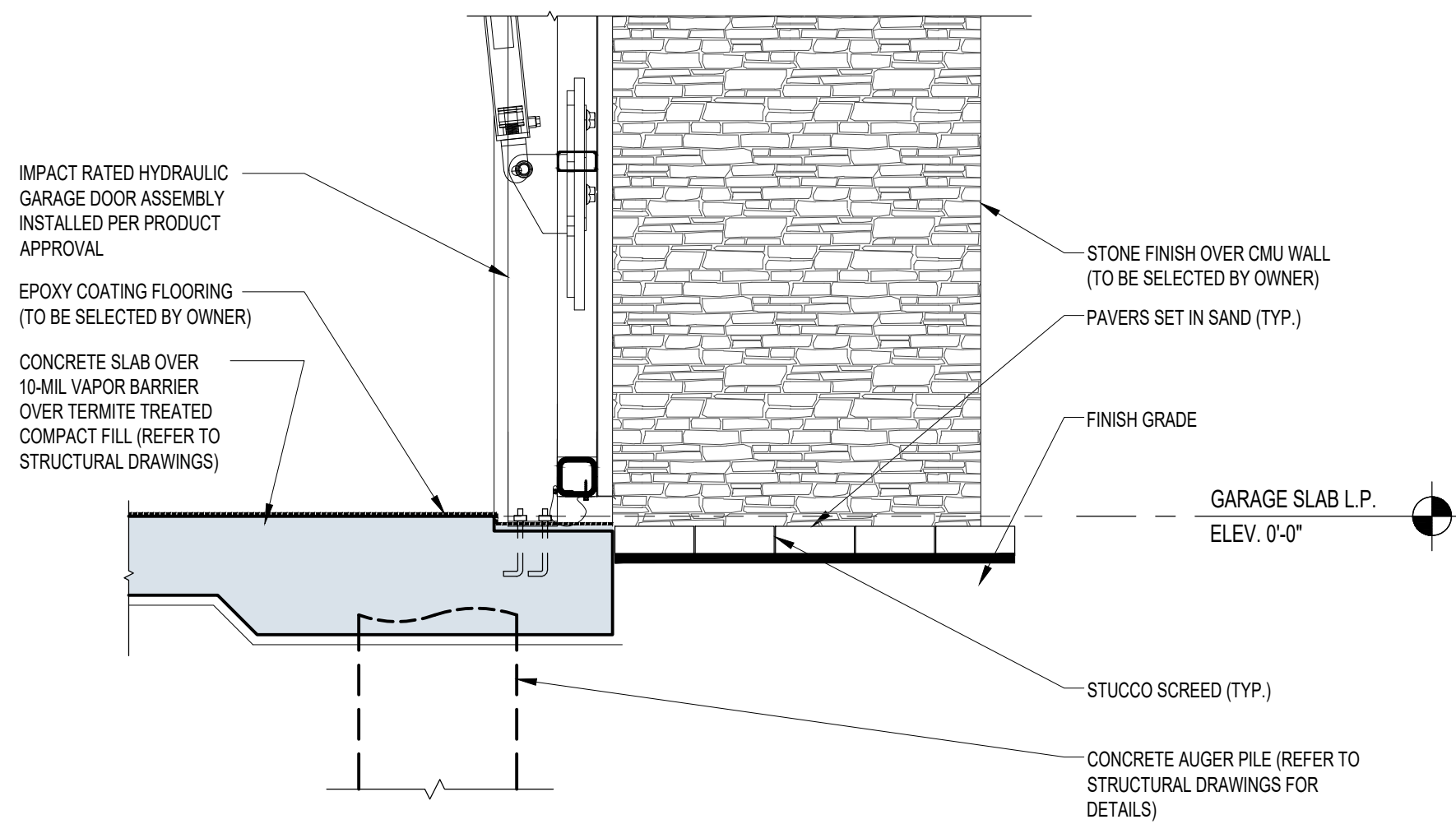
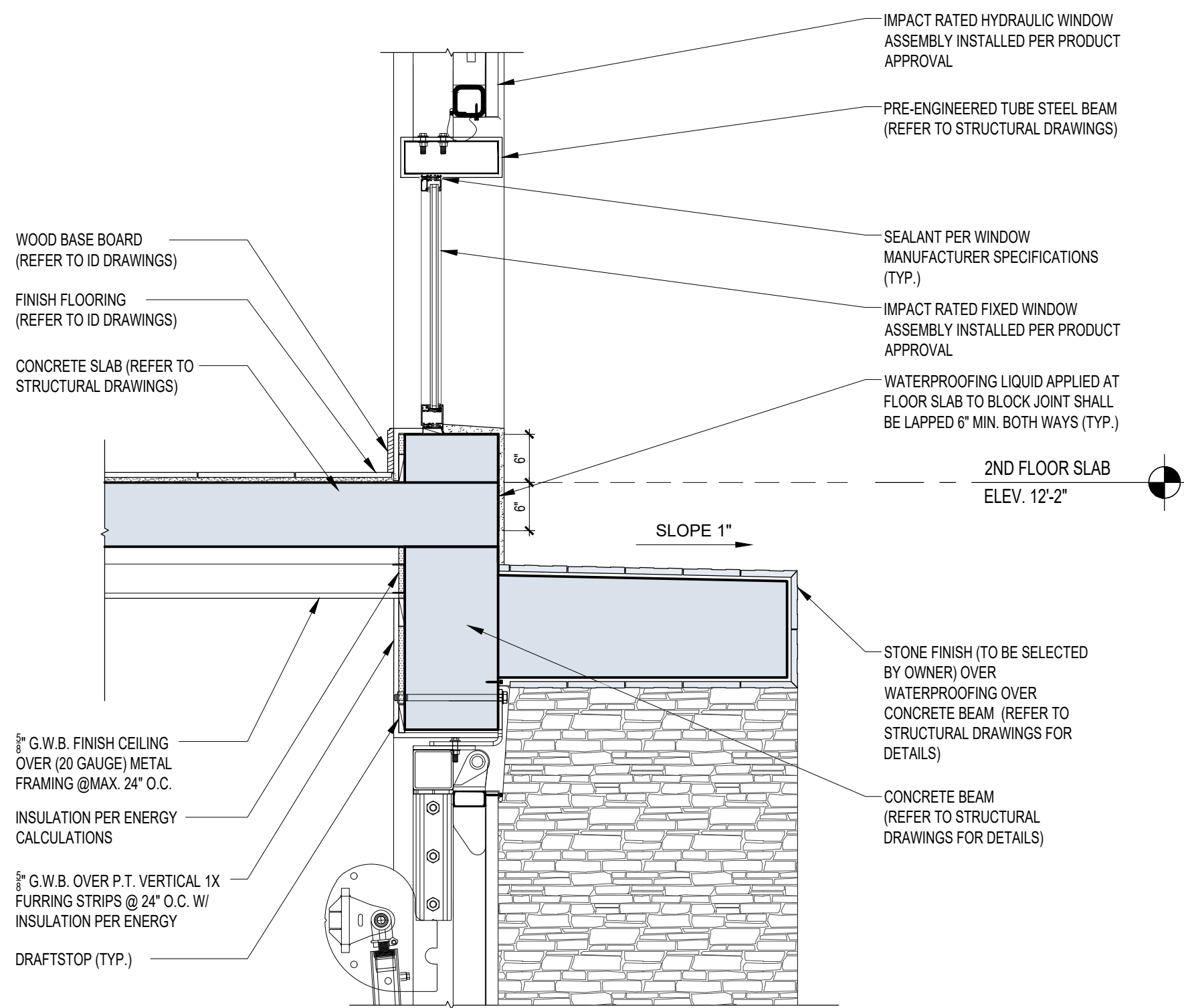
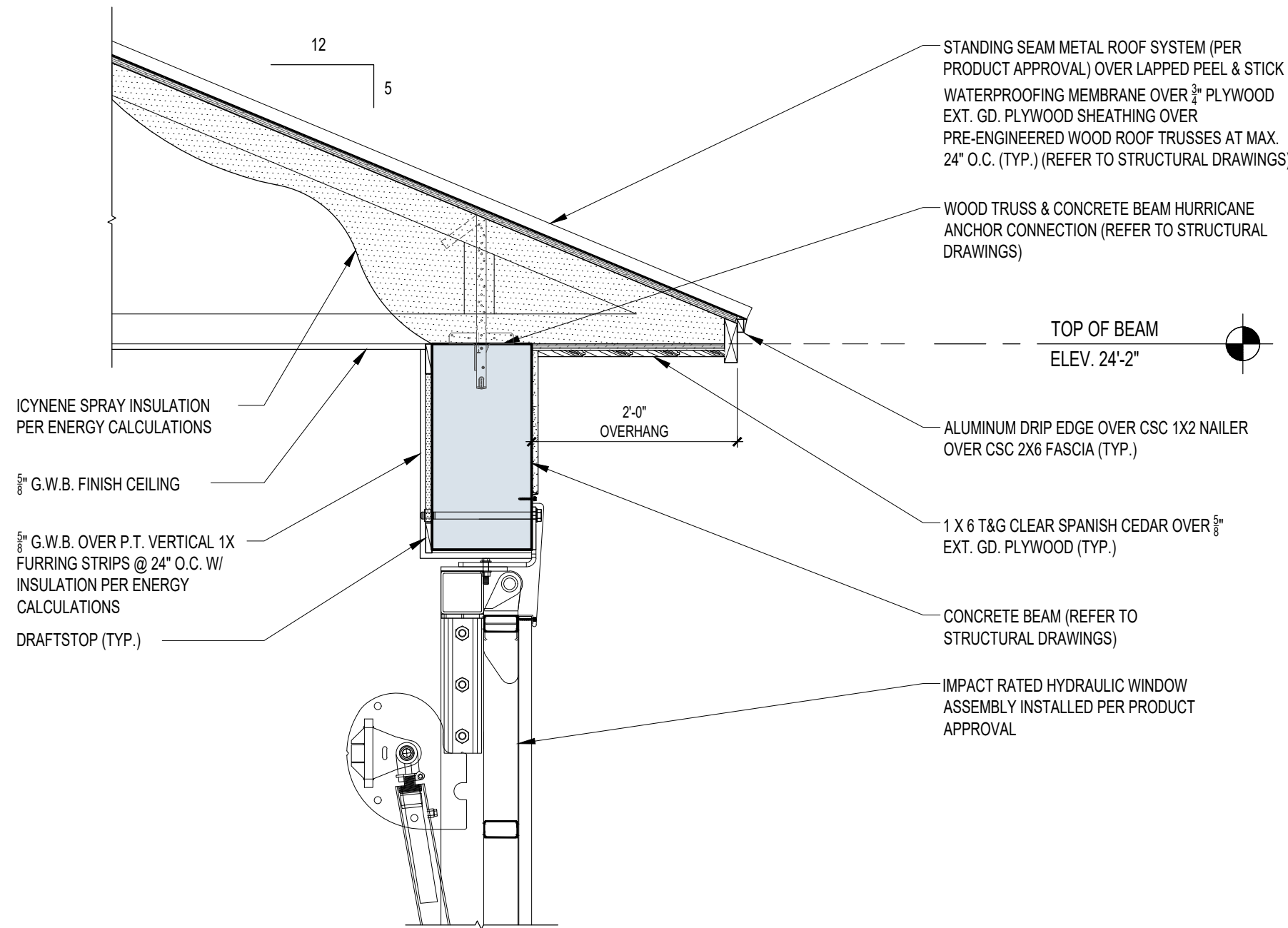
