



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile, Hillsboro Beach, Florida 33062

November 12, 2024 | 9:00 AM

LOCAL PLANNING AGENCY

MAYOR DAWN MILLER
VICE MAYOR BARBARA BALDASARRE
COMMISSIONER JANE REISER
COMMISSIONER DAVID A. RAVANESI
COMMISSIONER VINNIE ANDREANO

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

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLGIANCE

The Proposed Amendment Will Be Considered During a Meeting By the Local Planning Agency November 12, 2024 @ 9:00 A.M.

I. QUASI-JUDICIAL PUBLIC HEARING

- A. The Local Planning Agency to consider the Proposed Rezoning of Parcels A and B of the Enclave of Hillsboro Plat from the RM-16 Zoning District to the CD Zoning District. Property is Located at 1174-1185 Hillsboro Mile, Hillsboro Beach, Florida 33062.**

Property Owner: Hillsboro Mile Property Owner, LLC
Address: 1174-1185 Hillsboro Mile, Hillsboro Beach, FL 33062
Staff: Jim Hickey, Planning Dept Director, CG&A Solutions

- Staff Presentation
- Local Planning Agency Discussion
- Public Hearing Opened
- Public Comments
- Public Hearing Closed
- Local Planning Agency Discussion

II. ADJOURNMENT

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.



1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

TO: Mayor Miller and Town Commission
THROUGH: Mac Serda, Town Manager
FROM: Jim Hickey, Planning Consultant
DATE: November 12, 2024
SUBJECT: Rezoning of Parcels A and B of the Enclave of Hillsboro Plat from the RM-16 Zoning District to the CD Zoning District – First Reading of Ordinance 2024-11
LOCATION: 1175-1184 Hillsboro Mile

This Agenda report is regarding a request of Hillsboro Mile Property Owner, LLC, and its agent, Jeffrey Bass to rezone 10.998 gross acres for a property located at 1174-1185 Hillsboro Mile (Property), from the Multiple-family Dwelling Residential District with 3-story Maximum (RM-16) to the Coastal Dune Conservation (CD) Zoning district. This property is the current site of the Rosewood Residences project and is legally described as Parcels A and B of the Enclave of Hillsboro Beach, Plat Book 154, Page 31 as provided in the Official Records of Broward County. This request is to amend the Town's Official Zoning Map and rezone these parcels into the newly created Coastal Dune Conservation District. As this rezoning is quasi-judicial in nature, the Town Commission must hold two public hearings on this application to adopt an ordinance and change the Town's Official Zoning Map for the Property.



Analysis

In order to consider a rezoning of the Town's Official Zoning map, there are requirements set forth both in the Town's LDC as well as the Florida Statutes that identify the process in which to review an application for compliance and consistency with local, regional and state regulations. For this analysis, the staff memorandum will include:

1. A determination of whether the proposed rezoning of the Property is consistent with the Goals, Objectives and Policies of the Town of Hillsboro's (Town) Comprehensive Plan
2. A review of the regulations set forth in 12-107 entitled CD District Regulations to ensure conformity of the site plan with the Town's Land Development Code (LDC)
3. A review of the Findings of Fact regarding this application determining whether there is a basis on which the Town Commission should consider and ultimately approve the rezoning application.

The applicant is requesting the rezoning of certain parcels in the Town of Hillsboro Beach, specifically two parcels legally described as Parcels A and B of the Enclave of Hillsboro Plat, recorded as Plat Book 151, Page 31 within the Official Records of Broward County. The property address for these parcels is 1174-1185 Hillsboro Mile. Currently, the Broward County Property Appraiser's website lists a total of 12 folio numbers, six separate parcels for both Parcel A and Parcel B. The Property's folio numbers and address for these parcels are provided below:

Parcel A:

48430830010	1174 Hillsboro Mile
48430830012	1176 Hillsboro Mile
48430830013	1178 Hillsboro Mile
48430830014	1180 Hillsboro Mile
48430830015	1182 Hillsboro Mile
48430830016	1184 Hillsboro Mile

Parcel B:

48430830020	1175 Hillsboro Mile
48430830021	1177 Hillsboro Mile
48430830022	1179 Hillsboro Mile
48430830023	1181 Hillsboro Mile
48430830020	1183 Hillsboro Mile
48430830030	1185 Hillsboro Mile

1. Consistency with the Town's Comprehensive Plan

The first part of the analysis in this agenda memorandum is to review the Town's Comprehensive Plan to determine if the proposed rezoning of the Property is consistent with the Goals, Objectives and Policies of the Town of Hillsboro's Comprehensive Plan. The Property has a future land use designation of Residential Medium (16 DU/AC Max.) which allows for a maximum density of 16 residential dwelling units per acre. The Comprehensive Plan does not set a maximum height in the Town by land use, only the maximum density. Therefore, the maximum height in any zoning district is set within the Town's Land Development Code and not the Comprehensive Plan.

The proposed rezoning would be consistent with the requirements set forth in the Comprehensive Plan with respect to the density and permitted uses of the site. As the previous approved site plan has a density less than 10 units per acre, the proposed rezoning is in compliance with the Comprehensive Plan with respect to density. The proposed rezoning is also consistent with the Broward County Land Use Plan (Broward Next) which designates the property as a Medium (16) Residential land use designation, corresponding to the Town's density of 16 residential units per acre.

In addition to density and permitted uses, this analysis includes a review of all of the Goals, Objectives and Policies within the Town's Comprehensive Plan. Specifically, the proposed rezoning is consistent with the following Goals, Objectives, and Policies:

Land Use

Goal 2.0

To develop a coastal, resort oriented residential community characterized by land uses, which reflect a balancing of year-round, and seasonal population needs and minimal disruption to natural systems.

Objective 2.1 Land Development Regulations

Using current and updated Land Development Regulations continue to coordinate development approvals and future land use planning with the appropriate topography, soil conditions and the availability of facilities and services concurrently with the impacts of development.

Policy 2.1.1 Maintain community services based on the updated Level of Service Standards contained in the various Elements of the Town's Comprehensive Plan. Policy 2.1.2 Use the development review process to identify the cumulative impacts of development, to review all proposals for development or redevelopment and base the approval of same on the continued maintenance of all adopted Level of Service Standards and to ensure that municipal services are available concurrently with the impacts of development.

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Policy 2.1.3 Require all proposals for development and redevelopment to meet drainage requirements for on-site retention, provide safe and convenient on-site traffic flow, sign controls, densities, specified land uses, open space, platting and provide required on-site parking.

Housing

Goal 3.0

To ensure that structurally safe and adequate residential shelter is available to all residents and visitors of the Town.

Objective 3.1 Code Enforcement and Rehabilitation

Maintain the overall high quality of the existing single family and multi-family housing stock.

Policy 3.1.1 Continue the Town's stringent code enforcement activities.

Policy 3.1.2 Ensure through development review practices that all new and redevelopment construction activities conform to the Florida Building Code.

Recreation and Open Space

Goal 4.0

To satisfy the recreational needs of Town residents through the provision of locally preferred (private) recreation facilities.

Objective 4.1

Beach Access Provide for local access to the Town's beach and shoreline areas.

Policy 4.1.1 Use the land development regulations review of future land development applications that support the Town's subdivision lay-out and site plan site design standards which provide for individual lot access to the Beach or Intracoastal Waterway.

Objective 4.2 Recreational Facilities

Provide for private and public sector opportunity to aid in the development of quality recreational facilities.

Policy 4.2.1 Require future multi-family developments to include on-site private recreational amenities.

Objective 4.4 Open Space

Continue to utilize the Land Development Regulations to preserve and enhance open space.

4.4.1 Enforce the vegetation and open space provisions of the Town's land development regulations relative to beach and dune preservation consistent with the Town's Comprehensive Plan.

Policy 4.3.6 Continue to enforce the existing land development regulations that designate the beach area east of the Town's Easterly Building Line open space and conservation.

Transportation

Goal 5.0 To maintain a local transportation system that serves the transportation needs of the community in a safe, efficient, cost effective and aesthetically pleasing manner.

Objective 5.3 On-Site Traffic

Utilize the procedures for development review that provide for safe and efficient on-site traffic circulation and parking including provisions for handicapped users.

Policy 5.3.1 Enforce the on-site traffic circulation design review criteria that include provisions for proper access design, access controls and parking lay-out.

Objective 5.8 Land Use

Coordinate the Transportation System with the future land uses shown on the Future Land Use Map.

Policy 5.8.1 Require all applicants which propose major development projects and land use plan amendments which generate more than 500 vehicle trips per day to submit a traffic study on the impacts on the transportation system.

Policy 5.8.2 Require all development to be consistent with the right-of-way requirements of the Broward County Trafficways Plan as amended and refrain from issuing building permits or development orders for construction within the identified rights-of-way.

Policy 5.8.3 Enforce the land development regulations to include access controls on SR A1A.

Coastal Management

Goal 6.0

To develop, redevelop and maintain a coastal resort residential community in a manner which minimizes potential natural and financial impacts to developed upland properties while preserving beach, shoreline and tidal water resources while enhancing resilience to sea level rise impacts.

Objective 6.1 Development Review

Use the land development regulations (plus all applicable local, state and federal coastal environmental regulations) while providing for the development, redevelopment or operation of remaining vacant waterfront residential properties.

Policy 6.1.1 Use the land development regulations plus all applicable coastal regulatory activities of the Environmental Protection Agency, the Florida Departments of Transportation, Environmental Regulation and Natural Resources, South Florida Water Management District, Broward County Environmental Quality Control Board & Water Management Division in the review of beach front development.

Policy 6.1.2 Enforce local development regulations to ensure that future development and redevelopment activities utilize best management construction techniques.

Policy 6.1.3 Continue to require building construction elevations consistent with minimum federal flood insurance regulations.

Objective 6.3 Dune Protection

Use the land development regulations to maintain, improve and preserve the Town's coastal dune system.

Policy 6.3.1 Prohibit the destruction of the remaining undeveloped dune communities east of the Town's setback line. Policy 6.3.2 Use best management techniques for maintenance of the dune system on developed properties.

Objective 6.9 Redevelopment and Post Disaster Redevelopment

Redevelopment and post-disaster redevelopment shall be implemented to minimize public and private vulnerabilities to future disasters and sea level rise.

Policy 6.9.1 The Town will maintain an inventory of repetitive loss properties as obtained from FEMA and work with Broward County and State officials to improve the process of reducing vulnerability and loss for listed properties.

Policy 6.9.2 Development and redevelopment plans and proposals in the Town shall be reviewed for compliance with the goals, objectives and policies of the Comprehensive Plan and other appropriate plans and references, including the Town's Ordinances 266 and 294 and the Special High Hazard Areas of the Flood Zone Map. Policy

Conservation Element

Goal 7.0

The development and maintenance of a high-quality natural environment based on the preservation, improvement and wise utilization of local existing natural resources.

Objective 7.3 Natural Features Protection

Use the land development regulations to protect and, where possible, improve local wildlife and marine habitats.

Policy 7.3.6 Preserve environmentally sensitive lands (Local Areas of Particular Concern) and use the land development regulation procedures for protection and preservation which involve notification and protection of private property owner rights.

Capital Improvement Element

Goal 9.0

To ensure the orderly and efficient provision of all public services and facilities necessary to serve existing and future Town population.

Objective 9.4 Developer Participation

Use the land development regulations to require private developers to participate in facility improvement costs necessary to maintain LOS standards.

Policy 9.4.2 Use the land development regulations that require actual construction of capital improvements in lieu of impact fee payments.

Policy 9.4.3 If the Town agrees to bury the overhead utilities, modify the Land Development Regulations to require new development approval to be responsible for this effort adjacent to the property frontage along SRA1A.

Land Use Implementation

Section 2. General Requirements

2.01 The Land Use Plan shall be implemented by the adoption and enforcement of appropriate land development regulations and no development shall be permitted within the Town's jurisdiction unless the development is consistent with the Land Use Plan.

2.02 The Town shall initiate and actively process the adoption of land development regulations, a land development code or amendments thereto, and the rezoning of all parcels of land within the Town's jurisdiction as to permitted uses and densities as may be necessary to comply with the Land Use Plan within a reasonable time after its adoption.

Section 3. Zoning as to Permitted Uses and Densities

3.01 Town zoning as to permitted uses and densities must be in compliance with or be more restrictive than the requirements of the Land Use Plan. For purposes of this section "more restrictive" means zoning which permits less than all of the uses permitted by the Land Use Plan on a parcel of land, or, for a parcel of land designated residential by the Land Use Plan Map, a lower residential density than permitted by the Land Use Plan.

Based on the Goals, Objectives and Policies provided as well as the implementation section of the Town's Comprehensive Plan, this rezoning is consistent with the Comprehensive Plan.

2. Conformity of the Rezoning and Site Plan to the Town's LDC

The Town Commission recently adopted the regulations for the CD Zoning district at its October 1, 2024 Town Commission meeting. As these regulations are now adopted, the chart below analyzes the previously approved site plan for consistency with the new regulations set forth in Section 12-107 of the Town's LDC.

Criteria for CD District – 12-107

Criteria	Requirements Per Section 12-107 of the Town's LDC	Applicant's Site Plan
Qualifying Developments	Designated as "Residential Medium" on the Town's Future Land Use Map; and	Parcels are designated as Residential Medium

	Includes a Local Area of Particular Concern (“LAPC”) consisting of thirty (30%) percent or more of the land to be rezoned	The entire 10.998-acre site is identified as a Local Area of Particular Concern per the Broward County Environmentally Sensitive Map.
	Shall be no less than five (5) gross acres or more	Property is 10.998 gross acres
Uses Permitted	Those uses permitted within the CD shall be those uses as allowed within the RM-16 Multiple-Family Residential Dwelling District, including any uses permitted accessory thereto including accessory structures, recreational uses, private amenities, and docks and piers as described in Sec. 12-141.	Proposed uses are consistent with the RM-16 Zoning district. Site plan was reviewed for all accessory uses identified in 12-141.
Height Regulations	For property on the east side of SR A1A, no building or structure shall be erected or altered to a height exceeding 130 feet above the dune elevation and shall not exceed ten (10) stories above the existing dune elevation or dune system to be created. For property located on the west side of SR A1A, no building or structure shall be erected or altered to a height exceeding 35 feet and shall not exceed 3 stories above the roadway crown elevation of SR A1A adjacent to the property.	East side of A1A: 130 feet high; 10 stories West side of A1A: 35 feet high; 3 stories
<i>Exclusions</i>	The height limitations of this article shall not apply to: master radio or television antennae, chimneys, flag poles, or elevator components.	None proposed above height regulations or decorative feature allowances
<i>Decorative Features</i>	Purely decorative features such as cupolas, towers, railings, not including signs, nor containing any living areas and not covering more than 20 percent of the roof area may be erected to an additional height not to exceed 15 feet, provided that the overall height of the building or structure shall not exceed 145 feet for property on the east side of SR A1A and 50 feet for property on the west side of SR A1A.	East of A1A: All features are less than 15 feet; maximum height of 145 feet; Encompass less than 20% of roof West of A1A: All features are less than 15 feet; Maximum height of 50 feet and Encompass less than 20% of roof
<i>Shade Features and Landscaping</i>	Pergolas (or similar shade features), planters, and landscaping shall be exempt from the 20 percent roof area limitation set forth in D(2) above.	Pergolas, planters, and landscaping are shown in the previously approved site plan.
Parking Regulations	Shall be the same as described in Sec. 12-143 as amended from time to time which is incorporated by reference into this section.	East of A1A Required: 105; Provided: 165
Yard Regulations	For purposes of yard calculations within the CD District, given the presence of coastal	East of A1A: Height measured from average dune height;

	dunes or areas to be designated for coastal dunes within it, grade shall be defined for property on the east side of SR A1A as the average dune elevation and for property on the west side of SR A1A as the roadway crown elevation of SR A1A adjacent to the property	130 feet for building; 145 feet with decorative features; West of A1A: Height measured from roadway crown; 35 feet for building; 50 feet with decorative features;
<i>Front Yard</i>	Every plot shall have a front yard of not less than 100 feet in depth measured from the center line of State Highway A1A for structures more than 15 feet above grade and a minimum front setback of 45 feet from the centerline of State Road A1A for structures equal to or less than 15 feet above grade.	East of A1A: 105 feet, 2 inches for structures more than 15 feet above grade; For structures below 15 feet below grade: 45 feet; West of A1A: 170 feet, 10 inches
<i>Side Yard</i>	For property on the east side of SR A1A, there shall be a side yard on each side of the building having a width of not less than 100 feet measured from the roof overhang and a minimum side yard of 35 feet for structures or portions of structures equal to or less than 15 feet above grade. For property on the west side of SR A1A, there shall be a side yard on each side of the building having a width of not less than 25 feet measured from the roof overhang.	East of A1A: North side: 107 feet, 7 inches; South side: 107 feet, 10 inches; For structures equal or less than 15 feet: 35 feet; West of A1A: North side: 30 feet, 11 inches; South side: 27 feet, 10 inches;
<i>Rear Yard</i>	No building or part of building shall be erected closer than 15 feet to the easterly right-of-way line of the Intracoastal Waterway, or 15 feet east of any seawall which is erected east of the easterly right-of-way line of the Intracoastal Waterway or easterly beyond the line shown on the plat of easterly building line.	East of A1A: 45 feet; West of A1A: 29 feet;
Area and Density Regulations		
<i>Plot Size</i>	Every plot for a multiple-family residential dwelling shall not be less than 300 feet in width, not less than 100 feet in depth, and contain not less than 217,800 square feet (five acres) in area.	East of A1A: 605.10 in width; 391.76 in depth; 5.609 acres; West of A1A: 600.21 feet in width; 339.18 feet in depth 5.379 acres;

<i>Plot Density</i>	Every plot shall have a maximum gross density of ten (10) dwelling units per acre.	Allowed: 10 units/acre x 10.998 = 109 units Proposed units: 92 units
<i>Ground Coverage</i>	Ground coverage of building or building above ground, shall not exceed 30 percent of the total area of the plot. Driveways and parking areas which must be paved shall not exceed 15 percent of the total area of plot.	Building Coverage: 29.93% Driveways/parking areas: 10.65%
<i>Open Area.</i>	A minimum of 55 percent of the total area set aside for open recreational and green areas.	Open recreational/green: 55%
	A maximum of 15 percent of the total area set aside as a paved recreational area, which will include, but not be limited to swimming pools, pool decks, shuffleboard and racquet courts.	Paved recreation: 11.54%
	A minimum of 35 percent of the total area shall be set aside as a green area. All green areas shall be planted and maintained in lawn and/or landscaping.	Green area: 49%
Floor Area Regulations	Shall be the same as described in Sec. 12-146 as may be amended from time to time which are incorporated by reference into this section.	Meets minimum floor areas identified in 12-146
Emergency Power Requirements	Shall be the same as described in Sec. 12-147 as may be amended from time to time which are incorporated by reference into this section.	Meets emergency power requirements in 12-147
Storage Requirements	Shall be the same as described in Sec. 12-148 as may be amended from time to time which are incorporated by reference into this section.	Meets storage area requirements in 12-148
Employee Sanitary Requirements	Shall be the same as described in Sec. 12-149 as may be amended from time to time which are incorporated by reference into this section.	Facilities provided to comply with requirements in 12-149
Site Plan Approval	Upon the favorable determination by the planning director that a site plan complies with the requirements of this district, the Commission shall be authorized to approve a site plan together with a rezoning to the CD District.	Based on staff's analysis of the previously approved site plan, the corresponding site plan dated October 4, 2024 with the rezoning application is consistent with all regulations set forth in the LDC.

As part of this rezoning application, the applicant submitted a site plan dated October 4, 2024. This site plan was reviewed against the previously approved site plan as set forth in Section 12-3 of the Town's LDC

and the accompanying site plan complies with the applicable provisions of Section 12-3, the provisions of the Town's zoning ordinances, pertinent sections of the LDC, the applicable provisions of the Town's adopted Comprehensive Plan and the certified Future Land Use Element. The requirements of Section 12-3 for a major review of a site plan can be found below:

Section 12-3

(A) Major review. Applications for a multi-family development permit of 20 or more dwelling units, final plat approval to applications for rezoning and DRI development orders shall be subject to major review. An application for a development permit requiring major review shall comply with the following:

- (1) The applicable provisions of this article;
- (2) The applicable provisions of the town's zoning ordinance as amended from time to time; and
- (3) The applicable provisions of the town's adopted comprehensive plan and certified future land use element.

3. Written Findings of Fact

Per Chapter 166.0331 of the Florida Statutes, an approval of any development permit or development order must have written findings supporting the Town's decision on a development permit. As this rezoning application and accompanying site plan impacts the proposed development permit of the Property, a list of findings of fact are provided below for the Town Commission's consideration of the proposed amendment.

1. The proposed rezoning is in conformance with the Town's Comprehensive plan regarding density and intensity and permitted uses of the previously approved site plan.
2. The proposed rezoning is consistent with goals, objectives and policies set forth in the Land Use, Housing, Recreation and Open Space, Transportation, Coastal Management, Conservation and Capital Improvement Elements as well as the Implementation Section of the Land Use Element.
3. Maximum height of any structure is regulated by zoning district within the Town's Land Development Code and the height of the proposed development meets the requirements set forth within the CD Zoning District.
4. The rezoning of the subject property and site plan meet all of the regulations set forth within the CD Zoning District, including qualified developments, uses permitted, height, parking, yard, area and density, emergency power, storage, employee sanitation and site plan approval.
5. City Clerk has verified that all notices and advertising has been satisfied per Florida Statutes and the Town's Code of Ordinances.

Staff Recommendation

Based on the sound technical analysis and the findings of fact within this agenda memorandum, there is a basis in which the Town Commission can consider recommending approval of this rezoning.

Therefore, the town planner recommends that:

1. That the Town Commission, acting as the Local Planning Agency, recommends the rezoning is consistent with the Goals, Objectives, and Policies of the Town's Comprehensive Plan;

2. That the Town Commission finds that:
 - a. the proposed rezoning is consistent with the goals objectives and policies of the Town of Hillsboro Beach's Comprehensive plan
 - b. the proposed rezoning is in compliance with all requirements of the Town's LDC with specific reference to Section 12-107;
 - c. the site plan dated October 4, 2024 is consistent with the previously approved site plan approved on February 1, 2022, as well as the regulations set forth in the Town's LDC including Section 12-107; and
 - d. there is a basis on which the Town Commission can consider and approve the first reading of Ordinance 2024-11; and

If the Town Commission approves the first reading of this ordinance, the item will be advertised for a second and final public hearing for adoption of the ordinance.

Attachments:

Application and Backup
Ordinance 2024-11 including Exhibit "A" – Sketch and legal description
Location Map
Site Plan dated October 4, 2024



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

DEVELOPMENT APPLICATION

Submittal Date: _____

Zoning Board Meeting Date: _____

Property Control # _____

Town Commission Meeting Date: _____

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: Hillsboro Mile Property Owner LLC		NAME: Eric Fordin	
ADDRESS: 2850 Tigertail Avenue, Suite 800, Miami, FL 33133		ADDRESS: 2850 Tigertail Avenue, Suite 800, Miami, FL 33133	
PHONE: 305-533-0001	CELL: 786-402-0807	PHONE: 305-533-0001	CELL: 786-402-0807
E-MAIL Eric@RelatedGroup.com	FAX: 305-513-5800	E-MAIL Eric@RelatedGroup.com	FAX: 305-513-5800

APPLICANT'S CERTIFICATION

(I) Eric Fordin (owner), (architect) or (authorized agent) affirm and certify that I understand and will comply with all provisions and regulations of the Town of Hillsboro Beach Florida. I certify that all drawings and specifications for buildings or structures costing \$5,000 or over for commercial buildings or \$10,000 for residential building must be drawn or verified by a state registered architect or engineer and his seal of office imprinted thereon. Additionally, I certify that the drawings that the drawings and specifications show full compliance and do fully comply with the Zoning Code. I understand that if any drawings or specifications are not in full compliance, the application will be rejected. If approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Hillsboro Beach and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Code. I further certify that all statements and diagrams submitted herewith are true and accurate to the best of my knowledge and belief. Further, I understand that this Application and attachments become part of the Official Records of the Town of Hillsboro Beach, Florida, and are not returnable.

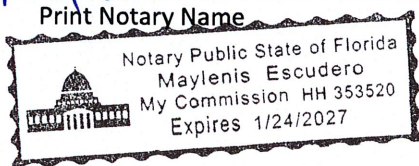
Eric Fordin
 Signature

Eric Fordin
 Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 4 day of October 20 24, by Eric Fordin as authorized signatory for Hillsboro Mile Property Owner LLC.
 Personally know X or has produced identification _____. Type of Identification _____

Maylenis Escudero
 Notary Signature
Maylenis Escudero
 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: 1174-1185 Hillsboro Mile District: RM-16

Proposed Zoning: Coastal Dune Conservation District

Existing Comprehensive Plan Designation: Residential Medium 16 Units Per Acre

Proposed Comprehensive Plan Designation: No Change

Existing Land Use: Vacant

Proposed Land Use: Residential

Total Site Area: 478,630* Sq. Ft. 10.988* Acres

Flood Zone Category: Various (see survey)

*Site Area Details

Parcel A (Gross):

- 234,316 SF / 5.379 Acres

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

Parcel B (Gross / West of Erosion Control Line):
-244,314 SF / 5.609 Acres

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

Describe briefly the nature of any improvements presently located on the subject property. Vacant. Sales Center.

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

Estimated construction cost: N/A

Describe in detail the phasing of the proposed development. N/A

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

See attached letter "Re: Rezoning Request – 1174-1185 Hillsboro Mile"

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. February 1, 2022

- (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)



October 4, 2024

VIA HAND DELIVERY

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

Mr. Jim Hickey
Planning Director
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Re: Rezoning Request – 1174-1185 Hillsboro Mile

Dear All:

This correspondence is transmitted to you on behalf of Hillsboro Mile Property Owner, LLC (the “Owner”). It shall serve as the Owner’s narrative letter and justification statement that describes the enclosed rezoning application for the property located at 1174-1185 Hillsboro Mile (the “Property”)¹. As set forth below, we seek to rezone the Property from RM-16 to the City’s new Coastal Dune Conservation District (the “CD District”). Consistent with the CD District regulations, we seek the approval of the enclosed site plan together with the rezoning. In the sections of this letter that follow, we highlight the features of the Property and the site plan that are relevant to this application.

I. The Property

The Property is located within the Town of Hillsboro Beach, Florida (the “Town”) and comprises approximately 10.988 gross acres of land lying west of the erosion control. Based on our research, it is the largest privately owned piece of real property located within

¹ The Property comprises Broward County folio numbers: 4843-08-13-0010, 4843-08-13-0012, 4843-08-13-0013, 4843-08-13-0014, 4843-08-13-0015, 4843-08-13-0016, 4843-08-13-0020, 4843-08-13-0021, 4843-08-13-0022, 4843-08-13-0023, 4843-08-13-0024, and 4843-08-13-0030.

the Town. For your convenience, we set forth below an aerial photograph of the lands at issue.



The Property is legally described as follows.

PARCEL 1:

Parcel B of The Enclave at Hillsboro Beach, according to the plat thereof, as recorded in Plat Book 154, Page 31 of the Public Records of Broward County, Florida LESS the portion thereof lying seaward of the Erosion Control Line.

PARCEL 2:

Parcel A, less the North 100 feet of the South 200 feet, of The Enclave at Hillsboro Beach, according to the plat thereof, as recorded in Plat Book 154, Page 31 of the Public Records of Broward County, Florida.

AND

The North 100 feet of the South 200 feet of Parcel A, of The Enclave at Hillsboro Beach, according to the plat thereof, as recorded in Plat Book 154, Page 31 of the Public Records of Broward County, Florida.



II. The Property Qualifies for the CD District

As confirmed by the enclosed survey, the Property comprises 10.988 gross acres of land and, therefore, readily satisfies the five (5) acre minimum size requirement of the CD District. Notably, the Property contains environmentally sensitive lands designated by the Broward County Board of County Commissioners as a Local Area of Particular Concern (“LAPC”) on the Nature Map Series of the Broward County Land Use Plan. Based on the enclosed plat, 100 percent of the Property is so designated. Furthermore, it is designated as “Residential Medium” on the Town’s future land use map. Consequently, the Property qualifies for rezoning to the CD District.

III. Narrative

The rezoning application together with the accompanying site plan implement each and every policy directive declared by the City when it created the CD District. When measured against the existing RM-16 District regulations, the requested rezoning: (i) reduces density (from 16 dwelling units per acre to 10 dwelling units per acre); (ii) increases setbacks; (iii) protects valuable coastal resources; and (iv) renders productive a substantial parcel of real property that has stagnated in the middle of the Town for years. We state with emphasis that the reduction in density that we seek is *consistent* with both the Town’s Comprehensive Plan and with the Broward County Land Use Plan (Broward Next). Consequently, the rezoning request is consistent with both comprehensive plans.

As set forth above, the Property contains an area designated as a LAPC on the Broward County Land Use Plan – a fact that confirms the high value of the environmentally sensitive coastal dune resources that exist within it. The Owner seeks to rezone the Property to the CD District and develop it in accordance with the enclosed site plan: (i) to protect the coastal dune environmental resources while (ii) simultaneously developing a stunning, sculpted, and elegant condominium project that will set a new standard for architectural elegance within the Town’s multi-family zoning districts (the “Project”). On the next two pages we show renderings of the Project when complete.





