



Town of Hillsboro Beach Commission Meeting Agenda

December 3, 2024

9:00 AM



Established 1939

MAYOR

Honorable Dawn Miller

VICE MAYOR

Honorable Barbara Baldassarre

COMMISSIONERS

Honorable Jane Reiser

Honorable David A. Ravanese

Honorable Vinnie Andreano

TOWN MANAGER

Mac Serda, ICMA-CM

TOWN ATTORNEY

Donald J. Doody

TOWN CLERK

Sherry D. Henderson, CMC

HILLSBORO BEACH TOWN HALL

1210 Hillsboro Mile

Hillsboro Beach, FL 33062

954-427-4011

www.TownofHillsboroBeach.com



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile, Hillsboro Beach, Florida 33062

December 3, 2024 | 9:00 AM

REGULAR TOWN COMMISSION MEETING AGENDA

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

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

Refer to the end of the Agenda for the Commission Meeting **RULES OF DECORUM** (Resolution No. 2023-36), adopted 9/12/2023
Commission Meetings are streamed LIVE and recorded on the town's website

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

I. APPROVAL OF MINUTES

- A. October 1, 2024 Board of Zoning of Appeals
- B. October 1, 2024 Regular Commission Meeting
- C. November 12, 2024 Regular Commission Meeting
- D. November 12, 2024 Local Planning Agency

II. PRESENTATIONS

III. ORDINANCES

- A. **Ordinance No. 2024-11 Rezoning Property Located at 1174-1185 Hillsboro Mile from RM-16 District to the Coastal Dune Conservation Zoning District. (SECOND READING)**

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;

- B. **Ordinance No. 2024-12 Amend Ordinance, Election Event Permits (SECOND READING)**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 5

ENTITLED “ELECTIONS” BY SPECIFICALLY AMENDING SECTION 5-2 ENTITLED “ELECTION EVENTS; PERMITS”; PROVIDING FOR TENT LOCATIONS AND PERMITTED HOURS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

C. Ordinance No. 2024-13 Amend Ordinance, Political Signs (SECOND READING)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN’S LAND DEVELOPMENT CODE BY AMENDING CHAPTER 12 DIVISION 6 BY SPECIFICALLY AMENDING SECTION 12-382 ENTITLED “POLITICAL SIGNS”; PROVIDING FOR LOCATION OF POLITICAL SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

D. Ordinance No. 2024-10 Requires Property Addresses on the Atlantic Ocean (Beach) and Intracoastal Waterway Side for Single-Family Homes and Multi-Unit Condo Buildings. (FIRST READING, tabled from 11/12/2024 agenda)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN’S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED “LAND DEVELOPMENT CODE”, BY AMENDING SECTION 12-65 ENTITLED “BEACH STEPS AND PLATFORMS.”; PROVIDING FOR POSTED PROPERTY ADDRESSES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE

IV. SITE PLAN REVIEW

A. Site Plan Review for Property 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

V. RESOLUTIONS & CONTRACTS

A. Resolution No. 2024-48

Resolution of the Town Commission of the Town of Hillsboro Beach, Florida Approving and Authorizing the Appropriate Town Officials to Execute a Renewal Agreement with the United Healthcare for Employees 2025 Medical/Dental/Vision Benefits Package

B. Resolution No. 2024-49

Resolution of the Town Commission of the Town of Hillsboro Beach, Florida Approving and Authorizing the Appropriate Town Officials to Execute a Third Amendment to the Employment Agreement Between the Town of Hillsboro Beach and William "Mac" Serda.

C. Resolution No. 2024-50

Resolution of the Town Commission of the Town of Hillsboro Beach, Florida Approving and Adopting the 2025 Town Commission Meeting Schedule.

D. Resolution No. 2024-51

Resolution of the Town Commission of the Town of Hillsboro Beach, Florida Approving and Authorizing the Appropriate Town Officials to Execute the Florida Department of Transportation Landscape Maintenance Memorandum

VI. DISCUSSION & POSSIBLE ACTION

VII. CONSENT

A. INVOICES FOR APPROVAL

1. Inframark Invoice #136716 Oct 2024 \$8,398.29
2. GCDE Invoice #62669 Nov 2024 \$7093.50 (General Matters)
3. GCDE Invoice #62672 Nov 2024 \$780.00 (Crusco Doherty Ord 2024-06)

VIII. BEACH REPORT

IX. STAFF UPDATES

A. Police Department

Chief Jay Szesnat

B. Building/Permits Department

George Folles, Building Official, CG&A

C. Code Compliance

Bernard Pita, Code Compliance Supv, CG&A

X. TOWN MANAGER REPORT

A. Holiday Program, December 5, 2024 at 5:30 pm

B. Little Smiles Annual Holiday Toy Drive

(New unwrapped toys now through Dec 25)

XI. TOWN ATTORNEY REPORT

XII. TOWN COMMISSION COMMENTS/REPORTS

XIII. PUBLIC COMMENTS

XIV. ADJOURNMENT

RULES OF DECORUM

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

Resolution No. 2023-36, adopted 9-12-2023

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



**MINUTES
TOWN OF HILLSBORO BEACH
BOARD OF ZONING & APPEALS MEETING
OCTOBER 1, 2024**

TUESDAY

9:00 A.M.

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

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

Town Commission:

Mayor Dawn Miller

Commissioner Jane Reiser

Commissioner David A. Ravanese

Vice Mayor Barbara Baldassarre

Commissioner Vinnie Andreano

Town Staff:

Town Manager William "Mac" Serda, ICMA-CM

Sean Schwartz, Acting Town Attorney, Esq.

Town Clerk Sherry D. Henderson, CMC

Motion made by Commissioner Baldassarre, seconded by Commissioner Reiser, to adopt the agenda as presented. In a roll call vote, the motion passed unanimously. (5-0)

I. QUASI-JUDICIAL PUBLIC HEARINGS

- A. **VARIANCE REQUEST** for property located at 1085 Hillsboro Mile, Hillsboro Beach, FL 33062 submitted by Morris Flancbaum, authorized agent for property owner Land Banc Trust, is requesting approval for a variance from the Town's Land Development Code Chapter 12 to construct a subterranean garage. The Variance is to Section 12-124 of the Town's Code of Ordinance as stated below:

"Sec. 12-124. - Yard regulations.

A. Front yard. On the east and west sides of State Highway A1A there shall be an open yard having a depth of not less than 85 feet from the center line of the State Highway A1A."

(Item Tabled 7/9/2024. Applicant Request: Postponement for 12/3/2024)

Mayor Miller stated that the Applicant requested that this item be postponed until December 3, 2024.

Motion by Commissioner Ravanesi, seconded by Commissioner Reiser, to defer until the Town has heard back from the Applicant. In a roll call vote, the **motion** passed unanimously (5-0).

II. ADJOURNMENT

Motion made by Vice Mayor Baldasare, seconded by Commissioner Ravanesi, to adjourn the meeting. In a roll call vote, the **motion** passed unanimously (5-0).

There being no further business before the Board of Zoning and Appeals, the meeting was adjourned at 9:02 a.m.

ADOPTED THIS _____ DAY OF _____, 2024.

By: _____
Dawn Miller, Mayor

ATTEST:

Sherry D. Henderson, Town Clerk



DRAFT

**MINUTES
TOWN OF HILLSBORO BEACH
REGULAR COMMISSION MEETING**

TUESDAY

OCTOBER 1, 2024

9:00 A.M.

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

Mayor Dawn Miller called the meeting to order at 9:02 A.M. Roll was called with the Commission members and staff present as listed below.

Town Commission:

Mayor Dawn Miller

Commissioner Jane Reiser

Commissioner David A. Ravanesi

Vice Mayor Barbara Baldassarre

Commissioner Vinnie Andreano

Town Staff:

Town Manager William “Mac” Serda, ICMA-CM

Sean Schwartz, Acting Town Attorney, Esq.

Town Clerk Sherry D. Henderson, CMC

APPROVAL OF AGENDA

Motion made by Commissioner Ravanesi, seconded by Commissioner Reiser, to approve the Agenda. In a roll call vote, the **motion** passed unanimously (5-0).

I. APPROVAL OF MINUTES

A. September 4, 2024 First FY25 Budget Public Hearing

Motion made by Commissioner Ravanesi, seconded by Vice Mayor Baldassarre, to approve the minutes of the September 4, 2024 Public Hearing. In a roll call vote, the **motion** passed unanimously (5-0).

II. PRESENTATIONS

None.

III. SITE PLAN REVIEW

A. PUBLIC HEARING - 1085 Hillsboro Mile, Hillsboro Beach, FL 33062

Authorized Agent for Property Owner is Seeking Approval and Amendments to Site Plan Originally Approved on 7/11/2023 for Property Located at 1085 Hillsboro Mile, Hillsboro Beach, FL 33062. (Tabled 7/9/2024, request postponement 12/3/2024.)

Owner: Land Banc Trust

Property Owner: Morris Flancbaum

Staff: Graham Long, Development Planner, CG&A

Address: 1085 Hillsboro Mile, Hillsboro Beach, FL 33062

Date of Original Site Plan Approval: Development Order Granted and Issued 7/11/2023

Mayor Miller noted the Variance Request was tabled by the Board of Zoning and Appeals until 12/3/2024 and thus the Site Plan Review was tabled until Dec. 3, 2024 meeting as well .

Motion by Commissioner Reiser, seconded by Commissioner Ravanese, to defer the Site Plan Review until 12/3/2024. In a roll call vote, the **motion** passed unanimously (5-0).

IV. ORDINANCES

A. Ordinance No. 2024-05 – Construction Site Management to Include Sodding of Vacant Lots and Designation of Development Review Official (SECOND READING)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED "LAND DEVELOPMENT CODE", BY AMENDING SECTION 12-2 ENTITLED "DEVELOPMENT REVIEW ADMINISTRATION", PROVIDING FOR THE DESIGNATION OF A DEVELOPMENT REVIEW OFFICIAL (DRO); PROVIDING FOR AN AMENDMENT TO SECTION 12-50 ENTITLED "CONSTRUCTION SITE MANAGEMENT" TO REQUIRE SODDING OF VACANT LOTS IN THE TOWN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Acting Town Attorney Sean Schwartz read the item into the record.

Town Manager William "Mac" Serda, ICMA-CM, advised that Ordinance 2024-05 designates a Development Review Officer and clarifies the Staff member who will be

responsible for the planning review process. It also establishes sod requirements for parcels that come before the Town Commission for demolition but do not have a Site Plan. The Commission's recommendation was to require the addition of sod.

Mr. Serda continued that there have also been discussions regarding whether or not the type of sod should be clarified. He explained that Bahia grass is typically the covering laid by the Florida Department of Transportation (FDOT) on the Turnpike and similar locations. He noted that it is more important to ensure that any grass laid on a site is not allowed to die and is properly maintained than to mandate which type of grass should be used. Code Compliance is asked to ensure maintenance, including mowing and landscaping.

Mayor Miller asked if the Code Section referenced in the Ordinance should include a provision addressing maintenance. Town Manager Serda replied that maintenance is addressed in another element of Code, adding that that element should also be strengthened in relation to Ordinance 2024-05 and will be brought back the following month.

Mayor Miller also asked if the Ordinance should mention replacement of the sod if it dies. Town Manager Serda clarified that the Commission may add the replacement of dead sod as an aspect of maintenance when that element is brought back to a subsequent meeting. He added that artificial sod is also an option.

Commissioner Ravanese pointed out that Code Compliance will be responsible for monitoring the site and alerting the owner of any need to maintain or replace the sod. It was also noted that the intent of sodding a site is to prevent eroded dirt from flowing out onto a roadway.

Commissioner Reiser suggested the use of artificial turf, which would not die and would not require irrigation. Mayor Miller expressed concern with the effect of this material on erosion. Town Manager Serda confirmed that artificial turf, if properly installed, would minimize erosion as well.

It was suggested that information related to maintenance be included in Ordinance 2024-05 as well so property owners will be able to review it without reading all of Code. Town Manager Serda explained that when a property owner brings forth a Site Plan or demolition plan, they meet with Staff to discuss site requirements. He added that if a property owner is looking for maintenance requirements in Code, they should refer to the maintenance rather than the demolition section. He confirmed, however, that Staff can add references to maintenance requirements if that is the Commission's wish, reiterating that maintenance requirements will need to be strengthened at the next meeting.

Mayor Miller recommended that the Ordinance includes the clarification that sod shall be kept in good condition for the duration of the period. Town Manager Serda confirmed that this could be added.

Motion by Commissioner Andreano, seconded by Commissioner Ravanese, to amend Section 4D. In a roll call vote, the **motion** passed unanimously (5-0).

Mayor Miller opened the public hearing.

Mark Ginsberg, 1221 Hillsboro Mile, speaking via Zoom, stated that it would be a mistake to limit beautification requirements to the addition of sod. He pointed out that zero-scaping, planting, mulch, and other options would be preferable to the waste of water on sod over a long period of time.

Bob Mayer, representing Bomar Builders, speaking via Zoom, advised that artificial turf costs roughly \$12 per square foot, which would make it very expensive to sod a large lot with this material. He felt it would be unreasonable to ask a client to invest this type of expense in temporary covering. He also noted that Bahia grass does not require the installation of an irrigation system.

Mayor Miller closed the public hearing.

Town Manager Serda clarified that the sod requirement would take effect 90 days after a property owner has received their demolition permit.

Commissioner Reiser acknowledged Mr. Ginsberg's point during the public hearing, as there is no mention of using materials other than grass. It was clarified, however, that neither mulch nor rock would be desirable solutions. It was also suggested that a site's visibility from the street might be taken into consideration, which would mean an owner may not need to sod an entire site at significant expense.

Mayor Miller observed that the Ordinance states sod shall be placed as ground cover on the section of the lot consisting of open soil or sand. Town Manager Serda emphasized the importance of preventing stormwater or sediment runoff, stating that he had felt the intent was to place ground cover on a site.

It was asked whether an owner would need to landscape a site once they have purchased it. Mayor Miller clarified that the Ordinance would apply only to land on which demolition has occurred or where no ground cover is present. Town Manager Serda reiterated that a property owner must also control stormwater runoff from their site.

Town Manager Serda further clarified that there is currently an open Code case involving a vacant parcel from which sediment runs onto the road. He emphasized the need for maintenance and control of storm runoff after demolition.

Motion made by Commissioner Reiser, seconded by Commissioner Andreano, to approve the Ordinance, including “in good condition” to Section 4D-7. In a roll call vote, the **motion** passed unanimously (5-0).

Motion made by Commissioner Reiser, seconded by Commissioner Ravanese, to adopt the Code Section that is Ordinance 2024-05 as amended. In a roll call vote, the **motion** passed unanimously (5-0).

B. Ordinance No. 2024-06 Coastal Dune Conservation District (SECOND READING)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN’S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED “LAND DEVELOPMENT CODE”, BY AMENDING SECTION 12-100 ENTITLED “IN GENERAL” TO CREATE A NEW DISTRICT ENTITLED “COASTAL DUNE CONSERVATION DISTRICT”; PROVIDING FOR THE CREATION OF A NEW DISTRICT WHICH SHALL COMPRISE THE DESCRIBED LANDS, SITUATE, LYING AND BEING IN HILLSBORO BEACH IN BROWARD COUNTY, FLORIDA, PROVIDING FOR DISTRICT REGULATIONS; PROVIDING FOR THE PURPOSE OF THE DISTRICT; PROVIDING FOR QUALIFYING DEVELOPMENTS; PROVIDING FOR PERMITTED USES; PROVIDING FOR HEIGHT REGULATIONS FOR BOTH THE EAST SIDE AND WEST SIDE OF A1A; PROVIDING FOR PARKING AND YARD REGULATIONS; PROVIDING FOR EXCLUSIONS TO YARD REGULATION; PROVIDING FOR AREA AND DENSITY REGULATION BASED ON PLOT SIZE, AREA DENSITY, AND GROUND COVERAGE; PROVIDING OPEN AREA REGULATIONS; PROVIDING FOR FLOOR AREA REGULATIONS; PROVIDING FOR EMERGENCY POWER REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Acting Town Attorney Schwartz read the item into the record by name and title only.

Planning Consultant Jim Hickey stated that this Item was requested by Hillsboro Mile Property Owner, LLC, represented by agent Jeffrey Bass, to create a new district within the Town entitled the Coastal Dune Conservation District. He provided the Commission with an Agenda Memo summarizing the process and considering the potential changes related to Ordinance 2024-06.

Mr. Hickey recalled that at the previous Commission meeting, there had been significant discussion of height. He emphasized that the proposed structure, known as the

Rosewood building, would not be the tallest structure in the Town, as it is at least 30 feet lower than the Landmark building. He also addressed consistency with the Town's Comprehensive Plan, noting that the Plan's Land Use Element calls for the development of a coastal resort-oriented residential community characterized by uses which reflect a balance of the needs of both the year-round and seasonal populations, as well as minimal disruptions to natural systems.

The Comprehensive Plan's Conservation Element calls for preserving environmentally sensitive lands and local areas of particular concern, using land development regulation procedures for their protection and preservation. This involves the notification and protection of private property owners' rights, balancing conservation areas with development.

Mr. Hickey also noted that the creation of a Conservation District would involve a reduction in density. The current density allows 16 units per acre. The proposed zoning district would reduce density to 10 units per acre. The current zoning would permit 188 units, while the Site Plan proposes the development of fewer than 100 units.

Mr. Hickey continued that the Ordinance would only amend the text in the Town's Land Development Code. An applicant would still need to file a rezoning application, which would be reviewed by the Commission at two public hearings.

Mr. Hickey recommended the following changes:

- P.2 of the Ordinance, line 13: change "...hereby divided into districts where there shall be five" to "...shall be seven"
- P.4 of the Ordinance, line 31: change reference under "Plot, Area, and Density" to designate a minimum square footage for units; he proposed consideration of a minimum of 2000 sq. ft. of ground area per multi-family unit

Mayor Miller referred to the Plot, Area, and Density Section, stating that she had understood this would specify not exceeding a maximum gross density of 10 dwelling units per acre rather than size of unit. Mr. Hickey replied that if the Commission is comfortable with the proposed density, there is no need to establish a minimum square footage; the reason it is proposed would be to require any developer with lower density to have larger units than what is required by Code. He recommended establishing a minimum square footage per dwelling unit, as larger units typically accompany lower density.

Mayor Miller asked if this will mean a developer must seek a variance if they wish to construct smaller units, such as studio units. Mr. Hickey confirmed this, reiterating that lower density is already accomplished without specifying unit size.

Commissioner Reiser asked how the Ordinance's density requirement would affect smaller properties. She pointed out that there will also be side yard and other requirements which will affect the number and size of units on a parcel. Mr. Hickey confirmed that the size of the property itself will ultimately determine a project's density, adding that the Ordinance refers to a minimum acreage of five acres.

Mayor Miller further clarified that the Commission would ensure that their goal of capping density on the site is met, and the developer may decide how to allocate those units in terms of space. Mr. Hickey also noted that the minimum unit size square footage would not be calculated for purposes of density, but for the price point.

Mayor Miller referred to p.2 of the Ordinance, "Qualifying Developments," which list the requirements of a parcel to qualify for consideration as part of the Coastal Conservation District. She noted that the figure "30%" appears twice in this Section, and asked if it was recommended that the Commission remove "consisting of 30% or more of the land to be rezoned." This removal would leave the following language: "...includes a local area of particular concern as designated on the Nature Resource Map Series of the Broward County Land Use Plan."

Mayor Miller continued that an alternative to this suggestion would be "...designation of a conservation easement in favor of Broward County or the Town of Hillsboro Beach, consisting of 30% or more of land to be rezoned." Mr. Hickey replied that both references to 30% are needed in order to cover both alternatives.

Jeffrey Bass, 1515 Sunset Drive, representing the Applicant, briefly highlighted some aspects of the policy discussion, pointing out that the Commission has conducted an extraordinary amount of public hearing on this matter, providing all respondents with ample time. They have held three public hearings when only two are required, all of which include public input.

Mr. Bass requested that the Commission adopt the Ordinance before them due to the reasons discussed in Mr. Hickey's presentation. He noted that Ordinance 2024-06 reduces density and therefore traffic. He also felt the Ordinance addresses overdevelopment by not only reducing density but increasing open space and setbacks and would allow properties that have lain fallow to be used to increase the Town's tax base and pay for Town services.

Mr. Bass continued that the Ordinance will also protect the Town's beaches, creating an incentive for property owners to voluntarily reduce their density and increase setbacks in exchange for greater height.

Mr. Bass observed that Ordinance 2024-06 is consistent with the Town's Comprehensive Plan, as mentioned during Mr. Hickey's presentation. With regard to the regulation of unit size, he suggested that the Commission leave this decision to the market rather than regulating it, or impose a minimum unit size no greater than 2000 sq. ft. He explained that the proposed development will include amenity guest suites smaller than 2000 sq. ft. which could be used by health care workers, family members, guests, or others. He added that the Applicant wished to ensure that any minimum unit size would not apply to those suites.

Mr. Bass concluded by requesting a small amount of time for rebuttal in case the Applicant needed to respond to any issues that may arise.

Town Attorney DJ Doody swore in those giving testimony at the hearing.

Commissioner Andreano pointed out that the Application does not refer to smaller facilities for guests, health care workers, or others. Mayor Miller clarified that the Applicant would need to allocate the size of these units, most likely making them smaller while allowing other units would be larger.

Mayor Miller opened the public hearing.

Kim Williams, 1221 Hillsboro Mile, asked if Town Staff has discussed the proposed development, including existing Code regulations, with the Applicant. She recalled that in previous discussions of the development, the Commission had emphasized that the variance would apply only to 10-acre properties, which would mean it was limited to the Applicant's property only; however, the discussion now includes five-acre properties. Ms. Williams concluded that this change led her to question the integrity of the discussion regarding the proposed development, and she found it to be disheartening.

Mark Ginsberg, 1221 Hillsboro Mile, speaking via Zoom, stated that the remarks made by the Mayor and Commissioners at the September 10, 2024, Commission meeting, as well as comments made at today's meeting, suggested the real reason for the proposed Ordinance was the desire to see a building constructed to 130 ft. despite court orders disallowing that height on the basis of zoning. He pointed out that the Commission has already approved this height and wishes to allow construction of the building to proceed.

Mr. Ginsberg continued that the Commission appeared to be acting on behalf of the developer rather than the residents who would be affected by the project, and pointed out that even at a lower height, the building could still generate significant tax revenue. He recalled that the Commission amended the qualifying lot size to 10 acres upon approval at first reading; however, this size was later lowered to five acres.

Mr. Ginsberg asserted that the proposed Ordinance would transform three properties of more than five acres in the northern portion of the Town, allowing them to be developed to 130 ft. in height. He concluded that the Ordinance would not survive a legal challenge, and requested that the Commission reconsider the height limit.

Richard Crusco, 1194 Hillsboro Mile, speaking via Zoom, stated that the Applicant is seeking to circumvent a court decision as well as the Town's zoning laws. He advised that members of the Commission had made assurances and guarantees to residents that safeguards were in place to prevent additional properties from building to a height of 130 ft. In addition, at the July 9, 2024 first reading of the proposed Ordinance, it was stated that five-acre properties were not suitable for the proposed type of development, and the Commission had voted unanimously to amend the minimum acreage to 10 acres.

Mr. Crusco continued that if other properties are developed to the same proposed height as the Applicant's property, it would be to the detriment of other neighboring properties. He felt the proposed Ordinance, if passed, would be challenged in court by residents, and urged the Commission to modify the proposed height allowance.

Charles Dougherty, 1194 Hillsboro Mile, speaking via Zoom, requested that the written objections he had transmitted to the Commissioners and the Town Clerk be entered into the record of tonight's meeting. He objected to approval of the proposed Ordinance, pointing out that the issue of guest suites, which was first raised at today's meeting, sounded similar to short-term rental properties, which should not be allowed under Zoning Code for the proposed condominium.

Debbie Sabin, 1221 Hillsboro Mile, speaking via Zoom, stated that lowering the minimum parcel size from 10 acres to five acres "placed a target" on the back of her property as well as that of other smaller condominium properties. She requested that the Commission reconsider their decision and retain existing green space.

Mayor Miller closed the public hearing.

Mr. Bass, representing the Applicant, asserted that both developers and residents may come before the Commission to express their positions on this issue. He characterized the ability to request a zoning change as a Constitutionally protected petitioning activity and took exception to the suggestion that any party's integrity may have been compromised.

Regarding the issue of unit size, Mr. Bass stated that the proposed amenity suites are not vacation rentals, but are suites of less than 2000 sq. ft. The Applicant wished the Commission to indicate that a minimum unit size would apply to the sale of units but not for common areas such as these.

Mr. Bass concluded that there are no variances before the Commission, but a legislative decision to change Zoning Code, which has been done many times over the years. He requested that the Commission adopt the Ordinance with an amendment that if the minimum unit size is decreased to 2000 sq. ft., there would be a clear expression of legislative intent that the restriction would not apply to common area amenities.

Commissioner Ravanese stated that he was tired of having the Commission's character and integrity being questioned, and emphasized the importance of decisions relating to the economy and stability of the Town. He pointed out that beach renourishment assessments are likely pending in the Town's future and revenue must be generated for this purpose.

Commissioner Andreano advised that he did not find it important how much revenue a building may generate, as his only concern was for the benefit of the Town. He noted the importance of placing utilities underground to minimize the effects of hurricanes, and pointed out that the Applicant is willing to help the Town make this improvement.

Commissioner Andreano continued that there are many buildings in the Town which range in height between eight and 15 stories and help the Town financially as well as maintaining its beauty and uniqueness. He also noted that most of the sand purchased by the Town goes toward improving the subject area. He concluded that residents should look at the proposed development more broadly and recognize that the entire Town is "in this together," and that they would be proud of the building once it has been constructed.

Commissioner Ravanese also addressed the purchase of sand, recalling that in 2025, the Town will need to undertake further beach renourishment, which will come at a significant cost. He pointed out that the Town must contribute 12.5% from its reserves toward the purchase of sand, which he estimated at between \$750,000 and \$770,000, and that this money will need to be replaced to continue sound financial operations within the Town.

Commissioner Reiser requested clarification of properties in the Town which are greater than five acres in size. Town Manager Serda confirmed that these include the Sea Club and Flamingo properties.

Commissioner Reiser also noted that the Mayor and Commissioners are required to file financial documents which attest to their integrity. She recalled that the previous Commission saw the proposed project as a win for the Town and concluded that she wanted the project to proceed.

Regarding height, Commissioner Reiser confirmed that the Landmark building is the tallest in the Town at 15 stories in height. She also advised that the Rosewood building was intended to be a "one-and-done" project, and recalled that the Commissioners had campaigned on this issue. She added that she understood why a variance was granted for a Coastal Conservation

Area and concluded that while she was in favor of the Rosewood project, she questioned the Coastal Conservation Area zoning. This variance has been granted for the specific reason of protecting the Rosewood property.

Commissioner Reiser continued that she was concerned about possible future developments such as the Sea Club and the Royal Flamingo. While she felt the Town needs the Rosewood project and she wanted to see it brought to fruition, she questioned why Code needed to be changed.

Vice Mayor Baldassarre recalled that the Rosewood project has been under discussion for several years, and the original discussion included a 25-story structure. It has taken several years to bring the project to a more acceptable format. She added that she has discussed the project with many residents, the majority of whom support it, and pointed out that there are few changes the Commission could impose that would be acceptable to the residents who do not support the project.

Vice Mayor Baldassarre concluded that she was comfortable supporting the proposed 10-story building as well as Ordinance 2024-06. She also took exception to individuals' questioning of the Commission's integrity.

Mayor Miller thanked the residents in attendance for sharing their views and concerns, clarifying that the Town is creating a new zoning district which would meet the legal obligation of allowing other similarly situated properties to make the same change as the Applicant.

Mayor Miller continued that due to the proposed density reduction, the building's footprint would be significantly smaller despite its height. This would allow sites to retain more green space, including 100 ft. setbacks on each side, while reducing density and shrinking the building's footprint. If an applicant meets the criteria, they would be allowed to build to 150 ft.

Mayor Miller also addressed the change from 10 to five acres, stating that there are very few properties in the Town which meet the zoning change's size criteria. The application of the new zoning district would be based on the size of the parcel, including the ability to meet requirements for 100 ft. setbacks and green space, rather than its location.

Mayor Miller cited several buildings in the Town which are over 10 stories in height, many of which are located near private single-family residences. She concluded that while part of the appeal of the Rosewood project is its revenue, the proposal also allows for responsible and reasonable development with certain protections for the Town.

Mayor Miller also addressed comments which had mentioned litigation, noting that there is

no legislation which prevents the Commission from making decisions on how the Town's land is used. She reiterated that most residents are in favor of the Rosewood project and acknowledged the concerns of residents who oppose it.

Mayor Miller also referred to the proposed 25 ft. easement as critically important to the project, as it would provide for continued beach renourishment in the future. She also pointed out that the Town has its own access points to the beach for the purpose of renourishment, and that the cost of renourishment is greater than many may realize.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to amend the Ordinance as written to make the change on p.2, line 13, changing the number of districts from five to seven, and then on p.4, line 31 of the Ordinance. In a roll call vote, the **motion** passed unanimously (5-0).

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to approve the Ordinance as amended. In a roll call vote, the **motion** passed 4-1 (Commissioner Reiser dissenting).