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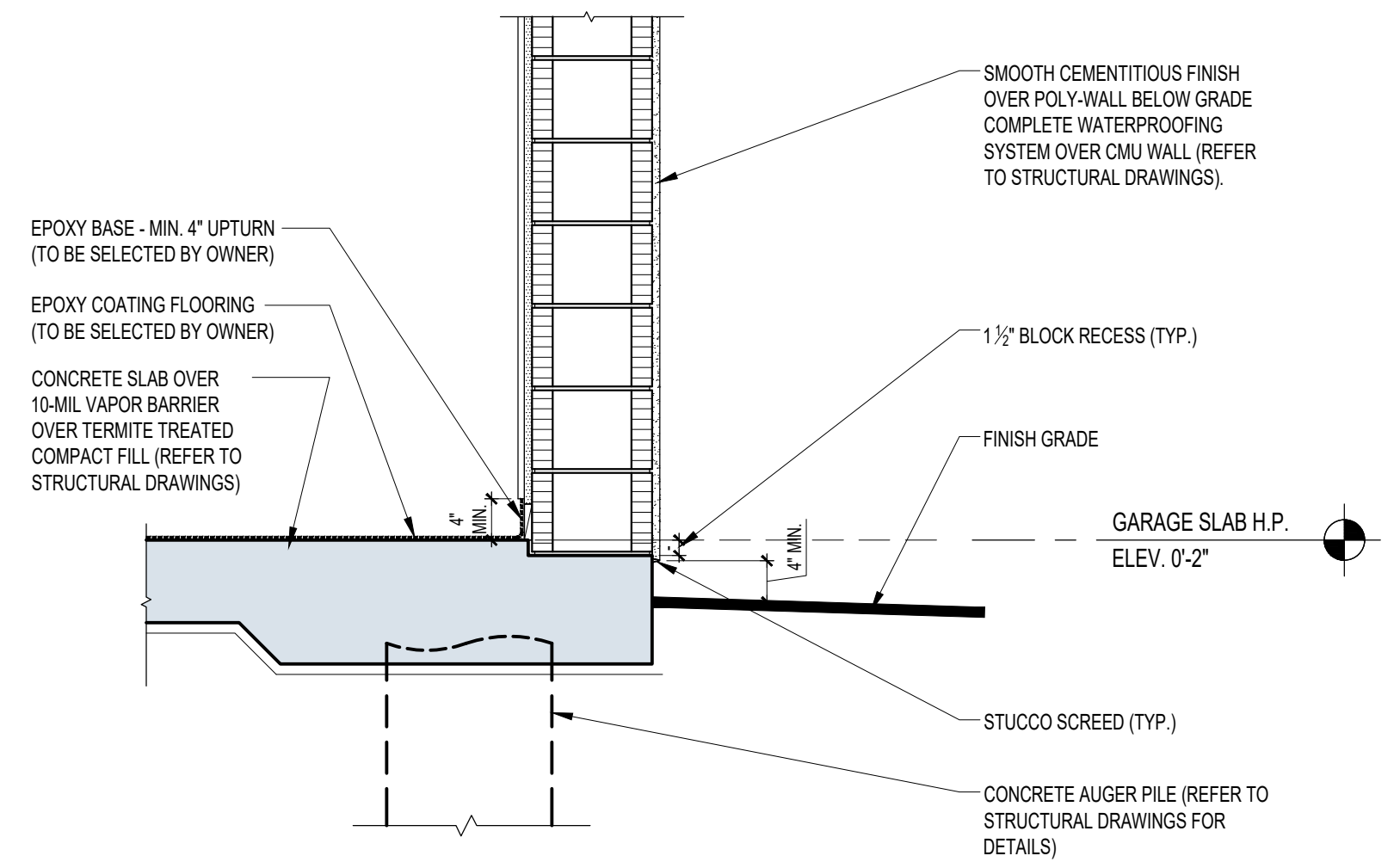
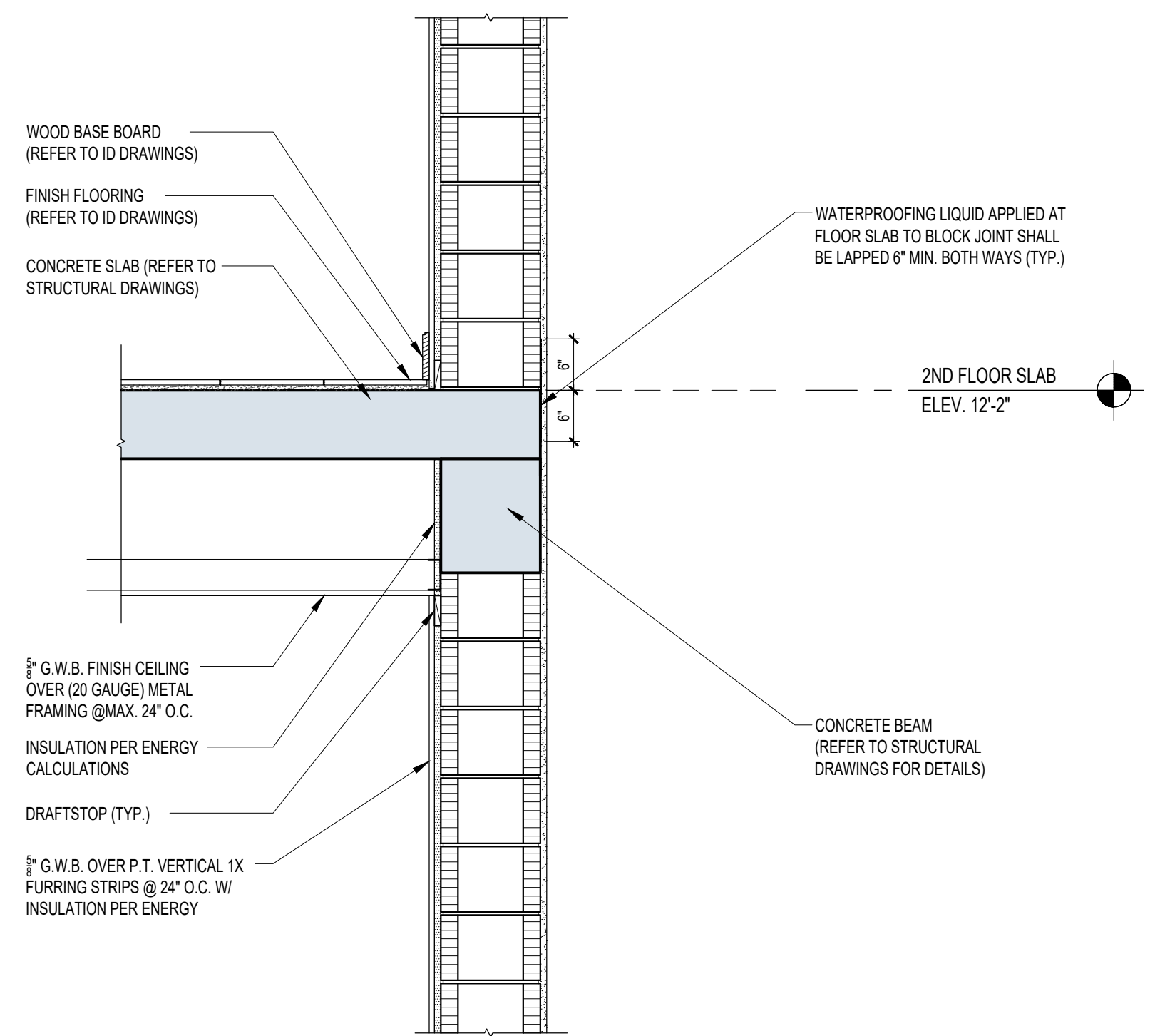
