



TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile, Hillsboro Beach, Florida 33062
January 10, 2023 | 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

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

I. QUASI-JUDICIAL PUBLIC HEARINGS

A.

- **QUASI-JUDICIAL PUBLIC HEARING - Sign Variance Request submitted by GM SIGNS; Authorized Agent for Hillsboro Windsor Condominiums, property located at 1169 Hillsboro Mile, Hillsboro Beach, FL 33062.**

ADDRESS: 1169 Hillsboro Mile, Hillsboro Beach, FL 33062 | Hillsboro Windsor Condominium
REQUEST: Pursuant to the Code of Ordinance Sec. 12-377 (A), the Applicant is Seeking Sign Variance to Allow for An Increase in the Allowable Wall Sign Height for An Illuminated Sign Located at 1169 Hillsboro Mile in the RM-30 Multi-Family Zoning District.

All interested parties are sworn in by the 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: December 30, 2022
SUBJECT: Request of a Variance to Increase Height of a Proposed wall sign located 1169 Hillsboro Mile

The Property Owner, Hillsboro Windsor Condo (Applicant), and authorized agent, GM Signs are requesting approval of a variance from Section 12-377(A) of the Land Development Code (Code) to allow for an increase in the allowable wall sign height for an illuminated sign located at 1169 Hillsboro Mile within the RM-30 multi-family zoning district.

Background

The Applicant is seeking to replace the existing wall sign located on the front (west) façade of the 7-story multi-family building located at 1169 Hillsboro Mile. The proposed wall sign's letter height is larger than the size identified in the code and will be in the same location of the existing sign. The intent/reasoning for the newly proposed sign is to enhance the aesthetics of the property and modernize and update the existing wall sign.

The proposed wall sign verbiage mirrors the existing wall sign verbiage – "H|W". The requested variance submitted to the Town on December 16th, 2022, proposes a wall sign with dimensions measuring 40 inches (3.3 feet) in height for the individual letters ("H" and "W"), 58 inches (4.8 feet) in height for the vertical bar which separates the letters ("|"), and a total overall width of 100 inches (8.3 feet). Per Code section 12-377(A):

"Signs erected flat against the face of or not more than 18 inches from the base of the outside wall of any building or parts thereof, or on the roof of any building, are permitted, provided that any sign not painted on the buildings shall be of wood or metal, characters of figures not more than 24 inches in height."

The applicant proposes a wall sign height of 40 inches and 58 inches high, a deviation of 34 inches and 16 inches in height from the 24-inch maximum code requirement. Thus, the Applicant seeks variance relief from the maximum character height requirement of 24 inches in height from Code section 12-377(A).

Analysis

Per Section 12-283, the Board of Zoning Appeals (Board) has the powers and should be its duty to grant variances from the Code. The Applicant is requesting relief through the criteria set forth in 12-283(C)(2) Instances of Hardship and 12-283(C)(3) Additional provisions which are as follows:

- (2) Instances of hardship. Authorize upon appeal, whenever a property owner can show that a strict application of the terms of this chapter relating to the use, construction or alterations of buildings or structures, or the use of land will impose upon him or her unusual and practical difficulties or particular hardship, such variances of land will impose upon him or her unusual and practical difficulties or particular hardship, such variances of the strict application of the terms of this chapter as are in harmony with its general purpose and intent, but only when the Board is satisfied that a granting of the variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the comprehensive plan as established by this chapter, and at the same time, the surrounding property will be properly protected.
- (3) Additional provisions. In consideration of all appeals and all proposed exceptions or variances to this chapter, the Board shall, before making any exceptions or variations from the chapter in a specific case, first determine that it will not impair an adequate supply of light, air and sunshine to adjacent property or unreasonably increase the congesting in streets or highways or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the Town of Hillsboro Beach.

Below are excerpts from the Code-required criteria listed above with consultant planner's analysis of how the proposed development relates to the criteria shown in italics below.

“...the use of the land will impose upon him or her unusual and practical difficulties or particular hardship...”

The applicant has stated that due to the height of the building and the sign, the current maximum requirements of the code would create a visibility and wayfinding concern for users of the site, whom would not be able to legibility read/identify the 24” maximum letter height.

“...such variances of the strict application of the terms of this chapter as are in harmony with its general purpose and intent,...”

The proposed wall sign is in harmony with the general intent of the Town Code. The proposed wall sign mirrors the existing wall sign on site. The proposal of the new sign aims to enhance the sites aesthetics and wayfinding of the site. The intent of the Code is to limit the sign area by keeping a 24” maximum letter height. In this case, the Applicant intends to only use two letters and one character for the sign, therefore greatly reducing the proposed sign area (40 SF.) which would be allowed if they used “Hillsboro Windsor for their sign which would allow 68 SF if they were to utilize the existing requirements set forth in the Code. Per information provided by the Applicant, the existing sign is 40”x 64” for a total square footage of 18 SF.

“...but only when the Board is satisfied that a granting of the variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the comprehensive plan as established by this chapter, and at the same time, the surrounding property will be properly protected.

The granting of the variance will allow for clear visibility and wayfinding of the site from State Road A1A. The applicant has stated that the proposed signage will not be detrimental to the public

appearance. Furthermore, due to the height of the building and sign, it would have no visibility if they were to propose the maximum required letter height of 24" if only two letters and one character are used for the proposed signage. The existing sign with the same lettering as proposed is very difficult to read from the roadway with a smaller letter height.

