



TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile, Hillsboro Beach, Florida 33062
November 14, 2023 | 9:00 AM

BOARD OF ZONING & APPEALS AGENDA

MAYOR IRENE KIRDAHY
VICE MAYOR BARBARA BALDASARRE
COMMISSIONER JANE REISER
COMMISSIONER VINNIE ANDREANO
COMMISSIONER DAVID A. RAVANESI

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

Please refer to the end of the Agenda for the **RULES OF DECORUM (RES 2023-36)** adopted by the Town Commisison **9/12/2023**

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

I. QUASI-JUDICIAL PUBLIC HEARINGS

- A. PUBLIC HEARING - Development Application was Submitted by Carl Horace, General Manager Authorized Agent for Hillsboro Club, Located at 901 Hillsboro Mile, Hillsboro Beach, Fl 33062 Seeking Issuance of Permit to Install an Awning on the Existing Deck that is Beyond the Easterly Building Line.**

Address: Hillsboro Club - 901 Hillsboro Mile, Hillsboro Beach, Fl 33062

Variance Request: The Applicant is Seeking a Variance to *Section 4-4 Easterly Building Line; Extended* of the Town of Hillsboro Beach Code of Ordinance as stated below.

“Sec. 4-4. - Easterly building line; extended.

(A) The easterly building line extension as depicted in the plans and drawings of Arthur V. Strock and Associates, Inc., attached hereto, be and is hereby declared to be the extension of the easterly building line of the town.

(B) The Clerk is hereby authorized and directed to record this survey in the books and records of the Clerk of the Circuit Court of Broward County, Florida, as effective notice to all property owners of the town as to the existence and location of the easterly building line extension.

(C) No building permits shall hereinafter be issued for the erection of any building or structure by the clerk or other official of the town whereby the building or appurtenance thereto sought to be erected shall encroach upon the easterly building line as herein before described.”

- B. PUBLIC HEARING - Development Application was Submitted by Elizabeth C. Berry, Authorized Agent for Hillsboro Mile Ocean Apts., Inc. Located at 1045 Hillsboro Mile, Hillsboro Beach, Fl 33062 to Install a Deck on the Property.**

Address: 1045 Hillsboro Mile, Hillsboro Beach, Fl 33062 | Hillsboro Mile Ocean Apts., Inc

Variance Request: The applicant is seeking a variance to *Section 12-264 Swimming Pools, Pool Patios and Decks* of the Town of Hillsboro Beach Code of Ordinances as stated below.

"Sec. 12-264. - Swimming pools, pool patios and decks.

(A) Location.

1. Swimming pools (including, but not limited to Jacuzzis, spas, hot tubs, and the like) shall be permitted in all districts. They shall be constructed no closer than 15 feet to any side property line, or 45 feet to the center line of State Highway A1A.

2. They shall not extend east of the easterly building line or closer than 15 feet to the easterly right -of-way line of the Intracoastal Waterway, or 15 feet of any seawall erected east of this line.

3. All measurements are to be made horizontally from the water's edge of the swimming pool to the specific reference point listed above."

II. ADJOURNMENT

RULES OF DECORUM

- The goal of Commission Meetings and Public Hearings is to accomplish the public's business in an environment that encourages fair discussion and exchange of ideas.
- Everyone will have three (3) minutes when recognized for public comment, participants should step forward to the podium and state their name & address for the record.
- All comments shall be directed to the commission or board as a body, through its presiding officer. Comments shall not be addressed to a single member of the commission or board, or to Town staff including the attorney, the manager, or the clerk, unless a majority of the members present on the commission or board shall so agree.
- The public comment period is for receipt of public comments, not debate. It is not intended as a time for problem solving but rather for hearing the citizens for their input.
- Anger, rudeness, ridicule, personal attacks, profane language, and lack of respect for others is unacceptable behavior. Demonstrations to support or oppose a speaker or idea, such as clapping, cheering, booing, hissing, or the use of intimidating body language are not permitted.
- If a person refuses to abide by these rules of civility and decorum, a commissioner may request a motion to temporarily recess
- Continued disruptions by any person may result in the request of the person to depart the meeting.

[Resolution No. 2023-36, adopted 9-12-2023](#)

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decision made by the Town Commission, Special Master or any other Boards or Commissions of the Town with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The meeting/hearing may be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting. IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. Please contact Sherry D. Henderson, IIMC-CMC, Town Clerk (954) 427-4011 Town Hall - 1210 Hillsboro Mile, Hillsboro Beach, Florida 33062.



Board of Zoning Appeals

901 Hillsboro Mile
variance request



PUBLIC HEARING - Development Application was Submitted by Carl Horace, General Manager Authorized Agent for Hillsboro Club, Located at 901 Hillsboro Mile, Hillsboro Beach, Fl 33062 Seeking Issuance of Permit to Install an Awning on the Existing Deck that is Beyond the Easterly Building Line.

Address: Hillsboro Club - 901 Hillsboro Mile, Hillsboro Beach, Fl 33062

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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 Kirdahy and Town Commission
THROUGH: Mac Serda, Town Manager
FROM: Graham Long, Planning Consultant
DATE: November 14, 2023
SUBJECT: Request of a Variance for placement of an Awning, 901 Hillsboro Mile

The Property Owner, Hillsboro Club, Inc. (Applicant), and authorized agent, AtoZ Awnings, Inc. are requesting approval of a variance from Section 4-4 of the Land Development Code (Code) to allow for placement of an awning encroaching upon the Easterly Building Line, located at 901 Hillsboro Mile within the RPC Private Club Multiple-Family Dwelling Residential District.

Background:

The Applicant is seeking to place an awning structure on top an existing wood deck at the Hillsboro Club property, located at 901 Hillsboro Mile. The proposed awning would measure approximately 90' by 13' and cover the deck area extending from a one-story section of the main building.

As the proposed awning structure would encroach approximately 10' beyond the Easterly Building Line, the permit application was denied by consultant planner due to violation of Section 4-4 of the Town Code, entitled "Easterly building line; extended."

Per Code section 4-4(C):

"No building permits shall hereinafter be issued for the erection of any building or structure by the clerk or other official of the town whereby the building or appurtenance thereto sought to be erected shall encroach upon the easterly building line as hereinbefore described."

The applicant proposes placement of the awning structure partially beyond the Easterly Building Line. Thus, the Applicant seeks variance relief from the required prohibition of buildings or appurtenances thereto as described in Code section 4-4(C).

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)(1) Yard requirements, 12-283(C)(2) Instances of Hardship, and 12-283(C)(3) Additional provisions which are as follows:

"(1) Yard requirements. Permit a variance in the yard requirement of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions, provided such variations will not seriously affect any adjoining property or the general welfare.

- (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 the Code-required criteria listed above with **consultant planner’s analysis** of how the proposal relates to the criteria shown below:

12-283(C)(1) Yard requirements.

As the regulations of section 4-4 prohibit buildings or appurtenances thereto from extending into yard space beyond the Easterly Building Line, the practical placement for the proposed awning and characteristics of the existing wooden deck on the property are factors for consideration.

Additionally, Code section 12-264(D) currently permits flat and open patios with no footings to extend 15’ east of the Easterly Building Line. The existing deck, although having footings, currently extends (at greatest width) approximately 10’ east of the Easterly Building Line.

12-283(C)(2) Instances of Hardship.

The strict application of section 4-4 would prevent the applicant from placing any awning in the area beyond the Easterly Building Line, which crosses through the existing deck upon which the awning would be placed. Additionally, the existing structure of the Hillsboro Club, upon which the awning would extend onto the existing deck, was built prior to the Easterly Building Line being established (1966) and extended (1973) by the Town.

12-283(C)(3) Additional provisions.

The proposed awning would not impair any needs or characteristics of adjacent properties, nor present any safety or other concerns for such properties, residents, or the Town itself.

Recommendation:

Based on the application and review of the Criteria set forth in Town Code section 12-283, the consultant planner finds the applicant’s request for a variance for placement of an awning at 901 Hillsboro Mile to meet the criteria for zoning variance approval.



HILLSBORO CLUB
 901 HILLSBORO MILE
 HILLSBORO BEACH, FL 33062-2801
 TEL 954-941-2220 EXT 6001
 FAX 954-781-0131

CARL V. HORACE
 GENERAL MANAGER / COO
 carlh@hillsboroclub.org



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

10-18-2023

RECEIVED

OCT 18 2023

S. Hunter
 Town Clerk

DEVELOPMENT APPLICATION

Submittal Date: _____

Zoning Board Meeting Date: _____

Property Control # _____

Town Commission Meeting Date: _____

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: Hillsboro Club		NAME: Carl V. Horace	
ADDRESS: 901 Hillsboro Mile, Hillsboro Beach		ADDRESS: 901 Hillsboro M. Mile Hillsboro Bch, 33062	
PHONE: 954-941-2220	CELL:	PHONE:	CELL: 561/512-003
E-MAIL: carlh@hillsboroclub.org	FAX:	E-MAIL: carlh@hillsboroclub.org	FAX:

APPLICANT'S CERTIFICATION

(I) Carl V. Horace (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 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

Carl V. Horace

 Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

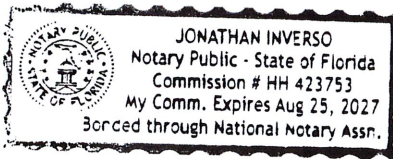
The foregoing instrument was acknowledged before me on this 18th day of October, 2023, by Carl V. Horace as COO for Hillsboro Club Inc.

Personally know or has produced identification _____. Type of Identification n/r

[Signature]

 Notary Signature
 Jonathan Inverso

 Print Notary Name



Describe briefly the nature of any improvements presently located on the subject property. To Provide Sun Protection for Club Members.

Describe the type of operation or business proposed; or the proposed construction. Club

Estimated construction cost: _____

Describe in detail the phasing of the proposed development. The existing deck already beyond the existing building line, the less than 15' crossing of the proposed running.

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

Has any previous Application been filed within the last year in connection with the subject property?
Yes No If yes, briefly describe the nature of the Application. _____

Has a site plan been previously approved by the Town Commission for this property?
Yes No If yes, please note date of previous approval. _____

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

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, REBUTALS, 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: _____

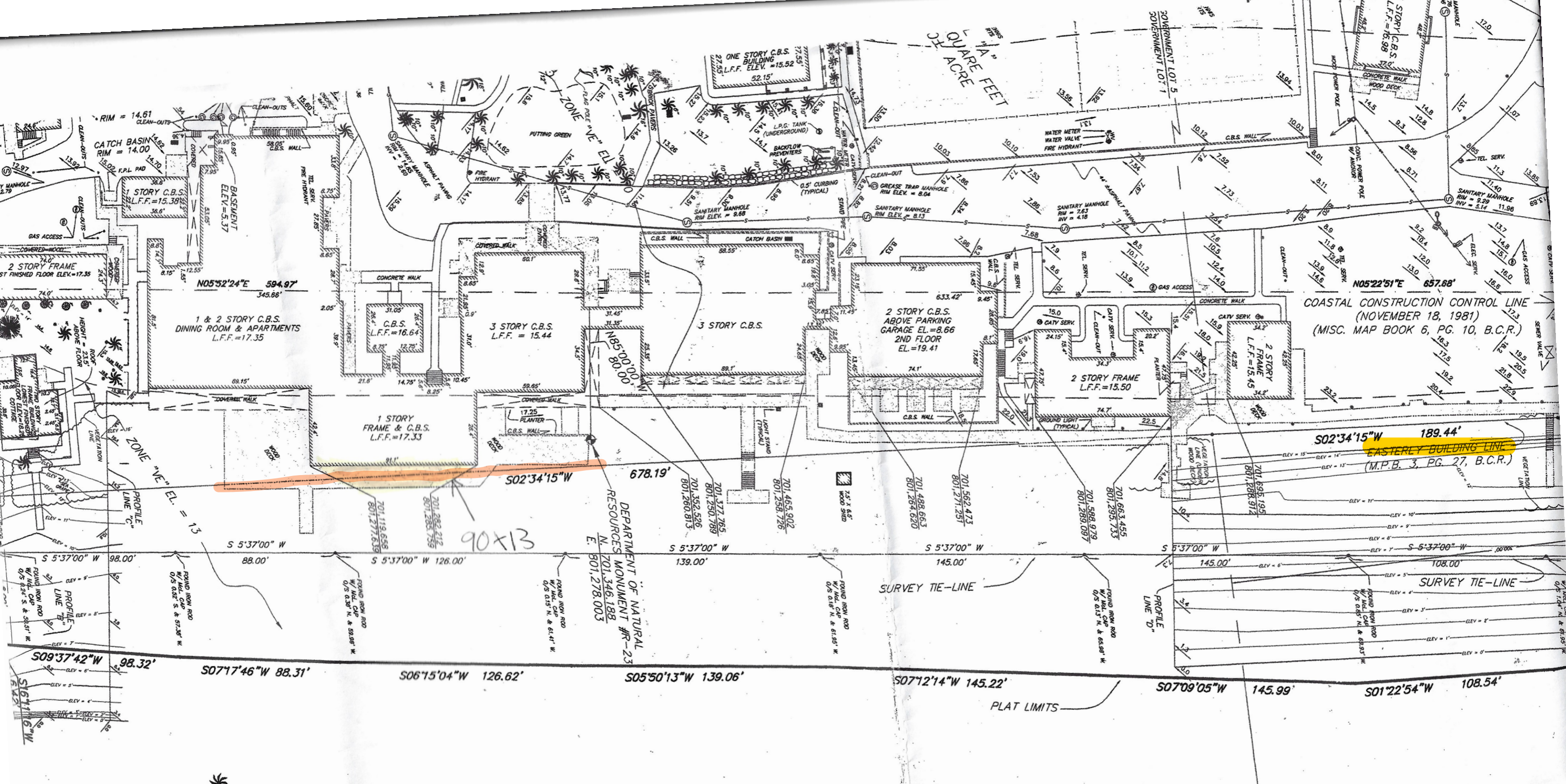
Proposed Land Use: _____

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



ATLANTIC OCEAN

- TREE SYMBOLS
- INDICATES
 - PINE TREE
 - PALM TREE
 - FIG TREE
 - FOCUS TREE
 - RUBBER
 - UNKNOWN
 - GUMBO
 - SEA GRAP
 - BLACK
 - STUMP



TOWN OF HILLSBORO BEACH, FLORIDA

1210 Hillsboro Mile
Hillsboro Beach, Florida 33062

(P) 954-427-4011
(F) 954-427-4834

CERTIFICATION LETTER

Date: October 24, 2023

Authorized Agent: Carl Horace, General Manager

Legal Description: THE HILLSBORO CLUB 148-32B PARCELA

Property Address: 901 Hillsboro Mile, Hillsboro Beach, FL 33062

Type of Application: Variance Request

This letter certifies that the enclosed list of property owners was mailed **PUBLIC NOTICE** of the November 14, 2023, Quasi-Judicial Public Hearing, concerning variance for property located at 901 Hillsboro Mile, Hillsboro Beach, FL 33062. The list below includes all properties within 300 feet from the property line of the subject site in compliance with the Town of Hillsboro Beach notification regulations.

This letter also certifies that the notices were mailed to property owners on October 24, 2023.

NOTICE MAILED TO:

- 900 Hillsboro Mile #1, Hillsboro Beach, FL 33062
- 900 Hillsboro Mile, #2 Hillsboro Beach, FL 33062
- 900 Hillsboro Mile, #3 Hillsboro Beach, FL 33062
- 901 Hillsboro Mile, Hillsboro Beach, FL 33062
- 907 Hillsboro Mile, Hillsboro Beach, FL 33062
- 921 Hillsboro Mile, Hillsboro Beach, FL 33062
- 923 Hillsboro Mile, Hillsboro Beach, FL 33062
- 925 Hillsboro Mile, Hillsboro Beach, FL 33062
- 927 Hillsboro Mile, Hillsboro Beach, FL 33062

SHERRY D. HENDERSON, CMC, Town Clerk
Town of Hillsboro Beach

NOTARY PUBLIC

State of Florida
Broward County

Sworn to and subscribed before me this 24 day of OCTOBER, 2023.

Notary Signature



CERTIFICATION LETTER

Public Notice Names & Addresses Mailings

1. Steven R. Brown 900 Hillsboro Mile #1 Hillsboro Beach, Fl 33062
2. Herman Scott 900 Hillsboro Mile #2 Hillsboro Beach, Fl 33062
3. Steven Faigen 900 Hillsboro Mile #3 Hillsboro Beach, Fl 33062
4. Carl Horace (GM) 901 Hillsboro Mile #1 Hillsboro Beach, Fl 33062
5. United States Coast Guard 907 Hillsboro Mile, Hillsboro Beach, Fl 33062
6. Richard & Claire McCarty 921 Hillsboro Mile Hillsboro Beach, Fl 33062
7. Chris D. Peyerk 923 Hillsboro Mile, Hillsboro Beach, Fl 33062
8. Dvorkin, Howard S. TRS 925 Hillsboro Mile, Hillsboro Beach, Fl 33062
9. Lewis Swezy 927 Hillsboro Mile #1 Hillsboro Beach, Fl 33062



TOWN OF HILLSBORO BEACH

Sherry D. Henderson, CMC Town Clerk

PUBLIC NOTICE

**Quasi-Judicial Board of Zoning Appeals Hearing
Tuesday, November 14, 2023, at 9:00 AM**

Variance Request for property located at:
Hillsboro Club 901 Hillsboro Mile, Hillsboro Beach, Florida 33062

NOTICE IS HEREBY GIVEN, The Town of Hillsboro Beach, Florida will hold a Quasi-Judicial Public Hearing on November 14, 2023, at 9:00 A.M. Carl Horace, General Manager and authorized agent for the Hillsboro Club, located at 901 Hillsboro Mile, Hillsboro Beach, FL 33062, is seeking a variance to be permitted to install an awning. The variance is to Section 4.4 of the Town's Code of Ordinance as stated below.

"Sec. 4-4. - Easterly building line; extended.

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(C) No building permits shall hereinafter be issued for the erection of any building or structure by the clerk or other official of the town whereby the building or appurtenance thereto sought to be erected shall encroach upon the easterly building line as hereinbefore described."

Information on the VARIANCE 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 14, 2023, as well as virtually via Zoom. Questions or concerns can be directed to the Town Clerk via email: TownClerk@TownofHillsboroBeach.com

The public can attend in person or virtually via Zoom video conference. 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

**Public Notice Posted: 10-20-2023
Published in Sun-Sentinel: 11-3-2023**

Sold To:

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

Bill To:

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

Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
attached copy of advertisement, being a Legal Notice in:

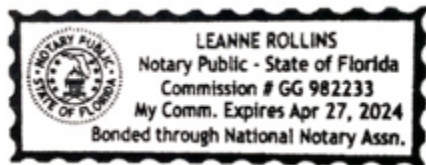
The matter of 11720-Notice of Public Meeting ,
Was published in said newspaper by print in the issues of, or by publication on the
newspaper’s website, if authorized on Nov 03, 2023

Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

Signature of Affiant

Sworn to and subscribed before me this: November 04, 2023.

Signature of Notary Public



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

Affidavit Delivery Method: E-Mail
Affidavit Email Address: shenderson@townofhillsborobeach.com
7519052

**PUBLIC NOTICE
QUASI-JUDICIAL BOARD OF ZONING
APPEALS HEARING
TUESDAY, NOVEMBER 14, 2023, AT
9:00 AM**

Quasi-Judicial Board of Zoning Appeals
Hearing Tuesday, November 14, 2023, at
9:00 AM

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In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate

SUN-SENTINEL

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,
11/03/2023 7519052

Order # - 7519052



Board of Zoning Appeals

**1045 Hillsboro Mile
variance request**



PUBLIC HEARING - Development Application was Submitted by Elizabeth C. Berry, Authorized Agent for Hillsboro Mile Ocean Apts., Inc. Located at 1045 Hillsboro Mile, Hillsboro Beach, Fl 33062 to Install a Deck on the Property.

Address: 1045 Hillsboro Mile, Hillsboro Beach, Fl 33062 | Hillsboro Mile Ocean Apts., Inc

Variance Request: The applicant is seeking a variance to *Section 12-264 Swimming Pools, Pool Patios and Decks* of the Town of Hillsboro Beach Code of Ordinances as stated below.

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(A) Location.