Rendering of the Project looking northeast from Parcel A entry.



Rendering of the Project looking southeast from the Intracoastal Waterway.



Rendering of the Project looking north from the beach.

The enclosed site plan demonstrates compliance with the CD District regulations in all respects. For clarity, the site plan included herein *does not* differ in a material way from the site plan that the City previously reviewed and approved by super-majority vote on February 1, 2022, and for which a subsequent Compliance Determination Approval was issued on February 20, 2023. To be sure, the Owner once again voluntarily accepts all prior conditions of approval previously imposed by the Town as part of the prior site plan approval process.

Lastly, we wish to emphasize two facts. First, the Project *does not* require a height variance. The Project height complies with the height regulation of the CD District. Second, the Project *is not* the tallest building in the Town. To the contrary, the Project will be developed to a height that is consistent with many of the existing multi-family residential buildings within the Town. The graphic on the next page proves this point.





Hillsboro Beach's Tallest Buildings Over 100 Feet

We request that first reading of this rezoning be heard during the Town's November meeting scheduled at present for November 12, 2024. We request that second reading occur during the Town's December meeting scheduled at present for December 3, 2024. As always, please do not hesitate to contact me if you have any questions concerning this correspondence or the enclosed materials.

Best Regards,

s/Jeffrey S. Bass
For the Firm

Enclosures

cc: Donald J. Doody, Esq., Town Attorney (*via email without enclosures*)

**UNANIMOUS WRITTEN CONSENT OF
THE MANAGER AND MEMBERS OF
PRH/DEZER HILLSBORO MILE, LLC
IN LIEU OF A MEETING**

Dated as of January 30, 2021

THE UNDERSIGNED, being and constituting the sole manager (the "Manager") and all of the members (collectively, the "Members") of **PRH/DEZER HILLSBORO MILE, LLC**, a Florida limited liability company (the "Company"), acting pursuant to the authority of the Florida Revised Limited Liability Company Act, Chapter 605 of the Florida Statutes, hereby adopt the following recitals and resolutions in lieu of a meeting, effective as of the date hereof:

WHEREAS, the Company is the sole member of Hillsboro Mile Holdings, LLC, a Florida limited liability company ("Holdings"), which is the sole member of Hillsboro Mile Property Owner, LLC, a Florida limited liability company ("Property Owner");

WHEREAS, Property Owner intends to develop a condominium project with a marina, amenities and parking (the "Project") on certain real property owned by the Company and located in the Town of Hillsboro, Broward County, Florida;

WHEREAS, the following persons currently serve as the officers of Property Owner in the capacities set forth across from their names (collectively, the "Officers"):

Jorge M. Perez	Chairman / CEO
Jon Paul Perez	President
Matthew J. Allen	Vice President
Jeffery Hoyos	Vice President, Treasurer, and Secretary
Ben Gerber	Vice President;

WHEREAS, Property Owner desires to authorize the Officers to take such actions and/or to execute such documents on behalf of Property Owner as are necessary to advance, achieve or implement the development of the Project, as more fully described on the attached Exhibit A (collectively, the "Officer Development Actions");

WHEREAS, Property Owner desires to appoint Eric Fordin ("Fordin") as an authorized representative of Property Owner to take such actions and/or to execute such documents, on behalf of Property Owner, as are necessary to advance, achieve or implement the development of the Project, as more fully described on the attached Exhibit B (collectively, the "Authorized Representative Development Actions"), and together with the Officer Development Actions, collectively, the "Development Actions");

WHEREAS, the undersigned deem it to be advisable and in the best interest of the Company, Holdings and Property Owner to: (a) authorize each of the Development Actions; (b) authorize the Officers to take such actions and/or to execute such documents, on behalf of Property Owner, as are necessary to advance, achieve or implement the Officer Development Actions; (c) appoint Fordin as an authorized representative of Property Owner; and (d) authorize Fordin as an authorized representative of Property Owner to take such actions and/or to execute such documents, on behalf of Property Owner, as are necessary to advance, achieve or implement the Authorized Representative Development Actions;

WHEREAS, the Company desires to execute that certain Written Consent of the Sole Member of Hillsboro Mile Holdings, LLC, dated as of the date hereof and substantially in the form attached hereto as Exhibit C (the "Holdings Resolutions"); and

WHEREAS, the undersigned deem it to be advisable and in the best interest of the Company for the Company to execute the Holdings Resolutions as the sole member of Holdings.

NOW THEREFORE, BE IT RESOLVED, that the undersigned hereby approve, authorize, confirm, ratify and consent to: (a) Property Owner (i) appointing Fordin as an authorized representative of Property Owner and (ii) authorizing (A) the Development Actions, (B) the Officers undertaking the Officer Development Actions and (C) Fordin as an authorized representative of Property Owner undertaking the Authorized Representative Development Actions; and (b) the Company's execution and delivery of the Holdings Resolutions; and be it further

RESOLVED, that the Manager be, and hereby is, authorized to take the following actions, all of which are hereby ratified and approved as the acts and deeds of the Company: (a) execute and deliver the Holdings Resolutions and any and all consents, documents, instruments, agreements or certificates required to be executed and/or delivered in connection therewith; and (b) execute any and all other consents, documents, agreements, certificates and instruments to be executed and/or delivered by the Company in connection with the foregoing resolutions, the execution thereof by the Manager to be conclusive evidence of the Company's approval and determination of the foregoing; and be it further

RESOLVED, that any and all actions heretofore or hereafter taken by the Manager within the terms of the foregoing resolutions prior to the date of adoption of the foregoing resolutions which would have been authorized by the foregoing resolutions but for the fact that such actions were taken prior to such date, be, and each hereby is, ratified, approved, confirmed and adopted in their entirety as the acts and deeds of the Company; and be it further

RESOLVED, that this Written Consent may be executed in one or more counterparts, each of which shall be deemed an original, but together shall constitute the same instrument; and signatures delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, shall be given the same legal force and effect as original signatures.

[the remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, the undersigned have given their consent to the foregoing resolutions as of the date first above written.

MANAGER AND MEMBER:

PRH HILLSBORO MILE, LLC, a Florida limited liability company

By: Ben Gerber
Name: Ben Gerber
Title: Vice President

MEMBER:

DEZER HILLSBORO MILE INVESTOR LLC, a Florida limited liability company

By: _____
Name: _____
Title: _____

IN WITNESS WHEREOF, the undersigned have given their consent to the foregoing resolutions as of the date first above written.

MANAGER AND MEMBER:

PRH HILLSBORO MILE, LLC, a Florida limited liability company

By: _____

Name: _____

Title: _____

MEMBER:

DEZER HILLSBORO MILE INVESTOR LLC, a Florida limited liability company

By: _____

Name: Gil Dezer

Title: Manager

EXHIBIT A

OFFICER DEVELOPMENT ACTIONS

The execution, filing and delivery of any and all, applications, certificates, permits, papers, or contracts as may be necessary or desirable in conjunction with any of the following tasks:

- Obtaining and maintaining such permit and/or permit applications required of any governmental divisions and agencies as may be necessary, including but not limited to permitting for:

Water, sewer, land use, City or County Code variances, zoning, environmental actions, air use rights, water use rights, landfill authority, infrastructure, elevators, business licenses, real estate development, construction, excavation, demolition, fencing, signage, crane operations, street or partial street closures, trash and waste management, vacating a street of public roadway, access, egress, electrical power, cellular towers, creation of rights of way, creation of curbing, and any other permit application required in the normal and usual course of development of a residential or commercial development; and environmental tests of the Project site.

- Executing any contract related to the development of the Project to the extent such contract (a) does not relate to (i) mortgaging the Project, (ii) selling, buying or leasing all or any portion of the Project, (iii) encumbering the Project, (iv) granting an easement with respect to the Project, (v) General Contractor selection and contracting, and/or (vi) Architectural, engineer and design selection and contracting, and (b) does not require total aggregate payments in excess of \$100,000.

EXHIBIT B

AUTHORIZED REPRESENTATIVE DEVELOPMENT ACTIONS

The execution, filing and delivery of any and all, applications, certificates, permits, papers, or contracts as may be necessary or desirable in conjunction with any of the following tasks:

- Obtaining and maintaining such permit and/or permit applications required of any governmental divisions and agencies as may be necessary, including but not limited to permitting for:

Water, sewer, land use, City or County Code variances, zoning, environmental actions, air use rights, water use rights, landfill authority, infrastructure, elevators, business licenses, real estate development, construction, excavation, demolition, fencing, signage, crane operations, street or partial street closures, trash and waste management, vacating a street of public roadway, access, egress, electrical power, cellular towers, creation of rights of way, creation of curbing, and any other permit application required in the normal and usual course of development of a residential or commercial development; and environmental tests of the Project site.

- Executing any contract related to the development of the Project to the extent such contract (a) does not relate to (i) mortgaging the Project, (ii) selling, buying or leasing all or any portion of the Project, (iii) encumbering the Project, (iv) granting an easement with respect to the Project, (v) General Contractor selection and contracting, and/or (vi) Architectural, engineer and design selection and contracting, and (b) does not require total aggregate payments in excess of \$100,000.

EXHIBIT C

HOLDINGS RESOLUTIONS

[see attached]

ACTIVE 54788718v1

**WRITTEN CONSENT OF
THE SOLE MEMBER OF
HILLSBORO MILE HOLDINGS, LLC
IN LIEU OF A MEETING**

Dated as of January 28, 2021

THE UNDERSIGNED, being and constituting the sole member (the “Member”) of **HILLSBORO MILE HOLDINGS, LLC**, a Florida limited liability company (the “Company”), acting pursuant to the authority of the Florida Revised Limited Liability Company Act, Chapter 605 of the Florida Statutes, hereby adopts the following recitals and resolutions in lieu of a meeting, effective as of the date hereof:

WHEREAS, the Company is the sole member of Hillsboro Mile Property Owner, LLC, a Florida limited liability company (“Property Owner”);

WHEREAS, the Company desires to execute that certain Written Consent of the Sole Member of Hillsboro Mile Property Owner, LLC, dated as of the date hereof and substantially in the form attached hereto as Exhibit A (the “Property Owner Resolutions”); and

WHEREAS, the undersigned deems it to be advisable and in the best interest of the Company for the Company to execute the Property Owner Resolutions as the sole member of Property Owner.

NOW THEREFORE, BE IT RESOLVED, that the undersigned hereby approves, authorizes, ratifies and consents to the execution and delivery by the Company of the Property Owner Resolutions; and be it further

RESOLVED, that any of the officers of the Company (collectively, the “Officers”) be, and each hereby is, authorized to take the following actions, all of which are hereby ratified and approved as the acts and deeds of the Company: (a) execute and deliver the Property Owner Resolutions and any and all consents, documents, instruments, agreements or certificates required to be executed and/or delivered in connection therewith; and (b) execute any and all other consents, documents, agreements, certificates and instruments to be executed and/or delivered by the Company in connection with the foregoing resolutions, the execution thereof by any of the Officers to be conclusive evidence of the Company’s approval and determination of the foregoing; and be it further

RESOLVED, that any and all actions heretofore or hereafter taken by any of the Officers within the terms of the foregoing resolutions prior to the date of adoption of the foregoing resolutions which would have been authorized by the foregoing resolutions but for the fact that such actions were taken prior to such date, be, and each hereby is, ratified, approved, confirmed and adopted in their entirety as the acts and deeds of the Company; and be it further

RESOLVED, that signatures delivered by facsimile transmission or by e-mail delivery of a “.pdf” format data file, shall be given the same legal force and effect as original signatures.

IN WITNESS WHEREOF, the undersigned has given its consent to the foregoing resolutions as of the date first above written.

MEMBER:

PRH/DEZER HILLSBORO MILE, LLC, a Florida
limited liability company

By: PRH HILLSBORO MILE, LLC, a Florida
limited liability company, its Manager

By: Ben Gerber
Name: Ben Gerber
Title: Vice President

EXHIBIT A

PROPERTY OWNER RESOLUTIONS

[see attached]

**WRITTEN CONSENT OF
THE SOLE MEMBER OF
HILLSBORO MILE PROPERTY OWNER, LLC
IN LIEU OF A MEETING**

Dated as of January 26, 2021

THE UNDERSIGNED, being and constituting the sole member (the “Member”) of **HILLSBORO MILE PROPERTY OWNER, LLC**, a Florida limited liability company (the “Company”), acting pursuant to the authority of the Florida Revised Limited Liability Company Act, Chapter 605 of the Florida Statutes, hereby adopts the following recitals and resolutions in lieu of a meeting, effective as of the date hereof:

WHEREAS, the Company intends to develop a condominium project with a marina, amenities and parking (the “Project”) on certain real property owned by the Company and located in the Town of Hillsboro, Broward County, Florida;

WHEREAS, the following persons currently serve as the officers of the Company in the capacities set forth across from their names (collectively, the “Officers”):

Jorge M. Perez	Chairman / CEO
Jon Paul Perez	President
Matthew J. Allen	Vice President
Jeffery Hoyos	Vice President, Treasurer, and Secretary
Ben Gerber	Vice President;

WHEREAS, the Company desires to authorize the Officers to take such actions and/or to execute such documents, on behalf of the Company, as are necessary to advance, achieve or implement the development of the Project, as more fully described on the attached Exhibit A (collectively, the “Officer Development Actions”);

WHEREAS, the Company desires to appoint Eric Fordin (“Fordin”) as an authorized representative of the Company to take such actions and/or to execute such documents, on behalf of the Company, as are necessary to advance, achieve or implement the development of the Project, as more fully described on the attached Exhibit B (collectively, the “Authorized Representative Development Actions”, and together with the Officer Development Actions, collectively, the “Development Actions”); and

WHEREAS, the undersigned deems it to be advisable and in the best interest of the Company to: (a) authorize each of the Development Actions; (b) authorize the Officers to take such actions and/or to execute such documents, on behalf of the Company, as are necessary to advance, achieve or implement the Officer Development Actions; (c) appoint Fordin as an authorized representative of the Company; and (d) authorize Fordin as an authorized representative

of the Company to take such actions and/or to execute such documents, on behalf of the Company, as are necessary to advance, achieve or implement the Authorized Representative Development Actions.

NOW THEREFORE, BE IT RESOLVED, that the undersigned hereby approves, authorizes, confirms, ratifies and consents to: (a) appointing Fordin as an authorized representative of the Company; (b) each of the Development Actions; (c) all reasonable and customary actions to be taken on behalf of the Company to advance, achieve or implement each of the Development Actions, including, without limitation, the filing of all applications, documents and other material with all applicable state and local governmental agencies in connection with the advancement, achievement or implementation of each of the Development Actions; and (d) the Company's execution, delivery and performance of each of the contracts described in the Development Actions, and all other reasonable and customary documents, instruments, agreements or certificates as may be necessary or advisable to advance, achieve or implement the Development Actions; and be it further

RESOLVED, that (a) each of the Officers be, and each hereby is, authorized to execute and deliver any and all other consents, documents, agreements, certificates and instruments to be executed and/or delivered by the Company in connection with the Officer Development Actions, the execution thereof by any of the Officers to be conclusive evidence of the Company's approval of the foregoing, and (b) Fordin be, and hereby is, authorized to execute and deliver any and all other consents, documents, agreements, certificates and instruments to be executed and/or delivered by the Company in connection with the Authorized Representative Development Actions, the execution thereof by Fordin to be conclusive evidence of the Company's approval of the foregoing; and be it further

RESOLVED, that any and all actions heretofore or hereafter taken by any of the Officers and/or Fordin within the terms of the foregoing resolutions prior to the date of adoption of the foregoing resolutions which would have been authorized by the foregoing resolutions but for the fact that such actions were taken prior to such date, be, and each hereby is, ratified, approved, confirmed and adopted in their entirety as the acts and deeds of the Company; and be it further

RESOLVED, that signatures delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, shall be given the same legal force and effect as original signatures.

[the remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, the undersigned has given its consent to the foregoing resolutions as of the date first above written.

MEMBER:

HILLSBORO MILE HOLDINGS, LLC, a
Florida limited liability company

By: Ben Gerber
Name: Ben Gerber
Title: Vice President

EXHIBIT A

OFFICER DEVELOPMENT ACTIONS

The execution, filing and delivery of any and all, applications, certificates, permits, papers, or contracts as may be necessary or desirable in conjunction with any of the following tasks:

- Obtaining and maintaining such permit and/or permit applications required of any governmental divisions and agencies as may be necessary, including but not limited to permitting for:

Water, sewer, land use, City or County Code variances, zoning, environmental actions, air use rights, water use rights, landfill authority, infrastructure, elevators, business licenses, real estate development, construction, excavation, demolition, fencing, signage, crane operations, street or partial street closures, trash and waste management, vacating a street of public roadway, access, egress, electrical power, cellular towers, creation of rights of way, creation of curbing, and any other permit application required in the normal and usual course of development of a residential or commercial development; and environmental tests of the Project site.

- Executing any contract related to the development of the Project to the extent such contract (a) does not relate to (i) mortgaging the Project, (ii) selling, buying or leasing all or any portion of the Project, (iii) encumbering the Project, (iv) granting an easement with respect to the Project, (v) General Contractor selection and contracting, and/or (vi) Architectural, engineer and design selection and contracting, and (b) does not require total aggregate payments in excess of \$100,000.

EXHIBIT B

AUTHORIZED REPRESENTATIVE DEVELOPMENT ACTIONS

The execution, filing and delivery of any and all, applications, certificates, permits, papers, or contracts as may be necessary or desirable in conjunction with any of the following tasks:

- Obtaining and maintaining such permit and/or permit applications required of any governmental divisions and agencies as may be necessary, including but not limited to permitting for:

Water, sewer, land use, City or County Code variances, zoning, environmental actions, air use rights, water use rights, landfill authority, infrastructure, elevators, business licenses, real estate development, construction, excavation, demolition, fencing, signage, crane operations, street or partial street closures, trash and waste management, vacating a street of public roadway, access, egress, electrical power, cellular towers, creation of rights of way, creation of curbing, and any other permit application required in the normal and usual course of development of a residential or commercial development; and environmental tests of the Project site.

- Executing any contract related to the development of the Project to the extent such contract (a) does not relate to (i) mortgaging the Project, (ii) selling, buying or leasing all or any portion of the Project, (iii) encumbering the Project, (iv) granting an easement with respect to the Project, (v) General Contractor selection and contracting, and/or (vi) Architectural, engineer and design selection and contracting, and (b) does not require total aggregate payments in excess of \$100,000.

ACTIVE 54778719v1

**Rezoning Request – 1174-1185 Hillsboro Mile
October 4, 2024**

Transmittal:

1. This application and all applicable fees*
 - i) Signed & Notarized Application
 - ii) Check payment of Rezoning Fee \$3,500.00
 - iii) Check payment of \$250 for a change in the district regulations or district boundaries shall deposit with the Town Clerk the sum of \$250.00 to cover the approximate cost of this procedure, per Sec. 12-346
2. Narrative letter describing the request
3. Agent's authorization letter
4. 2 signed and sealed copies
5. 1 electronic copy
6. 1 set of plans for the City of Deerfield Fire Inspector / Plans Examiner



APPLICATION FOR FINAL SITE PLAN APPROVAL

ARCHITECTURAL SET 10/04/2024

SHEET LIST	
SHEET NAME	SHEET NUMBER
COVER	A0-00
SURVEY	A0-01
SURVEY	A0-02
AVG. DUNE ELEVATION CERTIFICATE	A0-03
LOCATION MAP	A0-04
ZONING DATA SUMMARY	A0-05
PROJECT DATA	A0-06
STREET VIEWS	A0-07
STREET VIEWS	A0-08
PLAT INFORMATION	A0-09
PLAT INFORMATION	A0-10
OVERALL SITE PLAN	A1-00
PARCEL B - UNDERGROUND PARKING - LOWER LEVEL	A1-01
PARCEL B - UNDERGROUND PARKING - UPPER LEVEL	A1-02
PARCEL B - LOBBY LEVEL	A1-03
PARCEL B - LEVEL 02-10	A1-04
PARCEL B - ROOF LEVEL	A1-05
PARCEL A - UNDERGROUND PARKING BSMT. LEVEL	A1-06
PARCEL A - GROUND LEVEL	A1-07
PARCEL A - LEVELS 02-03	A1-08
PARCEL A - ROOF LEVEL	A1-09
OPEN AREA PLAN	A1-11
GREEN AREA PLAN	A1-12
CONSERVATION AREA PLAN	A1-13
PAVED RECREATIONAL AREA PLAN	A1-14
BUILDING COVERAGE PLAN	A1-15
PAVED DRIVEWAYS AND PARKING PLAN	A1-16
ADDITIONAL HEIGHT COVERAGE	A1-17
SECTION - PARCEL B	A3-01
SECTION 02 - PARCEL B	A3-02
SECTION - PARCEL A	A3-03
SECTION - PARCEL A	A3-04
RENDERING	A4-01
RENDERING	A4-02
RENDERING	A4-03
RENDERING	A4-04
RENDERING	A4-05
RENDERING	A4-06
RENDERING	A4-07
RENDERING	A4-08
RENDERING	A4-09

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

COVER

SCALE:

DATE:
10/04/2024

A0-00

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

1174-1185 HILLSBORO MILE SURVEY

SCALE:

DATE:
10/04/2024

A0-01

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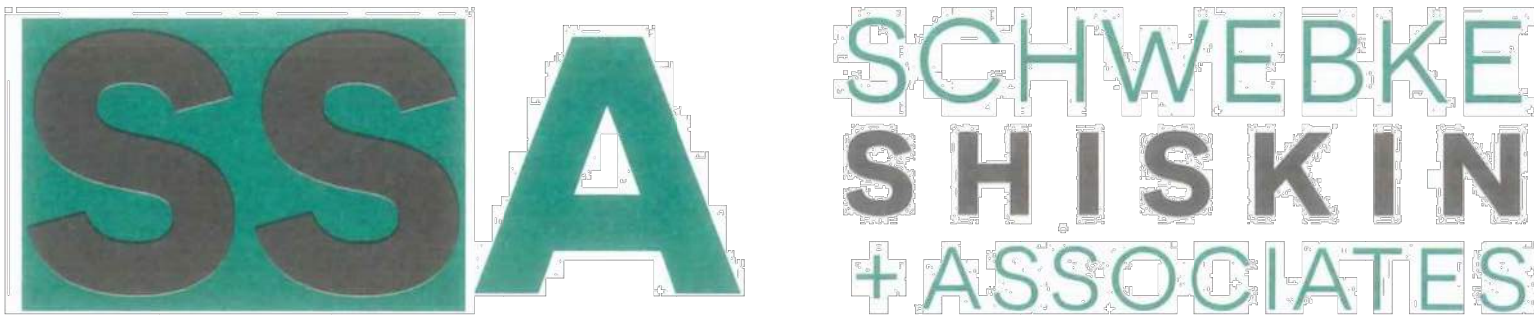
1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

SURVEY

SCALE:

DATE:
10/04/2024

A0-02



JULY 14, 2021

RE: 1174-1185 HILLSBORO MILE, HILLSBORO BEACH, FL

TO WHOM IT MAY CONCERN:

1. I AM A PROFESSIONAL LAND SURVEYOR AND MAPPER DULY LICENSED TO PRACTICE IN THE STATE OF FLORIDA UNDER P.L.S. NO. 4775, WITH THE FIRM OF SCHWEBKE-SHISKIN & ASSOCIATES, INC. THE PROPERTY DESCRIBED BELOW HAS RECENTLY BEEN SURVEY UNDER MY DIRECT SUPERVISION.

2. THE TOP OF THE DUNE OF THE PROPERTY SHOWN HAS AN AVERAGE ELEVATION OF 19.10' (NAVD-1988) AS DETERMINED BY OUR SURVEY ON NOVEMBER 24, 2020, UNDER FILE NUMBER B-2054.

LEGAL DESCRIPTION:

PARCEL 1:

PARCEL B OF THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

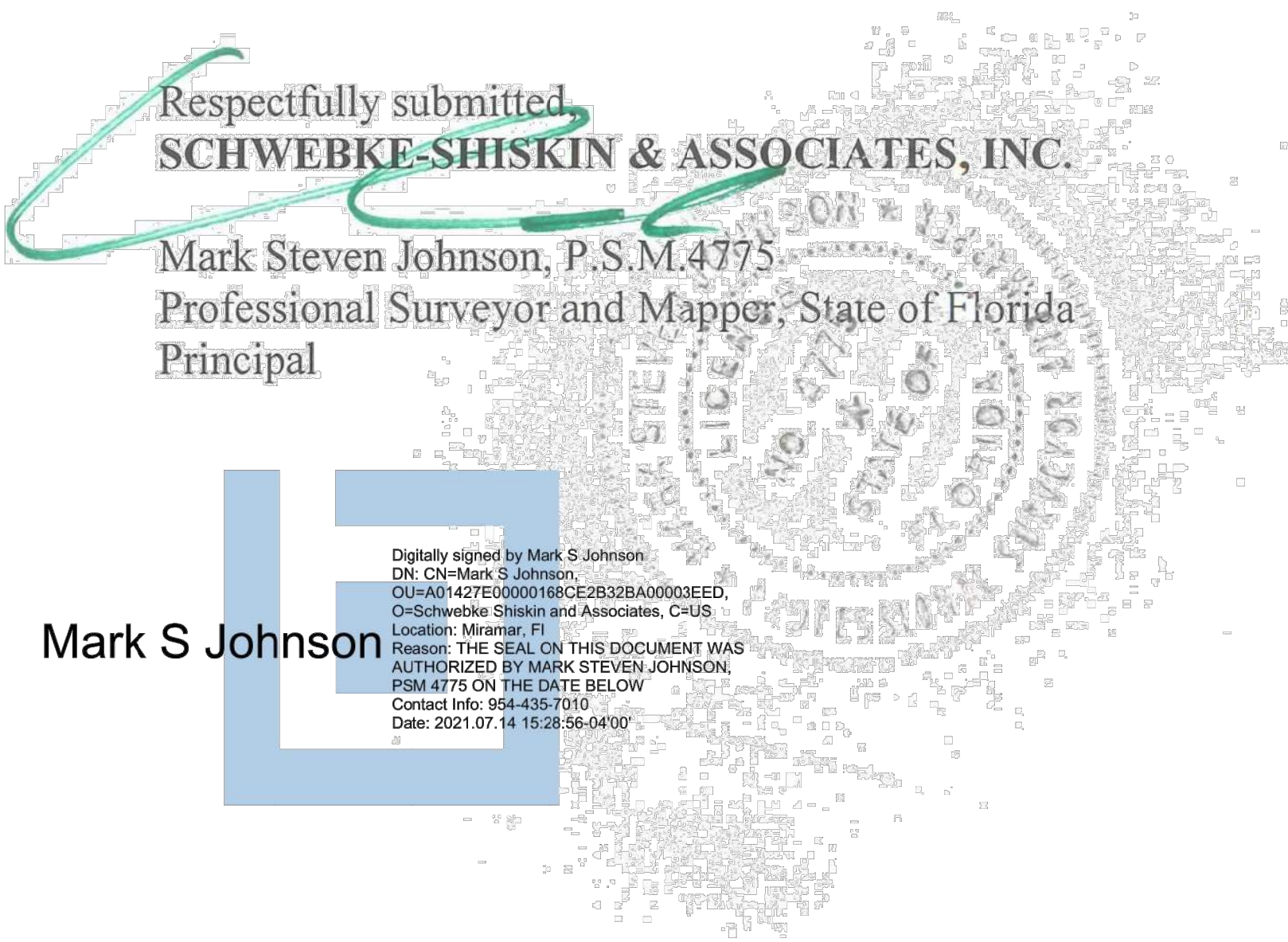
PARCEL 2:

PARCEL A, LESS THE NORTH 100 FEET OF THE SOUTH 200 FEET, OF THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

3240 CORPORATE WAY - MIRAMAR, FLORIDA 33025 // PHONE (954) 435-7010

THE NORTH 100 FEET OF THE SOUTH 200 FEET OF PARCEL A, OF THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



Mark S Johnson

SCHWEBKE SHISKIN + ASSOCIATES

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

AVG. DUNE ELEVATION
CERTIFICATE

SCALE:

DATE:
10/04/2024

A0-03



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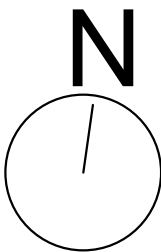
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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

LOCATION MAP

SCALE:



DATE:
10/04/2024

A0-04

	PERMITTED/ALLOWED	PROPOSED
Product Type	CD, Multifamily Residential	CD, Multifamily Residential
PARCEL A		
Lot size: To be developed as Density Stories Height (measured from Crown of Road) Side Setback North Property Line Side Setback South Property Line Front setback of Building from centerline of A1A Rear setback of Building from outer edge of seawall Total Parking Spaces #	±234,316 sf(5.379 Acres) See combined parcel requirement below 3 Stories max. 35'-0" Required: 25'-0" Required: 25'-0" Required: 100'-0" Required: 15'-0" Required Parking: 1 1/2 parking spaces for each dwelling unit. (22 Units x 1.5 = 33 spaces)	Condo 22 Units 3 Stories + Roof level 3 Story Condo flats: 35'-0" at top of roof handrail. (31' private upper terrace pool deck elevation) Provided: 30'-11" Provided: 27'-10" Provided: 170'-10" Provided: 29'-0" Parking Garage: 52 (enclosed) + 21 (open) = 73
PARCEL B		
Lot size: To be developed as Density Stories Building Height (measured from Avg. Dune Elevation, See A0-03 Survey) Podium Height (measured from Avg. Dune Elevation, See A0-03 Survey) Side Building Setback North Property Line Side Building Setback South Property Line Side Setback of Structures less than 15'-0" in height (above grade) North Property Line Side Setback of Structures less than 15'-0" in height (above grade) South Property Line Front setback of Building from centerline of A1A Front setback of Structures less than 15'-0" in height (above grade) from centerline of A1A Rear setback due to CCCL and PFD/VE heel line (FEMA) Total Parking Spaces #	±44,314 sf (5.609 Acres) See combined parcel requirement below 10 Stories 130'-0" See Sec. 12-143 (A) Required: 100'-0" Required: 100'-0" Required: 35'-0" Required: 35'-0" Required: 100'-0" Required: 45'-0" Required: 15'-0" Required Parking: 1 1/2 parking spaces for each dwelling unit. (70 Units x 1.5 = 105 spaces)	Condo 70 Units 10 Stories + Roof level 130'-0" See Sec. 12-143 (A) Provided: 107'-7" (excluding balconies) Provided: 107'-10" (excluding balconies) Provided: 35'-0" Provided: 35'-0" Provided: 105'-2" Provided: 45'-0" Building basement structure within X zone Parking Garage: 161 (enclosed) + 4 (open) = 165
COMBINED DATA		
Combined lot size: Total Density Building Coverage Paved driveways and parking areas Open Area (Open space for open recreational and green areas.) Green Area (All green areas shall be planted and maintained in lawn and/or landscaping.) Area Designated as Local Area of Particular Concern or Conservation Easement* Paved Recreational area (swimming pools, pool deck, shuffle board, tennis courts.)	244,314 sf (5.609 Acres) + 234,316 sf (5.379 Acres) = 478,630 SF (10.988 Acres) Allowed: 10 dwelling units per acre max. (10.988 x 10 = 109.88 Units) Allowed: 30% max. (143,589 SF) Allowed: 15% max. (71,794.5 SF) Required: 55% min. (263,246.5 SF) Required: 35% min. (167,520.5 SF) Required: 30% min. (143,589 SF) Allowed: 15% max. (71,794.5 SF)	Provided: 92 Units Provided: 29.93% (143,276.30 SF) Provided: 10.65% (50,987 SF) Provided: 55% (268,842 SF) Provided: 49% (234,485.44 SF) Provided: 100% (478,630 SF)* Provided: 11.54% (55,251 SF)

*This Plat is a Local Area of Particular Concern and has been designated by The Board of County Commisioners as Environmentally Sensitive - Refer to Plat Survey

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

ZONIING DATA SUMMARY

SCALE:

DATE:
10/04/2024

A0-05

PROPOSED														PARCEL A													
PARCEL B														Condo + Tennis Amenity													
Oceanfront Condo														Vault													
	Units	Resi NSF	Amenity SF INDOOR	Amenity SF OUTDOOR	Amenity GSF	Parking SF	Private Garage Parking Spaces #	Tandem Parking Spaces	Non Tandem Parking Spaces	TOTAL PARKING #	GSF	Floorplate SF		Units	Resi NSF	Amenity SF INDOOR	Amenity SF OUTDOOR	Amenity GSF	Parking SF	Private Garage Parking Spaces #	Tandem Parking Spaces	Non Tandem Parking Spaces	TOTAL PARKING #	GSF	Floorplate SF	Vault SF	
Roof Level			Private Recreation Area + Mechanical									9,753 SF	43,758 SF														
Level 10	6 Units	32,071 SF									35,358 SF	43,740 SF															
Level 09	6 Units	32,071 SF									35,358 SF	43,740 SF															
Level 08	8 Units	32,071 SF									35,358 SF	43,740 SF															
Level 07	8 Units	32,071 SF									35,358 SF	43,740 SF															
Level 06	8 Units	32,071 SF									35,358 SF	43,739 SF															
Level 05	8 Units	32,071 SF									35,358 SF	43,739 SF															
Level 04	8 Units	32,071 SF									35,358 SF	43,739 SF															
Level 03	8 Units	32,071 SF									35,358 SF	43,739 SF															
Level 02	8 Units	32,071 SF									35,358 SF	54,196 SF															
Lobby Level	2 Units	8,222 SF	17,681 SF	37,739 SF	55,420 SF				4 Spaces	4 Spaces	31,326 SF	91,596 SF															
Underground Parking - Upper Level	PARKING	8,359 SF				55,004 SF	26 Spaces		47 Spaces	73 Spaces	84,317 SF	86,011 SF															
Underground Parking - Lower Level	PARKING	32,291 SF				70,261 SF	58 Spaces		30 Spaces	88 Spaces	77,809 SF	94,331 SF															
TOTAL	70 Units	337,511 SF	17,681 SF	37,739 SF	55,420 SF	125,265 SF	84 Spaces	0 Spaces	81 Spaces	165 Spaces	521,427 SF	719,808 SF		22 Units	114,283 SF	8,668 SF	5,195 SF	13,863 SF	33,352 SF	44 Spaces	4 Spaces	25 Spaces	73 Spaces	189,545 SF	238,101 SF	540 SF	
COMBINED TOTAL																											
Units	92 Units																										
Parcel B Parking Spaces #	165 Spaces																										
Parcel B Parking Ratio	1 Spaces per unit (8 spaces for visitor parking)																										
Parcel A Parking Spaces #	73 Spaces																										
Parcel A Parking Ratio	3 Spaces per unit																										
Combined Parking Spaces #	238 Spaces																										
Parking SF	158,617 SF																										
Resi NSF	451,794 SF																										
Resi GSF	710,972 SF																										
Total GSF	780,795 SF																										
Total Floorplate SF	958,449 SF																										

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PROJECT DATA

SCALE:

DATE:
10/04/2024

A0-06



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

STREET VIEWS

SCALE:

DATE:
10/04/2024

A0-07



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

STREET VIEWS

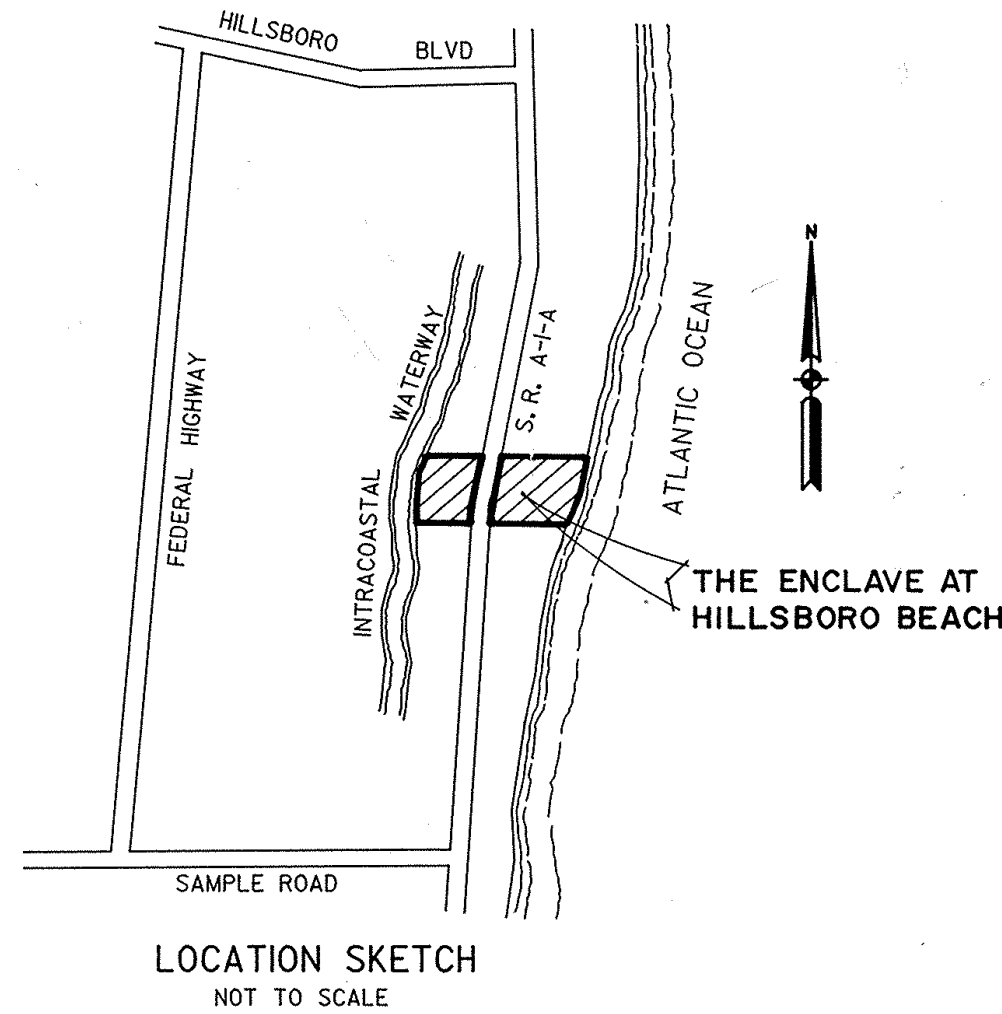
SCALE:

DATE:
10/04/2024

A0-08

AMENDED
119689069

AMENDED
119668571



DESCRIPTION

ALL THAT PART OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 48 SOUTH, RANGE 43 EAST, LYING BETWEEN A LINE PARALLEL WITH AND THREE THOUSAND (3,000) FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION, AND A LINE PARALLEL WITH AND THIRTY-THREE HUNDRED (3,300) FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION, SITUATE AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

ALL THAT PART OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 48 SOUTH, RANGE 43 EAST, LYING BETWEEN A LINE PARALLEL WITH AND TWENTY-SEVEN HUNDRED (2,700) FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION AND A LINE PARALLEL WITH AND THREE THOUSAND (3,000) FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION, SITUATE AND BEING IN BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE TOWN OF HILLSBORO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 11.212 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 218H-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE JUNE 04, 1991

KEITH AND SCHNARS, P.A.

Thomas Gene Lunsford
BY: THOMAS GENE LUNSFORD
PROFESSIONAL LAND SURVEYOR #4646
STATE OF FLORIDA
(FOR THE FIRM)

"The Enclave at Hillsboro Beach"

A PORTION OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 48 SOUTH, RANGE 43 EAST,
TOWN OF HILLSBORO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
NOVEMBER, 1990

DEDICATION

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF BROWARD } JOHN B. KENNELLY

OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "THE ENCLAVE AT HILLSBORO BEACH."

EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 5 DAY OF MAY, A.D. 1991.

John B. Kennelly
BY: JOHN B. KENNELLY

David J. Cheney
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED
COUNTY OF BROWARD } JOHN B. KENNELLY

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS OWNER OF THE LANDS DESCRIBED HEREON AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH DEDICATION AS OWNER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OWNER.

WITNESS MY HAND AND SEAL THIS 5 DAY OF MAY, A.D. 1991.

DECEMBER 09, 1991

MY COMMISSION EXPIRES:

Maurice O. Rhinehardt
NOTARY PUBLIC, STATE OF FLORIDA

NOTE

THIS PLAT CONTAINS LAND THAT HAS BEEN DESIGNATED AS A NATURAL RESOURCE AREA BY THE BROWARD COUNTY COMMISSION, ANY CLEARING ACTIVITIES MUST BE IN COMPLIANCE WITH COUNTY ORDINANCE 89-6.

NOTE

DEVELOPMENT WITHIN THIS PLAT MUST BE CONSISTENT WITH THE MITIGATION RECOMMENDATIONS CONTAINED WITHIN THE ENVIRONMENTAL IMPACT REPORT AS INCORPORATED IN THAT CERTAIN ENVIRONMENTAL IMPACT AGREEMENT BETWEEN BROWARD COUNTY AND DEVELOPER APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON 2-4-92. THE ENVIRONMENTAL IMPACT AGREEMENT DELINEATES A CONSERVATION AREA WHICH MAY ONLY BE AMENDED BY AN AMENDMENT TO THE ENVIRONMENTAL IMPACT AGREEMENT BETWEEN BROWARD COUNTY AND THE DEVELOPER.
Recorded - Clerk's File # 93-514489.

NOTE

THIS PLAT IS A LOCAL AREA OF PARTICULAR CONCERN AND HAS BEEN DESIGNATED BY THE BOARD OF COUNTY COMMISSIONERS AS ENVIRONMENTALLY SENSITIVE.

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF BROWARD } MAURICE O. RHINEHARDT, TRUSTEE

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 17850, PAGE 295, OF THE PUBLIC RECORDS OF BROWARD COUNTY, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, PAUL C. WOLFE HAS CAUSED THESE PRESENTS TO BE SIGNED IN HIS NAME THIS 16 DAY OF MAY, A.D. 1991.

Paul C. Wolfe
BY: MAURICE O. RHINEHARDT, TRUSTEE

Carolyn B. Bickel
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED
COUNTY OF BROWARD } MAURICE O. RHINEHARDT

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH INDIVIDUAL AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUAL.

WITNESS MY HAND AND SEAL THIS 16 DAY OF MAY, A.D. 1991.

OCTOBER 17, 1993

MY COMMISSION EXPIRES

Carolyn B. Bickel
NOTARY PUBLIC, STATE OF FLORIDA

TOWN OF HILLSBORO BEACH

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

Donald C. Milet
BY: MAYOR
5/20/91
DATE:

David S. Sumner
BY: TOWN CLERK
5/20/91
DATE:



BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: *[Signature]* DATE: June 2, 1991
DIRECTOR

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: *Henry P. Cook* BY: *Emilio V. Llufrido*
HENRY P. COOK EMILIO V. LLUFRIDO
FLORIDA P.E., REG. NO. 12506 FLORIDA P.L.S., REG. NO. 4429
DIRECTOR OF ENGINEERING COUNTY SURVEYOR
DATE: 5-2-91 DATE: 7-29-93

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY FOR TRAFFICWAYS THIS 6th DAY OF DECEMBER, A.D. 1990.

BY: *Ala Goldberg* DATE: JUNE 27, 1991
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 6th DAY OF DECEMBER, A.D. 1990.

BY: *[Signature]* DATE: July 30, 1993
ADMINISTRATOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 4th DAY OF FEBRUARY, A.D. 1992.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

BY: *Monica Daily*
DEPUTY

BY: *[Signature]*
CHAIR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 6th DAY OF August, A.D. 1992, AND RECORDED IN PLAT BOOK 154, PAGE 31, RECORD VERIFIED.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

BY: *Carole C. Dryce*
DEPUTY

SURVEYOR	TOWN OF HILLSBORO BEACH	COUNTY ENGINEER	COUNTY SURVEYOR	ENCLAVE AT HILLSBORO	CHECKED BY	DATE
PRELIMINARY CHECK	LUNSFORD	11/90				
ENGINEERING DEPT.						
FIELD BNDRY SURVEY	WICHSE	10/90				
CALCULATIONS	LEONHARDT	11/90				
PRM'S SET	PETERS	2/91				
PLANNING DEPT.	GARCIA	11/90				
FINAL CHECK	LUNSFORD	3/91				
VAX FILE # P1360313603JPL01.DGN						

114-MP-90

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PLAT INFORMATION

SCALE:

DATE:
10/04/2024

A0-09

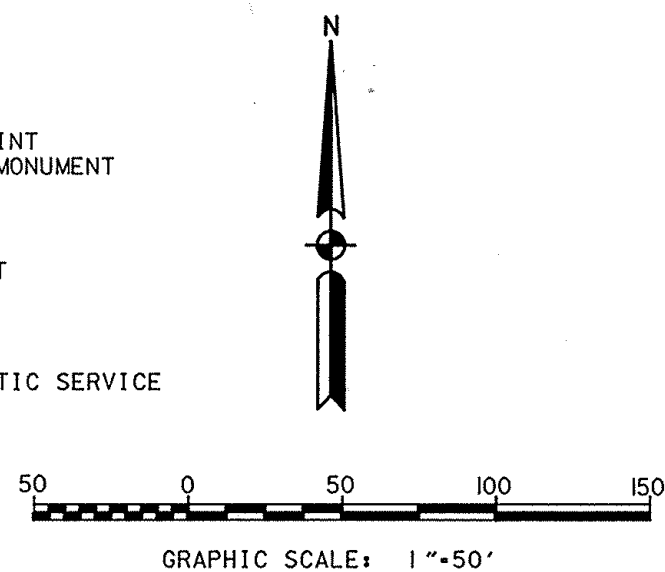
"The Enclave at Hillsboro Beach"

A PORTION OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 48 SOUTH, RANGE 43 EAST,
TOWN OF HILLSBORO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
OCTOBER, 1990

LEGEND

- B.M. - BENCHMARK
- B.C.R. - BROWARD COUNTY RECORDS
- CCCL - COASTAL CONSTRUCTION CONTROL LINE
- C - CENTERLINE
- COR. - CORNER
- D.C.R. - DADE COUNTY RECORDS
- D.E. - DRAINAGE EASEMENT
- D.N.R. - DEPARTMENT OF NATURAL RESOURCES
- ELEV. - ELEVATION
- MISC. - MISCELLANEOUS
- N.T.S. - NOT TO SCALE
- NO. - NUMBER
- O.R.B. - OFFICIAL RECORD BOOK
- O/S - OFFSET
- P.C.P. - PERMANENT CONTROL POINT
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.B. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- SEC. - SECTION
- SQ. FT. - SQUARE FEET
- USCGS - U.S. COAST AND GEODETIC SERVICE



AREA TABULATION

PARCEL "A"	222,218 SQ. FT.	5.101 ACRES
PARCEL "B"	266,214 SQ. FT.	6.111 ACRES
TOTAL	488,432 SQ. FT.	11.212 ACRES

SURVEY NOTES

1. © INDICATES SET PERMANENT REFERENCE MONUMENT.
2. SURVEY DATA IN FIELD BOOK 648.
3. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1927, BASED ON TIES TO COASTAL CONTROL MONUMENTS R-10 AND R-12 OF THE COASTAL CONSTRUCTION CONTROL LINE (NOVEMBER 17, 1981, 8:55 A.M.) (MISC. MAP BOOK 6, PG. 10, B.C.R.)
4. THE MEAN HIGH WATER LINES DEPICTED HEREON WERE LOCATED IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES AND RULE 18-5 FLORIDA ADMINISTRATIVE CODE ON OCTOBER 25, 1990. ELEVATIONS FOR THIS PURPOSE WERE BASED ON TIDE STATION NO. 872-2859, ELEV. = 1.75', ADJUSTED TO 1960-1978 EPOCH.
5. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY: USCGS X311, ELEV. = 14.596', 0.8 MILES SOUTH OF THE INTERSECTION OF S.R. 810 AND S.R. A-1-A, 45' SOUTH OF THE S.W. CORNER OF ROYAL FLAMINGO VILLAS AND 2' WEST OF A CONCRETE POLE.
6. ++++++ INDICATES NON-VEHICULAR ACCESS LINE.

RESTRICTIONS

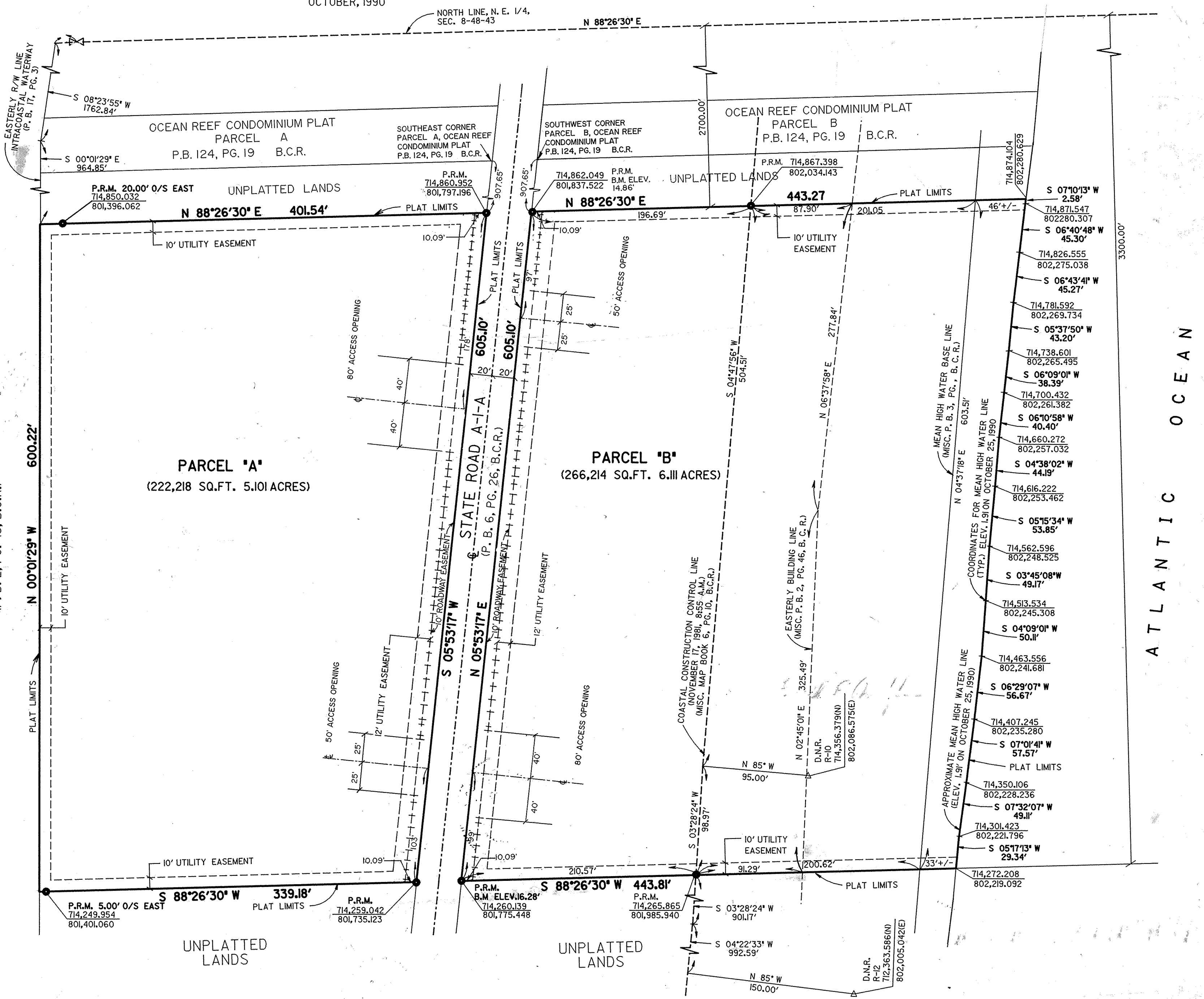
THIS PLAT IS RESTRICTED TO 6 DETACHED SINGLE FAMILY HOMES ON PARCEL A, AND 6 DETACHED SINGLE FAMILY HOMES ON PARCEL B. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

INTRACOASTAL WATERWAY
(P.B. 17, PG. 3, B.C.R.)
(P.B. 2, PG. 43, B.C.R.)



114-MP-90

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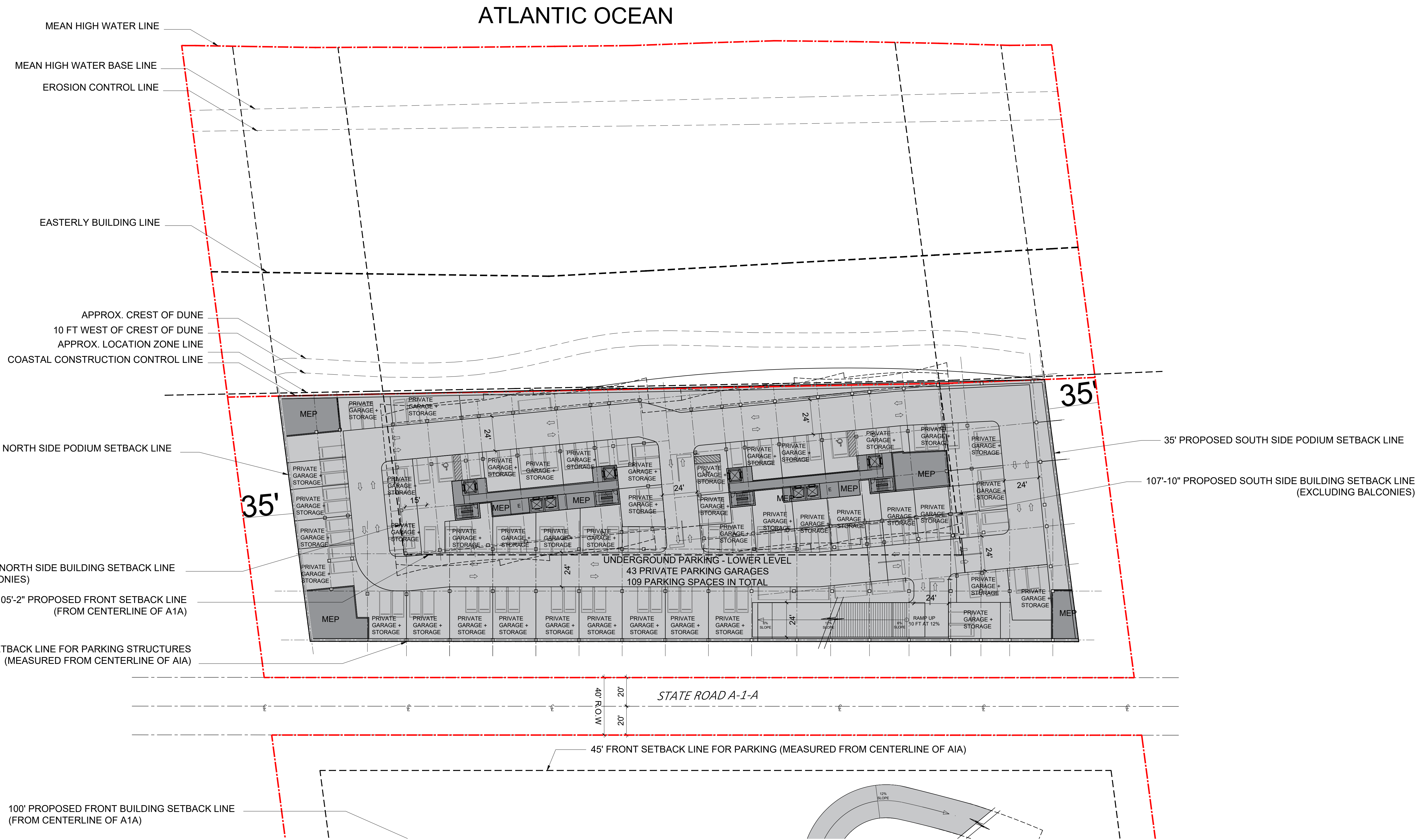
1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PLAT INFORMATION

SCALE:

DATE:
10/04/2024

A0-10



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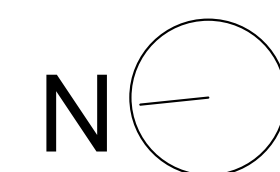
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Hillsboro Beach, FL 33062

PARCEL B - UNDERGROUND
PARKING - LOWER LEVEL

SCALE: 1/32"=1'-0"

0 10 25 50



DATE:
10/04/2024

A1-01

[illegible]



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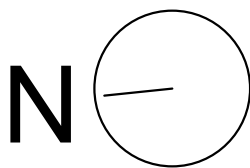
PARCEL B - LOBBY LEVEL 01

DATE:
10/04/2024

A1-03

SCALE: 1/32"=1'-0"