In consideration of all appeals and all proposed exceptions or variances to this chapter, the Board shall, before making any exceptions or variations from the chapter in a specific case, first determine that it will not impair an adequate supply of light, air and sunshine to adjacent property

The proposed larger sign letter height will not change any aspect of the building that would impact adequate supply of light, air, or sunshine to any adjacent property. In addition, the sign will be installed at the existing sign's location.

or unreasonably increase the congesting in streets or highways or increase the danger of fire

The granting of the variance will not increase traffic along A1A.

or endanger the public safety or unreasonably diminish or impair established property values within the surrounding area,

The proposed larger sign letter height and overall modern design will enhance and improve the look of the front façade of the building and will assist in maintaining and increasing property values.

or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the Town of Hillsboro Beach.

The proposed larger sign letter height will not impact the public health, safety, comfort, morals or welfare for the residents of the Town.

Recommendation

Based on the application and review of the Criteria set forth in Town Code section 12-283, the consultant planner requests that the Board approve, approve with conditions, or deny the submitted variance request for increased letter height for a proposed sign located at 1169 Hillsboro Mile.



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

RECEIVED
 DEC 14 2022

DEVELOPMENT APPLICATION

Submittal Date: _____ Zoning Board Meeting Date: _____

Property Control # _____ Town Commission Meeting Date: _____

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: HILLSBORO WINDSOR CONDO		NAME: GM SIGNS	
ADDRESS: 1169 Hillsboro Mile, Hillsboro Beach		ADDRESS: 5991 SW 44 STREET, DAVIE, FL 33314	
PHONE: 800-997-1855	CELL:	PHONE: 9549233081	CELL: 9542756364
E-MAIL	FAX:	E-MAIL GMSIGNINC@AOL.COM	FAX:

APPLICANT'S CERTIFICATION

(I) RANDY CATLIN (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] DIRECTOR
 Signature

RANDY CATLIN
 Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 2nd day of December 2022, by Randy Catlin as Director for Hillsboro Windsor

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

[Signature]
 Notary Signature
Judith M. Swartz
 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 n the website)

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

GENERAL DATA

Project Location: _____ District: _____

Proposed Zoning: _____

Existing Comprehensive Plan Designation: _____

Proposed Comprehensive Plan Designation: _____

Existing Land Use: _____

Proposed Land Use: _____

Total Site Area: _____ Sq. Ft. _____ Acres

Flood Zone Category: _____

Is site currently serviced by public water? Yes No

Is site currently serviced by public sewer? Yes No

Describe briefly the nature of any improvements presently located on the subject property. _____

Describe the type of operation or business proposed; or the proposed construction. _____
proposed construction - installation of an illuminated ID sign for the building

Estimated construction cost: 2400.00

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.)
The signage being proposed will not be detrimental to public appearance - due to the height of the building and the sign, it would have no visibility if we were to propose the largest size letter per code.

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)

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES



**ALL PRO CONSTRUCTION AND
CONCRETE RESTORATION INC**
5051 NW 13TH AVE, SUITE I
POMPANO BEACH, FL 33064
800-997-1855

WELLS FARGO BANK, N.A.
FL

2429

63-751/631

PAY TO THE
ORDER OF

Town of Hillsboro Beach
One Thousand Fifty ~~_____~~ ⁷⁰⁰

\$ 1050.-

DOLLARS

MEMO: Variance Application

AUTHORIZED SIGNATURE

|| [REDACTED]



Hillsboro Windsor Condominium, Inc.

TOWN OF HILLSBORO BEACH
1210 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

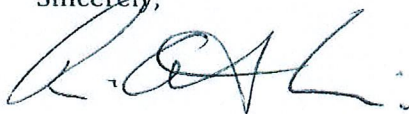
Re: Signage Variance

To Whom It May Concern:

This letter shall allow GM Signs to serve as Agent for this project only. This includes submittal / pick up of the permit and attendance of the Variance Meeting and filing any paperwork related to the variance for the signage.

Please let me know if you have any questions

Sincerely,


DIRECTOR

HILLSBORO WINDSOR CONDOMINIUM, INC.

MINUTES BOARD MEETING

NOVEMBER 21, 2022

CALL TO ORDER

The Meeting was called to order by Elizabeth Beisiegel, President, in the Social Room at 6:40 PM.

In attendance: Danielle Dinapoli, David Schwartz, Randy Catlin, Pat Engle, David Nesline. By Zoom: Jan Cody, Al Kurash, Paul O'Neil.

APPROVAL OF MINUTES

Jan Cody made a Motion seconded by David S to approve Minutes of October 19, 2022 Meeting. They were unanimously approved.

PAINT/CONCRETE UPDATE

Randy Catlin reported that the painters are completing final caulking on the North side and will be commencing to the 01/03 stacks on East side. It is anticipated that the scaffolding on pool side will be removed by the end of the week (weather permitting). They will be acid washing pavers by pool and will also need to repair an area of pool coping that has been damaged. They will proceed to the 19 stack to waterproof balconies. Doors will be painted last.

Concrete has been completed except for final walk through inspections.

There is a problem with a drain pipe on 19 stack that will have to be addressed. There was a patch completed today but a more thorough repair will involve enlarging the drainage space to 6 - 8 inch opening to minimize buildup of debris in downspout. Lance Sela has offered suggestions and it is anticipated that this can be resolved prior to full roofing project.

The Dune walkover and stairs will need support with longer posts due to the storm surge from Hurricane Nicole. Randy has gotten 2 bids. Because this is an emergent issue with safety concerns Randy suggested using the same contractor, Fort Decks, who installed the deck. David Schwartz made a Motion seconded by Jan Cody to offer the contract to Fort Decks and initiate the repair as soon as possible. The Motion passed unanimously.

