



MINUTES
TOWN OF HILLSBORO BEACH
REGULAR COMMISSION MEETING

TUESDAY

MAY 7, 2024

9:00 A.M.

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

Mayor Dawn Miller called the meeting to order at 9:00 a.m. Roll was called with the Commission members and staff present as listed below.

Town Commission:

Mayor Dawn Miller

Commissioner Jane Reiser

Commissioner David A. Ravanesi

Vice Mayor Barbara Baldassarre

Commissioner Vinnie Andreano

Town Staff:

Town Manager William "Mac" Serda, ICMA-CM

Donald J. Doody, Town Attorney, Esq.

Town Clerk Sherry D. Henderson, CMC

Jay Szesnat, Police Chief

APPROVAL OF AGENDA

Mr. Serda requested three (3) changes to the agenda, including:

- Delay item II.A. until Senator Jason Pizzo arrives from another meeting.
- Add a presentation from the authorized agent for 987 Hillsboro Mile.
- Move pressure equalization module discussion to the Beach Report.

Motion made by Commissioner Ravanesi, seconded by Commissioner Andreano, to amend the agenda as requested. In a roll call vote, the **motion** passed unanimously. (5-0)

Motion made by Commissioner Ravanesi, seconded by Commissioner Andreano, to adopt the agenda as amended. In a roll call vote, the **motion** passed unanimously. (5-0)

I. APPROVAL OF MINUTES

A. April 9, 2024 Commission Meeting

Motion made by Commissioner Reiser, seconded by Commissioner Ravanese, to approve the minutes of the April 9, 2024, Regular Meeting as presented. In a roll call vote, the **motion** passed unanimously. (5-0)

Item II was heard following Item VIII.A.

II. DISCUSSION & POSSIBLE ACTION

A. Legislative Update, Senator Jason Pizzo

State Senator Jason Pizzo provided a brief overview of the recent legislative session. He discussed condominium legislation, noting he is the only member of the Senate that lives in a condo and 98 people died in his district following the Surfside tragedy (Champlain Towers South Condominium collapse), so this issue is important to him. He advised that deferred maintenance and lack of transparency with boards and associations had artificially suppressed association fees for years.

Senator Pizzo stated he had recorded a video to address concerns related to the recent changes to the financial disclosure for elected officials, Form 6, and would send a link to staff to disseminate to the Commission. Continuing, he touched on special licensing, vacation rentals, and the Live Local Act. He highlighted a series of town halls to bring Tallahassee to Broward County, continued efforts to push back against preemptions, and discussed the need to improve and repair waste water systems.

Commissioner Ravanese asked about requirements to fully fund condominium reserves. Senator Pizzo provided additional clarification regarding scheduling full reserves versus fully funding them up front. He reiterated that associations had artificially suppressed condominium fees for generations.

Mayor Miller asked if there are things that residents can do to protect and advocate for themselves. Senator Pizzo encouraged people to call the capable staff in his office.

Commissioner Andreano asked about inspections required under the condo bill. Senator Pizzo stated Broward County was one (1) of two (2) counties in the state of Florida that had a 40-year inspection process in place prior to Surfside. He discussed the Structural Reserve Study as a tool to assist associations in budgeting and planning their reserves.

Vice Mayor Baldasarre asserted Tallahassee had been unfriendly to Home Rule. Senator Pizzo shared that in the past six (6) years, he had killed dozens of worse bills. Discussion continued regarding getting Broward County officials to Tallahassee to advocate for the issues important to them.

III. ORDINANCES

IV. SITE PLAN REVIEW

A. PUBLIC HEARING – Authorized Agent for Property Owner is seeking Site Plan review for property located at 987 Hillsboro Mile, Hillsboro, FL 33062

Mr. Doody swore in those wishing to provide testimony.

Graham Long, Planning Consultant, Calvin, Giordano, & Associates, presented the staff report. He advised the Site Plan for 987 Hillsboro Mile first came before the Commission on November 1, 2022. He noted a series of revisions have been submitted since that time, and following an extensive back and forth, it was determined the initial Site Plan needed to be amended due to changes to the driveway entrance and location, changes to the front, back, and side yards, and changes to the main structure. He stated the applicant would provide a description of the changes in their presentation. He noted staff had worked with the applicant over the course of the last several months to ensure the amended Site Plan was compliant.

Mr. Doody inquired as to whether there were recommended conditions of approval. Mr. Long stated there were no staff conditions.

Andrew Dunlap, project architect, stated he had come on board beginning in 2023 and had identified compliance and flow issues. He advised the main change along the front of the property was the addition of a second driveway to improve circulation on the site. He noted the only change to the pool was to bring the easterly building line into compliance. Mr. Dunlap shared a comparison of the original and revised architectural plans, as well as images of existing conditions and proposed elevations.

Mr. Long explained the pool was included in the plans submitted at the request of staff, but they would be reviewed under a separate permit.

Mayor Miller opened the public hearing, however there being none to speak, she closed the public hearing.

Motion made by Commissioner Andreano, seconded by Commissioner Ravanese, to approve the Site Plan amendments as presented (without conditions). In a roll call vote, the **motion** passed unanimously. (5-0)

B. PUBLIC HEARING - Authorized Agent for Property Owner is seeking Construction Site Management Plan review for property located at 951 Hillsboro Mile, Hillsboro, FL 33062

Mr. Doody swore in those wishing to provide testimony.

Mr. Long presented the staff report. He stated the application was for a Construction Site Management Plan related to demolition of a single-family home at 951 Hillsboro Mile. He explained at this time, the plan was to temporarily leave the site vacant following demolition, so the typical process to include reconstruction criteria was not applicable. He highlighted the criteria for maintaining the site following demolition, including soil and erosion mitigation strategy and fencing.

Mr. Long stated staff recommended approval with the condition that all sand and soil be contained on premises through the submitted soil and erosion control plan, which is in compliance with the Town Code, and that the plan should remain in effect for the duration of time the property is vacant.

Mr. Doody inquired as to the conditions for fencing and sodding. Mr. Long explained fencing was included in the Construction Site Management Plan, and fencing was required under the soil and erosion control plan. He noted sodding was not a requirement.

Mr. Serda advised that the condition indicates that any sentiment deposits on the road must be promptly removed.

Mayor Miller asked for clarification on the intent for the property. Mr. Long confirmed it would be demolished and sold as a vacant lot.

Commissioner Reiser asked the standard height for the fencing around a construction site. Mr. Long stated it was a six (6) foot fence. He advised that the Town does not require a fence around the entire perimeter, but the applicant was also requesting a temporary construction fence along the street side of the property to control access.

Vice Mayor Baldassarre asked if the berm in front of the property would remain, as it would assist with erosion. Mr. Long stated the berm would be untouched.

Commissioner Reiser asked if the lack of fencing on the north and south sides would impact the neighbors. She noted concerns related to dust and debris from the demolition. Mr. Long advised it would depend what the neighbors have on their property. He stated no one had inquired about it, and noted the plan covered the time following the demolition process.

Mayor Miller noted the plan submitted included provides for maintenance of the property while vacant.

Mr. Long stated a future owner proposing construction would also need to put in place a Construction Site Management Plan, at which time this document would be replaced.

Commissioner Ravanese asked if it would be a problem to request additional fencing in the event of complaints from the neighbors. Mr. Long stated that would not be an issue, especially if it was associated with a problem.

Maureen Rotella, Compass Florida, spoke on behalf of the applicant. She stated the listing agents are finding that current buyers don't want the existing structure. She advised the fence would not be a problem and noted barriers have been put in place to keep people from walking the property on their own.

Commissioner Reiser asked if the property was currently vacant. Ms. Rotella confirmed that it was. She stated she did not have a plan to submit for a proposed home at this time, as potential buyers were watching for the outcome of this application and demolition permits.

Mr. Long stated staff would work with the applicant regarding fencing and fencing material. Mr. Serda noted the fence is an issue because chain link fencing is not typical along A1A, but they do want to maintain the debris and erosion on site. Discussion continued on fencing.

Mayor Miller opened the public hearing.

Deb Tarrant, Hillsboro Mile, stated this situation happens rarely, but requiring sodding for demolition projects going forward would make sense both in terms of erosion and aesthetics.

Mayor Miller closed the public hearing.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to approve the Construction Site Management Plan with staff conditions as presented. In a roll call vote, the **motion** passed unanimously. (5-0)

III. DISCUSSION AND POSSIBLE ACTION

IV. RESOLUTIONS & CONTRACTS

A. Resolution No. 2024-23

CONSIDERATION TO APPROVE AND AMEND THE TOWN'S MUTUAL BENEFIT AND USE AGREEMENT FOR EMERGENCY DEBRIS REMOVAL SERVICES WITH ASHBRIIT, INC., PER TERMS AND CONDITIONS OF THE CITY OF DEERFIELD BEACH RFP #2016-17/26, AUTHORIZING THE JUNE 5, 2024, EXPIRATION DATE TO BE EXTENDED FOR NINETY (90) DAYS TO COINCIDE WITH THE NEW EXPIRATION OF SEPTEMBER 3, 2024.

Mr. Doody read the Resolution by title only.

Motion made by Commissioner Andreano, seconded by Commissioner Ravanesi, to adopt Resolution 2024-23. In a roll call vote, the **motion** passed unanimously. (5-0)

VI. CONSENT AGENDA

	Vendor	Invoice Number	Date	Amount	Description
1.	LSF	24-0331-26		\$5,871.87	
2.	Inframark	122042		\$8,398.29	
3.	GCDE	59363		\$8,635.06	General Matters
4.	GCDE	59364		\$120	Development - Related
5.	GCDE	59365		\$120	R Crusco & C Doherty (Ord 12-269)
6.	GCDE	59366		\$480	US HUD, Foreclosure

7. Proclamation – Professional Municipal Clerks Week, May 5-11, 2024

Mayor Miller read the [proclamation](#) and presented it to City Clerk Sherry D. Henderson, along with flowers in appreciation of her work for the Town.

Motion made by Commissioner Reiser, seconded by Vice Mayor Baldasarre, to approve the Consent Agenda as presented. In a roll call vote, the **motion** passed unanimously. (5-0)

VII. BEACH REPORT

A. FEMA-4468-DR-FL Grant Extended (Hurricane Dorian 2019)

Mr. Serda shared that formal notification had been received that the Town was granted extension to use the FEMA emergency replenishment funding related to damage from Hurricane Dorian through April 30, 2025. He stated a new beach nourishment of approximately 60,000 yards utilizing those funds is in progress. He stated the engineers are developing a scope of work and budget, as well as working on a design which will be presented to the Department of Environmental Protection (DEP) for permit approval. Mr. Serda explained the Town would go to the market to procure for truck hauling sand from the center part of the State to place on the beach. He noted the approximately \$5 million project would be reimbursed at 87.5 percent, with 75 percent coming from FEMA and 12.5 percent from the State. He stated financing options would need to be discussed as this is a reimbursement grant and reviewed the next steps briefly.

Mayor Miller asked for clarification on the reimbursement process through FEMA. Mr. Serda explained briefly.

Commissioner Andreano asked if beach access for the trucks would be through the Rosewood property. Mr. Serda stated that was not yet determined as it would depend on the construction schedule at the Rosewood property. He noted access through Deerfield Beach was the secondary option through the settlement agreement.

B. Pressure Equalization Module (PEM)

Mr. Serda stated he had exchanged several emails and phone calls with the representative from the distributor for the Pressure Equalization Modules (PEM). He advised that the distributor recommended they do the entire beach, and the costs were not what had been expected. He reviewed the installation, planning, and ongoing costs and explained he had asked about the maintenance required after installation but was told maintenance should not be an issue except in the case of a major storm. He pointed out this information was based solely on conversations, not on a request for proposals.

Mayor Miller stated she also had conversations regarding the PEM, as she was interested in the option as an alternative but had been troubled by the cost structure. She noted the supplier had also indicated the annual expense was a form of licensing to allow the Town to continue use. She explained that in response to her concerns, another cost structure had been proposed, but she felt the amount was staggeringly high.

Commissioner Reiser asked if this was the only provider available. Mayor Miller and Mr. Serda advised this was the only company they are aware of.

Mayor Miller noted there were no locations comparable to the Town where the PEM had been installed, and the Department of Environmental Protection considers the option experimental. Discussion continued.

Commissioner Reiser commented that the ongoing maintenance cost quoted was astronomical. She asked if it was possible to speak directly with the people in Long Island who had installed the system there.

Mr. Serda advised the Long Island project was funded by a collection of private homeowners. He stated he had spoken with the engineer overseeing the results of the project. Mayor Miller added that she had received photos from one (1) of the property owners and was planning to speak with him.

Commissioner Ravanese stated the issue has been going on for a long time and something has to be done, but he does not want to waste millions of dollars on something unproven.

Mayor Miller explained other options had been recommended, including the potential for a jetty or other structure on the south side of Town. She stated there are other technologies and noted the thing they know works is to place sand on the beach.

Mr. Doody commented that this technology was not new, the Town had installed this system in 2008 and he had negotiated the removal in 2010.