0 10 25 50



ATLANTIC OCEAN



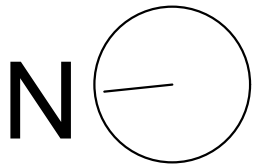
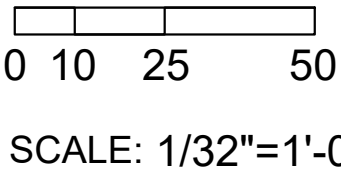
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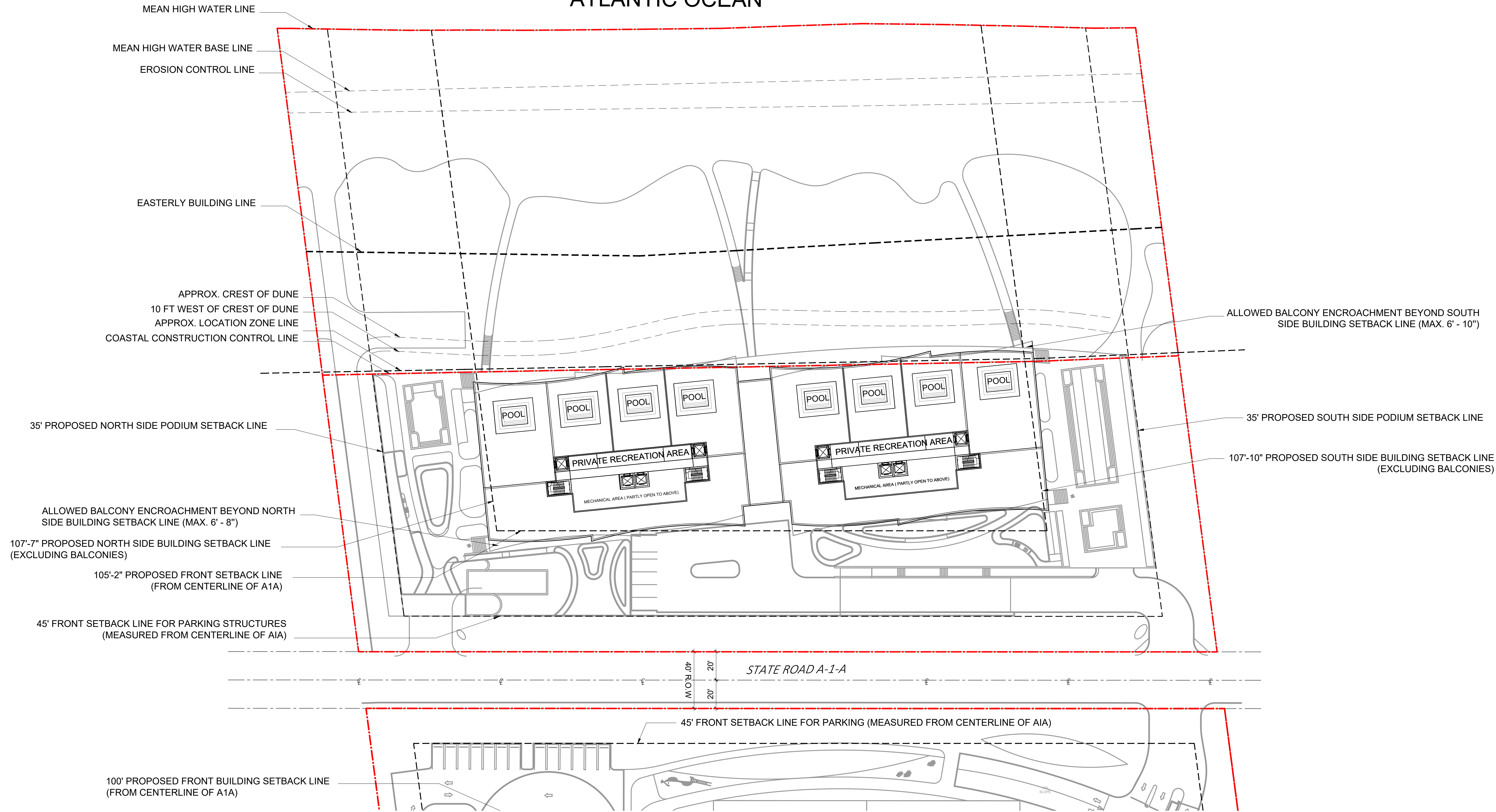
PARCEL B - LEVELS 02-10



DATE:
10/04/2024

A1-04

ATLANTIC OCEAN



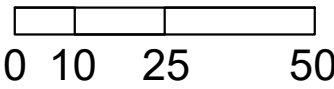
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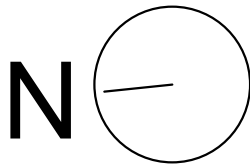
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PARCEL B - ROOF PLAN



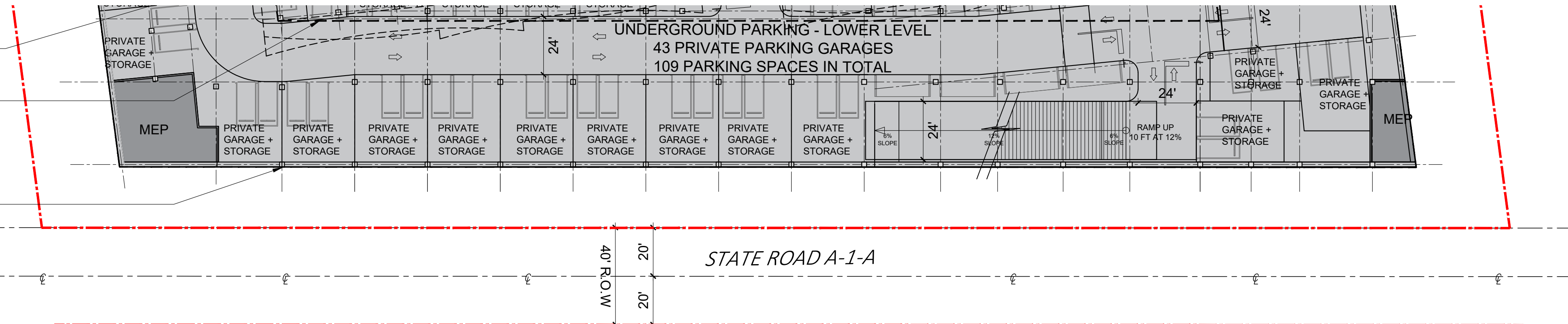
SCALE:



DATE:
10/04/2024

A1-05

45' FRONT SETBACK LINE FOR PARKING STRUCTURES
(MEASURED FROM CENTERLINE OF AIA)



30'-11" PROPOSED NORTH SIDE BUILDING SETBACK LINE

SERV.
ELEV.

—27'-10" PROPOSED SOUTH SIDE BUILDING SETBACK LINE

29' PROPOSED REAR BUILDING SETBACK FROM REAR EDGE OF SEAWALL

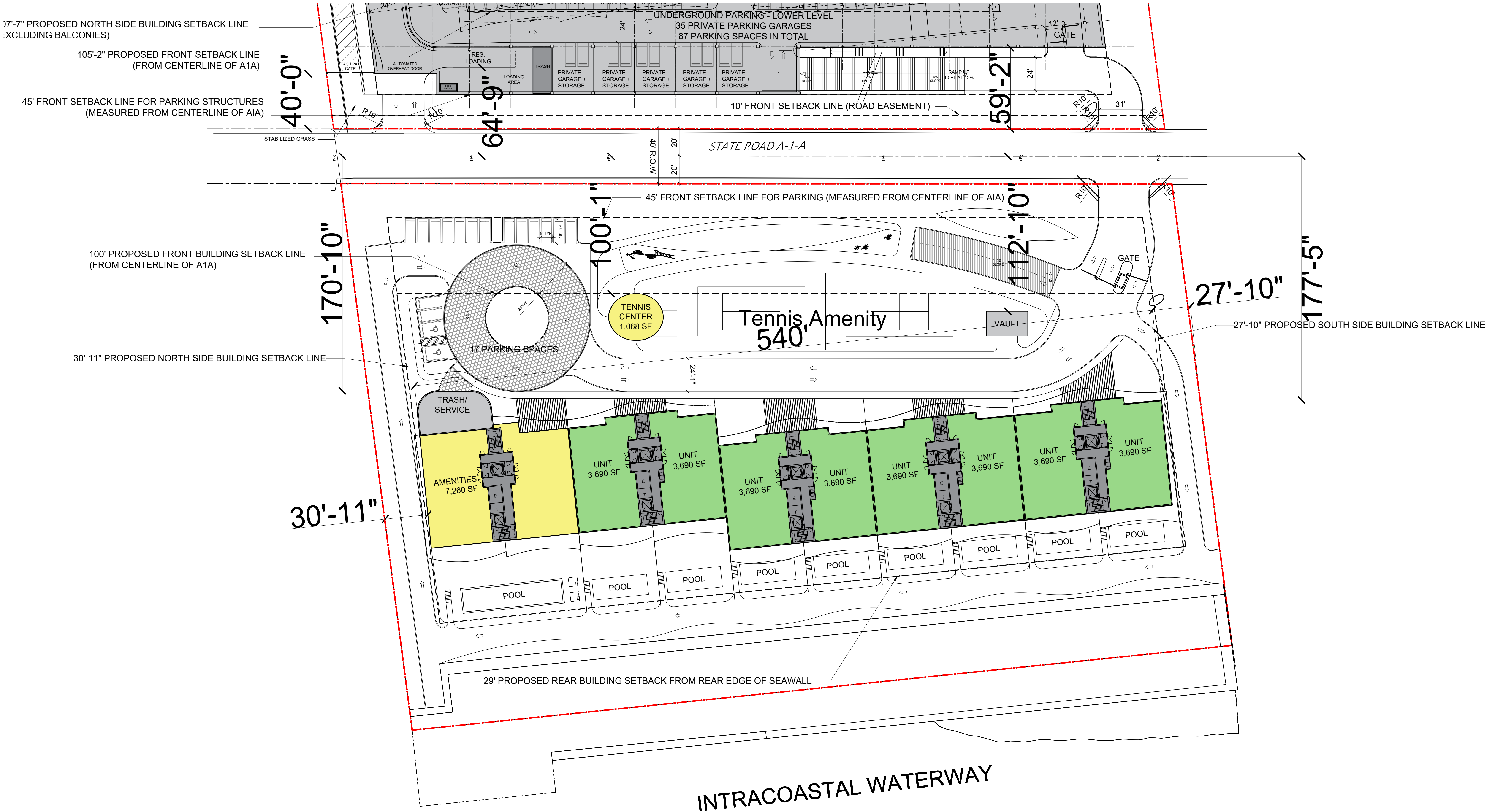
INTRACOASTAL WATERWAY

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SCALE: 1/32"=1'-0"

NO

A1-06



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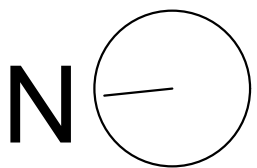
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PARCEL A - GROUND LEVEL

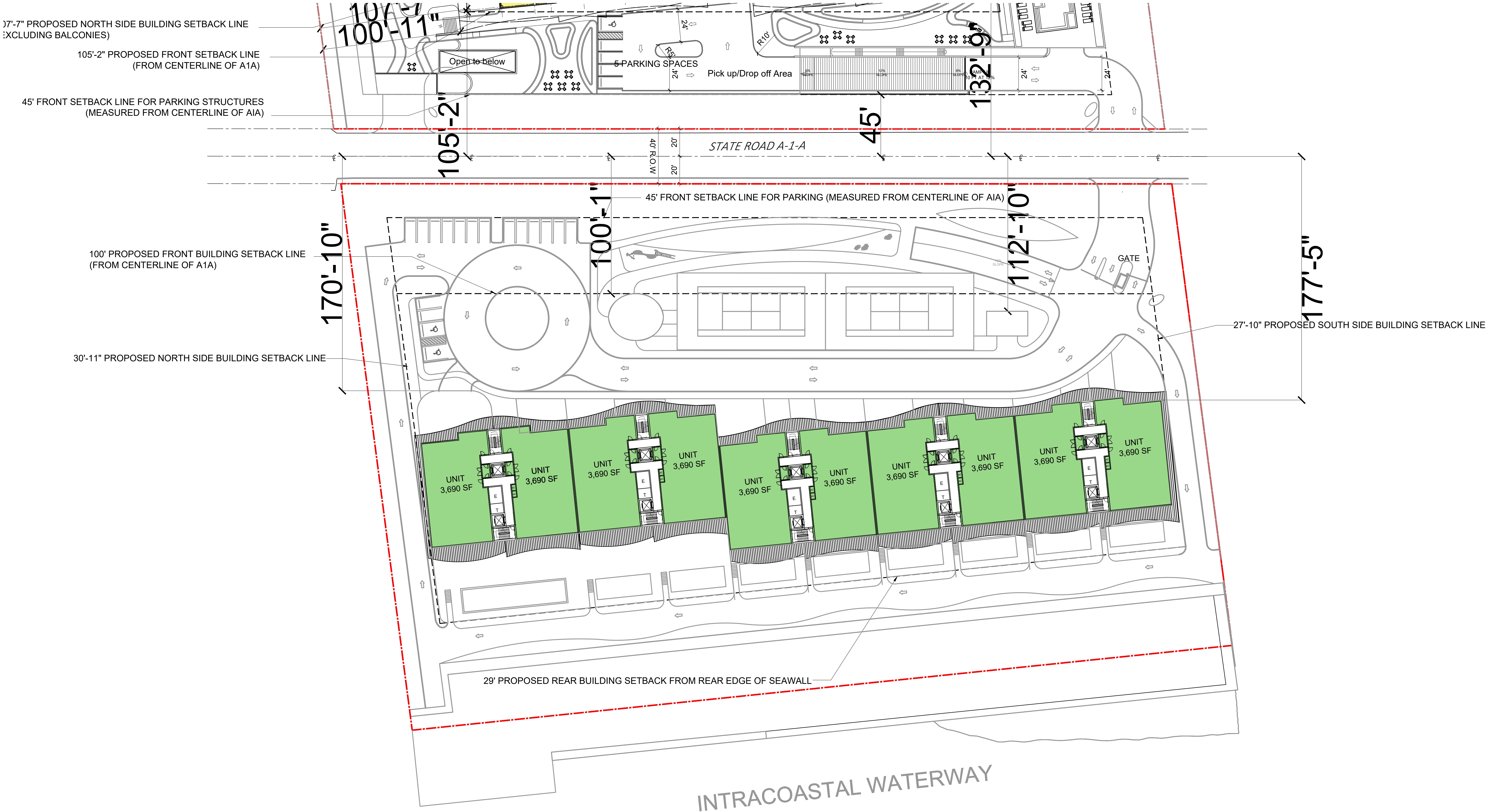
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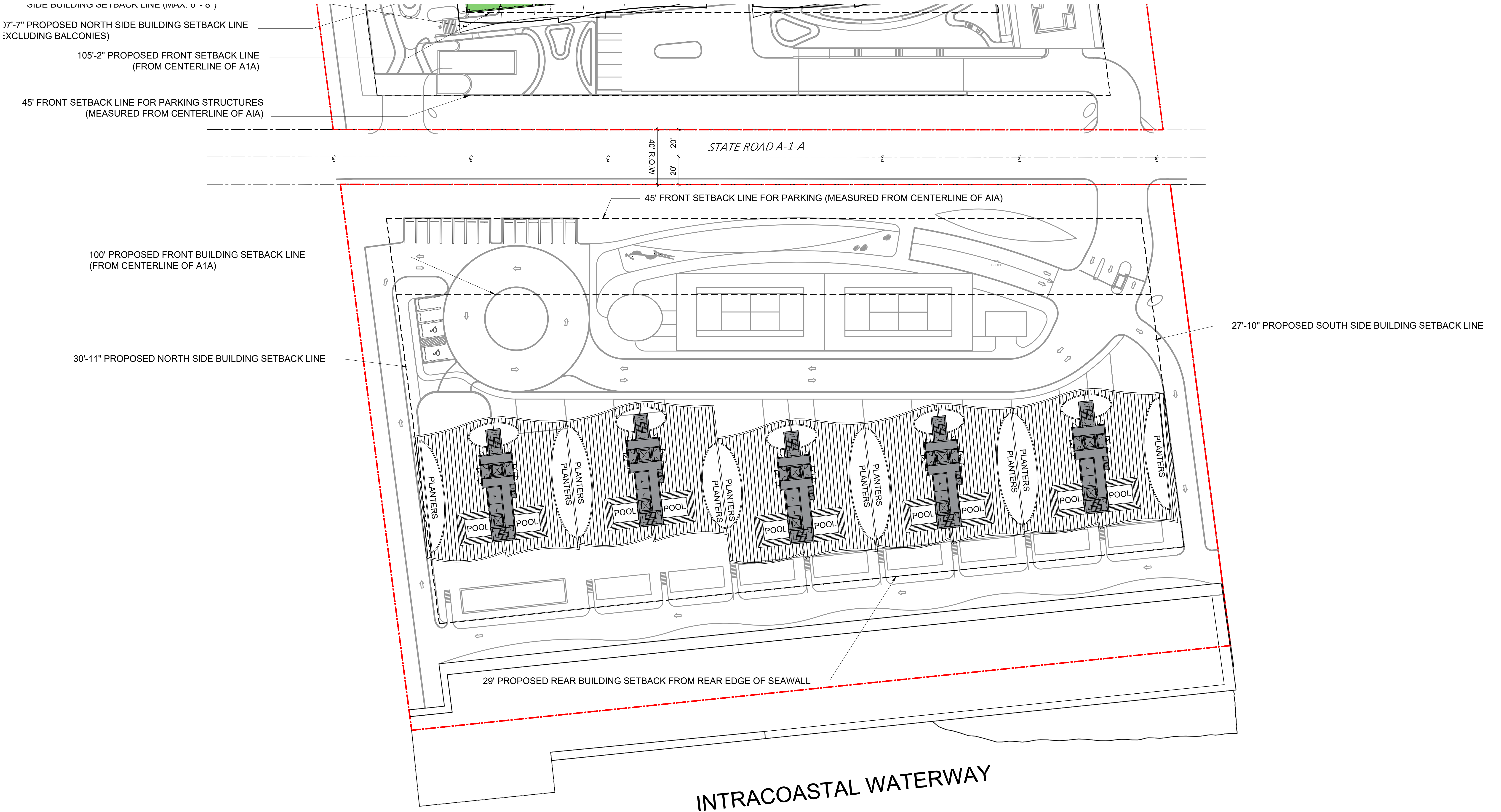
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DATE:
10/04/2024

A1-07





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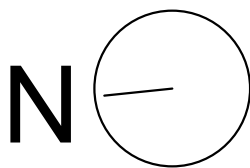
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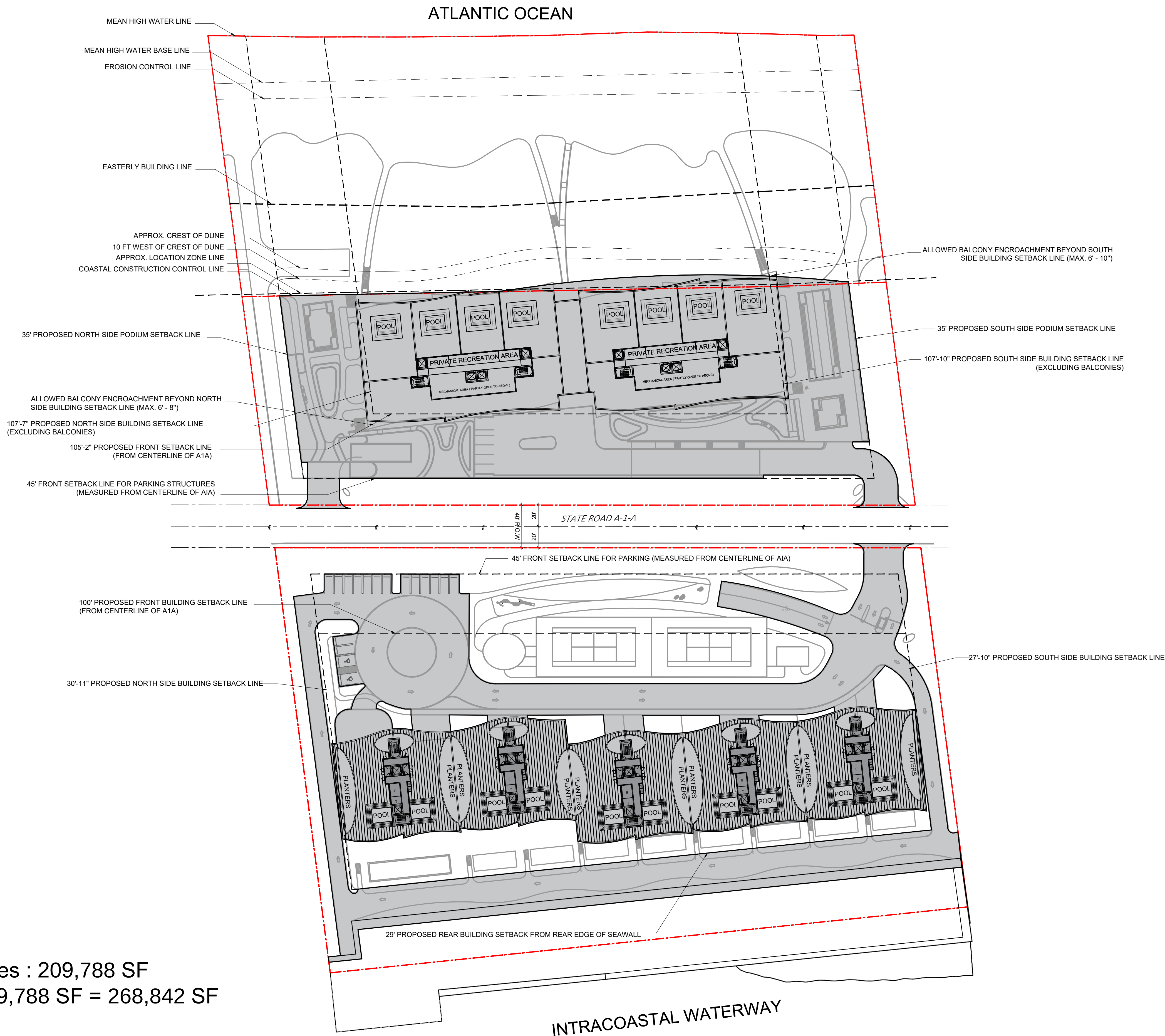
PARCEL A - ROOF LEVEL

0 10 25 50
SCALE: 1/32"=1'-0"



DATE:
10/04/2024

A1-09



OPEN AREA % CALCULATION

Building Footprint + Paved Surfaces : 209,788 SF
Open Space SF: 478,630 SF - 209,788 SF = 268,842 SF
Open space % (Current): 55%
Min. % Open space required: 55%

ARQUITECTONICA

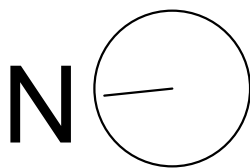
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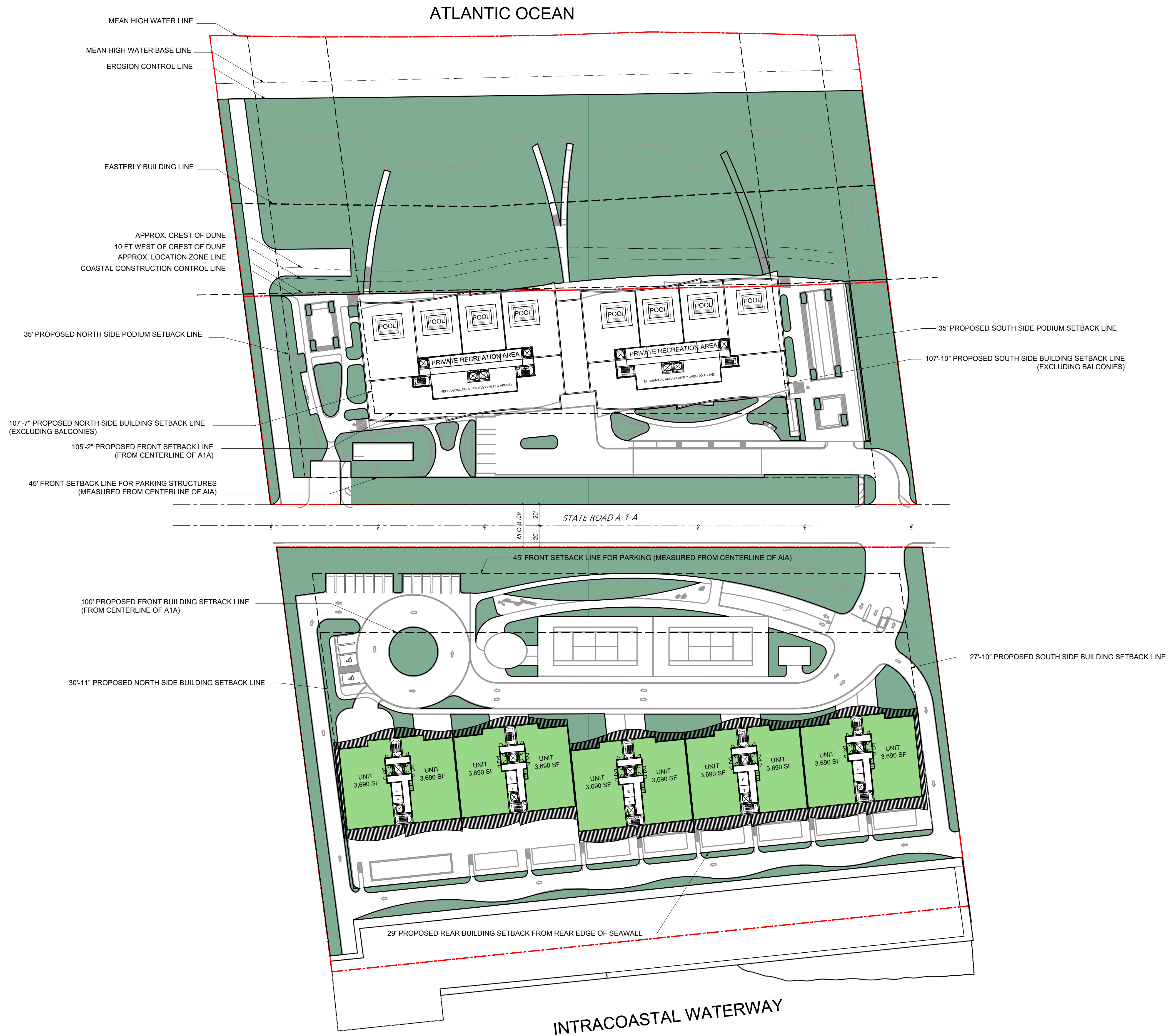
OPEN AREA PLAN

010 25 50 100
SCALE: 1"=50'-0"



DATE:
10/04/2024

A1-11



GREEN AREA % CALCULATION

Green areas: 234,485 SF
Coverage % (Current): 49%
Min. % Coverage required: 35%

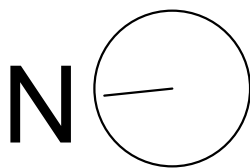
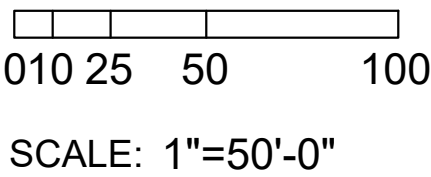
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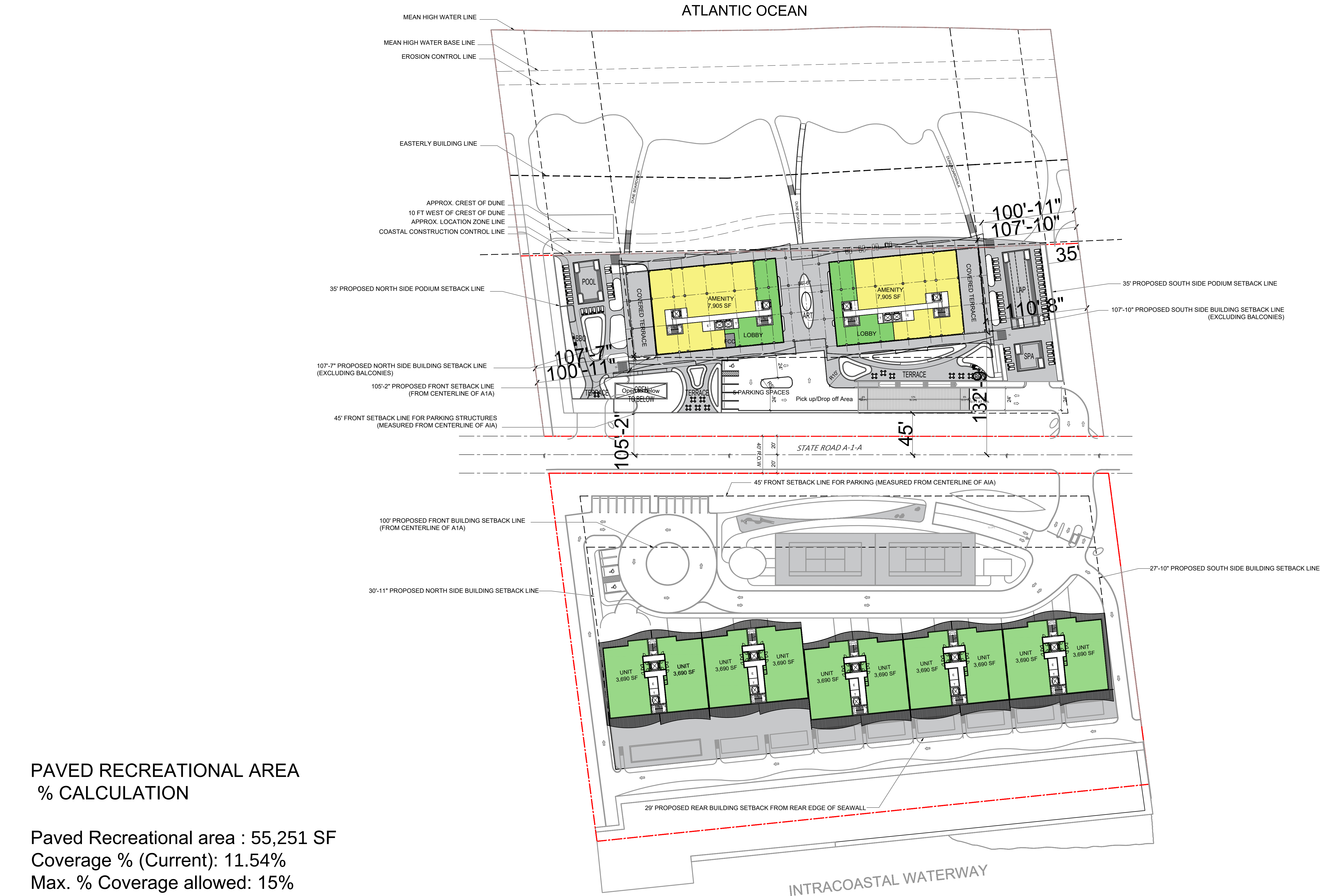
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GREEN AREA PLAN