Motion made by Commissioner Andreano, seconded by Commissioner Ravanese, to adopt the Ordinance. In a roll call vote, the **motion** carried 4-1 (Commissioner Reiser dissenting).

C. Ordinance No. 2024-07 - Prohibit Gas Powered Leaf Blowers (SECOND READING)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 6 ENTITLED "GARBAGE AND TRASH DISPOSAL" BY SPECIFICALLY AMENDING ARTICLE VI ENTITLED "NUISANCES"; PROVIDING FOR THE REGULATIONS ON THE USE OF LEAF BLOWERS; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Miller noted that there has been a request to defer Ordinance 2024-07.

Motion made by Vice Mayor Baldassarre, seconded by Commissioner Reiser, that this Ordinance be deferred. In a roll call vote, the **motion** passed unanimously (5-0).

D. Ordinance No. 2024-08 - Require Digital Photographs of Existing Structures to be Submitted as Part of the Construction Site Management Plan (Demolition). (FIRST READING)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED "LAND DEVELOPMENT CODE", BY AMENDING SECTION 12-50 ENTITLED "CONSTRUCTION SITE MANAGEMENT"; PROVIDING FOR DIGITAL PHOTOGRAPHS OF ALL STRUCTURES PRESENT ON A LOT PRIOR TO ANY DEMOLITION ACTIVITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Acting Town Attorney Schwartz read the Ordinance by name and title only.

Motion made by Commissioner Ravanese, seconded by Vice Mayor Baldassarre, to approve. In a roll call vote, the **motion** passed unanimously (5-0).

E. Ordinance No. 2024-09 – Require Renderings Be Submitted with Site Plan Review Applications. (FIRST READING)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED "LAND DEVELOPMENT CODE", BY AMENDING SECTION 12-48 ENTITLED "APPLICATION FOR FINAL SITE PLAN APPROVAL"; PROVIDING FOR RENDERINGS REFLECTING IMPROVEMENTS ON PROPOSED SITE PLANS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Acting Town Attorney Schwartz read the Ordinance by name and title only.

Motion made by Commissioner Ravanese, seconded by Vice Mayor Baldassarre, to approve. In a roll call vote, the **motion** passed unanimously (5-0).

V. DISCUSSION & POSSIBLE ACTION

None

VI. RESOLUTIONS & CONTRACTS

A. Resolution No. 2024-41

Resolution of the Town of Hillsboro Beach Mayor and Commissioners Approving and Adopting a Fee to Allow for Alternative Plans Review and Inspections for Private Providers to Provide Plan Review and Building Inspections in Lieu of the Building Department, per Florida Statute 553.791 and Authorize the Appropriate Town Officials to Update the Town's Comprehensive Fee Schedule.

Mayor Miller introduced the Resolution. Acting Town Attorney Schwartz read the resolution by title only into the record.

Town Manager Serda explained that Florida Statutes allow parcel owners the option of using private providers for land review and inspections, which bypasses most Building Department authority or requests. This would mean the Building Department serves only as the custodian of records. He emphasized the need for the Town to have a plan in place to respond to these requests as well as a path for owners who choose this option. The Town must also establish a discount available to owners who choose to proceed with private providers.

Mayor Miller asked if the Town anticipates any further action with respect to this statutory requirement. She pointed out that the Town must also establish a standard operating private provider audit procedure. Town Manager Serda replied that the Town would take custody of the records and review them; if the Building Official feels the inspection was not carried out by qualified individuals or in a timely or proper manner, they may step in and discuss clarification. The Building Official may also withhold a Certificate of Occupancy (CO) until any deficiencies have been corrected.

Commissioner Reiser observed that the Town may develop its own protocol to follow up on the Building Official's decision. Town Manager Serda replied that the Building Official must feel comfortable with the private provider's qualifications and certification. Once they have received the private provider's reports, they may issue the CO, which is ultimately the Building Official's responsibility.

Motion made by Vice Chair Baldassarre, seconded by Commissioner Reiser, to approve 2024-41. In a roll call vote, the **motion** passed unanimously (5-0).

B. Resolution No. 2024-42

Resolution of the Hillsboro Beach Mayor and Commissioners Authorizing the Appropriate Town Officials to Execute Agreement with Port Consolidated, Inc. for Unleaded and Diesel Fuel Piggybacking on the City of Pompano Beach, Florida Same Terms and Conditions of RFP No. E-03-22 Unleaded Gasoline and Diesel Fuel for Southeast Florida Governmental Purchasing Cooperative Group.

Mayor Miller introduced the Resolution, and Acting Town Attorney Schwartz read the Resolution by title only into the record.

Town Manager Serda explained that this is a housekeeping item. The Town purchases fuel and dispenses it to the vehicles and/or vessels in question; however, the Town's

procurement policy allows them to “piggyback” on another municipality’s contract, following the policy established by lead agencies in the Broward Cooperative Purchasing Coalition. He concluded that this is a transparency issue.

Town Manager Serda further clarified that the Town is one of many participants in the Broward Cooperative Purchasing Coalition, which pools its purchasing resources. Each agency takes the lead on a different resource. This system provides greater purchasing power for municipalities.

Motion made by Vice Mayor Baldasarre, seconded by Commissioner Andreano, to approve Resolution 2024-42. In a roll call vote, the **motion** passed unanimously (5-0).

C. Resolution No. 2024- 43

Resolution of the Hillsboro Beach Mayor and Commissioners Authorizing the Appropriate Town Officials to Execute the Agreement Between Broward County and the Town of Hillsboro Beach for the Enhanced Marine Law Enforcement Grant Program FY 2024/2025.

Mayor Miller introduced the Resolution. Acting Town Attorney Schwartz read the Resolution into the record by title only.

Police Chief Jay Szesnat advised that this Resolution extends the Town’s annual agreement with the Enhanced Marine Law Enforcement Grant (EMLEG) program into fiscal year (FY) 2024/2025. The agreement is a matching grant for 416 hours per week and 304 hours of aggressive services. It has increased to \$40,440. It funds the hourly rate used by the Town for Marine Patrol services. The grant pays for most of these services.

Commissioner Andreano requested clarification of the word “aggressive.” Chief Szesnat explained that this depends upon hours: aggressive hours typically begin after 2 p.m. The Marine Patrol seeks to use at least 304 of these hours per year.

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

VII. CONSENT

A. CONSIDERATION FOR APPROVAL

	Vendor	Invoice #	Date	Amount	Description
1.	CG&A	719912	August 2024	\$35,004.86	
2.	LSF	24-0831-26	August 2024	\$5,649.27	
3.	GCDE	61661	Aug/Sept 2024	\$6,572.60	General Matters
4.	GCDE	61663	Aug/Sept 2024	\$1,050.00	Crusco/Doherty ORD
5.	GCDE	61662	Aug/Sept 2024	\$90.00	Development-Related

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

VIII. BEACH REPORT

Town Manager Serda reported that the Town will proceed with beach renourishment in February or March 2025. The Town is in discussion with the City of Deerfield Beach and engineers are coordinating the effort. The delivery schedule and maintenance of traffic (MOT) are currently being determined. Once the plan is formalized, it will be submitted to Deerfield Beach for approval.

IX. STAFF UPDATES

A. Police Department

Police Chief Szesnat reported that the Police Department is actively observing cyclist traffic and preparing for the coming season. He noted that “Coffee with a Cop” is scheduled for October 9, 2024, which is the second Wednesday of the month. The event will be regularly scheduled on that date, although the time will fluctuate.

B. Building Department

Building Official George Folles stated that the Building Department issued a Site Plan permit to the Related Group at their September 16, 2024 meeting. The site is being monitored by the Police Department to ensure that the developer adheres to the Town’s hours of operation. The Building Department is still awaiting a response regarding Parcel A, which is located on the Intracoastal Waterway. No construction permits have been issued for either Parcel A or Parcel B. If approved, work will begin on Parcel B and will

be preceded by a pre-construction meeting with all Departments involved, as well as with the contractor and developer.

Commissioner Reiser asked if structural and zoning permits must be approved before the Town sees any funding toward the undergrounding of utilities. Town Manager Serda replied that his interpretation of this schedule was that 50% of funding will be provided at the issuance of the first primary building permit, with the remaining 50% to be provided at issuance of the CO. He did not expect bifurcation of the two parcels to affect funding.

Mayor Miller asked if the Building Department expects to receive submittals from condominiums related to their milestone reports. Mr. Folles explained that the Broward County Board of Appeals has addressed this issue as part of the Broward County Inspection Report. He expects to receive both milestone reports and building safety inspection reports. He was not certain, however, of the procedure for buildings whose milestone inspections were just approved one to two years ago.

Mr. Folles continued that the Broward County Board of Appeals oversees two different safety inspection programs: structural and electric. He did not believe a building was required to provide a new milestone report if their previous inspection just occurred one to two years ago but expected their next milestone inspection would be in 10 years. If the building wished to submit a report in relation to a problem, however, he would like to see that document. All milestone reports are kept on file at Town Hall.

Mayor Miller asked what is expected of a property owner when they receive a letter stating that a permit has expired. Mr. Folles replied that a letter is mailed to the property owner which encourages the owner to call the Building Official if there is any unusual circumstance related to the expiration. Each situation may be different.

C. Code Compliance

Bernard Pita, Code Compliance Supervisor, CG&A, briefly reviewed Code Compliance cases for which notices have been issued.

Mr. Pita noted that the majority of the open cases were related to annual fire inspections, and all of these cases involved multi-family properties. He has contacted the appropriate property managers for these buildings and connected them with the Fire Inspector so they know what must be done to bring the property into compliance.

Mr. Pita continued that Code Compliance continues to work with properties that have received either courtesy notices or Notices of Violation. The Town's top priorities have

been noise from construction sites, construction site management, and obstructions of rights-of-way.

Commissioner Reiser noted that one of the buildings at which multiple inspection notices were issued is a relatively new structure on the Hillsboro Mile. Mr. Pita explained that these may include maintenance issues as well as Fire Code violations.

X. TOWN MANAGER REPORT

- A. Music on the Green, Featuring Patti & Jozay - 10/10/2024**
FREE Shred, Electronic Recycle, Blood Drive and more - 10/26/2024
Christmas Tree & Menorah Lighting Holiday Program - 12/05/2024

Nothing to report.

XI. TOWN ATTORNEY REPORT

Nothing to report.

XII. TOWN COMMISSION COMMENTS/REPORTS

Nothing to report.

XIII. PUBLIC COMMENTS

Mayor Miller opened the public hearing.

Susan Maybee, 1187 Hillsboro Mile, complimented Town Staff, including the Chief of Police. She also requested clarification of how the Rosewood project would affect the underground burying of utility lines. Mayor Miller replied that the developer will follow their own schedule to complete this project.

With no other individuals wishing to speak, Mayor Miller closed the public hearing.

Mayor Miller reminded all present that Coffee with a Cop is scheduled for October 9, 2024 at 2 p.m. She also briefly reviewed the events listed under the Town Manager Report, and added that the General Election will be held on November 5, 2024. The next Commission meeting is scheduled for November 12, 2024.

XIV. ADJOURNMENT

Motion made by Commissioner Ravanesi, seconded by Commissioner Reiser, to adjourn the meeting at 11:19 A.M. All were in favor.

ADOPTED THIS _____ DAY OF _____, 2024.

By: _____
Dawn Miller, Mayor

ATTEST:

Sherry D. Henderson, CMC
Town Clerk



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

OCTOBER 1, 2024

REGULAR COMMISSION MEETING

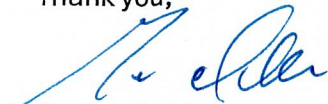
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
TownofHillsboroBeach.com
954-427-4011

September 13, 2024

To Town of Hillsboro,

My name is George Del Pino and I own Unit 406 at the Landmark. I wanted to give my full support for the Rosewood Residences development. The website with the plans is spectacular. I am also grateful that they will only be having 92 units instead of the potential 188 that it is zoned for. The additional revenue it will bring the Town is also another benefit we should not overlook.

Thank you,



George Del Pino

561-716-1218

Sherry D. Henderson

From: Carol Siatkowski Keane <carolskeane@icloud.com> on behalf of Carol Siatkowski Keane
Sent: Friday, September 20, 2024 12:28 PM
To: shenderson@townofhillsborobeach.com
Subject: Residence Rosewood project. I am in favor of the rosewood Residence project. I t will benefit the community greatly. Lgreatly.

Sent from my iPhone

Sherry D. Henderson

From: Nadia Cromwell <nadia.cromwell58@gmail.com> on behalf of Nadia Cromwell
Sent: Friday, September 20, 2024 12:18 PM
To: shenderson@townofhillsborobeach.com
Subject: Rosewood

I am in favor of the new Rosewood Residence. I think it will enhance our already beautiful neighborhood.
Thank you
Nadia Cromwell
Sent from my iPhone

Sherry D. Henderson

From: Kentos Rock <rockbrg@yahoo.com> on behalf of Kentos Rock
Sent: Friday, September 27, 2024 1:46 PM
To: shenderson@townofhillsborobeach.com
Subject: Ordinance 2024-06

The previous Commission told the residents of Hillsboro Beach that if they approved "one" developer to build OUTSIDE our zoning regulations, you would NOT let this become a pandora's box of "approvals"! And yet... here we are with Ordinance 2024-06! Was the Commission's word not true? We are angry! DO NOT LET ORDINANCE 2024-06 pass. We DO NOT want our beautiful residential Hillsboro Beach to become a high-rise money-making gold mine for rich developers - who will quickly leave AFTER they do their damage. **NO** to Ordinance 2024-06!

Paul & Geri Rock, over 35 years resident of Hillsboro Island House



Sherry D. Henderson <shenderson@townofhillsborobeach.com>

Rosewood Residence

Cosmic Kitchen <cosmickitchenhomer@gmail.com>

Mon, Sep 23, 2024 at 6:06 PM

To: shenderson@townofhillsborobeach.com

To the Mayor, Board, and Town Clerk of Hillsboro Beach,
I am in favor of the Rosewood Residence project. It will benefit the town and all of our residents. From my understanding, it will help fund the underground wiring and beach nourishment in Hillsboro Beach. The tax dollars will help future projects as well. Rosewood Residence has my support. Please enter this into public record.
Michelle Wilson

Sent from my iPhone

Sherry D. Henderson

From: ALICIA OLSEN <olsenrun@msn.com> on behalf of ALICIA OLSEN
Sent: Friday, September 20, 2024 2:15 PM
To: shenderson@townofhillsborobeach.com
Subject: Rosewood Residential Project

Hello Sherry,

I want to let you know how wonderful to see the Rosewood project get started! I see these residential developments

as a great benefit to our town's financial well-being now and for its future growth. And, they will add architectural beauty to our town as well.

Please add this to any public record you feel is appropriate.

Sincerely,

Alicia Olsen

Lebaron resident

Get [Outlook for Android](#)

Sherry D. Henderson

From: Mark Cifarelli <mark@2010autosales.com> on behalf of Mark Cifarelli
Sent: Saturday, September 28, 2024 3:27 PM
To: CommissionerBarbara Baldassarre"; jreiser@townofhillsborobeach.com; David A. Ravanese; mserda@townofhillsborobeach.com; shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com; Mayor Dawn Miller
Subject: New Ordinance Opposition

Good Afternoon

Please let it be known that I, Mark Cifarelli, object to the new ordinance that will allow building up to 130 ft on 5 acres.

I own a unit in Virginia Kaye and I absolutely love the 'old Florida' feel and look of the community. It will now be dwarfed by a massive building on one side and I am very concerned that once you allow developers to circumvent the current 3 story rule, that we will open the floodgates for more gigantic projects.

We will next have to deal with the Ocean Crest project on the other side of our complex. 2 Large projects on either side at the same time will not be fun to deal with.

I oppose allowing large developers to erect massive buildings that will change the landscape of this wonderful town.

I am not against development. It is my opinion that projects could adhere to the current rules and be a welcome addition to the town and generate a generous amount of revenue that the town is looking for. All of the residents I know oppose such gigantic development, but would not be opposed to smaller projects that would enhance the town's upscale look and feel, without making it a mini downtown Ft Lauderdale.

As elected officials, please give serious consideration to resident and owners wishes over developers and money.

David- The Last tme I sent an email you were the only one who responded and I appreciate that very much. It is my fault we have not been able to connect for the call we talked about. I will do my best to reach out this week.

Thank you all for reading,

Mark

Mark Cifarelli
Owner
2010 Auto Sales
343 2nd Ave
Troy, N.Y. 12182
518.238.0263
www.2010autosales.com

Sherry D. Henderson

From: Phyllis Farfaras <pfarfaras@aol.com> on behalf of Phyllis Farfaras
Sent: Sunday, September 29, 2024 12:52 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: Ordinance 2024-06 ---

Good Morning,

I am quite concerned over what is happening in our town.

It appears that the only reason there is to rezone our community is to accommodate the developer(s). This is reprehensible. If there is another reason, I would like to hear it.

Changing the Ordinance will enable a host of developers to flock into Hillsboro Beach and do the same thing, destroying the very essence of our small peaceful town.

Do any one one of you live near where these buildings will be built? If so, do you really think this is necessary? My thought is you would think differently if you do and intend to remain in Hillsboro Beach.

Please think ...

Long after you are gone, your legacy will be how you assisted in allowing a big pocketed developer to persuade you in voting to destroy one of the last small towns in South Florida. Is that how you want to be remembered? Or doesn't it matter to you?

Surely there could have been a compromise, please reconsider. We should not have "this" dividing our town. Again, I ask- please reconsider.

Phyllis Farfaras
1194 Hillsboro Mile #23
Hillsboro Beach, Florida 33062

email- pfarfaras@aol.com
cell- (561) 663-1049

Sherry D. Henderson

From: Gail Wiser <gailwiser@outlook.com> on behalf of Gail Wiser
Sent: Sunday, September 29, 2024 5:35 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: Ordinance 2024-06

Dear Commissioners,

I vehemently oppose the ordinance 2024-06 that would allow 3 more properties of 5 acres to build large 130' high buildings in our part of Hillsboro Beach where the ordinance is for 3 stories maximum. What are you looking to create? A north end of mini-high rise building in place of our community that we all bought into? Has services been studied for the impact of the possibilities of these structures? Water/sewer? police? Traffic?

When people purchase into a neighborhood they investigate many aspects of the area. Many of us have chosen Hillsboro Beach because of the atmosphere and beauty of the neighborhood. Now, you commissioners are changing our neighborhood while most of you drive south to your unaffected homes.

At the last meeting, a homeowner at the south end of town asked for consideration to build a fence to prevent trespassers and cars from turning around on his property. You commissioners were thoughtful in your questioning and concerned about the traffic problems at the bridge. I mention this because more than one commissioner stated that the owner knew the ordinance when he bought his property and build his pool. Exactly! So why are you not consistent with these developers! They knew of the 3 story height variance when they bought. I can only conclude either you are greedy with the promise of dollars from the developers and/or you really don't care what the north side of Hillsboro Beach looks like with 2-3 story condos dwarfed between 150+' monsters

Some people have called this "progress". Destruction of the charm when feeling close to nature/beach is taking our culture backwards.

Gail Wiser
Hillsboro Island House

Sherry D. Henderson

From: Paul Rock <prock1937@yahoo.com> on behalf of Paul Rock
Sent: Sunday, September 29, 2024 9:52 PM
To: shenderson@townofhillsborobeach.com
Subject: Ordinance 2024-06

I am firmly against Ordinance 2024-06 amendment. The Commission told Hillsboro Beach residents that Rosewood was a one-time exception. Now we are looking at Ordinance 2024-06 amendment! I believe this Commission is opening Hillsboro Beach up for future wealthy developers to again abuse our zoning laws, make a LOT of money, and leave - with our community picking up the pieces. These builders knew our laws when they bought property! These wealthy developers' goal was to use our beautiful community to make money! They obviously are not concerned with our community and our laws/zoning. I think this Commission is more concerned with short-term money than with the impact this will have on Hillsboro Beach. I want this on public record.

Sherry D. Henderson

From: Gary Kliza <gklizax2@yahoo.com> on behalf of Gary Kliza
Sent: Saturday, September 21, 2024 1:01 PM
To: Town of Hillsboro Beach
Subject: Rosewood

I am in favor of the Rosewood project. It will benefit the community and all of the residents.

Sherry D. Henderson

From: Pat Marmousez <marmousezpat@gmail.com> on behalf of Pat Marmousez
Sent: Monday, September 30, 2024 12:43 PM
To: bbaldasarre@townofhillsborobeach.com
Cc: jreiser@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com; shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com; dmiller@townofhillsborobeach.com
Subject: Ordonance2024-06

My name is Patricia Marmousez and I chose this place instead of Miami. Hillsboro Beach was a paradise and you will destroy it. The only reason for visiting Miami Beach today, it is for his preserved neighborhood : Art Deco Ocean Drive. Think about that. This place is not for the buildings. Brickell is a business district, North Miami or Pompano Beach.... look their buildings today and think about what Hillsboro will be without sun on the beach in the afternoon. Goodbye the calm, goodbye turtles, goodbye paradise for which I left everything. I know you don't care because of money. But look walls on the beaches from Miami to Hillsboro. The most expansive parts are places without awful buildings. Think for the future and not just for now please. We will lose what we are here for

Sherry D. Henderson

From: Laura Fish <fishonthemile@gmail.com> on behalf of Laura Fish
Sent: Monday, September 30, 2024 11:22 AM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com; shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com; dmiller@townofhillsborobeach.com
Subject: Ordinance 2024-06
Attachments: image0.jpeg; image1.jpeg; image2.jpeg; image3.jpeg; Untitled attachment 00328.txt

Hello Mayor and Commissioners,

Please add my comments for the public record that I am vehemently opposed to the rewritten ordinance by Related Group or any of their team for any parcels no matter what their size to be able to bypass our current zoning laws in this zone of 35 feet.

This vote if approved, will destroy the balance and beauty of our community.

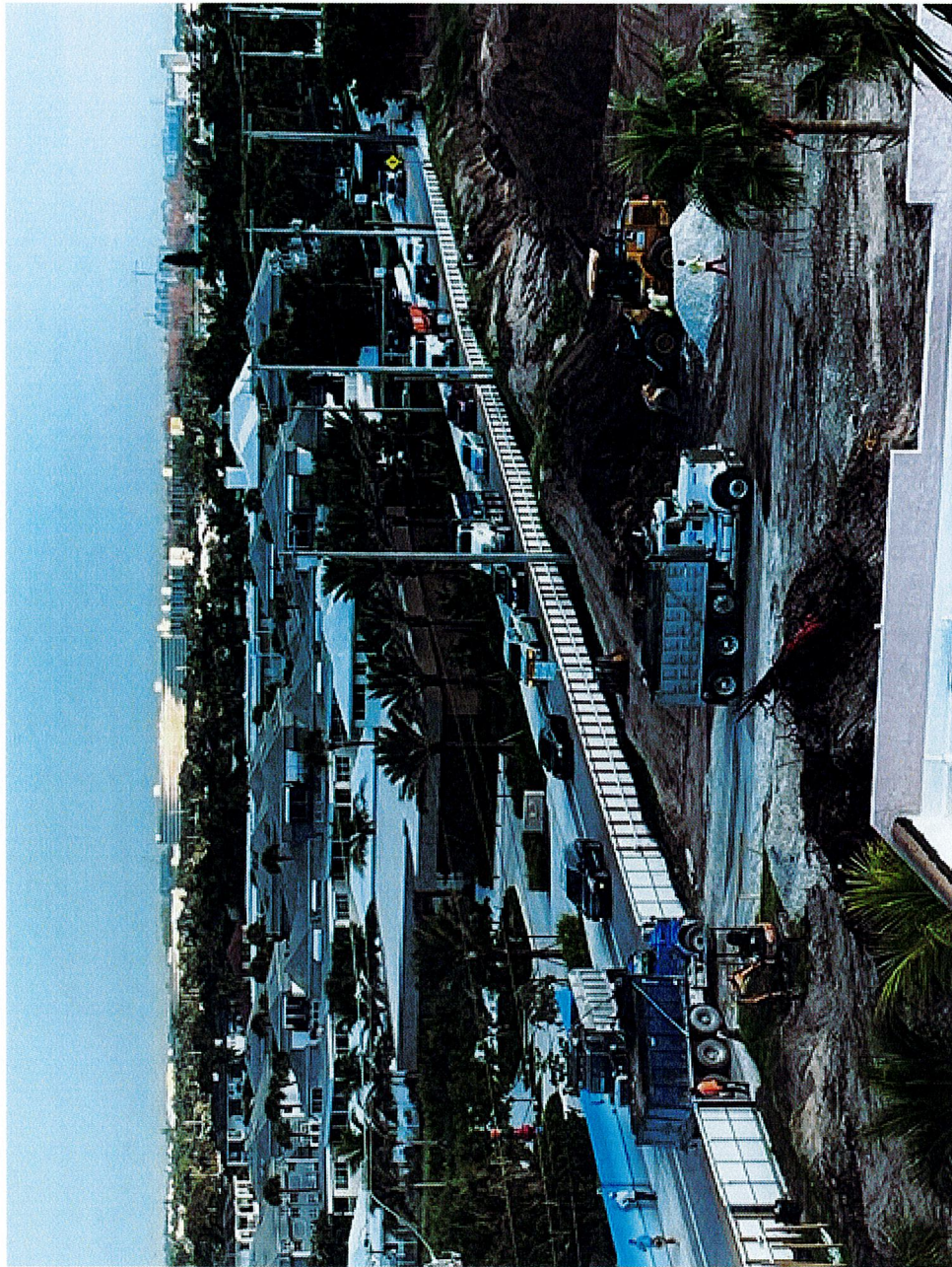
If it's additional tax dollars you are looking for this can just as easily be done without increasing the height 3 times the current legal zoning laws of 35 feet. Even a 100% increase in height would have and could be a windfall for any developer- and at least more palatable for the north side of the community.

Please reconsider this updated zone change debacle in our community and change your votes to no. Please protect and represent the north side of your constituents by voting NO on this ordinance.

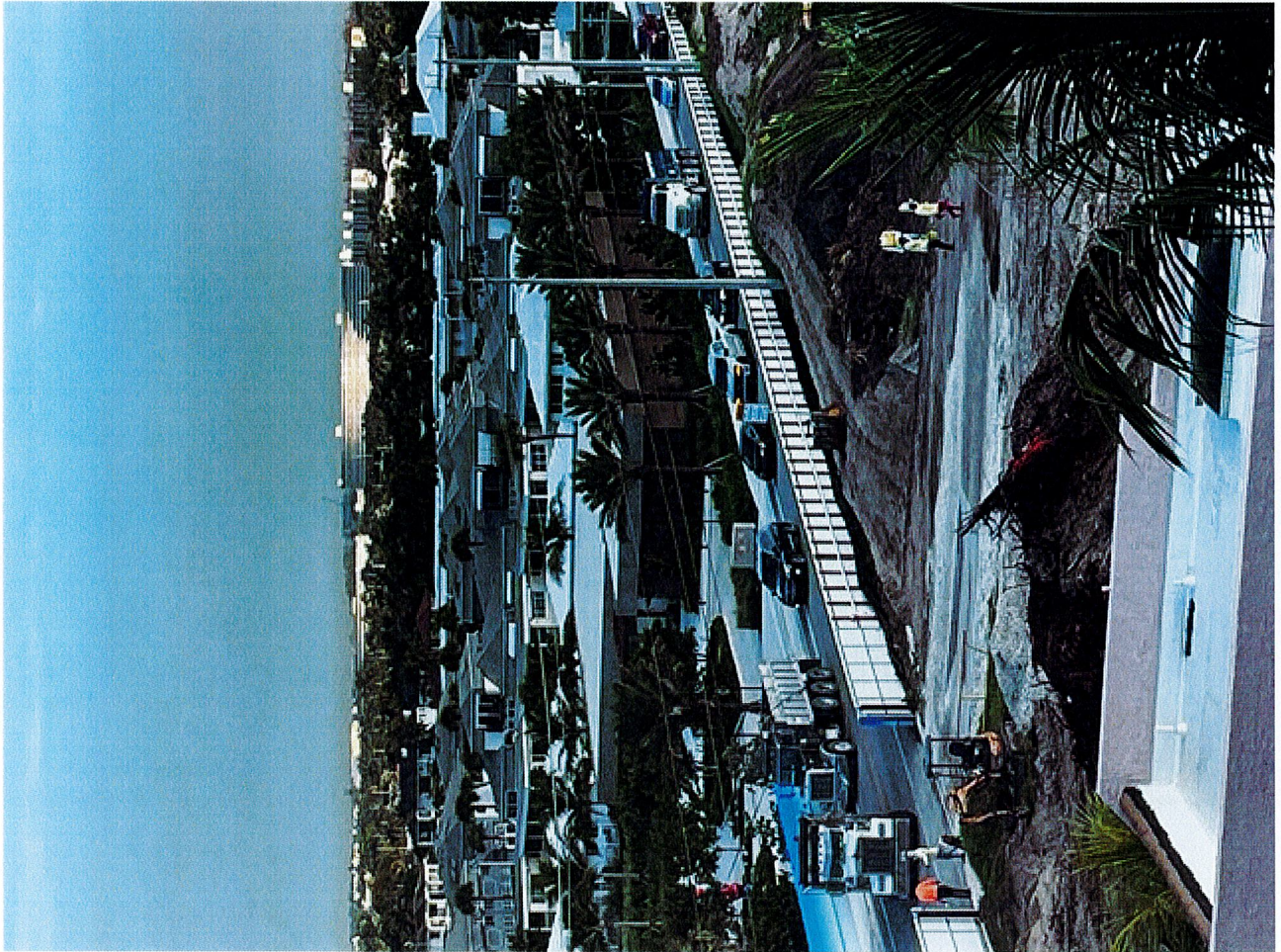
I have included pics of just one example of how dangerous and disturbing the Related Groups initial sand removal has been and how I almost got killed trying to get out of my driveway on the way to work going south.