Commissioner Andreano commented that other barrier islands survive with natural reefs, and what happens to the reef dictates what happens to the island. He noted efforts in Miami to create a reef and stated he agreed that at this point, adding sand is the option the Town has available at this time. Discussion continued.

Mayor Miller stated the Commission and staff continue to look and be curious in seeking options to address the issue.

VIII. STAFF UPDATES

A. Police Department

Police Chief Jay Szesnat introduced new hire Brandon Zeeb. He noted he holds a master's degree in business administration and had excellent character references. He noted Mr. Zeeb is set to go to the Police Academy soon.

Police Chief Szesnat provided his report. He highlighted the effort of the Beach Unit and the dogs on the beach initiative. He discussed notable events, including work with the Coast Guard and Border Patrol, as well as a hit-and-run accident.

Mayor Miller recognized the remarkable work done by the Police Department following a hit-and-run accident with a bicycle.

Police Chief Szesnat commented on Hurricane Preparedness Week and discussed the work going on behind the scenes to prepare for hurricane season. Mayor Miller noted Safer Watch would be updated to keep residents informed at the time of an emergency. She encouraged everyone to download the app.

Mr. Serda thanked the Police Department for the level of commitment to cover shifts while the Town is down two (2) officers on a very small force.

Item II was heard following Item VIII.A.

B. Financial Report – FY2024 2nd Quarter

Stephen Bloom, Inframark, shared a brief overview of the financial report. He stated taxes are 91 percent collected, and the General Fund is doing well, with interest income performing better than projections. He noted the Special Revenue Funds are on track and pointed out water usage continues to trend low as expected.

C. Building Department

George Folles, Building Official, CG&A, provided his report. He advised the Building Department completed reviews for the Related Group parcel B project and had met with the developer to discuss outstanding items, including zoning and structural items, and they expect building permits to be in place so construction can start in the next weeks. He explained parcel A is being reviewed and waiting for corrections to be submitted. He advised site work for parcel A is expected to begin soon, primarily earth moving followed by the installation of test pylons.

Mayor Miller asked Mr. Folles to identify parcel A and parcel B. Mr. Folles advised parcel B is the 10-story building on the beach.

Mr. Folles stated department activity has been steady with minimal issues and inspections of both single-family construction and condominium remodeling. He noted 1079 Hillsboro Mile had its first review and staff are waiting for the contractor's submittal. He advised the department to continue the process of reviewing 20-year and 40-year inspection reports.

Mr. Folles noted that before the construction of parcel B begins, early start times for concrete pours and other items requiring an early start should be discussed. Discussion ensued regarding traffic, logistics of pouring concrete, and impacts of extended hours.

Mr. Serda stated there are finite times for construction laid out in the Town Code, with the opportunity for the Commission to waive that in specific instances. He noted construction is typically single-family homes, and a one (1) day early start is required for cement pours, but in this case it would be intermittent.

Commissioner Reiser asked if the Town would be able to provide neighbors with sufficient notice. Mr. Serda advised there will be email and text communication.

Commissioner Reiser asked about the procedure for 1200 Hillsboro Mile, the most recent building in Town. Mr. Folles advised he did not know specifically and shared his experience of similar situations in other municipalities. Discussion continued.

Mayor Miller suggested it would make a lot of sense to start initially and then if things are not moving smoothly or there are a lot of complaints about noise or traffic, it can be addressed at that time. Mr. Serda advised that approval would be on a case-by-case basis. Mr. Folles stated he would report back to the Town Manager with details once the pre-construction meeting is held.

D. Code Compliance

Bernard Pita, Code Enforcement, CG&A, presented his report. He reviewed open cases, noting many fire inspection cases are still open, as inspections and updates from the Fire Inspector are expected in May. He stated the rest of the cases are building without a permit and a nuisance case, which was abated with the assistance of the Police Department and Town Manager. He advised there would be a hearing the following week and the Town would be asking for cost recovery. He discussed the case action report and the Code compliance summary briefly.

IX. TOWN MANAGER REPORT

A. Community Rating System Recertification

Mr. Serda stated the Town's participation in the Community Rating System was included in the meeting packet, noting the Town is up for reevaluation and renewal from FEMA. He advised the result is a premium discount for residents with flood insurance.

B. Community Events

Mr. Serda highlighted the success of the shredding, electronic recycling, household hazardous waste drop-off, prescription drug takeback, and blood drive held on Saturday, April 27. He reviewed the materials collected and stated 10 people had donated blood.

Mr. Serda shared details of the upcoming Music on the Green scheduled for Wednesday, May 8 at 7 p.m. He stated the event would be free and open to the public. He highlighted the beach cleanup scheduled for Saturday, May 18, beginning at 9 a.m.

X. TOWN ATTORNEY REPORT

Mr. Doody had no report.

XI. TOWN COMMISSION COMMENTS/REPORTS

A. Vice Mayor Barbara Baldassarre

Vice Mayor Baldasarre provided an update on the recent Broward League of Cities meeting in Deerfield Beach. She noted municipalities are very concerned regarding plans for school closures in Broward County, and a new manager had been hired for the Solid Waste Authority.

B. Commissioner Jane Reiser

Commissioner Reiser stated the Condo Forum was scheduled for Thursday, with Police Chief Szesnat speaking on hurricane preparedness. She reported on the April forum briefly, noting Broward County Property Appraiser Marty Kiar had spoken regarding fraud and encouraged residents to register for the Owner Alert program which provides notification of deed changes.

Commissioner Reiser highlighted the support from Waste Pro at the community recycling event. The Mayor and Commission thanked staff for their hard work to make the event a success.

Vice Mayor Baldasarre stated flags would be put out for Memorial Day and noted the interest in involving more single-family homes. Senator Pizzo shared that there had been a bill which had been submitted to preempt municipalities from displaying flags.

Mayor Miller asked if there was a specific recognized supplier. Vice Mayor Baldasarre advised the flags were 12 inches by 18 inches but did not have to come from a specific supplier. Discussion continued.

XII. PUBLIC PARTICIPATION

Deb Tarrant, 1083 Hillsboro Mile, thanked Ms. Henderson for her exemplary service as Town Clerk. She commented on the ongoing situation with a dilapidated structure at 1205 Hillsboro Mile and stated she wondered what would be required to mandate demolition and sodding of that lot and future properties deteriorating and accumulating Code violations. She advised maintenance on the PEM should be charged as a flat fee for a boat and diver to determine which PEM requires maintenance and then a set charge per PEM. She suggested the annual licensing fees be waived to establish viability of the technology on a coastline like Hillsboro Beach and for the distributor to have some skin in the game. She noted Boca Raton has a single groin, also called the terminal groin, 1500 feet north of the inlet which was approved as temporary but is still in place decades later, so it must be doing something right.

Mayor Miller stated she thought it was a good point that there should be sodding in the event of a demolition and that there be a mechanism by which the Town can make sure it does not have a dilapidated building for safety and aesthetic reasons. She commented

that she also could not agree more with respect to the PEM, and if this is technology the company believes in and they are looking to rehabilitate their image after the PEM previously placed in Hillsboro Beach, they should partner with the Town to come to a cost-effective solution.

Mr. Serda clarified that 1205 Hillsboro Mile had not been deemed an unsafe structure. He stated if it were, the Town would step in to demolish and secure the site.

Marc R. Ginsberg, 1221 Hillsboro Mile, commented on the Building Department report related to the Related project. He stated there is a case pending which challenges the ordinance under which the project is moving forward. He stated he objects to allowing any construction to proceed. He asserted the original height variance had been quashed by the Circuit Court and the site plan is not legal. He asked if the Town has evaluated its potential financial exposure if it authorizes construction or obtained a release of liability from the developer in the event, they are required to demolish the construction.

Mayor Miller stated the Town is aware of the opposition and of the legal proceedings, and advised the Commission will not comment on ongoing litigation.

XIII. ADJOURNMENT

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to adjourn the meeting at 10:49 a.m. In a roll call vote, the **motion** passed unanimously. (5-0)

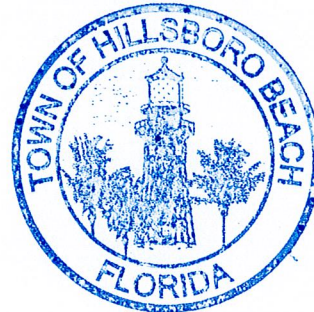
ADOPTED THIS 4th DAY OF June, 2024.

By: _____

Dawn Miller, Mayor

ATTEST:

Sherry D. Henderson
Sherry D. Henderson, Town Clerk





*Hand-outs Provided or Presented at Meeting - Entered into the Record and/or
Written Comments emailed to Town Clerk, Entered into the Record.*

MAY 7, 2024

Regular Commission Meeting

Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
TownofHillsboroBeach.com
954-427-4011



Sherry D. Henderson <shenderson@townofhillsborobeach.com>

Fwd: The Related Project-Rosewood-Building Department Agenda Item May 7, 2024

Donald J. Doody <DDoody@gorencherof.com>

Tue, May 7, 2024 at 10:01 AM

To: "Sherry D. Henderson" <shenderson@townofhillsborobeach.com>

Cc: William Serda <mserda@townofhillsborobeach.com>, Melissa Augustin <MAugustin@gorencherof.com>

Please note for the record

Sent from my iPhone

Donald J. Doody



GOREN CHEROF
DOODY & EZROL P.A.
ATTORNEYS AT LAW

3099 East Commercial Boulevard, Suite 200

Fort Lauderdale, Florida 33308

Telephone: (954) 771-4500 x 5027 | (561) 276-9400 x 5027 | Fax: (954) 771-4923

Email: DDoody@gorencherof.com | www.GorenCherof.com

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Begin forwarded message:

From: Marc Ginsberg <marcginsberg@mg-trialattorneys.com>

Date: May 7, 2024 at 9:57:20 AM EDT

To: mserda@townofhillsborobeach.com, "Donald J. Doody" <DDoody@gorencherof.com>, "Donald J. Doody" <DDoody@gorencherof.com>

Subject: The Related Project-Rosewood-Building Department Agenda Item May 7, 2024

Reply-To: Marc Ginsberg <marcginsberg@mg-trialattorneys.com>

Messrs. Serda & Doody:

As you know I am an owner at [1221 Hillsboro Mile](#), Villa 3. I am unable to attend today's meeting in person but have it streamed. I write for inclusion in the record of today's meeting my public comments regarding the Building Department's status report on the Rosewood permits as follows:

I OBJECT to allowing any construction to proceed pursuant to the ordinance that is being challenged because the Ordinance is invalid based on the Town's failure to follow the statutory notice procedure and the height variance site plan was quashed by the courts ab initio and is not a legal site plan that can be approved by the Ordinance.

In addition, I ask:

Has the Town evaluated its potential financial exposure to the developer if it authorizes construction to proceed pursuant to the ordinance that is being challenged and the Court rules later this year or early next year that the Ordinance is invalid based on the Town's failure to follow the statutory notice procedure?

Has the Town obtained a release of all liability from the developer in the event the developer is required to demolish its construction it conducted pursuant to Town authorization?