DATE:
10/04/2024

A1-12



PAVED RECREATIONAL AREA
% CALCULATION

Paved Recreational area : 55,251 SF
Coverage % (Current): 11.54%
Max. % Coverage allowed: 15%

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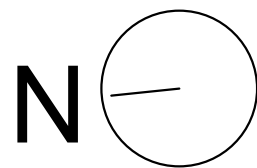
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PAVED RECREATIONAL AREA PLAN

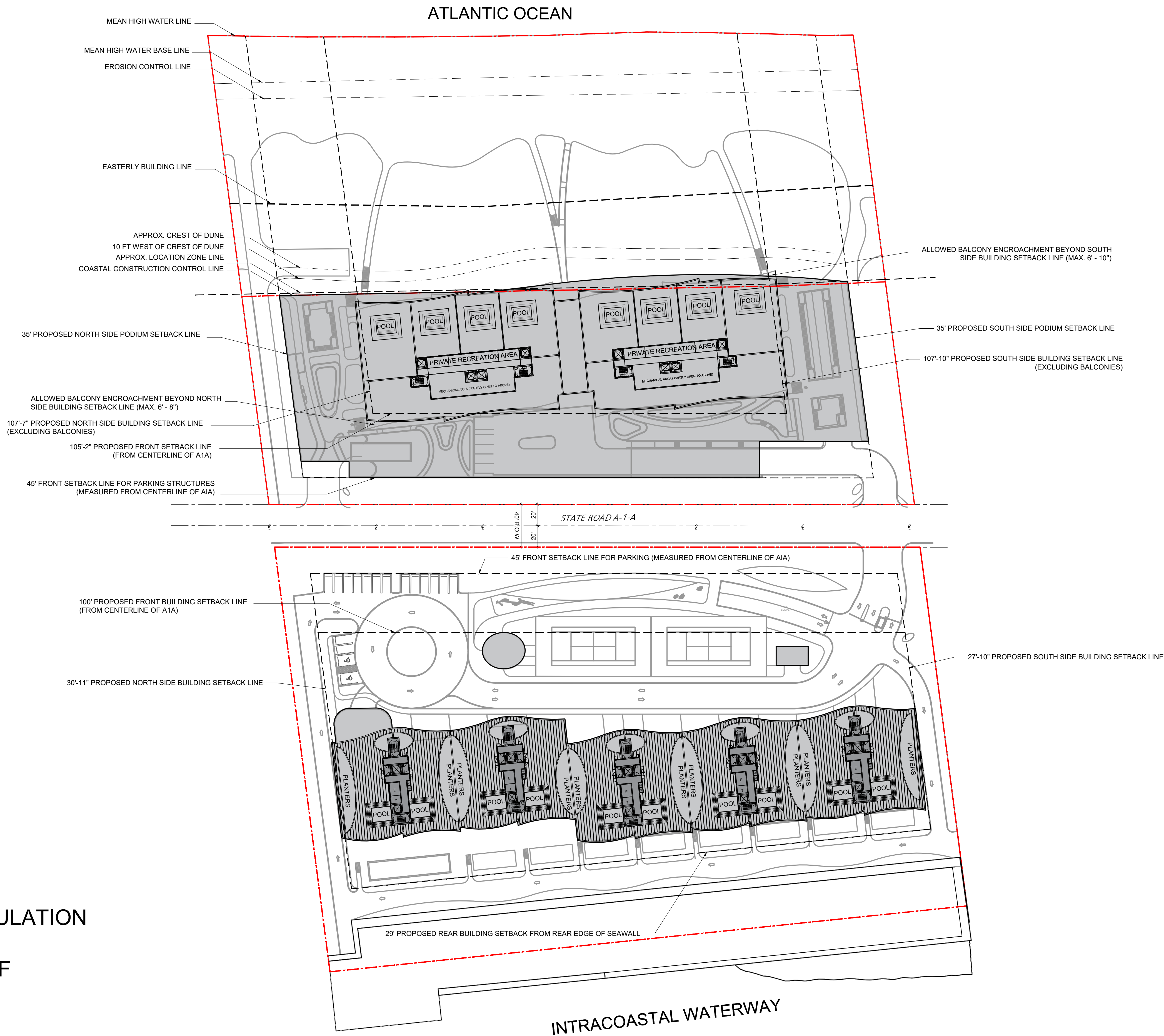
0 10 25 50 100

SCALE: 1"=50'-0"



DATE:
10/04/2024

A1-14



BUILDING COVERAGE % CALCULATION

Building Coverage : 143,276.30 SF
Coverage % (Current): 29.93%
Max. % Coverage allowed: 30%

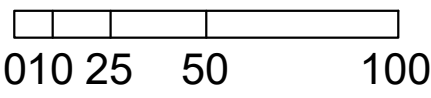
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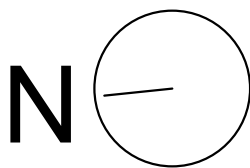
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Hillsboro Beach, FL 33062

BUILDING COVERAGE PLAN

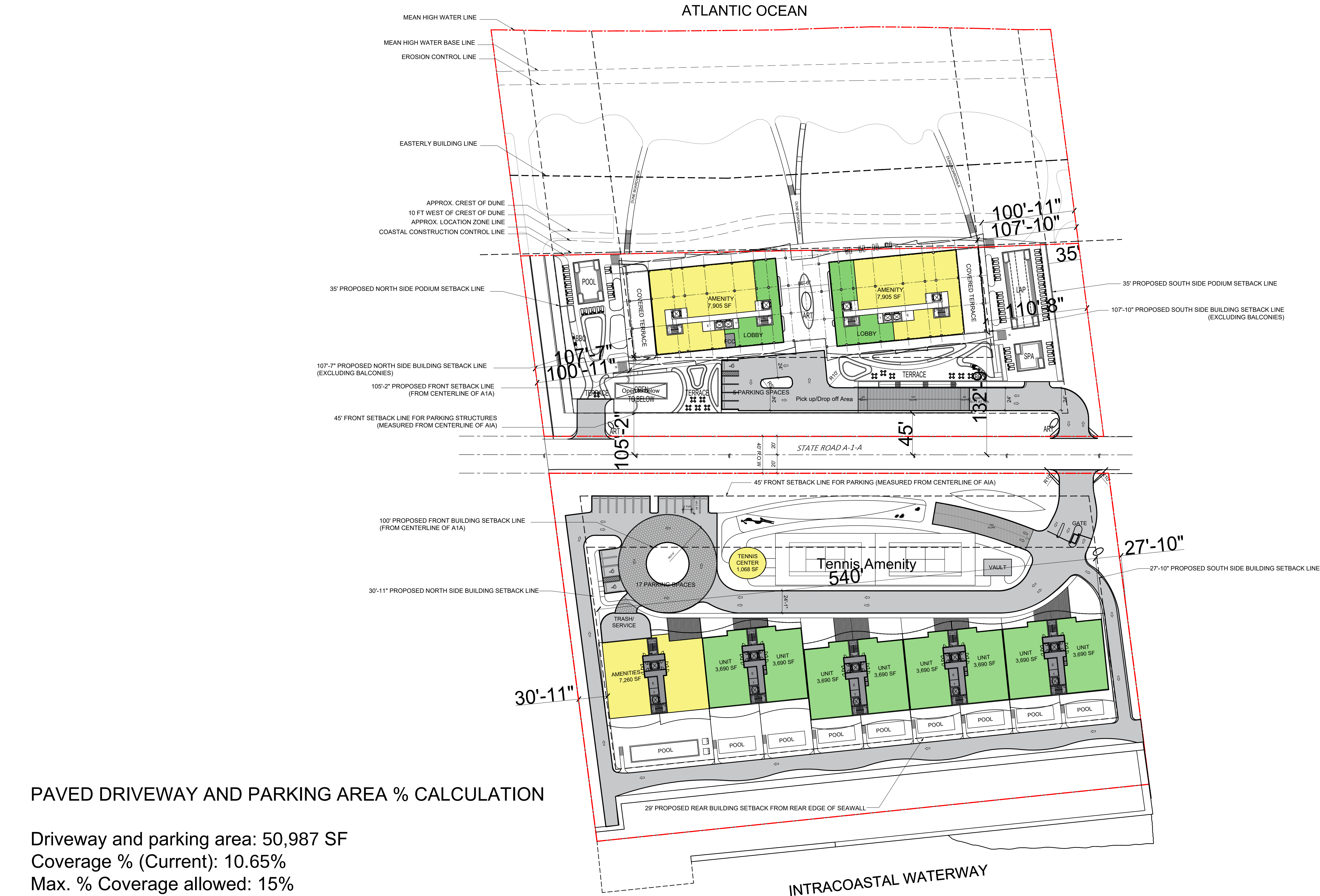


SCALE: 1"=50'-0"



DATE:
10/04/2024

A1-15



PAVED DRIVEWAY AND PARKING AREA % CALCULATION

Driveway and parking area: 50,987 SF
Coverage % (Current): 10.65%
Max. % Coverage allowed: 15%

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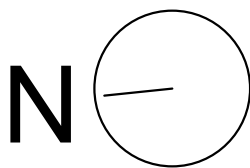
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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PAVED DRIVEWAYS AND PARKING
PLAN

SCALE: 1"=50'-0"

010 25 50 100



DATE:
10/04/2024

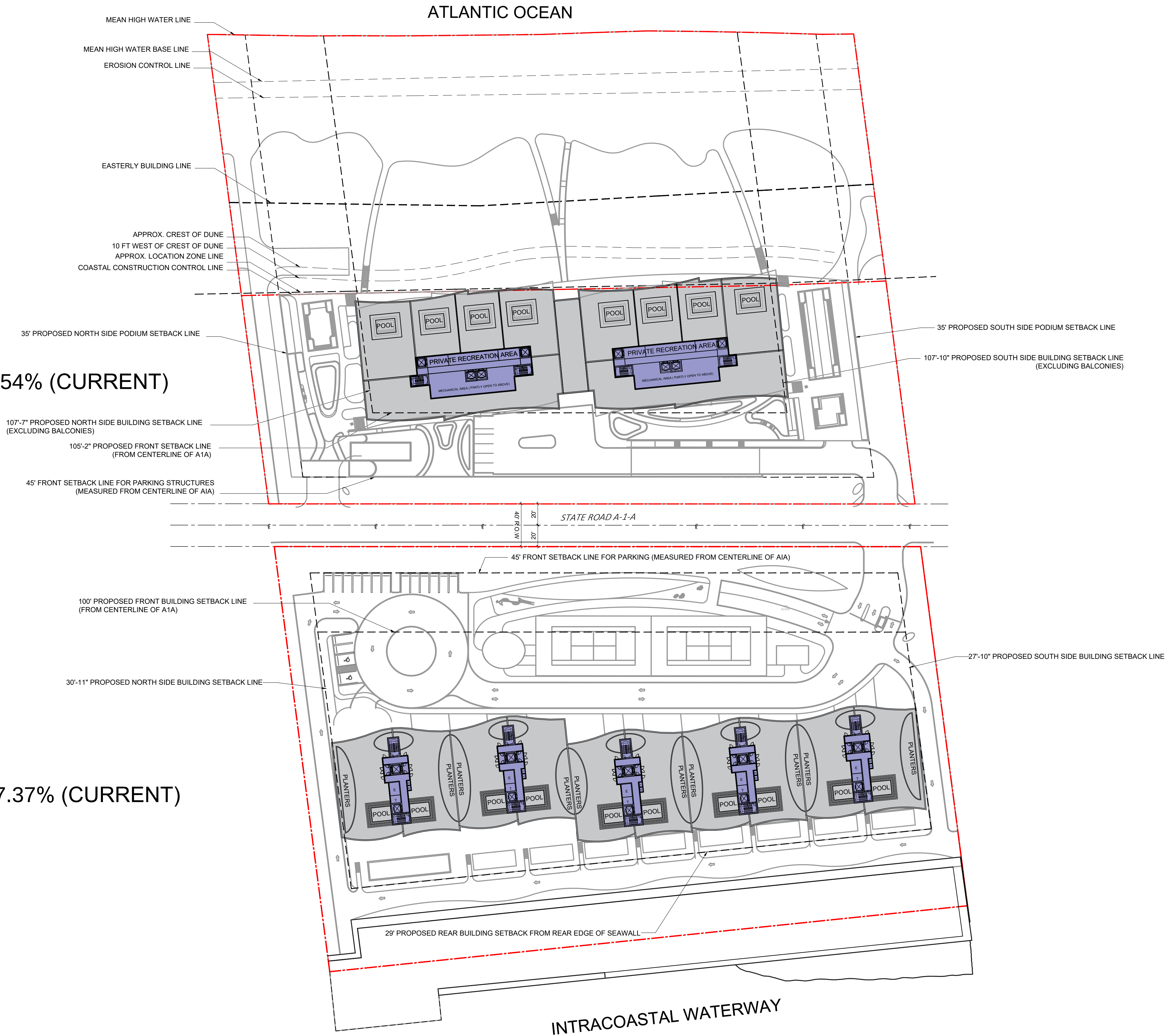
A1-16

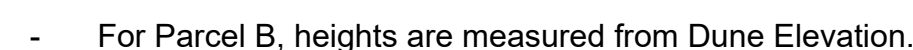
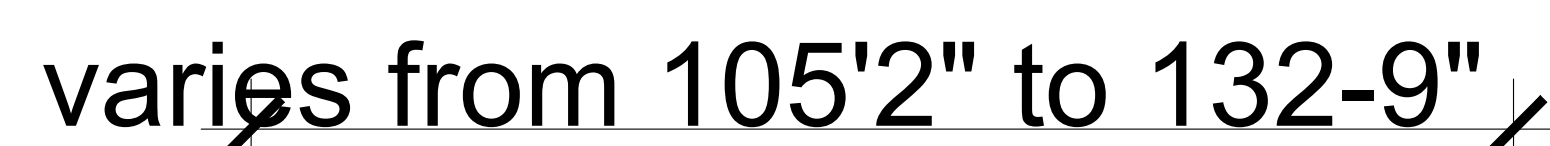
ADDITIONAL HEIGHT % CALCULATION LOT B

- Total Roof Deck Area (Lot B) : 44,944.23 SF
- Rooftop Decorative features : 8,783.63 SF 19.54% (CURRENT)
(8,783.63 SF x 100 / 44,944.23 SF = 19.54%)

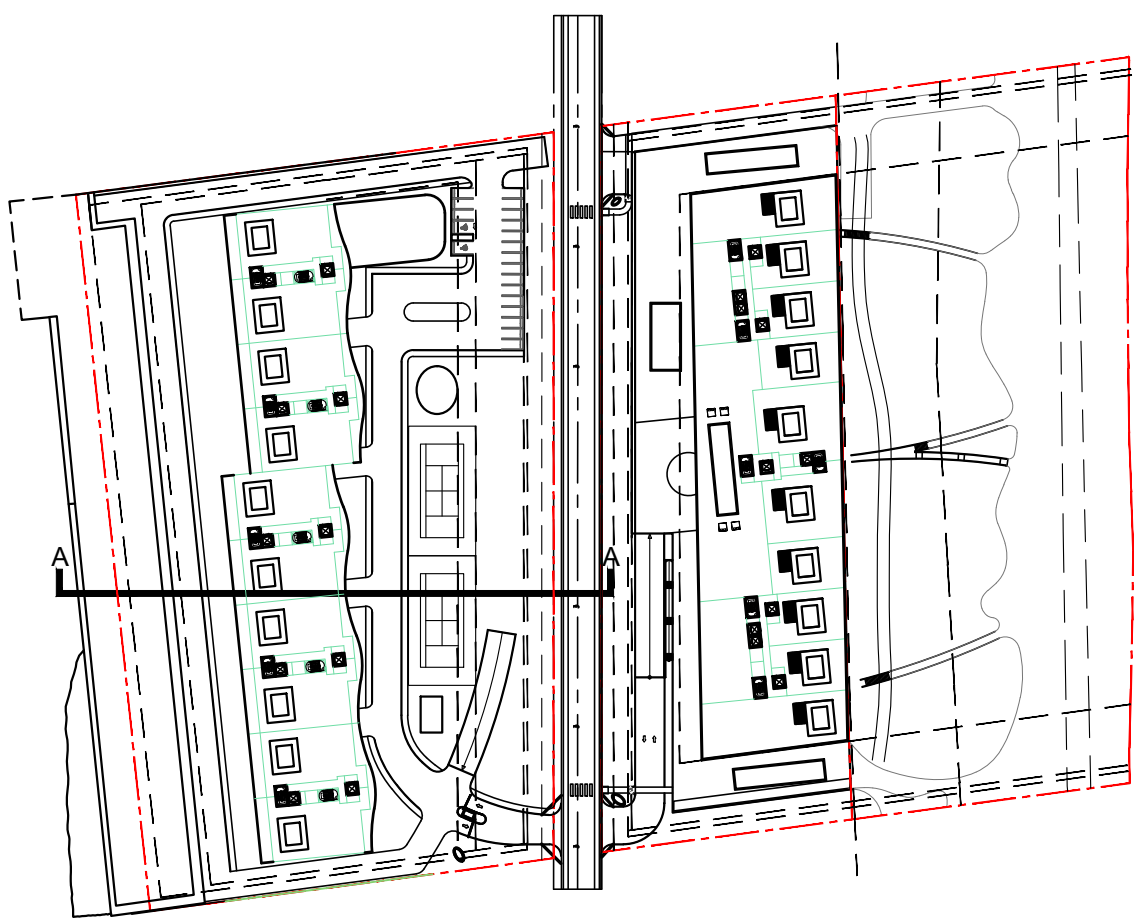
ADDITIONAL HEIGHT % CALCULATION LOT A

- Total Roof Deck Area (Lot A) : 56,755.48 SF
- Rooftop Decorative features : 9,856.92 SF 17.37% (CURRENT)
(9,856.92 SF x 100 / 56,755.48 SF = 17.37%)

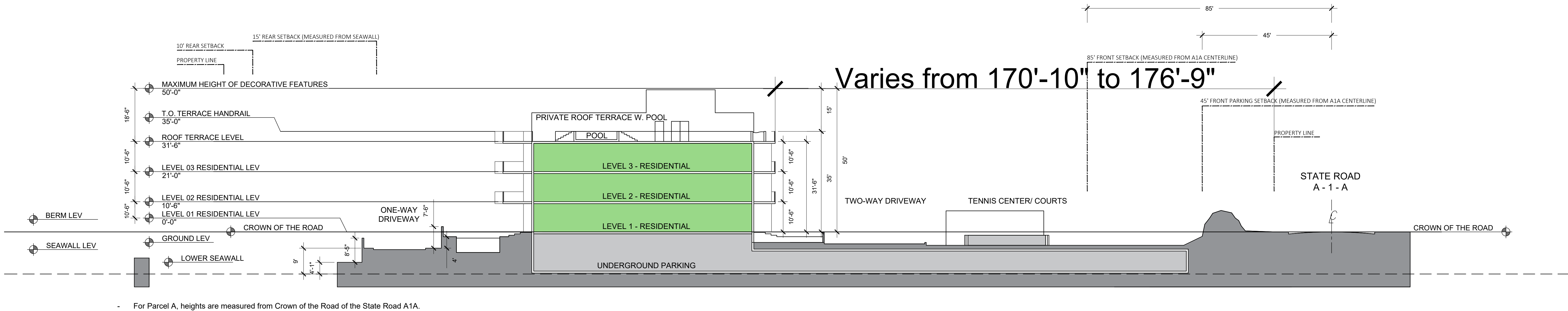








KEY PLAN



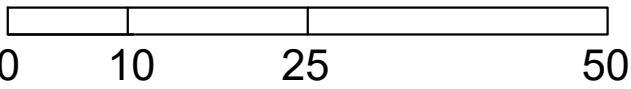
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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

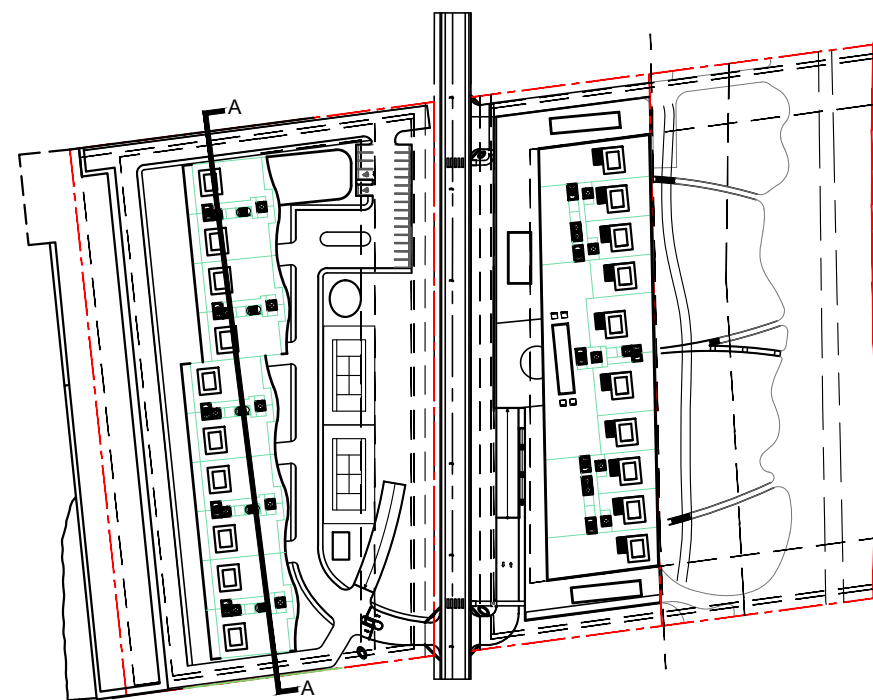
SECTION - PARCEL A



SCALE: 1/16"=1'-0"

DATE:
10/04/2024

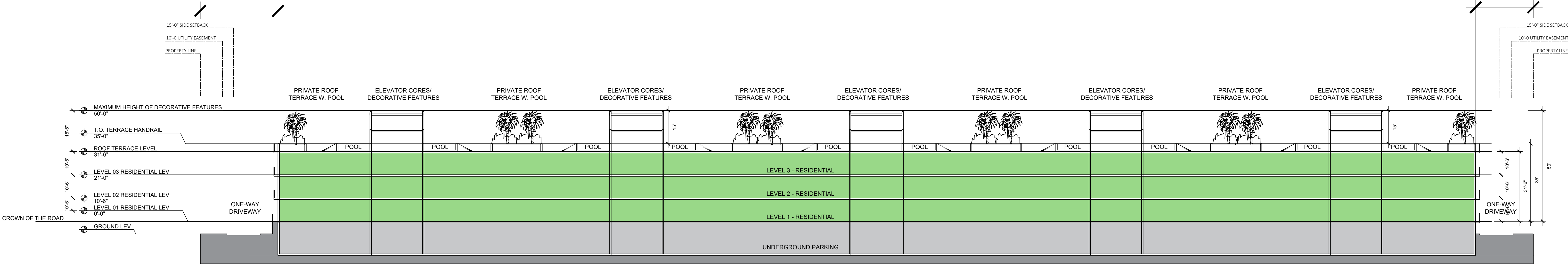
A3-03



KEY PLAN

Varies from 30'-11" to 33'-0"
(Not including Balconies)

Varies from 29'-11" to 27'-10"
(Not including balconies)



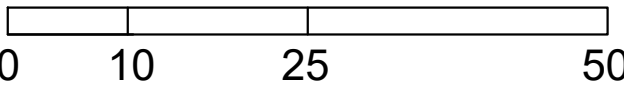
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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

SECTION - PARCEL A



SCALE: 1/16"=1'-0"

DATE:
10/04/2024

A3-04



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

RENDERING
LOOKING SOUTH ON AIA

SCALE:

DATE:
10/04/2024

A4-01



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

RENDERING
LOOKING NORTH

SCALE:

DATE:
10/04/2024

A4-02



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

RENDERING-LOOKING WEST
PARCEL B SOUTH PROPERTY LINE

SCALE:

DATE:
10/04/2024

A4-03



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

RENDERING-LOOKING EAST
PARCEL B SOUTH PROPERTY LINE

SCALE:

DATE:
10/04/2024

A4-04



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

RENDERING-LOOKING EAST
PARCEL B NORTH PROPERTY LINE

SCALE:

DATE:
10/04/2024

A4-05



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

RENDERING-LOOKING WEST
PARCEL B NORTH PROPERTY LINE

SCALE:

DATE:
10/04/2024

A4-06



ARQUITECTONICA

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

RENDERING-LOOKING NW
FROM WEST PARCEL A ENTRY

SCALE:

DATE:
10/04/2024

A4-07



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

RENDERING-LOOKING SE
FROM INTRACOASTAL WATERWAY

SCALE:

DATE:
10/04/2024

A4-08



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

RENDERING-LOOKING NE
FROM INTRACOASTAL WATERWAY

SCALE:

DATE:
10/04/2024

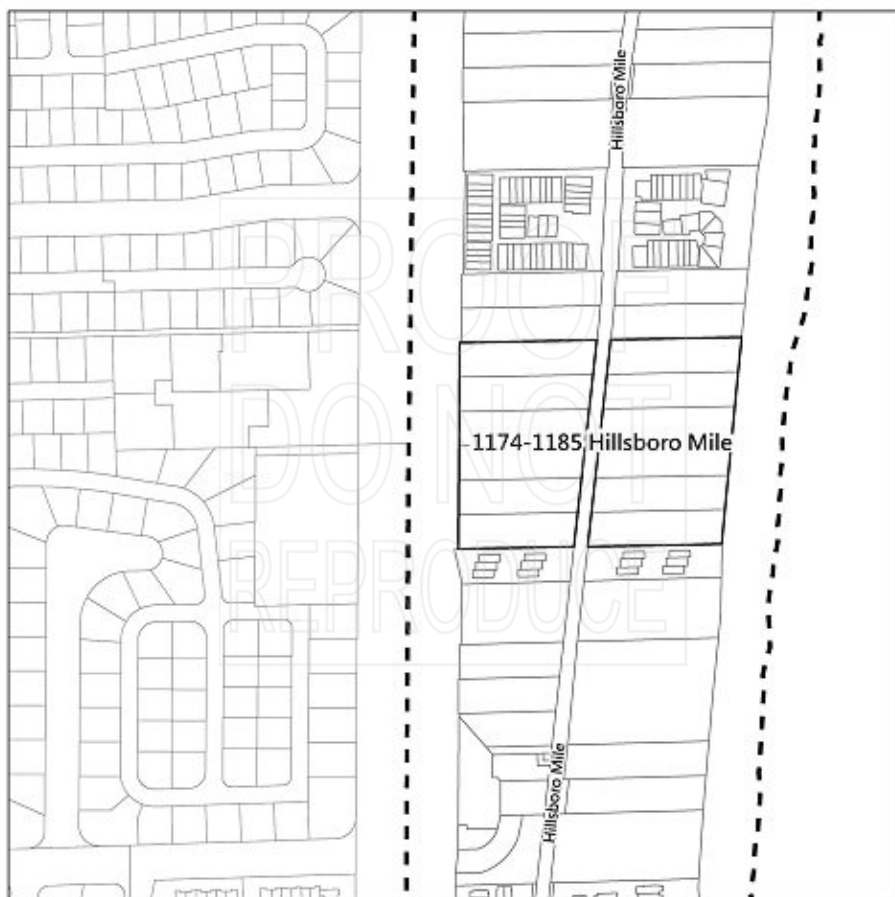
A4-09

TOWN OF HILLSBORO BEACH LOCAL PLANNING AGENCY TOWN COMMISSION PUBLIC HEARING NOVEMBER 12, 2024, 9:00 AM NOTICE OF REZONING OF PROPERTY

THE TOWN COMMISSION OF HILLSBORO BEACH, FLORIDA, ACTING AS THE LOCAL PLANNING AGENCY AND THE TOWN COMMISSION WILL HOLD A PUBLIC HEARING TO CONSIDER AN ORDINANCE FIRST READING, THE TITLE OF WHICH IS AS FOLLOWS:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH REZONING APPROXIMATELY 10.998 GROSS ACRES OF PROPERTY LOCATED AT 1174-1185 HILLSBORO BEACH, LEGALLY DESCRIBED AS PARCELS A AND B OF THE ENCLAVE OF HILLSBORO BEACH, PLAT BOOK 154, PAGE 31, FROM THE MULTIPLE-FAMILY DWELLING RESIDENTIAL DISTRICT WITH 3-STORY MAXIMUM LIMIT (RM-16) TO THE COASTAL DUNE CONSERVATION (CD) ZONING DISTRICT; PROVIDING FOR APPROVAL OF A PREVIOUSLY APPROVED SITE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE;

THE PROPOSED REZONING OF THE PARCELS IS SHOWN ON THE MAP BELOW:



THE PROPOSED AMENDMENT WILL BE CONSIDERED DURING A MEETING BY THE LOCAL PLANNING AGENCY AND THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH ON TUESDAY, NOVEMBER 12, 2024. THE PUBLIC HEARING WILL BE HELD AT 1210 HILLSBORO MILE, HILLSBORO BEACH, FLORIDA, 33062, BEGINNING ON OR ABOUT 9:00 A.M. INTERESTED PARTIES MAY COMMENT ON THE PROPOSED CHANGES AT THE PUBLIC HEARING AND/OR SUBMIT WRITTEN COMMENTS TO THE TOWN CLERK PRIOR TO THE HEARING. INTERESTED PARTIES MAY CONTACT THE VILLAGE CLERK NO LATER THAN 24 HOURS PRIOR TO THE MEETING TO OBTAIN A LINK TO VIEW AND PROVIDE COMMENT VIRTUALLY.