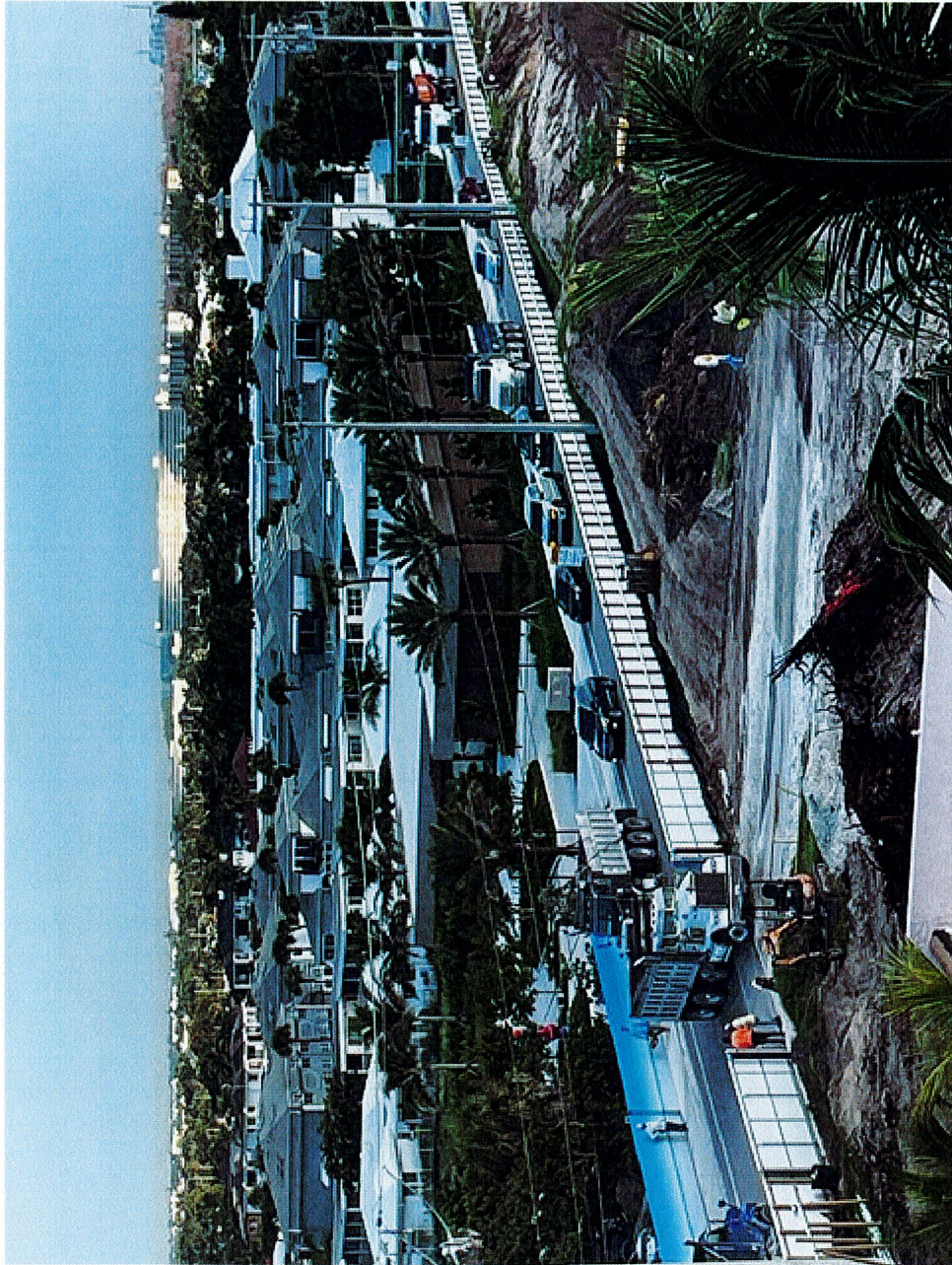
Our driveways were blocked as workmen stopped northbound traffic and angry frustrated drivers did not want me to inch out to go south. Once inching out I could not see the south bound drivers coming and almost got hit. This is life threatening and needs to be addressed.

Sincerely Laura Fish. Hillsboro Windsor









Sherry D. Henderson

From: penny weinberg <artypenny@gmail.com> on behalf of penny weinberg
Sent: Tuesday, October 1, 2024 4:16 AM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com; Dawn Miller; vandreano@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com; shenderson@townofhillsborobeach.com; mserda@townofhillsborobeach.com
Subject: Ordinance 2024-06

Dear Mayor and Commissioners,

My opposition to this variance of our current laws takes into consideration the devastation to our environment both now and in the future. Not only are we digging into porous and unstable sand the blocking of the sunlight to our very protected and fragile dunes can have devastating effects in the future, unknown to present principles. In my experience of residential building when a building of this height and depth penetrates the ground and uses the land surface it causes fissures or cracks in the ground surface. This will also cause water to be displaced from its natural flow causing a change in the environmental habitat. What new wind tunnels will be created by a building of this size and mass? It will cause a shift in the direction of the wind possibly negatively affecting the surrounding buildings. How will the blocking of the sun affect the dunes that were used as a hardship but are now being cantilevered over? Who will police the people walking on the ramp over the dunes down into the beach from doing harm to our dunes? Will the money collected by the city cover the need for outside fire departments to come in the event they are needed? I am seriously hoping that the Town of Hillsboro Beach was not negatively convinced by the money thrown at it that they overlooked three judges decisions against the developer for getting a variance of the current laws not to exceed 35 feet. In addition, I feel that most of the meetings and decisions were made when a lot of the people who live in Town we're not around to voice their opinions. There is no amount of money that can be collected to replace the quiet enjoyment and peaceful environment that has been created in Hillsboro Beach. It used to be known as the hidden jewel, but years worth of traffic, debris, dust and noise will change that moniker to be Fort Lauderdale North. I feel that the commission and the mayor has closed their eyes and sold us out for the sake of money and the need for an easement to bring sand down to the beach which could've been gotten from a building within the rules.

Rules are made to be followed not broken and worked around.

Penny Weinberg
Sent from my iPhone

Sherry D. Henderson

From: michael weinberg <yanks4@gmail.com> on behalf of michael weinberg
Sent: Monday, September 30, 2024 7:40 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com; vandreano@townofhillsborobeach.com; Shenderson@townofhillsborobeach.com; Mac Serda; Dawn Miller
Subject: Ordinance 2024-06

Mayor and Commissioners,

I request that you add my comments to the public record. I strongly oppose the rewritten ordinance allowing the Related Group to somehow work around our current zoning laws of a 35' limit on building. I was told that the Town of Hillsboro Beach needs the easement for sand created by allowing them to build a building of 150'. Can we not get the same easement by not letting them bend the rules. After all I believe that a judge turned down their request three times. Do these court cases mean anything? I find it odd that the Town kept going against the judges decisions by keep trying to find ways to appease Related for what, more money. Wouldn't a project within the current zoning bring much needed revenue? Did we have to have more at the expense of long time residents quiet enjoyment and at the expense of losing our laid back charm with this ogre of a building.

These are not true or even nice people, it's all about the almighty dollar. The claim to want to be neighborly, I don't see it:

When they initially pitched the project, they said that if there were damages made to The Windsor since we were just going to paint our building, I remember clearly them saying that if there was any dust, dirt or debris, causing an effect to the paint, it would be cured by them. They backed off on that. We asked for one seismic monitor to be placed on our property line, that request came with a whole list of legal stipulations, even stating that we could not complain.

At that initial meeting, I asked if any independent traffic studies were being done to see the impact. The answer that I received was that they lowered the density from 180 to 120 apartments. That does not answer the question about the traffic impact the correct answer would've been what does 120 additional units bring to the traffic study. I am still looking for that answer.

Which brings me to the point that Laura Fish of the Hillsboro Windsor brought up. I am not in Hillsboro now, but I did see the pictures that she sent to you. It's appalling that this is happening at this time. Roads are blocked, people are angry, traffic is backed up and it's dangerous and it's not even season yet. What is it going to be like this winter in the town of Hillsboro Beach?

I am not opposed to building on the property but not to this level. I ask that you change your vote to no for the sake of preserving the charm and tranquility that we all deserve.

This Commissions legacy along with that of the previous Mayor, will be, those are the people who helped Related circumvent the rules and allowed this to happen.

Disappointed,
Michael Weinberg
Hillsboro Windsor

Sherry D. Henderson

From: David Rock <david_k_rock@yahoo.com> on behalf of David Rock
Sent: Monday, September 30, 2024 7:09 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: Rejection of Ordinance 2024-06

Hillsboro Beach Town Commission:

I, as a long-time owner-resident of Hillsboro Beach (30+ years), am writing to be on Public Record that I adamantly OPPOSE Ordinance 2024-06.

It is constantly amazing to me that every year someone with the desire to make a quick buck tries to change our beautiful seaside township and trample on the wishes of the people who have been peacefully residing there for years. In short, we have had the rules limiting high-rises in our area for a reason--and this ordinance is yet another attempt to break those rules for a small number of self-interested people.

As it is, the traffic along AIA through Hillsboro Beach is already congested, certainly during high season, and changing the by-laws and adding significantly more congestion will only make that situation worse. The waterborne traffic will additionally increase and with it the noise, hastening the deterioration of the intracoastal embankments and adding to the cost of existing refurbishments, without even mentioning the impact on the environment! Why? Because instead of going to Miami Beach some developer thought it would be cheaper for him to build in our town?

I strongly OPPOSE any amendment to our town's ordinances such as Ordinance 2024-06.

Thank you,
David K. Rock
Hillsboro Island House
1160 Hillsboro Mile

Sherry D. Henderson

From: David Rock <david_k_rock@yahoo.com> on behalf of David Rock
Sent: Monday, September 30, 2024 7:09 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
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I strongly OPPOSE any amendment to our town's ordinances such as Ordinance 2024-06.

Thank you,
David K. Rock
Hillsboro Island House
1160 Hillsboro Mile

Sherry D. Henderson

From: Charles Doherty <cd@rebartonage.com> on behalf of Charles Doherty
Sent: Tuesday, October 1, 2024 8:18 AM
To: Commissioner Barbara Baldassarre;; Commissioner Jane Reiser;; David A. Ravanese;; Mac Serda; Sherry D. Henderson; vandreano@townofhillsborobeach.com; dmiller@townofhillsborobeach.com
Cc: Richard Crusco; Ralf Brookes
Subject: Re: Objection to Ordinance 2024-6

Dear Ms Henderson, Mr Serda and Hillsboro Beach Commissioners,

I am again writing to object to Ordinance 2024-6 and request that you include this correspondence, documenting my objection, into the public record at the third reading of the proposed ordinance at today's Commission meeting.

I am a Hillsboro Beach Resident and live within 500-0 feet of the Related/Rosewood property. I strongly object to Ordinance 2024-06. I, along with all of my neighbors, purchased our properties aware of, AND because of, the limitations of the **RM 16** zoning district.

I and my neighbors support smart development of the Related parcel **IN CONFORMANCE** with the current zoning laws. I, along with many members of the Hillsboro Beach community, are opposed to changing the character and charm of Hillsboro Beach by building a 150-0 highrise and are opposed to the Town Commission trading away the quiet enjoyment of our homes so that a deep pocketed developer can generate even more profit.

Further, I object to Ordinance 2024-06 because:

1. **Illegal Spot Zoning** The Ordinance as promulgated constitutes an illegal spot zoning by shifting allowable building heights for one large parcel over 400%, from 35-0 height to over 145-0. The illegal spot zoning of 145-0 is not compatible with the surrounding area, will only benefit one owner, and will be to the detriment of residents in the immediate neighborhood.
2. **Improper Notice** Ordinance 2024-6 constitutes a change to the Land Development Code and as such, the Town has failed to properly notice adjacent neighbors and nearby property owners.
3. **Financial Windfall** Ordinance 2024-06 will provide a substantial, inappropriate and unfair financial windfall to the owner at the expense of the neighboring properties. The Town Commission is giving away tens of millions of dollars in value to the developer for a few million in public improvements.
4. **Illegal Variance** The Town Commission had granted an illegal variance to Related. That illegal variance was struck down by the court and also found to be illegal by the appeals court. This is just another attempt by the Town Commission to circumvent the law and the Court's decision on behalf of a favored deep pocketed developer.
5. **Sensitive Environmental Area** According to the Florida Department of Environmental Protection, Related/Rosewood has already **FAILED** the community in its responsibility to build in an environmentally safe manner.

During preliminary construction, the **Florida Department of Environmental Protection** conducted a **Compliance Evaluation Inspection** and “**multiple violations were discovered.**” Specifically, “...perimeter controls were found to be **insufficient to protect surface waters from potential pollutants.**”

Additionally, the following potential violations were observed:

- **Failure** to conduct inspections according to the construction generic permit.
- **Failure** to maintain records for the construction generic permit.
- *Failure to develop a Stormwater Pollution Prevention Plan for the construction generic permit.*
- **Failure** to properly install/implement Best Management Practices for the construction generic permit.
- **Failure** to properly operate/maintain Best Management Practices for the construction generic permit.

Therefore, in order to protect our incredibly beautiful beach and intracoastal environment, Related/Rosewood **CANNOT be trusted** to be the manager of the proposed **Coastal Dune Conservation District**.

For all of the reasons stated above, I object to the passing of Ordinance 2024-06.

Thank you,

Charles Doherty
1194 Hillsboro Mile # 27
Hillsboro Beach, FL 33062

Sherry D. Henderson

From: mcphee2@comcast.net
Sent: Tuesday, October 1, 2024 8:38 AM
To: jkirdahy@townofhillsborobeach.com; bbaldasarre@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
drawanes@townofhillsboro.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com
Subject: Ordinance 2004-06 Final Vote

Dear Hillsboro Beach Commissioners,

We are residents of the Hillsboro Island House. We are **vehemently opposed to this Ordinance**. Hillsboro Beach is an extraordinary beautiful island with a three mile stretch of private beach ,residential neighborhoods and very affluent residents.

With that said, **we cannot understand why the Commission would even entertain the idea of allowing these big-time developers, who are in this to make themselves millionaires ! If you do anything, encourage them to go to Pompano Beach and Boca Raton and continue to spoil their beaches.**

The time has come to stand up to these big-time developers and take full control of our island!

Thank you.

Linda McPhee

Sherry D. Henderson

From: penny weinberg <artypenny@gmail.com> on behalf of penny weinberg
Sent: Tuesday, October 1, 2024 6:27 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com; Dawn Miller; vandreano@townofhillsborobeach.com; shenderson@townofhillsborobeach.com; mserda@townofhillsborobeach.com
Subject: : Ordinance 2024-06

> Dear Mayor and Commissioners,
> I would like these comments added to the public record.
> My opposition to this variance of our current laws takes into consideration the devastation to our environment both now and in the future. Not only are we digging into porous and unstable sand the blocking of the sunlight to our very protected and fragile dunes can have devastating effects in the future, unknown to present principles. In my experience of residential building when a building of this height and depth penetrates the ground and uses the land surface it causes fissures or cracks in the ground surface. This will also cause water to be displaced from its natural flow causing a change in the environmental habitat. What new wind tunnels will be created by a building of this size and mass? It will cause a shift in the direction of the wind possibly negatively affecting the surrounding buildings. How will the blocking of the sun affect the dunes that were used as a hardship but are now being cantilevered over? Who will police the people walking on the ramp over the dunes down into the beach from doing harm to our dunes? Will the money collected by the city cover the need for outside fire departments to come in the event they are needed? I am seriously hoping that the Town of Hillsboro Beach was not negatively convinced by the money thrown at it that they overlooked three judges decisions against the developer for getting a variance of the current laws not to exceed 35 feet. In addition, I feel that most of the meetings and decisions were made when a lot of the people who live in Town we're not around to voice their opinions. There is no amount of money that can be collected to replace the quiet enjoyment and peaceful environment that has been created in Hillsboro Beach. It used to be known as the hidden jewel, but years worth of traffic, debris, dust and noise will change that moniker to be Fort Lauderdale North. I feel that the commission and the mayor has closed their eyes and sold us out for the sake of money and the need for an easement to bring sand down to the beach which could've been gotten from a building within the rules.
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>
> Penny Weinberg

Sherry D. Henderson

From: penny weinberg <artypenny@gmail.com> on behalf of penny weinberg
Sent: Tuesday, October 1, 2024 6:27 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; Dawn Miller;
vandreamo@townofhillsborobeach.com; shenderson@townofhillsborobeach.com;
mserda@townofhillsborobeach.com
Subject: : Ordinance 2024-06

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> Rules are made to be followed not broken and worked around.
>
> Penny Weinberg

Sherry D. Henderson

From: Nancy Griffin <1050nancy@att.net> on behalf of Nancy Griffin
Sent: Friday, October 4, 2024 9:45 AM
To: shenderson@townofhillsborobeach.com
Subject: Rosewood Project - Support

To the Hillsboro Beach Town Commission:

As a resident I want to express my support for the Rosewood Development project. Please enter this into public record:

As a town resident, I wish to express my input that the Rosewood project will benefit Hillsboro Beach in several ways with our community improvements, including the underground wiring and our on-going beach renourishment. Additionally, in the process it will help to ease the burden on the rest of the town residents.

Thank you,

Nancy L. Griffin
1050 Hillsboro Mile, PH4



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: October 1, 2024
SUBJECT: Land Development Code Text Amendment to Establish the Coastal Dune
Conservation Zoning District – Third Reading
LOCATION: Citywide

This Agenda report is regarding a request for a text amendment to the Town's Land Development Code (Code) by Hillsboro Mile Property Owner, LLC, and its agent, Jeffrey Bass, to create a new zoning district within the Town of Hillsboro Beach. The applicant wishes to establish a new zoning district category, entitled the Coastal Dune Conservation (CD) district, for the property located at 1174-1185 Hillsboro Mile (Property), the current site of Rosewood Residences project. This request is to place the appropriate language into the City's Land Development Code to establish this district. As this text amendment requires approval by an ordinance, the Town Commission must hold two readings on this item for adoption.

The applicant will need to submit a separate application to rezone the Property from the current RM-16 to the proposed CD zoning district which will change the City's official zoning map. This rezoning application will also require an ordinance which will include two readings by the Town Commission at future meetings.

The Town Commission heard the first reading of the ordinance on July 9, 2024. The City Commission had discussions regarding the proposed language and proposed two potential changes to the language of the ordinance.

1. Amend the minimum acreage from 5 acres to 10 acres; and
2. Amend the density from 12 units to the acre to 10 units to the acre.

On September 10, 2024, the Town Commission held a second reading for this application. Based on the recommendation of the Planning Consultant, the Commission voted to establish the minimum acreage of 5 acres for this zoning district. There were also some minor changes that were recommended which include:

- A. Sec 12-107 (B)(2) Page 2, line 13: Amend percentage of size of conservation area to 30%;
- B. Sec 12-107 (G)(1), Page 4, line 29: Amend 400-foot minimum frontage to 300 feet in width;
- C. Sec 12 -107 (G)(2), Page 4, line 31: Amend plot ground area from 2,900 to 21,780 square feet;
- D. Sec 12 -107 (G)(2), Page 4, line 36: Amend density from 12 units/acre and 10 units/acre;
- E. Sec 12-107(L), Page 5, line 23: add language, "...per Sec. 12-4 or Sec. 12-269.

Proposed Changes

Based on additional review and input received from the Town Commission, the Planning Consultant is recommending two additional changes to the language within the Ordinance:

- A. Sec 12-100, Page 1, line 13: Change number of districts from “5” to “7” as there will be 7 zoning districts if the text amendment is approved;
- B. Sec 12 -107 (G)(2), Page 4, line 31: Amend language from, “Every plot shall have not less than 2,900 square feet of ground area for each multiple-dwelling unit...” to,
“Every unit shall have no less than 2,000 square feet in area for each multiple-dwelling unit ...”

Background

The Town’s Board of Zoning Appeals reviewed the proposed site plan and variance application for the Property on February 1, 2022, and unanimously approved both applications. Since that time there have been pending legal issues as well as a text amendment to address this development. In an effort to have a distinct zoning district to adequately address the requirements of this development, the applicant has requested a Code amendment. The proposed district, entitled the “Coastal Dune Conservation Easement” was drafted to maintain the existing recorded conservation easement which is established as a Local Area of Particular Concern per Broward County while allowing for development on the property. In addition, as the existing RM-16 district has a height restriction of 3 floors or 35 feet, and the proposed district would allow for a height of 130 feet.

Staff Analysis

Consistency with the Town’s Comprehensive Plan and Broward Next

In reviewing this application, the Town’s planning consultant reviewed the Town of Hillsboro Comprehensive Plan to determine if the proposed zoning district is consistent with the Plan. The Property has a future land use designation of the site of Residential Medium (16 DU/AC Max.) which allows for a maximum of 16 residential dwelling units per acre. The Comprehensive Plan does not set a maximum height within the plan only the maximum density. 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 a reduction in density is in compliance with the Comprehensive Plan. Specifically, as stated in the Town’s Comprehensive Plan:

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.

As the Town’s Comprehensive plan is based on the density of a particular parcel and not the height or other zoning regulations, this proposed district would be consistent with the Comprehensive Plan.

Likewise, the corresponding land use designation on the Broward County Land Use Plan (Broward Next) is Medium (16) Residential, corresponding to the Town’s density of 16 residential units per acre. Broward

Next does not set height restrictions within the Plan, only density. Therefore, the rezoning is consistent with Broward Next.

Existing Zoning District

Within the existing regulations within the Town's Code, Section 12-102 identifies the RM-16 district as the "RM-16 multiple-family dwelling residential district with 3-story maximum limit. Because of this restriction, the applicant applied for a variance from this height maximum. With the proposed Code amendment, there would not be a need to apply for a variance from height as the proposed district would allow additional height in the district.

The proposed language, as drafted would provide for the property located to 1174-1185 Hillsboro Mile (Applicant's parcel) to develop the existing site plan for Rosewood Residences. It has the maximum zoning regulations of the proposed development which includes the zoning regulations identified below:

	East Parcel (Parcel B)	West Parcel (Parcel A)
Maximum Height	130 feet	35 feet
Setbacks		
Front	100 feet (15 feet above grade) 45 feet (below 15-foot grade)	100 feet (15 feet above grade) 45 feet (below 15-foot grade)
Side	100 feet (15 feet above grade) 35 feet (below 15-foot grade)	25' from roof overhang
Rear	Easterly building line	15 feet from easterly ROW line of Intracoastal or seawall
Plot size	Minimum 5 acres	Minimum 5 acres
Density	10 units/acre	10 units/acre

Other regulations, such as permitted uses, accessory uses, parking, floor area, emergency power, storage, and employee sanitary requirements would be consistent with other sections of the Town Code.

Staff Recommendation

The Town planning consultant is requesting the Town Commission consider the second reading of the proposed ordinance with the proposed changes as provided below:

- A. Sec 12-100, Page 1, line 13: Change number of districts from "56" to "57";
- B. Sec 12 -107 (G)(2), Page 4, line 31: Amend language from, "Every plot shall have not less than 2,900 square feet of ground area for each multiple-dwelling unit..." to,
"Every unit shall have no less than 2,000 square feet in area for each multiple-dwelling unit ..."

Sherry D. Henderson

From: Gary Kliza <gklizax2@yahoo.com> on behalf of Gary Kliza
Sent: Saturday, September 21, 2024 1:01 PM
To: Town of Hillsboro Beach
Subject: Rosewood

I am in favor of the Rosewood project. It will benefit the community and all of the residents.

Sherry D. Henderson

From: Carol Siatkowski Keane <carolskeane@icloud.com> on behalf of Carol Siatkowski Keane
Sent: Friday, September 20, 2024 12:28 PM
To: shenderson@townofhillsborobeach.com
Subject: Residence Rosewood project. I am in favor of the rosewood Residence project. I t will benefit the community greatly. Lgreatly.

Sent from my iPhone

Sherry D. Henderson

From: Nadia Cromwell <nadia.cromwell58@gmail.com> on behalf of Nadia Cromwell
Sent: Friday, September 20, 2024 12:18 PM
To: shenderson@townofhillsborobeach.com
Subject: Rosewood

I am in favor of the new Rosewood Residence. I think it will enhance our already beautiful neighborhood.
Thank you
Nadia Cromwell
Sent from my iPhone

Sherry D. Henderson

From: Kentos Rock <rockbrg@yahoo.com> on behalf of Kentos Rock
Sent: Friday, September 27, 2024 1:46 PM
To: shenderson@townofhillsborobeach.com
Subject: Ordinance 2024-06

The previous Commission told the residents of Hillsboro Beach that if they approved "one" developer to build OUTSIDE our zoning regulations, you would NOT let this become a pandora's box of "approvals"! And yet... here we are with Ordinance 2024-06! Was the Commission's word not true? We are angry! DO NOT LET ORDINANCE 2024-06 pass. We DO NOT want our beautiful residential Hillsboro Beach to become a high-rise money-making gold mine for rich developers - who will quickly leave AFTER they do their damage. **NO** to Ordinance 2024-06!

Paul & Geri Rock, over 35 years resident of Hillsboro Island House



Sherry D. Henderson <shenderson@townofhillsborobeach.com>

Rosewood Residence

Cosmic Kitchen <cosmickitchenhomer@gmail.com>

Mon, Sep 23, 2024 at 6:06 PM

To: shenderson@townofhillsborobeach.com

To the Mayor, Board, and Town Clerk of Hillsboro Beach,

I am in favor of the Rosewood Residence project. It will benefit the town and all of our residents. From my understanding, it will help fund the underground wiring and beach nourishment in Hillsboro Beach. The tax dollars will help future projects as well. Rosewood Residence has my support. Please enter this into public record.

Michelle Wilson

Sent from my iPhone

Sherry D. Henderson

From: ALICIA OLSEN <olsenrun@msn.com> on behalf of ALICIA OLSEN
Sent: Friday, September 20, 2024 2:15 PM
To: shenderson@townofhillsborobeach.com
Subject: Rosewood Residential Project

Hello Sherry,

I want to let you know how wonderful to see the Rosewood project get started! I see these residential developments

as a great benefit to our town's financial well-being now and for its future growth. And, they will add architectural beauty to our town as well.

Please add this to any public record you feel is appropriate.

Sincerely,

Alicia Olsen

Lebaron resident

Get [Outlook for Android](#)



DRAFT

**MINUTES
TOWN OF HILLSBORO BEACH
REGULAR COMMISSION MEETING**

TUESDAY

NOVEMBER 12, 2024

9:00 A.M.

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

Mayor Dawn Miller called the meeting to order at 10:02 A.M. Roll was called with the Commission members and staff present as listed below.

Town Commission:

Mayor Dawn Miller

Commissioner Jane Reiser

Commissioner David A. Ravanese

Vice Mayor Barbara Baldassarre

Commissioner Vinnie Andreano

Town Staff:

Town Manager William “Mac” Serda, ICMA-CM

Donald J. Doody, Town Attorney, Esq.

Town Clerk Sherry D. Henderson, CMC

APPROVAL OF AGENDA

Town Manager William “Mac” Serda requested that Ordinance 2024-10 be tabled until the December 3, 2024 Town Commission meeting.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to approve the Agenda with the above amendment. In a roll call vote, the **motion** passed unanimously (5-0).

I. APPROVAL OF MINUTES

A. September 10, 2024 Regular Commission Meeting

B. September 10, 2024 Board of Zoning Appeals Public Hearing

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to approve the minutes collectively. In a roll call vote, the **motion** passed unanimously (5-0).

II. PRESENTATIONS

None.

III. SITE PLAN REVIEW

A. PUBLIC HEARING - 1085 Hillsboro Mile, Hillsboro Beach, FL 33062

Authorized Agent for Property Owner is Seeking Extension of Site Plan Approval

Owner: Land Banc Trust

Property Owner: Morris Flancbaum

Staff: Graham Long, Development Planner, CG&A

Date of Original Site Plan Approval: Development Order Granted and Issued 7/11/2023

Town Attorney D.J. Doody swore in all individuals giving testimony on this Item.

Planning Consultant Graham Long, CG&A, stated that the Applicant is seeking an extension of Site Plan approval. The Commission previously granted Site Plan approval on July 11, 2023. If a building permit is not issued within one year of approval, an applicant has one year and 90 days in which to file for an extension to keep Site Plan approval active.

Mr. Long added that on July 9, 2024, the Applicant appeared before both the Board of Zoning Appeals (BZA) and the Town Commission to request a variance as well as Site Plan amendment for a proposed underground garage and reconfiguration of the project's front yard area. These applications have since been withdrawn and the Applicant now requests to implement the previously approved Site Plan once more, which requires the extension.

Mr. Long continued that Town Staff requested more details than had been provided in the original Site Plan due to the issues raised at the July 9, 2024 meetings. These issues included the heights of retaining walls. While there are new submittals to clarify these issues, the Site Plan being extended is consistent with the original Application.