Additional hurricane damage included the loss of a section of Sea Grapes. There was a recommendation to wait until the upcoming Hillsboro Beach renourishment before attempting to replant.

The Pool will be cleaned but will need repair of coping and a full signed inspection before re-opening. Elizabeth cautioned that both the Pool and Beach are Out of Order at this time and people should not enter the areas with yellow tape. This is a safety concern.

Unit #'s will be ready for install next week. Danielle Dinapoli suggested that Directional Plaques be completed at the same time. Danielle made a Motion seconded by Randy to allocate \$1112 to complete this project. The Motion passed unanimously.

TREASURER'S REPORT

David Schwartz, Treasurer, reported that we are currently operating \$43,046 under budget with \$154,342.95 in the operating budget and \$235,502 in reserves.

Paul O'Neil noted that the Balance for insurance will need to be paid. Paul will email a copy to Wayne Levinthal at Allied and Wayne will follow up.

SIGN

Al Kurash reviewed the options for a backlit sign for front of building. Estimates ranged from \$9317, \$9200, and \$9235. AllPro (\$9200) offered a reduction in price of \$1500 if they could complete the project in conjunction with other work they are already contracted for (shutter installation) while using the same equipment (cherry picker/bucket). Al also noted that any sign over 24 inches needs a variance from the Town (\$1700) as well as a permit (\$300). Hopefully an engineer fee will not be necessary. It was suggested that the application be submitted to the town by 11/23 in order to be approved at their 12/07 meeting. This would fit within AllPro schedule for the cost reduction.

A discussion of budgetary concerns followed exploring insurance balance and possible impending cost of aluminum railings. A Motion was made by Danielle and seconded by Al to contract with AllPro for installation of sign at this time in order to take advantage of \$1500 savings.

YES - Danielle, Paul, Jan, Randy, David N., Al

NO - Elizabeth, David S., Pat

The Motion passed.

PROPERTY MANAGER'S REPORT

Joanna Kay was absent due to illness. Report postponed.

NEW BUSINESS

Elizabeth presented a request from a Unit Owner to allow for temporary leases for traveling nurses. After discussion it was noted that our documents currently specify that a unit owner can only lease their unit once a year (minimum of 30 days and maximum of 1 year). It would not be within the scope of the Board to approve such a request. Elizabeth made a Motion seconded by David S to decline taking any further action on this matter. The Motion passed unanimously.

Elizabeth reported that she has directed Jocelyn and Joanna to follow up on renewal of leases making sure that paperwork is recurrently signed and kept on file.

Elizabeth made a Motion seconded by Danielle to continue background renewals in all their facets. The Motion passed unanimously.

SPECIFICATIONS OF IMPACT DOORS WITH SIDELIGHTS

Elizabeth noted that the Board voted at the 2/09/22 Meeting to approve the ARC recommendation of 6 panel replacement doors and the Board voted at the 5/18/22 Meeting to approve the ARC recommendation for door hardware but thus far there had been no vote specific to sidelights.

At the Special Members Meeting on 9/29/22, the members voted to upgrade to impact doors on all units. A question arose as to options for doors with a sidelight. The original doors had a full space glass sidelight but the manufactured composite impact doors have a smaller strip of impact glass in the opening. It seems some owners preferred a full light opening and ordered accordingly and others were ordering doors with a smaller strip of glass. In some cases the door contractor only offered one or the other. Concerns were raised about consistency going forward. Elizabeth reported that after thorough discussion with 3 of the current high volume vendors in the building either product would qualify as an impact code compliant option. David Nesline, chairman of the ARC committee made a strong argument for a consistent appearance urging the Board to mandate a single option going forward. A previous email discussion of the Board prior to the meeting weighing the pros and cons led to a tentative vote. After further feedback from unit owners and further discussion on the topic, the original vote was ratified. The Board voted to allow owners to choose either the full light sidelight or the smaller strip of light according to their preference.

YES - Elizabeth, David S, Randy, Paul, Al, Pat, Jan,

NO - Danielle, David N

Further discussion addressed what type of glass - obscure or clear. A motion was made by Elizabeth seconded by Randy to specify only that it be turtle glass compliant. The Motion passed unanimously.

OPEN DISCUSSION

Joe Giordano (407) asked whether flood insurance covered any of our losses. It does not cover tidal surge damage to outlying structures.

Laura Fish (703) suggested that planning for docking stations for electric vehicles be considered. It was mentioned that our current electrical grid would need a major upgrade for such expansion.

Tom (315) asked if his door contractor (Johann) had done any other work at the Windsor.

Randy reassured him that the building inspector from town had confidently vouched for him.

Jason 119 raised concerns about problems incurred from the downspout. Randy assured him that the problem was being addressed.

Tom (101) suggested that now that turtle season has ended LED replacement bulbs be switched in. Issues regarding replacement of SeaGrapes was discussed.