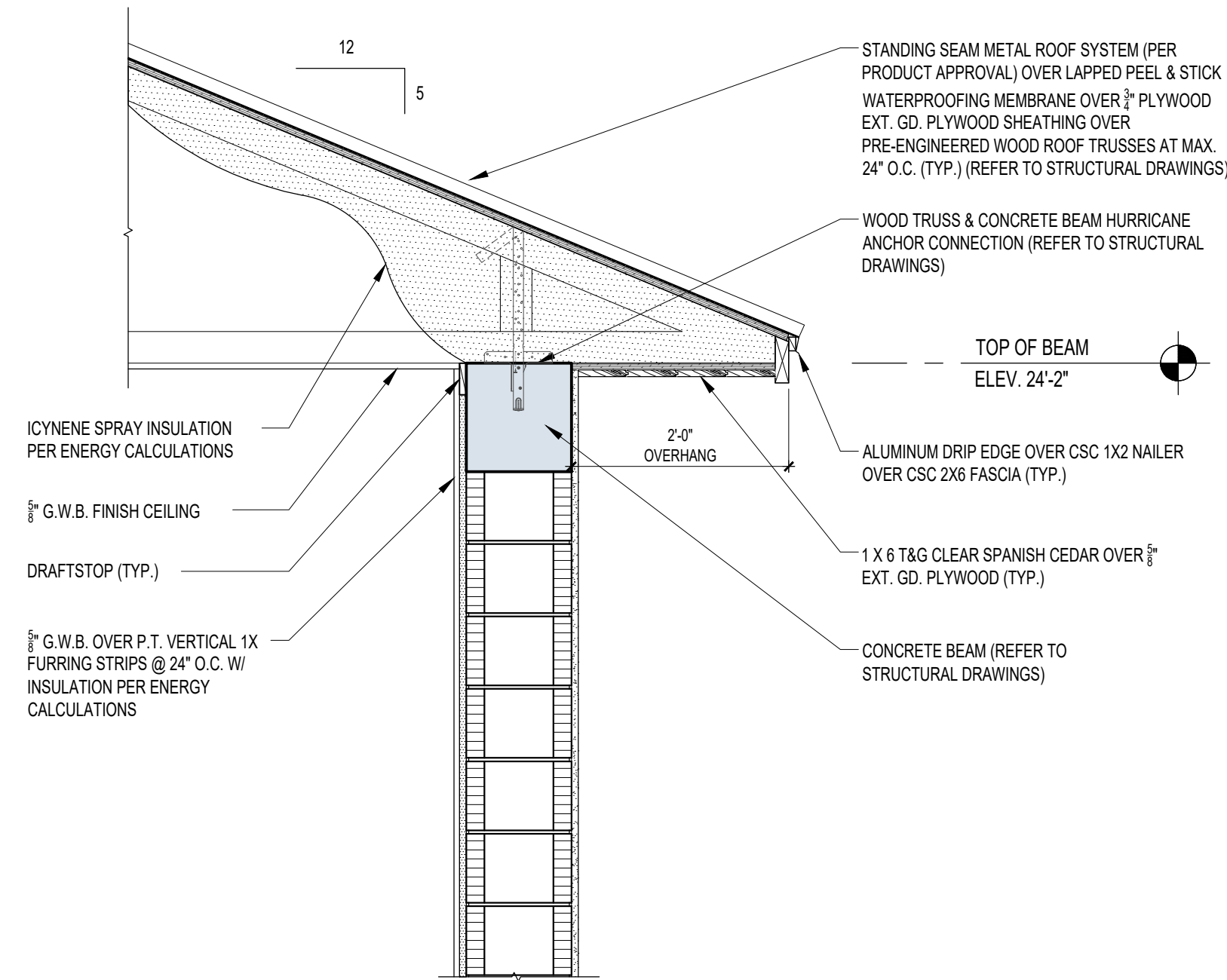
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B
A7.0
TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