Staff recommend approval of the extension of the Site Plan for another year. They also recommend that Commission approval be conditioned upon the stipulation that retaining walls on the site have a maximum height of 6 ft., inclusive of any rails that may be posted atop the walls.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to extend approval of the Site Plan, with the condition that all retaining walls have a maximum height of 6 ft., including the addition of any railings or fences installed upon the walls. In a roll call vote, the **motion** passed unanimously (5-0).

IV. ORDINANCES

A. Ordinance No. 2024-07 - Prohibit Gas Powered Leaf Blowers (SECOND READING)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 6 ENTITLED "GARBAGE AND TRASH DISPOSAL" BY SPECIFICALLY AMENDING ARTICLE VI ENTITLED "NUISANCES"; PROVIDING FOR THE REGULATIONS ON THE USE OF LEAF BLOWERS; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Doody read the item into the record by title only.

Commissioner Ravanese recalled that several residents have raised concerns related to the noise from gas-powered leaf blowers. He explained that he also received a comment regarding the hours of operation in which these items may be used, which are currently between the hours of 8 a.m. and 5 p.m. The individual had requested that these hours be shortened to 4 p.m.; however, this could prolong the overall construction period for a building.

Mayor Miller noted a correction on p.2, line 34 of the Ordinance under Enforcement Penalties. Where this section currently says "Beginning on January 16, 2024," the date should be changed to "March 1, 2025" in terms of both public education efforts and penalties.

The following additional date changes were also made:

- Line 30: change to "beginning on November 30, 2024 and extending through March 1, 2025" with regard to public education efforts
- Line 34: change to "beginning on March 1, 2025, the Town shall provide for a three-month warning period and including June 1, 2025, during which the Code Compliance Department shall issue written warnings for violations of this Article; beginning on June 1, 2025, the Code Compliance Department shall fully enforce the provisions of this article"

At this time Mayor Miller opened the public hearing.

Javier Garcia, 1203 Hillsboro Mile, stated that he did not believe the proposed Ordinance will make things any better, as it was likely to create a situation in which cleaning would take longer. He felt gas-powered leaf blowers were significantly more efficient than battery-powered leaf blowers, and that the difference in the noise produced by the different models was minimal. He concluded that he would like to see a better solution than the proposed Ordinance.

Bob Sablich, 1194 Hillsboro Mile, spoke against the proposed ordinance.

Deb Tarrant, 1083 Hillsboro Mile, advised that landscapers should be on board with the use of non-gas-powered machinery, and that the proposed Ordinance would improve the Town's quality of life for its residents.

Tim Rowe, 1200 Hillsboro Mile, asked if there are other nearby municipalities that have passed similar restrictions. Mayor Miller confirmed this. Mr. Rowe expressed concern with landscapers' ability to change from gas-powered leaf blowers, as it would create a significant expense for them to switch to other methods.

With no other individuals wishing to speak at this time, Mayor Miller closed the public hearing.

Commissioner Reiser recalled that Staff had tested the decibel levels of battery-powered leaf blowers against gas-powered devices and found that battery packs had a significantly lower decibel level. She requested information from other municipalities that have limited the use of gas-powered leaf blowers.

Town Manager Mac Serda replied that Miami Beach, Ocean Ridge, Delray Beach, Fort Lauderdale, and other municipalities are considering restrictions. Miami Beach has adopted a restriction which was delayed for nearly 18 months; however, they are now enforcing the restriction. Mayor Miller clarified that at least 10 other Florida municipalities have adopted restrictions and are implementing them in a manner similar to that set forth by the Town of Hillsboro Beach.

Mayor Miller also pointed out that the Ordinance includes a special provision allowing for the temporary suspension of requirements in the event of storm cleanup.

Vice Mayor Baldasarre commented that the Town's timing on the proposed Ordinance is not good, as there are other issues throughout the state that may affect costs for condominium boards who use landscaping services. While she was in favor of environmental protection, she recommended that the Ordinance be reconsidered.

Commissioner Ravanese stated that the noise from gas-powered leaf blowers can be extremely loud, and that electric-powered devices are significantly quieter. He added that he has heard other neighbors and residents express concerns with noise as well. While he understood concern with the expense, he felt the noise should be reduced.

Commissioner Andreano advised that if he was purchasing a leaf blower, he would buy an electric one in order to reduce noise as much as possible. He felt most residents would agree that the noise should be limited.

Mayor Miller noted that she has spoken to landscape companies which have indicated they are already phasing in electric/battery-operated leaf blowers due to concerns with both noise and emissions. She emphasized the impacts of emissions from gas-powered equipment as well as noise.

Town Attorney Doody stated that in light of the Commission's discussion on dates, they must amend the Ordinance before voting to approve it.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to amend the Ordinance as indicated with respect to dates. In a roll call vote, the **motion** passed unanimously (5-0).

Motion made by Commissioner Andreano, seconded by Commissioner Ravanese, to adopt the Ordinance as amended. In a roll call vote, the **motion** passed 4-1 (Vice Mayor Baldassarre dissenting).

B. Ordinance No. 2024-08 Require Digital Photographs of Existing Structures to be Submitted as part of the Construction Site Management Plan (Demolition) (SECOND READING)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED "LAND DEVELOPMENT CODE", BY AMENDING SECTION 12-50 ENTITLED "CONSTRUCTION SITE MANAGEMENT"; PROVIDING FOR DIGITAL PHOTOGRAPHS OF ALL STRUCTURES PRESENT ON A LOT PRIOR TO ANY DEMOLITION ACTIVITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Doody read the item into the record by title only.

At this time Mayor Miller opened the public hearing, which she closed upon receiving no input.

Motion made by Commissioner Reiser, seconded by Vice Mayor Baldassarre, to accept Ordinance 2024-08. In a roll call vote, the **motion** passed unanimously (5-0).

C. Ordinance No. 2024-09 – Requires Renderings to be Submitted with Site Plan Review Applications (SECOND READING)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED "LAND DEVELOPMENT CODE", BY AMENDING SECTION 12-48 ENTITLED "APPLICATION FOR FINAL SITE PLAN APPROVAL"; PROVIDING FOR RENDERINGS REFLECTING IMPROVEMENTS ON PROPOSED SITE PLANS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Doody read the item into the record by title only.

At this time Mayor Miller opened the public hearing, which she closed upon receiving no input.

Motion made by Commissioner Ravanese, seconded by Commissioner Reiser, to approve the Ordinance. In a roll call vote, the **motion** passed unanimously (5-0).

D. Ordinance No. 2024-10 – Requires Property Addresses on the Atlantic Ocean (Beach) and Intracoastal Waterway Side for Single-Family Homes and Multi-Unit Condo Buildings (FIRST READING)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED "LAND DEVELOPMENT CODE", BY AMENDING SECTION 12-65 ENTITLED "BEACH STEPS AND PLATFORMS"; PROVIDING FOR POSTED PROPERTY ADDRESSES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

This Ordinance was tabled until the December 3, 2024 Commission meeting.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to table the Ordinance to December. In a roll call vote, the **motion** passed unanimously (5-0).

E. Ordinance No. 2024-11 – Rezoning Property Located at 1174-1185 Hillsboro Mile from RM-16 District to the Coastal Dune Conservation Zoning District (FIRST READING)

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.

Town Attorney Doody read the Ordinance by title only.

Town Attorney Doody swore in all individuals giving testimony on this Item.

Planning Consultant Jim Hickey, CG&A, stated that this request would rezone 10.998 gross acres of property at 1174-1185 Hillsboro Mile from Multi-Family Dwelling Residential (RM-16), which has a three-story maximum height, to Coastal Dune Conservation (CD). This would amend the Town's official zoning map to rezone Parcels A and B of the Enclave of Hillsboro Beach as CD.

Mr. Hickey advised that the rezoning has appeared before the Local Planning Agency (LPA) and two readings of the Ordinance are required before the City Commission. Florida Statutes and the Town's land development Code identify the process necessary for the Application to show compliance and consistency with local, regional, and state regulations.

Mr. Hickey summarized the Application's consistency with the goals, objectives, and policies of the Town's Comprehensive Plan as follows:

- The Site Plan conforms with CD district regulations as well as with the Town's Land Development Code (LDC)
- A review of the findings of fact within the Application which show the basis on which the Commission should consider and approve the rezoning request

Mr. Hickey clarified that although the property's previous plat shows 12 parcels, the new plat creates Parcels A and B.

Mr. Hickey pointed out that the Town's Comprehensive Plan controls density and permitted uses, but does not control height, which is governed by LDC. While the RM-16 zoning district permits a maximum of 16 units per acre, the proposed development would have fewer than 10 units per acre. The CD zoning district permits up to 10 units per acre.

Staff reviewed the entire Comprehensive Plan to identify the areas in which the project and the CD zoning district are consistent with the Plan's goals, objectives, and policies. He listed the following as examples:

- Policy 2.1.1: the development review process must identify the cumulative impacts of development, review all proposals for development and redevelopment, base the approval of same on the continuing maintenance of all adopted Levels of Service (LOS) standards, and ensure that municipal services are available concurrently with the impacts of development
- Goal 3.0: ensure that structurally safe and adequate residential shelters are available to all residents and visitors of the Town
- Goal 4.0: satisfy the recreational needs of Town residents with the provision of locally preferred private recreation areas
- Policy 4.1.1: ensure the regulations of future land development applications that support the Town's subdivision layout, Site Plan and site design standards, to provide for individual lot access to the beach or the Intracoastal Waterway
- Policy 4.2.1: require future multi-family developments to include on-site private recreational amenities
- Objective 4.4: continue to use land development regulations to preserve and enhance open space
- Objective 4.4.1: enforce policy for open space provisions in the Town's land development regulations relative to beach and dune preservation, consistent with the Town's Comprehensive Plan
- Policies 5.8.1 and 5.8.2: identify and require consistency with right-of-way improvements
- Goal 6.0: develop, redevelop, and maintain a coastal resort residential community in a manner which minimizes potential natural and financial impacts to developed upland projects while preserving beach, shoreline, and tidal water resources while enhancing resilience to sea level rise impacts
- Objective 6.1: use land development regulations, plus all applicable local, state, and federal coastal environmental regulations while providing for the development and redevelopment for operation of waterfront residential properties
- Policy 6.1.1: use land development regulations, plus all applicable coastal regulatory activities of the Environmental Protection Agency (EPA), Florida Department of Transportation (FDOT), Florida Departments of Environmental Regulation and Natural Resources, South Florida Water Management District, Broward County, and Water Management Division in the review of beachfront development
- Policy 6.3.1: prohibit the destruction of 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 shall be implemented to minimize public and private vulnerabilities to future disasters and sea level rise
- Policy 7.3.6: preserve environmentally sensitive lands or local areas of particular concern and use land development regulation procedures for protection or preservation which involve notification and protection of private property owner rights
- Policy 9.4.3: if the Town agrees to bury utilities, modify land development regulations to require new development approval to be responsible for this effort adjacent to the property frontage along A1A
- Policy 3.01: Town zoning may be more restrictive than the Comprehensive Plan, permitting density which is lower than the density reflected in the Land Use Plan

Mr. Hickey pointed out that the Application also provides access to the beach for renourishment as well as for emergency vehicles. He also noted that under ground burying of utility lines in front of the subject property is part of the Site Plan, as it will allow for more enhanced landscaping.

Mr. Hickey continued that the re-submitted Site Plan dated October 1, 2024, as well as review of the rezoning request, meet the requirements of LDC in the CD zoning district. These requirements include:

- Residential Medium land use
- Includes a local area of particular concern
- Maintain the local area of particular concern according to County requirements
- Minimum of five gross acres per development
- Permitted uses in the zoning district are consistent with RM-16 zoning
- Height regulations have a maximum of 130 ft. from the average dune elevation on Parcel B; a maximum of 10 stories are permitted
- No exclusions to the height limitations are proposed
- Decorative features are permitted within 15 ft. of additional height, and are limited to use of only 20% of available space; this would mean the maximum height with decorative features can be 145 ft. on Parcel B, which is the western parcel, and 50 ft. on Parcel A, which is the eastern parcel
- Shade features and landscaping are reflected in the Landscape Plan and are consistent with those in the previous Site Plan
- Applicant will provide 165 parking spaces where 105 spaces are required
- Yard regulations: average dune height is consistent with the 145 ft. with decorative features
- Front yard setback: 105 ft. for Parcel B, which is more than 15 ft. above grade; for sections below 15 ft., the setback would be 45 ft.; the setback on Parcel A is over 107 ft.

- Side yard setback: for Parcel B this is more than 107 ft. on both the north and south sides; for lower structures, the setback would be 35 ft.; for Parcel A, the setback is over 30 ft. on the north side and over 27 ft. on the south side
- Rear yard setback: for the east side of A1A this would be 45 ft. and 29 ft., both of which exceed the 15 ft. requirements
- Density regulations: the east parcel is 5.609 acres, while the west side is 5.379 acres, totaling just over 10 acres for the entire site; while 10 units per acre are permitted for a total of 109 units, the Applicant proposes a total of 92 units
- Ground coverage may not exceed 30%, and the Site Plan shows this is 29%; driveways and parking areas have a maximum of 15% and are proposed at 10.65%; open space is at 55%, and paved recreation area is 11.54% against a maximum of 15%
- All remaining regulations, including emergency power, storage, and sanitary requirements, are met
- Based on the analysis of the previously approved Site Plan, as well as the corresponding Site Plan dated October 1, 2024, the rezoning application is consistent with all regulations set forth in the LDC

Mr. Hickey emphasized that Staff not only reviewed the Application dated October 1, 2024, they also compared that Application to the initial Site Plan submitted in 2022. Both Site Plans are consistent.

Mayor Miller asked if there are requirements for the coverage of decorative features. Mr. Hickey reiterated that the Applicant may use no more than 20% of the outdoor area for decorative features.

Mr. Hickey noted that the Site Plan process was also reviewed, and the submitted Site Plan was found to meet its requirements.

Written findings of fact for the Application include:

- The proposed rezoning is consistent with the Town's Comprehensive Plan regarding density, intensity, and permitted use of the previously approved Site Plan
- The proposed rezoning is consistent with the 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
- Maximum height of any structure is regulated by zoning districts within the Town's LDC, and the height of the proposed development meets the requirements set forth within the CD zoning district
- The rezoning of the subject property and Site Plan meet all regulations set forth within the CD zoning district, including qualified developments, use permitted,

height, parking, yard area and density, emergency power, storage, employee sanitation, and Site Plan approval

- All notices and advertising requirements have been satisfied by Florida Statutes as well as the Town's Code of Ordinances

Mr. Hickey concluded that, based on the technical analysis and findings of fact included in the agenda memorandum, Staff believes there is a basis in which the Town Commission may consider recommending approval of the rezoning. Staff requests that the Commission find the proposed rezoning consistent with the goals, objectives, and policies of the Comprehensive Plan, and in compliance with all requirements of the Town's LDC, specifically including 12.107. The Site Plan dated October 1, 2024, is consistent with the previous Site Plan, which was approved on February 1, 2022, as well as the LDC, and there is a basis on which the Commission may consider and approve the first reading of Ordinance 2024-11.

Jeffrey Bass, 1515 Sunset Drive, Coral Gables, representing the Applicant, confirmed that the resume of Applicant's architect Raymond Fort and a printed copy of Mr. Fort's presentation were entered into the record for the proceedings.

Mr. Bass stated that the Application has been proven consistent with the goals, objectives, and policies of the Town's Comprehensive Plan as shown in Mr. Hickey's presentation. The project was also shown by that presentation to comply with the technical percentages and requirements governing development within the CD zoning district.

Mr. Bass briefly reviewed some of the items within the Comprehensive Plan as mentioned in Mr. Hickey's presentation, including development of a coastal resort-oriented community, provision of structurally safe shelter, coastal management policy, and preserving the Town's coastal dunes. He emphasized that the project would create only 92 units, 70 of which would be located on the oceanfront and 22 of which would be located on the Intracoastal Waterway.

Ray Fort, 2900 Oak Avenue, Miami, architect representing the Applicant, reviewed the proposed design for the Rosewood Residences, which reflects energy efficiency, climate resiliency, and passive sustainable design. He characterized the design as "coastal modernism," with architecture that interprets the waterfront location and incorporates state-of-the-art building materials.

Mr. Fort showed aerial images of the site's two parcels, each of which is just over five acres in size. The buildings' proposed height is intended to maximize setbacks and minimize footprints. He noted that the design prioritizes landscape elements and open space, with no visible surface parking.

The project is intended to use technologically advanced materials including impact-resistant glass. The design includes balconies and is sensitive to marine life, using tinted glass to minimize the effects of the development on sea turtle nesting. Parking is internalized and is not visible from either the beach itself or from Hillsboro Mile (State Road A1A).

The CD district's setbacks are more significant than those in the RM-16 district. The 35 ft. setback allows access for beach renourishment and loading and surface operations are internalized on the site. The 100 ft. setback minimizes the development area that exceeds 35 ft. in height.

The CD district also requires 55% open area, which is a 5% increase over requirements in the RM-16 district. This increase comes to nearly one half-acre. The CD district also allows less density than RM-16, and the project's two parcels total fewer units than permitted.

At this time Mayor Miller opened the public hearing.

Ruth D'Agostino, 1021 Hillsboro Mile, requested clarification of the Applicant's outsourced management company, including how many of this company's employees will be present at the property on a regular basis. She also asked if the Applicant planned to provide shuttle service or vehicles for those employees, how many trucks would access the property, and whether there would be 24-hour security, as all of these will have an impact on congestion.

Mr. Bass advised that the undergrounding of utilities will begin in the second quarter of 2025. He affirmed that neighbors of the proposed development will continue to be able to access the beach from within their property line.

Mr. Bass also addressed Leadership in Energy and Environmental Design (LEED) certification, which was addressed at the Local Planning Agency (LPA) meeting immediately preceding today's Commission meeting. He explained that the project is compliant with Florida Green Building Coalition requirements.

Mr. Fort stated that the north side of the project will include a beach renourishment access path with two 10 ft. landscape buffers on either side. He further clarified the requirements of the Florida Green Building Coalition, which recommend passive sustainable design elements such as deep balconies, tinted glass, amber lighting, and integrated landscape features such as pervious pavers.

Regarding the height of the coastal dune, Mr. Fort explained that this height varies between +12 and +19 ft. National Geodetic Vertical Datum (NGVD), while tree heights

range from 20 ft. to 30 ft. above that. The top of the landscaped area is expected to be over 50 ft. above sea level at its highest point.

Eric Fordin, 2850 Tigertail, Miami, also representing the Applicant, stated that the property will be managed by Rosewood Resorts, which is an international hotel management firm. He explained that all staff on the site will use the parking garage and will be provided with locker areas. Once on the property, staff is expected to remain on-site, as the development will be a full-service building.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to adopt the Town findings, including the Staff Report by Mr. Hickey. In a roll call vote, the **motion** passed unanimously (5-0).

With no other individuals wishing to speak at this time, Mayor Miller closed the public hearing.

Commissioner Reiser requested that the Applicant's team provide additional details on the undergrounding of utilities planned for the second quarter of 2025. Mr. Fordin replied that this schedule is tentative and applies specifically to the utilities for the Applicant's property.

Commissioner Ravanese noted that opposition to the project is based on the process by which the Applicant sought approval for the project, as some individuals felt a variance was improperly requested. He pointed out that there are additional buildings in the Town which have more than 15 floors.

Commissioner Ravanese continued that the project will provide the Town with the opportunity to place utility lines underground, as well as continued beach access, beach renourishment, and over \$2 million per year in taxes. He asserted that coastal residents are facing increased homeowners' association and condominium fees as well as increasing insurance and construction costs. He concluded that the benefits of the proposed project outweigh its negatives for the community, as they will contribute to a functioning government that does not have to raise taxes.

Commissioner Andreano stated that other coastal municipalities near the Town include several multi-story buildings. He felt complaints about the project are misguided, and he was in favor of it.

Commissioner Reiser advised that she has been in favor of the proposed project since the beginning, as it is needed by the Town; however, she questioned the creation of a Coastal Dune Conservation district, as she felt this could open the possibility that more properties may choose to construct high-rise buildings in other parts of the Town.

Commissioner Ravanesi pointed out that there are no guarantee other buildings with the appropriate acreage will want to build high-rises. He cautioned that if the Federal Emergency Management Agency (FEMA) does not provide the Town with more funds for beach renourishment, the Town will have to levy beach renourishment assessments, possibly on an annual basis. He reiterated that the project's benefits outweigh its drawbacks.

Mayor Miller clarified that the Item before the Commission today was not the Coastal Conservation district, but approval of rezoning the subject property.

Commissioner Andreano again emphasized the importance of the income the project would provide.

Vice Mayor Baldassarre advised that the Town's Comprehensive Plan was reviewed roughly seven years ago and is intended to establish the direction in which the Town wishes to go in the future. The proposed rezoning is consistent with that Plan.

Mayor Miller also acknowledged the consistency of the Application with the Town's Comprehensive Plan, as well as its compliance with the requirements of the Coastal Conservation district.

Motion made by Commissioner Ravanesi seconded by Commissioner Andreano, to incorporate the findings of fact into the record for the Commission meeting. In a roll call vote, the **motion** passed unanimously (5-0).

Motion made by Commissioner Andreano, seconded by Commissioner Ravanesi, to approve Ordinance 2024-11 upon first reading. In a roll call vote, the **motion** passed unanimously (5-0).

F. Ordinance No. 2024-12 - Amend Ordinance, Election Event Permits (FIRST READING)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 5 ENTITLED "ELECTIONS" BY SPECIFICALLY AMENDING SECTION 5-2 ENTITLED "ELECTION EVENTS; PERMITS"; PROVIDING FOR TENT LOCATIONS AND PERMITTED HOURS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Doody read the Ordinance by title only.

At this time Mayor Miller opened the public hearing, which she closed upon receiving no input.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to approve Ordinance 2024-12 on first reading. In a roll call vote, the **motion** passed unanimously (5-0).

G. Ordinance No. 2024-13 – Amend Ordinance, Political Signs

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S LAND DEVELOPMENT CODE BY AMENDING CHAPTER 12 DIVISION 6 BY SPECIFICALLY AMENDING SECTION 12-382 ENTITLED "POLITICAL SIGNS"; PROVIDING FOR LOCATION OF POLITICAL SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Doody read the Ordinance by title only.

At this time Mayor Miller opened public comment, which she closed upon receiving no input.

Motion made by Commissioner Ravanese, seconded by Commissioner Reiser, to approve Ordinance 2024-13. In a roll call vote, the **motion** passed unanimously (5-0).

V. DISCUSSION & POSSIBLE ACTION

None.

VI. RESOLUTIONS & CONTRACTS

A. Resolution No. 2024-37

Resolution of the Town Commission of the Town of Hillsboro Beach, Florida, Authorizing the Appropriate Town Officials to Execute the Law Enforcement Mutual Aid Agreement with Broward County Sheriff's Office for Boating Safety Enforcement and Enforcement of the Laws of Florida.

Town Attorney Doody read the Resolution into the record by title only.

Town Manager Serda explained that this is a mutual aid agreement clarifying boundaries for enforcement. When a Law Enforcement Officer of a municipality observes a boating

safety infraction in their presence at any location from US-1 east to the jurisdictional boundary of Broward County, they may enforce the boating safety laws of the state of Florida and issue boating safety citations.

Mayor Miller noted that the agreement includes the jurisdictions of Hillsboro Beach, Fort Lauderdale, Hallandale Beach, Hollywood, and Lighthouse Point.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to approve Resolution 2024-37. In a roll call vote, the **motion** passed unanimously (5-0).

B. Resolution No. 2024-44

Consideration to Accept Recommendation of Award to Federal Engineering Inc. for RFP 2024-08-01 Hillsboro Beach Police Department Communication & Interoperability Infrastructure Plan and Authorize the Appropriate Town Officials to Execute an Agreement.

Town Attorney Doody requested that the Commission consider the recommendation of the Selection Committee prior to consideration of the Resolution.

Motion made by Commissioner Ravanese, seconded by Commissioner Reiser, adopting the findings of the Selection Committee to recommend Federal Engineering as the most responsive proposal. In a roll call vote, the **motion** passed unanimously (5-0).

Town Attorney Doody read the Resolution into the record by title only.

Motion made by Commissioner Andreano, seconded by Commissioner Ravanese, to approve Resolution 2024-44. In a roll call vote, the **motion** passed unanimously (5-0).

C. Resolution No. 2024- 45

Resolution of the Town Commission of the Town of Hillsboro Beach, Florida Authorizing the Appropriate Town Officials to Execute the Second Amendment to the Interlocal Agreement Between Broward County and the Town of Hillsboro Beach for Community Shuttle Service.

Town Attorney Doody read the Resolution into the record by title only.

Mayor Miller clarified that this Resolution addresses reimbursement of the Town by Broward County for community shuttle service. The Town is permitted to operate the shuttle on behalf of the County. The new rate of reimbursement is \$68.95.

Motion made by Commissioner Ravanese, seconded by Commissioner Reiser, to approve Resolution 2024-45. In a roll call vote, the **motion** passed unanimously (5-0)

D. Resolution 2024-46

Resolution of the Hillsboro Beach Town Commission Approving and Authorizing the Appropriate Town Officials to Execute the Engagement Letter from Grau & Associates, Inc. for Audit Services for the Town's Fiscal Year 2024 Audit.

Town Attorney Doody read the Resolution into the record by title only.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to approve Resolution 2024-46. In a roll call vote, the **motion** passed unanimously (5-0).

E. Resolution 2024-47

Resolution of the Hillsboro Beach Town Commission Approving an Increase in Salaries Paid to Mayor and Members of the Town Commission.

Town Attorney Doody read the Resolution into the record by title only.

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to approve Resolution 2024-47. In a roll call vote, the **motion** passed unanimously (5-0).

VII. CONSENT

A. CONSIDERATION FOR APPROVAL

	Vendor	Invoice #	Date	Amount	Description
1.	LSF	#24-0030-26	Sept 2024	\$5,242.23	
2.	LSF	#24-1031-26	Oct 2024	\$ 7,148.40	
3.	CG&A	#844222	Sept 2024	\$77,843.93	
4.	CG&A	#963843	Oct2024	\$49,897.64	
5.	GCDE	#62449	Sept/Oct 2024	\$8,432.35	General Matters
6.	GCDE	#62450	Oct 2024	\$210.00	Development-Related
7.	GCDE	#62451	Sept/Oct 2024	\$420.00	Adv. Crusco/Doherty et al

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to approve the Consent Agenda. In a roll call vote, the **motion** passed unanimously (5-0).

VIII. BEACH REPORT

A. Update on the Beach Renourishment Solicitation

Town Manager Serda reported that over the last three to four weeks, the Town has experienced high wind and wave energy, which have had a negative effect on the beach. The Town's coastal engineers have viewed the beach and concluded that there are no areas of the Town which were structurally impacted. While the beach is struggling, it is also providing some coverage against the wave and wind activity, and seawalls appear unaffected.

Town Manager Serda continued that a bid has been submitted to the Town in response to a solicitation for beach renourishment. The solicitation has been advertised in newspapers. The design of the project is complete, and the Town is coordinating with the Department of Environmental Protection (DEP) and with the City of Deerfield Beach for access to and from 9th Street for the necessary equipment. Access will be provided through 10th Street for the unloading of sand. It is hoped that the owners of the Related Group property will also grant access through a road located north of their property. This would save the Town a significant amount of money.

Town Manager Serda further clarified that the Town's coordination with Deerfield Beach began in April, which is nearly one year before the renourishment project will begin.

The responses to the Town's solicitation for beach renourishment bids are expected to come before the Town Commission in January 2025. A special meeting may be necessary to discuss these, depending upon pre-bid conferencing and coordination with access points. The intent is to complete the project before sea turtle nesting season begins.

Vice Mayor Baldassarre asked if there is any value in discussing the Related Group's excavated sand for future reference. Town Manager Serda advised that the Related Group plans to use 80% to 90% of their sand; in addition, the sand is not compatible in its current state, even if sifted. This sand is not considered a source for the upcoming beach renourishment.

IX. STAFF UPDATES

A. Finance Department

Finance Director Stephen Bloom addressed year-end financials for 2024, stating that a loan payment was made from the General Fund to cover the cost of a previous beach project. Without that payment, the General Fund would have had a surplus of approximately \$524,000. Beach loan payments are expected to change when reimbursement funds are available.

Total property taxes came to just over \$400,000, with a small delinquent amount that is expected to be paid later.

Intergovernmental revenue, including sales taxes, and other local taxes are on budget.

Regarding spending, Director Bloom noted that all Town Departments are either on or under budget for the year, apart from the transfer for the loan payment.

Director Bloom continued that Special Revenue Funds include items such as community bus service, Marine Law Enforcement, building permits, and similar expenses. Community bus service has a surplus of nearly \$25,000, which must stay in that fund and be used for future road-related projects. The Town has also collected 100% of its grant funds as well as local option gas tax revenue.

Marine Law Enforcement has spent 97.4% of its budget. 100% of this amount will be collected on the Town's grant. Building permits have a surplus of roughly \$348,000. This funding must remain in the Building Fund and can be used toward future permitting, building, or other improvements.

Planning and Zoning/Code Compliance is at 120% of its annual budget. Funds are used to support planning and zoning for the Town, with any difference covered by the General Fund.

Federal forfeitures had a balance of \$870,000 at the end of September 2024.

The Town will make the next debt service payment during the next couple of months, with the assumption that payments will decrease after that. The loan will be re-amortized once reimbursements are made.