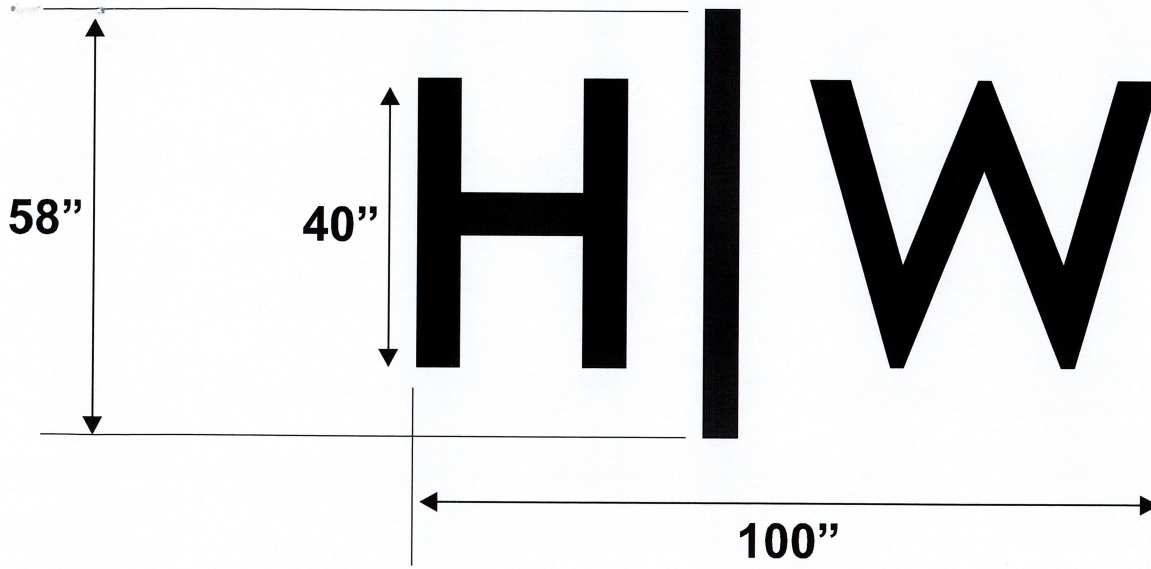
Abby (517) urged the Board to reconsider the requirement for renters to pay a recurrent fee for annual background checks. It is an unfortunately high cost.

Question was raised regarding use of laundry room when plugs are not reconnected by work crew and suggestions were offered.

Jan made a Motion to adjourn seconded by Elizabeth. Meeting was adjourned at 9PM.

Respectfully submitted,

Jan Cody, Secretary



ILLUMINATED REVERSE CHANNEL LETTERS

ELECTRICAL SPECIFICATIONS

- 1 : 110 Volt/Led Supply @ 1.5 amps each
- 1 : 20 amp, External Disconnect Switch
- Total Load: 3 amp

Secondary Wire: class 2 cables per **NEC 725.52**

Primary Wire: per **NEC 725.51**

All Electrical Components UL Listed

Grounded Electronic Power Supply Enclosure with Sheet Metal Cover, **NEC 600-5, 600-8**

LED Illuminated Letters

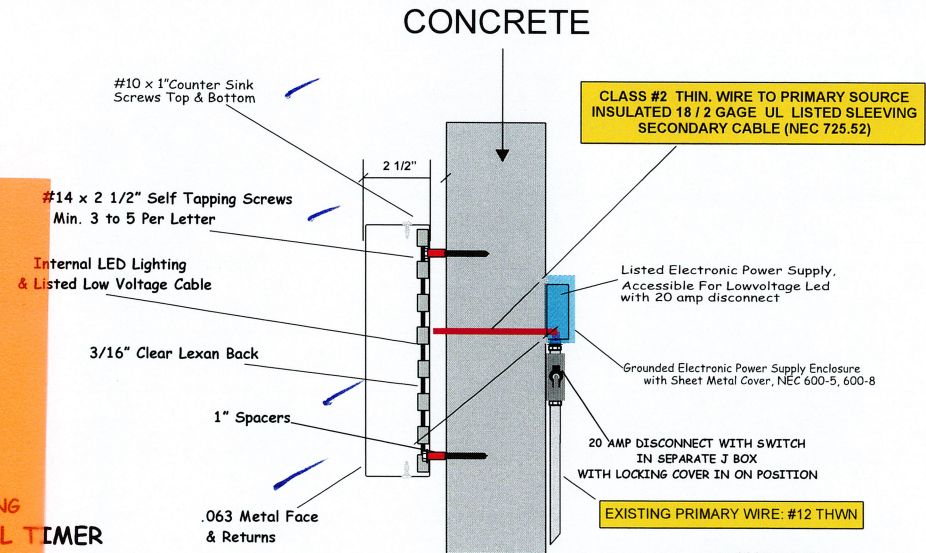
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Return: BLACK