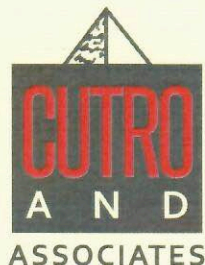
ANY PERSON WHO DECIDES TO APPEAL A DECISION MADE AT THE PUBLIC HEARING IS ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS AND THAT ACCORDINGLY, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH SUCH APPEAL IS TO BE BASED.

ALL FILES RELATING TO THE PROPOSED CHANGES ARE AVAILABLE FOR PUBLIC INSPECTION BETWEEN THE HOURS OF 9 A.M. AND 5:00 P.M. AT TOWN HALL, TELEPHONE (954) 427-4011.

RESIDENTS PLANNING TO ATTEND THE MEETING WHO REQUIRE SPECIAL ASSISTANCE MUST NOTIFY THE TOWN CLERK'S OFFICE AT 1210 HILLSBORO MILE, HILLSBORO BEACH, FLORIDA 33062, TELEPHONE (954) 427-4011 NO LATER THAN 72 HOURS (3 BUSINESS DAYS) PRECEDING THE MEETING.

SHERRY D. HENDERSON
TOWN CLERK

Sun-Sentinel Newspaper 11-1-2024
Public Notice Page 79 of 90
10-28-2024



CERTIFICATION LETTER

Town of Hillsboro Beach

Date: October 30, 2024

Applicant: Hillsboro Mile Property Owner LLC

Legal Description: Parcel A and Parcel B of The Enclave At Hillsboro Beach as recorded in Plat Book 154 Page 31 in the Public Records of Broward County, Florida.

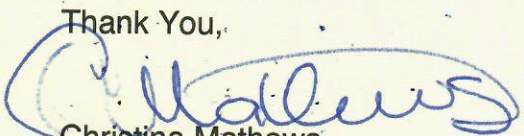
Address or General Location: 1174-1185 Hillsboro Mile

Type of Application: Rezoning

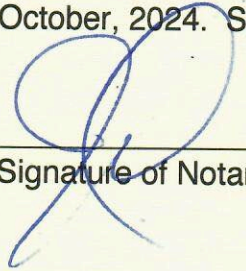
This letter certifies that the attached list of property owners was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of October 28, 2024. This list includes all properties within 300 feet from each property line of the subject site in compliance with the Town of Hillsboro Beach notification regulations.

This letter also certifies that the attached notification was sent to the persons on the list of property owners. The notice was mailed October 30, 2024.

Thank You,

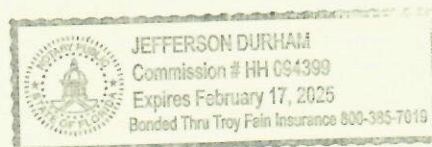

Christina Mathews

Sworn and subscribed before me this 30th day of October, 2024. She is personally known to me.



Signature of Notary

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com



Public Notice mailed to property owners within 300 ft.

HILLSBORO MILE PROPERTY OWNER, LLC
1174-1185 Hillsboro Mile, Hillsboro Beach, FL 33062

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
484308000250	OVERLOOK CONDOMINIUM ASSN INC	1167 HILLSBORO MILE	HILLSBORO BEACH	FL	33062		8-48-43N 100 OF S 1735 OF GOV LOT4 LESS RD & LESS P/P/A124-46 B
484308000400	TIITF/STATE OF FLORIDA% FL INLAND NAVIGATION DISTRICT	1314 MARCINSKI RD	JUPITER	FL	33477		FLA EAST COAST CANAL 17-1 BPOR OF FLA EAST COAST CANALLYING IN DEERFIELD BEACH
484308000410	TIITF/STATE OF FLORIDA% FL INLAND NAVIGATION DISTRICT	1314 MARCINSKI RD	JUPITER	FL	33477		FLA EAST COAST CANAL 17-1 BPOR OF FLA EAST COAST CANALLYING IN HILLSBORO BEACH, LESSR/W FOR ST RD A-1-A AS SHOWN ONMMB 9-52 B
484308000420	TIITF/STATE OF FLORIDA% FL INLAND NAVIGATION DISTRICT	1314 MARCINSKI RD	JUPITER	FL	33477		FLA EAST COAST CANAL 17-1 BPOR OF FLA EAST COAST CANALLYING IN THE CITY OF LIGHTHOUSEPOINT
484308010010	LOUIS RAI A REV TRRAIA, LOUIS TRSTEE	5220 NE 30 TER	LIGHTHOUSE POINT	FL	33064		SUB OF GOV LOTS 2 & 38-48-43 1-59 PBN 25 OF LOT 10 LYING BET CANALR/W & POMPANO WATERWAY ESTATESPB 39/41
484308010020	CITY OF LIGHTHOUSE POINT	2200 NE 38 ST	LIGHTHOUSE POINT	FL	33064		SUB OF GOV LOTS 2 & 38-48-43 1-59 PBMSA NO 710
484308020030	CITY OF DEERFIELD BEACHMANAGEMENT & BUDGET DIRECTOR	150 NE 2 AVE	DEERFIELD BEACH	FL	33441	3598	H L LYONS CORR PLAT OF SUB GOVLOTS 2 & 3 8-48-43 16-26
484308070080	ORNDORFF, MARIANNE	1560 SE 14 CT	DEERFIELD BEACH	FL	33441		BLOT 8 S 16.63 & S 16.63 OF SE1/4OF SW1/4 OF NW1/4 OF SEC 8-48-43
484308080190	WU, RICHARD WU, KRYSTLE	8720 WATERVIEW TER	PARKLAND	FL	33076		SUNSET EAST SECOND SECTION62-45 BLOT 13 BLK 6
484308080200	1194 HILLSBORO MILE 20 LLC	1194 HILLSBORO MILE #20	HILLSBORO BEACH	FL	33062		8-48-43COMM AT INTERSEC OF S/L OF S 300& N 2500 OF GOV LOT 1 & ELYR/W/L OF INTRACOASTAL WATERWAY, E 457.39 TO PT ON ELY R/W/L OFA1A, CONT E 294.57, N 7.17, NLY 57.95 TO POB, CONT NLY 42.22, WLY 53.76, SWLY 9.90, SELY 6.84, SLY 20.88, SELY 7.14, ELY 48.86 TO POBAKA HILLSBORO BCH & YACHT VILLAS UNIT 19
484308080210	SMITH, ANDREW M	1194 HILLSBORO MILE #21	HILLSBORO BEACH	FL	33062		8-48-43COMM AT INTERSEC OF S/L OF S 300& N 2500 OF GOV LOT 1 & ELYR/W/L OF INTRACOASTAL WATERWAY, E 457.39 TO PT ON ELY R/W/L OFA1A, CONT E 294.57, N 7.17 TO POB, NLY 57.95, WLY 48.86, NWLY 7.14, SWLY 10, SELY 79.97, E 4.47 TO POBAKA HILLSBORO BCH & YACHT VILLAS UNIT 20
484308080220	CRUSCO, FERN C & RICHARD	1194 HILLSBORO MILE #22	HILLSBORO BEACH	FL	33062		8-48-43COMM AT INTERSEC OF S/L OF S 300& N 2500 OF GOV LOT 1 & ELYR/W/L OF INTRACOASTAL WATERWAY, E 457.39 TO PT ON ELY R/W/L OFA1A, CONT E 294.57, N 7.17, W 4.47 TO POB, CONT W 56.77, NLY 54.33, NWLY 4.49, NELY 10, SELY 79.97 TO POBAKA HILLSBORO BCH & YACHT VILLAS UNIT 21
484308080230	FARFARAS, PHYLLIS PHYLLIS A FARFARAS LIV TR	1194 HILLSBORO MILE APT 23	HILLSBORO BEACH	FL	33062	1515	8-48-43PT OF S 300 OF N 2500 OF GOV LOT1 LYING E OF A1A DESC AS: COMM AT INTERSEC OF S/L OF S 300 OF N2500 OF GOV LOT 1 & E R/W/L OF INTRACOASTAL WATERWAY, E 457.39, CONT E 210.14, N 9.83 TO POB, N74, E 20, SE 17.06, SE 6.93, SW51.67, W 23.35 TO POBAKA: UNIT 22 HILLSBORO BEACH & YACHT VILLAS
484308080240	ZIKRATOV, GUEORGUI ZIKRATOVA, SVETLANA	2080 S OCEAN DR APT 1508	HALLANDALE BEACH	FL	33009		8-48-43COMM AT INTERSEC OF S/L OF S 300& N 2500 OF GOV LOT 1 & ELYR/W/L OF INTRACOASTAL WATERWAY, E 457.39 TO PT ON ELY R/W/L OFA1A, CONT E 192.14, N 9.83 TO POB, CONT N 76, E 18, S 76, W 18 TO POBAKA HILLSBORO BCH & YACHT VILLAS UNIT 23
484308080250	GINA D'AMARIO AUBIN FAM TRDOMINICK D'AMARIO FAM TR	38 RYDER RD	WAYNE	NJ	07470		8-48-43THAT PT OF S 300 OF N 2500 OF GOV LOT 1 LYING E OF A1A/K/A UNIT 24 HILLSBORO BCH & YACHT VILLAS
484308080260	KNIERIM, CLARAC V C KNIERIM TR	1194 HILLSBORO MILE #26	HILLSBORO BEACH	FL	33062	1515	8-48-43THAT PT OF S 300 OF N 2500 OF GOV LOT 1 LYING E OF A1A/K/A UNIT 25 HILLSBORO BCH & YACHT VILLAS
484308080270	CHARLES SHAMUS DOHERTY CHARLES S DOHERTY REV LIV TR	1194 HILLSBORO MILE #27	HILLSBORO BEACH	FL	33062		8-48-43THAT PT OF S 300 OF N 2500 OF GOV LOT 1 LYING E OF A1A/K/A UNIT 26 HILLSBORO BCH & YACHT VILLAS
484308080280	STANGLE, FREDRIC ZICCARDI, BARBARA	13024 SPRING LAKE DR	COOPER CITY	FL	33330		8-48-43COMM AT INTERSEC OF S/L OF S 300& N 2500 OF GOV LOT 1 & ELYR/W/L OF INTRACOASTAL WATERWAY, E ALG N/L 457.39 TO A PT ON E/LOF ST RD A1A, CONT E 105.47, N9.83 TO POB, CONT N 76, E 18, S 76, W 18 TO POB AKA HILLSBORO BCH & YACHT VILLAS UNIT 27
							8-48-43COMM AT INTERSEC OF S/L OF S 300& N 2500 OF GOV LOT 1 & ELYR/W/L OF INTRACOASTAL WATERWAY, E ALG N/L 457.39 TO A PT ON ELYLINE OF ST RD A1A, CONT E 87.47, N 9.83 TO POB, CONT N 76, E 18, S76, W 18 TO POB AKA HILLSBORO BCH & YACHT VILLAS UNIT 28

484308080290	FERRARA,ANGELO & PRISCILLAFERRARA FAM REV TR	1194 HILLSBORO MILE APT 29	HILLSBORO BEACH	FL	33062	1515	8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING E OF A1AK/A UNIT 29HILLSBORO BCH & YACHT VILLAS
484308080300	AMEEN,LORI AAMEEN,SAMUEL J JR	214 CHANDLER RD	ANDOVER	MA	01810		8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING W OF A1AK/A UNIT 30HILLSBORO BCH & YACHT VILLAS
484308080310	BAKER,CHRISTIAN	11 ELKINS ST STE 330	SOUTH BOSTON	MA	02127	1628	8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING W OF A1AK/A UNIT 31HILLSBORO BCH & YACHT VILLAS
484308080320	EPSILANTIS,JAMES & JILL CAROL	1194 HILLSBORO MILE #32	HILLSBORO BEACH	FL	33062		8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING W OF A1A,DESC ASCOMM AT INT OF S/L OF S 300 OF N2500 GOV LOT 1 & ELY R/W/L OFINTRACOASTAL WATERWAY,E 289.10,N8.83 TO POB,N 76,E 16.97,E 1.04,S 75.92,W 18 TO POB, K/A:UNIT 32HILLSBORO BCH & YACHT VILLAS
484308080330	ARLENE A KALLINGER FAM TRKALLINGER,RUDOLPH J TRSTEE	4550 LINDEN HILL RD #200	WILMINGTON	DE	19808		8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING W OF A1AK/A UNIT 33HILLSBORO BCH & YACHT VILLAS
484308080340	MISTRETTA,THOMASMISTRETTA,ROSA	2721 W ALDER RD	BELLMORE	NY	11710		8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING W OF A1AK/A UNIT 34HILLSBORO BCH & YACHT VILLAS/A PROP DESC IN OR 8771/622
484308080350	UDINA,JOSEPH MARIO JRUDINA,LORI LYNN	1194 HILLSBORO MILE #35	HILLSBORO BEACH	FL	33062		8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING W OF A1AK/A UNIT 35HILLSBORO BCH & YACHT VILLAS
484308080360	SABLICH,MARY T & ROBERT	1194 HILLSBORO MILE #36	HILLSBORO BEACH	FL	33062		8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING W OF A1AK/A UNIT 36HILLSBORO BCH & YACHT VILLAS
484308080370	LILLAK,TOIVO & LINDA	1083 CALDWELL AVE	*MISSISSAUGA ON	CA	L5H 1	Z5	8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING W OF A1AK/A UNIT 37HILLSBORO BCH & YACHT VILLAS
484308080380	PLENZICK,CHRISTOPHER RPEARISO,SHELLY M	1194 HILLSBORO MILE #38	HILLSBORO BEACH	FL	33062		8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING W OF A1A DESC ASCOMM AT INTERSEC OF S/L OF S 300OF N 2500 OF GOV LOT 1 & E R/W/LOF INTRACOASTAL WATERWAY, E151.76, N 8.83 TO POB,CONT N 76,E 25.34, S 76, W 25.34 TO POBAKA: UNIT 38 HILLSBORO BEACH &YACHT VILLAS PER OR 8688/436 BCR
484308080390	NEGINSKY,NATALIA	1194 HILLSBORO MILE #39	HILLSBORO BEACH	FL	33062		8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING W OF A1AK/A UNIT 39HILLSBORO BCH & YACHT VILLAS
484308080400	ECHEVERRI,DIEGO & GLORIA P	1194 HILLSBORO MILE VILLA #40	HILLSBORO BEACH	FL	33062		8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING W OF A1AK/A UNIT 40HILLSBORO BCH & YACHT VILLAS
484308080410	MICHAEL HELLFRITZ REV TRN HELLFRITZ-LANGE REV TR ETAL	HOELDERLIN STR 21	*OFFENBURG	DE	77654		8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING W OF A1AK/A UNIT 41HILLSBORO BCH & YACHT VILLAS
484308080420	SIEBKE,MANFRED H	1194 HILLSBORO MILE APT 42	HILLSBORO BEACH	FL	33062		8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING W OF A1AK/A UNIT 42HILLSBORO BCH & YACHT VILLAS
484308080430	WAGNER,JOHNNIE INABNETJOHNNIE INABNET WAGNER REV TR	1194 HILLSBORO MILE #43	HILLSBORO BEACH	FL	33062		8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING W OF A1AK/A UNIT 43HILLSBORO BCH & YACHT VILLAS
484308080440	BERRICK,LORIE H/EWELCH,JENNIFER	1194 HILLSBORO MILE #44	HILLSBORO BEACH	FL	33062		8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING W OF A1A PEROR 8090/642, DESC AS: COMM ATINTERSECTION OF THE S/L OF S 300OF N 2500 OF GOV LOT 1, & ELYR/W/L OF INTERCOASTAL, E 84.9,N 10.27, N 58.34 TO POB, N 21.33W 73, S 21.33, E 73 TO POBAKA:UNIT 44HILLSBORO BCH & YACHT VILLAS
484308080450	GIORDANO,IRENE	13 CEDARS AVE	HARVEY CEDARS	NJ	08008	5720	8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING W OF A1AK/A UNIT 45HILLSBORO BCH & YACHT VILLAS
484308080750	HILLSBRO BCH & YACHT VILLA INCHILLSBRO BCH & Y V INTRACSTL INC	1194 HILLSBORO MILE APT 14	HILLSBORO BEACH	FL	33062		8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING W OF A1A,LESSPTS K/A UNITS 30 THRU 68,70THRU 74 OF HILLSBORO BCH & YACHTVILLAS
484308080760	HILLSBORO BCH & YACHT VILLA INCHILLSBRO BCH & Y V INTRACSTL INC	1194 HILLSBORO MILE APT 14	HILLSBORO BEACH	FL	33062		8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING E OF A1A LESSUNITS 1 THRU 29HILLSBORO BCH & YACHT VILLAS
484308130010	HILLSBORO MILE PROPERTYOWNER LLC	2850 TIGERTAIL AVE #800	MIAMI	FL	33133		THE ENCLAVE AT HILLSBORO BEACH154-31 BTHE S 100 OF PAR AAKA:LOT I-1
484308130012	HILLSBORO MILE PROPERTYOWNER LLC	2850 TIGERTAIL AVE #800	MIAMI	FL	33133		THE ENCLAVE AT HILLSBORO BEACH154-31 BTHE N 100 OF S 200 OF PAR AAKA:LOT I-2
484308130013	HILLSBORO MILE PROPERTYOWNER LLC	2850 TIGERTAIL AVE #800	MIAMI	FL	33133		THE ENCLAVE AT HILLSBORO BEACH154-31 BTHE N 100 OF S 300 OF PAR AAKA:LOT I-3
484308130014	HILLSBORO MILE PROPERTYOWNER LLC	2850 TIGERTAIL AVE #800	MIAMI	FL	33133		THE ENCLAVE AT HILLSBORO BEACH154-31 BTHE S 100 OF THE N 300 OF PAR AAKA:LOT I-4
484308130015	HILLSBORO MILE PROPERTYOWNER LLC	2850 TIGERTAIL AVE #800	MIAMI	FL	33133		THE ENCLAVE AT HILLSBORO BEACH154-31 BTHE S 100 OF N 200 OF PAR AAKA:LOT I-5

484308130016	HILLSBORO MILE PROPERTYOWNER LLC	2850 TIGERTAIL AVE #800	MIAMI	FL	33133	THE ENCLAVE AT HILLSBORO BEACH154-31 BTHE N 100 OF PAR AKA:LOT I-6
484308130020	HILLSBORO MILE PROPERTYOWNER LLC	2850 TIGERTAIL AVE #800	MIAMI	FL	33133	THE ENCLAVE AT HILLSBORO BEACH154-31 BTHE S 100 OF PAR BAKA:LOT 0-1
484308130021	HILLSBORO MILE PROPERTYOWNER LLC	2850 TIGERTAIL AVE #800	MIAMI	FL	33133	THE ENCLAVE AT HILLSBORO BEACH154-31 BTHE N 100 OF S 200 OF PAR BAKA:LOT 0-2
484308130022	HILLSBORO MILE PROPERTYOWNER LLC	2850 TIGERTAIL AVE #800	MIAMI	FL	33133	THE ENCLAVE AT HILLSBORO BEACH154-31 BTHE N 100 OF S 300 OF PAR BAKA:LOT 0-3
484308130023	HILLSBORO MILE PROPERTYOWNER LLC	2850 TIGERTAIL AVE #800	MIAMI	FL	33133	THE ENCLAVE AT HILLSBORO BEACH154-31 BTHE S 100 OF N 300 OF PAR BAKA:LOT 0-4
484308130024	HILLSBORO MILE PROPERTYOWNER LLC	2850 TIGERTAIL AVE #800	MIAMI	FL	33133	THE ENCLAVE AT HILLSBORO BEACH154-31 BTHE S 100 OF N 200 OF PAR BAKA:LOT 0-5
484308130030	HILLSBORO MILE PROPERTYOWNER LLC	2850 TIGERTAIL AVE #800	MIAMI	FL	33133	THE ENCLAVE OF HILLSBORO BEACH154-31 BAKA:LOT 0-6
484308AM0010	KOLE,DAVIDKOLE,JENNIFER DOMAHIDI,LASZLO H/EDOMAHIDI MATZINGER,AURICA-D	1 ETON DR	CALDWELL	NJ	07006 4209	MASSACHUSETTS CONDOUNIT 101PER CDO BK/PG: 27146/230
484308AM0020	MATUSIK,ANNA	1536 SE 15 CT #102	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 102PER CDO BK/PG: 27146/230
484308AM0030	HARRINGTON,JOSEPH DINO	1536 SE 15 CT #103	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 103PER CDO BK/PG: 27146/230
484308AM0040	CARANGI,LOUISHENDRICKS,RONA	1536 SE 15 CT #104	DEERFIELD BEACH	FL	33441 7306	MASSACHUSETTS CONDOUNIT 104PER CDO BK/PG: 27146/230
484308AM0050	SCHREIER,CHARLES C & KAREN J	1536 SE 15 CT #105	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 105PER CDO BK/PG: 27146/230
484308AM0060	RUCCI,GINA	1536 SE 15 CT #106	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 106PER CDO BK/PG: 27146/230
484308AM0070	ISHAM,VALERY	427 LABRADOR TRL	MULLICA HILL	NJ	08062 3219	MASSACHUSETTS CONDOUNIT 107PER CDO BK/PG: 27146/230
484308AM0080	NIEMILLER,TIMOTHY J	1536 SE 15 CT #108	DEERFIELD BEACH	FL	33441 7305	MASSACHUSETTS CONDOUNIT 108PER CDO BK/PG: 27146/230
484308AM0090	LOESEL,ARLENE	1536 SE 15 CT #109	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 109PER CDO BK/PG: 27146/230
484308AM0100	GROVER,KENNETH III	1536 SE 15 CT #110	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 110PER CDO BK/PG: 27146/230
484308AM0110	PROKOS,RANDY A	28 WASHINGTON AVE	LEONARDO	NJ	07737	MASSACHUSETTS CONDOUNIT 201PER CDO BK/PG: 27146/230
484308AM0120	BELLOISE,DANEAN L	1536 SE 15 CT #202	DEERFIELD BEACH	FL	33441 7306	MASSACHUSETTS CONDOUNIT 202PER CDO BK/PG: 27146/230
484308AM0130	MACPHEE,GAIL H	1536 SE 15 CT #203	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 203PER CDO BK/PG: 27146/230
484308AM0140	GOODMAN,DENNIS	1536 SE 15 CT UNIT 204	DEERFIELD BEACH	FL	33441 7306	MASSACHUSETTS CONDOUNIT 204PER CDO BK/PG: 27146/230
484308AM0150	PATRICIA V KRIZIK REV INTERV TR	1536 SE 15 CT UNIT 205	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 205PER CDO BK/PG: 27146/230
484308AM0160	ORTIZ,ERICA LYNN	122 CRESPI CT	SANTA CRUZ	CA	95060	MASSACHUSETTS CONDOUNIT 206PER CDO BK/PG: 27146/230
484308AM0170	KARLAK,BOGUSLAWROBAYO PEDRAZA,NELLY VICTORIA	1536 SE 15 CT #207	DEERFIELD BEACH	FL	33441 7307	MASSACHUSETTS CONDOUNIT 207PER CDO BK/PG: 27146/230
484308AM0180	SHEEHAN,INGRID G H/EHADDER,JOHN B III	1536 SE 15 CT #208	DEERFIELD BEACH	FL	33441 7361	MASSACHUSETTS CONDOUNIT 208PER CDO BK/PG: 27146/230
484308AM0190	RIZZO,MARIERIZZO,DINA M ETAL	976 WESTWOOD AVE	STATEN ISLAND	NY	10314	MASSACHUSETTS CONDOUNIT 209PER CDO BK/PG: 27146/230
484308AM0200	MULDOON,JAMES & THERESA	1536 SE 15 CT #301	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 210PER CDO BK/PG: 27146/230
484308AM0210	NARDIELLO,STEVEN & MARYANNSTEVEN & M NARDIELLO REV FAM TR	1536 SE 15 CT UNIT 302	DEERFIELD BEACH	FL	33441 7308	MASSACHUSETTS CONDOUNIT 301PER CDO BK/PG: 27146/230
484308AM0220	BLITCH,CARMEN R	1536 SE 15 CT #303	DEERFIELD BEACH	FL	33441 7308	MASSACHUSETTS CONDOUNIT 302PER CDO BK/PG: 27146/230
484308AM0230	MATZA,SAM E	1536 SE 15 CT #304	DEERFIELD BEACH	FL	33441 7308	MASSACHUSETTS CONDOUNIT 303PER CDO BK/PG: 27146/230
484308AM0240	ZIMMERMANN,ROBERT	9720 NW 52 PL	CORAL SPRINGS	FL	33076 2482	MASSACHUSETTS CONDOUNIT 304PER CDO BK/PG: 27146/230
484308AM0250	DROMM,JOHNDROMM,KATHRYN	7 PLYMOUTH DR SOUTH	GLEN HEAD	NY	11545	MASSACHUSETTS CONDOUNIT 305PER CDO BK/PG: 27146/230
484308AM0260	PENNISI,FRANK	1536 SE 15 CT #307	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 306PER CDO BK/PG: 27146/230
484308AM0270	CASTILLO,BETANIAJONES,PAUL	1536 SE 15 CT #308	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 307PER CDO BK/PG: 27146/230
484308AM0280	SWANSON,MARKSWANSON,TERRI	15071 FAWN DR	SOMONAUK	IL	60552	MASSACHUSETTS CONDOUNIT 308PER CDO BK/PG: 27146/230
484308AM0290	BRATTOLE,JOSEPH	PO BOX 262	RIVERDALE	NJ	07457	MASSACHUSETTS CONDOUNIT 309PER CDO BK/PG: 27146/230
484308AM0300	EVANS,KERRYEVANS,VERA	PO BOX 937	LEVITTOWN	NY	11756 0937	MASSACHUSETTS CONDOUNIT 310PER CDO BK/PG: 27146/230
484308AM0310	FIELDING,KENNETH C & DONNA M	1536 SE 15 CT #402	DEERFIELD BEACH	FL	33441 7308	MASSACHUSETTS CONDOUNIT 401PER CDO BK/PG: 27146/230
484308AM0320	LEVENE,DEBORAH ANN	1536 SE 15 CT #403	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 402PER CDO BK/PG: 27146/230
484308AM0330	PHILLIPS,CATHY	1536 SE 15 CT #404	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 403PER CDO BK/PG: 27146/230
484308AM0340	CORINELLA,CARMELOCORINELLA,JAYMIE	32 RIDGE DRIVE W	ROSLYN	NY	11576	MASSACHUSETTS CONDOUNIT 404PER CDO BK/PG: 27146/230
484308AM0350	MANOLA,JUSSARA	310 NEW PROVIDENCE RD	MOUNTAINSIDE	NJ	07092	MASSACHUSETTS CONDOUNIT 405PER CDO BK/PG: 27146/230
484308AM0360	FETZER,BRYANBLANKS-FETZER,CRISTINA	1536 SE 15 CT	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 406PER CDO BK/PG: 27146/230
484308AM0370	WITTEK,JANAY & RODNEY	1536 SE 15 CT #408	DEERFIELD BEACH	FL	33441 7303	MASSACHUSETTS CONDOUNIT 407PER CDO BK/PG: 27146/230
484308AM0380	MORAN,TIMOTHY S	1536 SE 15 CT #409	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 408PER CDO BK/PG: 27146/230
484308AM0390	BARCIA,DANIEL J	1536 SE 15 CT #410	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 409PER CDO BK/PG: 27146/230
484308AM0400	MARTEL LIV TRMARTEL,SHEILA A TRSTEE	1 RIDGELINE DR W	WESTPORT	MA	02790 4210	MASSACHUSETTS CONDOUNIT 410PER CDO BK/PG: 27146/230
484308AM0410	KLEIVEN,ROSEMARY	176 WOODLAND AVE	BAY HEAD	NJ	08742	MASSACHUSETTS CONDOUNIT 501PER CDO BK/PG: 27146/230
484308AM0420	MANLEY,CHASEN	1536 SE 15 CT #503	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 502PER CDO BK/PG: 27146/230
484308AM0430	NASTA,NICHOLAS F	1536 SE 15 CT #504	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 503PER CDO BK/PG: 27146/230
484308AM0440						MASSACHUSETTS CONDOUNIT 504PER CDO BK/PG: 27146/230