The Capital Projects Fund includes \$373,000, most of which will be spent on the upcoming beach renourishment project. It also includes \$80,000 for two Police vehicles and some Commission Chambers upgrades.

The Water Fund will have roughly \$77,000 at the end of the year, excluding debt service. Director Bloom explained that debt service will always run at a deficit, as pre-collection was done on surcharges.

Operations have a surplus of approximately \$250,000 in order to provide sufficient coverage for debt service on two loans.

Billing increased by 3.81% in September.

The waterfront constituted approximately 90% of the Town's annual expense budget. All required loan payments have been made. The only items that could be considered over budget are unforeseen errors and replacements which occurred at the water plant.

Total fuel costs for 2024 were less than they were the previous year by roughly \$4000. Both the average price per gallon and the number of gallons purchased were down.

There are no new open claims in workers' compensation insurance.

Insurance premium costs in 2024 are also down by just under \$2000 compared to prior years. These costs have leveled off over the last three years.

Director Bloom briefly reviewed audit numbers, noting that these are all positive. The General Fund had a surplus left over from 2023 coming into 2024. The Reserve Fund is \$2.6 million. There were no findings from the auditors.

Commissioner Reiser asked how property taxes come into the Town, as well as how long it takes the Town to receive all property taxes that are not paid in full. Director Bloom replied that the Town receives these funds each month with quarterly interest.

B. Police Department

Police Chief Jay Szesnat reported that Police Department contacts with respect to addressing cyclists are high, as many resources have been spent on this effort through the month of September. The Department was also able to identify and arrest the alleged perpetrator of a hit-and-run that occurred some months ago. One new Police cadet will graduate from the Academy on Wednesday, November 13, 2024, and another cadet will go to that Academy in January 2025.

Coffee with a Cop is scheduled for Tuesday, November 13, 2024, at 6:30. The discussion will cover holiday scams.

Commissioner Reiser requested more information regarding pedestrian road signs. Chief Szesnat stated that FDOT has indicated that they restored the roadway to its original condition, including center line signage, upon completion of work. If the Town wishes to request the removal of signs, they may do so. FDOT did not make a traffic safety recommendation on this issue. He concluded that he would look into FDOT's previous position on the signs for clarification.

Commissioner Reiser expressed concern with the location of the signs, which are struck by vehicles and can damage cars. Vice Mayor Baldassarre added that when a vehicle

encounters a cyclist as they are approaching the sign, the vehicle must come to a complete stop. She felt the signage constitutes a hazard.

C. Building / Permits Department

Building Official George Folles addressed the Rosewood project, clarifying that Parcel A is located on the Intracoastal Waterway and is awaiting approvals regarding engineering and fire safety. Once these approvals have been received, the Building Department can issue a Site Plan permit for that parcel.

Parcel B has received a Site Plan permit and is working to prepare the site. They are currently installing vibration monitors on-site. The developer hopes to receive building permits in the first week of December 2024. The Building Department will meet with the principals before the issuance of this permit to communicate its expectations for construction on both parcels. Parcel B will begin construction before Parcel A.

Town Attorney Doody noted that building permits may only be issued after the Ordinance approving rezoning has been adopted. If the Ordinance is not approved, the development will not receive permits.

Building Official Folles continued that the Building Department is also working on certified letters and emails to property managers regarding 25- and 40-year inspection reports.

Commissioner Reiser requested clarification of the completion rate for the 25- and 40-year inspections. Building Official Folles replied that some buildings currently have permits for this work and are being given additional time to complete it, while others may have permits for some but not all required work. No buildings have ignored the need to conduct inspections: all are either compliant or the work is underway.

Building Official Folles continued that the Town has a contract with a provider for flood plain management, and an external link to that provider's website is listed on the Building Department's web page. The Town is working with the provider to list all milestone reports on that site. Property managers are asked to turn these milestone reports in to the Building Department so they can be posted.

Vice Mayor Baldassarre requested clarification that replacement of a garbage disposal requires a permit. Building Official Folles confirmed this, explaining that the Department must ensure disposals are installed correctly due to plumbing considerations. Permit fees are based on the price of construction.

It was further clarified that permits are required for plumbing, structural, and electrical items. Some items have safety concerns that may not be obvious: for example, drywall is a fire retardant, so work that requires the opening of drywall will require a permit. This is of particular concern in multi-family residences.

Mayor Miller suggested that in the future, the Commission may want to review the fees for certain projects so there is no unreasonable burden on condominium owners, and so they will not be hesitant to do the work due to the cost of permits. Building Official Folles confirmed that he can bring this information to a subsequent meeting.

D. Code Compliance

Bernard Pita, Code Compliance Supervisor, CG&A, speaking via Zoom, offered to help the Commission with outreach regarding the Ordinance addressing gas-powered leaf blower use.

Supervisor Pita reviewed Code Compliance cases in the Special Magistrate process, clarifying that these cases have been heard by the Special Magistrate and the Town is waiting for owners to bring their property into compliance. Two cases involving artificial light can be removed from the report, as sea turtle nesting season ended on October 31, 2024. He thanked residents for their compliance during this season.

Supervisor Pita also reviewed Case Action Reports, which summarize open cases in progress for which courtesy notices have been issued. The final report is the Code Compliance Summary Report, which included 111 inspections and 36 re-inspections for a total of 147 cases during the past month.

X. TOWN MANAGER REPORT

A. Community Shred Event / Blood Drive Recap Holiday Program – Thu, Dec 5, 2024

Town Manager Serda reported that the October shredding and hazardous material event was a success. The event handled roughly 80% of its usual amount of material. Staff is evaluating options for this event, which is currently held twice per year.

XI. TOWN ATTORNEY REPORT

Town Attorney Doody advised that another lawsuit has been filed by Town residents questioning the validity of the Coastal Conservation district. He encouraged the Commissioners to contact him with any additional questions.

XII. TOWN COMMISSION COMMENTS/REPORTS

Mayor Miller stated that Tea with the Mayor is scheduled for Wednesday, November 20, 2024 at Town Hall from 2 p.m. to 4 p.m. This will be an informal event.

A Commission District 4 Mayors' Meeting was held on October 23, 2024. She and Town Manager Serda attended this meeting.

Commissioner Reiser reported that Florida State Senator Jason Pizzo recently attended a Special Condominium Forum at the Landmark October 23, 2024 to discuss new Condominium State Mandates.

XIII. PUBLIC COMMENTS

At this time Mayor Miller opened public comment, which she closed upon receiving no input.

XIV. ADJOURNMENT

Motion made by Commissioner Ravanesi, seconded by Commissioner Andreano, to adjourn the meeting at 12:36 p.m. All were in favor.

ADOPTED THIS _____ DAY OF _____, 2024.

By: _____
Dawn Miller, Mayor

ATTEST:

Sherry D. Henderson, CMC
Town Clerk



Hand-outs Distributed or Presented at Meeting, Entered into the Record and/or Written Comments emailed to Town Clerk, Entered into the Record Included with the Official Meeting Minutes.

NOVEMBER 12, 2024

REGULAR COMMISSION MEETING

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

ROSEWOOD RESIDENCES NOVEMBER 12, 2024

LOCATION MAP

1174-1185 HILLSBORO MILE

SE 14th Dr

SE 14th Dr

SE 14th Ct

SE 15th Ct

NE 52nd St

NE 51st St

NE 30th Ave

NE 30th Terrace

NE 31st Ave

A1A Jimmy

Hillsboro Mile

A1A Jimmy Buffett Mem Hwy

PARCEL A

PARCEL B

HILLSBORO BEACH

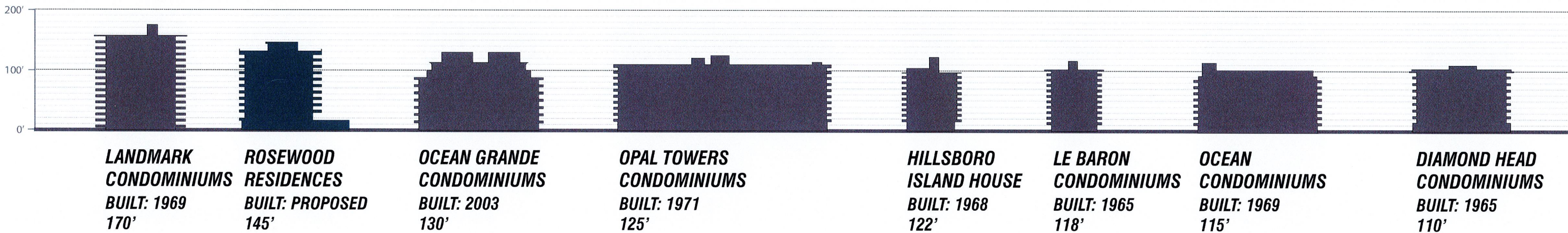
NOVEMBER 2024

ARQUITECTONICA

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HEIGHT CONTEXT

EXISTING BUILDINGS - 100FT OR TALLER



***HEIGHTS LISTED TO TOP OF MECHANICAL FEATURES**

HILLSBORO MILE ADJACENT STREET CONDITION

EXISTING CONTEXT VS CURRENT DESIGN



EXISTING HILLSBORO MILE



CURRENT DESIGN FOR HILLSBORO MILE

ARCHITECTURAL DESIGN

EXISTING CONTEXT VS CURRENT DESIGN



EXISTING CONTEXTUAL DESIGN



CURRENT PROJECT DESIGN

CD DISTRICT SETBACKS

INCREASED SETBACKS



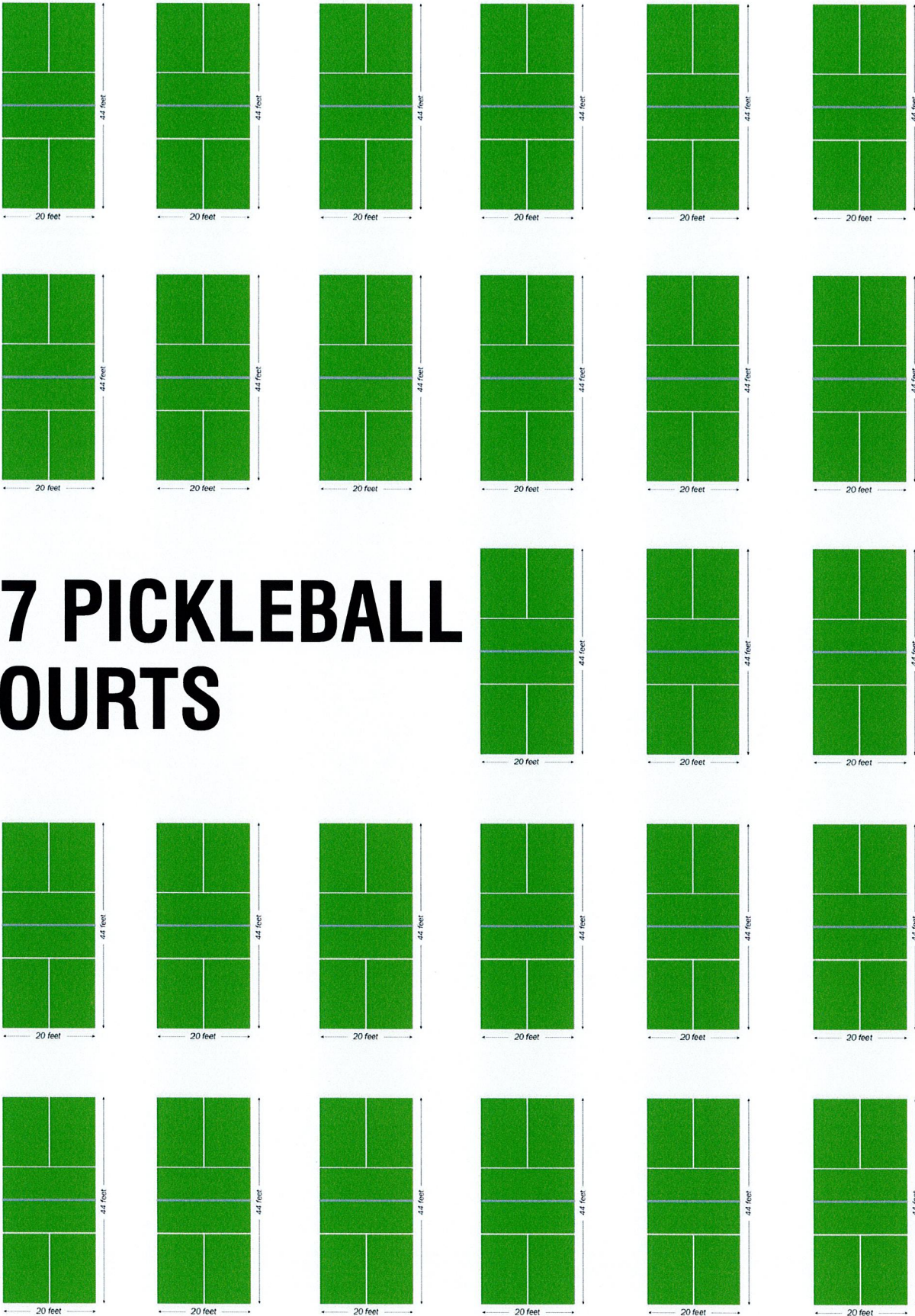
OPEN SPACE

RM-16 VS CD DISTRICT

RM-16 ZONING: 50% OPEN AREA
CD DISTRICT: 55% OPEN AREA

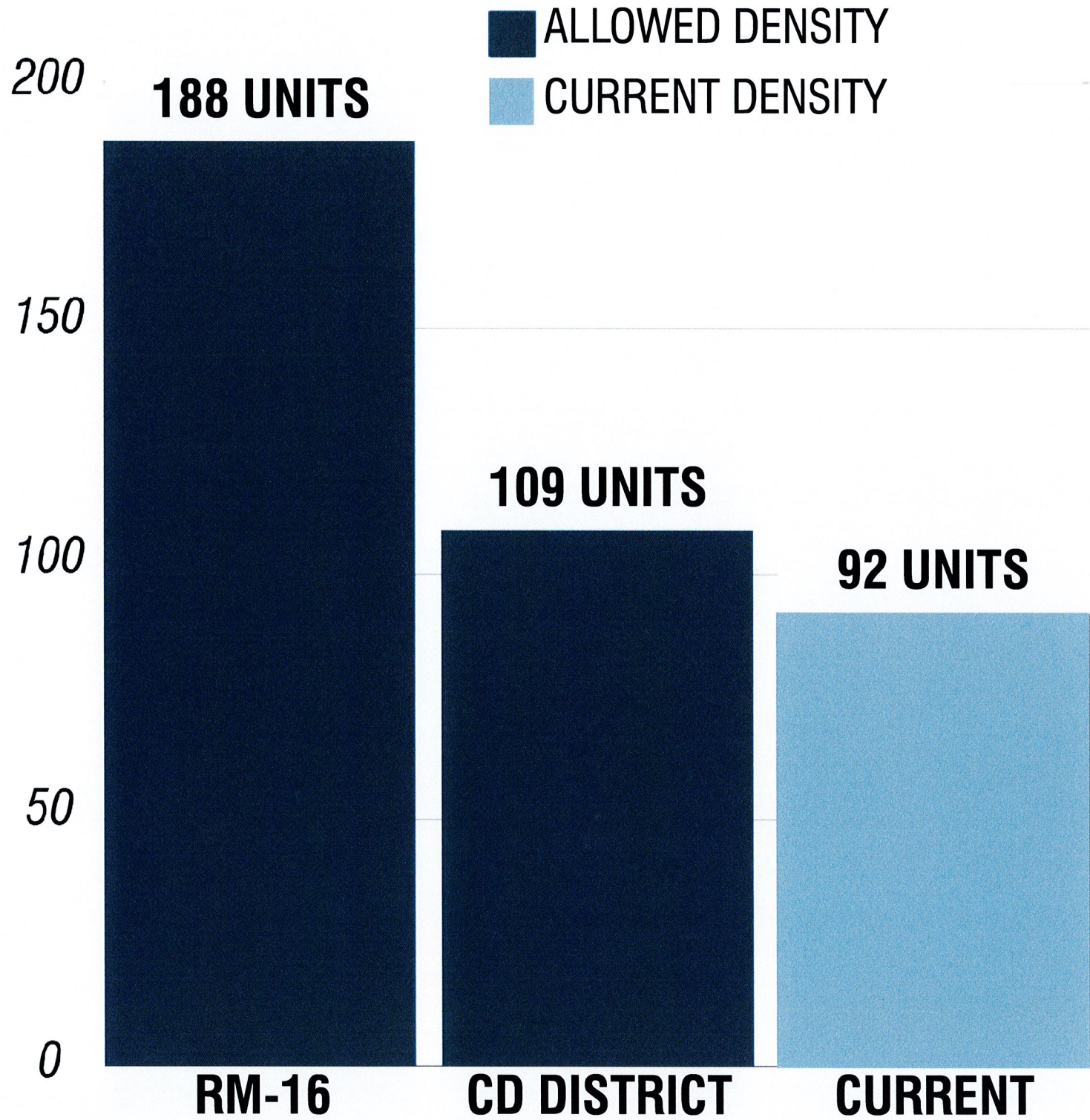
=
INCREASE OF 23,931 SF

= 27 PICKLEBALL
COURTS



CD DISTRICT REDUCES DENSITY

RM-16 VS CD DISTRICT



RENDERINGS

CURRENT DESIGN



ARQUITECTONICA

EST. 1977

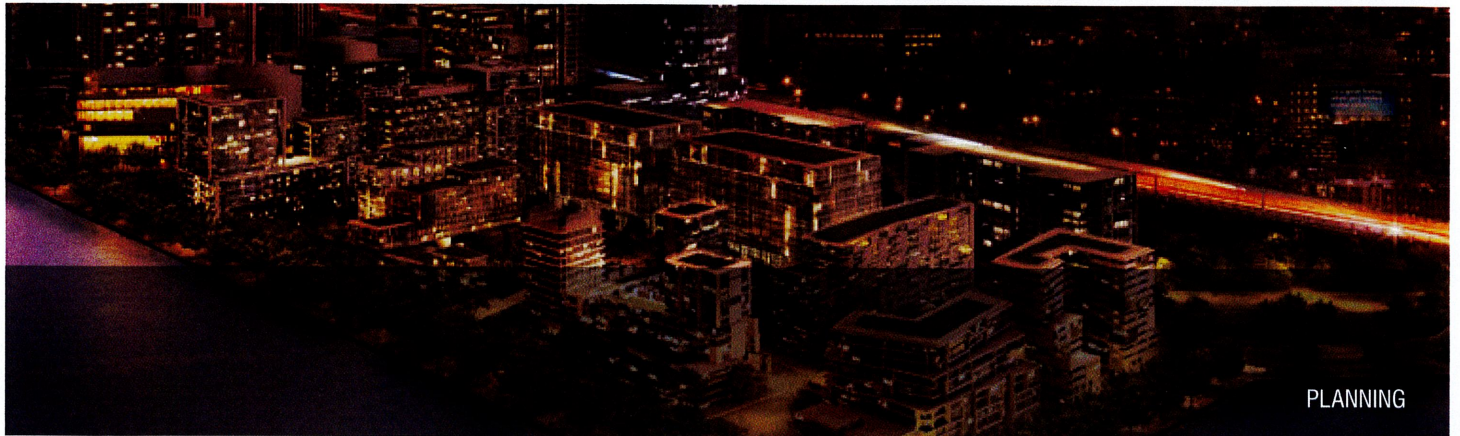


Arquitectonica is a progressive international design firm entrenched in collaboration with client and project teams across the globe.

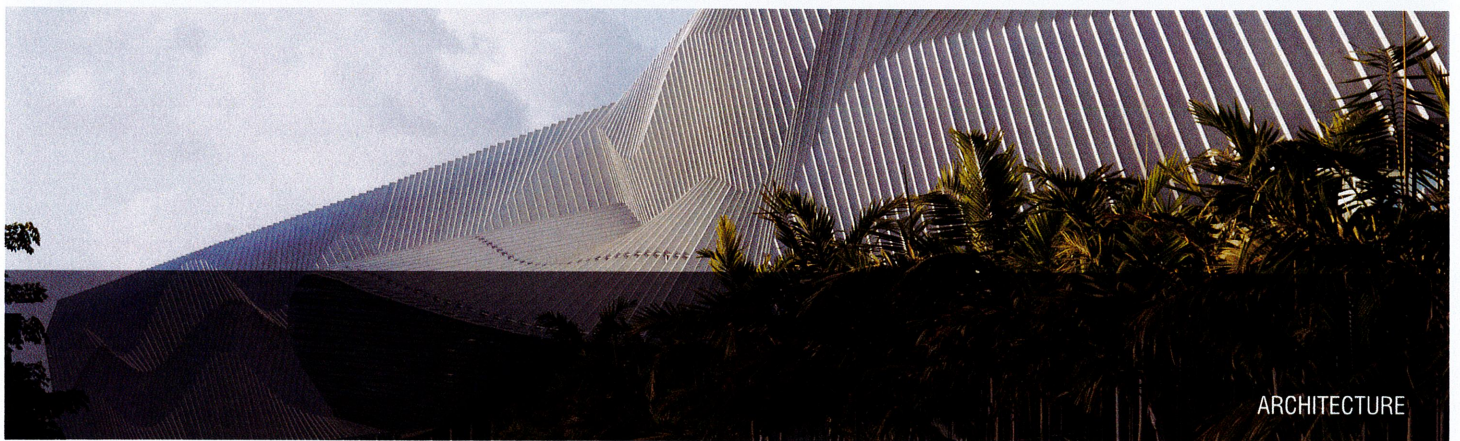
[FENDI CHATEAU OCEAN RESIDENCES, SURFSIDE]

With offices in Miami, New York, Los Angeles, Palm Beach, Paris, Dubai, Hong Kong, Shanghai, Manila, Lima and Sao Paulo, Arquitectonica is a major presence on architecture's international stage. The firm offers architecture, planning, interior design and landscape architecture services. From its inception in 1977, the firm received almost instant attention and acclaim from critics and the public alike, due to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern and color to introduce a new brand of humanistic modern design to the world. Today Arquitectonica's practice spans the globe, with projects in 59 countries on five continents.

Arquitectonica is widely recognized as a signature architectural firm for its ability to create efficient, iconic buildings of memorable imagery and value; designs that make a statement about the place and provide identity. The firm's record in this endeavor started in Miami, its city of origin, where its buildings have become symbols of the city. Arquitectonica regularly produces award-winning, landmark designs in the most prominent cities and locations around the world. The firm is a leader in a new generation of architects creating simple, distinct powerful forms. Our design process ensures a unique architectural identity that projects the core values of the Client and positions the project at the leading edge in the market.



PLANNING



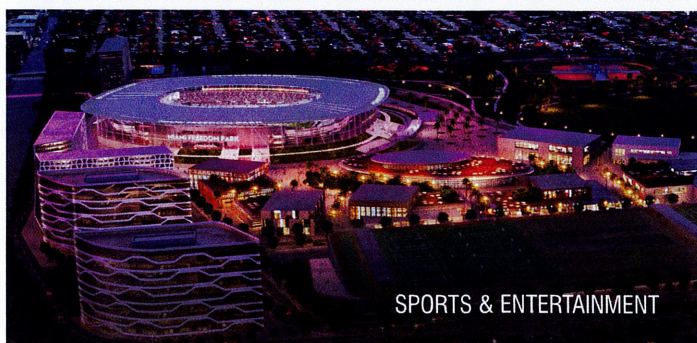
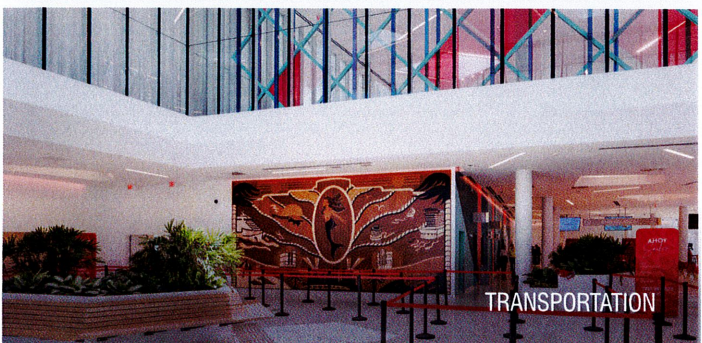
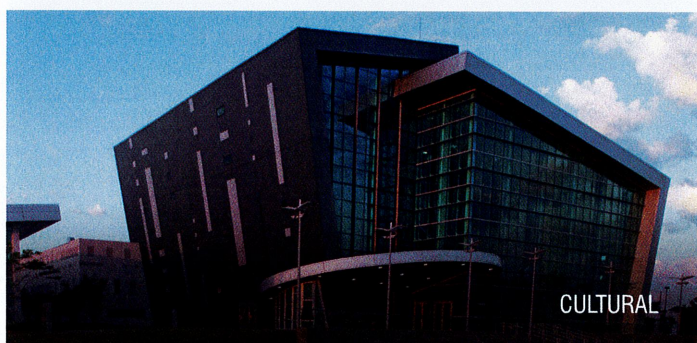
ARCHITECTURE



LANDSCAPE ARCHITECTURE



INTERIOR DESIGN





Arquitectonica's multi-disciplinary practice including hospitality, residential projects, corporate headquarters, retail and restaurants, five-star hotels, luxury resorts and casinos, to name a few, allows our team to work alongside many public companies and leading brands. Our in-house marketing team works to collaborate with Ownership and Brand on each project to support successful advertising. From a press release, editorial articles, & podcasts, to photography & even award submissions, our team stays involved to support the commercial sensation of the final product.



EDUCATION

Master of Science in Advanced Architectural Design, Columbia School of Architecture, Planning, & Preservation, 2012
Bachelor of Architecture, Cornell University School of Architecture, 2011

Raymond, a licensed architect in Florida, New York, and Massachusetts has over a decade's worth of design and development experience. As a Vice President and Design Lead at Arquitectonica, Raymond's work includes a wide-ranging portfolio including multi-family residential, single-family residential, office, retail, hotel, industrial, educational, institutional and a variety of complex mixed-use and multi-phase projects throughout the globe.

Raymond's ideas have been realized in some of the firm's most innovative projects including the international award-winning University of Miami - Thomas P. Murphy School of Architecture Design Studio Building, Mr. C Hotel in Coconut Grove, The Dorsey and The Nomad Residences in Miami's Wynwood neighborhood, and the soon to be completed Five Park, Miami Beach. Raymond is an articulate and skilled presenter and has become well-versed in public presentations including Design Review Boards, Council Meetings and Neighborhood Outreach events. Raymond has served as an Adjunct Professor at the University of Miami and Florida International University, Schools of Architecture as well as a juror at Cornell University.

ADVISORY BOARDS

Miami Dade Art in Public Places

University of Miami - Master of Real Estate Development + Urbanism

ARQUITECTONICA

2900 OAK AVENUE MIAMI, FL 33133 | 305.372.1812 | WWW.ARQUITECTONICA.COM

Sherry D. Henderson

From: JOSE GOMEZ <joeandbarb@att.net> on behalf of JOSE GOMEZ
Sent: Monday, November 11, 2024 11:09 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: Ordinance 2024-06

To: Commissioners
Town of Hillsboro Beach

As a long-time resident of the Town of Hillsboro Beach, I would like to express my strong opposition to Ordinance 2024-06. The Rosewood project, which was pushed through in violation of our established zoning ordinances, and without the consent of the town's residents, has opened the door for more high-rise construction. Now, you are considering Ordinance 2024-06, which will permit the construction of three more high-rise buildings. I do not understand why this Commission is not allowing the town residents to voice their opinions through a democratic vote. Re-zoning approvals within the Town of Hillsboro Beach should only be carried out with the majority vote of its residents, not if its Commission. Please think hard before you approve this ordinance.

Thank you.

Jose M. Gomez
1160 Hillsboro Mile
Apt. 407
Hillsboro Beach

Sherry D. Henderson

From: Laura Fish <fishonthemile@gmail.com> on behalf of Laura Fish
Sent: Monday, November 11, 2024 9:01 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com; shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com; dmiller@townofhillsborobeach.com
Subject: Ordinance 2024-06/ for the record.

Hello Mayor and Hillsboro Beach Commissioners, I would like my comments to be added to the town's formal records, with thanks.

Please note I am in no way opposed to having a Hillsboro Beach Conservation District (HBCD). I am however, opposed to all of you voting in favor to approve the addition of the corporate builder who you have encouraged to write their own ticket to how THEY would like to shape OUR town for their OWN profits.

I cannot fathom how allowing the Related Group to join the HBCD while writing their own laws and tossing existing variances to be in ANYONE'S favor or best interest other than themselves or others who may personally benefit.

To allow a 130 foot building plus whatever additional 15+ft rooftop structures in a 35 foot zone, and to approve 3 other properties on top of this one, that will overshadow our eroding beach, our 2 lane roadway, our already compromised eco systems, our fire, EMT, and police workloads, and quality of life just for a few extra tax dollars and an egress for sand renourishment, is beyond comprehension. The fact that you have all agreed to allow this to happen when as elected and trusted leaders you should have better negotiated by giving them at the MOST a 100 % increase in the current zoning law that would have at least been in line with the closest building outside their purchased current 35 foot zone. As you have (all) currently approved, this project will stand twice the height of the Windsor. Twice. The statement that they would even consider building 188 low rise units was insulting the first time it was said and each and every time it is repeated. I hope you will (all) reconsider this ordinance change before it's too late.