A
A7.0
TWO-STORY WALL SECTION
SCALE: 3/4" = 1'-0"

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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: November 2, 2021
SUBJECT: Conditional Use Approval to allow for Commercial Use of Beach Equipment (lounge chairs, umbrellas) and Storage to be located on the beach of 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 for the Commercial Use of beach equipment (lounge chairs, umbrellas) and storage to be located on the beach of the Hillsboro Resort property (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.

Background

The subject property operated as the Seabonay Hotel at the current location for a number of years. In 2017, the current owners purchased the property and completed a substantial renovation of the Hotel. In September 2021, the hotel reopened to guests.

On July 6, 2021, the hotel received conditional use approval to operate a restaurant with a 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. On October 5, 2021, the property was denied conditional use approval to operate a special event space within the Hillsboro Resort.

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.

The owners of Hillsboro Resort entered into a management agreement with Esteban's Place Beach Management, Inc to supply beach equipment including lounge chairs and umbrellas. The services to hotel per the agreement includes the following:

- Supply high-quality beach equipment, including lounge chairs and umbrellas, which shall always be maintained in excellent condition in order to ensure the best quality and comfort of Hillsboro Beach Resort guests.
- Place lounge chairs and umbrellas at the location of business, during the following hours of operations: winter 9:00 a.m.- 5:00 p.m.; summer 9:00 a.m.-6:00 p.m. Open seven (7) days a week (weather permitting)
- Provide Hillsboro Beach Resort guests two (2) lounge chairs at a daily fee of \$4.50 per occupied hotel room

- Maintain, daily, between one (1) and three (3) bilingual, experienced beach attendants, that will be trained according to Hotel's necessities
- Set an emergency evacuation plan for hurricanes

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.

The applicant provided a sketch of the proposed utilization of the beach. A site plan and traffic generation data is not required for this conditional use request.

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 Commercial Beach Equipment Use within the hotel will allow the hotel to meet customary standards of a full-service beach resort.

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.

If approved the Commission, 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 proposed accessory use is 2,400 square feet and this use as well as the restaurant uses previously approved is below the 10% for all accessory uses.

- (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 addition of the Commercial Use for Beach Equipment will add additional uses to make it a full-service 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 Commercial Beach equipment based on the agreement provided.

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

The proposed use does not impact nearby housing or traffic as the beach equipment is only available to hotel guests.

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

N/A. This use will only occupy land owned by the applicant.

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

N/A. The beach equipment service is only available to hotel guests.

(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.

The beach equipment service is only available to hotel guests. Per the agreement this service is available to hotel guests at an established fee paid through a hotel fee.

Recommendation

Based on the application and the review of the Conditional Use approval requirements set forth in the Town's Land Development Code. If approved by the Commission below are conditions of approval the consultant planner recommends

Condition:

- All beach chairs and umbrellas must be removed from the beach or stacked nightly with the shortest edge facing the shoreline in a way to reduce the possibility of entrapment of marine turtles.