1. Swimming pools (including, but not limited to Jacuzzis, spas, hot tubs, and the like) shall be permitted in all districts. They shall be constructed no closer than 15 feet to any side property line, or 45 feet to the center line of State Highway A1A.
2. They shall not extend east of the easterly building line or closer than 15 feet to the easterly right -of-way line of the Intracoastal Waterway, or **15 feet of any seawall erected east of this line.**
3. All measurements are to be made horizontally from the water's edge of the swimming pool to the specific reference point listed above."



1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

TO: Mayor Kirdahy and Town Commission
THROUGH: Mac Serda, Town Manager
FROM: Graham Long, Planning Consultant
DATE: November 14, 2023
SUBJECT: Request of a Variance for placement of a deck, 1045 Hillsboro Mile

The Property Owner, Hillsboro Mile Ocean Apartments, Inc. (Applicant), and authorized agent, Kenco CM Services, Inc. are requesting approval of a variance from Section 12-264(A) of the Land Development Code (Code) to allow for placement of a deck next to a seawall, located at 1045 Hillsboro Mile within the RM-16 multi-family zoning district.

Background:

The Applicant is seeking to place a deck adjacent to a seawall on property located on the west side of State Highway A1A, at 1045 Hillsboro Mile. The proposed composite fiber deck would measure approximately 32' by 13.5' and cover the area between the boathouse and seawall, adjacent to the entrance to the dock on site.

As the proposed deck would be placed immediately adjacent to the seawall, the permit application was denied by consultant planner due to violation of Section 12-264 of the Town Code, entitled "Swimming pools, pool patios, and decks."

Per Code section 12-264(A)(2) under "Location":

"2) They shall not extend east of the easterly building line or closer than 15 feet to the easterly right-of-way line of the Intracoastal Waterway, or 15 feet east of any seawall erected east of this line."

The applicant proposes placement of the deck immediately adjacent to the seawall. Thus, the Applicant seeks variance relief from the required 15' setback as described in Code section 12-264(A)(2).

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)(1) Yard requirements, 12-283(C)(2) Instances of Hardship, and 12-283(C)(3) Additional provisions which are as follows:

"(1) Yard requirements. Permit a variance in the yard requirement of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions, provided such variations will not seriously affect any adjoining property or the general welfare."

- (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 the Code-required criteria listed above with **consultant planner’s analysis** of how the proposal relates to the criteria shown below:

12-283(C)(1) Yard requirements.

As the additional requirements of section 12-264 regulate the placements of decks within the yard spaces of a property, the practical placement for the proposed deck and unusual characteristics of the property are factors for consideration. The proposed deck is to be placed in between an existing boathouse and existing seawall. The seawall at this location is indented from the waterway. If the seawall maintained a straight line along the waterway, as along adjacent properties, the proposed deck would not fall within the 15’ setback requirement.

12-283(C)(2) Instances of Hardship.

The strict application of section 12-264 would prevent the applicant from placing any deck or patio in the area between their existing boathouse and seawall.

12-283(C)(3) Additional provisions.

The proposed deck would not impair any needs or characteristics of adjacent properties, nor present any safety or other concerns for such properties, residents, or the Town itself.

Recommendation:

Based on the application and review of the Criteria set forth in Town Code section 12-283, the consultant planner finds the applicant’s request for a variance for placement of a deck at 1045 Hillsboro Mile to meet the criteria for zoning variance approval.



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

RECEIVED

SEP 29 2023

SD Henderson
Town Clerk

RECEIVED

SEP 29 2023

DEVELOPMENT APPLICATION

Submittal Date: _____

Zoning Board Meeting Date: 11/14/23

Property Control # _____

Town Commission Meeting Date: 11/14/23

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: Hillsboro Mile Ocean Apts, Inc.		NAME: Elizabeth C. Berry	
ADDRESS: Corporate Box 1045 Hillsboro Mile Hillsboro Beach, FL 33062		ADDRESS: 1045 Hillsboro Mile #18A Hillsboro Beach, FL 33062	
PHONE:	CELL:	PHONE: 703-795-5376	CELL:
E-MAIL	FAX:	E-MAIL: elizvcb@gmail.com	FAX:

APPLICANT'S CERTIFICATION

(I) Elizabeth C. Berry (owner), (architect) or (authorized agent) affirm and certify that I understand and will comply will 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.

Elizabeth C. Berry
Signature

Elizabeth C. Berry
Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 18th day of September 20 23, by Elizabeth C. Berry as President for Hillsboro Mile Ocean Apts.

Personally know or has produced identification _____. Type of Identification N/A

Sherry D. Henderson
Notary Signature
Sherry D. Henderson
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 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: 1045 Hillsboro Mule, Hillsboro Beach, FL 33062 District: _____

Proposed Zoning: _____

Existing Comprehensive Plan Designation: _____

Proposed Comprehensive Plan Designation: _____

Existing Land Use: _____

Proposed Land Use: _____

Total Site Area: 390 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. A boathouse and swimming pool.

Describe the type of operation or business proposed; or the proposed construction. Addition of a deck.

Estimated construction cost: _____

Describe in detail the phasing of the proposed development. Permit was denied by zoning re: setback

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.)

We meet the zoning requirement for distance from waterway boundary but the indent in the seawall means the deck cannot meet the 15 foot requirement from edge of seawall. Due to location of existing boathouse, the deck must encroach upon the 15 foot required seawall setb

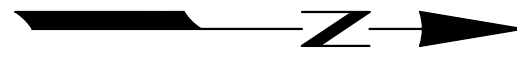
Has any previous Application been filed within the last year in connection with the subject property?

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

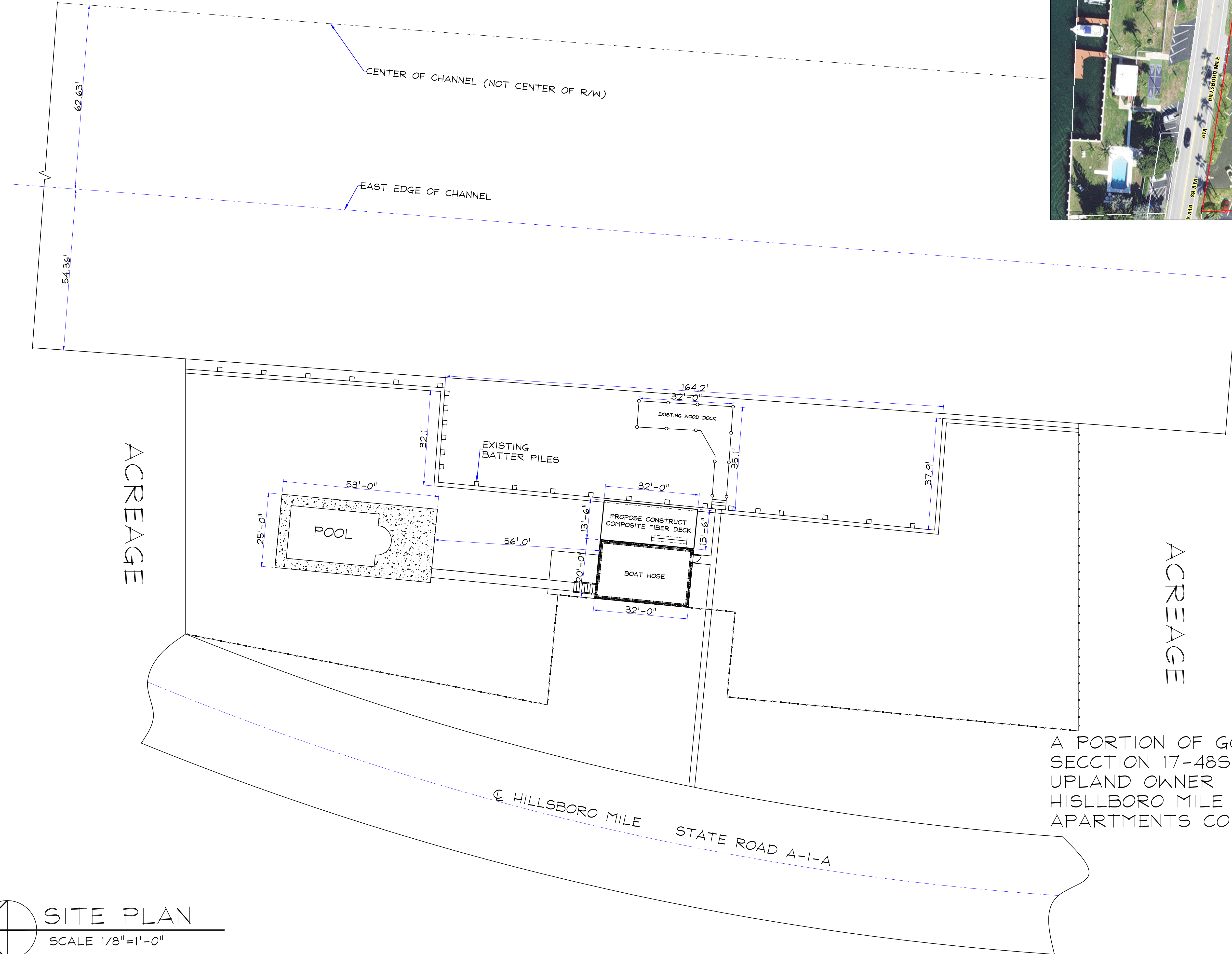
Has a site plan been previously approved by the Town Commission for this property?

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)



INTRACOSTAL WATERWAY
(125' CHANNEL * 300' RIGHT OF AWAY)



A PORTION OF GOVERNMENT LOT 4
SECTION 17-48S-43E
UPLAND OWNER
HILLSBORO MILE OCEAN
APARTMENTS CO-OP

☉ HILLSBORO MILE
STATE ROAD A-1-A

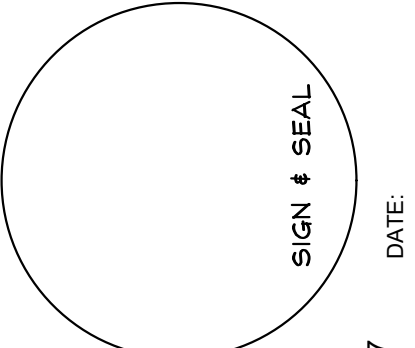
 SITE PLAN
SCALE 1/8" = 1'-0"

DESIGN:	DATE: 06.23.2023
DRAWN: V.G.V.	SCALE:
APPV:	PAPER SIZE:
NUMBER:	REVISION:
DATE:	Δ
DETAILS:	Δ

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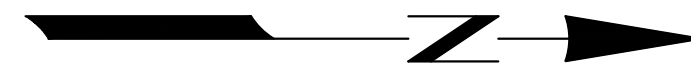
VICTOR G VAZQUEZ
CAD DRAFTING SERVICE
West Palm Beach, Florida
Cell Phone: 561-797-1439
LICENSE NUMBER: 2003-18097

TITLE: BUILDING # 3 BOAT HOUSE
PROJECT: SITE PLAN
JOB: OWNER: CORPORATE BOX 1045 HILLSBORO MILE OCEAN APARTMENTS INC.
NAME: ADDRESS: 1045 HILLSBORO MILE, HILLSBORO BEACH, 33362

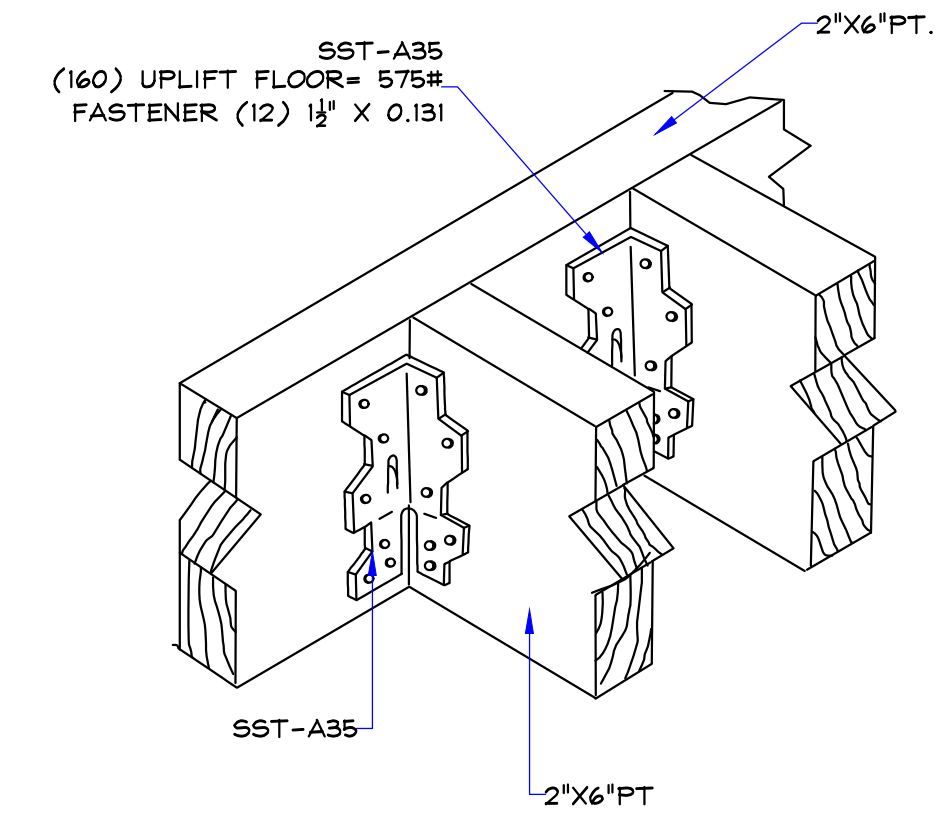
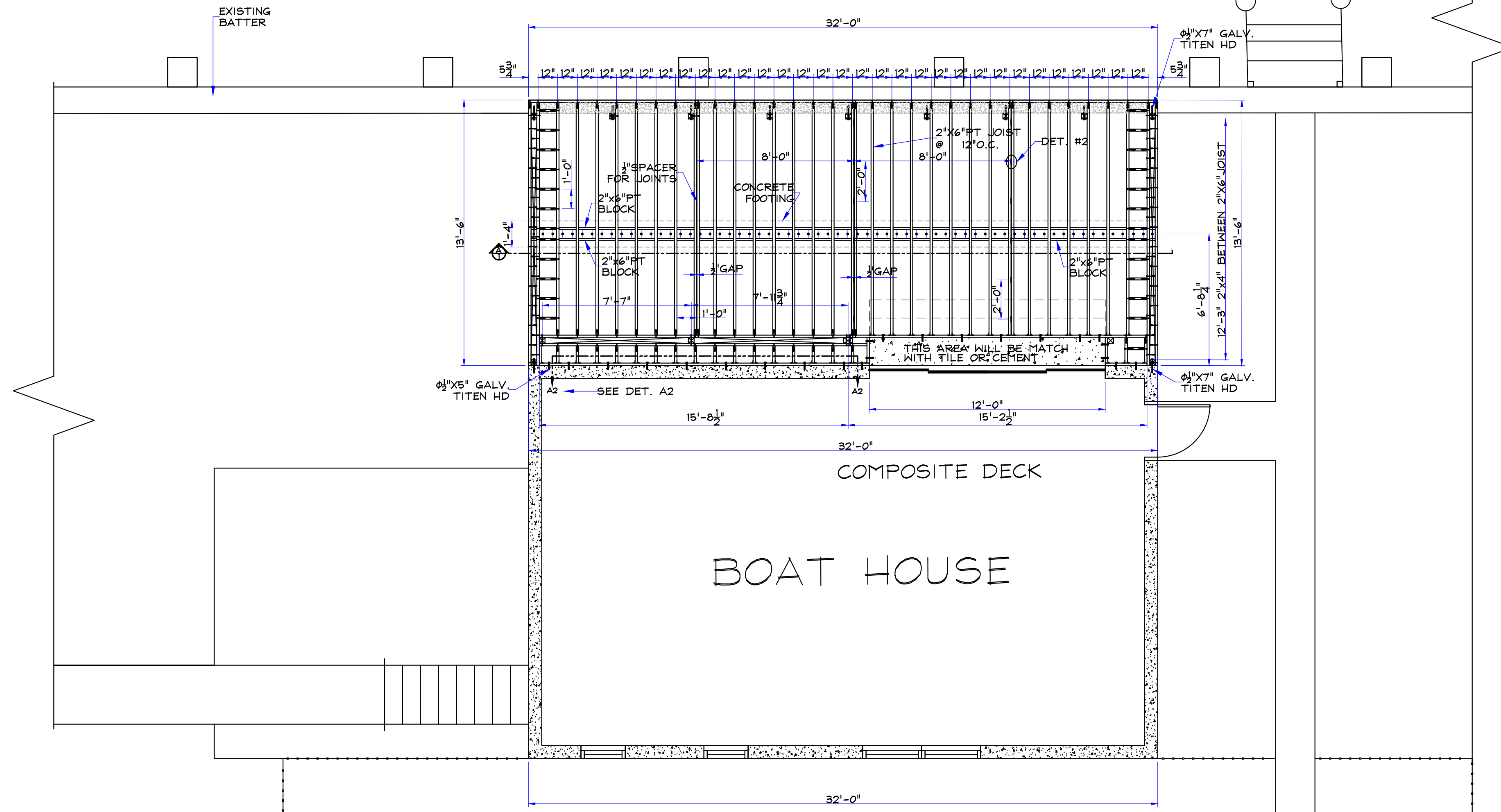
 SIGN & SEAL
DATE:

THE CONSTRUCTION AND ARCHITECTURE GROUP, INC.
SANDRA PUERTA
FL LIC # AA26002780, AR 95385
6467 KIRSTEN WAY, LAKE WORTH, FL 33467
PHONE: 561 248 5498 FAX: 561 828 2645

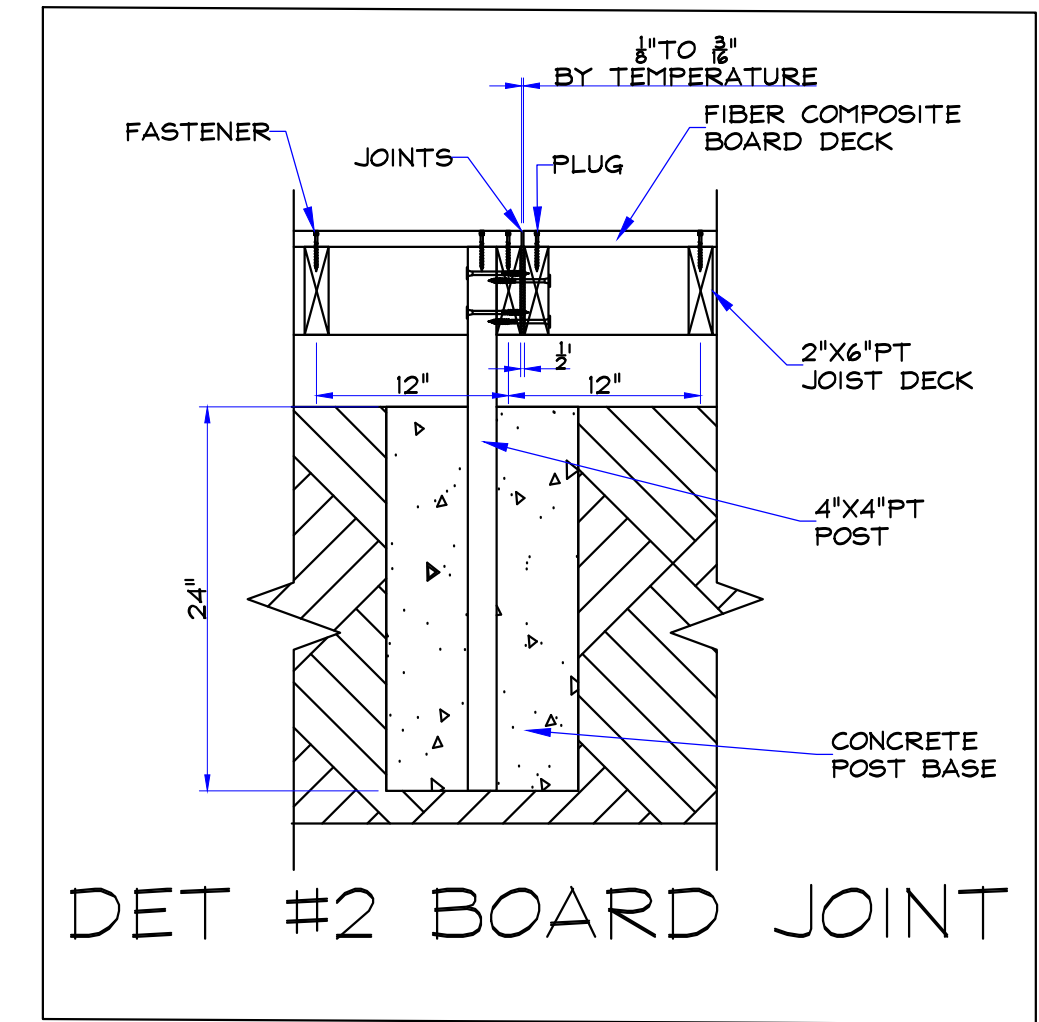
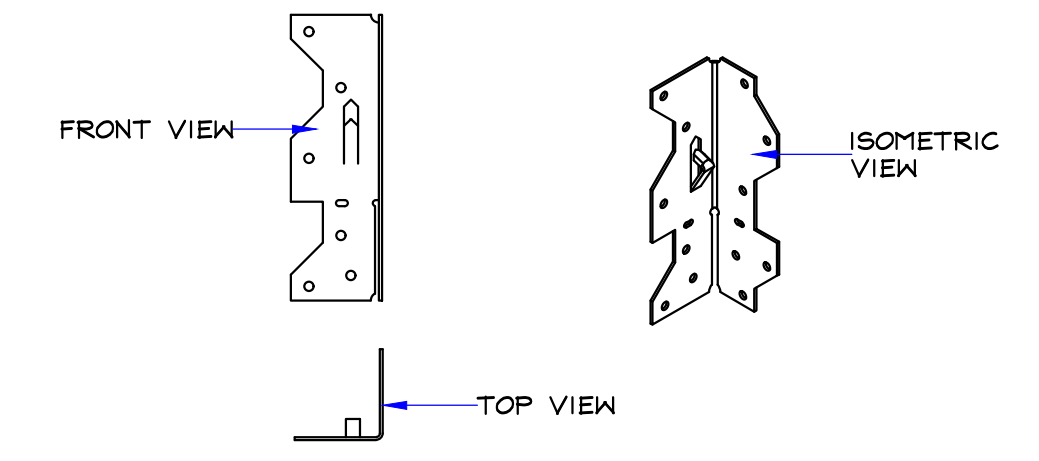
P.C.N. 484317N/A0270
SHEET NUMBER 1.0