By approving this height, you (all) will have had a hand in destroying the scenic and relaxed beauty of Hillsboro Beach's current state road A1A, along with our soon to be shaded and blocked beach and ocean views. It literally brings tears to the eyes of people who live here and hoped to be able to pass down their love of 'The Amazing Miracle Mile' to their children and grandchildren - to walk the beach from north to south and admire the horizon in all directions...all to be destroyed with short sighted small town governing.

I, along with 99% of my neighbors, are still hopeful that a miracle on our Mile can still happen and you reverse your votes to lower the height of this project for the future of our community.

Sincerely, Laura Fish
Hillsboro Windsor

Sherry D. Henderson

From: Mac Serda <mserda@townofhillsborobeach.com> on behalf of Mac Serda
Sent: Monday, November 11, 2024 8:04 PM
To: rkelly6448@aol.com; Barbara Baldasarre; Jane Reiser; David A. Ravanese; Sherry D. Henderson; Vinnie andreano; Dawn Miller
Subject: RE: High Rise

Good evening,

Thanks for the email. If you have time this week for a phone call, I would like to hear in more detail your thoughts on the development project, and beach nourishments.

Let me know your availability.

Thank you,

Mac Serda
Town Manager
Hillsboro Beach
Ofc: 954-427-4011

From: rkelly6448@aol.com <rkelly6448@aol.com>
Sent: Monday, November 11, 2024 4:56 AM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com; dravanese@townofhillsborobeach.com; mserda@townofhillsborobeach.com; shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com; dmiller@townofhillsborobeach.com
Subject: High Rise

Good morning. I hope all is well. My family do not support such a high building in Hillsboro Beach. We were told it would be the only one. We are now seeing developers purchase other properties and planning on going above the current 3 story limit.

I understand the commission has certain authority. I respect that and agree with your agenda over 90% of the time. However, to have 5 people decide on something that will change the landscape of Hillsboro Beach forever is wrong. Put it to a vote and let the residents decide.

One of the other things I disagreed with was the beach erosion/renourishment plans. Apparently, that didn't work out so well either. The only way it will ever work out is if the groins in Deerfield beach are removed or we install them in Hillsboro Beach. That would require state and federal aid. Otherwise, replenish the beach and sit back and watch it wash away into the ocean again and again.

Respectfully yours,

Robert & Jeanne Kelly

Hillsboro Colonnade

Sherry D. Henderson

From: Neo <jrauh@neo.rr.com> on behalf of Neo
Sent: Monday, November 11, 2024 6:33 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: Ordinance 2024-06 opposition

We oppose the ordinance 2024-06. We oppose the changes to the building codes in Hillsboro Beach. We oppose rezoning in Hillsboro Beach. We oppose the 130' height approval anywhere in Hillsboro Beach.

Sincerely,

James and Valorie Rauh

Hillsboro Windsor

Sent from my iPhone

Sherry D. Henderson

From: Beverly O'lini <bevfl613@aol.com> on behalf of Beverly O'lini
Sent: Monday, November 11, 2024 10:42 AM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: 130 foot height

Hope all of you are doing well. Another lawsuit in Broward 17th Circuit court opposing the recent Ordinance 2024-06 has been filed. We want to be clear, we are not opposing the Conservation District, we are opposing the 130 foot height they approved. Once again, we see their attempts to circumvent previous court decisions ruled in our favor. Our attorney's believe they have violated four important points that we raised in our complaint. *In addition, this ordinance further allows three additional properties on Hillsboro Mile to do the very same thing.* We were told by our elected officials over and over again for the past three plus years how Rosewood would be the "only" hi rise in the low rise zone. What happened? At this point we are prepared to let the courts decide.

I oppose this change in our building codes.

Respectfully,

Beverly O'Lini

Sherry D. Henderson

From: David Eysler <eyslermd@gmail.com> on behalf of David Eysler
Sent: Monday, November 11, 2024 7:02 AM
To: shenderson@townofhillsborobeach.com
Subject: Zoning laws

I oppose the change in the zoning laws to allow high rise development in Hillsboro Beach! We were told that "this development would not happen". Vote no!!!

Sent from my iPhone

Sherry D. Henderson

From: rkelly6448@aol.com
Sent: Monday, November 11, 2024 4:56 AM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: High Rise

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Respectfully yours,

Robert & Jeanne Kelly
Hillsboro Colonnade

Sherry D. Henderson

From: Lorie Berrick <lorie.berrick@gmail.com> on behalf of Lorie Berrick
Sent: Tuesday, November 12, 2024 1:43 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: Opposition of ordinance discussed at todays meeting

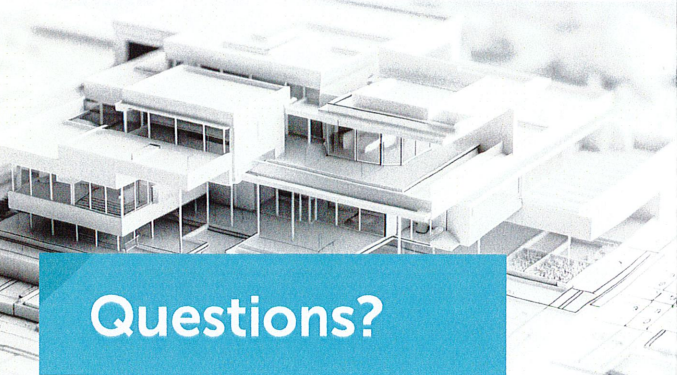
Hello,

I was unable to attend today's meeting at the last minute, and am writing to inform you of my opposition to the ordinance. I am not opposed to the Conservation District, but am opposed to the 130 ft height approved. It seems this is clearly an attempt to get around previous court decisions ruling against the 130 ft height variance. Additionally this ordinance allows 3 additional properties to do the very same thing if they desire to. We have been told over and over, that the Rosewood property would be the only high rise allowed in the area zoned for 3 stories. I find this troubling, and want to state my opposition.

Best Regards
Lorie Berrick
1194 Hillsboro Mile #44

Sent from my iPad

Protecting the lives and property
of residents of the
Town of Hillsboro Beach



Questions?

Important Information for Home Improvement Projects

For more details or to find out which improvements require a building permit, please visit our website at:
www.townofhillsborobeach.com.

Our Location:

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: 954-427-4011

Before applying for a permit, please check with your homeowner's association for any additional requirements.

Important:

Ensure that anyone you hire for the work is properly licensed by Broward County or the State of Florida. You can verify licenses at www.broward.org or contact the Florida Department of Business and Professional Regulation at 1-850-487-1395 or www.myfloridalicense.com.

www.townofhillsborobeach.com



Building Department

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: 954.427.4011

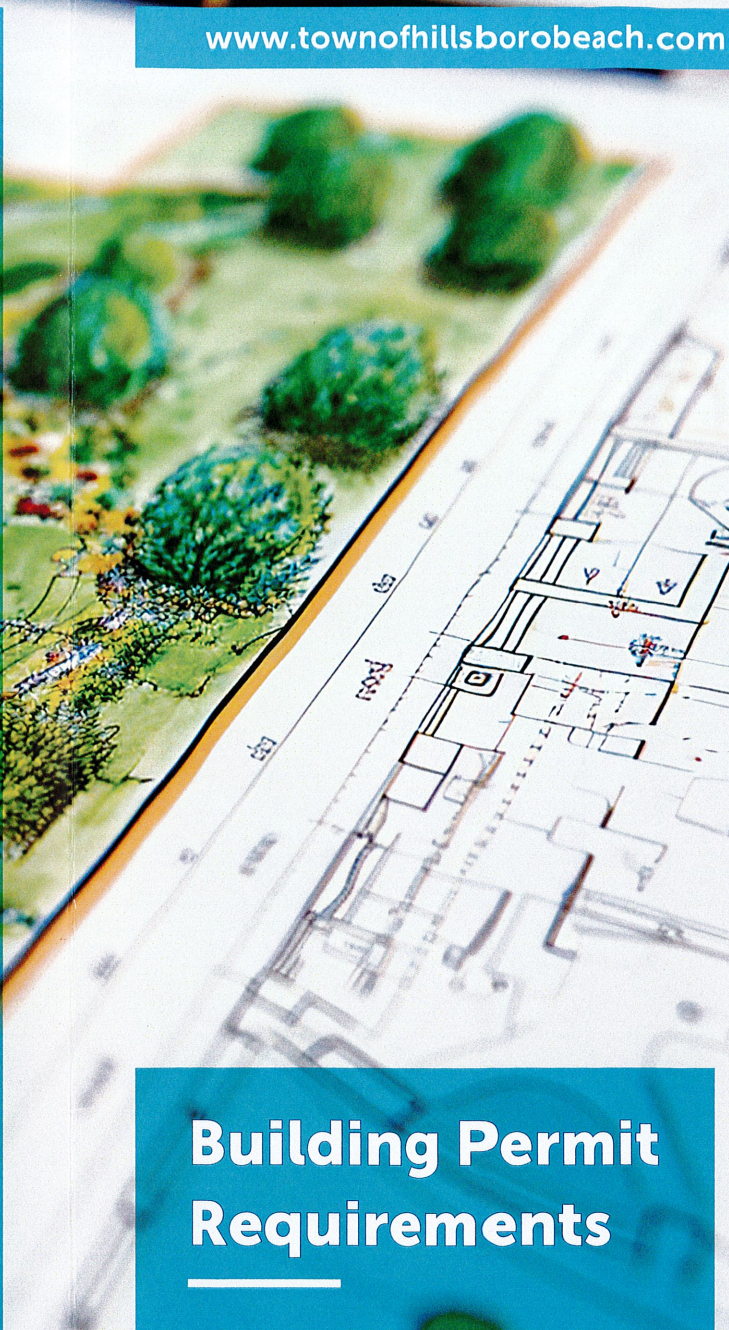
building@townofhillsborobeach.com

Hours of Operation:

Monday - Friday: 8:00 - 5:00



www.townofhillsborobeach.com



Building Permit Requirements



**Hillsboro
Beach**
FLORIDA

Did you know?

Home Improvement Projects and Permits

Many common home improvement projects require permits according to the Florida Building Code, Broward County Amendments (Sections 105.1 and 105.4 - 105.7), and the Town of Hillsboro Beach Code of Ordinances.

Homeowners who undertake work without a permit may face fines, including the costs of dismantling unpermitted projects.

This brochure highlights some of the most requested items that require a building permit from the Town of Hillsboro Beach Building Department.



It is not meant to be an exhaustive list, so if you're unsure, give us a call!

Permits related to ELECTRICAL:

Burglar alarm installation

Emergency generator: installation of a new, permanently mounted emergency generator and any wiring for future generator hook-up.

Electrical panel: repair or replacement.

Electrical work—any new electrical work, such as installing electrical outlets, lighting, etc., in the interior or exterior of a residence, business or other building.

Hot tubs—unless they plug into an existing outlet.

Landscape lighting—unless it plugs into an existing outlet.

Low voltage—any type of low voltage wiring / outlets such as the ones used for TV surveillance cameras.

Permits related to MECHANICAL:

Air Conditioning change outs. If replacing the condenser (outside unit), the air handler (interior unit), or both, documentation of system efficiency will be required at the time of permit.

Ductwork: alteration or replacement for heating, ventilation, dryer exhaust, and air conditioning.

Exhaust ductwork: any type of replacement or new installation or equipment for kitchens and bathrooms.

Permits related to BUILDING:

Bathroom remodeling - Any additions or remodeling including:

- Replacing cabinets.
- Installing and/or replacing any type of sink, bathtub, shower stall or toilet.
- Any addition or alteration to the plumbing system, sewer or water service (also see Electrical and Plumbing).
- Replacement of wall tiles.
- Any electrical upgrades, such as installing new outlets, upgrading existing outlets, adding new light fixtures, or installing an exhaust system, are included.

Canopies, awnings and tents—new installation or replacement of canopies, awnings and tents permanently mounted to a building or pool deck.

Carport, garage or open patio enclosures with a roof to convert into a living space.

Driveway or walkway - The addition of any driveway or walkway in the front, on the side(s), or in the rear of a building (residence, business, etc.) with materials such as asphalt, pavers, or concrete.

Fences—New installation or replacement/repairs of any fencing (such as chain link, aluminum, wood, PVC, masonry, etc.).

Gazebos, trellises, greenhouses—new installations, replacements, or repairs; or any type of structure in the yard.

Interior or exterior demolition—any type that changes the original configuration of the building or any interior renovation to walls, ceilings, drywall, insulation, etc.

Kitchen remodeling - Any additions or remodeling, including:

- Replacing cabinets.
- Installing and/or replacing any sink, "InSinkErator," or water heater (tank or tankless).
- Any electrical upgrades, such as the installation of new outlets, upgrading of existing outlets, the addition of new light fixtures, exhaust systems, etc. (Also see Electrical and Plumbing)

Patio or utility sheds will require a Dade County Notice of Acceptance (Product Approval), a State of Florida Product Approval approved by DCA, or engineered drawings.

Pools—New installation or any type of repair to an existing pool or pool equipment, including heat pumps.

Roofs—Repairs or new installations on any roof, including mansards, shingles, flat or barrel tiles, or metal roofs. *(Please note: some flat roofs require rooftop equipment to be mounted on engineered equipment stands.)*

Screen enclosures - new installation or replacement/repairs.

Siding on exterior wall—new installation or replacement/repairs.

Skylights, solar tubes, roof turbines —Replacements or new installations.

Slabs, concrete or pavers—new installation or replacement of slabs, concrete or pavers, such as patio slabs, pool decks, etc.

Stucco Exterior Walls—New installation or replacement/repairs.

Windows, swing doors, garage doors, hurricane shutters—new installation or replacement, such as galvanized, aluminum panel or accordion shutters, etc.

Wood or manufactured decks—new installation or replacement/repairs.

Permits related to PLUMBING:

Gas systems —LP or natural gas.

Kitchen and bathroom renovations include new installation and/or replacement of any type of sink, bathtubs, shower stalls, toilets, any addition or alteration to the plumbing system, sewer or water service, replacement of wall tiles and any electrical upgrades or new installation during renovation.

Solar panel system —new installation.

Water heater—Replacement or new installation of any water heater (tank or tankless).

Water well or irrigation system—new installation.



DRAFT

**MINUTES
TOWN OF HILLSBORO BEACH
LOCAL PLANNING AGENCY MEETING
NOVEMBER 12, 2024**

TUESDAY

9:00 A.M.

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

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

Town Commission:

Mayor Dawn Miller

Commissioner Jane Reiser

Commissioner David A. Ravanese

Vice Mayor Barbara Baldassarre

Commissioner Vinnie Andreano

Town Staff:

Town Manager William "Mac" Serda, ICMA-CM

Donald J. Doody, Town Attorney, Esq.

Town Clerk Sherry D. Henderson, CMC

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, Florida 33062

Staff: Jim Hickey, Planning Dept Director, CG&A Solutions

Town Attorney D.J. Doody reviewed the responsibility of the Local Planning Agency (LPA) under Florida Statutes and swore in all individuals giving testimony during the meeting.

Planning Consultant Jim Hickey explained that when a Comprehensive Plan Amendment or Rezoning is considered by a municipality, the LPA must meet to ensure that the goals, objectives, and policies of the Town's Comprehensive Plan are met. They are also asked to

ensure that the Land Development Code is consistent with those changes. He characterized this as the first step in the rezoning process.

Mr. Hickey reviewed the Staff Report for the LPA members, noting that the Applicant for this Item is Hillsboro Mile Property Owner, LLC. The Applicant wishes to rezone 10.998 gross acres of the property located at 1174-1185 Hillsboro Mile from Multiple Dwelling-Residential (RM-16), which has a three-story maximum height, to Coastal Dune Conservation (CD). The parcels are described as Parcels A and B of the Enclave at Hillsboro Beach.

To consider the proposed rezoning, the LPA is asked to look at the Town's regulations as well as State Statutes. This includes determining whether the proposed rezoning is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan. The rezoning and proposed Site Plan must be consistent with the Town's Land Development Code. The site's previous plat, which includes 12 parcels, is replaced by the proposed plat.

The property's future land use designation is Residential Medium, which allows a maximum density of 16 dwelling units per acre. The Comprehensive Plan does not establish a maximum height within the Town; the actual height of buildings is instead regulated by the Land Development Code. The project proposes a density of fewer than 10 units per acre, which is less intense than the maximum density allowed under RM-16 zoning.

Staff have conducted an analysis of the Town's Comprehensive Plan, including all elements, objectives, goals, and policies, to determine whether the proposal is consistent with that Plan. Mr. Hickey reviewed the following items:

- Objective 2.1: using current and updated land development regulations, continues to coordinate development approvals and future land use planning with the appropriate topography, soil conditions, facilities, and services currently with the impacts of development;
- Policy 2.1.1: requires a development review process to identify the cumulative impacts of development, review all proposals for development or redevelopment, base approval of same on the continuing maintenance of all Levels of Service (LOS) standards, and ensure that municipal services are available concurrently with the impacts of development
- Housing Goal 3.0: ensures that structurally safe and adequate residential shelter is available to all residents and visitors of the Town
- Policy 3.1.2: ensures through development review practices that all new and redevelopment construction activities conform to Building Code; recreation and open space: provides for individual lot access to the beach or Intracoastal Waterway for beach renourishment and emergency access
- Policy 4.2.1: requires future multi-family development to include on-site private recreational amenities
- Policy 4.4.1: enforces the recreation and open space provisions of the Town's

Comprehensive Plan and continues to enforce land development regulations that designate the beach area east of the Town's easterly building line for open space and conservation

- Transportation: ensures that traffic studies are completed and right-of-way access maintained or reviewed and approved through the Florida Department of Transportation (FDOT)
- Goal 6.0: develops, redevelops, and maintains a coastal resort residential community in a manner which minimizes potential natural and financial impacts to develop upland properties while preserving beach, shoreline, and tidal water resources while enhancing resilience to sea level rise and impacts
- Policy 6.1.1: uses land development regulations from all applicable coastal regulation activities of the Environmental Protection Agency (EPA); the Florida Departments of Transportation, Environmental Regulations, and Natural Resources; the South Florida Water Management District; and the County's Environmental Quality Control Board and Water Management Division
- Policy 6.3.1: prohibits the destruction of the remaining undeveloped dune communities east of the Town's setback line
- Policy 6.3.2: uses best management techniques for the maintenance of the dune system on developed properties
- Objective 6.9: redevelopment and post-disaster redevelopment shall be implemented to minimize public and private vulnerabilities to future disasters and sea level rise
- Policy 7.3.6: preserve environmentally sensitive lands which are local areas of particular concern, and use the land development regulation procedure for protection and preservation, which involves notification and protection of private property owner rights

Mr. Hickey noted that land use implementation is included in the Town's Comprehensive Plan to guide the Land Development Code's interaction with that Plan. Town zoning, with respect to permitted uses and densities, must be in compliance with or more restrictive than the requirements of the Land Use Plan. In this case, "more restrictive" means zoning which permits fewer uses than permitted by the Land Use Plan on a parcel of land, or, for a parcel of land designated as residential on the Land Use Plan map, a lower residential density than permitted by the Land Use Plan. The Town can be more restrictive, but not less restrictive, in the land use regulations in comparison to the Comprehensive Plan.

Staff reviewed all criteria in the CD zoning district to identify whether or not the Application and Site Plan meet those criteria. These include:

- Density is designated as Residential-Medium
- Includes a local area of particular concern, identified as the 10.998 acre site
- No less than five gross acres or more
- Uses permitted are those allowed within RM-16 zoning

- Accessory uses reviewed
- Height regulations are consistent; the maximum height of the proposed building is 130 ft. from the average dune height of the property on parcel B, which is on the east side of A1A and has a maximum height of 10 stories; height is consistent with RM-16 zoning on the west side of A1A, which allows up to 35 ft. in height for a maximum of three stories
- Decorative features would be an additional 15 ft. above the maximum height on each parcel, which would be 145 ft. on Parcel B and may not use more than 25% of the roof or any other amenities; for Parcel A, the maximum height is 50 ft. with decorative features
- Shade features and landscaping: as identified on the Site Plan
- Project meets all parking regulations and provides more parking than is required for the development
- Front yard setbacks for the actual building are 105 ft. 2 in. for any structure above 15 ft. above grade; for structures below that height, the setback is 45 ft.; the west parcel is set back more than 170 ft. from the roadway
- Side yard setbacks: these are roughly 107 ft. each on the north and south sides of Parcel B and 35 ft. for structures less than 15 ft. in height; for Parcel A, the north side setback is 30 ft. 11 in. and 27 ft. 10 in. on the south side
- Rear yard setback: this is 45 ft. on the east side and 29 ft. on the west side
- Lot size: acreage for Parcel B is 5.609 and 5.379 for Parcel A
- Lot density: 10 units per acre are proposed for a total of 92 units; lots have a minimum of 55% open area, with 11.54% of paved recreation area
- Project is compliant with floor area regulations, emergency power, storage, and sanitary requirements

Mr. Hickey advised that Site Plan approval includes consideration of what is submitted during the public hearing on the Item. The Site Plan complies with the requirements set forth in the Town's Land Development Code.

Written findings of fact under Chapter 166.0331 of Florida Statutes include:

- Proposed rezoning conforms to the requirements of the Town's Comprehensive Plan regarding density, intensity, and permitted uses of the previously approved Site Plan
- Proposed rezoning is consistent with the goals, objectives, and policies set forth in the land use, housing, recreation, open space, transportation, coastal management, conservation, and capital improvement elements, as well as the implementation section of the land use element
- The 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 requirements set forth in the CD zoning district
- Rezoning of the subject property and Site Plan meet all regulations set forth within the

CD zoning district, including qualified developments, uses permitted, height, parking, yard area, density, emergency, power, storage, employee sanitation, and Site Plan approval

- Town Clerk verifies that all notices and advertisings have been satisfied for Florida Statutes and the Town's Code of Ordinances

Based on these analyses and findings of fact within the Agenda memorandum, there is a basis on which the LPA can consider recommending the Application to move forward. The rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan, as well as with the Land Development Code requirements set forth in the Town's Land Development Code.

Jeffrey Bass, representing the Applicant, requested that a copy of the record of today's LPA meeting be incorporated into the record of the Town Commission meeting which will follow. He thanked Staff for their review of the Application, emphasizing that the Town's Comprehensive Plan does not regulate height. The CD district includes a height limit with which the Application complies. It also encourages an increase in the amount of open space, enforces open space and vegetation open space provisions with respect to beach and dune preservation, and is consistent with conservation and coastal management elements within the Comprehensive Plan.

Ray Fort, 2900 Oak Avenue, Miami, architect representing the Applicant, reviewed the design of the proposed Rosewood Residences, which includes energy efficiency, climate resiliency, and passive sustainable design. It incorporates state-of-the-art building techniques and materials and emphasizes the movement of light and air through use of setbacks and landscaping.

The site consists of two five-acre parcels on the east and west sides of Hillsboro Mile. Parcel B includes a dense coastal dune which serves as a buffer between the ocean and the cleared portion of the lot. The proposed height is intended to maximize setbacks and minimize the buildings' footprints while respecting the context of existing building heights. Mr. Fort asserted that there is nothing novel about the height of the proposed project.

Landscaping was prioritized along Hillsboro Mile, with generous use of berms and open space. The project uses sustainable building techniques to provide more light and air in buildings that are reflective of contemporary architecture. It includes deep balconies, glass, and landscaping that is integrated into the adjacent coastal dunes. All parking is internalized beneath the building, so it is not visible from the street. This helps to elevate the project's habitable space out of the flood zone.

Mr. Fort showed views of the site including its setbacks, noting that they provide access points to the beach, specifically for purposes of beach renourishment. They also conceal the project's

loading and operational services by moving them within the building.

While RM-16 zoning requires 15% open space, the CD district requires 55% open area, which is an increase of approximately 23,931 sq. ft. This translates to roughly half an acre. Although the existing RM-16 density would permit the construction of 188 units, the CD district would allow 109 units; however, the project as currently proposed will have only 92 units.

Mr. Fort concluded that the project proposes multiple scales of development which are tied together by its landscaping and design.

At this time Mayor Miller opened the public hearing.

Ruth D'Agostino, 1021 Hillsboro Mile, requested clarification of whether or not the project will employ Leadership in Energy and Environmental Design (LEED) certifications or sustainability. These features can improve the site's carbon footprint and the use of asphalt in particular.

Joseph Polka, 1187 Hillsboro Mile, noted that as excavation occurs near an access road on the north side of the property, the landscaping barrier is becoming thinner. He requested clarification of the width of the landscaping proposed by the Applicant.

Deb Raphael, 1172 Hillsboro Mile, stated expressed concern with privacy and loss of access to the beach, and requested clarification of the Applicant's provisions for the south side of the project.

Deb Tarrant, 1083 Hillsboro Mile, speaking via Zoom, advised that the landscape plan along A1A, which includes palm trees, would require power lines to be buried before it can be accomplished.

Richard Crusco, 1194 Hillsboro Mile, speaking via Zoom, stated his opposition to rezoning the property via Ordinance 2024-06. He noted that a lawsuit has been filed in Broward County Circuit Court in opposition to the rezoning. He felt the height variance granted by the Ordinance would be excessive. The Ordinance would allow three other Hillsboro Mile properties to undertake similar development to the Application before the LPA today.

Mr. Crusco continued that it is not in the Town's best interests to allow multiple buildings of up to 130 ft. in height within less than one mile of one another. He concluded that Ordinance 2024-06 constitutes spot zoning and advocated for unity rather than divisiveness going forward.

Tim Rowe, 1200 Hillsboro Mile, requested clarification of plans to bury power lines in the subject area, including when that step would be taken as part of the project.

Andrew Burnstein, 1238 Hillsboro Mile, asked if the Applicant is confident that they can move forward on the project within the new year with the incoming Federal administration.

At this time Mayor Miller closed the public hearing.

Mr. Bass advised that he would address questions raised during the public hearing at the Town Commission meeting which would follow today's LPA meeting.

Commissioner Reiser asked if the Applicant's team could provide a rendering that identified the local area of particular concern. Mr. Fort clarified that this rendering showed the dune situated to the right of the building.

Commissioner Reiser pointed out that the rendering in question showed that the dune and its vegetation could not be touched by the developer and requested clarification of the height of the trees at that location. Mr. Fort estimated that these are 19 ft. tall from grade elevation, or approximately two stories. He pointed out that because parking will be placed beneath the building, the first floor of the building can be elevated above the dune.

Commissioner Ravanese addressed density on the east side of the parcel, clarifying that there are 70 parcels to the east and 22 to the west for a total of 92 units. Mr. Fort confirmed this.

Mayor Miller asked for clarification of the heights of other buildings within the Town to which the Applicant's presentation had referred. Mr. Fort replied that when measured to the top of mechanical features on the rooftop, the Landmark building is estimated to be 170 ft. tall. A total of seven buildings in Hillsboro Beach exceed 100 ft. in height.

Town Attorney Doody clarified that compliance with the Town's land development regulations and Comprehensive Plan should be the focus of the LPA's consideration.

Motion made by Commissioner Andreano, seconded by Commissioner Ravanese, to adopt the findings of Mr. Hickey. In a roll call vote, the **motion** passed unanimously (5-0).

Motion by Commissioner Ravanese, seconded by Commissioner Andreano, for recommendation to the Town Commission to approve the Application for rezoning. In a roll call vote, the **motion** passed unanimously (5-0).

II. ADJOURNMENT

Motion made by Commissioner Ravanese, seconded by Commissioner Andreano, to adjourn the meeting at 9:53 a.m. All were in favor.

ADOPTED THIS _____ DAY OF _____, 2024.

By: _____
Dawn Miller, Mayor

ATTEST:

Sherry D. Henderson, Town Clerk



Hand-outs Distributed or Presented at Meeting, Entered into the Record and/or Written Comments emailed to Town Clerk, Entered into the Record Included with the Official Meeting Minutes.