- Supply high-quality beach equipment, including lounge chairs and umbrellas, which shall always be maintained in excellent condition in order to ensure the best quality and comfort of Hillsboro Beach Resort guests.
- Placed Lounge chairs and umbrellas at the location of business are only allowed for the following hours: winter 9:00 a.m.- 5:00 p.m.; summer 9:00 a.m.-6:00 p.m. Open seven (7) days a week (weather permitting)

Attachments:

Application including applicant's backup
Email Correspondence regarding Application



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OCT 04 2021

DEVELOPMENT APPLICATION

Submittal Date: September 20, 2021.

Zoning Board Meeting Date: _____

Property Control # _____

Town Commission Meeting Date: October 5, 2021.

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: BNH IV HM TRI, LLC and Hillsboro Mile LLC		NAME: Esteban's Place Beach Management	
ADDRESS: 1159 Hillsboro Mile, Pompano Beach FL 33062		ADDRESS: 8180 NW 36 Street, Suite 100Q Doral, FL 33166	
PHONE: 954.416.3140	CELL:	PHONE: 786.327.4674	CELL: 305.788.0607
E-MAIL daniel@bh311c.com	FAX:	E-MAIL estebansplace@gmail.com	FAX:

APPLICANT'S CERTIFICATION

() Esteban Aguila "Esteban's Beach Place Management" (authorized agent)(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.

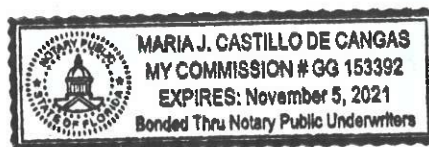
[Signature]
 Signature

Esteban Aguila
 Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 28 day of September 20 21, by Esteban Aguila as authorized agent for Esteban's Place Beach Management.
 Personally know _____ or has produced identification ✓. Type of Identification FLDL A240-219-77-208-0

[Signature]
 Notary Signature
Maria J. Castillo De Cangas
 Print Notary Name



CHECK BELOW WHERE APPLICABLE

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

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

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

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

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

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

GENERAL DATA

Project Location: 1159 Hillsboro Mile, Pompano Beach FL 33062/ Oceanfront Location. District: _____

Proposed Zoning: RM-30

Existing Comprehensive Plan Designation: _____

Proposed Comprehensive Plan Designation: _____

Existing Land Use: Hillsboro Beach Resort

Proposed Land Use: Beach Chair Management Service

Total Site Area: 12, 328 _____ Sq. Ft. _____ Acres (Area Sq. Ft 80 x 30)

Flood Zone Category: X & VE

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

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

Describe briefly the nature of any improvements presently located on the subject property. Install of Storage unit for beach equipment (8x4) and Hut (4x2)

Describe the type of operation or business proposed; or the proposed construction. Business operation is Beach Chair Management/ Rental Service to Hillsboro Beach Resort guests and residents.

Estimated construction cost: Not Applicable

Describe in detail the phasing of the proposed development. Install of Beach Equipment to meet zoning requirements.

State the reasons or basis for the Approval request, and explain why this request is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances must be addressed. (Attach a separate Justification Statement if insufficient space.)

The beach chair management service will be an extension of the property known as Hillsboro Beach Resort. The service will provide guests and children of guests), Residents, and visitors with chairs for comfort, umbrellas for protection and a supervised area maintained by qualified staff on a daily basis.

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. Conditional Use Application for Hillsboro Beach Resort/ Final Inspection was 8/27/21

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

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

(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)

0999
63-4/630 FL
1361

0999
63-4/630 FL
1361

DATE 10/01/2021

PAY TO THE ORDER OF Town of Hillsboro Beach

\$ 1,050.00

One thousand fifty and 00/100

DOLLARS

Bank of America

FOR Application

Security Features Bank of America

MP

Prohibition of activities disruptive to marine turtles

- The following activities and situations are prohibited on the beach from sunset to sunrise during nesting season:
- The operation of all motorized vehicles, except emergency and law enforcement vehicles or persons who have authorization or a permit to engage in marine turtle conservation or research issued by FWS, FDEP, FWC or the town, and who are acting in conformance with such authorization or permit.
- The building of fires during nesting season.
- Any transient lighting which purposely illuminates nesting sea turtles or hatchlings. This prohibition does not apply to persons who have authorization or a permit to engage in marine turtle conservation or research issued by FWS, FWC, FDEP or the town, and who are acting in conformance with such authorization or permit.
- Any temporary structures, including, but not limited to, beach chairs, umbrellas and cabanas which have the potential for entrapment of marine turtles and which may interfere with the use of the natural beach environment for nesting habitat. All temporary structures shall be removed from the beach nightly or stacked with the shortest edge facing the shoreline in a way to reduce the possibilities of entrapment.

OCT 04 2021

Hillsboro Beach Resort



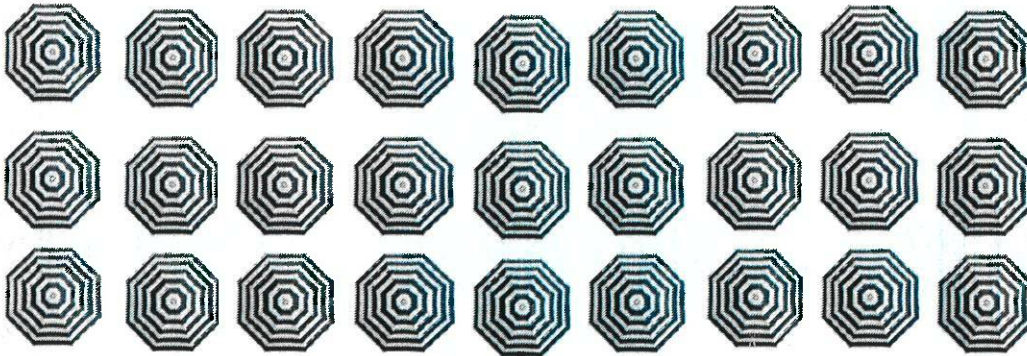
HUT

2x4 FT

STORAGE



4X8 FT



OCT 04 2021

CONFIDENTIAL

MANAGEMENT AGREEMENT BETWEEN
ESTEBAN'S PLACE BEACH MANAGEMENT, INC.
AND 1159 HILLSBORO MILE, LLC & BNH IV HM TRI, LLC

This Management Agreement (the "Agreement") is entered into on the 1st day of October, 2021, between **1159 HILLSBORO MILE, LLC**, a Florida limited liability company, and **BNH IV HM TRI, LLC**, a Florida limited liability company, d/b/a Hillsboro Beach Resort ("HOTEL") and **ESTE BAN'S PLACE BEACH MANAGEMENT, INC.**, a Florida corporation ("EPBMI"), pursuant to which HOTEL and EPBMI (collectively, the "Parties") agree as follows:

1. EPBMI AGREES TO OFFER THE FOLLOWING SERVICES (the "Services") TO HOTEL:

- a. Supply high-quality beach equipment, including lounge chairs and umbrellas, which shall always be maintained in excellent condition in order to ensure the best quality and comfort of Hillsboro Beach Resort guests.
- b. Place lounge chairs and umbrellas at the location of business, during the following hours of operation: winter 9:00a.m.-5:00p.m.; summer 9:00a.m.-6:00p.m. Open seven (7) days a week (weather permitting).
- G. Provide Hillsboro Beach Resort guests 2 (two) lounge chairs at a daily fee of \$4.50 per occupied
- d. Maintain, daily, between one (1) and three (3) bilingual, experienced beach attendants, that will be trained according to Hotel's necessities.
- e. Set an emergency evacuation plan for hurricanes.
- f. EPBMI shall carry all required insurances.

2. Exclusivity. HOTEL grants to EPBMI, on an exclusive basis, provided EPBMI is not in violation of the terms of this Agreement, the right to place the beach equipment, to manage the services relating such equipment, and to rent them the public, residents and additional properties at the location (as defined and identified below in Section 5) (collectively, the "Business").

3. Term.

a. This Agreement shall commence upon opening date estimated for October 1, 2021 (the "Commencement Date") and shall expire at the end of the three (3) years following the Commencement Date (the "Term"). The Term may be automatically renewed for an additional one (1) year term, unless either Party notifies the other Party in writing at least thirty (30) days prior to the expiration of the Term by USPS certified mail, of its election not to renew.

b. In the event the HOTEL should sell the Serviced Premises, HOTEL shall work with purchaser to assign this Agreement for the remainder of the term or include in the sale of the hotel, however, in the event purchaser does not accept the assignment of this Agreement HOTEL may terminate this Agreement upon the sale of the Serviced Premises with thirty (30) days prior written notice to EPBM and HOTEL shall be subject an early termination fee based on the remaining time left on the agreement.

c. In the event of bankruptcy or insolvency of EPBMI, either voluntarily or in the case of a receiver having been appointed for the benefit of creditors, HOTEL may elect to terminate this Agreement herewith, without any liability to EPBMI except for any amounts due for Services then completed and subsequently delivered in accordance with the terms of this Agreement.

EPBMI: EA

MANAGER AND AGREEMENT

HOTEL: 

4. Fees and Taxes. Commencing on the first (1st) day of each month following the Commencement Date, except as otherwise specified below, HOTEL shall pay to EPBMI at 8180 NW 36th Street, Suite 100Q, Doral, Florida 33178:

- (a) **Daily Fee.** HBR shall pay to EPBMI a daily fee as follows ("Daily Fee"):
 - \$4.50 (four dollars and fifty cents) Daily Fee per occupied room.
 - Payment shall be completed monthly
 - Subject to local Sales Tax 6%
 - Late Fee: all fees due to EPBMI shall be subject to a late fee equal to one hundred dollars (\$100.00) if paid more than ten (10) days after the due date.

5. Location of Serviced Premises. EPBMI acknowledges that it shall operate the Business at the following beach location:

1159 Hillsboro Mile, Pompano Beach, FL 33062

6. Parties' Representations, Warranties, and Obligations:

(a) **Authority.** The Parties warrant that all consents or approvals required of third parties (including, but not limited to, their Board of Directors or partners) for the execution, delivery, and performance of this Agreement have been obtained and that the Parties have the right and authority to enter into and perform its covenants contained in this Agreement.

(b) **Confidentiality.** The Parties shall treat this Agreement, any amendments, renewals, and related correspondence and documents, as confidential ("Confidential Information"). The Confidential Information is to be used solely in connection with the Parties' performance under the terms of this Agreement, and shall not be disclosed to any person or entity other than employees of the Parties who have a reasonable need for access thereto in connection with the Parties' performance of their duties hereunder and who are expressly bound to this provision of this Agreement, or as required by law. The Parties shall take all reasonable measures to protect the confidentiality of the Confidential Information.

(c) **Insurance.** EPBMI shall, at its own cost and expense, maintain a policy or policies of commercial general liability insurance with the premiums thereon fully paid on or before the due dates, issued by, and binding upon, an insurance company authorized to transact business in Florida. EPBMI, in performing Services on Hotel's premises, agrees to maintain appropriate and legally required statutory workers' compensation and employer's liability insurance for the term of this Agreement. HOTEL and its affiliates shall be named as additional insureds under such policies to the extent its interests may appear. EPBMI will provide HOTEL an insurance certificate from its insurance carriers for each of the required foregoing insurance coverages. Failure of HOTEL to demand such certificates or to identify any deficiency in the insurance provided shall not be construed as or deemed to be a waiver of the EPBMI's (or its agents') obligation to maintain such insurance. In the event that HOTEL'S property is in the possession of EPBMI, EPBMI assumes full responsibility for such property while it is in EPBMI's possession and shall insure such property accordingly. For any claims relating to this Agreement, EPBMI's insurance shall be deemed to be primary and not contributing to or in excess of any similar coverage purchased by HOTEL. All policy deductibles will remain the responsibility of EPBMI or its agents.

(d) **Independent Parties.** It is understood and agreed that EPBMI will provide Services under the Agreement on a professional basis and as an independent contractor and that during the performance of Services under the Agreement, EPBMI, and its employees will not be considered HOTEL-employees within the meaning or the application of any federal, state, or local laws or regulations including, but not limited to, laws or regulations covering unemployment insurance, workers' compensation, industrial accident, labor, or taxes of any kind, or within the meaning or the application of any HOTEL-employee fringe benefit programs for purposes of vacations, holidays, pension, group life insurance, accidental death, medical, hospitalization, surgical, or any other benefits.