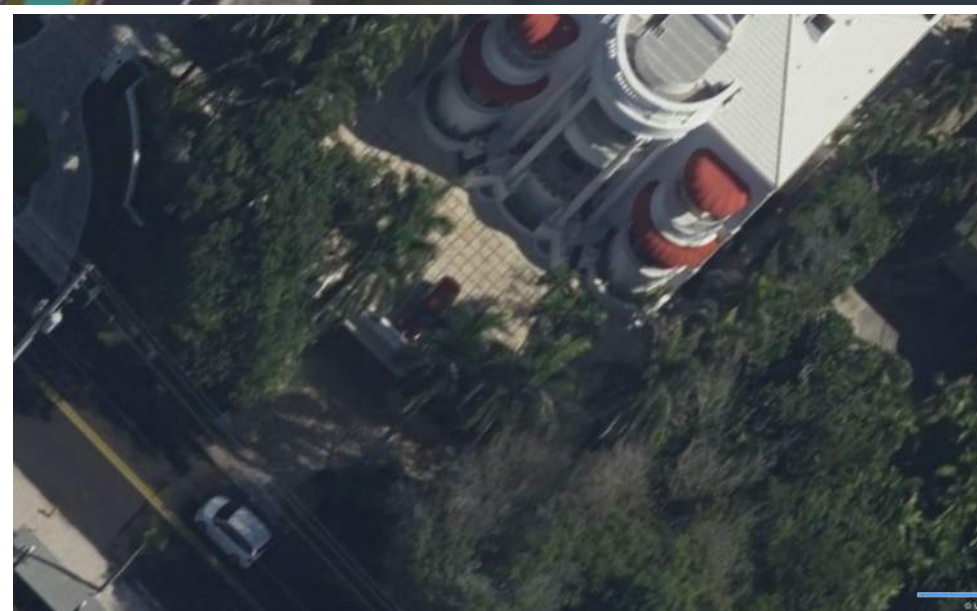
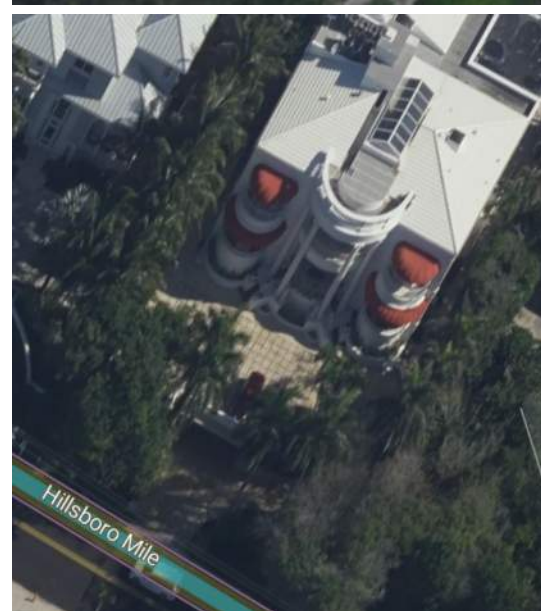
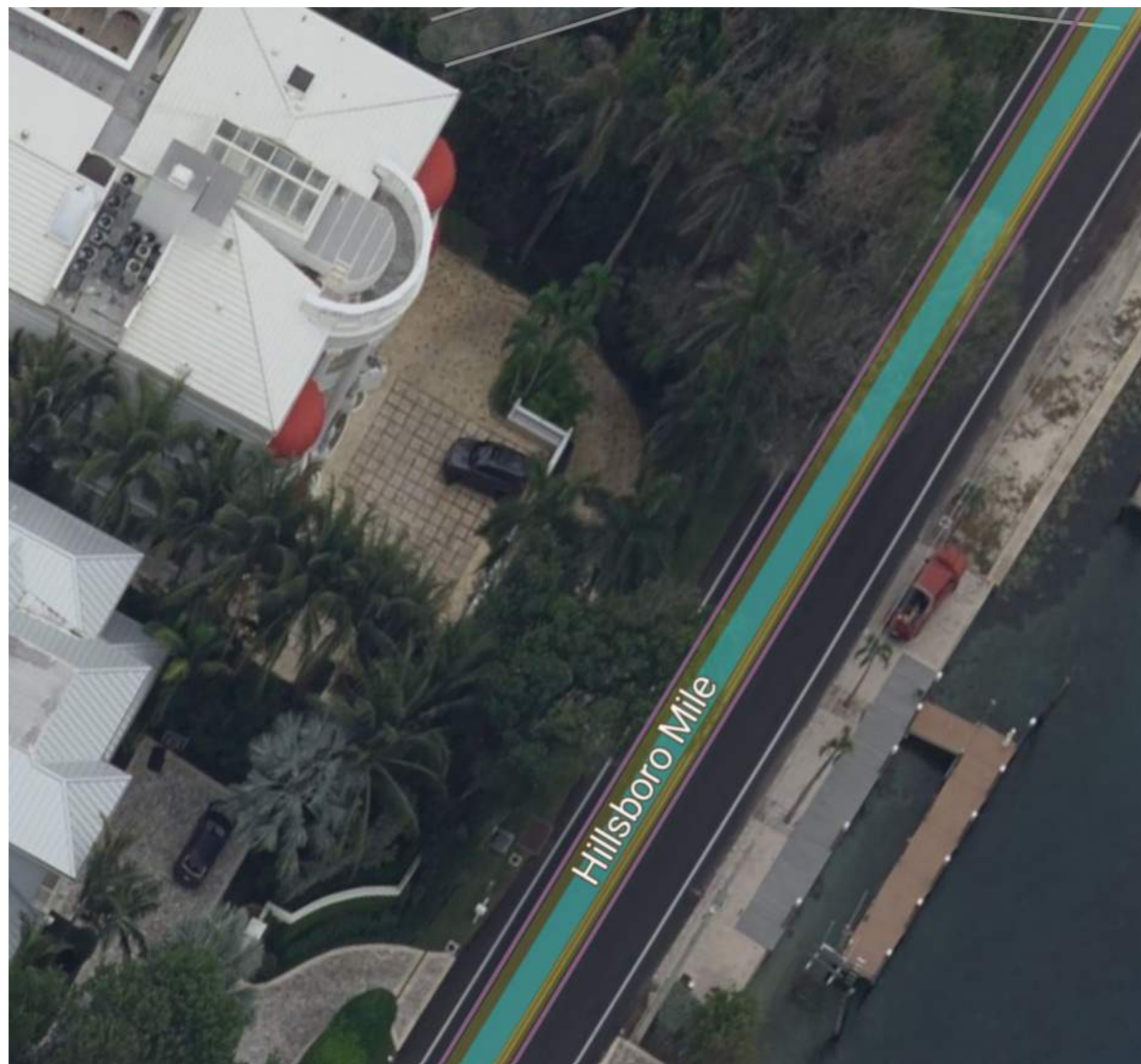
Thank you

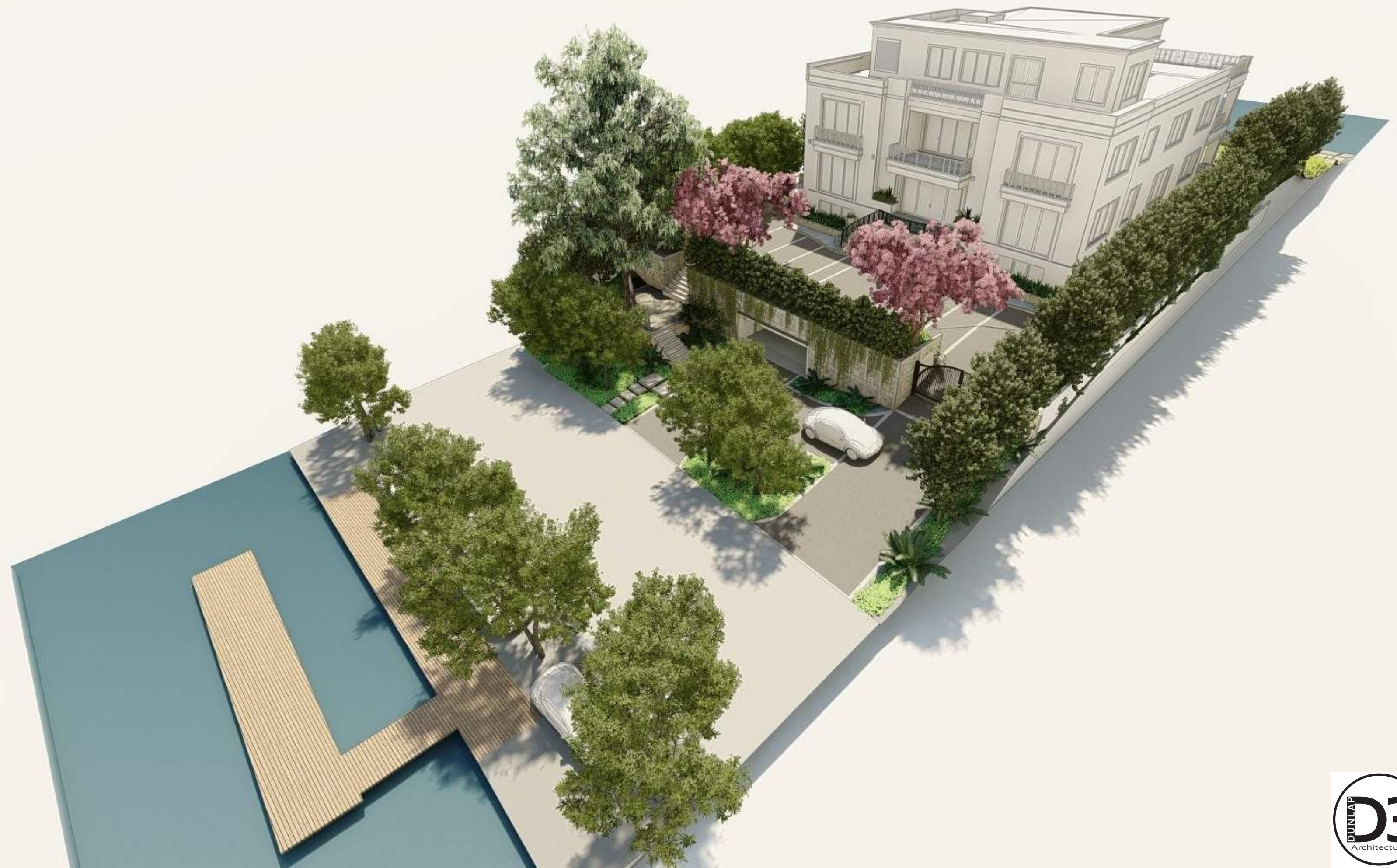
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987 Hillsboro Mile
Commission Meeting
May 7th, 2024













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2 SITE ELEVATION OVERALL
1/8" = 1'-0"

PROJECT DATA

PROJECT TITLE:
BERCH RESIDENCE REMODEL

PROJECT ADDRESS:
987 HILLSBORO MILE, HILLSBORO BEACH, FL 33062

SCOPE OF WORK:
A RECONSTRUCTED FOUR (4) STORY SINGLE FAMILY RESIDENCE OVER A PARTIAL EXISTING FOUNDATION SHALL INCLUDE A NEW DRIVEWAY WITH GATE, SITE AND PLANTER WALLS, WATER FEATURES, AND A POOL (BY OTHERS). (LEVEL III ALTERATION) 5

CODE REFERENCE:

CITY: HILLSBORO BEACH, FL. MUNICODE
BUILDING: FBC 7TH EDITION 2020
ELECTRICAL: NEC 2017

ZONING:

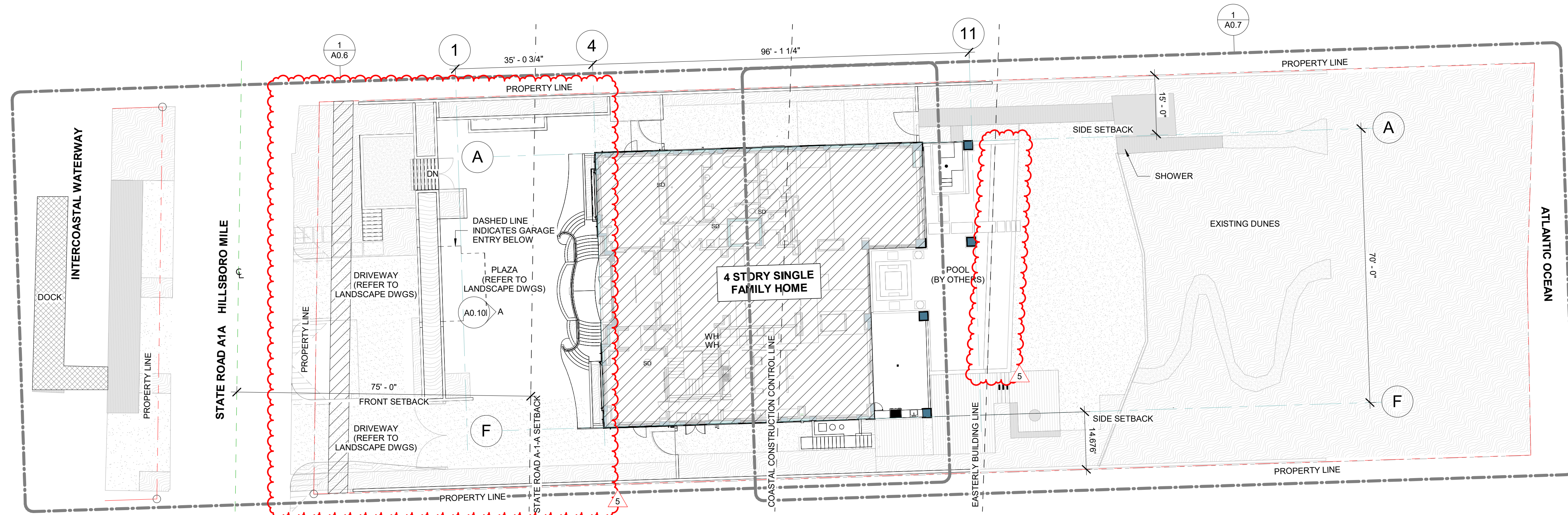
PARCEL ID: 484320000130
PROPERTY OWNER: BERCH, MARK BERCH, TIFFANY
JURISDICTION: TOWN OF HILLSBORO
DISTRICT ZONE: RS-2

LEGAL DESCRIPTION: 20-48-43 N 100 OF S 3632 OF THAT PART OF GOV LOT 1 LYING E OF INTRA- COASTAL WATERWAY

FLOOD ZONE: VE (EL9) AND AE(EL5) SPECIAL FLOOD HAZARD AREA
FEMA PANEL: 12011C0189H
FUTURE BASE ELEVATION: +9' + 1' FB = 10' FIN FLOOR MIN.