484308AM0450	MCNAMEE,MICHAEL LAWRENCE	1536 SE 15 CT #505	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 505PER CDO BK/PG: 27146/230
484308AM0460	GOZDZ,WANDA EWANDA E GOZDZ REV TR	1536 SE 15 CT # 506	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 506PER CDO BK/PG: 27146/230
484308AM0470	CIOFFI,GENE J & MICHELLE L	1536 SE 15 CT #507	DEERFIELD BEACH	FL	33441	7303	MASSACHUSETTS CONDOUNIT 507PER CDO BK/PG: 27146/230
484308AM0480	PAGE,RICHARD W EST%SF GUARDIANSHIP						
484308AM0490	PROGRAM INC	3601 W COMMERCIAL BLVD #14	FORT LAUDERDALE	FL	33309		MASSACHUSETTS CONDOUNIT 508PER CDO BK/PG: 27146/230
484308AM0490	FRANKEN,ROBERT BGABRIS,JOHN ETAL	1536 SE 15 CT #509	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 509PER CDO BK/PG: 27146/230
484308AM0500	WILLIAM A HOMANN REV TRHOMANN,WILLIAM A						
484308AM0500	TRSTEE	4 WHIPPOORWILL RIDGE RD	CAPE NEDDICK	ME	03902		MASSACHUSETTS CONDOUNIT 510PER CDO BK/PG: 27146/230
484308AM0510	ROGERS,MARY LOUMARY LOU ROGERS REV TR	1536 SE 15 CT #601	DEERFIELD BEACH	FL	33441	7309	MASSACHUSETTS CONDOUNIT 601PER CDO BK/PG: 27146/230
484308AM0520	DEMMEER,WILLIAM SHANEWILLIAM SHANE DEMMEER						
484308AM0520	REV TR	3038 WATERSIDE DR	BOYNTON BEACH	FL	33435		MASSACHUSETTS CONDOUNIT 602PER CDO BK/PG: 27146/230
484308AM0530	PURPURA,BEVERLY	1536 SE 15 CT #603	DEERFIELD BEACH	FL	33441	7309	MASSACHUSETTS CONDOUNIT 603PER CDO BK/PG: 27146/230
484308AM0540	DEMMEER,JOHN FRANKLIN H/EWILLIAM SHANE						
484308AM0540	DEMMEER REV TR ETAL	1536 SE 15 CT #604	DEERFIELD BEACH	FL	33441	7309	MASSACHUSETTS CONDOUNIT 604PER CDO BK/PG: 27146/230
484308AM0540	LINDBERG REV TRLINDBERG,RONALS C TRSTEE						
484308AM0550	ETAL	2510 LAKE MICHIGAN DR NW #E106	GRAND RAPIDS	MI	49504	8050	MASSACHUSETTS CONDOUNIT 605PER CDO BK/PG: 27146/230
484308AM0560	VISCUSI FAM TRVISCUSI,MATTHEW TRSTEE ETAL	652 MIDVALE AVENUE	EAST MEADOW	NY	11554		MASSACHUSETTS CONDOUNIT 606PER CDO BK/PG: 27146/230
484308AM0570	BOYKIN,GINA	1536 SE 15 CT #607	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 607PER CDO BK/PG: 27146/230
484308AM0580	KLUGER,LANCE MITCHELL	1536 SE 15 CT #608	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 608PER CDO BK/PG: 27146/230
484308AM0590	KEMBERLING,JOHN BRAND H/EKEMBERLING,MARY						
484308AM0590	BRAND	1536 SE 15 CT #609	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 609PER CDO BK/PG: 27146/230
484308AM0600	CLARK,DUSTIN J	1536 SE 15 CT #610	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 610PER CDO BK/PG: 27146/230
484308AM0610	ELAND,IVAN R	1536 SE 15 CT #701	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 701PER CDO BK/PG: 27146/230
484308AM0620	FORGIONE,ANTHONY	780 RIDGE RD	WEBSTER	NY	14580		MASSACHUSETTS CONDOUNIT 702PER CDO BK/PG: 27146/230
484308AM0630	GOODMAN,DENNIS	1536 SE 15 CT #703	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 703PER CDO BK/PG: 27146/230
484308AM0640	MARCOFF,AUDREY EAUDREY E MARCOFF REV TR						
484308AM0640	ETAL	1536 SE 15 CT #704	DEERFIELD BEACH	FL	33441	7302	MASSACHUSETTS CONDOUNIT 704PER CDO BK/PG: 27146/230
484308AM0650	FUENTES,LINO & CARLA	6225 GREENHILL RD	NEW HOPE	PA	18938		MASSACHUSETTS CONDOUNIT 705PER CDO BK/PG: 27146/230
484308AM0660	RHIANNON A REICHENBACH						MASSACHUSETTS CONDOUNIT 706 & 707PER CDO BK/PG: 27146/230
484308AM0660	TRREICHENBACH,RHIANNON A TRSTEE	1536 SE 15 CT #706	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 708PER CDO BK/PG: 27146/230
484308AM0670	BOTSIS,YVONNE J	12850 OPALOCKA DR	CHESTERLAND	OH	44026		MASSACHUSETTS CONDOUNIT 709PER CDO BK/PG: 27146/230
484308AM0680	OSBORN,ELIZABETH A	1536 SE 15 CT #709	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 710PER CDO BK/PG: 27146/230
484308AM0690	RAYMOND R & JOAN H BUURMA REV						
484308AM0690	TRBUURMA,RAYMOND R & JOAN H TRSTEE	22 SARINA DR	COMMACK	NY	11725		HILLSBORO SQUARE CONDOUNIT 1 BLDG 1PER CDO BK/PG: 7936/383
484308B.J0010	KOLB,KOREN & FRANK J JR	1173 HILLSBORO MILE #1-1	HILLSBORO BEACH	FL	33062	1517	HILLSBORO SQUARE CONDOUNIT 2 BLDG 1PER CDO BK/PG: 7936/383
484308B.J0020	2024 DAVIS FLORIDA PROPERTY TRDAVIS,KEVIN TRS						HILLSBORO SQUARE CONDOUNIT 3 BLDG 1PER CDO BK/PG: 7936/383
484308B.J0020	ETAL	127 ELGIN ST	*THORNHILL ON	CA	L3T 1	W7	HILLSBORO SQUARE CONDOUNIT 1 BLDG 2PER CDO BK/PG: 7936/383
484308B.J0030	FEUER FAMILY 4 LLC	3224 NE 167 ST	NORTH MIAMI BEACH	FL	33160		HILLSBORO SQUARE CONDOUNIT 2 BLDG 2PER CDO BK/PG: 7936/383
484308B.J0040	FLECK,CHRISTOPHER M & LAUREEN M	1173 HILLSBORO MILE # 1-2	HILLSBORO BEACH	FL	33062		HILLSBORO SQUARE CONDOUNIT 3 BLDG 3PER CDO BK/PG: 7936/383
484308B.J0050	1173 HILLSBORO MILE TWO LLC	1002 E NEWPORT CENTER DR #200	DEERFIELD BEACH	FL	33442		HILLSBORO SQUARE CONDOUNIT 2 BLDG 3PER CDO BK/PG: 7936/383
484308B.J0060	CAMPANELLI,JOSEPH & JOYCE	1173 HILLSBORO MILE #3-2	HILLSBORO BEACH	FL	33062		HILLSBORO SQUARE CONDOUNIT 3 BLDG 4PER CDO BK/PG: 7936/383
484308B.J0070	TIGHE,DAVIDTIGHE,JAN ELIZABETH	1172 HILLSBORO MILE #1-3	HILLSBORO BEACH	FL	33062		HILLSBORO SQUARE CONDOUNIT 1 BLDG 4PER CDO BK/PG: 7936/383
484308B.J0080	COLANGELO,ANTHONYANTHONY COLANGELO LIV TR	1172 HILLSBORO MILE #2-3	HILLSBORO BEACH	FL	33062		HILLSBORO SQUARE CONDOUNIT 2 BLDG 4PER CDO BK/PG: 7936/383
484308B.J0090	BRAVO,LUISDANIELE,PHILLIP PAUL JR	1172 HILLSBORO MILE #3-3	HILLSBORO BEACH	FL	33062		HILLSBORO SQUARE CONDOUNIT 3 BLDG 4PER CDO BK/PG: 7936/383
484308B.J0100	FEAMAN,VICTORIA G	1172 HILLSBORO MILE #1-4	HILLSBORO BEACH	FL	33062	1620	HILLSBORO SQUARE CONDOUNIT 1 BLDG 4PER CDO BK/PG: 7936/383
484308B.J0110	RAPHAEL,MARK LOLIVO-RAPHAEL,DEBRA O ETAL	1172 HILLSBORO MILE #2-4	HILLSBORO BEACH	FL	33062		HILLSBORO SQUARE CONDOUNIT 2 BLDG 4PER CDO BK/PG: 7936/383
484308B.J0120	MELTZER,ALAN & JILL	100 SPRINGDALE ROAD A3 #301	CHERRY HILL	NJ	08003		HILLSBORO SQUARE CONDOUNIT 3 BLDG 4PER CDO BK/PG: 7936/383
484308BM0010	DELALLA,ELLEN M	1170 HILLSBORO MILE #101	HILLSBORO BEACH	FL	33062	1614	HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 101PER CDO BK/PG: 9999/1

484308BM0020	SQUAGLIA,CATHY ASQUAGLIA,RALPH E JR	1170 HILLSBORO MILE #102	HILLSBORO BEACH	FL	33062		HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 102PER CDO BK/PG: 9999/1
484308BM0030	PETROCELLI,RICHARD N & CLAUDIA	105 BROMPTON RD	GARDEN CITY	NY	11530	2703	HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 103PER CDO BK/PG: 9999/1
484308BM0040	PENATE,MANUEL	1170 HILLSBORO MILE #104	HILLSBORO BEACH	FL	33062	1614	HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 104PER CDO BK/PG: 9999/1
484308BM0050	WINTER,J DOUGLAS & SHERRY L	1170 HILLSBORO MILE #105	HILLSBORO BEACH	FL	33062		HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 105PER CDO BK/PG: 9999/1
484308BM0060	WEXLER,JEROME RVALENTINE,LINDA	1170 HILLSBORO MILE UNIT 106	HILLSBORO BEACH	FL	33062	1614	HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 106PER CDO BK/PG: 9999/1
484308BM0070	OTW GAMES LLC	618 ATLANTIC SHORES BLVD #A102B	HALLANDALE BEACH	FL	33009		HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 201PER CDO BK/PG: 9999/1
484308BM0080	O'LINI,BEVERLY ANN	1170 HILLSBORO MILE #202	HILLSBORO BEACH	FL	33062	1614	HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 202PER CDO BK/PG: 9999/1
484308BM0090	SMITH,KRISTINE S	1170 HILLSBORO MILE #203	HILLSBORO BEACH	FL	33062		HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 203PER CDO BK/PG: 9999/1
484308BM0100	DAKKAK,MICHAEL G & ANN M	1170 HILLSBORO MILE #204	HILLSBORO BEACH	FL	33062		HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 204PER CDO BK/PG: 9999/1
484308BM0110	JACQUES PRUD'HOMME REV LIV TRLINDA GRAVEL REV LIV TR ETAL	41 RANG ST HIPPOLYTE	*OKA QC	CA	J0N 1	E0	HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 205PER CDO BK/PG: 9999/1
484308BM0120	GAUTHIER,CAROLINE	4325 MONTROSE AVE	*WEST MOUNT QC	CA	H3Y 2	A8	HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 206PER CDO BK/PG: 9999/1
484308BM0130	WILLIAMS,SCOTT H/EWILLIAMS,MARY BETH	1170 HILLSBORO MILE #301	HILLSBORO BEACH	FL	33062		HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 301PER CDO BK/PG: 9999/1
484308BM0140	WOODWORTH,ELIZABETHD & E WOODWORTH REV LIV TR	1170 HILLSBORO MILE #302	HILLSBORO BEACH	FL	33062		HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 302PER CDO BK/PG: 9999/1
484308BM0150	TERRELL,GWENDOLYN	1170 HILLSBORO MILE #303	HILLSBORO BEACH	FL	33062	1614	HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 303PER CDO BK/PG: 9999/1
484308BM0160	GABRIELLE,MARK	1170 HILLSBORO MILE #304	HILLSBORO BEACH	FL	33062	1614	HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 304PER CDO BK/PG: 9999/1
484308BM0170	PEREZ,ELIDA & RICHARDELIDA & RICHARD PEREZ REV TR	1170 HILLSBORO MILE #305	HILLSBORO BEACH	FL	33062		HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 305PER CDO BK/PG: 9999/1
484308BM0180	PIRONE,DIANAPIRONE,PATRICK W	O'NEAL WAY	SAUGUS	MA	01906		HARBORSIDE AT HILLSBORO BEACHCONDOUNIT 306PER CDO BK/PG: 9999/1
484308CH0010	DUDLEY,PAUL	1167 HILLSBORO MILE # 101	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 101PER CDO BK/PG: 15524/850
484308CH0020	SCHWARTZ,ESTY S	5900 CAVENDISH BLVD #907	*COTE ST LUC QC	CA	H4W 3	G9	OVERLOOK CONDOUNIT 102PER CDO BK/PG: 15524/850
484308CH0030	MACEACHERN,COREY SMACEACHERN,WENDY E	1167 HILLSBORO MILE #103	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 103PER CDO BK/PG: 15524/850
484308CH0040	JONES,GARY LEE	1544 VINTON AVE	MEMPHIS	TN	38104		OVERLOOK CONDOUNIT 104PER CDO BK/PG: 15524/850
484308CH0050	COLLETTA,FRANKIE RCOLLETTA,TERRI-ANN	262 ASPEN DR	MILFORD	PA	18337	7506	OVERLOOK CONDOUNIT 105PER CDO BK/PG: 15524/850
484308CH0060	HILAND,CYNTHIACYNTHIA A HILAND TR ZITON,EDWARD M & ALANAEDWARD MOSES ZITON	1167 HILLSBORO MILE #106	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 106PER CDO BK/PG: 15524/850
484308CH0070	REV TR	1167 HILLSBORO MILE #107	HILLSBORO BEACH	FL	33062	1600	OVERLOOK CONDOUNIT 107PER CDO BK/PG: 15524/850
484308CH0080	CAPITALMODE INVESTMENTS LTD	40 GREEN ASH CRES	*RICHMOND HILL ON	CA	L4B 3	S1	OVERLOOK CONDOUNIT 108PER CDO BK/PG: 15524/850
484308CH0090	TRAVAGLIANTI,MARK & MICHELLE	9112 CRESTLINE DR	MACEDONIA	OH	44056		OVERLOOK CONDOUNIT 110PER CDO BK/PG: 15524/850
484308CH0100	LYON,ANTHONY RMOURJAN,CLAUDINE	1167 HILLSBORO MILE #111	HILLSBORO BEACH	FL	33062	1600	OVERLOOK CONDOUNIT 111PER CDO BK/PG: 15524/850
484308CH0110	GOSS,SCOTT M & NICOLE O	936 BANYAN DR	DELRAY BEACH	FL	33483	4916	OVERLOOK CONDOUNIT 112PER CDO BK/PG: 15524/850
484308CH0120	GRUBER,MARIA	1167 HILLSBORO MILE #114	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 114PER CDO BK/PG: 15524/850
484308CH0130	LAUREN E CHERNIN TRCHERNIN,LAUREN TRSTEE	3 PREMIUM POINT	NEW ROCHELLE	NY	10801		OVERLOOK CONDOUNIT 115PER CDO BK/PG: 15524/850
484308CH0140	MEYER,CATHERINECATHERINE A MEYER REV TR	1167 HILLSBORO MILE #116	HILLSBORO BEACH	FL	33062	1600	OVERLOOK CONDOUNIT 116PER CDO BK/PG: 15524/850
484308CH0150	CENCALLI II IRREV TRLUKAC,CARLOS N TRSTE TOLENTO,JOSEPH & CARMELAJOSEPH & C TOLENTO	1167 HILLSBORO MILE #201	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 201PER CDO BK/PG: 15524/850
484308CH0160	IRREV TR ETAL	1167 HILLSBORO MILE #202	HILLSBORO BEACH	FL	33062	1600	OVERLOOK CONDOUNIT 202PER CDO BK/PG: 15524/850
484308CH0170	BALSAMO,DANIELBALSAMO,TERRI	1167 HILLSBORO MILE #303	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 203PER CDO BK/PG: 15524/850
484308CH0180	HELENE G SMITH REV TRSMITH,HELENE G TRSTEE GOLDMAN,EUGENE & MARINAE GOLDMAN TR & M	1167 HILLSBORO MILE #204	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 204PER CDO BK/PG: 15524/850
484308CH0190	GOLDMAN TR	1167 HILLSBORO MILE #205	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 205PER CDO BK/PG: 15524/850
484308CH0200	PENNINO,CHARLENE	1167 HILLSBORO MILE #206	HILLSBORO BEACH	FL	33062	1600	OVERLOOK CONDOUNIT 206PER CDO BK/PG: 15524/850
484308CH0210	DUNN,JOHN & CHRISTINE	286 LAKEVIEW DRIVE RD	HIGHLAND LAKE	NY	12743	5007	OVERLOOK CONDOUNIT 207PER CDO BK/PG: 15524/850
484308CH0220	ALESCI'S OCEAN REEF LLC	42-05 ORIENT AVE	DOUGLASTOWN	NY	11363		OVERLOOK CONDOUNIT 208PER CDO BK/PG: 15524/850
484308CH0230	JOSEPH MOLLICA REV TR	247 LITTLE NECK ROAD	CENTERPORT	NY	11721		OVERLOOK CONDOUNIT 209PER CDO BK/PG: 15524/850
484308CH0240	JL OVERLOOK LLC	981 HILLSBORO MILE	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 210PER CDO BK/PG: 15524/850

484308CH0250	BROWN,CLRUDY SANG DELUCCIA,ANTHONY JR & CAROLYN N JR & C M	1167 HILLSBORO MILE #211	HILLSBORO BEACH	FL	33062	1600	OVERLOOK CONDOUNIT 211PER CDO BK/PG: 15524/850
484308CH0260	DELUCCIA FAM TR	1167 HILLSBORO MILE #212	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 212PER CDO BK/PG: 15524/850
484308CH0270	ALMANZA, CLARAALMANZA, ORLANDO	1167 HILLSBORO MILE UNIT 214	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 214PER CDO BK/PG: 15524/850
484308CH0280	SPITZER, ALAN B & BARBARA	1167 HILLSBORO MILE #215	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 215PER CDO BK/PG: 15524/850
484308CH0290	ZISSU, ALEXANDER	1167 HILLSBORO MILE # 216	HILLSBORO BEACH	FL	33062	1616	OVERLOOK CONDOUNIT 216PER CDO BK/PG: 15524/850
484308CH0300	SCHWARTZ, CURTIS & RITA ROIG, JOHN M & GLORIA EJOHN M & GLORIA E ROIG	1167 HILLSBORO MILE #301	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 301PER CDO BK/PG: 15524/850
484308CH0310	TR	1167 HILLSBORO MILE #302	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 302PER CDO BK/PG: 15524/850
484308CH0320	BALSAMO, DANIEL & TERRITERRI & DANIEL TR	1167 HILLSBORO MILE #303	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 303PER CDO BK/PG: 15524/850
484308CH0330	TWILLMAN, DWIGHT ETWILLMAN, TINA D	11933 W 132 ST	OVERLAND PARK	KS	66213		OVERLOOK CONDOUNIT 304PER CDO BK/PG: 15524/850
484308CH0340	ALLEN, PETER JPETER J ALLEN REV TR	1167 HILLSBORO MILE #305	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 305PER CDO BK/PG: 15524/850
484308CH0350	WELDON, S MICHAEL	4520 HAMPTON WOODS DR	MARIETTA	GA	33068		OVERLOOK CONDOUNIT 306PER CDO BK/PG: 15524/850
484308CH0360	COHEN, LISA ASILVER, DANIEL J	1167 HILLSBORO MILE #307	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 307PER CDO BK/PG: 15524/850
484308CH0370	SMITH, SHARON	74 RIVER VALLEY DR	*KITCHENER ON	CA	N2C 2	V6	OVERLOOK CONDOUNIT 308PER CDO BK/PG: 15524/850
484308CH0380	MARTIN, ROBERT P & JENNIFER R	14 N TAMARACK DR	BRIELLE	NJ	08730		OVERLOOK CONDOUNIT 309PER CDO BK/PG: 15524/850
484308CH0390	MALOUF, RICHARD & MARILYN	302 MARSHALL ROAD	NORTH BRUNSWICK	NJ	08902		OVERLOOK CONDOUNIT 310PER CDO BK/PG: 15524/850
484308CH0400	ADKINS, DAVID LEE & CHRISTY L	1167 HILLSBORO MILE #311	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 311PER CDO BK/PG: 15524/850
484308CH0410	MALOUF, RICHARD & MARILYN	302 MARSHALL RD	NORTH BRUNSWICK	NJ	08902	3018	OVERLOOK CONDOUNIT 312PER CDO BK/PG: 15524/850
484308CH0420	COLLINS, GAIL MTHOMAS J COLLINS REV TR ETAL SADAOUI FAM REV LIV TRSADAOUI, LEAH SHULAMITH	1167 HILLSBORO MILE #314	HILLSBORO BEACH	FL	33062	1616	OVERLOOK CONDOUNIT 314PER CDO BK/PG: 15524/850
484308CH0430	ETAL	7189 NW 127 WAY	PARKLAND	FL	33076		OVERLOOK CONDOUNIT 315PER CDO BK/PG: 15524/850
484308CH0440	SPIRITO, JOHNSPIRITO, PAULA MICHAEL CAMBERLANGO IRREV	10 MOONLIT CT	SMITHTOWN	NY	11787		OVERLOOK CONDOUNIT 316PER CDO BK/PG: 15524/850
484308CH0450	TRD'AMICO, CHARLES TRSTEE	1157 SHORE PKWY	BROOKLYN	NY	11214		OVERLOOK CONDOUNIT 401PER CDO BK/PG: 15524/850
484308CH0460	SMITH, HELENEHELENE G SMITH REV TR	1167 HILLSBORO MILE #402	HILLSBORO BEACH	FL	33062	1616	OVERLOOK CONDOUNIT 402PER CDO BK/PG: 15524/850
484308CH0470	HIRSCH, SIMONE YSIMONE Y HIRSCH LIV TR	1167 HILLSBORO MILE #403	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 403PER CDO BK/PG: 15524/850
484308CH0480	WOJECK, JULIA J	1167 HILLSBORO MILE #404	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 404PER CDO BK/PG: 15524/850
484308CH0490	FAIETA, RICHARD	1167 HILLSBORO MILE #405	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 405PER CDO BK/PG: 15524/850
484308CH0500	ANNCRIS INVESTMENTS LLC	7259 VIA PALOMAR	BOCA RATON	FL	33433		OVERLOOK CONDOUNIT 406PER CDO BK/PG: 15524/850
484308CH0510	DELUCA, MELINA	1167 HILLSBORO MILE #407	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 407PER CDO BK/PG: 15524/850
484308CH0520	HELENE G SMITH REV TRSMITH, HELENE G TRSTEE	1167 HILLSBORO MILE UNIT 408	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 408PER CDO BK/PG: 15524/850
484308CH0530	KODZ, MELINDA A H/EKODZ, DANIEL P	1167 HILLSBORO MILE #409	HILLSBORO BEACH	FL	33062	1616	OVERLOOK CONDOUNIT 409PER CDO BK/PG: 15524/850
484308CH0540	RUTH COHEN FAM TRENTERS, HEIDI TRSTEE	271 LAURELBROOK DR	GUILFORD	CT	06437		OVERLOOK CONDOUNIT 410PER CDO BK/PG: 15524/850
484308CH0550	GESTION 500 PLAZA CORP	27 DE MONTBELIARD BLVD	*LORRAINE QC	CA	J6Z 4	L2	OVERLOOK CONDOUNIT 411PER CDO BK/PG: 15524/850
484308CH0560	DZIUBELA, KEVIN	1167 HILLSBORO MILE UNIT 412	HILLSBORO BEACH	FL	33062	1617	OVERLOOK CONDOUNIT 412PER CDO BK/PG: 15524/850
484308CH0570	LOWE, MICHELLE L & WAYNE T	221 DUNE AVE	MANTOLOKING	NJ	08738		OVERLOOK CONDOUNIT 414PER CDO BK/PG: 15524/850
484308CH0580	BERNARDO, CAROL SUE% ZERIMIS	102 EXECUTIVE DR STE 8	MOORESTOWN	NJ	08057		OVERLOOK CONDOUNIT 415PER CDO BK/PG: 15524/850
484308CH0590	CALANDRA, CLAIRE L CALANDRA, THOMAS D	1167 HILLSBORO MILE #416	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 416PER CDO BK/PG: 15524/850
484308CH0600	CUSTEN, LANCE JONATHAN	1167 HILLSBORO MILE #501	HILLSBORO BEACH	FL	33062	1617	OVERLOOK CONDOUNIT 501PER CDO BK/PG: 15524/850
484308CH0610	ZELLMAN, GLENN L ROBERT & LANA ELKAS REV TRELKAS, ROBERT	1167 HILLSBORO MILE APT 502	HILLSBORO BEACH	FL	33062	1617	OVERLOOK CONDOUNIT 502PER CDO BK/PG: 15524/850
484308CH0620	TRSTEE ETAL	8 SUZANNE CT	CEDAR GROVE	NJ	07009		OVERLOOK CONDOUNIT 503PER CDO BK/PG: 15524/850
484308CH0630	SCHULMAN, JACKIE L	1167 HILLSBORO MILE # 504	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 504PER CDO BK/PG: 15524/850
484308CH0640	KUSHNER, MARC	42 HOLLY OAK DR	VORHEES	NJ	08043		OVERLOOK CONDOUNIT 505PER CDO BK/PG: 15524/850
484308CH0650	KUNTZ, ROBERT P	1167 HILLSBORO MILE #506	HILLSBORO BEACH	FL	33062	1617	OVERLOOK CONDOUNIT 506PER CDO BK/PG: 15524/850
484308CH0660	HILLSBORO OCEAN REALTY LLC PALERMO, VALERIE OCCHIPINTI OCCHIPINTI PALERMO	2 JENNIFER LN	MAHOPAC	NY	10541		OVERLOOK CONDOUNIT 507PER CDO BK/PG: 15524/850
484308CH0670	REV TR	1167 HILLSBORO MILE APT 508	HILLSBORO BEACH	FL	33062	1617	OVERLOOK CONDOUNIT 508PER CDO BK/PG: 15524/850
484308CH0680	LABELLE, DIANENADEAU, MARC	1167 HILLSBORO MILE #509	HILLSBORO BEACH	FL	33062	1617	OVERLOOK CONDOUNIT 509PER CDO BK/PG: 15524/850
484308CH0690	MANETTA, ENRICO & LUCY	144-58 S DR	WHITESTONE	NY	11357		OVERLOOK CONDOUNIT 510PER CDO BK/PG: 15524/850
484308CH0700	ROTHMAN, SCOTT M H/ROTHMAN, ROBIN	1167 HILLSBORO MILE #511	HILLSBORO BEACH	FL	33062	1617	OVERLOOK CONDOUNIT 511PER CDO BK/PG: 15524/850
484308CH0710	CONNOLLY, KRISTEN	20 ALBERMARLE RD	MANHASSET	NY	11030		OVERLOOK CONDOUNIT 512PER CDO BK/PG: 15524/850
484308CH0720	NASON, ROBERT & JANETTE	14 BAYVIEW RD	IPSWICH	MA	01938		OVERLOOK CONDOUNIT 514PER CDO BK/PG: 15524/850
484308CH0730	STUTZ, SIDNEY D & BARBARA R	1167 HILLSBORO MILE #515	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 515PER CDO BK/PG: 15524/850
484308CH0740	GELMAN, CRAIG & KIM	1167 HILLSBORO MILE #516	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 516PER CDO BK/PG: 15524/850
484308CH0750	TROVATO, ROSEMARY	1785 215 ST # 16R	BAYSIDE	NY	11360		OVERLOOK CONDOUNIT 601PER CDO BK/PG: 15524/850
484308CH0760	ARMONDA, JOHN BABTIST	1167 HILLSBORO MILE #602	HILLSBORO BEACH	FL	33062	1617	OVERLOOK CONDOUNIT 602PER CDO BK/PG: 15524/850
484308CH0770	VARGA OCEAN FAM TRVARGA, TOVI TRSTEE	4300 DE MAISONNEUVE O	*WEST MOUNT QC	CA	H3Z 1	K8	OVERLOOK CONDOUNIT 603PER CDO BK/PG: 15524/850
484308CH0780	GIMMLER, RAYMOND W JR	1167 HILLSBORO MILE #604	HILLSBORO BEACH	FL	33062		OVERLOOK CONDOUNIT 604PER CDO BK/PG: 15524/850