EPBMI: EA

MANAGEMENT AGREEMENT

HOTEL: 

(e) **Liability:** EPBMI, in performing services on Serviced Premises, agrees that it is solely and independently responsible for the direction, supervision, and control of its employees, contractors, and for any other persons or firms that EPBM I engages to assist in the completion and performance of this Agreement. EPBM I shall maintain adequate safeguards and shall use reasonable care to protect HOTEL's employees, invitees, and property on or near the Serviced Premises. EPBMI shall provide its employees, contractors, and work vehicles with identification in accordance with current HOTEL requirements. HOTEL may require removal from the Serviced Premises of any of EPBM I's employees, contractors, and agents that violate HOTEL's rules related to contractors.

(f) **Compliance with Laws.** EPBMI shall comply with all federal, state, and local laws at all times, and EPBMI shall perform its obligations under this Agreement in a manner that complies with all applicable laws, regulations, ordinances, and codes, including identifying and procuring required permits, certificates, and approvals.

(g) **EEO Compliance.** HOTEL and EPBMI affirm and agree that they are equal employment opportunity employers and are in full compliance with any and all applicable anti-discrimination laws, rules, and regulations. HOTEL and EPBM I agree not to harass, discriminate against, or retaliate against any employee of the other because of his or her race, national origin, age, sex, religion, disability, marital status, or other category protected by law; nor shall either party cause or request the other party to engage in such discrimination, harassment, or retaliation. In the event of any complaint of unlawful discrimination, harassment, or retaliation by any employee, HOTEL and EPBMI agree to cooperate in the prompt investigation and resolution of such complaint. EPBMI further agrees that it will obtain and administer EPBMI's employees' 1-9 documentation and verification of employment eligibility under applicable laws (including the Immigration Reform and Control Act of 1986, as amended).

7. **Breach.** In the event that either Party determines that the other Party has breached this Agreement, the non-breaching Party shall notify the breaching Party by written notice of the circumstances constituting such breach within three (3) days of when it knew of the breach. The breaching Party shall have ten (10) days from the date of delivery of such notice to remedy the breach. This Agreement may be terminated by HOTEL if, after 10-days from the date of delivery of such notice to EPBMI, EPBM I has not remedied such breach, and HOTEL shall be under no further obligations hereunder.

8. **Injunctive Relief.** Notwithstanding any other provision in this Agreement, either Party shall have the right to seek injunctive relief to enforce the covenants set forth in this Agreement, in addition to any other relief to which it may be entitled at law or in equity.

9. **Indemnification by the Parties.** If either Party breaches this Agreement, the breaching Party agrees to indemnify and hold the non-breaching Party, including its officers, directors, employees, agents, subsidiaries, and payees, harmless from and against any and all losses, liability, damages, and expenses (including reasonable attorneys fees and expenses) which the non-breaching Party may incur, lose, or may be obligated to pay as a result of, or defending, any action, claim, or proceeding against the non-breaching Party or its officers, directors, agents, or employees, or as a result of causing the interruption or loss of business, including loss of profits by the non-breaching party. The provisions of this article and the Parties' obligations shall survive any assignment of this Agreement to any permitted assignee, and any termination or rescission of this Agreement. In the event that a judgment, levy, attachment, or other seizure is entered against the non-breaching Party arising from any claim as to which indemnification is provided hereunder, the non-breaching Party shall promptly notify the breaching Party and the breaching Party shall post any necessary bond to prevent execution against any property of the non-breaching Party. The provisions of this paragraph shall survive any assignment of this Agreement and any termination or rescission of this Agreement.

10. **Relationship Between the Parties.** Nothing in this Agreement shall be construed to place the Parties in the relationship of partners, joint ventures, or employer/employee. Neither Party has the right to bind the other Party or its payees, subsidiaries, affiliates, officers, directors, or employees.

EPBMI: EA

MANAGEMENT AGREEMENT

HOTEL:

11. **Promotion.** Provided HOTEL does so in a professional and dignified manner, HOTEL may reproduce, electronically distribute, and/or publicly display EPBMI's proprietary material(s), including, but not limited to, any copyrighted and/or trademarked material, in HOTEL's advertising, marketing, and promotional material, either directly or via any third-party, without receiving EPBMI's approval of the manner in which such materials are to be depicted. HOTEL acknowledges that all right, title, and interest in and to the proprietary material, as well as any goodwill associated therewith or derived therefrom, remains the sole and exclusive property of EPBMI and that nothing in this Agreement grants HOTEL or any person or entity any right, title, or interest therein, except for the rights expressly granted herein.

12. **General Provisions.**

a. **Notification Requirements.** The Parties shall immediately notify one another in writing upon actual or constructive notice of any claim or proceeding by any third-party arising in relation with the Business or any provision of this Agreement.

b. **Compliance with Law.** The Parties shall comply with all applicable federal, state, and local laws and regulations in performing its respective duties under this Agreement.

c. **Privacy.** This Agreement, or any memorandum hereof, shall not be recorded in the Public Records.

d. **Force Majeure.** Neither Party shall be held liable or responsible to the other Party, nor be deemed to have defaulted under or breached this Agreement, for failure or delay in fulfilling or performing any term of this Agreement if the failure or delay is caused by, or results from, causes beyond the reasonable control of the affected party, including, but not limited to, fire, hurricanes, or floods; telecommunications service interruptions, embargoes, war, acts of war (whether war be declared or not), or terrorism, insurrections, riots, or civil commotions; strikes, lockouts, or other labor disturbances; acts of God; or acts, omissions, or delays in acting by any governmental authority or the other party; provided, however, it is understood that this section is intended only to suspend and not discharge a Party's obligations under this Agreement and that when the causes of the failure or delay are removed or alleviated, the affected Party shall resume performance of its obligations hereunder. Notwithstanding the above, if for any reason the Beach is closed, destroyed, or not permitted to operate by any governmental authority, or due to an act of God, nature, or hurricane, no Payment will be due for the period of closure or damage if that period lasts for more than 30- days.

e. **Severability.** Should one or several provisions of the Agreement be, or become, invalid or unenforceable, the invalidity of one or several provisions of the Agreement shall not affect the validity of the Agreement as a whole, unless the invalid provisions are of such essential importance for this Agreement that it is to be reasonably assumed that the parties would not have contracted this Agreement without the invalid provisions.

f. **Notice.** Any notice required or permitted to be given or made under this Agreement by the Parties shall be in writing, delivered personally or by facsimile (and promptly confirmed by personal delivery or courier), or courier, addressed to such other party at its address indicated below, or to such other address as the addressee shall have last furnished in writing to the addressor and shall be effective upon receipt by the addressee or by the person authorized to receive a copy of the notice, as specified below.