EXISTING WOOD DOCK



DETAIL A-2



DET #2 BOARD JOINT

DESIGN:	DATE: 06.23.2023
DRAW: V.G.V.	SCALE:
APPV:	PAPER SIZE:
NUMBER:	REVISION:
DATE:	REVISION:
DETAILS:	

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West Palm Beach, Florida
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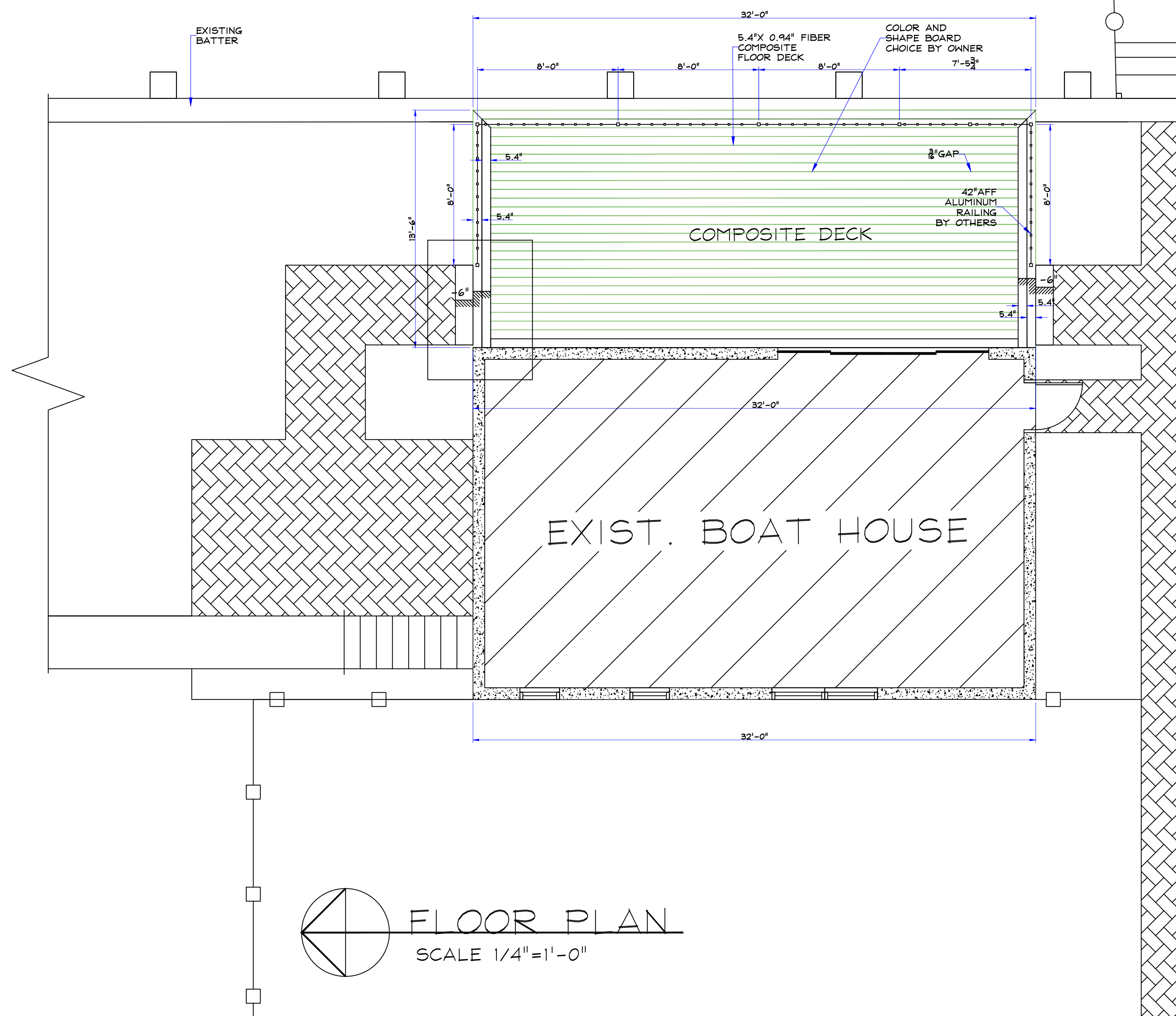
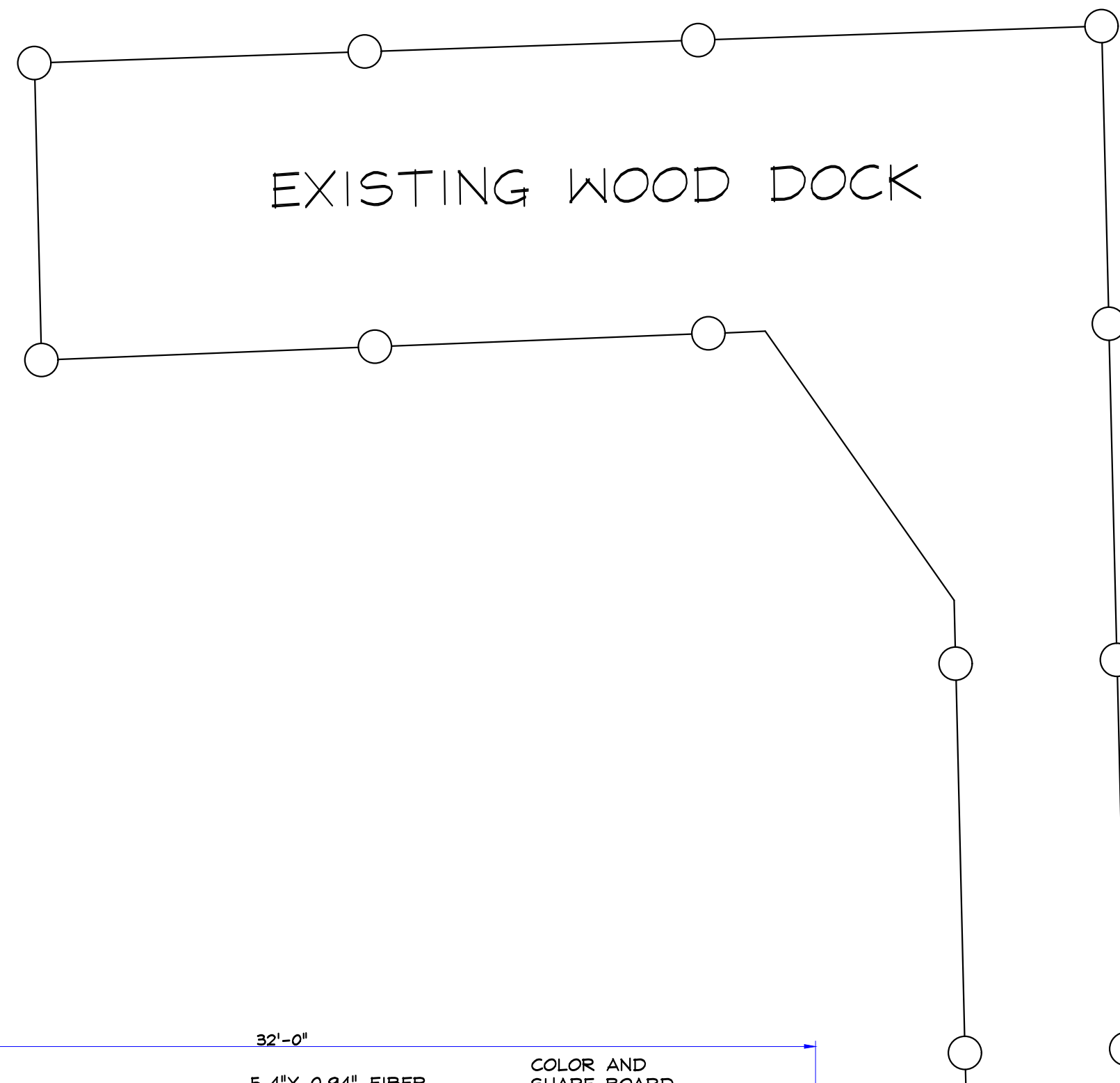
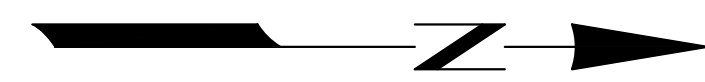
TITLE: BUILDING #3 BOAT HOUSE
PROJECT: FOUNDATION PLAN
JOB: FOUNDATION PLAN
OWNER: CORPORATE BOX 1045 HILLSBORO MILE OCEAN APARTMENTS INC.
NAME: ADDRESS 1045 HILLSBORO MILE, HILLSBORO BEACH, 33362

SIGN & SEAL
DATE:

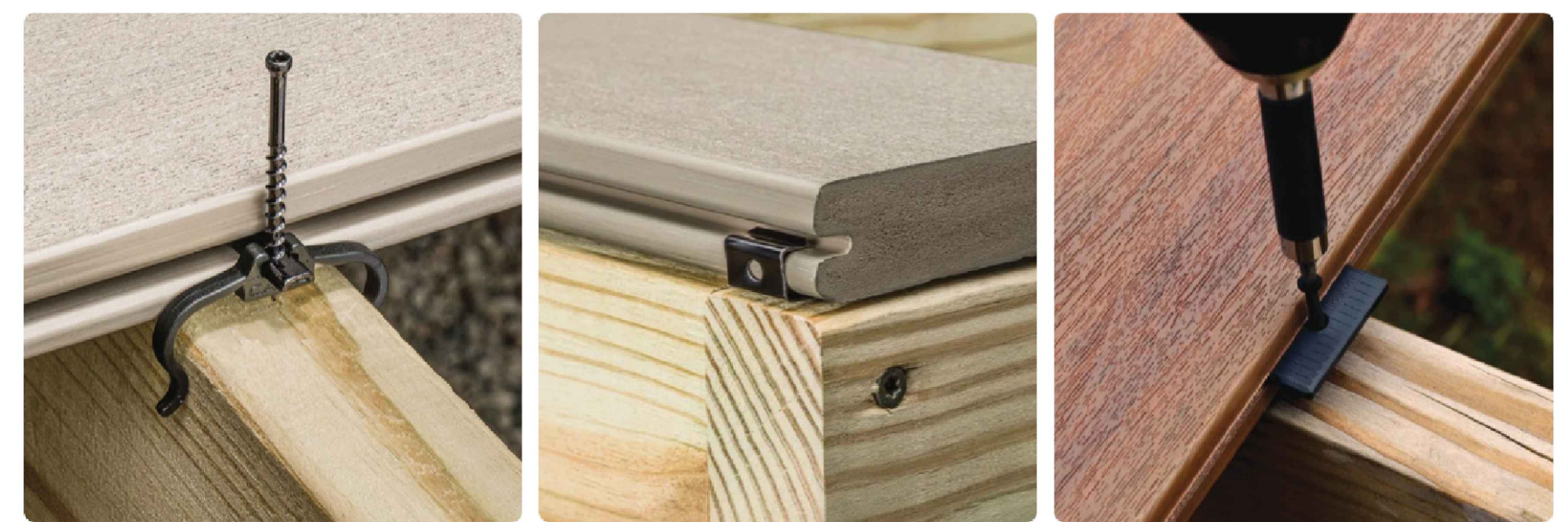
THE CONSTRUCTION AND ARCHITECTURE GROUP, INC.
SANDRA PUERTA
FL LIC # A26002780, AR 95385
6467 KRISTEN WAY, LAKE WORTH, FL 33467
PHONE: 561 246 5498 FAX: 561 828 2645

FOUNDATION PLAN
SCALE 1/4" = 1'-0"

P.C.N. 484317N\0270
SHEET NUMBER 2.0



FLOOR PLAN
SCALE 1/4" = 1'-0"

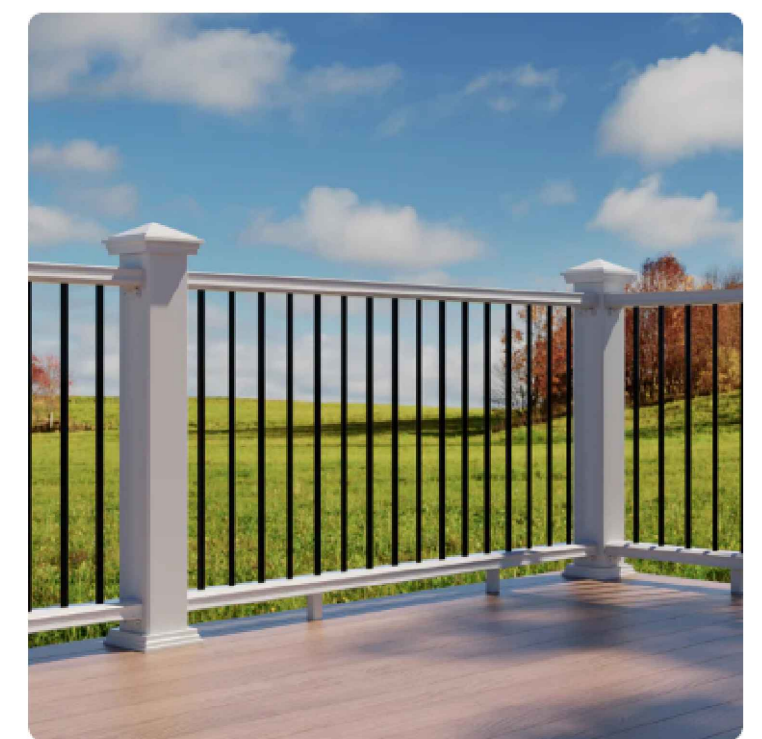


EDGE®, EDGEX® and EDGEXMETAL® Clips
Install decking in half the time with award-winning EDGE, EDGEX and EDGEXMETAL clips, designed for use on all PE and PVC grooved decking.

STARTER Clip
Use with first and last grooved-edge boards to achieve a fastener-free deck surface.

Phantom® Universal Hidden Fastener
Easy to install, helps minimize lateral board movement and works with grooved composite decking. For use with PE deck boards only.

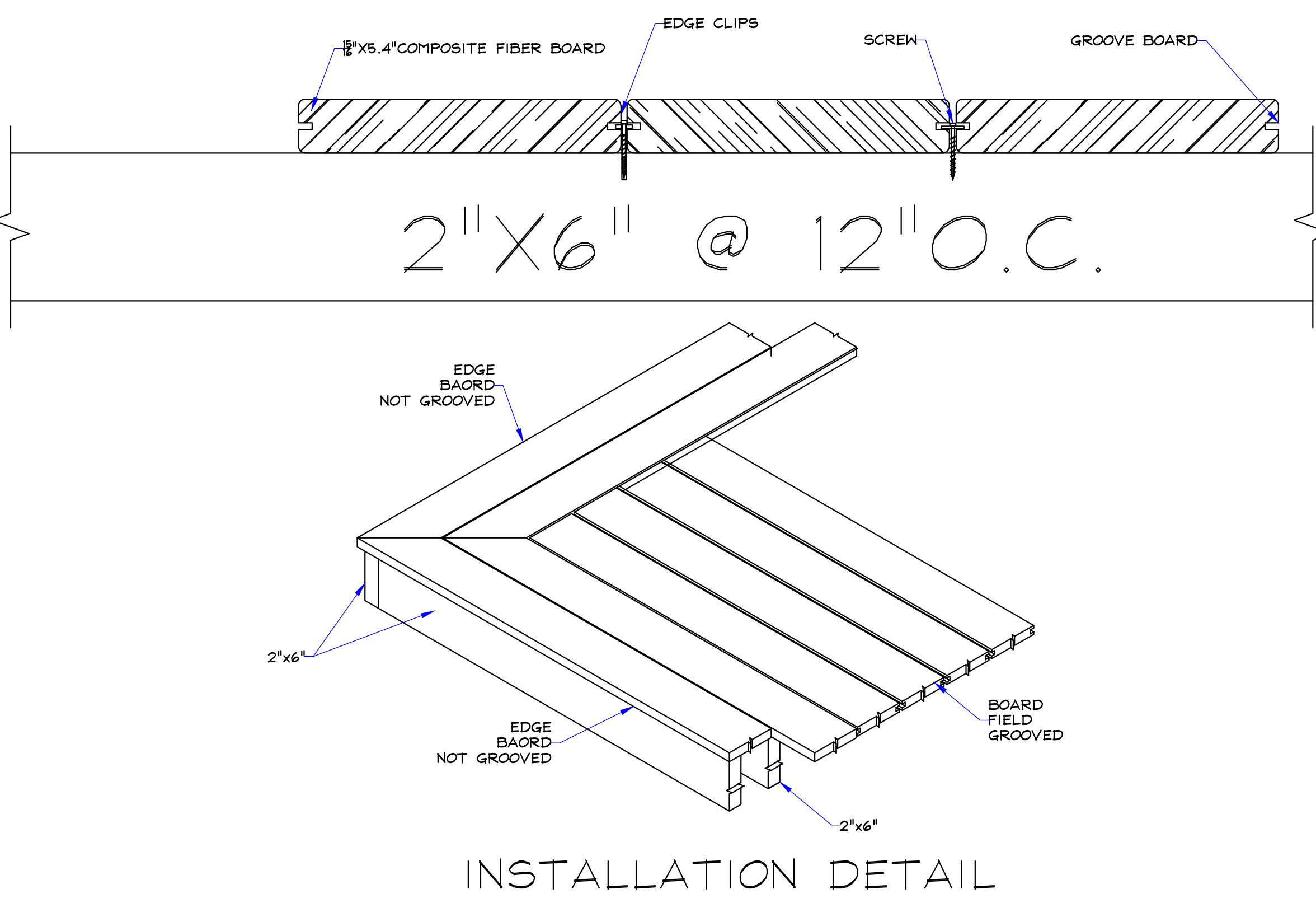
Board Dimensions, Profile, and Material					
1.06 in. x 5.5 in. Flat Bottom	1 in. x 5.5 in. Flat Bottom	0.92 in. x 5.4 in. Flat Bottom	0.92 in. x 5.25 in. Flat Bottom	0.92 in. x 5.25 in. Relief Bottom	0.92 in. x 5.3 in. Relief Bottom
Square Edge 16 and 20 ft. lengths**	Square Edge 20 ft. lengths**	Square Edge 12, 16 and 20 ft. lengths	Square Edge 16 and 20 ft. lengths	Square Edge 20 ft. lengths*	Square Edge 8 ft. and 12 ft. lengths**
Grooved Edge 12, 16 and 20 ft. lengths	Grooved Edge 12, 16 and 20 ft. lengths	Grooved Edge 12, 16 and 20 ft. lengths	Grooved Edge 12, 16 and 20 ft. lengths	Grooved Edge 12, 16 and 20 ft. lengths	Grooved Edge 12, 16 and 20 ft. lengths**
Cellular foam polymer with durable cap on four sides.	Cellular foam polymer with durable cap on three sides.	Wood-plastic composite core with co-extruded PermaTech cap on four sides. Boards are reversible.	Wood-plastic composite core with co-extruded PermaTech cap on three sides.	Wood-plastic composite core with co-extruded cap on three sides.	Wood-plastic composite core with co-extruded cap on three sides.