BASE FLOOD ELEVATION OR DEPTH: N/A NAVD 1988

LEVEL ALTERATION (NAVD)		
LEVELS	PERMIT SET 06.22.2022	REV. 3 08.18.2023
T.O. GARDEN LEVEL T.O.E.S 2ND LEVEL	14.00	14.41
T.O. EXIST. FIST FLOOR SLAB T.O. SLAB 3RD LEVEL	22.91	22.91 23.07
T.O. NEW SECOND FLOOR SLAB T.O.S. 4TH LEVEL	35.91	35.74
T.O. NEW ROOF DECK T.O. SLAB 5TH LEVEL	47.91	47.49
T.O. NEW ROOF TRUSS T.O.SLAB 6TH LEVEL (ROOF)	58.16	57.82



1 SITE PLAN OVERALL
1/16" = 1'-0"

PERMIT SET
11.06.2023

REVISIONS		
#	DESCRIPTION	DATE
3	COORDINATION	8.18.2023
4	COORDINATION	12.15.2023
5	PERMIT COMMENT	03.12.2024

PROJECT NAME:
**BERCH RESIDENCE
REMODEL**
PROJECT ADDRESS:
987 HILLSBORO MILE
HILLSBORO BEACH, FL 33062
D3 PROJECT NUMBER:
23008

SHEET NAME

SITE PLAN

SHEET NO.

A0.5



Andrew Dunlap
ANDREW@D3FLORIDA.COM
754.207.2002
Architectural Design

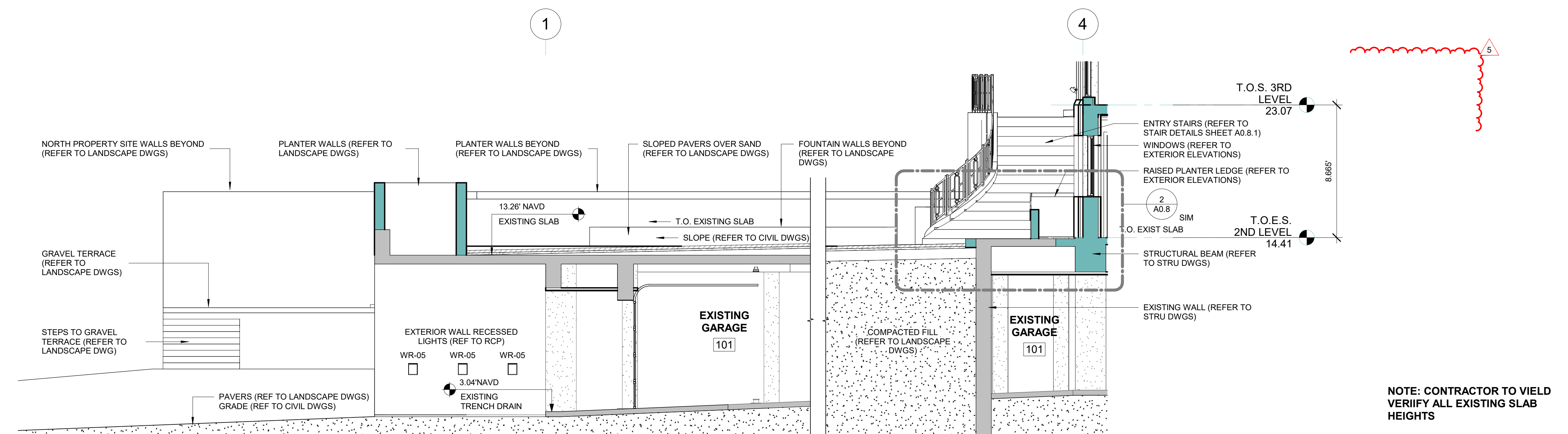
PERMIT SET
11.06.2023

REVISIONS		
#	DESCRIPTION	DATE
3	COORDINATION	8.18.2023
4	COORDINATION	12.15.2023
5	PERMIT COMMENT	03.12.2024

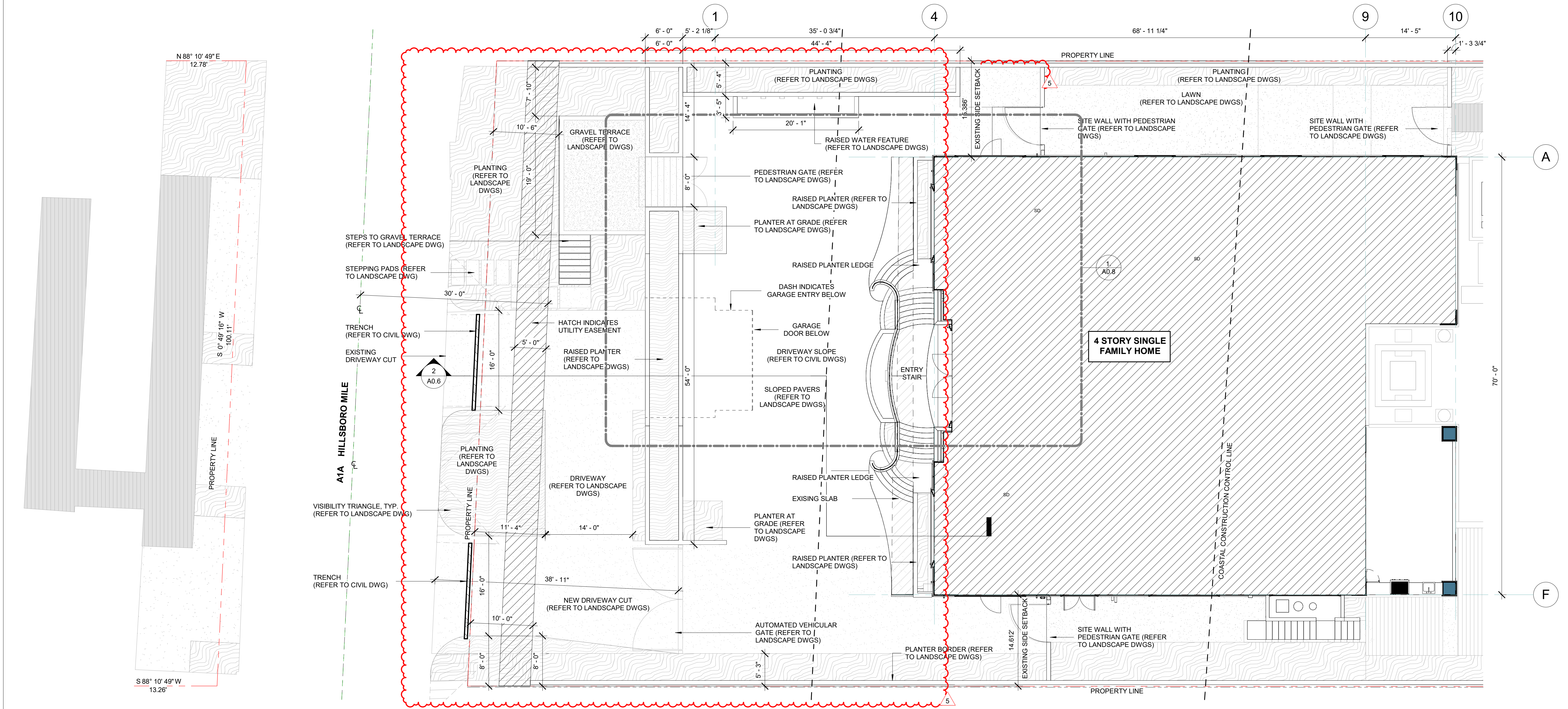
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BERCH RESIDENCE REMODEL
PROJECT ADDRESS:
987 HILLSBORO MILE
HILLSBORO BEACH, FL 33062
D3 PROJECT NUMBER:
23008

SHEET NAME
SITE PARTIAL PLAN - WEST

SHEET NO.
A0.6



2 WEST SITE SECTION
1/4" = 1'-0"



1 SITE PLAN WEST PARTIAL
1/8" = 1'-0"



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PERMIT SET
11.06.2023

REVISIONS		
#	DESCRIPTION	DATE
3	COORDINATION	8.18.2023
4	COORDINATION	12.15.2023
5	PERMIT COMMENT	03.12.2024

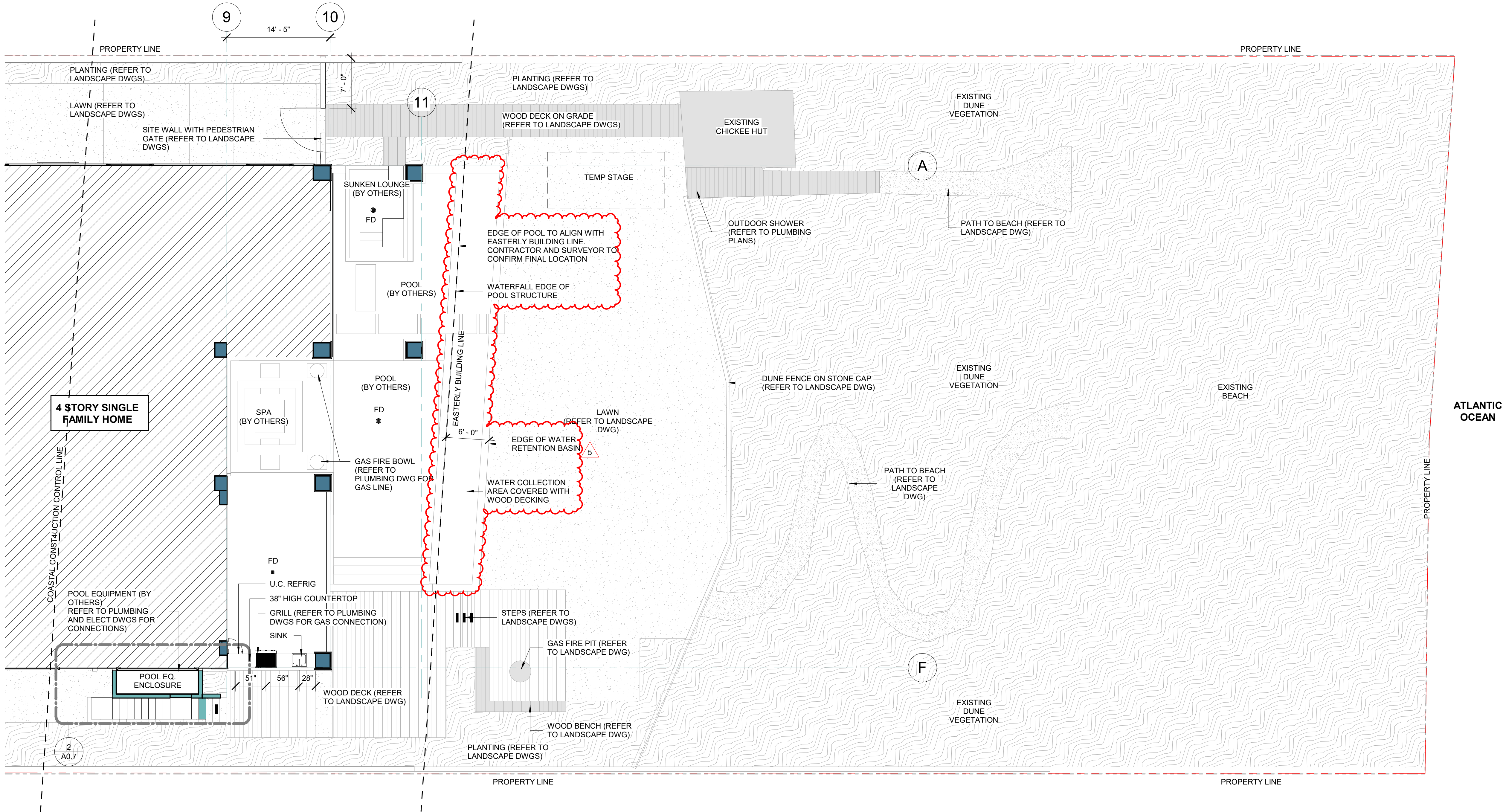
PROJECT NAME:
BERCH RESIDENCE REMODEL
PROJECT ADDRESS:
987 HILLSBORO MILE
HILLSBORO BEACH, FL 33062
D3 PROJECT NUMBER:
23008