LED: WHITE

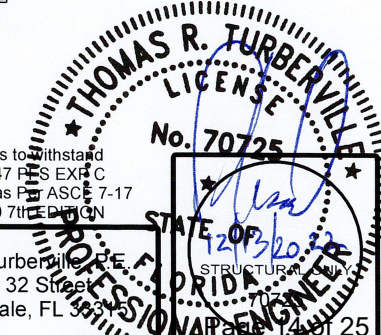


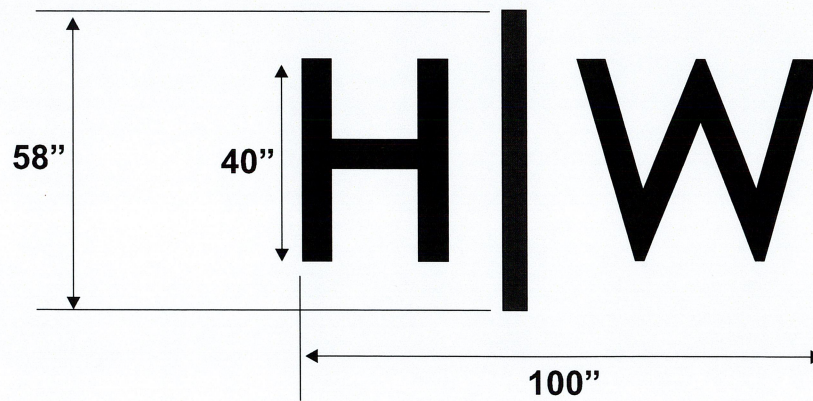
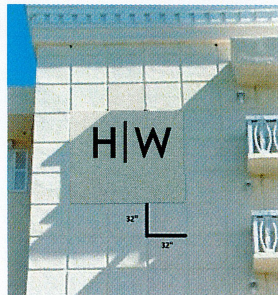
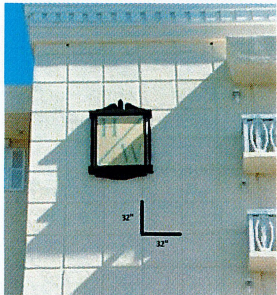
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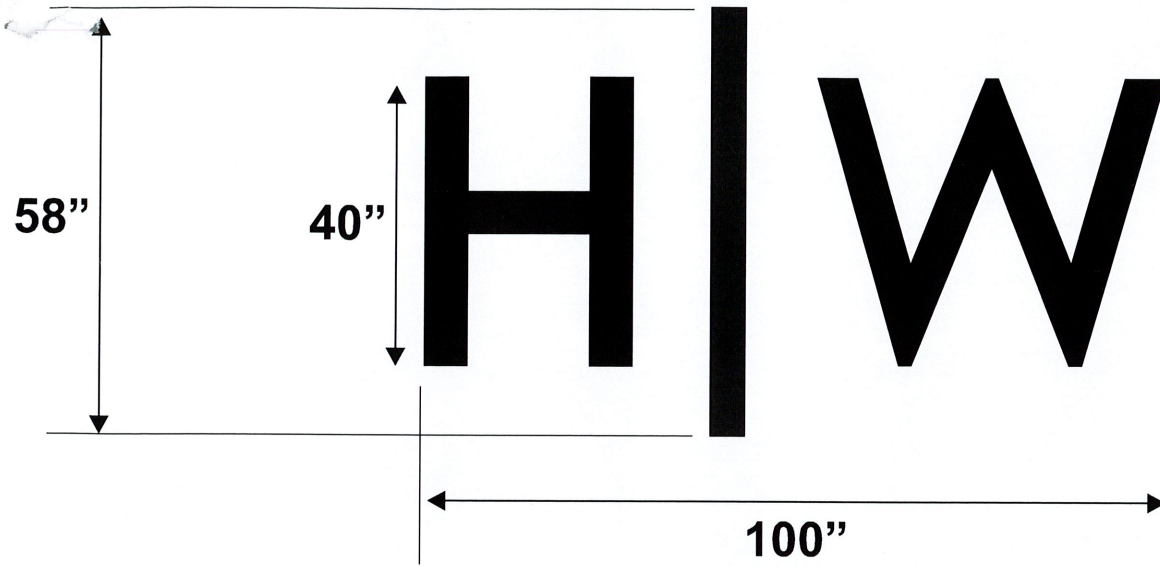
Note: Signs to withstand
170 MPH 47 FFS EXPC
3 Sec. Gusts as per ASCE 7-17
FBC 2020 7th EDITION

Thomas R. Turberville, P.E.
1224 SW 32 Street
Fort Lauderdale, FL 33304





SCALE= 32" TILE



ILLUMINATED REVERSE CHANNEL LETTERS

ELECTRICAL SPECIFICATIONS

1 : 110 Volt/Led Supply @ 1.5 amps each
 1 : 20 amp, External Disconnect Switch
 Total Load: 3 amp

Secondary Wire: class 2 cables per NEC 725.52

Primary Wire: per NEC 725.51

All Electrical Components UL Listed

Grounded Electronic Power Supply Enclosure
 with Sheet Metal Cover, NEC 600-5, 600-8

LED Illuminated Letters

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Return: BLACK

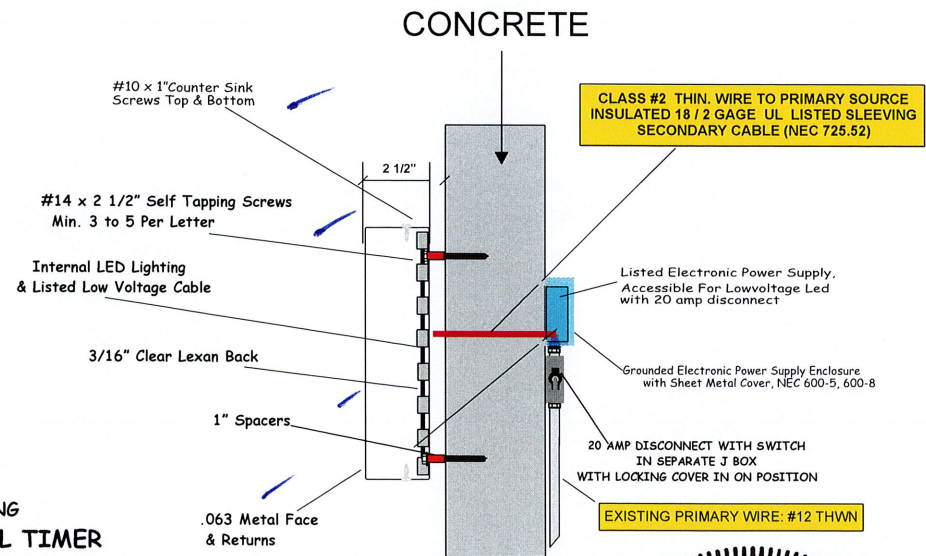
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POWER TO SIGN IS EXISTING
 SIGN CONTROLLED BY DIGITAL TIMER
 OR PHOTOCCELL