484308CH0790	FYNE,GAYLE	1167 HILLSBORO MILE #605	HILLSBORO BEACH	FL	33062	OVERLOOK CONDOUNIT 605PER CDO BK/PG: 15524/850
484308CH0800	BADACH,FRANK & DONNA	1167 HILLSBORO MILE #606	HILLSBORO BEACH	FL	33062	OVERLOOK CONDOUNIT 606PER CDO BK/PG: 15524/850
484308CH0810	LUGO PROPERTIES LLC% ASTRID LUNA	19510 S COQUINA WAY	WESTON	FL	33332	OVERLOOK CONDOUNIT 607PER CDO BK/PG: 15524/850
484308CH0820	MAHONY,JOANNAJOANNA B MAHONY LIV TR	223 FAIRVIEW AVE	BROCKTON	MA	02301 2907	OVERLOOK CONDOUNIT 608PER CDO BK/PG: 15524/850
484308CH0830	BRIZZOLARA,MICHAEL	380 ALGONQUIN RD	FRANKLIN LAKES	NJ	07417	OVERLOOK CONDOUNIT 609PER CDO BK/PG: 15524/850
484308CH0840	DOGAS,CHRISTOS & ROBIN	2001 HAMILTON ST APT 1609	PHILADELPHIA	PA	19130 4206	OVERLOOK CONDOUNIT 610PER CDO BK/PG: 15524/850
484308CH0850	BRENNAN,LORISULLIVAN,MICHAEL	610 DELAWARE AVE	POINT PLEASANT	NJ	08742	OVERLOOK CONDOUNIT 611PER CDO BK/PG: 15524/850
484308CH0860	TAMA,ALBERTO & LOURDESTAMA LIV TR	1167 HILLSBORO MILE #612	HILLSBORO BEACH	FL	33062	OVERLOOK CONDOUNIT 612PER CDO BK/PG: 15524/850
484308CH0870	ECHELARD,PAUL D & MARIA C	1167 HILLSBORO MILE #614	HILLSBORO BEACH	FL	33062 1618	OVERLOOK CONDOUNIT 614PER CDO BK/PG: 15524/850
484308CH0880	KUSHNER,MARC & CHRISTINE M	42 HOLLY OAK DR	VOORHEES	NJ	08043 1541	OVERLOOK CONDOUNIT 615PER CDO BK/PG: 15524/850
484308CH0890	CORSO,NANCY ANANCY A CORSO TR	1167 HILLSBORO MILE #616	HILLSBORO BEACH	FL	33062 1618	OVERLOOK CONDOUNIT 616PER CDO BK/PG: 15524/850
484308CH0900	CREAMER,KATHLEEN	1167 HILLSBORO MILE UNIT 701	HILLSBORO BEACH	FL	33062	OVERLOOK CONDOUNIT 701PER CDO BK/PG: 15524/850
484308CH0910	JULICH,HEBERT WILLIAMJULICH,JOSEPHINE	242 FALL COURT	EAST NORTHPORT	NY	11731	OVERLOOK CONDOUNIT 702PER CDO BK/PG: 15524/850
484308CH0920	BDB REAL ESTATE HOLDINGS LLC	6458 BRAMFORD CT	INDIANAPOLIS	IN	46256	OVERLOOK CONDOUNIT 703PER CDO BK/PG: 15524/850
484308CH0930	O'DELL,RONALD GGAUTHIER-O'DELL,ANGELA S BARRY R & JOAN D HORENSTEIN	4567 DOW RIDGE	ORCHARD LAKE	MI	48324	OVERLOOK CONDOUNIT 704PER CDO BK/PG: 15524/850
484308CH0940	TRHORENSTEIN,BARRY R & JOAN D TRST	12001 TARA DR	PLANTATION	FL	33325	OVERLOOK CONDOUNIT 705PER CDO BK/PG: 15524/850
484308CH0950	LOMBARDI,THOMAS R & JELAINE S	1167 HILLSBORO MILE #706	HILLSBORO BEACH	FL	33062	OVERLOOK CONDOUNIT 706PER CDO BK/PG: 15524/850
484308CH0960	GUTMANN,GISELAGISELA GUTMANN REV TR	1167 HILLSBORO MILE #707	HILLSBORO BEACH	FL	33062 1618	OVERLOOK CONDOUNIT 707PER CDO BK/PG: 15524/850
484308CH0970	WOLF,WARREN C & KRISTIN E	1167 HILLSBORO MILE #708	HILLSBORO BEACH	FL	33062	OVERLOOK CONDOUNIT 708PER CDO BK/PG: 15524/850
484308CH0980	NESTER,JOHN & MARIE	1167 HILLSBORO MILE #709	HILLSBORO BEACH	FL	33062	OVERLOOK CONDOUNIT 709PER CDO BK/PG: 15524/850
484308CH0990	VENDITTI,JAMES AVENDITTI,MARIA	1167 HILLSBORO MILE APT 710	HILLSBORO BEACH	FL	33062 1618	OVERLOOK CONDOUNIT 710PER CDO BK/PG: 15524/850
484308CH1000	STRAFELLA,GLEN T & JEAN M	2100 DERBY DR	CINNAMINSON	NJ	08077	OVERLOOK CONDOUNIT 711PER CDO BK/PG: 15524/850
484308CH1010	ROWE,ROBERT	1167 HILLSBORO MILE #712	HILLSBORO BEACH	FL	33062	OVERLOOK CONDOUNIT 712PER CDO BK/PG: 15524/850
484308CH1020	ZIAN TRFIRESU,TUDORITA TRSTEE	2753 NIRA AVE	EAST MEADOW	NY	11554 5433	OVERLOOK CONDOUNIT 714PER CDO BK/PG: 15524/850
484308CH1030	THOMAS E WILSON REV TR	1167 HILLSBORO MILE #715	HILLSBORO BEACH	FL	33062	OVERLOOK CONDOUNIT 715PER CDO BK/PG: 15524/850
484308CH1040	PEREZ,ROBERT P &MANETTA,LUCY GRACE	118 MALBA DR	MALBA	NY	11357 1061	OVERLOOK CONDOUNIT 716PER CDO BK/PG: 15524/850 HILLSBORO WINDSOR CONDOUNIT 101PER CDO BK/PG: 21897/526
484308CM0010	DINAPOLI,DANIELLE & THOMAS	1169 HILLSBORO MILE #101	HILLSBORO BEACH	FL	33062	HILLSBORO WINDSOR CONDOUNIT 103PER CDO BK/PG: 21897/526
484308CM0020	TALARICO,JOHNTALARICO,MICHELE	1907 PITNEY ST	OAKHURST	NJ	07755	HILLSBORO WINDSOR CONDOUNIT 105PER CDO BK/PG: 21897/526
484308CM0030	DUEBELBEIS VACATION PROPERTIESLLC	915 FOUR OAKS DR	FENTON	MO	63026	HILLSBORO WINDSOR CONDOUNIT 107PER CDO BK/PG: 21897/526
484308CM0040	CARLSON,MARYLOU & RICHARD	104 CEDAR ISLAND CT	BRICK	NJ	08723 7578	HILLSBORO WINDSOR CONDOUNIT 109PER CDO BK/PG: 21897/526
484308CM0050	TARDIF,PATRICETARDIF,JEAN-PIERRE	299 FRONTENAC BLVD W	*THETFORD MINES QC	CA	G6G 6 K2	HILLSBORO WINDSOR CONDOUNIT 111PER CDO BK/PG: 21897/526
484308CM0060	ZICCHINELLI,CHRISTINE	1169 HILLSBORO MILE APT 111	HILLSBORO BEACH	FL	33062 1607	HILLSBORO WINDSOR CONDOUNIT 115PER CDO BK/PG: 21897/526
484308CM0070	MATTHEW M & CLAIRE HANRAHAN	15 ROLLING HILL RD	HAMPTON BAYS	NY	11946 3738	HILLSBORO WINDSOR CONDOUNIT 117PER CDO BK/PG: 21897/526
484308CM0080	SWARTZ,JUDITH M	1169 HILLSBORO MILE #117	HILLSBORO BEACH	FL	33062	HILLSBORO WINDSOR CONDOUNIT 119PER CDO BK/PG: 21897/526
484308CM0090	WILLIS,JASON	1169 HILLSBORO MILE #119	HILLSBORO BEACH	FL	33062	HILLSBORO WINDSOR CONDOUNIT 201PER CDO BK/PG: 21897/526
484308CM0100	MCDONALD,NORMA C &MCDONALD,KATHLEEN A	15 SELLECK PL	STRATFORD	CT	06615 5824	HILLSBORO WINDSOR CONDOUNIT 203PER CDO BK/PG: 21897/526
484308CM0110	LONGUEIL,KEVIN	6010 NW 101 TER	PARKLAND	FL	33076 2580	HILLSBORO WINDSOR CONDOUNIT 205PER CDO BK/PG: 21897/526
484308CM0120	VECCHIONE,FELIX	3695 SMITH ST	WANTAGH	NY	11793	HILLSBORO WINDSOR CONDOUNIT 207PER CDO BK/PG: 21897/526
484308CM0130	BOOTH-BARTON,ELISABETH	1169 HILLSBORO MILE #207	HILLSBORO BEACH	FL	33062	HILLSBORO WINDSOR CONDOUNIT 209PER CDO BK/PG: 21897/526
484308CM0140	BEISIEGEL,ELIZABETH EVELYNELIZABETH E BEISIEGEL LIV TR	1169 HILLSBORO MILE #209	HILLSBORO BEACH	FL	33062	HILLSBORO WINDSOR CONDOUNIT 211PER CDO BK/PG: 21897/526
484308CM0150	BROWN,EUGENE & EILEEN	5735 NW 46 DR	CORAL SPRINGS	FL	33067	HILLSBORO WINDSOR CONDOUNIT 215PER CDO BK/PG: 21897/526
484308CM0160	GIANNONE,CYNTHIA B	13904 AMESBURY MNR CT	TAMPA	FL	33616	HILLSBORO WINDSOR CONDOUNIT 217PER CDO BK/PG: 21897/526
484308CM0170	WATSON,ALEXANDERWATSON,ISABELLA	1169 HILLSBORO MILE #217	HILLSBORO BEACH	FL	33062	

484308CM0180	BROSZIO,MARCUS	1169 HILLSBORO MILE UNIT 219	HILLSBORO BEACH	FL	33062		HILLSBORO WINDSOR CONDOUNIT 219PER CDO BK/PG: 21897/526
484308CM0190	CATLIN,RANDALL H/ERANDAL CATLIN REV TR ETAL	1169 HILLSBORO MILE #221	HILLSBORO BEACH	FL	33062	1601	HILLSBORO WINDSOR CONDOUNIT 221PER CDO BK/PG: 21897/526
484308CM0200	BOULERICE,LOUISROY,DOMINIQUE	358 RIVIERA	*ST-JEAN-SUR-RICHELIEU (CA	J2W 2	C8		HILLSBORO WINDSOR CONDOUNIT 301PER CDO BK/PG: 21897/526
484308CM0210	RAUH,JOSEPHRAUH,SUSAN	716 FALLS AVE	CUYAHOGA FALLS	OH	44221		HILLSBORO WINDSOR CONDOUNIT 303PER CDO BK/PG: 21897/526
484308CM0220	SNYDER,BRITTANY	1169 HILLSBORO MILE #305	HILLSBORO BEACH	FL	33062		HILLSBORO WINDSOR CONDOUNIT 305PER CDO BK/PG: 21897/526
484308CM0230	CULHANE,MARIACULHANE,RICHARD	2 MONROE AVE	BAYVILLE	NY	11709	1311	HILLSBORO WINDSOR CONDOUNIT 307PER CDO BK/PG: 21897/526
484308CM0240	VECCHIONE FAM REV TRVECCHIONE,FELIX TRSTEE	3695 SMITH ST	WANTAGH	NY	11793		HILLSBORO WINDSOR CONDOUNIT 309PER CDO BK/PG: 21897/526
484308CM0250	KORONA,JOSEPH R &KORONA,SUSAN E	23301 HARMON ST	ST CLAIR SHORES	MI	48080	3238	HILLSBORO WINDSOR CONDOUNIT 311PER CDO BK/PG: 21897/526
484308CM0260	MISBRENER,CARRIEMISBRENER,THOMAS	1169 HILLSBORO MILE #315	HILLSBORO BEACH	FL	33062		HILLSBORO WINDSOR CONDOUNIT 315PER CDO BK/PG: 21897/526
484308CM0270	JR SOPHIA ENTERPRISES LLC	801 BRINY AVE UNIT 704	POMPANO BEACH	FL	33062		HILLSBORO WINDSOR CONDOUNIT 317PER CDO BK/PG: 21897/526
484308CM0280	ROTMAN,LUBOV	7 HUNTINGWOOD AVE	*DUNDAS ON	CA	L9M 6	V9	HILLSBORO WINDSOR CONDOUNIT 319PER CDO BK/PG: 21897/526
484308CM0290	COLADONATO,RAYMOND RCOLADONATO,ANNA	51 WEDGEWOOD LN	S WINDSOR	CT	06074		HILLSBORO WINDSOR CONDOUNIT 321PER CDO BK/PG: 21897/526
484308CM0300	LEISHER,DONNAL F JR & MARY J	1513 SOMMET PL	KIRKWOOD	MO	63122		HILLSBORO WINDSOR CONDOUNIT 401PER CDO BK/PG: 21897/526
484308CM0310	PORTNOY,LUCY	344 BEVERLY RD	DOUGLAS MANOR	NY	11363		HILLSBORO WINDSOR CONDOUNIT 403PER CDO BK/PG: 21897/526
484308CM0320	ROBERT &SUSAN DAHLSTROM TRDAHLSTROM,R & SUSAN TRSTEE	14959 RHINESTONE DRIVE	SHERMAN OAKS	CA	91403		HILLSBORO WINDSOR CONDOUNIT 405PER CDO BK/PG: 21897/526
484308CM0330	GIORDANO,JOSEPH A JR	1169 HILLSBORO MILE #407	HILLSBORO BEACH	FL	33062		HILLSBORO WINDSOR CONDOUNIT 407PER CDO BK/PG: 21897/526
484308CM0340	WILSON,RAYMOND F & SUSAN D	344 TANNER MARSH RD	GUILFORD	CT	06437	2104	HILLSBORO WINDSOR CONDOUNIT 409PER CDO BK/PG: 21897/526
484308CM0350	DUNCAN,CARRIEDUNCAN,THOMAS	102 DORCHESTER DR	YORKTOWN HEIGHTS	NY	10598		HILLSBORO WINDSOR CONDOUNIT 411PER CDO BK/PG: 21897/526
484308CM0360	O'NEIL,PAUL P & PAULA M	1169 HILLSBORO MILE #415	HILLSBORO BEACH	FL	33062	1602	HILLSBORO WINDSOR CONDOUNIT 415PER CDO BK/PG: 21897/526
484308CM0370	DOLAN,JOHN D JRDOLAN,STEPHANIE H	19 WISTERIA LN	SUFFIELD	CT	06087		HILLSBORO WINDSOR CONDOUNIT 417PER CDO BK/PG: 21897/526
484308CM0380	SCHWARTZ,DAVID & ILENE CMOFSEN,HOWARD & JODI	951 NW 119 AVE	CORAL SPRINGS	FL	33071		HILLSBORO WINDSOR CONDOUNIT 419PER CDO BK/PG: 21897/526
484308CM0390	ENGLE,PATRICIA JPATRICIA J ENGLE REV TR	1169 HILLSBORO MILE #421	HILLSBORO BEACH	FL	33062		HILLSBORO WINDSOR CONDOUNIT 421PER CDO BK/PG: 21897/526
484308CM0400	BARTHOLOMEW,SOPHIA SAMARAS	20 LONGMEADOW DR	WESTWOOD	MA	02090		HILLSBORO WINDSOR CONDOUNIT 501PER CDO BK/PG: 21897/526
484308CM0410	POVINELLI,LOUISE	77 S PARK AVE #B20	ROCKVILLE CENTRE	NY	11570		HILLSBORO WINDSOR CONDOUNIT 503PER CDO BK/PG: 21897/526
484308CM0420	STENGEL,MARIANNESTENGEL FAM TR ETAL	3020 FLORIDA BLVD APT 105	DELRAY BEACH	FL	33483	4658	HILLSBORO WINDSOR CONDOUNIT 505PER CDO BK/PG: 21897/526
484308CM0430	LENI GOLTZ WILCOX REV TRWILCOX,GEORGE & LENI TRSTEE	2560 KYLE AVENUE N	GOLDEN VALLEY	MN	55422		HILLSBORO WINDSOR CONDOUNIT 507PER CDO BK/PG: 21897/526
484308CM0440	BGIRLS 2019 IRREV TRBARTHOLOMEW,DANA A TRSTEE ETAL	1169 HILLSBORO MILE #509	HILLSBORO BEACH	FL	33062	1603	HILLSBORO WINDSOR CONDOUNIT 509PER CDO BK/PG: 21897/526
484308CM0450	CRISCUOLO,CLAIRE	284 COSEY BEACH	EAST HAVEN	CT	06512		HILLSBORO WINDSOR CONDOUNIT 511PER CDO BK/PG: 21897/526
484308CM0460	GALLO FAM REV TRGALLO,GEOFFREY A SR & K M TRSTES	3 MERLES LN	STRATHAM	NH	03885		HILLSBORO WINDSOR CONDOUNIT 515PER CDO BK/PG: 21897/526
484308CM0470	GABRIELLE MACHADO REV TRMACHADO,GABRIELLE TRSTEE	1223 NE 14 AVE	FORT LAUDERDALE	FL	33304	2223	HILLSBORO WINDSOR CONDOUNIT 517PER CDO BK/PG: 21897/526

484308CM0480	MARKE,ANITA & MOJSI	67 MAYBERRY PROM	STATEN ISLAND	NY	10312	HILLSBORO WINDSOR CONDOUNIT 519PER CDO BK/PG: 21897/526		
484308CM0490	TR NO 1169-521LAND TRUST SERVICE CORP TRSTEE	PO BOX 547945	ORLANDO	FL	32854 7945	HILLSBORO WINDSOR CONDOUNIT 521PER CDO BK/PG: 21897/526		
484308CM0500	DOLAN-NESLINE,DEIRDRE	1169 HILLSBORO MILE #601	HILLSBORO BEACH	FL	33062	HILLSBORO WINDSOR CONDOUNIT 601PER CDO BK/PG: 21897/526		
484308CM0510	RAUH,JAMES T	1322 W EXCHANGE ST	AKRON	OH	44313	HILLSBORO WINDSOR CONDOUNIT 603PER CDO BK/PG: 21897/526		
484308CM0520	EMS,BRIAN R & HEATHER	36 REAGAN LN	VOORHEES	NJ	08043	HILLSBORO WINDSOR CONDOUNIT 605PER CDO BK/PG: 21897/526		
484308CM0530	GOLTZ,PAULGOLTZ,MARIA LUZ	8193 LAWSON BRIDGE LN	DELRAY BEACH	FL	33446	HILLSBORO WINDSOR CONDOUNIT 607PER CDO BK/PG: 21897/526		
484308CM0540	GRUITCH,MARNIGRUITCH,RICHARD	58 S JACKSON ST	DENVER	CO	80209	HILLSBORO WINDSOR CONDOUNIT 609PER CDO BK/PG: 21897/526		
484308CM0550	TOPPER,MICHAELTOPPER,DANA	1169 HILLSBORO MILE #611	HILLSBORO BEACH	FL	33062	HILLSBORO WINDSOR CONDOUNIT 611PER CDO BK/PG: 21897/526		
484308CM0560	GOODLIN,LISA B	1169 HILLSBORO MILE #615	HILLSBORO BEACH	FL	33062 1604	HILLSBORO WINDSOR CONDOUNIT 615PER CDO BK/PG: 21897/526		
484308CM0570	SCHUBERT,JUSTIN ASCHUBERT,ROSANGELA	448 COUNTRY CLUB LN	NAPA	CA	94558 9623	HILLSBORO WINDSOR CONDOUNIT 617PER CDO BK/PG: 21897/526		
484308CM0580	JOSEPH A WALSH II & ANN L REV TRWALSH,JOSEPH A II & ANN TRSTEEES	2405 N HELIOTROPE DR	SANTA ANA	CA	92706	HILLSBORO WINDSOR CONDOUNIT 619PER CDO BK/PG: 21897/526		
484308CM0590	LEGGETT,PAMELA JLEGGETT,PAUL A	107 WILDWOOD AVE	UPPER MONTCLAIR	NJ	07043 2212	HILLSBORO WINDSOR CONDOUNIT 621PER CDO BK/PG: 21897/526		
484308CM0600	FISH,LAURA GLAURA FISH REV TR	1169 HILLSBORO MILE #703	HILLSBORO BEACH	FL	33062 1604	HILLSBORO WINDSOR CONDOUNIT 703PER CDO BK/PG: 21897/526		
484308CM0610	WEINBERG,MICHAEL DWEINBERG,PENNY K	834 NORTHWOODS CT	DEERFIELD	IL	60015	HILLSBORO WINDSOR CONDOUNIT 705PER CDO BK/PG: 21897/526		
484308CM0620	ROSEMARY M KROBOTH TRHELEN D MCCULLOCH TR	23 SHETLAND DR	PITTSFIELD	MA	01201	HILLSBORO WINDSOR CONDOUNIT 707PER CDO BK/PG: 21897/526		
484308CM0630	AZOULAI,MOSHE H/EAZOULAI,JONATHAN G & MARIANA K	1169 HILLSBORO MILE #709	HILLSBORO BEACH	FL	33062	HILLSBORO WINDSOR CONDOUNIT 709PER CDO BK/PG: 21897/526		
484308CM0640	FOX,LORNA LL L F REV TR	70 GAIL DR	WATERBURY	CT	06704	HILLSBORO WINDSOR CONDOUNIT 711PER CDO BK/PG: 21897/526		
484308CM0650	BIALKIN,PAMELA	1169 HILLSBORO MILE #715	HILLSBORO BEACH	FL	33062	HILLSBORO WINDSOR CONDOUNIT 715PER CDO BK/PG: 21897/526		
484308CM0660	MILLER,VICTOR	1169 HILLSBORO MILE #717	HILLSBORO BEACH	FL	33062	HILLSBORO WINDSOR CONDOUNIT 717PER CDO BK/PG: 21897/526		
484308CM0670	BENNETT,JOHN SBENNETT,GEORGIA T	1169 HILLSBORO MILE #719	HILLSBORO BEACH	FL	33062	HILLSBORO WINDSOR CONDOUNIT 719PER CDO BK/PG: 21897/526		
484308CM0680	KURASH,ALAN R & MARY A	10 E OLD MILL LN	BURR RIDGE	IL	60527 5795	HILLSBORO WINDSOR CONDOUNIT 721PER CDO BK/PG: 21897/526		
484308CM0690	DOLAN,SHEILA CSHEILA C DOLAN REV TR ETAL	1169 HILLSBORO MILE APT 803	HILLSBORO BEACH	FL	33062 1605	HILLSBORO WINDSOR CONDOUNIT 803PER CDO BK/PG: 21897/526		
484308CM0700	STATA,RAYMOND PAUL	12638 LA CRESTA CT	LOS ALTOS HILLS	CA	94022	HILLSBORO WINDSOR CONDOUNIT 805PER CDO BK/PG: 21897/526		
484308CM0710	SOLIS,MARIO & JANICEMARIO & JANICE SOLIS TR	1169 HILLSBORO MILE # 807	HILLSBORO BEACH	FL	33062	HILLSBORO WINDSOR CONDOUNIT 807PER CDO BK/PG: 21897/526		
484308CM0720	SELA,BERESELA,REFIK	125 MEADE LOOP	STATEN ISLAND	NY	10309 2653	HILLSBORO WINDSOR CONDOUNIT 809PER CDO BK/PG: 21897/526		
484308CM0730	GAMBINO,DOMENICAGAMBINO,THOMAS A	4 COUNTRY DR	PLAINVIEW	NY	11803 3934	HILLSBORO WINDSOR CONDOUNIT 811PER CDO BK/PG: 21897/526		
484308CM0740	GRAZIANO,ANTOINETTE	1169 HILLSBORO MILE #815	HILLSBORO BEACH	FL	33062	HILLSBORO WINDSOR CONDOUNIT 815PER CDO BK/PG: 21897/526		
484308CM0750	CODY,EDWARD EST	11 MORNING GLORY CT	BRICK	NJ	08724 2787	HILLSBORO WINDSOR CONDOUNIT 817PER CDO BK/PG: 21897/526		
484308NT0010	OSGOOD,RICHARD R	RICHARD RANDOLPH OSGOOD	REV TR	1187 HILLSBORO MILE #1E	HILLSBORO BEACH	FL	33062	VIRGINIA KAYE CO-OPUNIT 1E
484308NT0020	CARTY,SIOBHAN Y	1187 HILLSBORO MILE #2E	HILLSBORO BEACH	FL	33062	VIRGINIA KAYE CO-OPUNIT 2E		
484308NT0030	MOTOSKO,LAURA CMOTOSKO,NICHOLAS A	1955 BLUE WATER TER S	LAUDERDALE BY THE SEA	FL	33062	VIRGINIA KAYE CO-OPUNIT 3E		
484308NT0040	ISHMAEL,WAZIRISHMAEL,YASMIN	1187 HILLSBORO MILE #4E	HILLSBORO BEACH	FL	33062	VIRGINIA KAYE CO-OPUNIT 4E		

484308NT0041	VIRGINIA KAYE INC	1187 HILLSBORO MILE	HILLSBORO BEACH	FL	33062	VIRGINIA KAYE CO-OPUNIT 6E AKA MANAGER'S UNIT
484308NT0050	WEBER,ROBERT D &WEBER,CAROL S	225 HOILE LANE	HUNTINGTON	MD	20639	VIRGINIA KAYE CO-OPUNIT 7E
484308NT0060	CIFARELLI,MARK	113 MOUNTAIN RD	GREENWICH	NY	12834	VIRGINIA KAYE CO-OPUNIT 9E
484308NT0070	LA VECCHIA,VINCENTLA VECCHIA,MARY PAT	1187 HILLSBORO MILE #10E	HILLSBORO BEACH	FL	33062	VIRGINIA KAYE CO-OPUNIT 10E
484308NT0080	KENNELLY,JOHN SHERMAN	2855 NE 30 ST	LIGHTHOUSE POINT	FL	33064	8524 VIRGINIA KAYE CO-OPUNIT 11E
484308NT0090	ALETTA,EMILIA	1187 HILLSBORO MILE #12E	HILLSBORO BEACH	FL	33062	VIRGINIA KAYE CO-OPUNIT 12E
484308NT0100	O'NEILL,JOHN J H/O'NEILL,CAROLE M	1187 HILLSBORO MILE #14E	HILLSBORO BEACH	FL	33062	VIRGINIA KAYE CO-OPUNIT 14E
484308NT0110	LAWTEN,ROBERT L &LAWTEN,SUSAN J	6786 VIENTO WAY	BOCA RATON	FL	33433	2728 VIRGINIA KAYE CO-OPUNIT 15E
484308NT0120	DEBOO,FRENY J & JIMMY N H/EDEBOO,RUSTOM	1187 HILLSBORO MILE #1W	HILLSBORO BEACH	FL	33062	VIRGINIA KAYE CO-OPUNIT 1W
484308NT0130	FALSETTA,FRANK & MARIA	1187 HILLSBORO MILE #2W	HILLSBORO BEACH	FL	33062	VIRGINIA KAYE CO-OPUNIT 2W
484308NT0140	ABRAHAM,JOHN RICHARD	810 FOUR MILE CREEK RD	*NIGARA-ON-THE-LAKE ON CA	LO 1	LO	VIRGINIA KAYE CO-OPUNIT 3W
484308NT0150	LAWLER,AMY	1187 HILLSBORO MILE #4W	HILLSBORO BEACH	FL	33062	VIRGINIA KAYE CO-OPUNIT 4W
484308NT0160	NAZETTE,RICHARD F &NAZETTE,M JOAN	615 2 ST SW	CEDAR RAPIDS	IA	52404	VIRGINIA KAYE CO-OPUNIT 5W
484308NT0170	TWE HOLDINGS LLC	1551 HOGAN AVE	CHESTERTON	IN	46304	VIRGINIA KAYE CO-OPUNIT 6W
484308NT0180	HERR,KAREN L	1187 HILLSBORO MILE UNIT 7-W	HILLSBORO BEACH	FL	33062	1523 VIRGINIA KAYE CO-OPUNIT 7W
484308NT0190	MABEY,GORDON & SUSI	1187 HILLSBORO MILE #8W	HILLSBORO BEACH	FL	33062	VIRGINIA KAYE CO-OPUNIT 8W
484308NT0200	FORTUNE COOKIE HOLDINGS LLC	PO BOX 1507	FORT WASHINGTON	PA	19034	VIRGINIA KAYE CO-OPUNIT 9W
484308NT0210	PALMER,NEIL G &UNDERWOOD,DEBORAH A	318 MEADOWLARK RD	BLOOMINGDALE	IL	60108	VIRGINIA KAYE CO-OPUNIT 10W
484308NT0211	POLKA,JOSEPH A & JEAN	1187 HILLSBORO MILE #11-W	HILLSBORO BEACH	FL	33062	VIRGINIA KAYE CO-OPUNIT 11W
484308NT0220	GOLD,RICHARD LGOLD,SANDI L	2428 SE 10 ST	POMPANO BEACH	FL	33062	VIRGINIA KAYE CO-OPUNIT 12W
484308NT0230	VERSAGGI,JUDITH A	1187 HILLSBORO MILE APT 13W	HILLSBORO BEACH	FL	33062	VIRGINIA KAYE CO-OPUNIT 13W