SHEET NAME

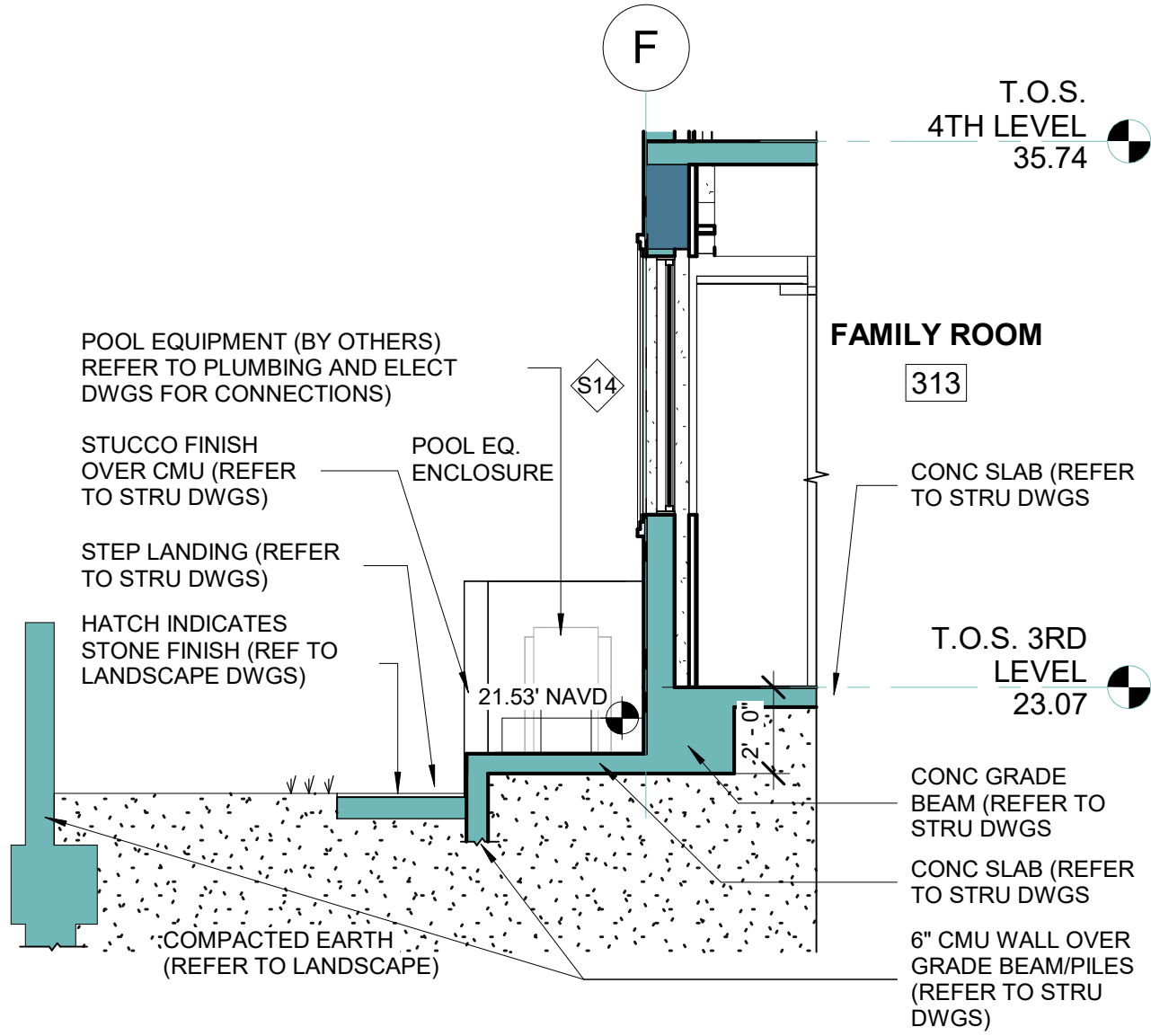
SITE PARTIAL PLAN - EAST

SHEET NO.

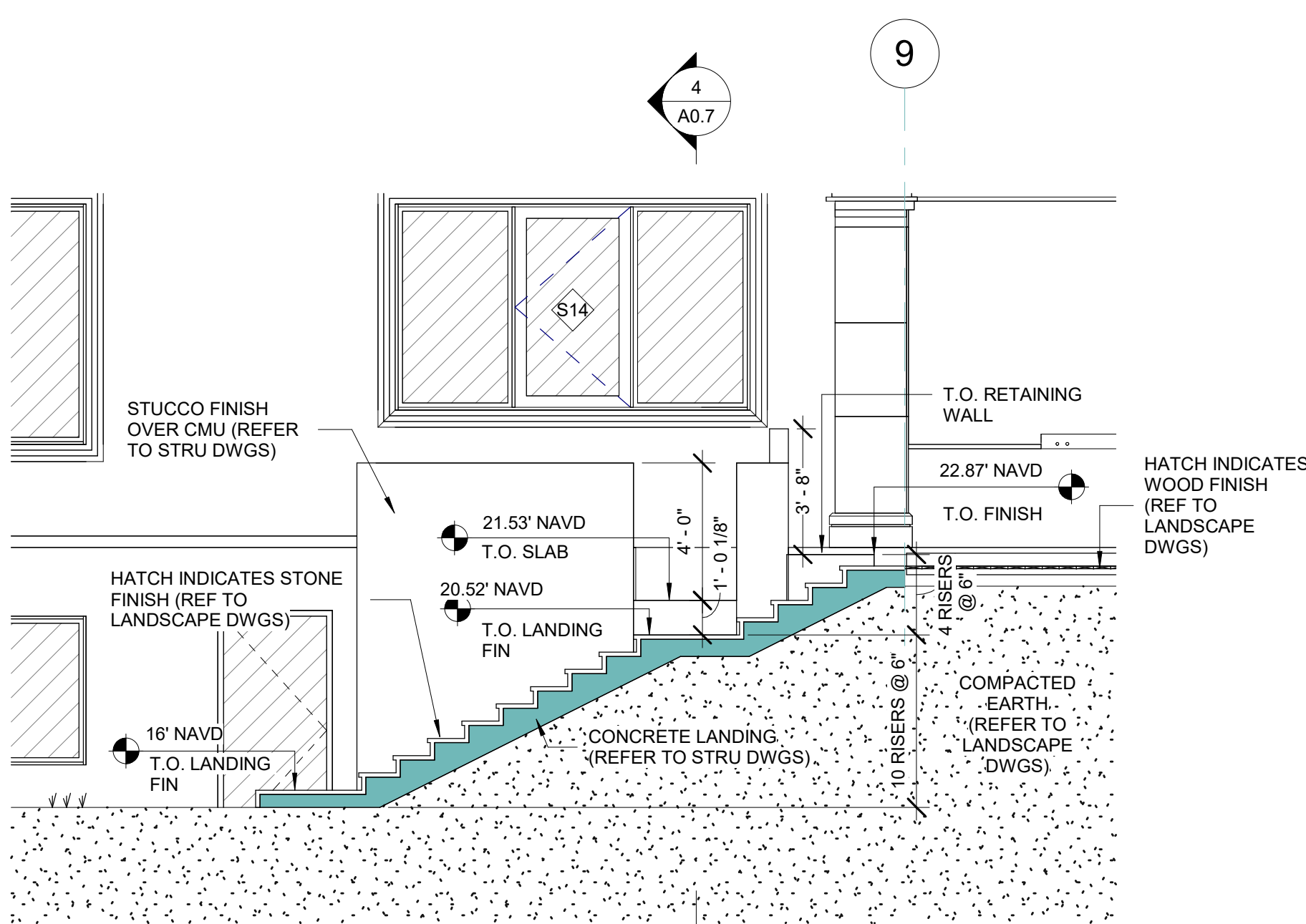
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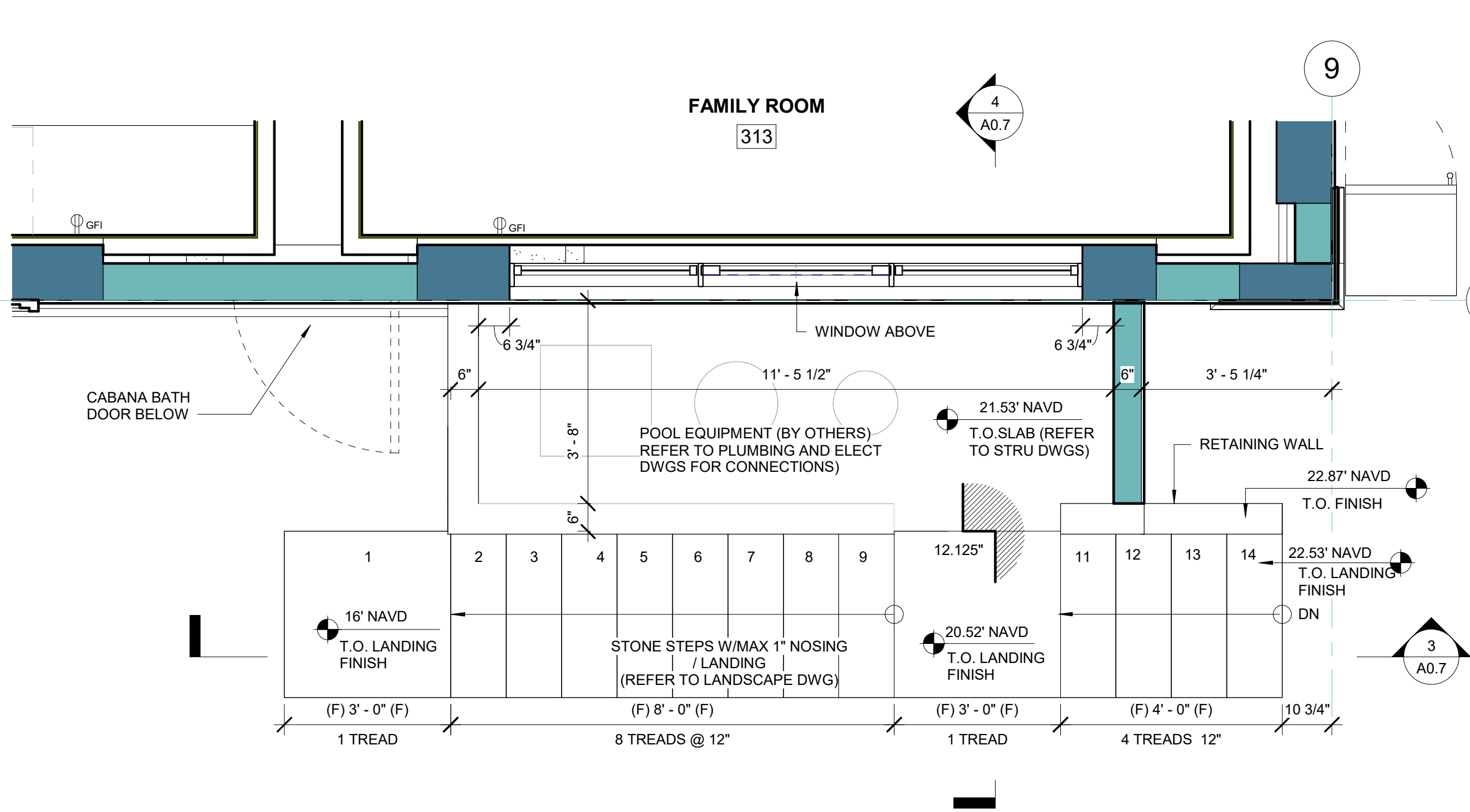
1 SITE PLAN EAST PARTIAL
1/8" = 1'-0"



4 POOL EQ SECTION 2
1/4" = 1'-0"



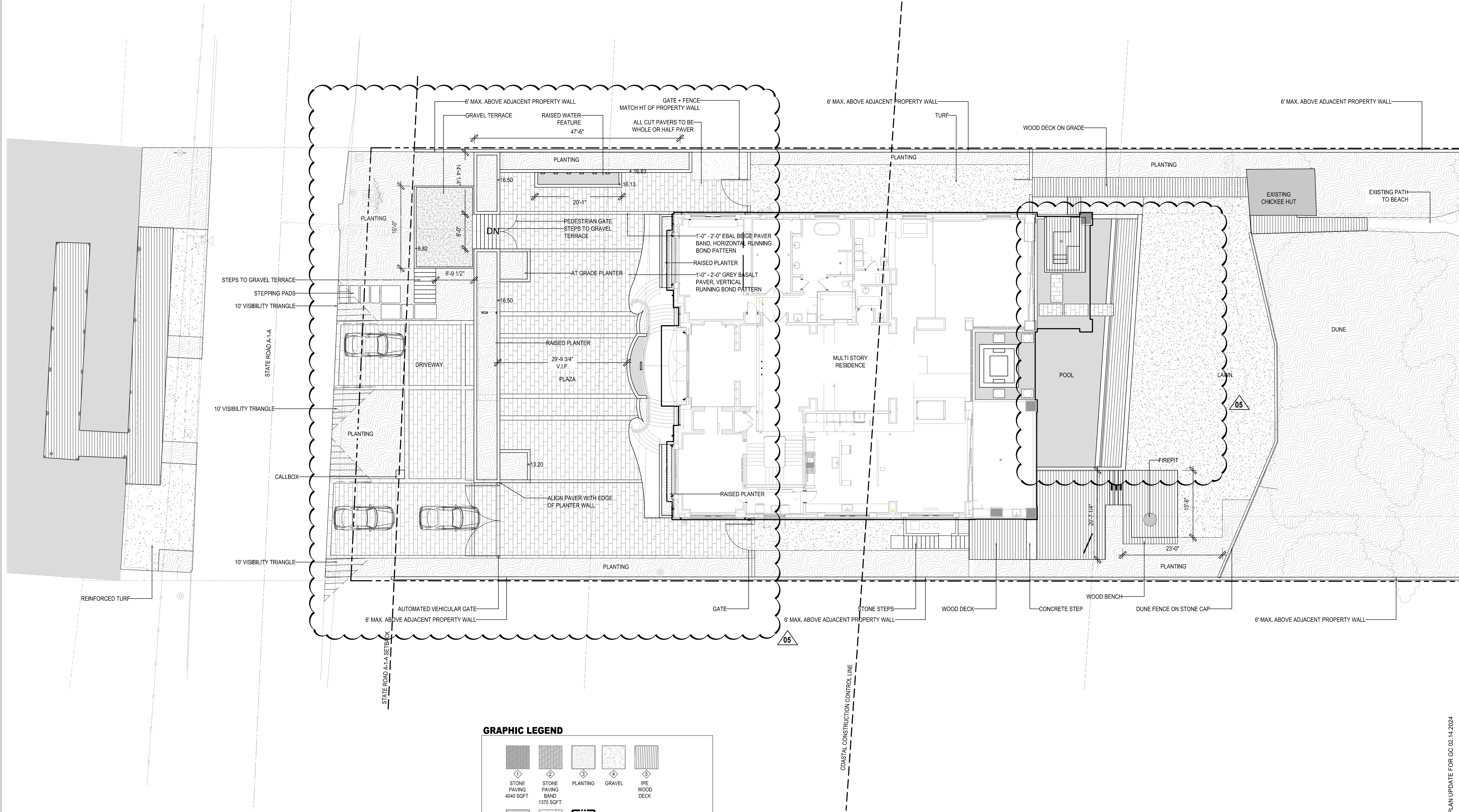
3 POOL EQ SECTION
1/4" = 1'-0"