Brio
Outdoor entertaining made easy. Discover a flat, drink-friendly railing system made from a sturdy, low-maintenance composite.



CountrySide
Strong is stylish. From its understated satin finish to its clever sub-rail reinforcement, CountrySide railing is the ideal balance of beauty and strength.



DESIGN:	DATE: 06.29.2023
DRAWN: V.G.V.	SCALE:
APPY:	PAPER SIZE:
NUMBER:	REVISION:
DATE:	REVISION:
DETAILS:	

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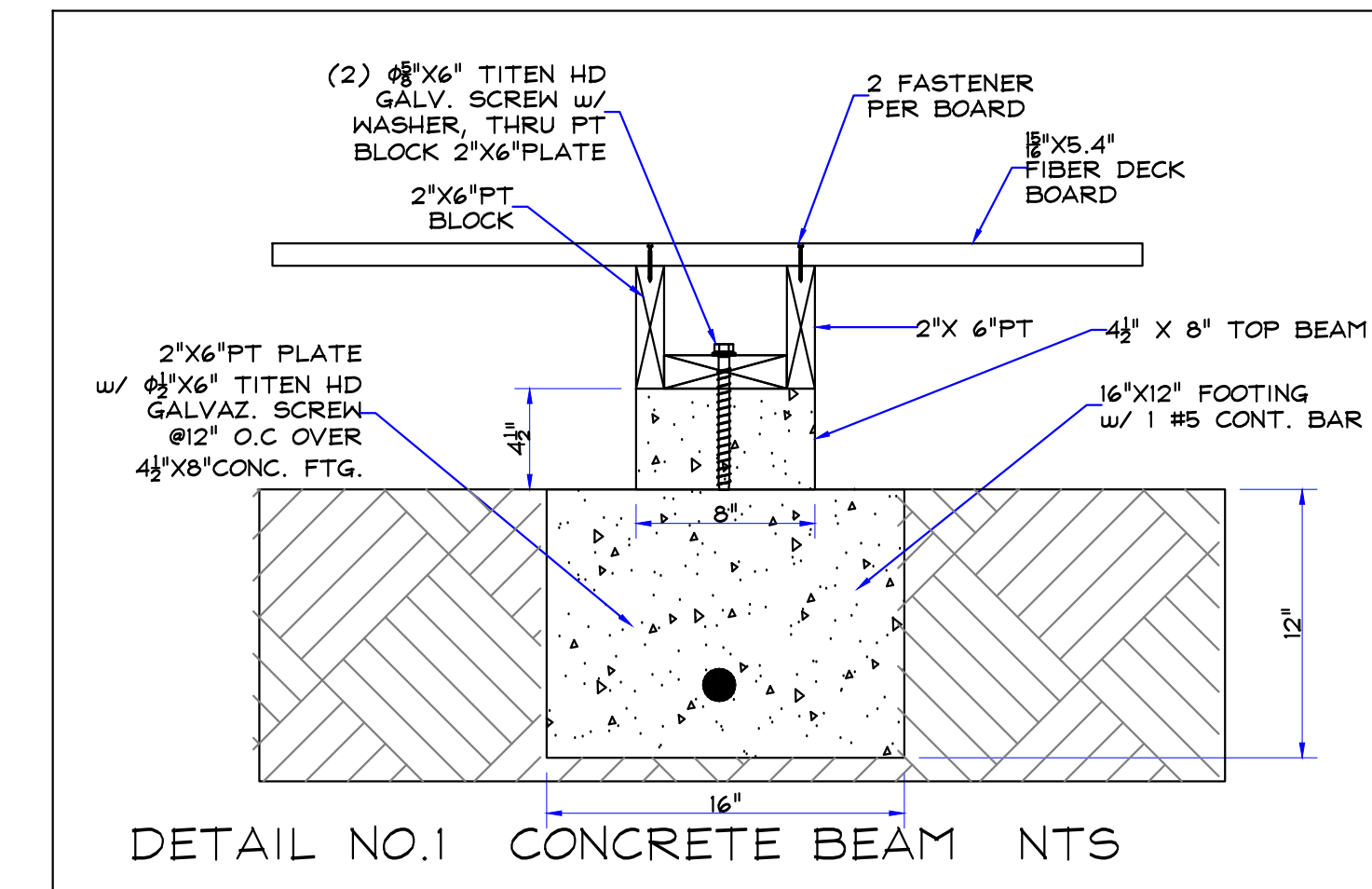
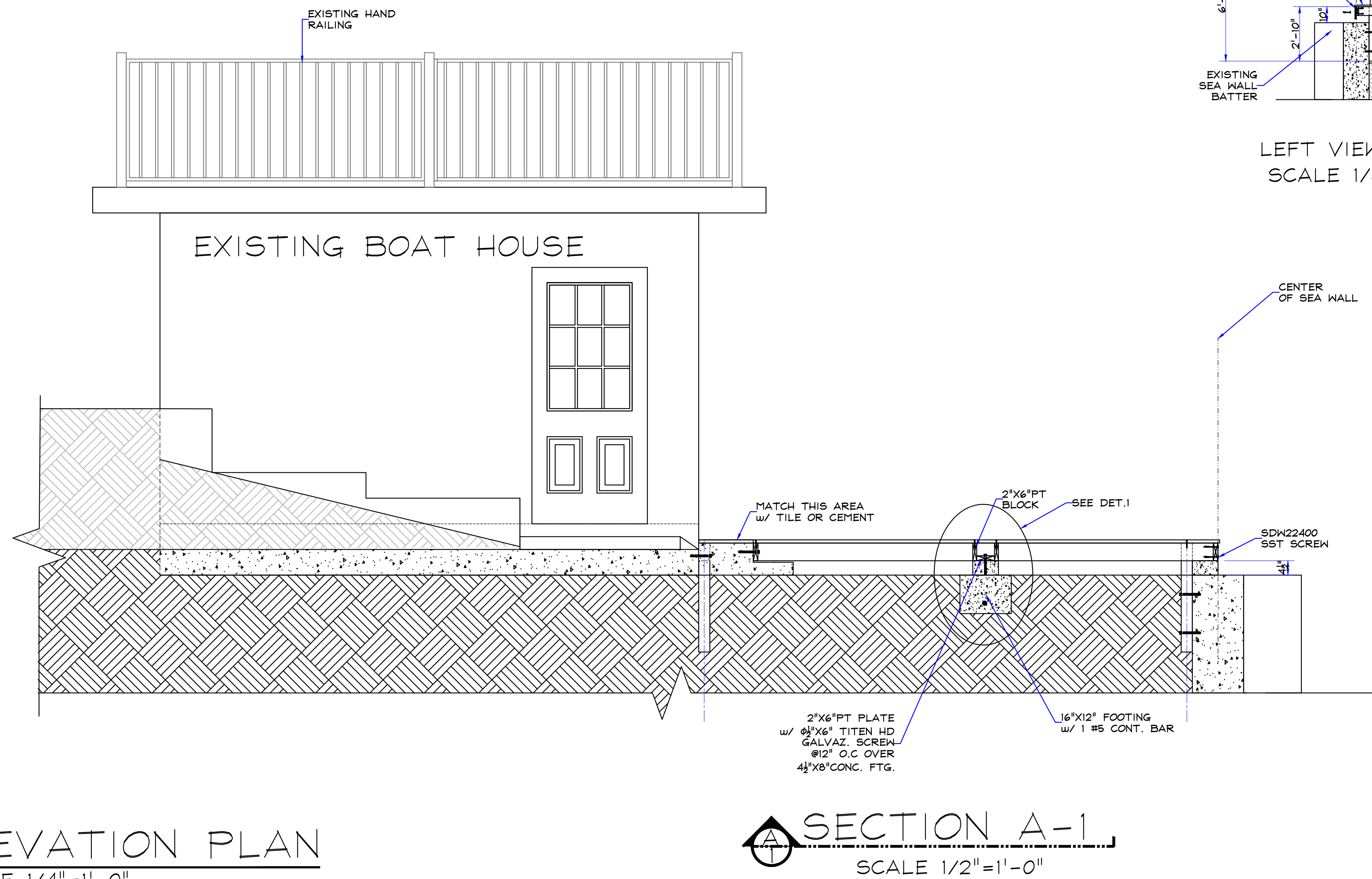
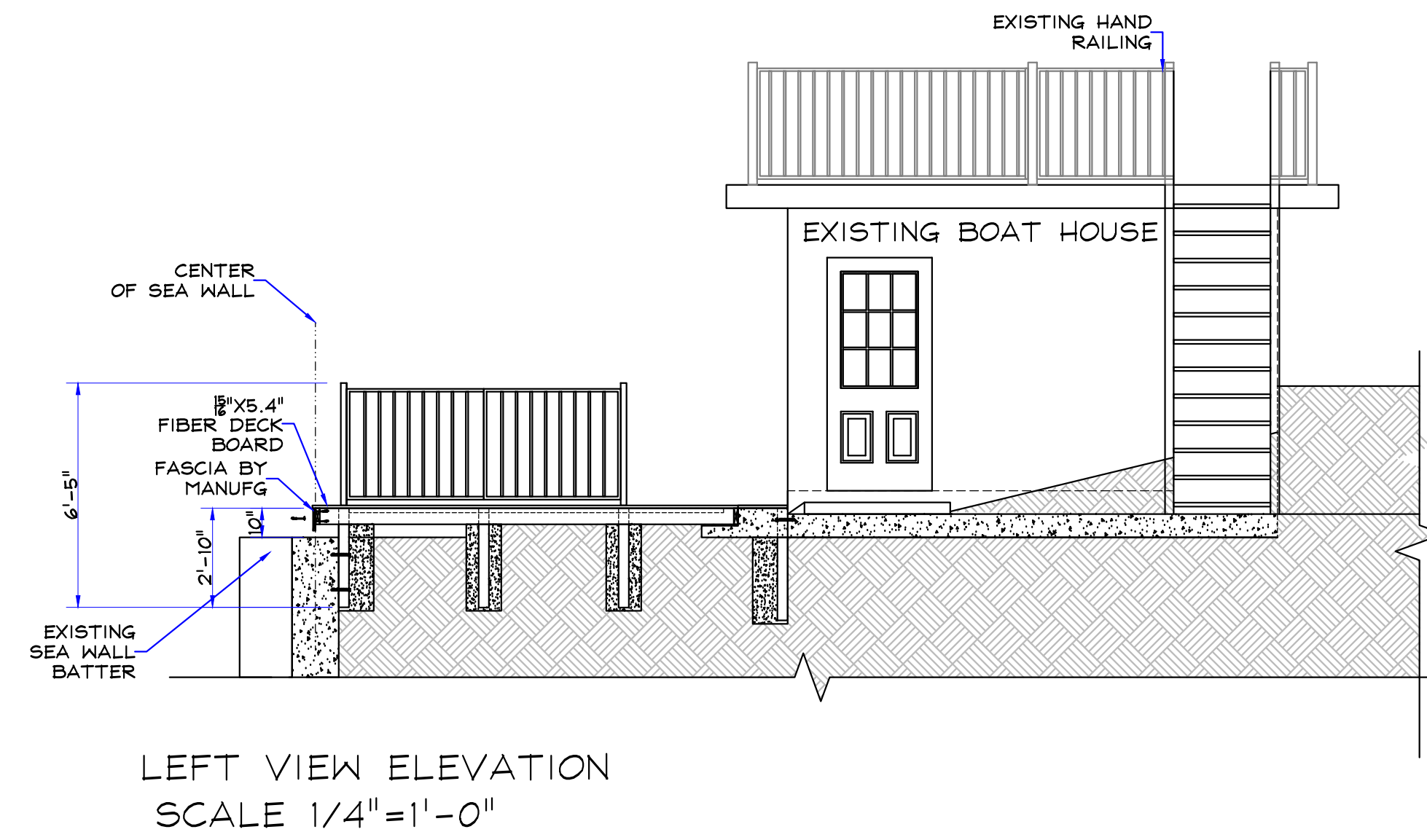
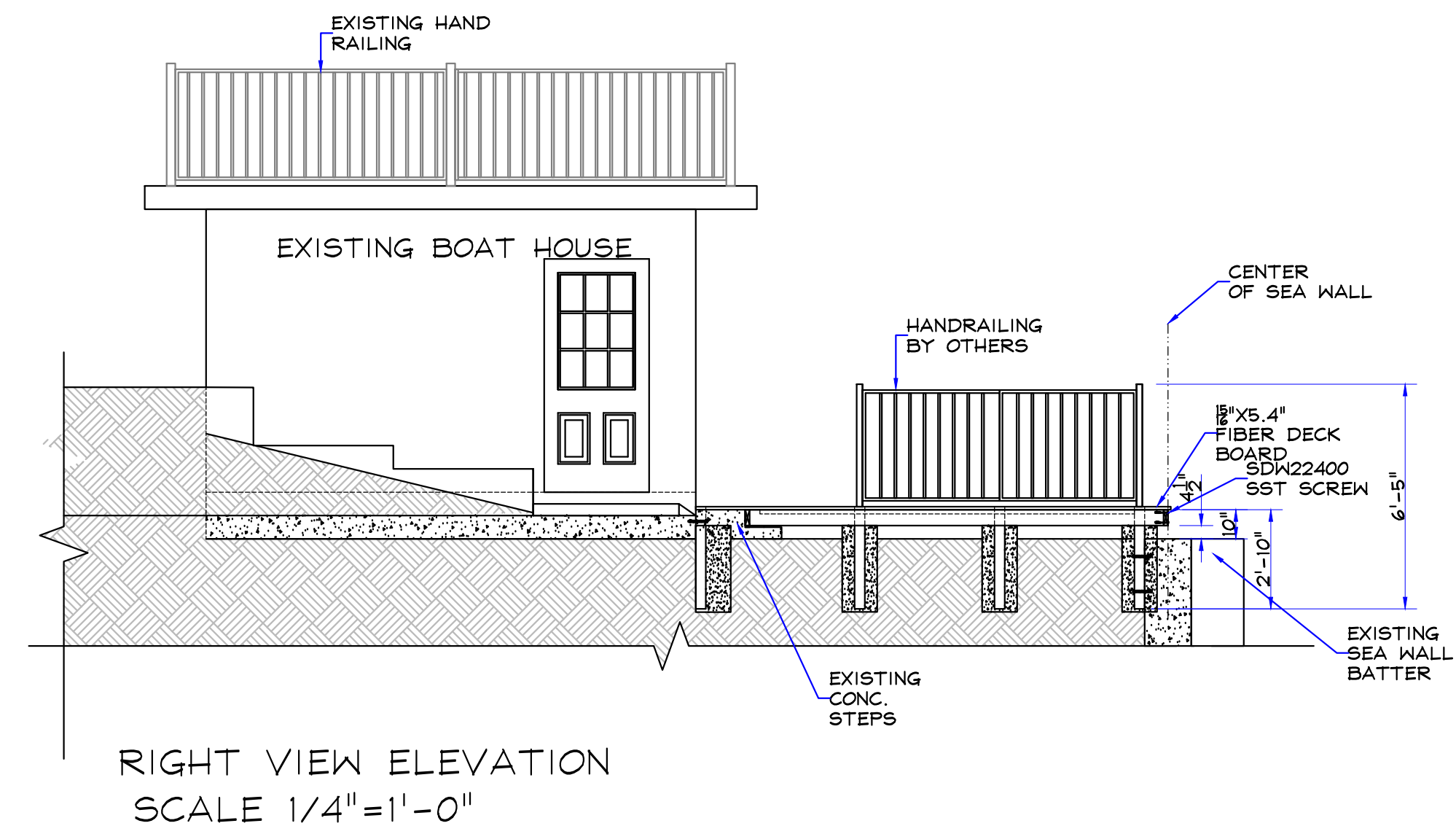
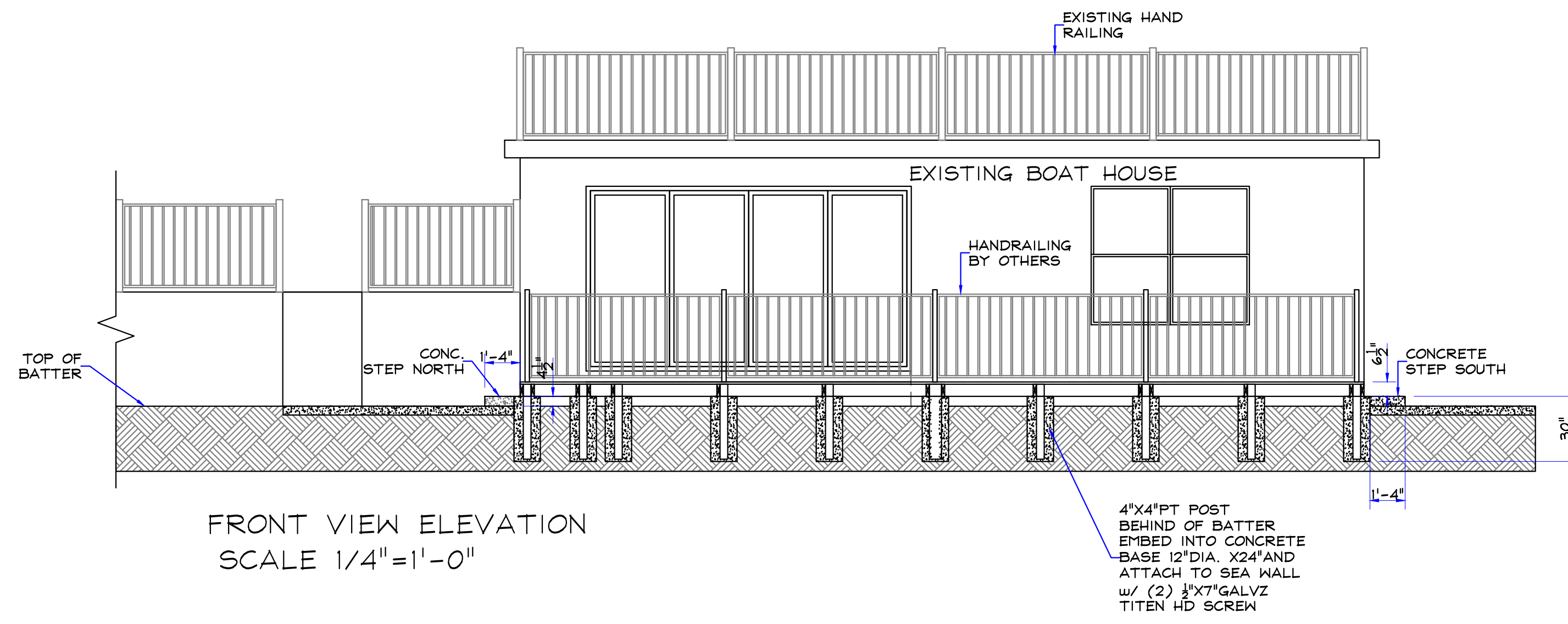
VICTOR G VAZQUEZ
CAD DRAFTING SERVICE
West Palm Beach, Florida
Cell Phone: 561-797-1439
LICENSE NUMBER: 2003-18097

TITLE: BUILDING #3 BOAT HOUSE
PROJECT:
JOB: FLOOR PLAN
OWNER: CORPORATE BOX 1045 HILLSBORO MILE OCEAN APARTMENTS INC.
NAME:
ADDRESS: 1045 HILLSBORO MILE, HILLSBORO BEACH, 33362

SIGN & SEAL
DATE:

THE CONSTRUCTION AND ARCHITECTURE GROUP, INC.
SANDRA PUERTA
FL. LIC. # A26002780. AR 95385
6467 KRISTEN WAY, LAKE WORTH, FL. 33467
PHONE: 561 248 5498 FAX: 561 828 2845

P.C.N. 484317N40270
SHEET NUMBER
3.0

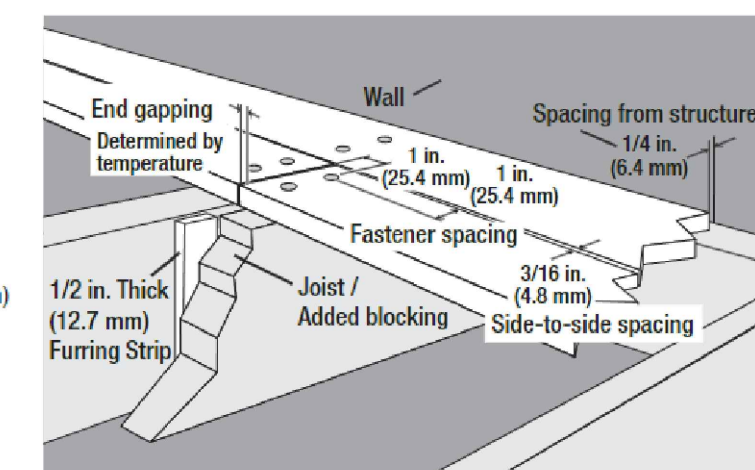


Pre-Installation (continued)

Expansion and Spacing Considerations

All decking materials, whether wood, composite or metal, undergo some degree of expansion with the change of weather and the seasons. For best spacing results, keep boards out of direct sun during storage and cutting processes and throughout installation, if possible. To compensate for the effects of contraction and expansion, use short boards (where possible) with splitter / divider boards between each continuous run of boards.