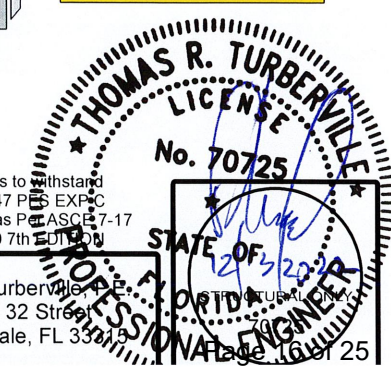


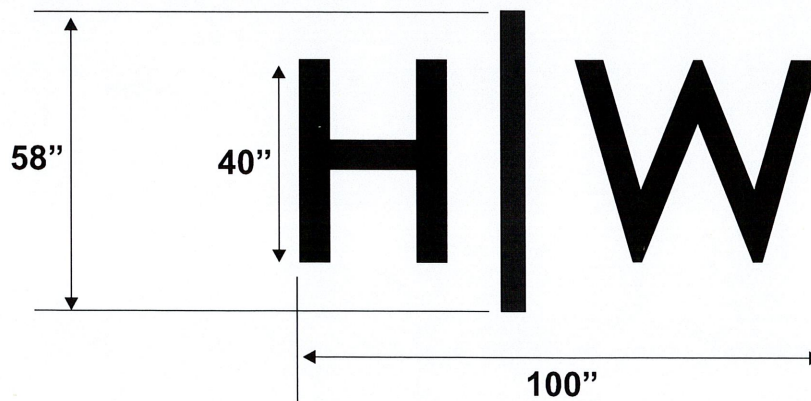
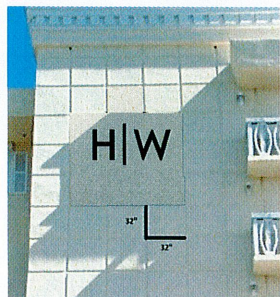
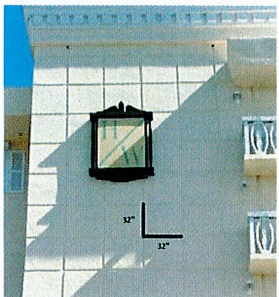
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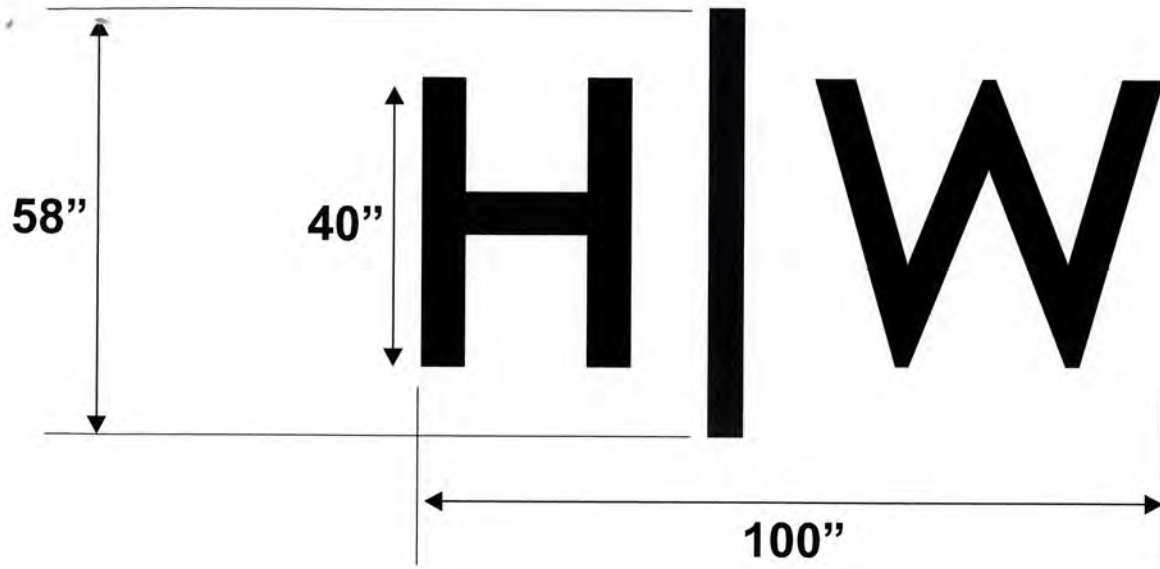
Note: Signs to withstand
 170 MPH 47 PS EXPC
 3 Sec. Gusts as Per ASCE 7-17
 FBC 2020 7th Edition