2 LEVEL 2 - POOL EQ PLAN
1/2" = 1'-0"

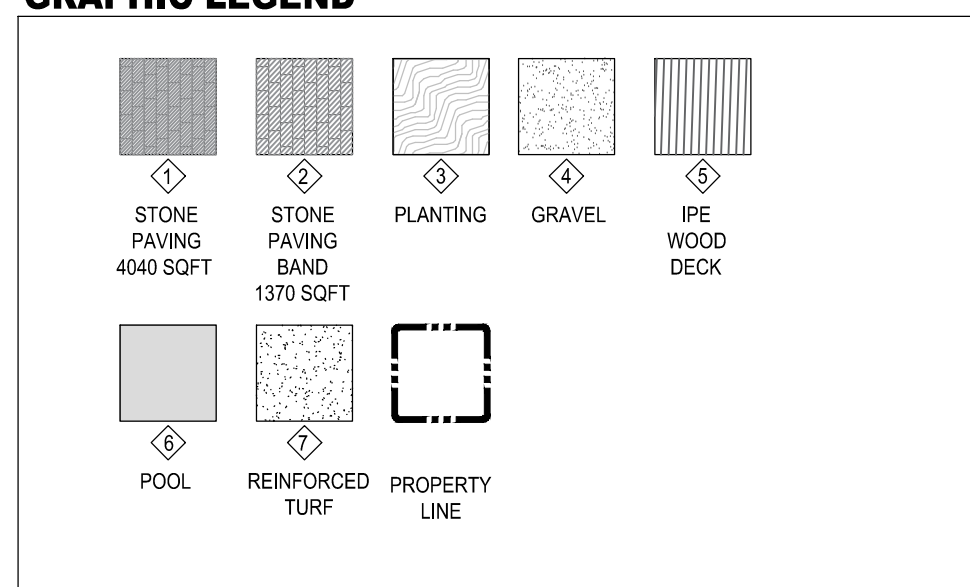


20 40
SCALE IN FEET
20'



01 OVERALL HARDSCAPE PLAN
SCALE: 3/32" = 1'-0"

GRAPHIC LEGEND



NOTE: LANDSCAPE DESIGNER TO APPROVE ON-SITE LAYOUT PRIOR TO IMPLEMENTATION
TO THE BEST OF OUR KNOWLEDGE, THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING AND ZONING CODES.



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Architectural Design



Project Status
Project Issue Date

REVISIONS		
#	DESCRIPTION	DATE
3	REVISION	08.25.23
4	REVISION	12.18.23
5	REVISION	04.12.24

PROJECT NAME:
Berch Residence

PROJECT ADDRESS:
987 HILLSBORO MILE
HILLSBORO BEACH, FL

D3 PROJECT NUMBER:

SHEET NAME
OVERALL HARDSCAPE
PLAN
SHEET NO.

L-1.00

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

GENERAL NOTES

- ELEVATIONS ARE REFERENCED TO NAVD 1988.
- LOCATION OF DRAINAGE PIPES AND STRUCTURES TO BE COORDINATED WITH LANDSCAPING AND UTILITIES. CONTRACTOR TO CONTACT ENGINEER SHOULD A SIGNIFICANT ADJUSTMENT BE REQUIRED.
- CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES AND REPLACE/REPAIR ALL UTILITIES DAMAGED DURING CONSTRUCTION
- CONTRACTOR TO ADJUST ALL UTILITY BOXES AND COVERS LOCATED WITHIN THE CONSTRUCTION AREA TO BE LEVEL WITH THE NEW GRADES.
- CONTRACTOR RESPONSIBLE FOR REMOVING AND RELOCATING EXISTING ITEMS IN CONFLICT WITH NEW CONSTRUCTION.
- CONTRACTOR TO VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT ENGINEER SHOULD A SIGNIFICANT ADJUSTMENT BE REQUIRED.
- MAXIMUM CROSS-SLOPE ON WALKWAYS TO BE 2% (50:1).
- REFER TO HARDSCAPE PLANS FOR SITE LAYOUT AND DIMENSIONS.
- REFER TO HARDSCAPE PLANS FOR PAVEMENT MATERIALS, SITE FINISHES, PAVEMENT INSTALLATION DETAILS AND STEP DETAILS.
- REFER TO HARDSCAPE PLANS FOR DETAILS ON GATES.

FLOOD INFORMATION:

- (a) THE PROPERTY DESCRIBED HEREON IS SUBJECT TO FLOOD ZONE AE (EL 5), ZONE X, ZONE VE (EL 8), ZONE VE (EL 9) AND ZONE VE (EL 12) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, MAP NUMBER 12011C0189H, COMMUNITY NO. 120040, DATED 08/18/2014.
- (b) FLOOD ZONE LINES SHOWN HEREON WERE SCALED FROM THE ABOVE 1" = 500' FEMA FLOOD INSURANCE RATE MAP.
10. (A) THE TIDAL WATER SURVEY DEPICTED HEREON COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS MEAN HIGH WATER SURVEY FILE NUMBER 8244.
- (b) ATLANTIC OCEAN MEAN HIGH WATER ELEVATION IS 0.44 FEET, NAVD 1988 AS LOCATED ON 07/26/2021.
- (c) INTRACOASTAL WATERWAY MEAN HIGH WATER ELEVATION IS 0.30 FEET, NAVD 1988 AS LOCATED ON 07/26/2021.
- (d) MEAN HIGH WATER ELEVATIONS INDICATED HEREON ARE BASED ON ESTABLISHED DATA PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

LEGAL DESCRIPTION:

THE NORTH 100 FEET OF S 3,632 OF THAT PART OF GOV LOT 1 LYING E OF INTRA-COASTAL WATERWAY THE NORTH 100 FEET OF THE SOUTH 3,632 FEET OF GOVERNMENT LOT 1, BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA AND CONTAINING 90,978 SQUARE FEET (0.711 ACRES) MORE OR LESS.

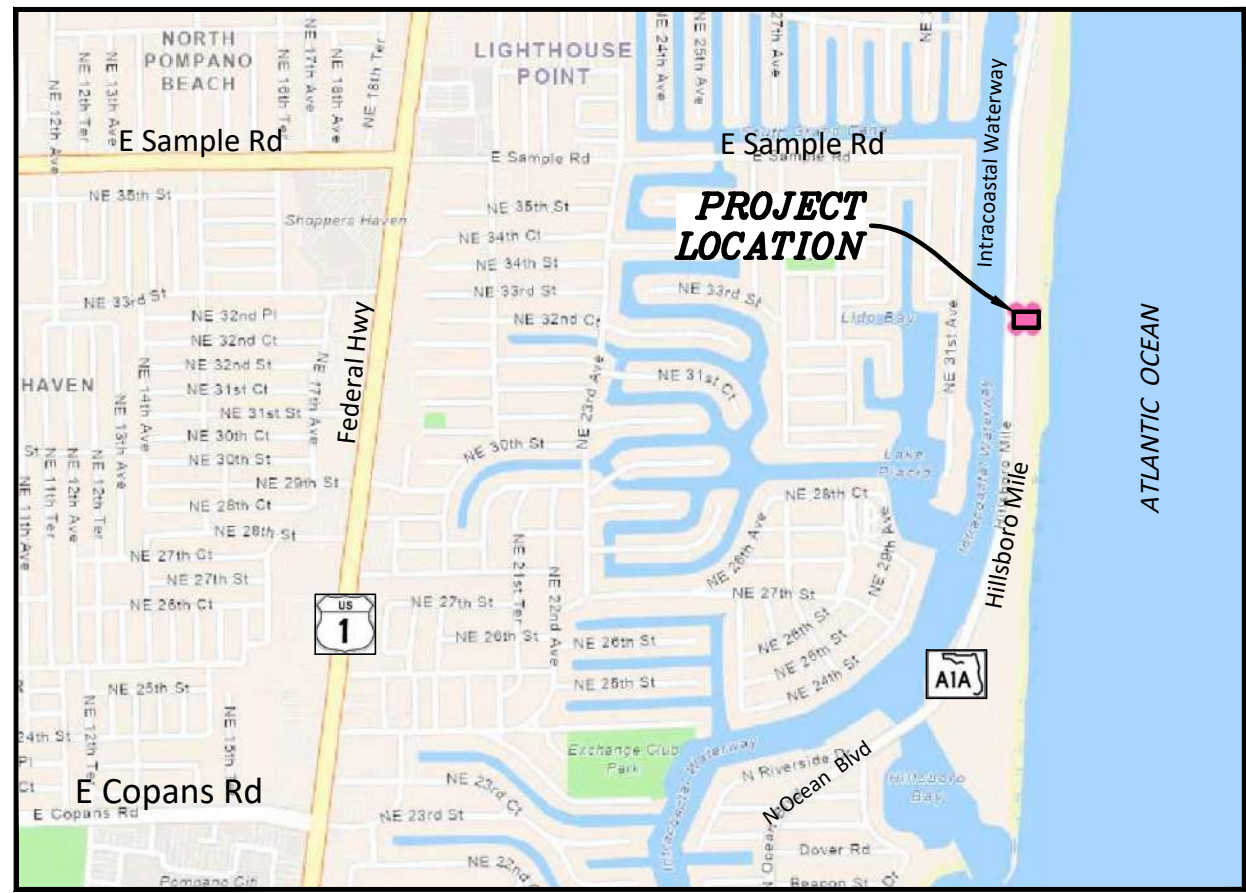
NOTE:

ALL FILL MATERIAL PLACE SEAWARD OF THE COOL SHALL MEET THE REQUIREMENTS OF 62B-33.005(7)F.A.C.

LEGEND

- | | | | | | |
|--|-------------------------------------|--|-----------------------------------|--|------------------------------|
| | PROPOSED PAVERS | | PROPOSED SIGN (AS INDICATED) | | EXISTING MONITORING WELL |
| | PROPOSED STABILIZED SOD | | PROPOSED CLEANOUT | | EXISTING SIGN (AS INDICATED) |
| | PROPOSED ASPHALT | | PROPOSED RPZ BACKFLOW PREVENTER | | EXISTING VALVE BOX |
| | PROPOSED 4" THICK CONCRETE | | PROPOSED PIPING | | EXISTING WATER METER |
| | PROPOSED 6" THICK CONCRETE | | PROPOSED SURFACE FLOW | | EXISTING CONCRETE POLE |
| | PROPOSED REINFORCED TURF | | EXISTING PAVERS TO REMAIN | | EXISTING FENCE |
| | PROPOSED GRADE ELEVATION | | EXISTING PIPING AND APPURTENANCES | | |
| | PROPOSED FIRE HYDRANT | | EXISTING BACKFLOW PREVENTOR | | |
| | PROPOSED WATER METER | | EXISTING CATCH BASIN | | |
| | PROPOSED VALVE | | EXISTING CLEANOUT | | |
| | PROPOSED FIRE DEPARTMENT CONNECTION | | EXISTING ELEVATION | | |
| | PROPOSED CATCH BASIN | | EXISTING GAS METER | | |
| | | | EXISTING MANHOLE (AS DESIGNATED) | | |