Adequate board spacing of a minimum 3/16 in. (4.8 mm) between board side will provide proper drainage and assist with the removal of small organic debris. Allow a minimum of 1/4 in. (6.4 mm) spacing between boards and any permanent structure. Spacing requirements must be met for full Fiberon® warranty coverage. End spacing recommendations are determined by the temperature. See chart below for details.



Separate the joist from the blocking with a 1/2 in. (12.7 mm) thick shim. Shimming ensures the fastener has the required penetration into solid wood, and reduces the chance of water pooling on the joist.

DESIGN:	DATE: 06.23.2023
DRAWN: V.G.V.	SCALE:
APPLY:	PAPER SIZE:
NUMBER:	REVISION:
DATE:	DETAILS:

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VICTOR G VAZQUEZ
CAD DRAFTING SERVICE
West Palm Beach, Florida
Cell Phone: 561-797-1439
LICENSE NUMBER: 2003-18097

TITLE: BUILDING #3 BOAT HOUSE
PROJECT: BOAT HOUSE
JOB: ELEVATION PLAN
OWNER: CORPORATE BOX 1045 HILLSBORO MILE OCEAN APARTMENTS INC.
NAME: SANDRA PUERTA
ADDRESS: 1045 HILLSBORO MILE, HILLSBORO BEACH, 33362

SIGN & SEAL
DATE:

THE CONSTRUCTION AND ARCHITECTURE GROUP, INC.
SANDRA PUERTA
FL. LIC # AA26002780. AR 95385
6467 KIRSTEN WAY, LAKE WORTH, FL. 33467
PHONE: 561 248 5498 FAX: 561 828 2645

P.C.N. 484317NW0270
SHEET NUMBER 4.0

ELEVATION PLAN
SCALE 1/4"=1'-0"

GENERAL STRUCTURAL NOTES

1. **CODES:** WHERE AND WHEN APPLICABLE
All work shall conform to the Florida Building Code 2020 edition, and all other applicable local codes.
2. **DESIGN CRITERIA:**
All structural loads shall be in accordance with FBC chapter 16, FLORIDA BUILDING CODE 2020 7th EDITION & ASCE 7-16 (F.B.C.)
A Second Floor Loads Live Load 40 psf
Balcony Live Load 60 psf
Superimposed Dead Load 25 psf
- B. - **ROOF LOADS:**
Live Load 20 psf
Superimposed Dead Load 25 psf
Comp. & Cladding
- C. - **Wind Loads:** In accordance with ASCE 7-16 2020 (building category II);
170 mph wind speed; exposure D, (3 sec.gust)
3. **ALLOWABLE SOIL BEARING CAPACITY:**
a. The footings, indicated in these drawings, have been designed based on an assumed allowable soil bearing capacity of 2,000 psf. If actual field conditions are not adequate to support the specified design load, then it will be necessary for the owner to engage a Florida registered geotechnical engineer and certified testing laboratory to perform soil exploration and testing and to prepare recommended soil preparation procedures to achieve a minimum allowable soil bearing capacity of 2,000 psf within acceptable limitations for differential settlement.
b. As a minimum, all areas of new construction shall be stripped of existing construction to be removed and other deleterious material. Where required, the existing soil shall be excavated to the bottom of proposed footing elevation. The entire area shall be thoroughly compacted by at least eight passes of a vibrating plate compactor to achieve a minimum of 95 percent of maximum density as determined in accordance with ASTM D1557. Each layer of backfill shall not exceed eight (8") inches in thickness and shall be compacted and tested in accordance with FBC 1804.2.
4. **CONCRETE (CAST-IN-PLACE):**
a. Standards: ACI 318, ACI 301 and ACI 347.
b. All concrete shall be proportioned to attain a minimum compressive strength of 3000 psi at 28 days. Slump shall be 4" (+1") and no water shall be added to the concrete at the site. Concrete water content shall be 33 gallons per cubic yard. Concrete for areas, which will remain exposed to weather after construction, shall have 3 to 5 percent entrained air.
c. The contractor shall contract an independent testing laboratory to perform the concrete cylinder tests as required by section 1923.2 of the FBC.
d. Reinforcement: ASTM A615, grade 60, ASTM A183 for welded wire fabric. Splice all column bars to column minimum 30 bar diameters (u.o.n.). Splice #5 bars in grouted cells a minimum of 30 inches.
e. Concrete cover over reinforcement:
1. 3-inches where cast against earth.
2. 2-inches for columns and beams.
3. 1-1/2 inches at all other locations (u.o.n.).
f. All concrete shall be cured for minimum of seven days. The curing shall entail maintenance of the moisture in the concrete. Generally this shall be accomplished by treating exposed concrete surfaces with a chemical curing compound immediately after finishing and immediately after removal of forms. Forms shall be kept moist by frequent water spraying prior to removal. Verify compatibility of curing compound with proposed finishes.
5. **PRESTRESSED, PRECAST CONCRETE LINTELS:**
a. Precast, prestressed concrete lintels to be provided by Cast-Crete (or approved equal), and installed in strict accordance with manufacturer's recommendations. Shore filled lintels as required. Provide minimum 4" bearing at each end.
b. Standards: comply with requirements of PCI, ACI 301, ACI 318 and ACI 530.
c. Reinforcing bars: ASTM A615, grade 60.
d. Prestressing tendons: ASTM A416, grade 270, uncoated, 7/32" -wire, low relaxation strand.
e. Concrete:
1) Cement: ASTM C150, type I or III.
2) Fly ash: ASTM C618, class C or F.
3) Silica fume: ASTM C1240, amorphous silica.
4) Aggregates: ASTM C39, maximum 3/8" diameter.
5) Strength: minimum 3,500 psi at 28 days for precast lintels and 6000 psi for prestressed lintels.
6) Grout Strength: minimum 3,000 psi.
6. **REINFORCED MASONRY:**
a. Hollow concrete masonry units shall comply with ASTM C90 "Standard Specifications for Hollow Load Bearing Concrete Masonry Units."
b. In accordance with section 2122.4 of the FBC, a Florida Registered Architect or Professional Engineer shall inspect reinforced masonry.
c. Mortar shall comply with ASTM C270, type M or S.
d. All reinforced CMU walls shall have galvanized steel horizontal joint reinforcement (standard no. 9, ladder type) at every other course. Extend reinforcement minimum 4-inches into all columns.
e. CMU vertical rebars extend from the foundation through intermediate bond beams, with 30" splice, to the highest bond or rake beam.
f. Grout shall be 3000 psi concrete grout conforming to the requirements of ASTM C476. Slump shall be 9" (+ 1").
g. Reinforced masonry shall comply with the requirements of section 2122 of the FBC and ACI 530/ASCE 5-
h. Reinforced concrete prism strength shall be $f_m = 1,500$ psi, and shall be verified by tests in accordance with section 2122.5 of the FBC.
i. Reinforcement bars shall comply with ASTM A615, grade 60. Lap splice reinforcement in grout-filled cells minimum 48-bar diameters (minimum 12-inches).
j. Sills: unless otherwise framed in concrete, provide 4" x 8" concrete (formed or bond-beam block) with #4 mid-depth at all sills. Extend reinforcement minimum 6" into adjacent column or reinforced cell. Equivalent Cast-Crete sills are acceptable (submit shop drawings).
k. Gable end: Masonry gable end shall be constructed according to section 2121.2.4 of the FBC (construction details are provided in this package).
7. **PREFABRICATED WOOD TRUSSES AND GIRDERS:**
Truss manufacturer is responsible for the design and fabrication of trusses, girders and their connections to each other. Design of bracing for individual truss or girder members to resist lateral buckling under gravity or wind loads is the responsibility of the truss manufacturer. Prefabricated wood trusses and girders shall be designed, fabricated and erected in accordance with the TPI-05, HIB-01 and the FBC for the loads indicated above. Trusses and girders shall be designed by a Florida registered engineer. Complete calculations and shop drawings shall be signed and sealed by the specially engineer and submitted to the engineer-of-record for review. Review by the engineer-of-record will be for compliance with design concept only. Refer to roof framing plan for permanent lateral bracing. Truss manufacturer is to notify the engineer-of-record with any required changes to the structure bearing elements and or structure to truss uplift connectors.
8. **WOOD FRAMING**
a. All structural lumber to be min. "Southern Pine", #2 grade or better.
b. All lumber in contact w/ concrete / masonry shall be pressure treated.

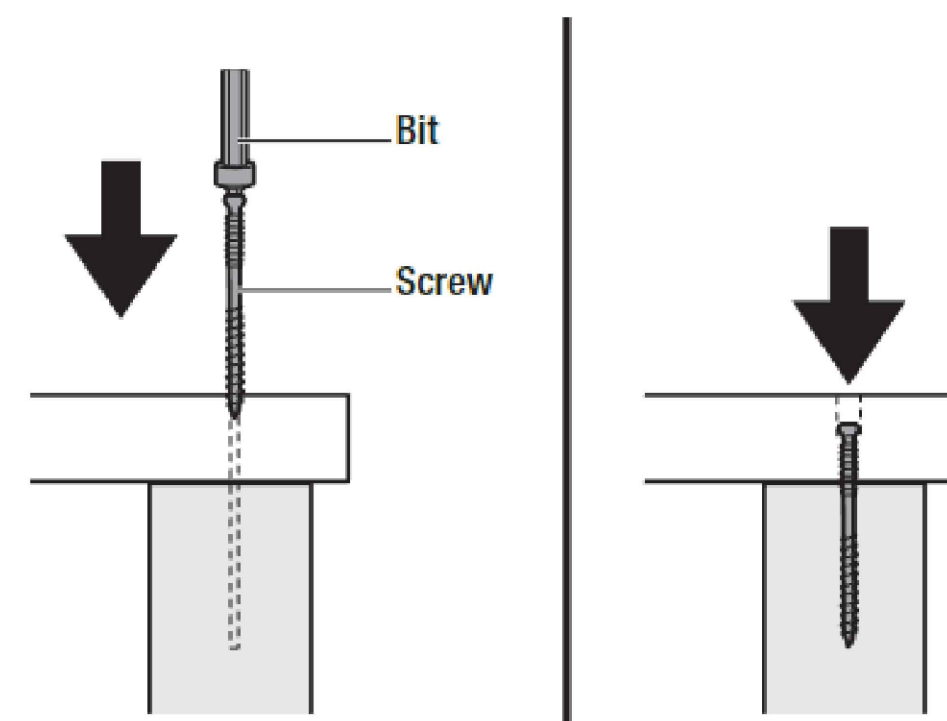
Hidden Face-Fastener Installation (continued)

2 Installing the fasteners.

- Using the setting tool (bit), drive the fastener (screw) to the preset level below the deck surface, ensuring the fastener remains perpendicular to the deck surface. Install two fasteners at every joist and / or stair stringer.

NOTE: Replace a worn driver bit with a fresh bit periodically. We recommend replacement every 125 screws.

NOTE: If damage occurs to the screw while it is being driven in, do not continue. Follow the instructions in the "Removing Damaged Plugs or Screws" section of this manual (below).

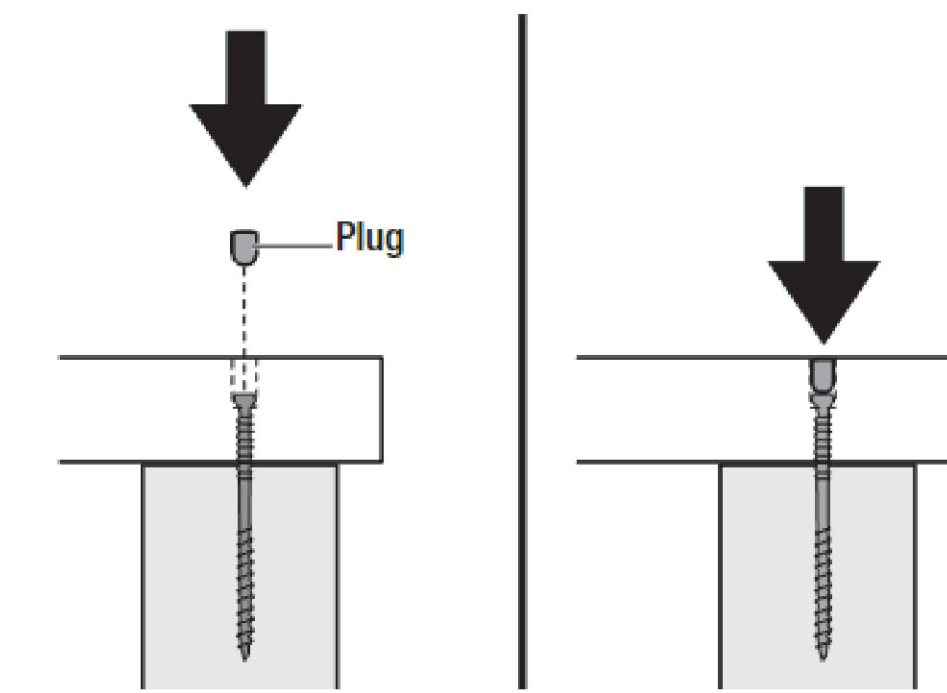


3 Inserting the plugs.

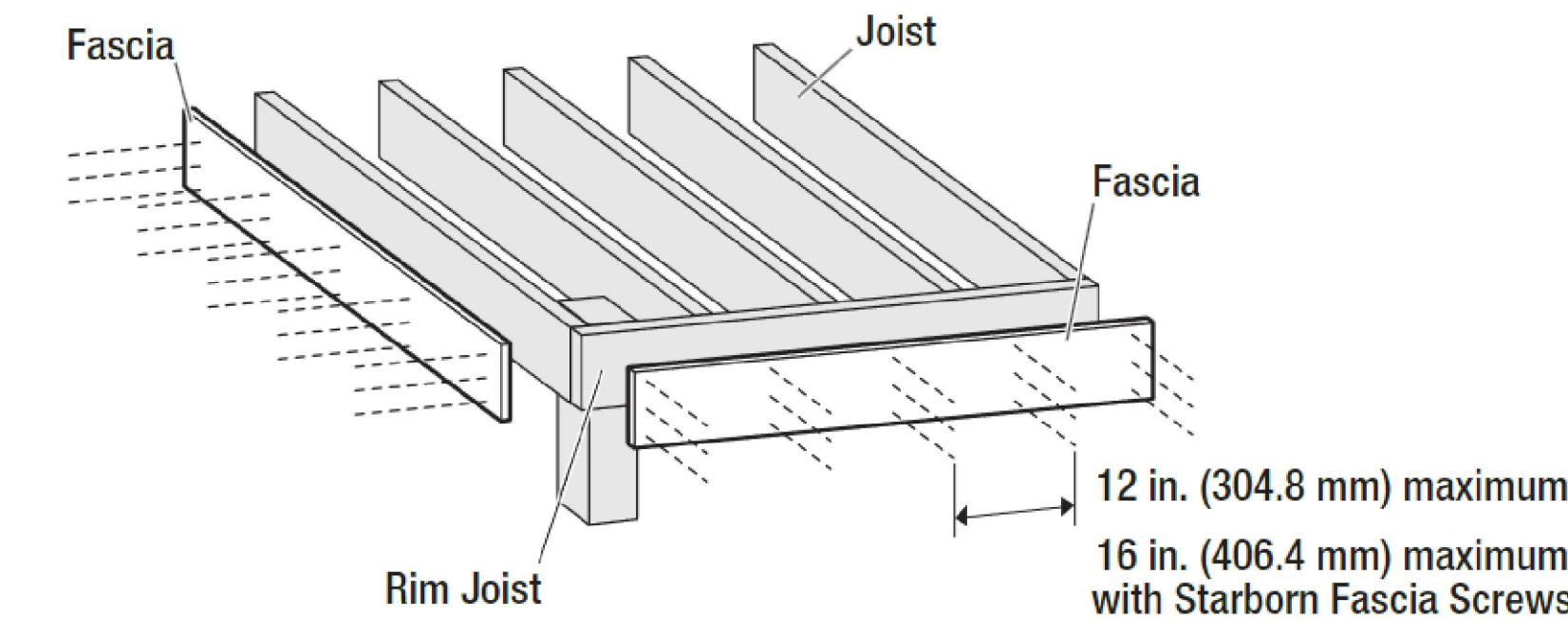
- Ensure the cored hole is free of debris or moisture. Place the plug into the cored hole and gently tap with a smooth hammer head until it is flush with the deck surface.

NOTE: Each box of fasteners comes with additional plugs. It is recommended you keep these plugs in case any boards need to be removed and replaced in the future, as the plugs are destroyed when they are removed and are not available separately.

NOTE: Plugs are made from decking material and vary in color and grain pattern based upon where on the board it was taken from. Fiberon recommends inspecting the plugs to select the one that best matches where it will be installed and aligning the plug's grain pattern with the deck board for the most seamless look.



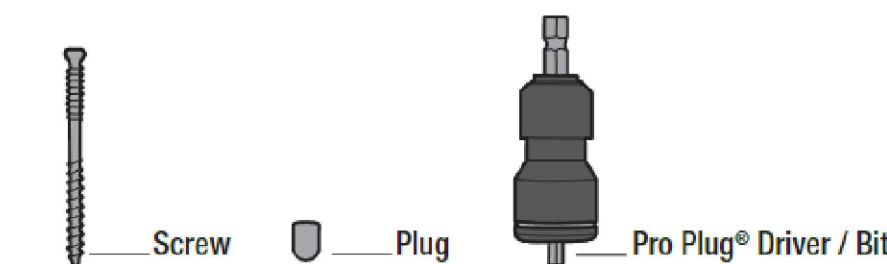
Fascia Installation



Fascia Installation

Fascia is fastened with three screws down the face of the board at a maximum of 12 in. (304.8 mm) intervals. The maximum spacing can be increased to 16 in. (406.4 mm) on-center when using the Starborn® Fascia System or Starborn Pro Plug® System Fascia. Always drive face fasteners in at a 90-degree angle to the board surface no closer than 1 in. (25.4 mm) from ends and sides of board. Pre-drill ends of board screw holes to prevent immediate or eventual end splitting. Install with 1/8 in. (3.2 mm) spacing between ends in temperatures above 50 degrees Fahrenheit (10 degrees Celsius) and 3/16 in. (4.8 mm) spacing in temperatures below 50 degrees Fahrenheit (10 degrees Celsius). Fascia is intended as a non-structural covering for rim joists, stair risers and stringers and is not suited for decking surfaces or structural applications. Do not overtighten screws as buckling and cracking may result.

Hidden Face-Fastener Installation



Fastening Requirements

The hidden face-fastening systems are the fastest, easiest way to hide deck screw heads on stairs, perimeter boards and square-edge deck surface boards. They are also the ideal fastener to use when replacing a deck board. The plugs are made from decking material to match Fiberon® deck boards. Plug systems for ArmorGuard® or Veranda® by Fiberon decking are available through FastenMaster directly.

ProPlug hidden face-fastening system is available for Concordia®, Sanctuary® and Good Life decking. Contact Fiberon customer service for more information.