NOVEMBER 12, 2024

LOCAL PLANNING AGENCY

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

ROSEWOOD RESIDENCES NOVEMBER 12, 2024

LOCATION MAP

1174-1185 HILLSBORO MILE

SE 14th Dr

SE 14th Dr

SE 14th Ct

SE 15th Ct

NE 52nd St

NE 51st St

NE 30th Ave

NE 30th Terrace

NE 31st Ave

A1A Jimmy

Hillsboro Mile

A1A Jimmy Buffett Mem Hwy

PARCEL A

PARCEL B

HILLSBORO BEACH

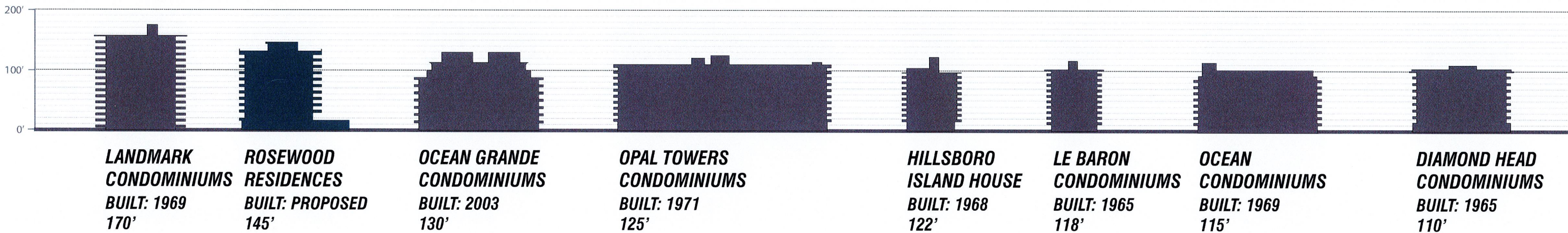
NOVEMBER 2024

ARQUITECTONICA

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HEIGHT CONTEXT

EXISTING BUILDINGS - 100FT OR TALLER



***HEIGHTS LISTED TO TOP OF MECHANICAL FEATURES**

HILLSBORO MILE ADJACENT STREET CONDITION

EXISTING CONTEXT VS CURRENT DESIGN



EXISTING HILLSBORO MILE



CURRENT DESIGN FOR HILLSBORO MILE

ARCHITECTURAL DESIGN

EXISTING CONTEXT VS CURRENT DESIGN



EXISTING CONTEXTUAL DESIGN



CURRENT PROJECT DESIGN

CD DISTRICT SETBACKS

INCREASED SETBACKS



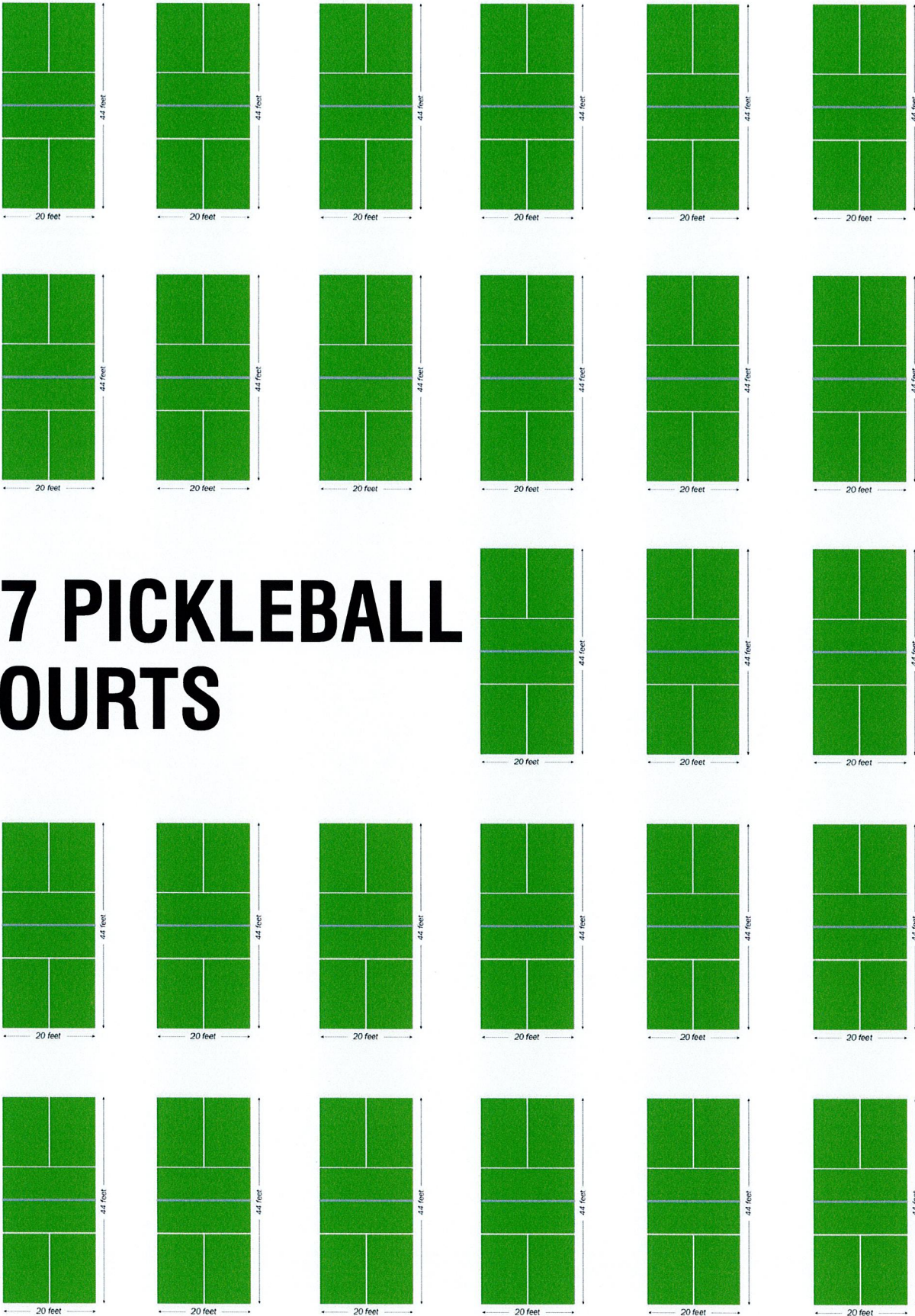
OPEN SPACE

RM-16 VS CD DISTRICT

RM-16 ZONING: 50% OPEN AREA
CD DISTRICT: 55% OPEN AREA

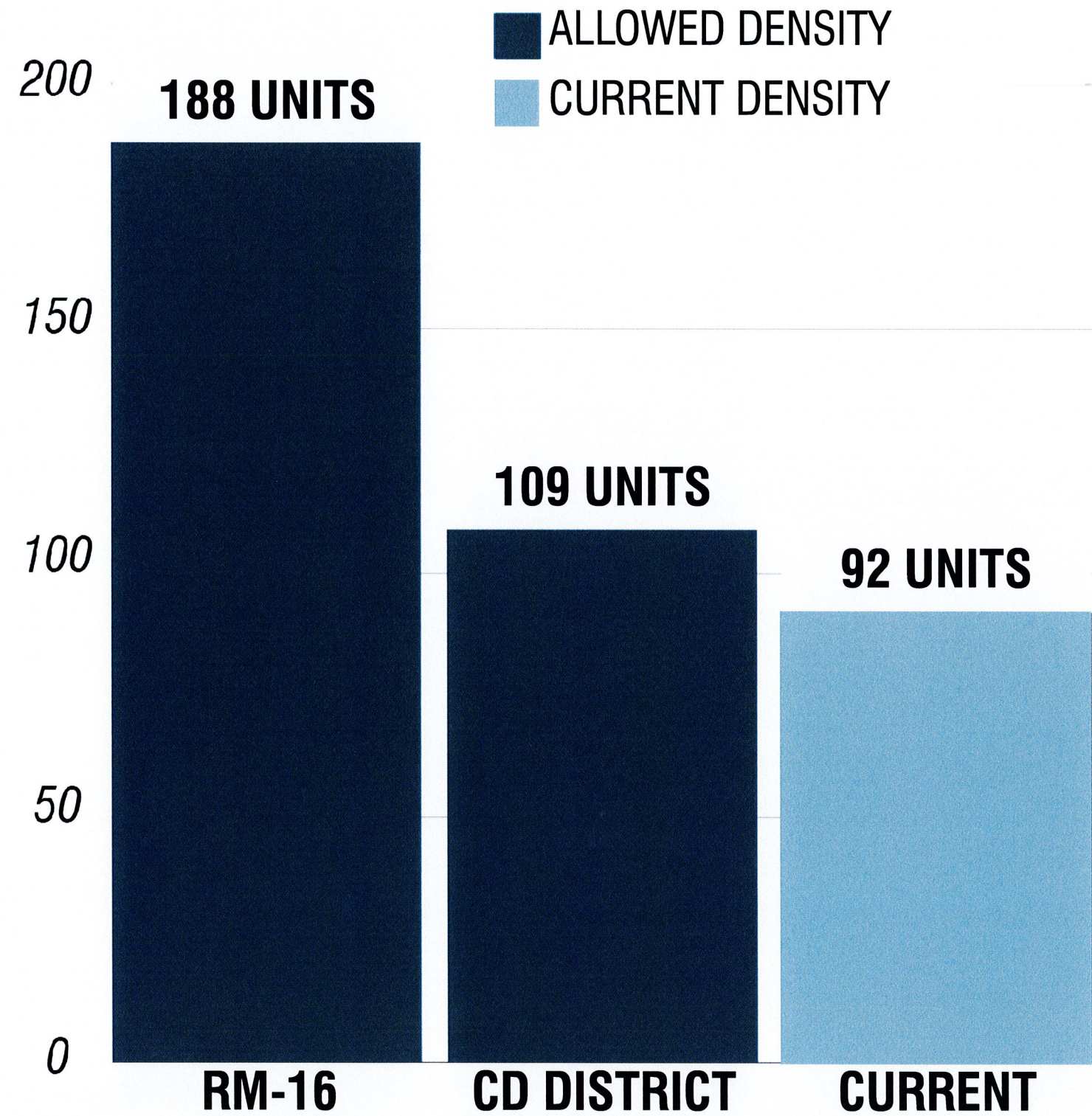
=
INCREASE OF 23,931 SF

= 27 PICKLEBALL
COURTS



CD DISTRICT REDUCES DENSITY

RM-16 VS CD DISTRICT



RENDERINGS

CURRENT DESIGN



ARQUITECTONICA

EST. 1977

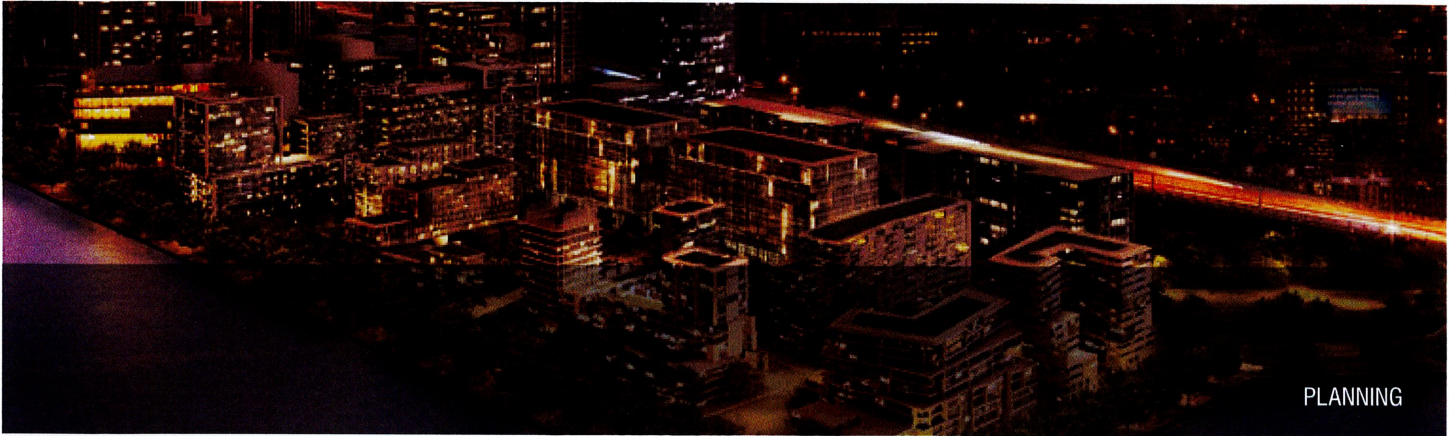


Arquitectonica is a progressive international design firm entrenched in collaboration with client and project teams across the globe.

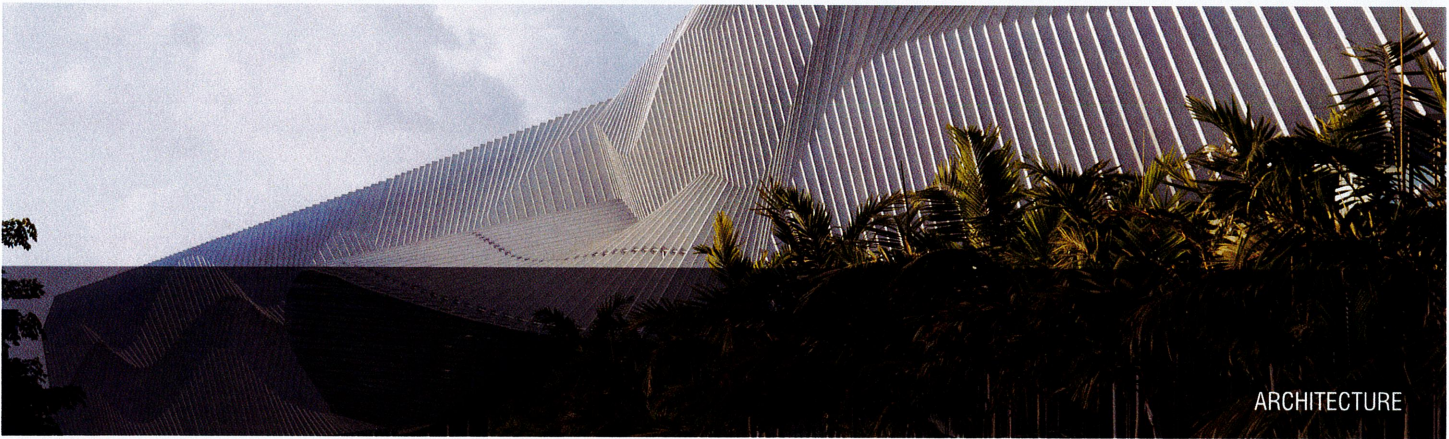
[FENDI CHATEAU OCEAN RESIDENCES, SURFSIDE]

With offices in Miami, New York, Los Angeles, Palm Beach, Paris, Dubai, Hong Kong, Shanghai, Manila, Lima and Sao Paulo, Arquitectonica is a major presence on architecture's international stage. The firm offers architecture, planning, interior design and landscape architecture services. From its inception in 1977, the firm received almost instant attention and acclaim from critics and the public alike, due to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern and color to introduce a new brand of humanistic modern design to the world. Today Arquitectonica's practice spans the globe, with projects in 59 countries on five continents.

Arquitectonica is widely recognized as a signature architectural firm for its ability to create efficient, iconic buildings of memorable imagery and value; designs that make a statement about the place and provide identity. The firm's record in this endeavor started in Miami, its city of origin, where its buildings have become symbols of the city. Arquitectonica regularly produces award-winning, landmark designs in the most prominent cities and locations around the world. The firm is a leader in a new generation of architects creating simple, distinct powerful forms. Our design process ensures a unique architectural identity that projects the core values of the Client and positions the project at the leading edge in the market.



PLANNING



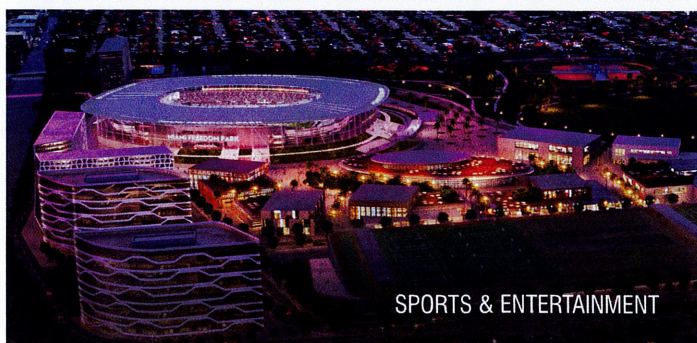
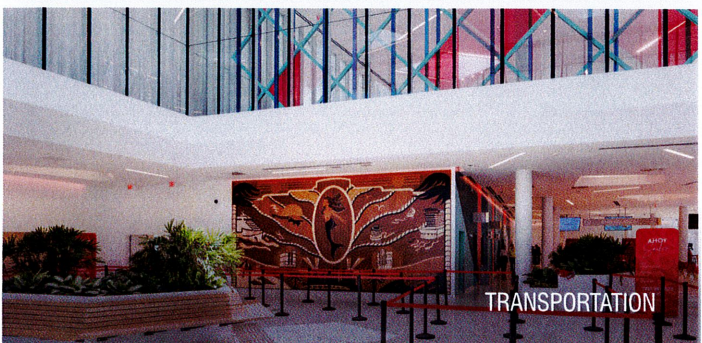
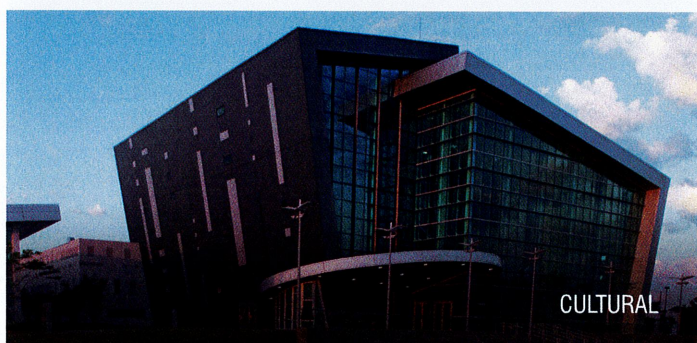
ARCHITECTURE



LANDSCAPE ARCHITECTURE



INTERIOR DESIGN





Arquitectonica's multi-disciplinary practice including hospitality, residential projects, corporate headquarters, retail and restaurants, five-star hotels, luxury resorts and casinos, to name a few, allows our team to work alongside many public companies and leading brands. Our in-house marketing team works to collaborate with Ownership and Brand on each project to support successful advertising. From a press release, editorial articles, & podcasts, to photography & even award submissions, our team stays involved to support the commercial sensation of the final product.



EDUCATION

Master of Science in Advanced Architectural Design, Columbia School of Architecture, Planning, & Preservation, 2012
Bachelor of Architecture, Cornell University School of Architecture, 2011

Raymond, a licensed architect in Florida, New York, and Massachusetts has over a decade's worth of design and development experience. As a Vice President and Design Lead at Arquitectonica, Raymond's work includes a wide-ranging portfolio including multi-family residential, single-family residential, office, retail, hotel, industrial, educational, institutional and a variety of complex mixed-use and multi-phase projects throughout the globe.

Raymond's ideas have been realized in some of the firm's most innovative projects including the international award-winning University of Miami - Thomas P. Murphy School of Architecture Design Studio Building, Mr. C Hotel in Coconut Grove, The Dorsey and The Nomad Residences in Miami's Wynwood neighborhood, and the soon to be completed Five Park, Miami Beach. Raymond is an articulate and skilled presenter and has become well-versed in public presentations including Design Review Boards, Council Meetings and Neighborhood Outreach events. Raymond has served as an Adjunct Professor at the University of Miami and Florida International University, Schools of Architecture as well as a juror at Cornell University.

ADVISORY BOARDS

Miami Dade Art in Public Places

University of Miami - Master of Real Estate Development + Urbanism

ARQUITECTONICA

2900 OAK AVENUE MIAMI, FL 33133 | 305.372.1812 | WWW.ARQUITECTONICA.COM

Sherry D. Henderson

From: JOSE GOMEZ <joeandbarb@att.net> on behalf of JOSE GOMEZ
Sent: Monday, November 11, 2024 11:09 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: Ordinance 2024-06

To: Commissioners
Town of Hillsboro Beach

As a long-time resident of the Town of Hillsboro Beach, I would like to express my strong opposition to Ordinance 2024-06. The Rosewood project, which was pushed through in violation of our established zoning ordinances, and without the consent of the town's residents, has opened the door for more high-rise construction. Now, you are considering Ordinance 2024-06, which will permit the construction of three more high-rise buildings. I do not understand why this Commission is not allowing the town residents to voice their opinions through a democratic vote. Re-zoning approvals within the Town of Hillsboro Beach should only be carried out with the majority vote of its residents, not if its Commission. Please think hard before you approve this ordinance.

Thank you.

Jose M. Gomez
1160 Hillsboro Mile
Apt. 407
Hillsboro Beach

Sherry D. Henderson

From: Laura Fish <fishonthemile@gmail.com> on behalf of Laura Fish
Sent: Monday, November 11, 2024 9:01 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com; dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com; shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com; dmiller@townofhillsborobeach.com
Subject: Ordinance 2024-06/ for the record.

Hello Mayor and Hillsboro Beach Commissioners, I would like my comments to be added to the town's formal records, with thanks.

Please note I am in no way opposed to having a Hillsboro Beach Conservation District (HBCD). I am however, opposed to all of you voting in favor to approve the addition of the corporate builder who you have encouraged to write their own ticket to how THEY would like to shape OUR town for their OWN profits.

I cannot fathom how allowing the Related Group to join the HBCD while writing their own laws and tossing existing variances to be in ANYONE'S favor or best interest other than themselves or others who may personally benefit.

To allow a 130 foot building plus whatever additional 15+ft rooftop structures in a 35 foot zone, and to approve 3 other properties on top of this one, that will overshadow our eroding beach, our 2 lane roadway, our already compromised eco systems, our fire, EMT, and police workloads, and quality of life just for a few extra tax dollars and an egress for sand renourishment, is beyond comprehension. The fact that you have all agreed to allow this to happen when as elected and trusted leaders you should have better negotiated by giving them at the MOST a 100 % increase in the current zoning law that would have at least been in line with the closest building outside their purchased current 35 foot zone. As you have (all) currently approved, this project will stand twice the height of the Windsor. Twice. The statement that they would even consider building 188 low rise units was insulting the first time it was said and each and every time it is repeated. I hope you will (all) reconsider this ordinance change before it's too late.

By approving this height, you (all) will have had a hand in destroying the scenic and relaxed beauty of Hillsboro Beach's current state road A1A, along with our soon to be shaded and blocked beach and ocean views. It literally brings tears to the eyes of people who live here and hoped to be able to pass down their love of 'The Amazing Miracle Mile' to their children and grandchildren - to walk the beach from north to south and admire the horizon in all directions...all to be destroyed with short sighted small town governing.

I, along with 99% of my neighbors, are still hopeful that a miracle on our Mile can still happen and you reverse your votes to lower the height of this project for the future of our community.

Sincerely, Laura Fish
Hillsboro Windsor

Sherry D. Henderson

From: Mac Serda <mserda@townofhillsborobeach.com> on behalf of Mac Serda
Sent: Monday, November 11, 2024 8:04 PM
To: rkelly6448@aol.com; Barbara Baldasarre; Jane Reiser; David A. Ravanese; Sherry D. Henderson; Vinnie andreano; Dawn Miller
Subject: RE: High Rise

Good evening,

Thanks for the email. If you have time this week for a phone call, I would like to hear in more detail your thoughts on the development project, and beach nourishments.

Let me know your availability.

Thank you,

Mac Serda
Town Manager
Hillsboro Beach
Ofc: 954-427-4011

From: rkelly6448@aol.com <rkelly6448@aol.com>
Sent: Monday, November 11, 2024 4:56 AM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com; dravanese@townofhillsborobeach.com; mserda@townofhillsborobeach.com; shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com; dmiller@townofhillsborobeach.com
Subject: High Rise

Good morning. I hope all is well. My family do not support such a high building in Hillsboro Beach. We were told it would be the only one. We are now seeing developers purchase other properties and planning on going above the current 3 story limit.

I understand the commission has certain authority. I respect that and agree with your agenda over 90% of the time. However, to have 5 people decide on something that will change the landscape of Hillsboro Beach forever is wrong. Put it to a vote and let the residents decide.

One of the other things I disagreed with was the beach erosion/renourishment plans. Apparently, that didn't work out so well either. The only way it will ever work out is if the groins in Deerfield beach are removed or we install them in Hillsboro Beach. That would require state and federal aid. Otherwise, replenish the beach and sit back and watch it wash away into the ocean again and again.

Respectfully yours,

Robert & Jeanne Kelly

Hillsboro Colonnade

Sherry D. Henderson

From: Neo <jrauh@neo.rr.com> on behalf of Neo
Sent: Monday, November 11, 2024 6:33 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: Ordinance 2024-06 opposition

We oppose the ordinance 2024-06. We oppose the changes to the building codes in Hillsboro Beach. We oppose rezoning in Hillsboro Beach. We oppose the 130' height approval anywhere in Hillsboro Beach.

Sincerely,

James and Valorie Rauh

Hillsboro Windsor

Sent from my iPhone

Sherry D. Henderson

From: Beverly O'lini <bevfl613@aol.com> on behalf of Beverly O'lini
Sent: Monday, November 11, 2024 10:42 AM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: 130 foot height

Hope all of you are doing well. Another lawsuit in Broward 17th Circuit court opposing the recent Ordinance 2024-06 has been filed. We want to be clear, we are not opposing the Conservation District, we are opposing the 130 foot height they approved. Once again, we see their attempts to circumvent previous court decisions ruled in our favor. Our attorney's believe they have violated four important points that we raised in our complaint. *In addition, this ordinance further allows three additional properties on Hillsboro Mile to do the very same thing.* We were told by our elected officials over and over again for the past three plus years how Rosewood would be the "only" hi rise in the low rise zone. What happened? At this point we are prepared to let the courts decide.

I oppose this change in our building codes.

Respectfully,

Beverly O'Lini

Sherry D. Henderson

From: David Eysler <eyslermd@gmail.com> on behalf of David Eysler
Sent: Monday, November 11, 2024 7:02 AM
To: shenderson@townofhillsborobeach.com
Subject: Zoning laws

I oppose the change in the zoning laws to allow high rise development in Hillsboro Beach! We were told that "this development would not happen". Vote no!!!

Sent from my iPhone

Sherry D. Henderson

From: rkelly6448@aol.com
Sent: Monday, November 11, 2024 4:56 AM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: High Rise

Good morning. I hope all is well. My family do not support such a high building in Hillsboro Beach. We were told it would be the only one. We are now seeing developers purchase other properties and planning on going above the current 3 story limit.

I understand the commission has certain authority. I respect that and agree with your agenda over 90% of the time. However, to have 5 people decide on something that will change the landscape of Hillsboro Beach forever is wrong. Put it to a vote and let the residents decide.

One of the other things I disagreed with was the beach erosion/renourishment plans. Apparently, that didn't work out so well either. The only way it will ever work out is if the groins in Deerfield beach are removed or we install them in Hillsboro Beach. That would require state and federal aid. Otherwise, replenish the beach and sit back and watch it wash away into the ocean again and again.

Respectfully yours,

Robert & Jeanne Kelly
Hillsboro Colonnade

Sherry D. Henderson

From: Lorie Berrick <lorie.berrick@gmail.com> on behalf of Lorie Berrick
Sent: Tuesday, November 12, 2024 1:43 PM
To: bbaldasarre@townofhillsborobeach.com; jreiser@townofhillsborobeach.com;
dravanesi@townofhillsborobeach.com; mserda@townofhillsborobeach.com;
shenderson@townofhillsborobeach.com; vandreano@townofhillsborobeach.com;
dmiller@townofhillsborobeach.com
Subject: Opposition of ordinance discussed at todays meeting

Hello,

I was unable to attend today's meeting at the last minute, and am writing to inform you of my opposition to the ordinance. I am not opposed to the Conservation District, but am opposed to the 130 ft height approved. It seems this is clearly an attempt to get around previous court decisions ruling against the 130 ft height variance. Additionally this ordinance allows 3 additional properties to do the very same thing if they desire to. We have been told over and over, that the Rosewood property would be the only high rise allowed in the area zoned for 3 stories. I find this troubling, and want to state my opposition.

Best Regards
Lorie Berrick
1194 Hillsboro Mile #44

Sent from my iPad



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: Ordinance No. 2024-11 Rezoning Property Located at 1174-1185 Hillsboro Mile from RM-16 District to the Coastal Dune Conservation Zoning District. (SECOND READING)

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;

Submitting Dept: Town Clerk, Sherry Henderson, Town Clerk

Agenda Date: December 3, 2024

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

- ATTACHMENTS:**
1. Staff Report (ORD 2024-11 2nd Reading)
 2. Ordinance (2nd Reading 12-3-2024)
 3. RM-16 to CD Backup
 4. SSC_7728901_Affidavit ORD 2024-11
 5. Affidavit - Rezoning (Mail Property Owners 300 ft)
 6. property owners within 300 ft
 7. Sun-Sentinel Ad



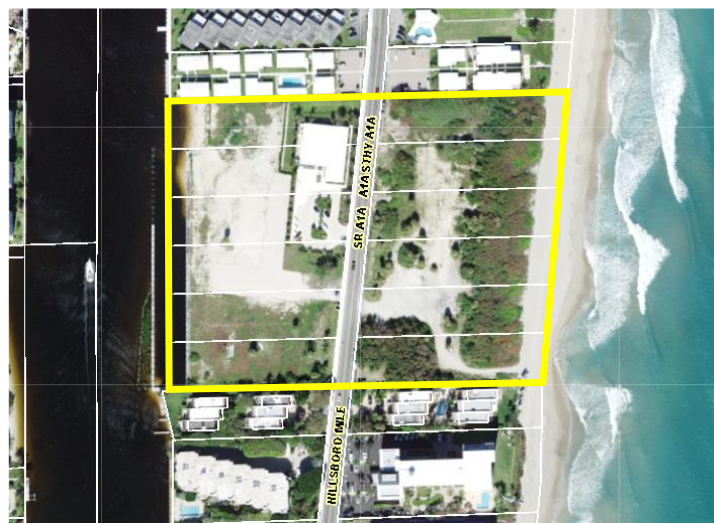
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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: December 3, 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 – Second Reading and Adoption 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. On November 12, 2024, the Town commission held a public hearing and approved the First Reading of Ordinance 2024-11.



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.

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.