Thomas R. Turberville, P.E.
 1224 SW 32 Street
 Fort Lauderdale, FL 33319





SCALE= 32" TILE



ILLUMINATED REVERSE CHANNEL LETTERS

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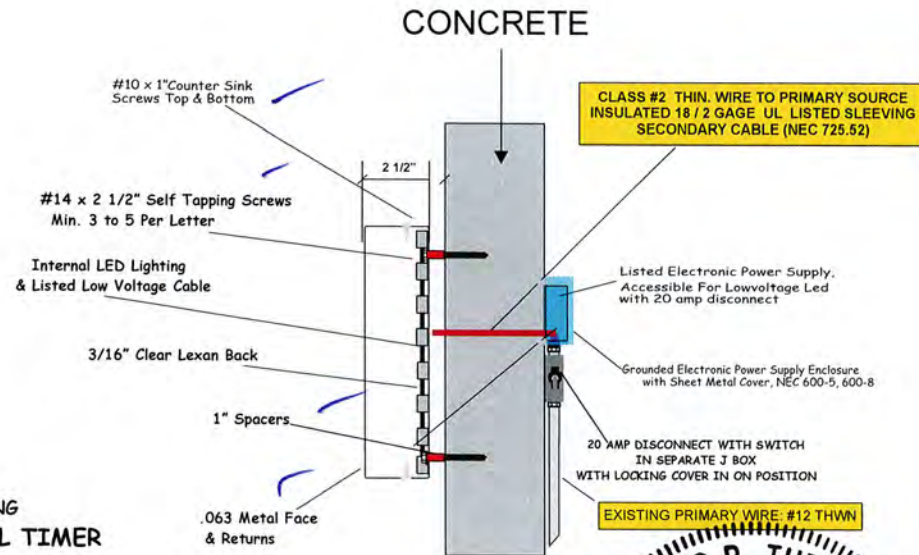
LED: WHITE



POWER TO SIGN IS EXISTING
 SIGN CONTROLLED BY DIGITAL TIMER
 OR PHOTOCELL



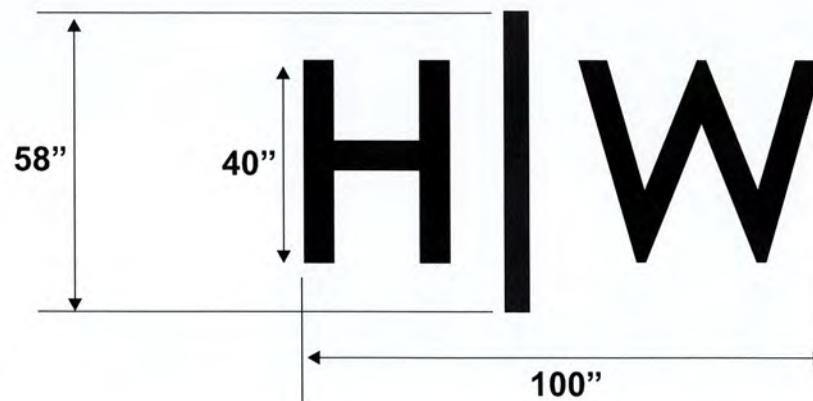
EC13003378
 954-923-3081



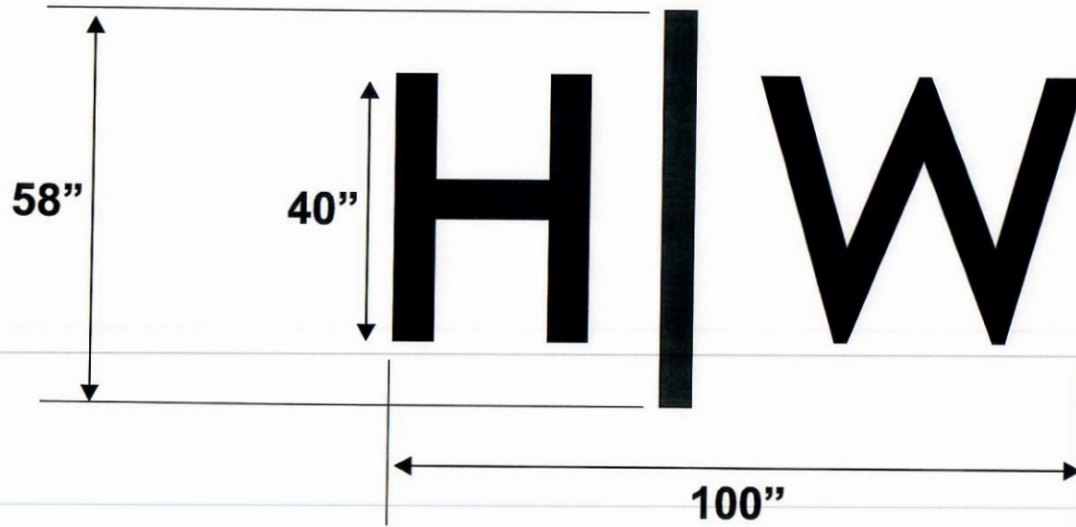
Note: Signs to withstand
 170 MPH 47 PP EXP
 3 Sec. Gusts as Per ASCE 7-17
 FBC 2020 7th Ed (17)

Thomas R. Turberville, P.E.
 1224 SW 32 Street
 Fort Lauderdale, FL 33319





SCALE= 32" TILE



ILLUMINATED REVERSE CHANNEL LETTERS

ELECTRICAL SPECIFICATIONS

- 1 : 110 Volt/Led Supply @ 1.5 amps each
- 1 : 20 amp, External Disconnect Switch
- Total Load: 3 amp
- Secondary Wire: class 2 cables per NEC 725.52
- Primary Wire: per NEC 725.51
- All Electrical Components UL Listed
- Grounded Electronic Power Supply Enclosure with Sheet Metal Cover, NEC 600-5, 600-8