Hidden face-fastening systems are designed for traditional elevated deck surfaces. The following applications will nullify the fastener warranty:

- Deck materials other than 15/16 in. (24 mm) standard thickness.



ArmorGuard EDGE Hidden Deck Clips
No rating value average rating value is 0.0 of 5.
Read 0 Reviews Same page link.

(0)
Write a review
Hidden clips ensure a smooth surface and more seamless transition from indoor to outdoor spaces.

Product Details
Fiberon and CAMO create products engineered for optimal performance and universal adaptability to any deck. These fasteners will enhance the overall finish of your deck project while offering flexibility to suit a varied range of uses and applications.

Install decking in half the time with award-winning ArmorGuard EDGE.

Designed for use on all grooved decking, including PE and PVC.

For 90-degree deck patterns.

Clip gusset creates 3/16-in. spacing, holds the board down, and is up to 88% stronger than competitor's clips in lateral movement tests.

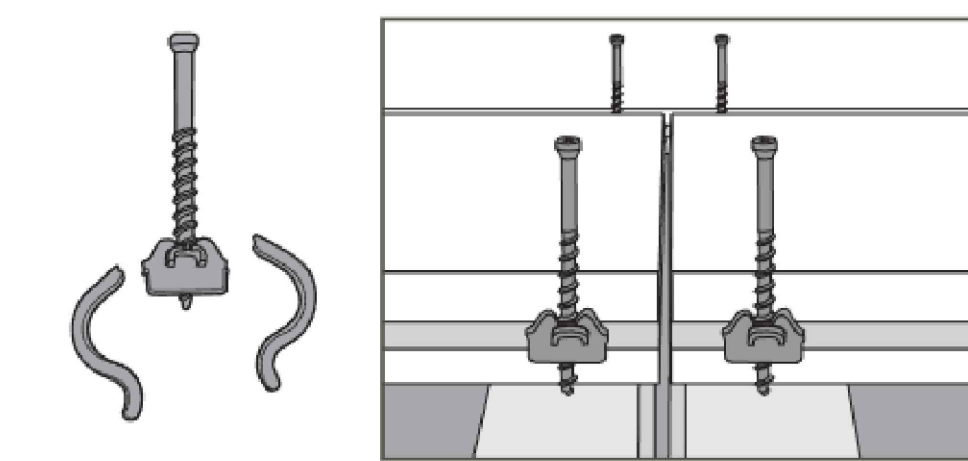
Fiberon® EDGE® and Fiberon EDGEX® Butt-Joint Installation

NOTE: See Expansion and Spacing Considerations (pg. 5) for end-to-end spacing and blocking considerations

Fiberon EDGE Fastener Butt-Joint installation

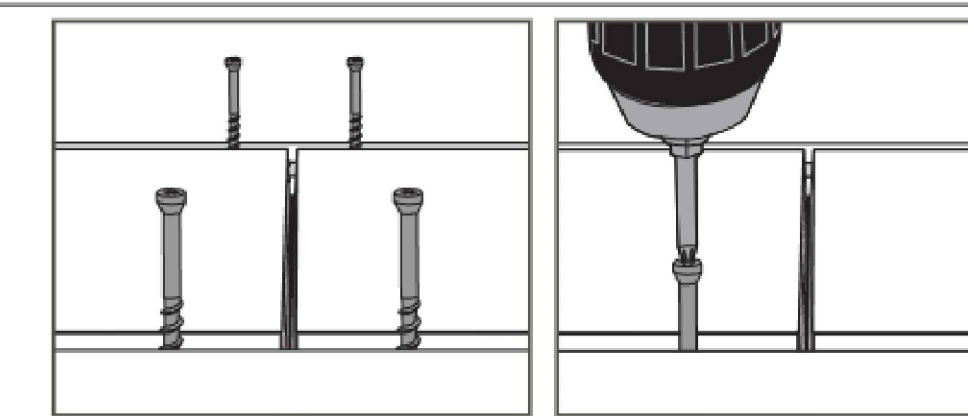
1 Remove legs on Fiberon EDGE clip.

- Where two boards butt together, allow for adequate end-to-end board spacing. Center the end gap over the gap between the double joists.
- You will need four clips for each butt joint (two on each side). If needed, remove the legs of the Fiberon EDGE Clip so that they can sit side-by-side on the joist / blocking.



2 Securing the fasteners.

- With boards positioned correctly, place the clips in the groove, centered on joists on both sides of the boards. Partially fasten the screws to hold them in place until next board is set, then fully fasten the screws.

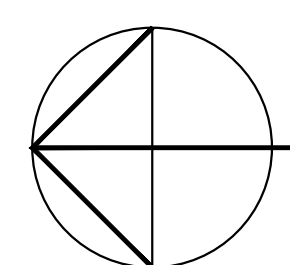
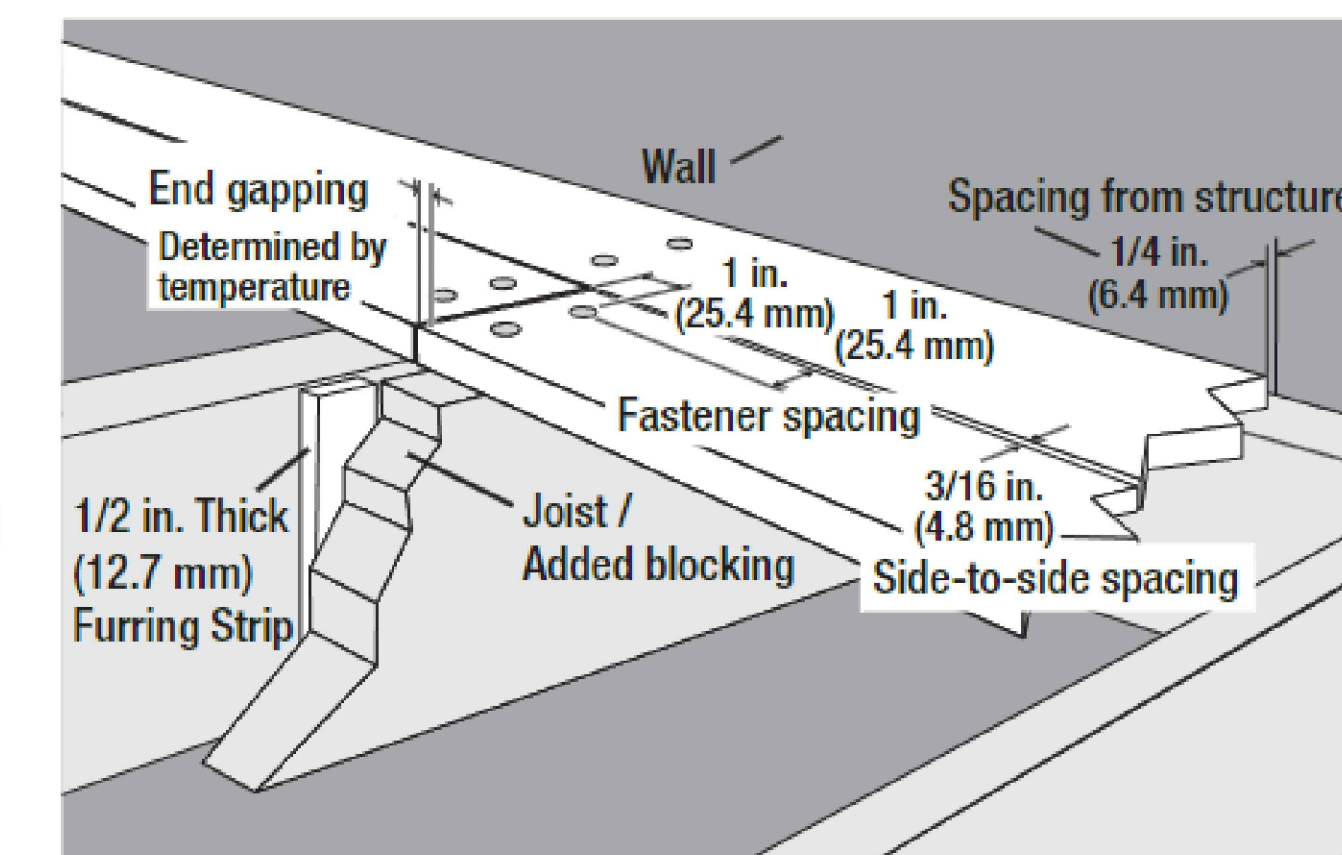


Expansion and Spacing Considerations

All decking materials, whether wood, composite or metal, undergo some degree of expansion with the change of weather and the seasons. For best spacing results, keep boards out of direct sun during storage and cutting processes and throughout installation, if possible. To compensate for the effects of contraction and expansion, use short boards (where possible) with splitter / divider boards between each continuous run of boards.

Adequate board spacing of a minimum 3/16 in. (4.8 mm) between board side will provide proper drainage and assist with the removal of small organic debris. Allow a minimum of 1/4 in. (6.4 mm) spacing between boards and any permanent structure. Spacing requirements must be met for full Fiberon® warranty coverage. End spacing recommendations are determined by the temperature. See chart below for details.

Separate the joist from the blocking with a 1/2 in. (12.7 mm) thick shim. Shimming ensures the fastener has the required penetration into solid wood, and reduces the chance of water pooling on the joist.



GENERAL DETAILS PLAN

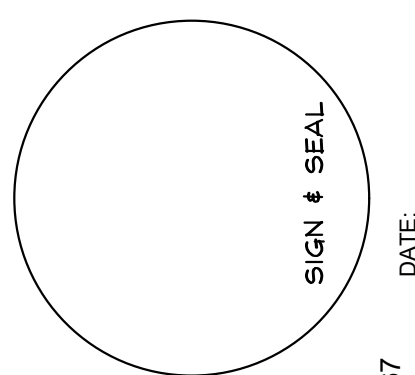
SCALE 1/4" = 1'-0"

DATE: 06.23.2023	SCALE:	PAPER SIZE:	REVISION:
DESIGN:	V.G.V.		
DRAWN:			
APPRV.:			
NUMBER:			
DATE:			
DETAILS:			

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VICTOR G VAZQUEZ
CAD DRAFTING SERVICE
West Palm Beach, Florida
Cell Phone: 561-797-1439
LICENSE NUMBER: 2003-18097

TITLE: PROJECT BUILDING #3 BOAT HOUSE
JOB: GENERAL DETAILS PLAN
OWNER: CORPORATE BOX 045 HILLSBORO MILE OCEAN APARTMENTS INC.
ADDRESS: 1045 HILLSBORO MILE, HILLSBORO BEACH, 33562



THE CONSTRUCTION AND ARCHITECTURE GROUP, INC.
SANDRA PUERTA
FL. LIC # AA26002780. AR 95385
6467 KIRSTEN WAY, LAKE WORTH, FL. 33467
PHONE: 561.248.5498 FAX: 561.828.2645

P.C.N. 484317NW0270
SHEET NUMBER
G.D.



TOWN OF HILLSBORO BEACH, FLORIDA

1210 Hillsboro Mile
Hillsboro Beach, Florida 33062

(P) 954-427-4011
(F) 954-427-4834

CERTIFICATION LETTER

Date: October 18, 2023

Authorized Agent: Elizabeth C. Berry

Legal Description: HILLSBORO MILE OCEAN APTS CO-OP

Property Address: 1045 Hillsboro Mile, Hillsboro Beach, FL 33062

Type of Application: Variance Request

This letter certifies that the enclosed list of property owners were mailed **PUBLIC NOTICE** of the November 14, 2023, Quasi-Judicial Public Hearing, concerning variance request for property located at 1045 Hillsboro Mile, Hillsboro Beach, FL 33062. The list below includes all properties within 300 feet from property line of the subject site in compliance with the Town of Hillsboro Beach notification regulations.

This letter also certifies that the notices were mailed to property owners on October 18, 2023.

NOTICE MAILED TO:

- 1041 Hillsboro Mile, Hillsboro Beach, FL 33062
- 1043 Hillsboro Mile, Hillsboro Beach, FL 33062
- 1045 Hillsboro Mile, Hillsboro Beach, FL 33062
- 1050 Hillsboro Mile, Hillsboro Beach, FL 33062
- 1051 Hillsboro Mile, Hillsboro Beach, FL 33062
- 1057 Hillsboro Mile, Hillsboro Beach, FL 33062

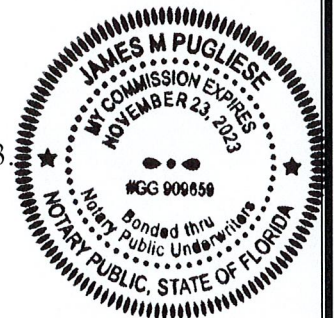
SHERRY D. HENDERSON, CMC, Town Clerk
Town of Hillsboro Beach

NOTARY PUBLIC

State of Florida
Broward County

Sworn to and subscribed before me this 18 day of October, 2023.

Notary Signature





TOWN OF HILLSBORO BEACH

Sherry D. Henderson, CMC Town Clerk

PUBLIC NOTICE

Quasi-Judicial Board of Zoning Appeals Hearing Tuesday, November 14, 2023, at 9:00AM

Variance Request for property located at:
1045 Hillsboro Mile, Hillsboro Beach, Florida 33062

NOTICE IS HEREBY GIVEN, The Town of Hillsboro Beach, Florida will hold a Quasi-Judicial Public Hearing on November 14, 2023, at 9:00 A.M. Elizabeth C. Berry, authorized agent for Hillsboro Mile Ocean Apts., Inc. located at 1045 Hillsboro Mile, Hillsboro Beach, FL 33062, is seeking a variance to be permitted to install a deck. The variance is to Section 12-264 of the Town's Code of Ordinance as stated below.

"Sec. 12-264. - Swimming pools, pool patios and decks.

(A)Location.

- 1) Swimming pools (including, but not limited to jacuzzi, spas, hot tubs and the like) shall be permitted in all districts. They shall be constructed no closer than 15 feet to any side property line, or 45 feet to the center line of State Highway A1A.
- 2) They shall not extend east of the easterly building line or closer than 15 feet to the easterly right-of-way line of the Intracoastal Waterway, or 15 feet east of any seawall erected east of this line.
- 3) All measurements are to be made horizontally from the water's edge of the swimming pool to the specific reference point listed above."

Information on the VARIANCE 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 14, 2023, as well as virtually via Zoom. Questions or concerns can be directed to the Town Clerk via email: TownClerk@TownofHillsboroBeach.com

The public can attend in person or virtually via Zoom video conference. 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

Public Notice Posted: 10-6-2023
Published in Sun-Sentinel: 11-3-2023

Folio Number	Owner Name	Property Address
484317-PN-0180	ARRUDAJOHN	1041 HILLSBORO MILE #19 HILLSBORO BEACH FL 33062
484317-PN-0040	BRADSHAW-JENSENJAMES ROLAND C	1041 HILLSBORO MILE #4 HILLSBORO BEACH FL 33062
484317-PN-0170	DIBARTOLOFRANCO	1041 HILLSBORO MILE #18 HILLSBORO BEACH FL 33062
484317-PN-0060	FOXKATHRYN G	1041 HILLSBORO MILE #6 HILLSBORO BEACH FL 33062
484317-PN-0110	FRIEDMANJEREMY & LISA	1041 HILLSBORO MILE #11 HILLSBORO BEACH FL 33062
484317-PN-0080	GEORGE ALVIN MACDONALD TR	1041 HILLSBORO MILE #8 HILLSBORO BEACH FL 33062
484317-PN-0130	GUTIERREZSILVIA	1041 HILLSBORO MILE #14 HILLSBORO BEACH FL 33062
484317-PN-0050	HAJAJFATME	1041 HILLSBORO MILE #5 HILLSBORO BEACH FL 33062
484317-PN-0030	HERRERA FAM TR	1041 HILLSBORO MILE #3 HILLSBORO BEACH FL 33062
484317-PN-0190	LAYLAND LIV TR	1041 HILLSBORO MILE #20 HILLSBORO BEACH FL 33062
484317-PN-0210	MANGANIELLOGEORGE	1041 HILLSBORO MILE #22 HILLSBORO BEACH FL 33062
484317-PN-0100	MEISNERKARL ANDREW	1041 HILLSBORO MILE #10 HILLSBORO BEACH FL 33062
484317-PN-0140	MUELLER-PUNGASTEFANI	1041 HILLSBORO MILE #15 HILLSBORO BEACH FL 33062
484317-PN-0020	PISSARISSEEMA	1041 HILLSBORO MILE #2 HILLSBORO BEACH FL 33062
484317-PN-0070	POPEMARALEE O	1041 HILLSBORO MILE #7 HILLSBORO BEACH FL 33062
484317-PN-0120	RUDOLPH-WEINBERGJANE	1041 HILLSBORO MILE #12 HILLSBORO BEACH FL 33062
484317-PN-0010	SCHMIDTLUCRETIA B	1041 HILLSBORO MILE #1 HILLSBORO BEACH FL 33062
484317-PN-0090	SODERBERGROSE A	1041 HILLSBORO MILE #9 HILLSBORO BEACH FL 33062
484317-PN-0200	STONEVETTE MARIE	1041 HILLSBORO MILE #21 HILLSBORO BEACH FL 33062
484317-PN-0150	TRENTSTEVEN	1041 HILLSBORO MILE #16 HILLSBORO BEACH FL 33062
484317-PN-0160	ZIELKEROBERT A &	1041 HILLSBORO MILE #17 HILLSBORO BEACH FL 33062

Folio Number	Owner Name	Property Address
484317-NX-0361	ALBERGHINA, FRANK	1043 HILLSBORO MILE #20C HILLSBORO BEACH FL 33062
484317-NX-0330	BARBARA BELTAIRE TR	1043 HILLSBORO MILE #18C HILLSBORO BEACH FL 33062
484317-NX-0080	BELISLE, JOCELYN	1043 HILLSBORO MILE #4D HILLSBORO BEACH FL 33062
484317-NX-0120	BELLEY, SYLVAIN	1043 HILLSBORO MILE #6D HILLSBORO BEACH FL 33062
484317-NX-0150	BELTAIR, BARBARA	1043 HILLSBORO MILE #8C HILLSBORO BEACH FL 33062
484317-NX-0320	BLACK, DAVID J	1043 HILLSBORO MILE #17D HILLSBORO BEACH FL 33062
484317-NX-0380	BRILLEUGEN GIANNI	1043 HILLSBORO MILE #21C HILLSBORO BEACH FL 33062
484317-NX-0020	CAMIRE, DIANE	1043 HILLSBORO MILE #1D HILLSBORO BEACH FL 33062
484317-NX-0260	CARMICHAEL, IAN	1043 HILLSBORO MILE #14D HILLSBORO BEACH FL 33062
484317-NX-0170	CHEVY CHASE TR	1043 HILLSBORO MILE #9C HILLSBORO BEACH FL 33062
484317-NX-0060	CHOTA, AUGUSTIN	1043 HILLSBORO MILE #3D HILLSBORO BEACH FL 33062
484317-NX-0180	CLERK, HENRI D	1043 HILLSBORO MILE #9D HILLSBORO BEACH FL 33062
484317-NX-0040	CRANE, MARIE	1043 HILLSBORO MILE #2D HILLSBORO BEACH FL 33062
484317-NX-0210	DIBARTOLO, RENATO	1043 HILLSBORO MILE #11C HILLSBORO BEACH FL 33062
484317-NX-0340	DOWNING, MICHAEL J	1043 HILLSBORO MILE #18D HILLSBORO BEACH FL 33062
484317-NX-0250	DRUSS FAM TR	1043 HILLSBORO MILE #14C HILLSBORO BEACH FL 33062
484317-NX-0400	EZRA, AVRAHAM	1043 HILLSBORO MILE #22C HILLSBORO BEACH FL 33062
484317-NX-0360	FERTEL, MONTERRAT	1043 HILLSBORO MILE #19D HILLSBORO BEACH FL 33062
484317-NX-0300	FRANCO, DAVID	1043 HILLSBORO MILE #16D HILLSBORO BEACH FL 33062
484317-NX-0140	FREDERICK, JACQUELINE VITTI	1043 HILLSBORO MILE #7D HILLSBORO BEACH FL 33062
484317-NX-0200	GINTHER, SHARYL W	1043 HILLSBORO MILE #10D HILLSBORO BEACH FL 33062
484317-NX-0390	GIOVANGELOJOSEPH & RONDA K	1043 HILLSBORO MILE #21D HILLSBORO BEACH FL 33062
484317-NX-0010	GORDON & SHARON FREEMAN REV TR	1043 HILLSBORO MILE #1C HILLSBORO BEACH FL 33062
484317-NX-0370	JACOBY, DANIEL SNYDER V	1043 HILLSBORO MILE #20D HILLSBORO BEACH FL 33062
484317-NX-0160	JOHNSON, NANCY C	1043 HILLSBORO MILE #8D HILLSBORO BEACH FL 33062
484317-NX-0030	KIRTGARY V & KAREN M	1043 HILLSBORO MILE #2C HILLSBORO BEACH FL 33062
484317-NX-0090	KIRTGARY V & KAREN M	1043 HILLSBORO MILE #5C HILLSBORO BEACH FL 33062
484317-NX-0350	KNECHT, BRUCE	1043 HILLSBORO MILE #19C HILLSBORO BEACH FL 33062
484317-NX-0290	LACK, MARTIN & SHARON	1043 HILLSBORO MILE #16C HILLSBORO BEACH FL 33062
484317-NX-0240	LEGAULTJEAN-GUY & NICOLE ANDRE	1043 HILLSBORO MILE #12D HILLSBORO BEACH FL 33062
484317-NX-0050	LEVESQUE, SOPHIE	1043 HILLSBORO MILE #3C HILLSBORO BEACH FL 33062
484317-NX-0270	LEVINSON, MYRTLE M	1043 HILLSBORO MILE #15C HILLSBORO BEACH FL 33062
484317-NX-0220	LIBERIO, JOAHNNE	1043 HILLSBORO MILE #11D HILLSBORO BEACH FL 33062