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

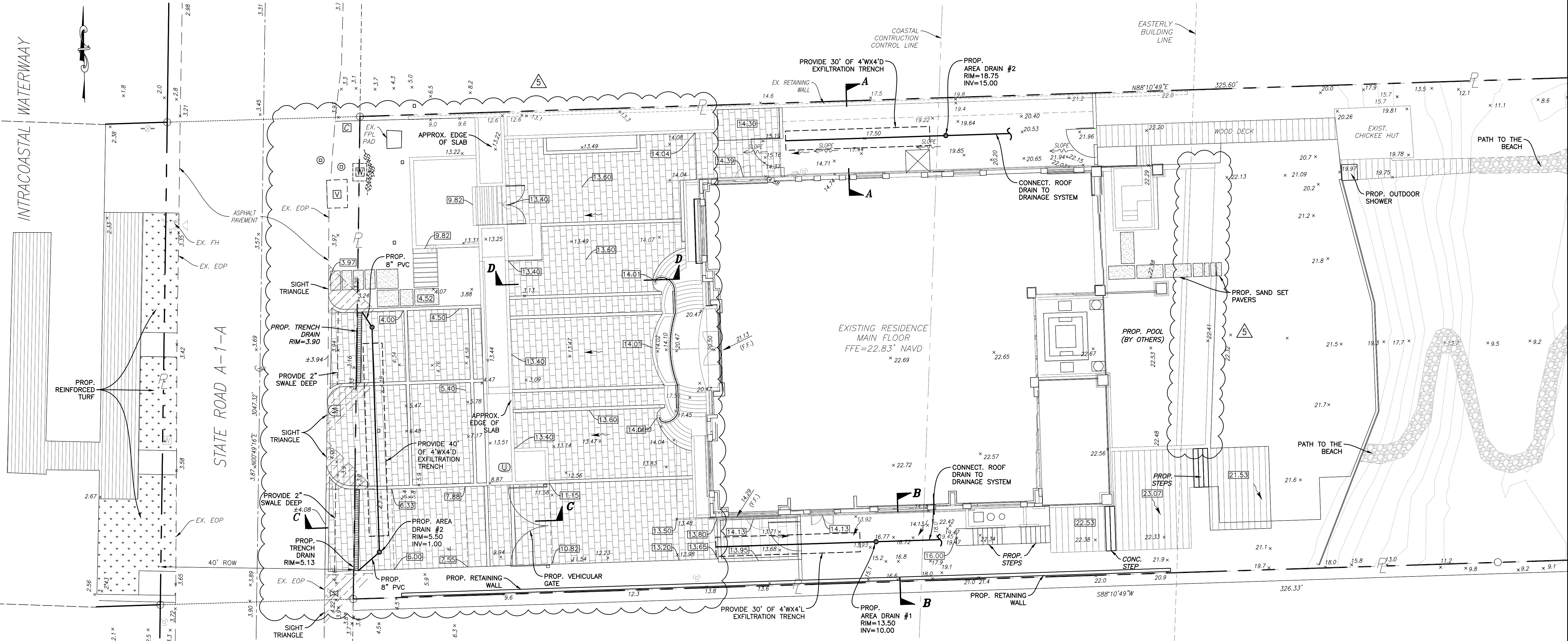


LOCATION MAP

N.T.S.
SEC 20, TWSP 48S, RNG 43E

NOTE:

ALL ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988



FINAL APPROVAL		SCALE: 1"=10'	
DRAWN BY:	HS	DESIGNED BY:	SCH
CHECKED BY:	SCH	DATE:	08/18/23
FIELD BOOK:	N/A		

HOLLAND ENGINEERING CIVIL ENGINEERING SOLUTIONS 301 SW 7th Street Fort Lauderdale, Florida 33315 Phone: 954.367.0371 Certificate of Authorization 7325	
SUSAN C. HOLLAND STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE No. 4181	

REVISIONS	
NO.	DATE BY CHK'D DESCRIPTION
1	8/9/22 HS SCH CITY COMMENTS
2	10/16/22 A.A. SCH FDP COMMENTS
3	8/23/23 HS SCH COORDINATION
4	12/15/23 HS SCH COORDINATION
5	3/12/24 HS SCH PERMIT COMMENT

MARK BERCH & TIFFANY BERCH RESIDENCE 987 HILLSBORO MILE HILLSBORO, FLORIDA 33062	
NO. OF SHEETS: 2	
SHEET NO.: C-1	
CAD FILE NO.	
22-02	