If to EPBMI:

ESTEBAN'S PLACE BEACH MANAGEMENT, INC.
8108 NW 36th Street,
Suite 100 Q
Doral, FL 33178
Attention: Esteban X. Aguila
Telephone No: (786)3274674

EPBMI. EA

MANAGEMENT AGREEMENT

HOTEL: 

If to HOTEL: HILLSBORO BEACH RESORT
1159 Hillsboro Mile
Pompano Beach, FL 33062-1700
c/o Duncan Clements

with a copy to: Driftwood Hospitality Management II, LLC
11770 US Highway One, Suite 202
North Palm Beach, FL 33408-3026
ATTN: Legal Administration
FAX: (561) 207-2799

g. **Applicable Law; Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without regard to its choice of law provisions, and any other applicable laws of the United States, and any proceeding arising between the parties in any manner pertaining or related to this Agreement shall, to the extent permitted by law, be held exclusively in Miami-Dade County, Florida. The parties hereto consent to personal and subject matter jurisdiction in Miami-Dade County, Florida, and acknowledge and agree that Miami-Dade County is a convenient forum for resolution of any disputes arising from or relating to this Agreement. The Parties further agree that venue for any proceedings arising out of, or in any manner relating to, this Agreement shall be Miami-Dade County, Florida. The parties waive any challenge to this provision.

h. **Entire Agreement** This Agreement contains the entire understanding of the Parties with respect to the subject matter hereof. All express or implied agreements and understandings, either oral or written, in this Agreement are expressly merged in, and made a part of, this Agreement. This Agreement may be amended, or any term(s) modified, only by a written instrument duly executed by both Parties.

i. **Headings.** The captions to the several Articles are not a part of this Agreement but are merely guides or labels to assist in locating and reading the several Articles contained in the Agreement.

j. **Waiver.** The waiver by either Party of any right hereunder or the failure to perform or of a breach by the other Party shall not be deemed a waiver of any other right hereunder or of any other breach or failure by said other Party whether of a similar nature or otherwise.

k. **English Language.** This Agreement has been prepared in the English language and, notwithstanding any translations of this Agreement, the English language shall control its interpretations.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first set forth above.

ESTEBAN'S PLACE BEACH MANAGEMENT, INC.

1159 HILLSBORO MILE, LLC and
BNH IV HM Tri, LLC

By: 
Name: Esteban Aguila
Title: President


David Buddemeyer
President, Driftwood Hospitality
Management II, LLC, as Managing
Agent for 1159 Hillsboro Mile, LLC and
BNH IV HM Tri, LLC

James Hickey

From: Daniela Teodorescu <salesestebansplace@gmail.com>
Sent: Monday, October 18, 2021 10:56 AM
To: James Hickey
Subject: Fwd: FW: Link to Application for Hillsboro Beach
Attachments: image001.gif; image002.gif; image003.gif

As discussed, the correct measurements for the beach operating area would be 93ft.wide and 35 ft. in length.

----- Forwarded message -----

From: Daniela Teodorescu <salesestebansplace@gmail.com>
Date: Fri, Oct 15, 2021 at 3:31 PM
Subject: Re: FW: Link to Application for Hillsboro Beach
To: James Hickey <Jhickey@cgasolutions.com>

Will do, thank you.

On Fri, Oct 15, 2021, 2:13 PM James Hickey <Jhickey@cgasolutions.com> wrote:

If you did not include the site plans, please send a digital copy to myself and Sherry Henderson the Town Clerk. Sherry D. Henderson shenderson@townofhillsborobeach.com

Jim Hickey, AICP

Planning Director | Planning Department



Calvin, Giordano & Associates, Inc. | 1800 Eller Drive | Suite 600 | Fort Lauderdale, FL 33316
Office: 954.921.7781 | Direct: 954.766.2786 | Cellular: 954.253.2379 | Fax: 954.921.8807
Fort Lauderdale | Miami-Dade | West Palm Beach | Clearwater/Tampa | Estero | Port St. Lucie

From: Daniela Teodorescu <salesestebansplace@gmail.com>
Sent: Friday, October 15, 2021 1:37 PM
To: James Hickey <Jhickey@cgasolutions.com>
Subject: Re: FW: Link to Application for Hillsboro Beach

That's great that we don't. She said if we want to provide copies of the plans..... does that mean we really have to? 😊

- What is the total Square footage of area you are requesting to utilize for the commercial activity on the beach? *Still working on getting this info . however, I know the size of the area is roughly 80ft x 30ft.*
- Will that area encompass the entire length of the property from north to south? If not can you provide me with the percentage of beach frontage they proposed to use? yes, it will. 10ft for the beach frontage unless your requirement more or less.
- Will all of the commercial activities be done completely on the owner's property? Yes



Printed: 10/22/2021 1:33:47 PM

Page 1 of 3

Order ID: 7070436

* Agency Commission not included

GROSS PRICE * : \$133.60

PACKAGE NAME: SSC Notice of Public Meeting



Printed: 10/22/2021 1:33:47 PM

Page 2 of 3

Order ID: 7070436

* Agency Commission not included

GROSS PRICE * : **\$133.60**

PACKAGE NAME: SSC Notice of Public Meeting

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

AdSize(s): 1 Column

Run Date(s): Thursday, October 28, 2021

Zone: Full Run

Color Spec. B/W

Preview

Order ID: 7070436

* Agency Commission not included

GROSS PRICE * : \$133.60**PACKAGE NAME: SSC Notice of Public Meeting****TOWN OF HILLSBORO BEACH, FLORIDA
QUASI-JUDICIAL PUBLIC HEARING
Tuesday, November 9, 2021, at 9:00AM**

1159 Hillsboro Mile, Hillsboro Beach,
Florida 33062
Requesting Conditional Use Permit

NOTICE IS HEREBY GIVEN the Town Commission of the Town of Hillsboro Beach will hold a Quasi-Judicial Public Hearing on November 9, 2021, at 9:00 A.M. Esteban's Place Beach Management, authorized agent for property located at 1159 Hillsboro Mile, Hillsboro Beach, FL 33062 is requesting Conditional Use Permit for beach equipment storage install at Hillsboro Beach Resort.

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 November 9, 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.

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
10/28/20217070436

TOWN OF HILLSBORO BEACH, FLORIDA
QUASI-JUDICIAL PUBLIC HEARING

Tuesday, November 9, 2021, at 9:00AM

1159 Hillsboro Mile, Hillsboro Beach, Florida
Requesting Conditional Use Permit

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Sherry D. Henderson, CMC Town Clerk
TOWN OF HILLSBORO BEACH, FLORIDA
10/22/2021