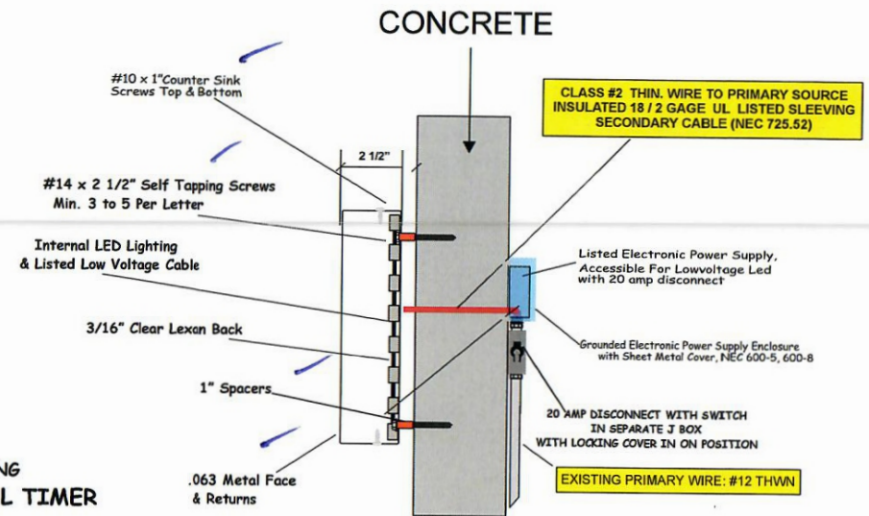
LED Illuminated Letters
 Face: BLACK
 Return: BLACK
 LED: WHITE



POWER TO SIGN IS EXISTING
 SIGN CONTROLLED BY DIGITAL TIMER
 OR PHOTOCELL



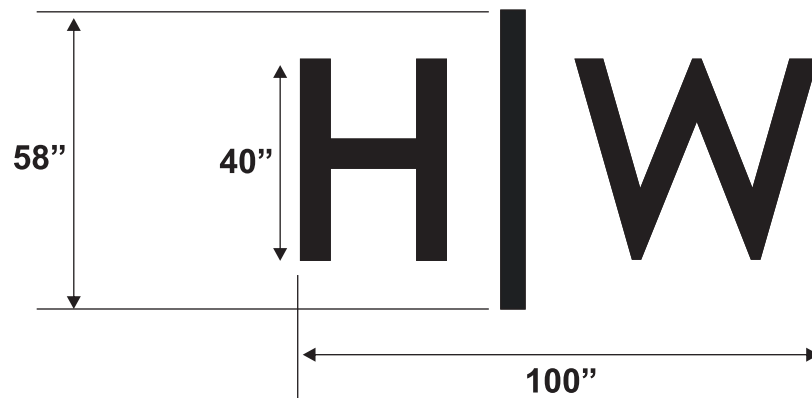
EC13003378
 954-923-3081



Note: Signs to withstand 170 MPH 47 PFS EXP 3 Sec. Gusts as Per ASCE 17 FBC 2020 7th EDITION

THOMAS R. TURBERVILLE
 LICENSE
 No. 79725
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

Thomas R. Turberville
 1224 SW 32 Street
 Fort Lauderdale, FL 33315



SCALE= 32" TILE

Order ID: 7352986

* Agency Commission not included

GROSS PRICE * : **\$171.20**

PACKAGE NAME: SSC Other Legal Notices

Order ID: 7352986

* Agency Commission not included

GROSS PRICE * : \$171.20

PACKAGE NAME: SSC Other Legal Notices

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

AdSize(s): 1 Column

Run Date(s): Saturday, December 31, 2022

Zone: Full Run

Color Spec. B/W

Preview

**TOWN OF HILLSBORO BEACH, FLORIDA
QUASI-JUDICIAL BOARD OF ZONING
APPEALS HEARING
TUE, JANUARY 10, 2023 AT 9:00 A.M.
VARIANCE REQUESTS
FOR PROPERTY LOCATED AT:**

**1169 HILLSBORO MILE, HILLSBORO
BEACH, FLORIDA 33062**

NOTICE IS HEREBY GIVEN the Town of Hillsboro Beach, Florida will hold a Quasi-Judicial Public Hearing on January 10, 2023, at 9:00 A.M. The Property Owner, Hillsboro Windsor Condo, and authorized agent, GM SIGNS are requesting approval of a variance from Code Section 12-377(A) of the Land Development Code (LDC) to allow for an increase in the allowable wall sign height for the subject property located at 1169 Hillsboro Mile within the RM-30 multi-family zoning district.

The variance is to Code Section 12-377 (A) as stated below.

(A) In other districts (i.e., RM-16, RM-30, RPC, PRC and CF), signs erected flat against the face of or not more than 18 inches from the base of the outside wall of any building or parts thereof, or on the roof of any building, are permitted, provided that any sign not painted on the buildings shall be of wood or metal, lights, characters of figures not more than 24 inches in height.

Information on the VARIANCE 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 January 10, 2023 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

Order ID: 7352986

* Agency Commission not included

GROSS PRICE * : **\$171.20**

PACKAGE NAME: SSC Other Legal Notices

by the Zoom user comments 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
12/31/2022 7352986

TOWN OF HILLSBORO BEACH, FLORIDA

**Quasi-Judicial Board of Zoning Appeals Hearing
Tue, January 10, 2023 at 9:00 A.M.**

VARIANCE REQUEST

for property located at:
1169 Hillsboro Mile, Hillsboro Beach, Florida 33062

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Sherry D. Henderson, CMC Town Clerk
TOWN OF HILLSBORO BEACH, FLORIDA
12/29/2022