484317-NX-0230	MCDANIEL, ANN L	1043 HILLSBORO MILE #12C HILLSBORO BEACH FL 33062
484317-NX-0410	MCGARRAGAN, JUDITH E	1043 HILLSBORO MILE #22D HILLSBORO BEACH FL 33062
484317-NX-0280	MESCHKOW, ROBERTA	1043 HILLSBORO MILE #15D HILLSBORO BEACH FL 33062
484317-NX-0190	MORRELL, RITA R	1043 HILLSBORO MILE #10C HILLSBORO BEACH FL 33062
484317-NX-0130	SAVASTANOJO ANN H/E	1043 HILLSBORO MILE #7C HILLSBORO BEACH FL 33062
484317-NX-0310	SOTO-LEVINE, IVONNE	1043 HILLSBORO MILE #17C HILLSBORO BEACH FL 33062
484317-NX-0070	STELLATO, JOSEPH	1043 HILLSBORO MILE #4C HILLSBORO BEACH FL 33062
484317-NX-0100	WEAVER JERRY M	1043 HILLSBORO MILE #5D HILLSBORO BEACH FL 33062

Folio Number	Owner Name	Property Address
484317-NW-0030	ADELAIDE ALLISON REYNOLDS TR	1045 HILLSBORO MILE #3A HILLSBORO BEACH FL 33062
484317-NW-0060	ADELAIDE ALLISON REYNOLDS TR	1045 HILLSBORO MILE #6A HILLSBORO BEACH FL 33062
484317-NW-0310	BEETHGREGORY E &	1045 HILLSBORO MILE #14B HILLSBORO BEACH FL 33062
484317-NW-0170	BERYELIZABETH C H/E	1045 HILLSBORO MILE #18A HILLSBORO BEACH FL 33062
484317-NW-0090	BIELLOROBERT A & LOIS A	1045 HILLSBORO MILE #9A HILLSBORO BEACH FL 33062
484317-NW-0120	BRUNO & C LA GALA REV LIV TR	1045 HILLSBORO MILE #12A HILLSBORO BEACH FL 33062
484317-NW-0250	BUMGARDNERTHOMAS	1045 HILLSBORO MILE #7B HILLSBORO BEACH FL 33062
484317-NW-0240	CAROL KING REV TR	1045 HILLSBORO MILE #6B HILLSBORO BEACH FL 33062
484317-NW-0190	CASSELSHEATHER	1045 HILLSBORO MILE #1B HILLSBORO BEACH FL 33062
484317-NW-0220	CASSELSHEATHER	1045 HILLSBORO MILE #4B HILLSBORO BEACH FL 33062
484317-NW-0160	COBURNJOHN M	1045 HILLSBORO MILE #17A HILLSBORO BEACH FL 33062
484317-NW-0360	COHENLONNY H	1045 HILLSBORO MILE #19B HILLSBORO BEACH FL 33062
484317-NW-0320	CRAWFORDJAMES	1045 HILLSBORO MILE #15B HILLSBORO BEACH FL 33062
484317-NW-0020	FISHERLAMAR P SR	1045 HILLSBORO MILE #2A HILLSBORO BEACH FL 33062
484317-NW-0050	FISHERLAMAR P SR	1045 HILLSBORO MILE #5A HILLSBORO BEACH FL 33062
484317-NW-0300	GUIDABRENDA	1045 HILLSBORO MILE #12B HILLSBORO BEACH FL 33062
484317-NW-0230	HALLORANZELDA	1045 HILLSBORO MILE #5B HILLSBORO BEACH FL 33062
484317-NW-0140	JOST FAMILY REV TR	1045 HILLSBORO MILE #15A HILLSBORO BEACH FL 33062
484317-NW-0180	JOSTANTHONY J & LISA A	1045 HILLSBORO MILE #19A HILLSBORO BEACH FL 33062
484317-NW-0210	KINGCAROL A	1045 HILLSBORO MILE #3B HILLSBORO BEACH FL 33062
484317-NW-0150	LEECLAIRE R	1045 HILLSBORO MILE #16A HILLSBORO BEACH FL 33062
484317-NW-0100	LYNCHTIMOTHY N	1045 HILLSBORO MILE #10A HILLSBORO BEACH FL 33062
484317-NW-0340	MAIREDULCIA	1045 HILLSBORO MILE #17B HILLSBORO BEACH FL 33062
484317-NW-0350	MANUSEJOSEPH N H/E	1045 HILLSBORO MILE #18B HILLSBORO BEACH FL 33062
484317-NW-0270	MAULUCCIEDWARD H/E	1045 HILLSBORO MILE #9B HILLSBORO BEACH FL 33062
484317-NW-0200	MCKENNAWILLIAM EST	1045 HILLSBORO MILE #2B HILLSBORO BEACH FL 33062
484317-NW-0070	MOTLEYJONATHAN L H/E	1045 HILLSBORO MILE #7A HILLSBORO BEACH FL 33062
484317-NW-0280	RANCKPATRICIA J	1045 HILLSBORO MILE #10B HILLSBORO BEACH FL 33062
484317-NW-0010	RODGERSPAMELA R &	1045 HILLSBORO MILE #1A HILLSBORO BEACH FL 33062
484317-NW-0330	ROHLWINGRICHARD	1045 HILLSBORO MILE #16B HILLSBORO BEACH FL 33062
484317-NW-0110	SPENCER D STONE TR	1045 HILLSBORO MILE #11A HILLSBORO BEACH FL 33062
484317-NW-0130	TINKHAMDALE & ELLEN	1045 HILLSBORO MILE #14A HILLSBORO BEACH FL 33062
484317-NW-0260	WALDENPATRICIA &	1045 HILLSBORO MILE #8B HILLSBORO BEACH FL 33062

484317-NW-0290

WALDENPATRICIA M

1045 HILLSBORO MILE #11B HILLSBORO BEACH FL 33062

Folio Number	Owner Name	Property Address
484317-AB-1430	1318 COMMONWEALTH AVE LLC	1050 HILLSBORO MILE #802W HILLSBORO BEACH FL 33062
484317-AB-1150	ALFASIHMOHAMMAD R	1050 HILLSBORO MILE #406W HILLSBORO BEACH FL 33062
484317-AB-1060	AMPLE DESIGNS LLC	1050 HILLSBORO MILE #305W HILLSBORO BEACH FL 33062
484317-AB-1610	B W & NANCY GRIFFIN LIV TR	1050 HILLSBORO MILE #PH4W HILLSBORO BEACH FL 33062
484317-AB-1190	BALOMATISCHRISTOPHER & HELEN	1050 HILLSBORO MILE #502W HILLSBORO BEACH FL 33062
484317-AB-0970	BARRCHARLES JOHN	1050 HILLSBORO MILE #204W HILLSBORO BEACH FL 33062
484317-AB-1310	BEDROSSIANAVEDIS & SILVA	1050 HILLSBORO MILE #606W HILLSBORO BEACH FL 33062
484317-AB-1510	BETANCOURTMELVIN	1050 HILLSBORO MILE #902W HILLSBORO BEACH FL 33062
484317-AB-0950	BONACORSODOREEN B	1050 HILLSBORO MILE #202W HILLSBORO BEACH FL 33062
484317-AB-1120	BONOPAULA	1050 HILLSBORO MILE #403W HILLSBORO BEACH FL 33062
484317-AB-1600	BOURGONPAUL	1050 HILLSBORO MILE #PH3W HILLSBORO BEACH FL 33062
484317-AB-1110	CANDELARIOZULMA E	1050 HILLSBORO MILE #402W HILLSBORO BEACH FL 33062
484317-AB-1020	CIPRIANO-SHARIFIMICHELE	1050 HILLSBORO MILE #301W HILLSBORO BEACH FL 33062
484317-AB-1030	CIPRIANO-SHARIFIMICHELE	1050 HILLSBORO MILE #302W HILLSBORO BEACH FL 33062
484317-AB-1180	COOKCHARLES H & DIANN H	1050 HILLSBORO MILE #501W HILLSBORO BEACH FL 33062
484317-AB-1440	CROMWELLEUGENE & NADIA	1050 HILLSBORO MILE #803W HILLSBORO BEACH FL 33062
484317-AB-1140	CROMWELLRICHARD &	1050 HILLSBORO MILE #405W HILLSBORO BEACH FL 33062
484317-AB-1280	DEFRESCOROSEMARY A	1050 HILLSBORO MILE #603W HILLSBORO BEACH FL 33062
484317-AB-1300	DELAYCHRISTA	1050 HILLSBORO MILE #605W HILLSBORO BEACH FL 33062
484317-AB-0960	DELUCASTEPHEN M	1050 HILLSBORO MILE #203W HILLSBORO BEACH FL 33062
484317-AB-1040	DLUGOSMARIE H/E	1050 HILLSBORO MILE #303W HILLSBORO BEACH FL 33062
484317-AB-1350	FALKESTELLE	1050 HILLSBORO MILE #702W HILLSBORO BEACH FL 33062
484317-AB-1450	GALLOPATRICIA SUSAN	1050 HILLSBORO MILE #804W HILLSBORO BEACH FL 33062
484317-AB-1390	GEORGIEVARALITZA H/E	1050 HILLSBORO MILE #706W HILLSBORO BEACH FL 33062
484317-AB-1230	GLASBRENNERROSEMARIE H/E	1050 HILLSBORO MILE #506W HILLSBORO BEACH FL 33062
484317-AB-1580	GLYNNANNE T	1050 HILLSBORO MILE #PH1W HILLSBORO BEACH FL 33062
484317-AB-1370	GRAYLANCE	1050 HILLSBORO MILE #704W HILLSBORO BEACH FL 33062
484317-AB-1260	HADDADRANIA GHALEB YOUSEF	1050 HILLSBORO MILE #601W HILLSBORO BEACH FL 33062
484317-AB-1050	HELMYNICOLE	1050 HILLSBORO MILE #304W HILLSBORO BEACH FL 33062
484317-AB-1410	HENRIETTA MROZ REV TR	1050 HILLSBORO MILE #708W HILLSBORO BEACH FL 33062
484317-AB-1380	HOGANELIZABETH A TRSTEE	1050 HILLSBORO MILE #705W HILLSBORO BEACH FL 33062
484317-AB-0940	HOGANSEAN J	1050 HILLSBORO MILE #201W HILLSBORO BEACH FL 33062
484317-AB-1490	HOSKINSBOB	1050 HILLSBORO MILE #808W HILLSBORO BEACH FL 33062

484317-AB-1460	JAKOBSSONCLAS	1050 HILLSBORO MILE #805W HILLSBORO BEACH	FL 33062
484317-AB-1330	JOYCEJOHN	1050 HILLSBORO MILE #608W HILLSBORO BEACH	FL 33062
484317-AB-1360	KLIZAGARY A & NANCY GAY	1050 HILLSBORO MILE #703W HILLSBORO BEACH	FL 33062
484317-AB-1500	KRUEGERKIMBERLY A	1050 HILLSBORO MILE #901W HILLSBORO BEACH	FL 33062
484317-AB-1340	LEWISMARYLEE A	1050 HILLSBORO MILE #701W HILLSBORO BEACH	FL 33062
484317-AB-1320	LINDA ARSLANYAN 2019 REV TR	1050 HILLSBORO MILE #607W HILLSBORO BEACH	FL 33062
484317-AB-1540	MAHONEY SANDRA A	1050 HILLSBORO MILE #905W HILLSBORO BEACH	FL 33062
484317-AB-1080	MALTZIRA S	1050 HILLSBORO MILE #307W HILLSBORO BEACH	FL 33062
484317-AB-1130	MANSFIELD DANIEL MICHAEL	1050 HILLSBORO MILE #404W HILLSBORO BEACH	FL 33062
484317-AB-1070	MARCOUX YVES	1050 HILLSBORO MILE #306W HILLSBORO BEACH	FL 33062
484317-AB-1240	MCCREARY MICHAEL C P	1050 HILLSBORO MILE #507W HILLSBORO BEACH	FL 33062
484317-AB-1250	MELWORM KATHI	1050 HILLSBORO MILE #508W HILLSBORO BEACH	FL 33062
484317-AB-1570	MINASSIAN LORI A	1050 HILLSBORO MILE #908W HILLSBORO BEACH	FL 33062
484317-AB-1160	NAPPILYNETTE & WILLIAM	1050 HILLSBORO MILE #407W HILLSBORO BEACH	FL 33062
484317-AB-1560	NAZZAROPAU	1050 HILLSBORO MILE #907W HILLSBORO BEACH	FL 33062
484317-AB-1010	PALUMBO-ARNONETARA	1050 HILLSBORO MILE #208W HILLSBORO BEACH	FL 33062
484317-AB-1100	PITTWILLIAM & SANDRA	1050 HILLSBORO MILE #401W HILLSBORO BEACH	FL 33062
484317-AB-1550	REISER DANIELLE R	1050 HILLSBORO MILE #906W HILLSBORO BEACH	FL 33062
484317-AB-1590	REISER JOHN W & JANE	1050 HILLSBORO MILE #PH2W HILLSBORO BEACH	FL 33062
484317-AB-1170	RIGGIJOAN G &	1050 HILLSBORO MILE #408W HILLSBORO BEACH	FL 33062
484317-AB-1480	RODAJOSEPH	1050 HILLSBORO MILE #807W HILLSBORO BEACH	FL 33062
484317-AB-1200	ROGANDANIEL	1050 HILLSBORO MILE #503W HILLSBORO BEACH	FL 33062
484317-AB-1400	SELALUAN	1050 HILLSBORO MILE #707W HILLSBORO BEACH	FL 33062
484317-AB-1090	SIATKOWSKI-KEANECAROL H	1050 HILLSBORO MILE #308W HILLSBORO BEACH	FL 33062
484317-AB-1000	SINDACO ANDREW P	1050 HILLSBORO MILE #207W HILLSBORO BEACH	FL 33062
484317-AB-0990	SOBOLMAX	1050 HILLSBORO MILE #206W HILLSBORO BEACH	FL 33062
484317-AB-1210	SOCHARICHARD & DARLEEN M	1050 HILLSBORO MILE #504W HILLSBORO BEACH	FL 33062
484317-AB-1270	TAPLINLYNDA	1050 HILLSBORO MILE #602W HILLSBORO BEACH	FL 33062
484317-AB-0980	TIPETTBRUCE	1050 HILLSBORO MILE #205W HILLSBORO BEACH	FL 33062
484317-AB-1220	UDINAJOSEPH P	1050 HILLSBORO MILE #505W HILLSBORO BEACH	FL 33062
484317-AB-1290	VINCENT & ADELE CASO REV LIV TR	1050 HILLSBORO MILE #604W HILLSBORO BEACH	FL 33062
484317-AB-1530	WEGMANNKAREN	1050 HILLSBORO MILE #904W HILLSBORO BEACH	FL 33062
484317-AB-1420	WRISEMOCHRISTER	1050 HILLSBORO MILE #801W HILLSBORO BEACH	FL 33062
484317-AB-1470	YEAKELDALLAS R & SANDRA Z	1050 HILLSBORO MILE #806W HILLSBORO BEACH	FL 33062

484317-AB-1520

YOUNGBERNHARD K

1050 HILLSBORO MILE #903W HILLSBORO BEACH FL 33062

Folio Number	Owner Name	Property Address
484317-AB-0280	ANDRE SASSEVILLE LIV TR	1051 HILLSBORO MILE #406E HILLSBORO BEACH FL 33062
484317-AB-0540	ANDREANOADELINE R & VINCENT F	1051 HILLSBORO MILE #610E HILLSBORO BEACH FL 33062
484317-AB-0330	APRELIKOVAEUVGUENIA	1051 HILLSBORO MILE #411E HILLSBORO BEACH FL 33062
484317-AB-0020	AUDREY CAROL YAMMER TR	1051 HILLSBORO MILE #202E HILLSBORO BEACH FL 33062
484317-AB-0720	BALDASARREBARBARA C	1051 HILLSBORO MILE #806E HILLSBORO BEACH FL 33062
484317-AB-0440	BARTKIWROMAN & HELEN	1051 HILLSBORO MILE #511E HILLSBORO BEACH FL 33062
484317-AB-0450	BAULEDIANA	1051 HILLSBORO MILE #601E HILLSBORO BEACH FL 33062
484317-AB-0480	BAYERCARY S &	1051 HILLSBORO MILE #604E HILLSBORO BEACH FL 33062
484317-AB-0570	BERGMANRICHARD H & SANDRA L	1051 HILLSBORO MILE #702E HILLSBORO BEACH FL 33062
484317-AB-0890	BOWLINGJANE M	1051 HILLSBORO MILE #PH1E HILLSBORO BEACH FL 33062
484317-AB-0460	BRATTJONATHAN &	1051 HILLSBORO MILE #602E HILLSBORO BEACH FL 33062
484317-AB-0100	BREEZYKEYZ LLC	1051 HILLSBORO MILE #210E HILLSBORO BEACH FL 33062
484317-AB-0190	CAMPBELLICIA RENE	1051 HILLSBORO MILE #308E HILLSBORO BEACH FL 33062
484317-AB-0520	CARBONE AVEZZANO FAM TR	1051 HILLSBORO MILE #608E HILLSBORO BEACH FL 33062
484317-AB-0690	CARTERDOROTHY S	1051 HILLSBORO MILE #803E HILLSBORO BEACH FL 33062
484317-AB-0590	CATLETTGREGORY	1051 HILLSBORO MILE #704E HILLSBORO BEACH FL 33062
484317-AB-0820	CHAMBERSWINIFRED	1051 HILLSBORO MILE #905E HILLSBORO BEACH FL 33062
484317-AB-0230	CORDTSJANET M	1051 HILLSBORO MILE #401E HILLSBORO BEACH FL 33062
484317-AB-0770	CORNELIUSSTEVEN S & WENDY E	1051 HILLSBORO MILE #811E HILLSBORO BEACH FL 33062
484317-AB-0470	DANESHALI ASGHAR	1051 HILLSBORO MILE #603E HILLSBORO BEACH FL 33062
484317-AB-0250	DE TARRICHARD A	1051 HILLSBORO MILE #403E HILLSBORO BEACH FL 33062
484317-AB-0920	DEJACMAFREDERICK W & CONSTANCE	1051 HILLSBORO MILE #PH4E HILLSBORO BEACH FL 33062
484317-AB-0500	DEMAIOROCCO J & EILEEN J	1051 HILLSBORO MILE #606E HILLSBORO BEACH FL 33062
484317-AB-0070	DEZUTTERDEBRA	1051 HILLSBORO MILE #207E HILLSBORO BEACH FL 33062
484317-AB-0360	DHOOGEMARK DANIEL H/E	1051 HILLSBORO MILE #503E HILLSBORO BEACH FL 33062
484317-AB-0260	DOYLEDANIEL	1051 HILLSBORO MILE #404E HILLSBORO BEACH FL 33062
484317-AB-0340	DUEMIGLORA G	1051 HILLSBORO MILE #501E HILLSBORO BEACH FL 33062
484317-AB-0740	EATON-CALDERONRONALD A	1051 HILLSBORO MILE #808E HILLSBORO BEACH FL 33062
484317-AB-0810	EHLETHOMAS L	1051 HILLSBORO MILE #904E HILLSBORO BEACH FL 33062
484317-AB-0180	ERLACHELFRIEDE	1051 HILLSBORO MILE #307E HILLSBORO BEACH FL 33062
484317-AB-0640	FARAGATEF	1051 HILLSBORO MILE #709E HILLSBORO BEACH FL 33062
484317-AB-0010	FEHRSALLY J EST	1051 HILLSBORO MILE #201E HILLSBORO BEACH FL 33062
484317-AB-0670	FRACKERARCH	1051 HILLSBORO MILE #801E HILLSBORO BEACH FL 33062