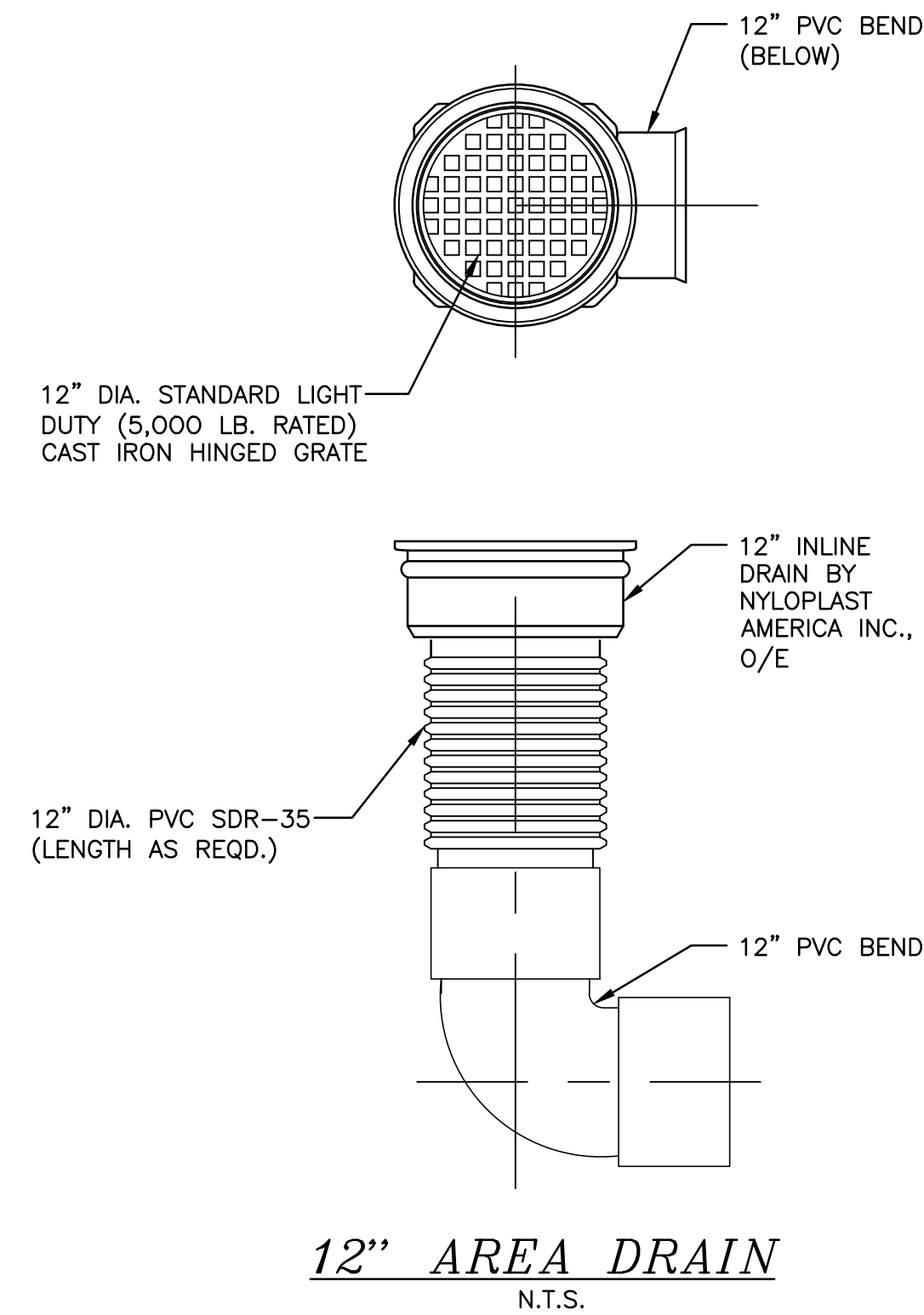
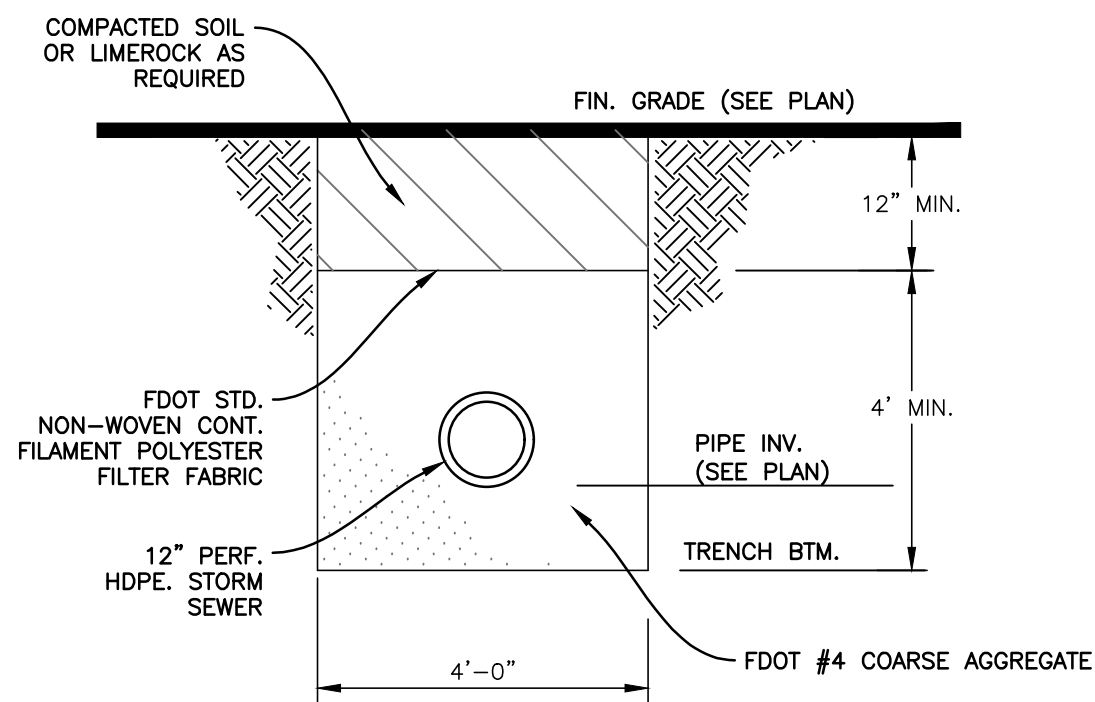
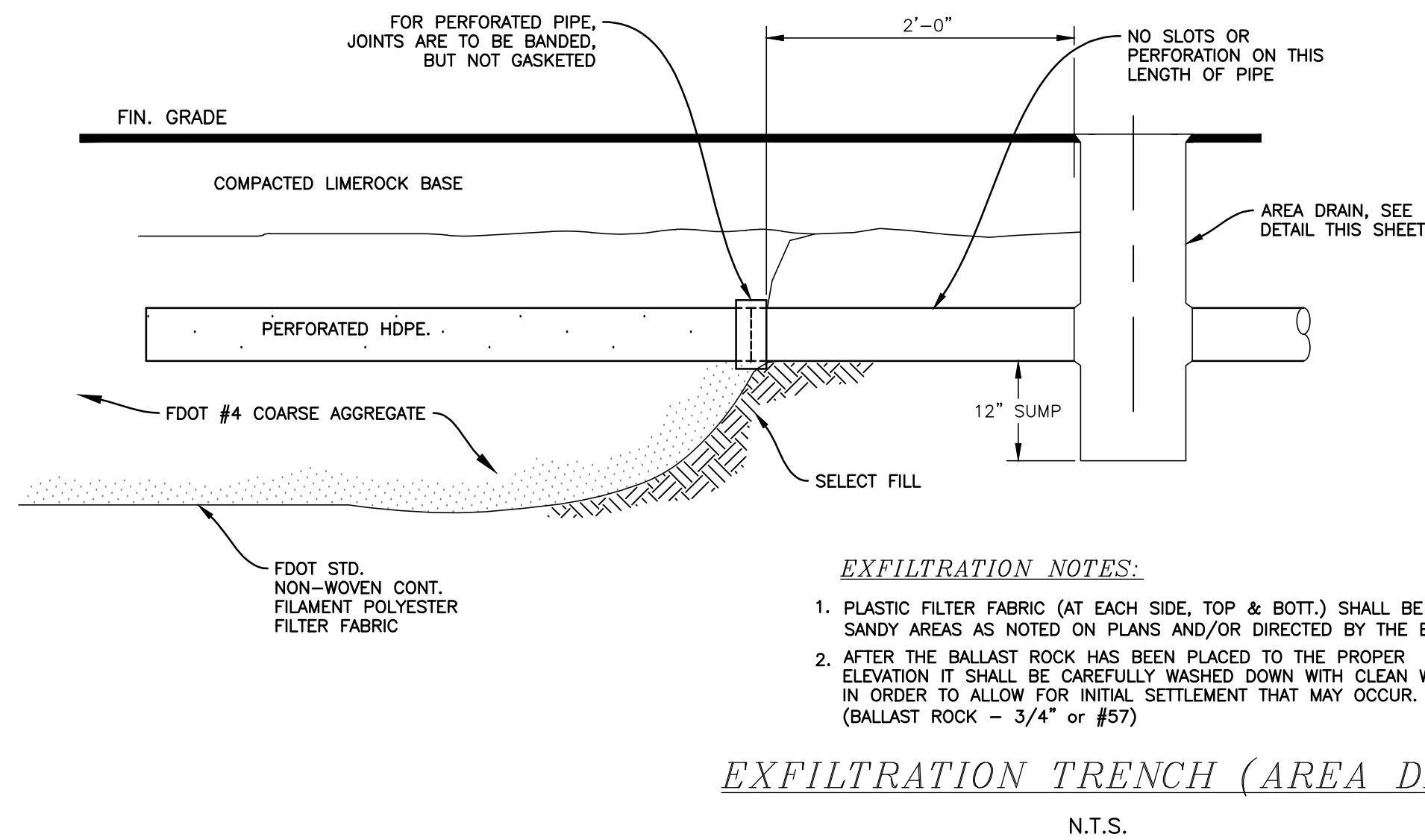
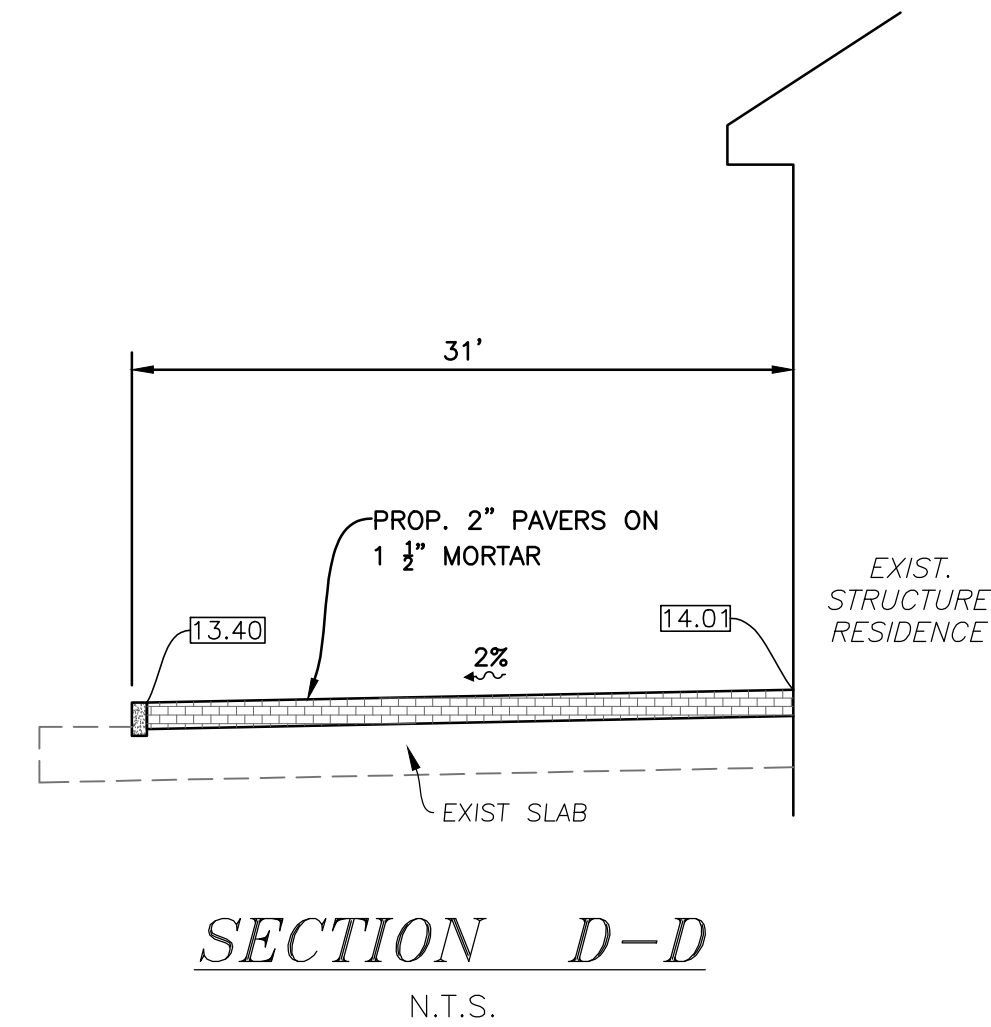
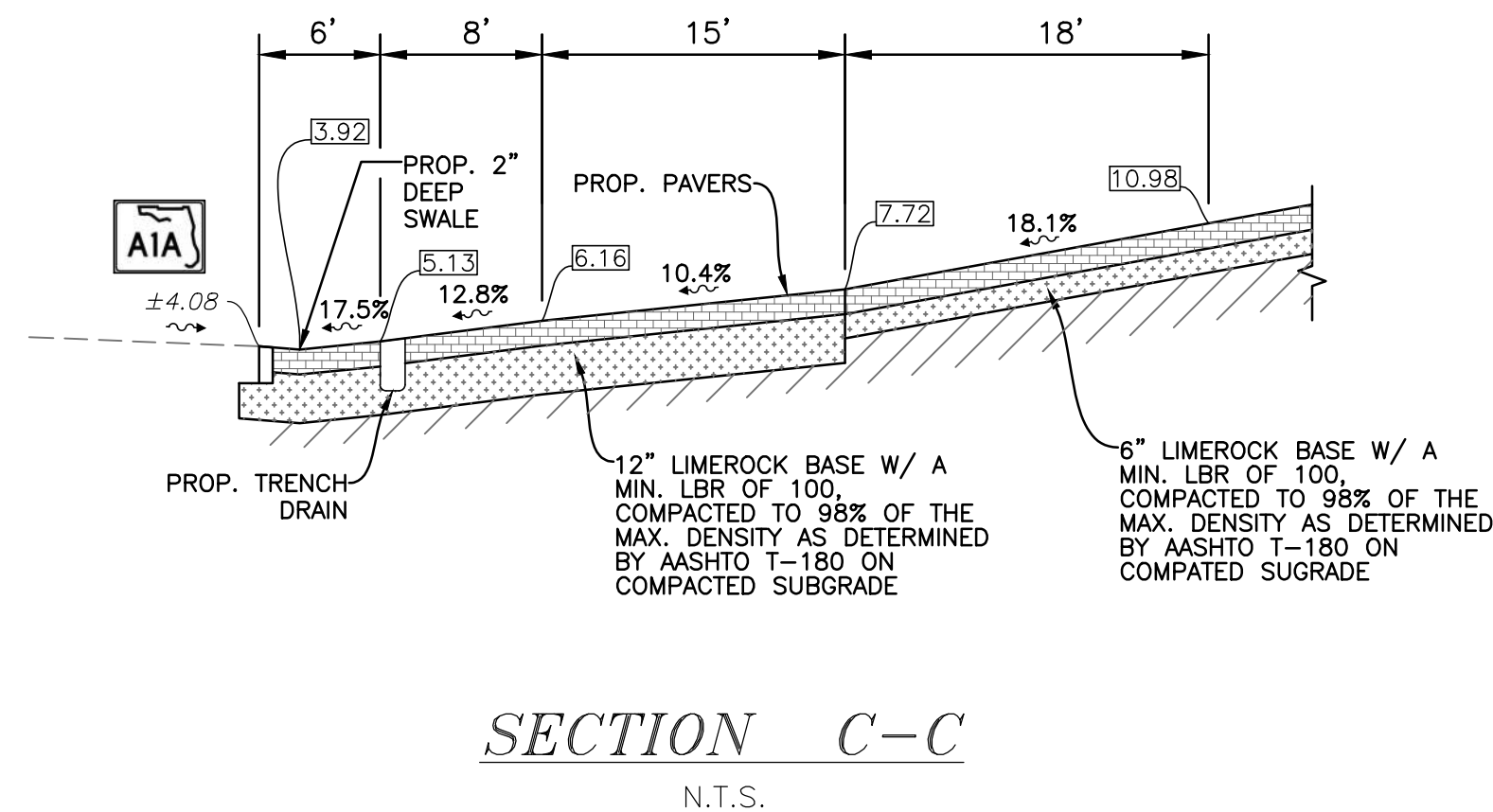
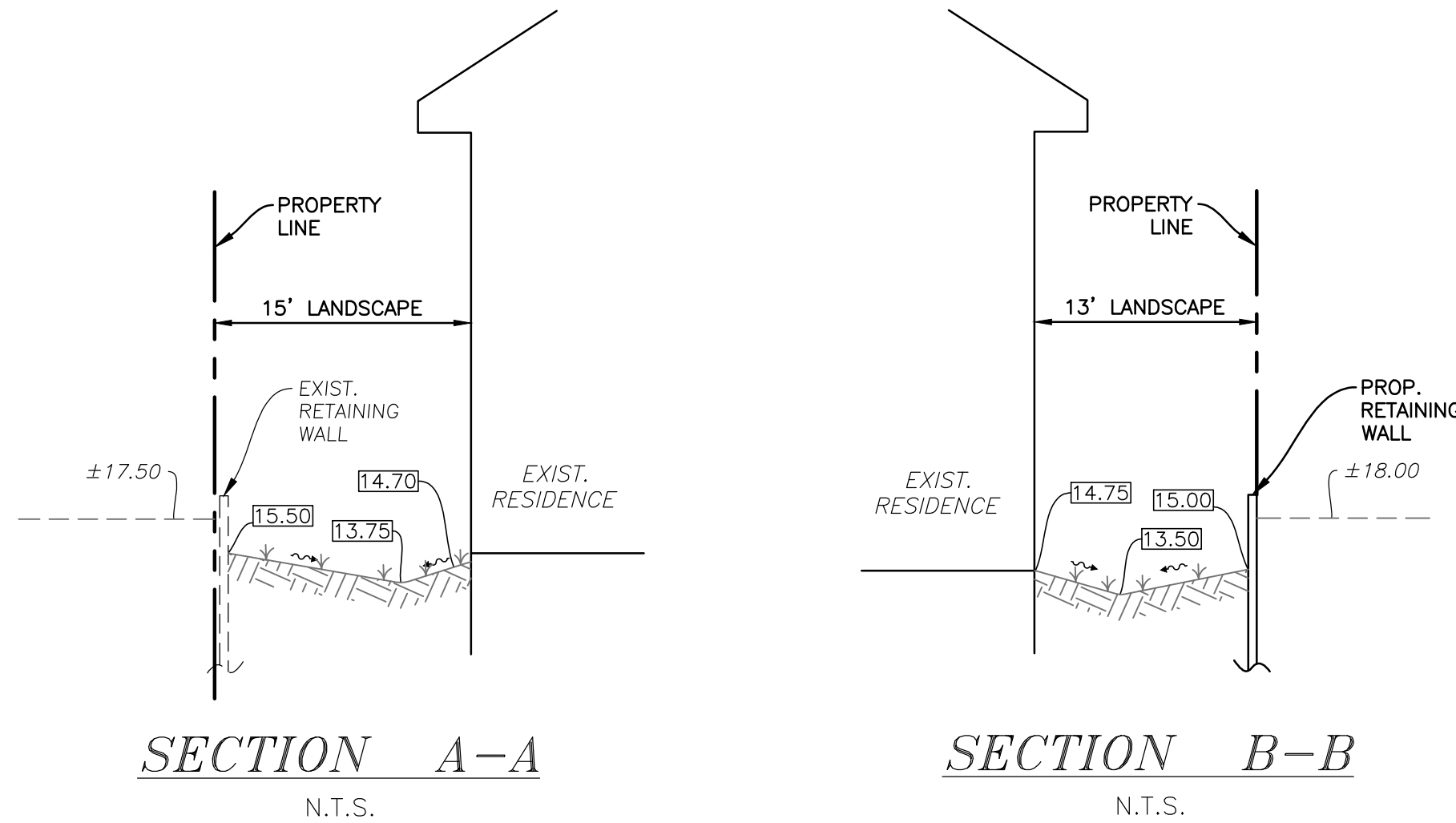
PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

J:\CAD\22-02\CAD_Files\22-02_C-1_Site_Plan.dwg -- 8/23/2023 4:06 PM



ENTIRE SHEET REVISED

DETAILS & SECTIONS
SCALE: N.T.S.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

REVISIONS				FINAL APPROVAL			
NO.	DATE	BY	CHK'D DESCRIPTION	DRAWN BY:	SCALE:	DESIGNED BY:	CHECKED BY:
1	8/3/22	HS	SCH CITY COMMENTS	HS	N.T.S.	SCH	SCH
2	10/18/22	A.A.	SCH FDEP COMMENTS				
3	8/23/23	HS	SCH COORDINATION				
MARK BERCH & TIFFANY BERCH RESIDENCE 987 HILLSBORO MILE HILLSBORO, FLORIDA 33062				HOLLAND ENGINEERING CIVIL ENGINEERING SOLUTIONS 301 SW 7th Street Fort Lauderdale, Florida 33315 Phone: 954.367.0371 Certificate of Authorization 7325			
NO. OF SHEETS: 2				SUSAN C. HOLLAND STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE No. 41831			
SHEET NO.: C-2				DATE: 08/18/23			
CAD FILE NO.				FIELD BOOK: N/A			
22-02							