484317-AB-0490	FRANYIE-LECUSAYVIVIANA	1051 HILLSBORO MILE #605E HILLSBORO BEACH	FL 33062
484317-AB-0680	FREUNDCHERYL M	1051 HILLSBORO MILE #802E HILLSBORO BEACH	FL 33062
484317-AB-0610	GLADNEYKAREN A	1051 HILLSBORO MILE #706E HILLSBORO BEACH	FL 33062
484317-AB-0870	GRAHAMTHOMAS & LINDA	1051 HILLSBORO MILE #910E HILLSBORO BEACH	FL 33062
484317-AB-0550	GRUENBERGERDORIS &	1051 HILLSBORO MILE #611E HILLSBORO BEACH	FL 33062
484317-AB-0310	HAKBARTHA	1051 HILLSBORO MILE #409E HILLSBORO BEACH	FL 33062
484317-AB-0220	HARRISNILES D	1051 HILLSBORO MILE #311E HILLSBORO BEACH	FL 33062
484317-AB-0600	HILLSBORO 705 LLC	1051 HILLSBORO MILE #705E HILLSBORO BEACH	FL 33062
484317-AB-0880	HOSNYWISHAA M	1051 HILLSBORO MILE #911E HILLSBORO BEACH	FL 33062
484317-AB-0170	IVANKOVICIRMA	1051 HILLSBORO MILE #306E HILLSBORO BEACH	FL 33062
484317-AB-0930	J H D H ENTERPRISES LLC	1051 HILLSBORO MILE #PH5E HILLSBORO BEACH	FL 33062
484317-AB-0580	J HECK & M DEPAOLI REV TR	1051 HILLSBORO MILE #703E HILLSBORO BEACH	FL 33062
484317-AB-0760	JEREMIAH & LAURA T BRAUNSTEIN TR	1051 HILLSBORO MILE #810E HILLSBORO BEACH	FL 33062
484317-AB-0530	KALLSTROMCHRISTOPHER	1051 HILLSBORO MILE #609E HILLSBORO BEACH	FL 33062
484317-AB-0380	KAREN RICCIO REV TR	1051 HILLSBORO MILE #505E HILLSBORO BEACH	FL 33062
484317-AB-0650	KARRAPANOSJAMES PAUL	1051 HILLSBORO MILE #710E HILLSBORO BEACH	FL 33062
484317-AB-0710	MANNARINOCATHLEEN T	1051 HILLSBORO MILE #805E HILLSBORO BEACH	FL 33062
484317-AB-0700	MCCANNGILDA J	1051 HILLSBORO MILE #804E HILLSBORO BEACH	FL 33062
484317-AB-0240	MENDILLO JAMES	1051 HILLSBORO MILE #402E HILLSBORO BEACH	FL 33062
484317-AB-0110	MESTREMARTIN	1051 HILLSBORO MILE #211E HILLSBORO BEACH	FL 33062
484317-AB-0750	MICHAEL & ROBERTA MARTIN REV TR	1051 HILLSBORO MILE #809E HILLSBORO BEACH	FL 33062
484317-AB-0300	MICHEL BEAUPRE LIV TR	1051 HILLSBORO MILE #408E HILLSBORO BEACH	FL 33062
484317-AB-0150	MILAGROS TONARELY REV TR	1051 HILLSBORO MILE #304E HILLSBORO BEACH	FL 33062
484317-AB-0080	MONTGOMERYWENDY	1051 HILLSBORO MILE #208E HILLSBORO BEACH	FL 33062
484317-AB-0420	MULCAHYJEREMIAH	1051 HILLSBORO MILE #509E HILLSBORO BEACH	FL 33062
484317-AB-0910	NORTONTHOMAS E & TERRY R	1051 HILLSBORO MILE #PH3E HILLSBORO BEACH	FL 33062
484317-AB-0840	OLIVABLAISE & ANNA MARIE	1051 HILLSBORO MILE #907E HILLSBORO BEACH	FL 33062
484317-AB-0860	OLSENALICIA A	1051 HILLSBORO MILE #909E HILLSBORO BEACH	FL 33062
484317-AB-0030	PATRICIA ZURKOWSKI REV TR	1051 HILLSBORO MILE #203E HILLSBORO BEACH	FL 33062
484317-AB-0350	PEBBLE CREEK PARTNERS LLC	1051 HILLSBORO MILE #502E HILLSBORO BEACH	FL 33062
484317-AB-0290	PELLEGRINIMARIA	1051 HILLSBORO MILE #407E HILLSBORO BEACH	FL 33062
484317-AB-0630	PIASECKIANDRES	1051 HILLSBORO MILE #708E HILLSBORO BEACH	FL 33062
484317-AB-0270	PICHARD DU PAGEANDREE	1051 HILLSBORO MILE #405E HILLSBORO BEACH	FL 33062
484317-AB-0780	R&A LLC	1051 HILLSBORO MILE #901E HILLSBORO BEACH	FL 33062

484317-AB-0130	RAMYMICHAEL T JR	1051 HILLSBORO MILE #302E HILLSBORO BEACH FL 33062
484317-AB-0120	RHODESKAY M	1051 HILLSBORO MILE #301E HILLSBORO BEACH FL 33062
484317-AB-0400	RODINVIACHESLAV	1051 HILLSBORO MILE #507E HILLSBORO BEACH FL 33062
484317-AB-0140	ROIYJEAN	1051 HILLSBORO MILE #303E HILLSBORO BEACH FL 33062
484317-AB-0060	SALAMAMARIAM	1051 HILLSBORO MILE #206E HILLSBORO BEACH FL 33062
484317-AB-0790	SEBASTIANALEXANDRIA	1051 HILLSBORO MILE #902E HILLSBORO BEACH FL 33062
484317-AB-0200	SELALUAN	1051 HILLSBORO MILE #309E HILLSBORO BEACH FL 33062
484317-AB-0370	SHUEYNICOLE	1051 HILLSBORO MILE #504E HILLSBORO BEACH FL 33062
484317-AB-0620	SILVAMARY EST	1051 HILLSBORO MILE #707E HILLSBORO BEACH FL 33062
484317-AB-0210	SLUSARCZYKROBERT	1051 HILLSBORO MILE #310E HILLSBORO BEACH FL 33062
484317-AB-0660	SMITGERALD & CLARA R	1051 HILLSBORO MILE #711E HILLSBORO BEACH FL 33062
484317-AB-0830	STROK FAM TR	1051 HILLSBORO MILE #906E HILLSBORO BEACH FL 33062
484317-AB-0040	SWIFTJUDITH	1051 HILLSBORO MILE #204E HILLSBORO BEACH FL 33062
484317-AB-0850	THEOFANIS LAZARIKOS REV LIV TR	1051 HILLSBORO MILE #908 HILLSBORO BEACH FL 33062
484317-AB-0800	VALERISTEFANO & JESSICA	1051 HILLSBORO MILE #903E HILLSBORO BEACH FL 33062
484317-AB-0320	VANOREJACQUELINE H	1051 HILLSBORO MILE #410E HILLSBORO BEACH FL 33062
484317-AB-0410	VILENSKYJODY	1051 HILLSBORO MILE #508E HILLSBORO BEACH FL 33062
484317-AB-0560	WEBBCHARLES R	1051 HILLSBORO MILE #701E HILLSBORO BEACH FL 33062
484317-AB-0090	WELCHBARBARA A	1051 HILLSBORO MILE #209E HILLSBORO BEACH FL 33062
484317-AB-0390	WILSONANDREW R	1051 HILLSBORO MILE #506E HILLSBORO BEACH FL 33062
484317-AB-0730	WOLDSNESJAN FRODE & INGER	1051 HILLSBORO MILE #807E HILLSBORO BEACH FL 33062
484317-AB-0430	WORTELLIANA DEFEO	1051 HILLSBORO MILE #510E HILLSBORO BEACH FL 33062
484317-AB-0510	ZFATREUVEN & AVIVA	1051 HILLSBORO MILE #607E HILLSBORO BEACH FL 33062
484317-AB-0160	ZIEGLERJOSEPH & ROXANNE	1051 HILLSBORO MILE #305E HILLSBORO BEACH FL 33062
484317-AB-0900	ZIEGLERJOSEPH & ROXANNE	1051 HILLSBORO MILE #PH2E HILLSBORO BEACH FL 33062

Folio Number	Owner Name	Property Address
484317-AA-0540	ARKUSHCAROLE J	1057 HILLSBORO MILE #814 HILLSBORO BEACH FL 33062
484317-AA-0650	AURELIA V GOLZ TR	1057 HILLSBORO MILE #923 HILLSBORO BEACH FL 33062
484317-AA-0510	BENNERADAM	1057 HILLSBORO MILE #811 HILLSBORO BEACH FL 33062
484317-AA-0170	BISHOPCOLETTE J	1057 HILLSBORO MILE #323 HILLSBORO BEACH FL 33062
484317-AA-0530	BLEVINSLESLIE	1057 HILLSBORO MILE #813 HILLSBORO BEACH FL 33062
484317-AA-0300	BROSLERERIC	1057 HILLSBORO MILE #514 HILLSBORO BEACH FL 33062
484317-AA-0470	BRUCE GERLEMAN REV TR	1057 HILLSBORO MILE #721 HILLSBORO BEACH FL 33062
484317-AA-0420	CAROL VROMAN LOOS REV TR	1057 HILLSBORO MILE #624 HILLSBORO BEACH FL 33062
484317-AA-0660	CONENBARBARA	1057 HILLSBORO MILE #924 HILLSBORO BEACH FL 33062
484317-AA-0330	COOPERPENNY & CARABALLO	CARVIN 1057 HILLSBORO MILE #523 HILLSBORO BEACH FL 33062
484317-AA-0110	CORNELIUSMARIA	1057 HILLSBORO MILE #311 HILLSBORO BEACH FL 33062
484317-AA-0400	CORREDORLUZ ESTELLIA	1057 HILLSBORO MILE #622 HILLSBORO BEACH FL 33062
484317-AA-0080	COYROBERT J H/E	1057 HILLSBORO MILE #222 HILLSBORO BEACH FL 33062
484317-AA-0190	DAVISCHARLES P JR	1057 HILLSBORO MILE #411 HILLSBORO BEACH FL 33062
484317-AA-0140	DE LA CRUZBETTY	1057 HILLSBORO MILE #314 HILLSBORO BEACH FL 33062
484317-AA-0230	DEVILBISSJAMES B	1057 HILLSBORO MILE #421 HILLSBORO BEACH FL 33062
484317-AA-0440	DIAMONDHEAD CONDO LLC	1057 HILLSBORO MILE #712 HILLSBORO BEACH FL 33062
484317-AA-0250	DONALD W ZIELKE TR	1057 HILLSBORO MILE #423 HILLSBORO BEACH FL 33062
484317-AA-0550	EDWARDSW CARY &	1057 HILLSBORO MILE #821 HILLSBORO BEACH FL 33062
484317-AA-0040	EISELEANDREW C &	1057 HILLSBORO MILE #212 HILLSBORO BEACH FL 33062
484317-AA-0150	ELLEN C GRAPER LIV TR	1057 HILLSBORO MILE #321 HILLSBORO BEACH FL 33062
484317-AA-0430	ENNISJAMES	1057 HILLSBORO MILE #711 HILLSBORO BEACH FL 33062
484317-AA-0600	ESCOBEDO 2014 FAM TR	1057 HILLSBORO MILE #912 HILLSBORO BEACH FL 33062
484317-AA-0560	FALDUTOVALEREE R H/E	1057 HILLSBORO MILE #822 HILLSBORO BEACH FL 33062
484317-AA-0500	GEDRICKJOHN P JR	1057 HILLSBORO MILE #724 HILLSBORO BEACH FL 33062
484317-AA-0360	GELLMANHARRIS & DEBORAH	1057 HILLSBORO MILE #612 HILLSBORO BEACH FL 33062
484317-AA-0490	GORDONHELENE & JEROME	1057 HILLSBORO MILE #723 HILLSBORO BEACH FL 33062
484317-AA-0640	GRGAS-GRANDJOJOSKO & GORDANA	1057 HILLSBORO MILE #922 HILLSBORO BEACH FL 33062
484317-AA-0520	GRUHERJERALD E	1057 HILLSBORO MILE #812 HILLSBORO BEACH FL 33062
484317-AA-0380	HART FAM IRREV TR	1057 HILLSBORO MILE #614 HILLSBORO BEACH FL 33062
484317-AA-0310	HINSHAWMARVIN & LAURA J	1057 HILLSBORO MILE #521 HILLSBORO BEACH FL 33062
484317-AA-0070	IACONASTEPHEN	1057 HILLSBORO MILE #221 HILLSBORO BEACH FL 33062
484317-AA-0180	JOHN BURNS CARTER LIV TR	1057 HILLSBORO MILE #324 HILLSBORO BEACH FL 33062

484317-AA-0340	JOYCE 2022 TR	1057 HILLSBORO MILE #524 HILLSBORO BEACH FL 33062
484317-AA-0260	KELLERERMA B & G CON	1057 HILLSBORO MILE #424 HILLSBORO BEACH FL 33062
484317-AA-0220	KREIDELLWALTER &	1057 HILLSBORO MILE #414 HILLSBORO BEACH FL 33062
484317-AA-0280	KUZDRODANIEL	1057 HILLSBORO MILE #512 HILLSBORO BEACH FL 33062
484317-AA-0030	LANDI FAM TR	1057 HILLSBORO MILE #211 HILLSBORO BEACH FL 33062
484317-AA-0010	LANEWILLIAM P JR & KATHLEEN W	1057 HILLSBORO MILE #121 HILLSBORO BEACH FL 33062
484317-AA-0410	LEHMANNPAULA	1057 HILLSBORO MILE #623 HILLSBORO BEACH FL 33062
484317-AA-0630	LEVI-SWIECA FLORIDA TR	1057 HILLSBORO MILE #921 HILLSBORO BEACH FL 33062
484317-AA-0100	LINDA S HORENSTEIN REV TR	1057 HILLSBORO MILE #224 HILLSBORO BEACH FL 33062
484317-AA-0460	LITTENPAULA	1057 HILLSBORO MILE #714 HILLSBORO BEACH FL 33062
484317-AA-0370	MAGRONEANTHONIA S	1057 HILLSBORO MILE #613 HILLSBORO BEACH FL 33062
484317-AA-0210	MERBYKIM	1057 HILLSBORO MILE #413 HILLSBORO BEACH FL 33062
484317-AA-0580	MORRISONSCOTT W & ELIZA BROOKE	1057 HILLSBORO MILE #824 HILLSBORO BEACH FL 33062
484317-AA-0270	NATARELLICHARLES & CONSTANCE	1057 HILLSBORO MILE #511 HILLSBORO BEACH FL 33062
484317-AA-0020	NIZZARDOMAURICE & MICHELE	1057 HILLSBORO MILE #122 HILLSBORO BEACH FL 33062
484317-AA-0390	OBEREINER HILLSBORO BEACH TR	1057 HILLSBORO MILE #621 HILLSBORO BEACH FL 33062
484317-AA-0320	PALMORECARLA P & MARK R	1057 HILLSBORO MILE #522 HILLSBORO BEACH FL 33062
484317-AA-0570	PATRICIA JONES TR	1057 HILLSBORO MILE #823 HILLSBORO BEACH FL 33062
484317-AA-0120	PERLSTEINROBERT M	1057 HILLSBORO MILE #312 HILLSBORO BEACH FL 33062
484317-AA-0610	RICCAROBERT J & LYNN M	1057 HILLSBORO MILE #913 HILLSBORO BEACH FL 33062
484317-AA-0200	ROTHMANLOUIS	1057 HILLSBORO MILE #412 HILLSBORO BEACH FL 33062
484317-AA-0240	ROTHMANLOUIS	1057 HILLSBORO MILE #422 HILLSBORO BEACH FL 33062
484317-AA-0590	SAWTELLECELINDA L	1057 HILLSBORO MILE #911 HILLSBORO BEACH FL 33062
484317-AA-0480	SCANLONSTEPHEN A & JILL H	1057 HILLSBORO MILE #722 HILLSBORO BEACH FL 33062
484317-AA-0130	SCHILLERSIMON M	1057 HILLSBORO MILE #313 HILLSBORO BEACH FL 33062
484317-AA-0450	SCHNEIDERSUSAN LYNN H/E	1057 HILLSBORO MILE #713 HILLSBORO BEACH FL 33062
484317-AA-0090	SCHRECKMASON	1057 HILLSBORO MILE #223 HILLSBORO BEACH FL 33062
484317-AA-0050	SELAELAUDIN & DAFINA	1057 HILLSBORO MILE #213 HILLSBORO BEACH FL 33062
484317-AA-0160	SPRAGUEILDIKO & ROLAND	1057 HILLSBORO MILE #322 HILLSBORO BEACH FL 33062
484317-AA-0350	STOLFEABIGALE M	1057 HILLSBORO MILE #611 HILLSBORO BEACH FL 33062
484317-AA-0620	THIELJOHN &	1057 HILLSBORO MILE #914 HILLSBORO BEACH FL 33062
484317-AA-0060	WEDDINGTONLOUISE S	1057 HILLSBORO MILE #214 HILLSBORO BEACH FL 33062
484317-AA-0290	WILLIAM J HOULIHAN REV LIV TR	1057 HILLSBORO MILE #513 HILLSBORO BEACH FL 33062

Sold To:

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

Bill To:

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

Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting ,
Was published in said newspaper by print in the issues of, or by publication on the
newspaper’s website, if authorized on Nov 03, 2023

Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

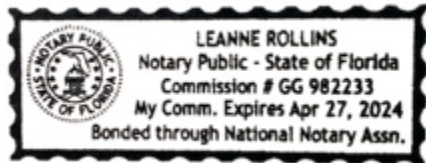


Signature of Affiant

Sworn to and subscribed before me this: November 04, 2023.



Signature of Notary Public



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

Affidavit Delivery Method: E-Mail
Affidavit Email Address: shenderson@townofhillsborobeach.com
7511468

**TOWN OF HILLSBORO BEACH, FLORIDA
QUASI-JUDICIAL BOARD OF ZONING
APPEALS HEARING
TUESDAY, NOVEMBER 14, 2023, AT
9:00AM**

Variance Request for property located at:
1045 Hillsboro Mile, Hillsboro Beach,
Florida 33062

The Town of Hillsboro Beach, Florida will hold a Quasi-Judicial Public Hearing on November 14, 2023, at 9:00 A.M. Elizabeth C. Berry, authorized agent for Hillsboro Mile Ocean Apts., Inc. located at 1045 Hillsboro Mile, Hillsboro Beach, FL 33062, is seeking a variance to be permitted to install a deck. The variance is to Section 12-264 of the Town's Code of Ordinance as stated below.

"Sec. 12-264. - Swimming pools, pool patios and decks.

(A)Location.

- 1) Swimming pools (including, but not limited to jacuzzi, spas, hot tubs and the like) shall be permitted in all districts. They shall be constructed no closer than 15 feet to any side property line, or 45 feet to the center line of State Highway A1A.
- 2) They shall not extend east of the easterly building line or closer than 15 feet to the easterly right-of-way line of the Intra-coastal Waterway, or 15 feet east of any seawall erected east of this line.
- 3) All measurements are to be made horizontally from the water's edge of the swimming pool to the specific reference point listed above."

Information on the VARIANCE 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 14, 2023, as well as virtually via Zoom. Questions or concerns can be directed to the Town Clerk via email: TownClerk@TownofHillsboroBeach.com

The public can attend in person or virtually via Zoom video conference. 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.

SUN-SENTINEL

Sherry D. Henderson, CMC Town Clerk
TOWN OF HILLSBORO BEACH, FLORIDA
11/02/2023 7511468

Order # - 7511468