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 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	East of A1A: Height measured from average dune height; 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	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.

	site plan together with a rezoning to the CD District.	
--	--	--

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 shall consider adoption of Ordinance 2024-11 to rezone the property located at 1174-1185 Hillsboro Mile from the RM-16 Zoning District to the CD Zoning District provided 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

Attachments:

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

ORDINANCE NO. 2024-11

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;

WHEREAS, on October 1, 2024, the Town Commission adopted Ordinance 2024-06, which created a new zoning category identified as Coastal Dune Conservation District; and

WHEREAS, the owners of the real property identified in Exhibit "A" and located at 1174-1175 Hillsboro Mile, Hillsboro Beach, Florida (the "Property") filed an application with the Town to rezone the Property from (RM-16) Multiple-Family Dwelling Residential District with 3-Story Maximum to (CD) Coastal Dune Conservation District; and

WHEREAS, Section 12-107 of the Town's Land Development Regulations provides for the establishment of the Coastal Dune Conservation District (CD) which by legislative action permits certain qualifying properties, which consist of environmentally sensitive land to be developed in accordance with the provisions of the aforementioned section of the Town's Code of Ordinances; and

WHEREAS, the Town's Consultant Planners have reviewed the rezoning and site plan applications, and have determined them to be consistent with the Town's Comprehensive Plan, specifically Goal 2.0, Goal 3.0, Goal 4.0, Goal 5.0, Goal 6.0, Goal 7.0, Goal 8.0, and Goal 9.0, the Land Development Regulations and other Ordinances of the Town of Hillsboro Beach and accordingly recommend approval of the rezoning and site plan applications; and

{00624227.2 1182-0606490 }

1 **WHEREAS**, the notice and hearing requirements for adoption of rezoning ordinances contained
2 in the Florida Statutes and the Town’s Code of Ordinances have been satisfied by the publishing of a Notice
3 of Rezoning on November _____, 2024, a copy of which is attached hereto; and

4 **WHEREAS**, the Town Commission has conducted a quasi-judicial hearing and considered the
5 rezoning application; and

6 **WHEREAS**, the Town Commission of the Town of Hillsboro Beach, Florida deems it to be in the
7 best interest of the citizens and residents of the Town of Hillsboro Beach, Florida to rezone the Property
8 to Coastal Dune Conservation District and to approve the site plan application by Hillsboro Mile Property
9 Owner, LLC that was previously approved by the Town Commission on February 1, 2022.

10 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO**
11 **BEACH, FLORIDA:**

12 **Section 1.** The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being
13 true and correct, and are hereby incorporated herein and made a part hereof. All Exhibits attached hereto
14 are further incorporated herein.

15 **Section 2.** The Town Commission finds and determines that the Notice requirements of the
16 applicable Florida Statutes as they apply to the rezoning application have been satisfied.

17 **Section 3.** After considering the testimony of the Town’s planning consultant, considering
18 the evidence presented the Town Commission finds that the Applicant has satisfied its burden that the
19 proposed rezoning application is consistent and compatible with the Town’s Comprehensive Plan, the
20 Town’s Land Development Regulations and other Ordinances of the Town of Hillsboro Beach, Florida.

21 **Section 4.** After hearing testimony from the Town’s Planning Consultant and entertaining
22 public comments provided during a public hearing, the Town Commission finds and determines that:

{00624227.2 1182-0606490 }

Page 2 of 5

CODING: Words in ~~strike through~~ type are deletions from existing law;
 Words in underlined type are additions.

1 1. The proposed rezoning is in conformance with the Town’s Comprehensive plan
2 regarding density and intensity and permitted uses of the previously approved site plan.

3
4 2. The proposed rezoning is consistent with goals, objectives and policies set forth
5 in the Land Use, Housing, Recreation and Open Space, Transportation, Coastal
6 Management, Conservation and Capital Improvement Elements as well as the
7 Implementation Section of the Land Use Element.

8
9 3. Maximum height of any structure is regulated by zoning districts within the
10 Town’s Land Development Code and the height of the proposed development meets the
11 requirements set forth within the CD Zoning District.

12
13 4. The rezoning of the subject property and site plan meet all of the regulations set
14 forth within the CD Zoning District, including qualified developments, uses permitted,
15 height, parking, yard, area and density, emergency power, storage, employee sanitation
16 and site plan approval.

17
18 5. City Clerk has verified that all notices and advertising has been satisfied per
19 Florida Statutes and the Town’s Code of Ordinances.

20
21 **Section 5.** The Application for rezoning filed by Hillsboro Mile Property Owner, LLC is hereby
22 approved and the subject real property is hereby rezoned to (CD) Coastal Dune Conservation District.

23 **Section 6.** The Town’s Zoning Map shall be amended so that the zoning district classification
24 on the map shall be redrawn to conform to the boundaries and land areas described herein.

25 **Section 7.** The Town Commission of the Town of Hillsboro Beach hereby approves the
26 previously approved on February 1, 2022 site plan application by Hillsboro Mile Property Owner, LLC and
27 finds that the site plan application is consistent and complies with the Town’s Comprehensive Plan, the
28 Town’s Land Development Regulations, and other Ordinances of the Town of Hillsboro Beach, Florida.

29 **Section 8.** **Severability.** If any clause, section, or other part of this Ordinance shall be held
30 by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid
31 part shall be considered as eliminated and in no way affecting the validity of the other provisions of this
32 Ordinance.

{00624227.2 1182-0606490 }

Section 9. **Conflicts.** That all Ordinances or parts of Ordinances, Resolutions, or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 10. **Effective Date.** Except as otherwise provided for herein, this Ordinance shall take effect immediately upon adoption.

PASSED ON FIRST READING BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, THIS 12th DAY OF NOVEMBER, 2024.

PASSED AND ADOPTED ON SECOND AND FINAL READING BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA THIS ____ DAY OF _____, 2024.

TOWN OF HILLSBORO BEACH, FLORIDA

Dawn Miller, Mayor

ATTEST:

By: _____
Sherry D. Henderson, CMC, Town Clerk

APPROVED AS TO FORM:

Donald J. Doody, Town Attorney

ORDINANCE NO. 2024-11
Rezone 1174-1185 HM into CDCD Zone

RECORD OF TOWN COMMISSION VOTE:

	<u>YES</u>	<u>NO</u>
MAYOR DAWN MILLER	☐	☐
VICE MAYOR BARBARA BALDASARRE	☐	☐
COMMISSIONER JANE REISER	☐	☐
COMMISSIONER DAVID RAVANESI	☐	☐
COMMISSIONER VINNIE ANDREANO	☐	☐

{00624227.2 1182-0606490 }

EXHIBIT "A"

{00624227.2 1182-0606490 }

Page 5 of 5

CODING: Words in ~~strike through~~ type are deletions from existing law;
Words in underlined type are additions.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



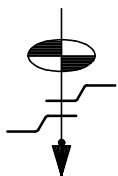
LOCATION SKETCH

LEGEND:

- | | | | |
|------------|-----------------------------------|----------|------------------------|
| P.O.C. | DENOTES POINT OF COMMENCEMENT | CH.B. | DENOTES CHORD BEARING |
| P.O.B. | DENOTES POINT OF BEGINNING | CH.D. | DENOTES CHORD LENGTH |
| P.B. | DENOTES PLAT BOOK | Δ | DENOTES CENTRAL ANGLE |
| O.R.B. | DENOTES OFFICIAL RECORDS BOOK | R | DENOTES RADIUS |
| PG. | DENOTES PAGE | L | DENOTES ARC DISTANCE |
| PGS. | DENOTES PAGES | | DENOTES SUBJECT PARCEL |
| C | DENOTES CENTER LINE | | |
| --- | DENOTES NON-VEHICULAR ACCESS LINE | | |

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SHEET 1 OF 4 SHEETS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 218820

DATE: OCTOBER 22, 2024

THIS IS NOT A "BOUNDARY SURVEY"

CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

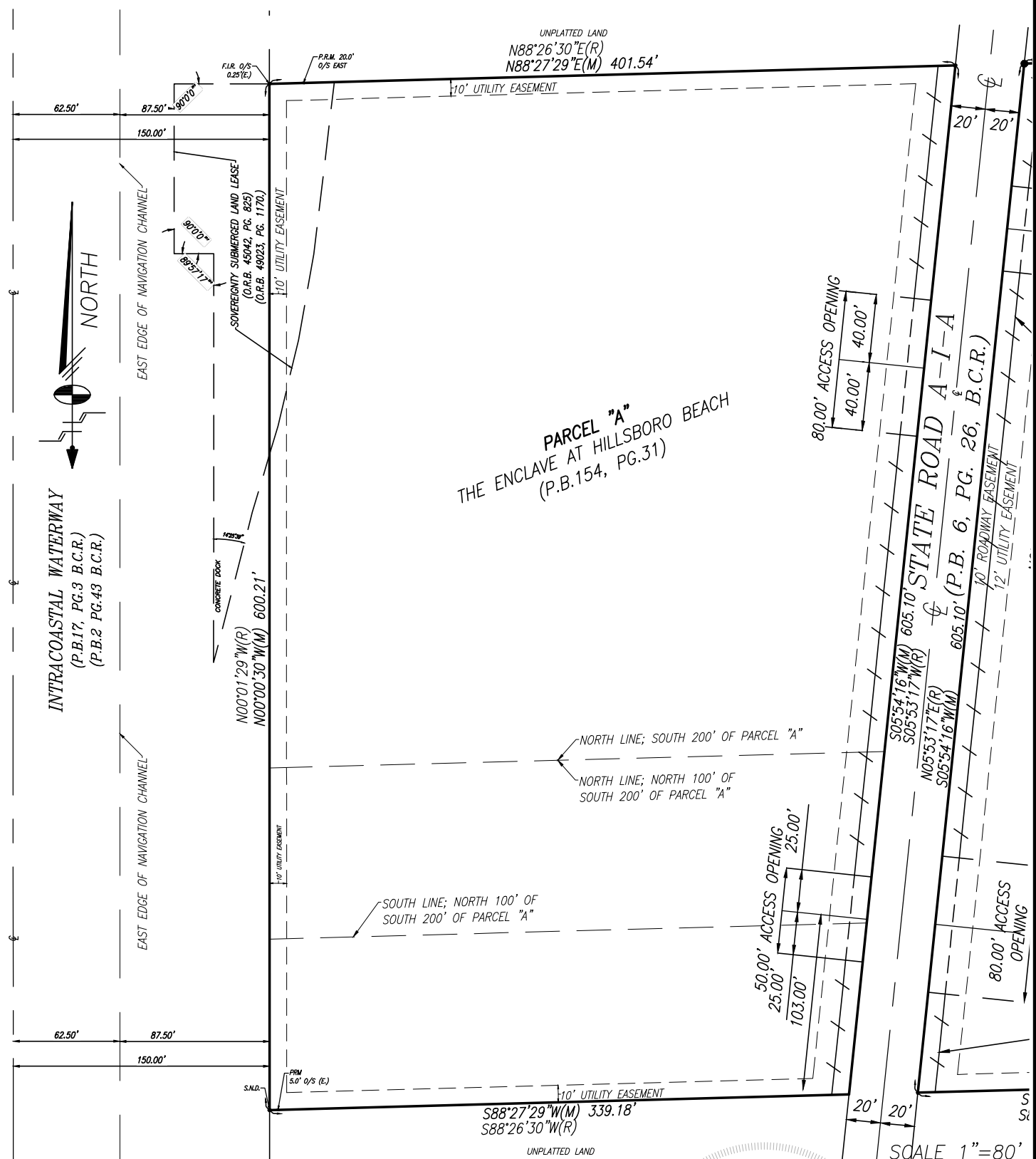
Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL

FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

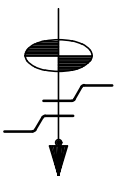
REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SHEET 2 OF 4 SHEETS



Schwebke–Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 218820

PREPARED UNDER MY SUPERVISION:

DATE: OCTOBER 22, 2024

Mark Steven Johnson

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MARK STEVEN JOHNSON, PRINCIPAL

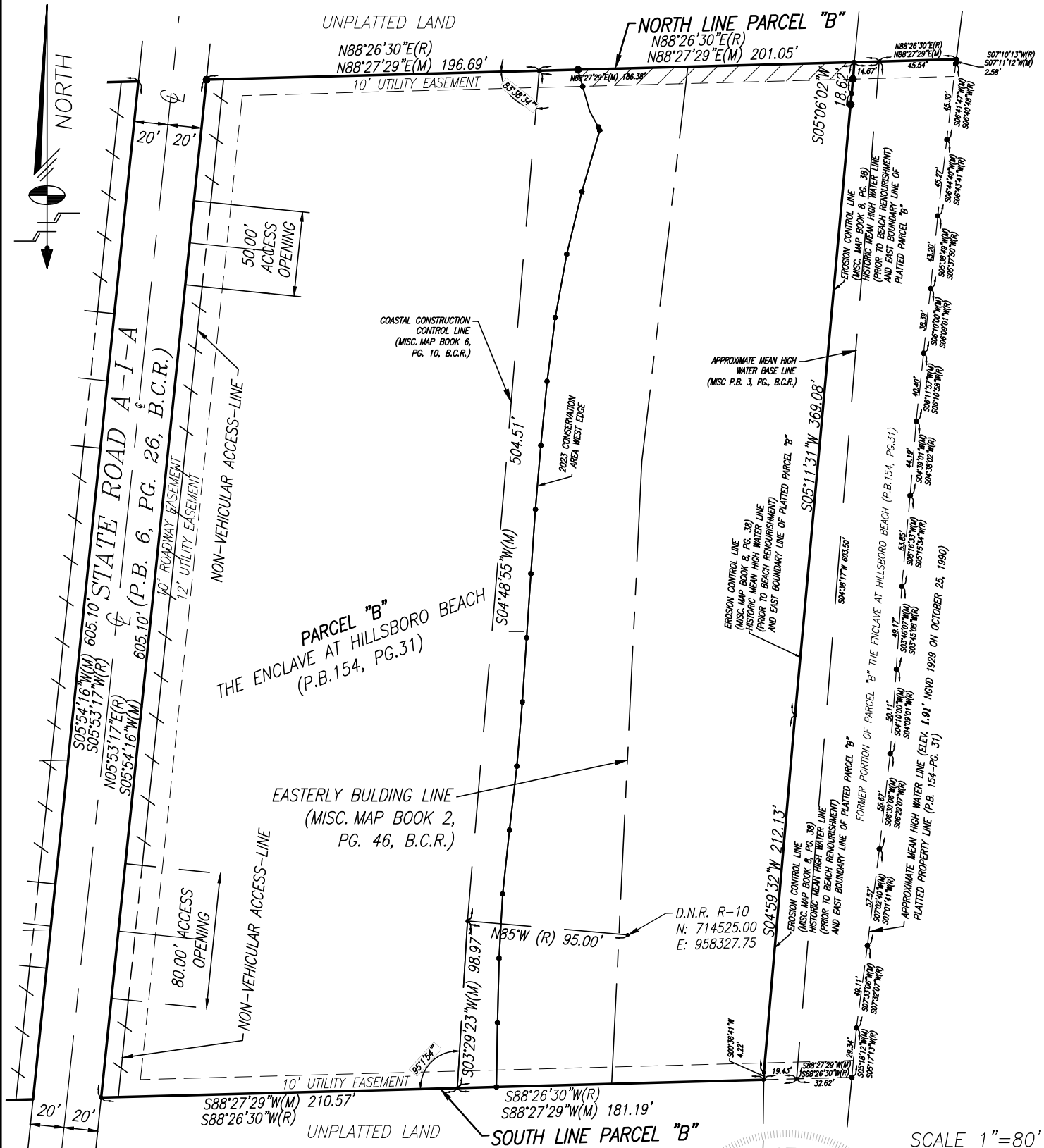
CERTIFICATE OF AUTHORIZATION No. LB-87

FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

K:\084843\ENCLAVE AT HILLSBORO BEACH (154-31)\SKETCH LEGALS\DWG\ZONING EXHIBIT (10-22-2024).DWG

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SHEET 3 OF 4 SHEETS

Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
 PHONE No.(954)435-7010 FAX No. (954)438-3288

ORDER NO. 218820

DATE: OCTOBER 22, 2024

THIS IS NOT A "BOUNDARY SURVEY"

CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL

FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

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

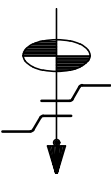
THE NORTH 100 FEET OF THE SOUTH 200 FEET OF PARCEL A, OF THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N88°27'29"E (N 88°26'30" E (PLAT)) ALONG THE NORTH LINE OF PARCEL "B", 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.
- 2) THE LEGAL DESCRIPTION AS SHOWN HEREON WAS PREPARED BY THIS FIRM.
- 3) ORDERED BY: HILLSBORO MILE PROPERTY OWNER, LLC.
- 4) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SHEET 4 OF 4 SHEETS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 218820

DATE: OCTOBER 22, 2024

THIS IS NOT A "BOUNDARY SURVEY"

CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL

FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS



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

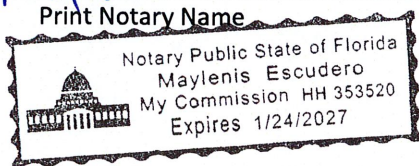
Eric Fordin
 Signature

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.

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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

SUN-SENTINEL

Sold To:

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

Bill To:

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

Published Daily

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

State Of Florida
County Of Orange

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

The matter of 11720-Notice of Public Meeting .
Was published in said newspaper by print in the issues of, and by publication on the
newspaper's website, if authorized on Nov 22, 2024
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

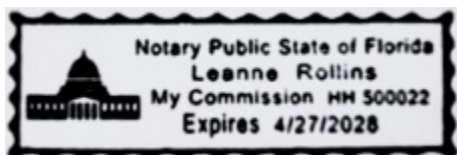


Signature of Affiant

Sworn to and subscribed before me this: November 23, 2024.



Signature of Notary Public



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

Affidavit Delivery Method: E-Mail

Affidavit Email Address: shenderson@townofhillsborobeach.com
7728901

**TOWN OF HILLSBORO BEACH, FLORIDA
PUBLIC HEARING TUESDAY, DECEMBER
3, 2024, AT 9:00 AM
ORDINANCE NO. 2024-11**

Rezoning of Property located at 1174-1185 Hillsboro Mile, Hillsboro Beach, FL 33062 From Residential District with 3-story Maximum Limit (RM-16) to the Coastal Dune Conservation (CD) Zoning District

NOTICE IS HEREBY GIVEN that prior to the Town of Hillsboro Beach Commission's consideration of the Second Reading of Ordinance No. 2024-11 a PUBLIC HEARING will be held on Tuesday, December 3, 2024, at 9:00 a.m. in Town Hall, located at 1210 Hillsboro Mile, Hillsboro Beach, FL 33062. The Public can attend in person or provide comments via Live Zoom Video Conference.

ORDINANCE NO. 2024-011

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 MULTIFAMILY 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;

All interested parties may appear at said meeting in-person at Town Hall or attend virtually via Zoom Video, and be heard with respect to the proposed Ordinance, which may be inspected by the public in the Office of The Town Clerk, Town Hall, 1210 Hillsboro Mile, Hillsboro Beach, FL 33062. Zoom meeting log-in details are available on the Town website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

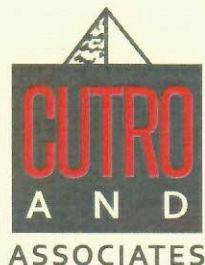
In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954- 427-4011 for assistance.

Sherry D. Henderson, CMC Town Clerk
TOWN OF HILLSBORO BEACH, FLORIDA

11/22/2024

11/22/24 7728901

Order # - 7728901



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.

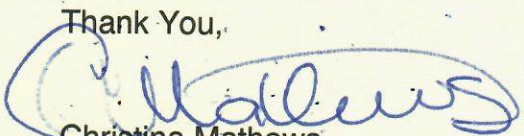
Address or General Location: 1174-1185 Hillsboro Mile

Type of Application: Rezoning

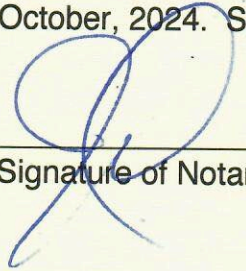
This letter certifies that the attached list of property owners was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of October 28, 2024. This list includes all properties within 300 feet from each property line of the subject site in compliance with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

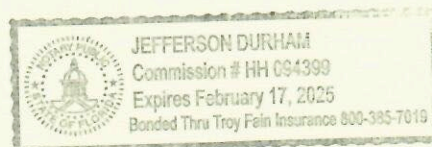

Christina Mathews

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 BLOT 8 S 16.63 & S 16.63 OF SE1/4OF SW1/4 OF NW1/4 OF SEC 8-48-43
484308070080	ORNDORFF, MARIANNE	1560 SE 14 CT	DEERFIELD BEACH	FL	33441		SUNSET EAST SECOND SECTION62-45 BLOT 13 BLK 6
484308080190	WU, RICHARDWU, KRYSTLE	8720 WATERVIEW TER	PARKLAND	FL	33076		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 VILLASUNIT 19
484308080200	1194 HILLSBORO MILE 20 LLC	1194 HILLSBORO MILE #20	HILLSBORO BEACH	FL	33062		8-48-43COMM AT INTERSEC OF S/L OF S 300OF 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 VILLASUNIT 20
484308080210	SMITH, ANDREW M	1194 HILLSBORO MILE #21	HILLSBORO BEACH	FL	33062		8-48-43COMM AT INTERSEC OF S/L OF S 300OF 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 VILLASUNIT 21
484308080220	CRUSCO, FERN C & RICHARD	1194 HILLSBORO MILE #22	HILLSBORO BEACH	FL	33062		8-48-43PT OF S 300 OF N 2500 OF GOV LOT1 LYING E OF A1A DESC AS: COMM ATINTERSEC 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 22HILLSBORO BEACH & YACHT VILLAS
484308080230	FARFARAS, PHYLLISPHYLLIS A FARFARAS LIV TR	1194 HILLSBORO MILE APT 23	HILLSBORO BEACH	FL	33062	1515	8-48-43COMM AT INTERSEC OF S/L OF S 300OF 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 VILLASUNIT 23
484308080240	ZIKRATOV, GUEORGUIZIKRATOVA, SVETLANA	2080 S OCEAN DR APT 1508	HALLANDALE BEACH	FL	33009		8-48-43THAT PT OF S 300 OF N 2500 OFGOV LOT 1 LYING E OF A1AK/A UNIT 24HILLSBORO BCH & YACHT VILLAS
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 OFGOV LOT 1 LYING E OF A1AK/A UNIT 25HILLSBORO 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 OFGOV LOT 1 LYING E OF A1AK/A UNIT 26HILLSBORO BCH & YACHT VILLAS
484308080270	CHARLES SHAMUS DOHERTYCHARLES S DOHERTY REV LIV TR	1194 HILLSBORO MILE #27	HILLSBORO BEACH	FL	33062		8-48-43COMM AT INTERSEC OF S/L OF S 300OF 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
484308080280	STANGLE, FREDRICZICCARDI, BARBARA	13024 SPRING LAKE DR	COOPER CITY	FL	33330		8-48-43COMM AT INTERSEC OF S/L OF S 300OF 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 NARDIELLO,STEVEN & MARYANNSTEVEN & M	1536 SE 15 CT #301	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 210PER CDO BK/PG: 27146/230
484308AM0210	NARDIELLO REV FAM TR					
484308AM0220	BLITCH,CARMEN R	1536 SE 15 CT UNIT 302	DEERFIELD BEACH	FL	33441 7308	MASSACHUSETTS CONDOUNIT 302PER CDO BK/PG: 27146/230
484308AM0230	MATZA,SAM E	1536 SE 15 CT #303	DEERFIELD BEACH	FL	33441 7308	MASSACHUSETTS CONDOUNIT 303PER CDO BK/PG: 27146/230
484308AM0240	ZIMMERMANN,ROBERT	1536 SE 15 CT #304	DEERFIELD BEACH	FL	33441 7308	MASSACHUSETTS CONDOUNIT 304PER CDO BK/PG: 27146/230
484308AM0250	DROMM,JOHNDROMM,KATHRYN	9720 NW 52 PL	CORAL SPRINGS	FL	33076 2482	MASSACHUSETTS CONDOUNIT 305PER CDO BK/PG: 27146/230
484308AM0260	PENNISI,FRANK	7 PLYMOUTH DR SOUTH	GLEN HEAD	NY	11545	MASSACHUSETTS CONDOUNIT 306PER CDO BK/PG: 27146/230
484308AM0270	CASTILLO,BETANIAJONES,PAUL	1536 SE 15 CT #307	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 307PER CDO BK/PG: 27146/230
484308AM0280	SWANSON,MARKSWANSON,TERRI	1536 SE 15 CT #308	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 308PER CDO BK/PG: 27146/230
484308AM0290	BRATTOLE,JOSEPH	15071 FAWN DR	SOMONAUK	IL	60552	MASSACHUSETTS CONDOUNIT 309PER CDO BK/PG: 27146/230
484308AM0300	EVANS,KERRYEVANS,VERA	PO BOX 262	RIVERDALE	NJ	07457	MASSACHUSETTS CONDOUNIT 310PER CDO BK/PG: 27146/230
484308AM0310	FIELDRING,KENNETH C & DONNA M	PO BOX 937	LEVITTOWN	NY	11756 0937	MASSACHUSETTS CONDOUNIT 401PER CDO BK/PG: 27146/230
484308AM0320	LEVEEN,DEBORAH ANN	1536 SE 15 CT #402	DEERFIELD BEACH	FL	33441 7308	MASSACHUSETTS CONDOUNIT 402PER CDO BK/PG: 27146/230
484308AM0330	PHILLIPS,CATHY	1536 SE 15 CT #403	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 403PER CDO BK/PG: 27146/230
484308AM0340	CORINELLA,CARMELOCORINELLA,JAYMIE	1536 SE 15 CT #404	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 404PER CDO BK/PG: 27146/230
484308AM0350	MANOLA,JUSSARA	32 RIDGE DRIVE W	ROSLYN	NY	11576	MASSACHUSETTS CONDOUNIT 405PER CDO BK/PG: 27146/230
484308AM0360	FETZER,BRYANBLANKS-FETZER,CRISTINA	310 NEW PROVIDENCE RD	MOUNTAINSIDE	NJ	07092	MASSACHUSETTS CONDOUNIT 406PER CDO BK/PG: 27146/230
484308AM0370	WITTEK,JANAY & RODNEY	1536 SE 15 CT	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 407PER CDO BK/PG: 27146/230
484308AM0380	MORAN,TIMOTHY S	1536 SE 15 CT #408	DEERFIELD BEACH	FL	33441 7303	MASSACHUSETTS CONDOUNIT 408PER CDO BK/PG: 27146/230
484308AM0390	BARCIA,DANIEL J	1536 SE 15 CT #409	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 409PER CDO BK/PG: 27146/230
484308AM0400	MARTEL LIV TRMARTEL,SHEILA A TRSTEE	1536 SE 15 CT #410	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 410PER CDO BK/PG: 27146/230
484308AM0410	KLEIVEN,ROSEMARY	1 RIDGELINE DR W	WESTPORT	MA	02790 4210	MASSACHUSETTS CONDOUNIT 501PER CDO BK/PG: 27146/230
484308AM0420	MANLEY,CHASEN	176 WOODLAND AVE	BAY HEAD	NJ	08742	MASSACHUSETTS CONDOUNIT 502PER CDO BK/PG: 27146/230
484308AM0430	NASTA,NICHOLAS F	1536 SE 15 CT #503	DEERFIELD BEACH	FL	33441	MASSACHUSETTS CONDOUNIT 503PER CDO BK/PG: 27146/230
484308AM0440		1536 SE 15 CT #504	DEERFIELD BEACH	FL	33441	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
484308AM0500	FRANKEN,ROBERT BGABRIS,JOHN ETAL	1536 SE 15 CT #509	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 509PER CDO BK/PG: 27146/230
484308AM0510	WILLIAM A HOMANN REV TRHOMANN,WILLIAM A TRSTEE	4 WHIPPOORWILL RIDGE RD	CAPE NEDDICK	ME	03902		MASSACHUSETTS CONDOUNIT 510PER CDO BK/PG: 27146/230
484308AM0520	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
484308AM0530	DEMMEER,WILLIAM SHANEWILLIAM SHANE DEMMEER						
484308AM0540	REV TR	3038 WATERSIDE DR	BOYNTON BEACH	FL	33435		MASSACHUSETTS CONDOUNIT 602PER CDO BK/PG: 27146/230
484308AM0550	PURPURA,BEVERLY	1536 SE 15 CT #603	DEERFIELD BEACH	FL	33441	7309	MASSACHUSETTS CONDOUNIT 603PER CDO BK/PG: 27146/230
484308AM0560	DEMMEER,JOHN FRANKLIN H/EWILLIAM SHANE						
484308AM0570	DEMMEER REV TR ETAL	1536 SE 15 CT #604	DEERFIELD BEACH	FL	33441	7309	MASSACHUSETTS CONDOUNIT 604PER CDO BK/PG: 27146/230
484308AM0580	LINDBERG REV TRLINDBERG,RONALS C TRSTEE						
484308AM0590	ETAL	2510 LAKE MICHIGAN DR NW #E106	GRAND RAPIDS	MI	49504	8050	MASSACHUSETTS CONDOUNIT 605PER CDO BK/PG: 27146/230
484308AM0600	VISCUSI FAM TRVISCUSI,MATTHEW TRSTEE ETAL	652 MIDVALE AVENUE	EAST MEADOW	NY	11554		MASSACHUSETTS CONDOUNIT 606PER CDO BK/PG: 27146/230
484308AM0610	BOYKIN,GINA	1536 SE 15 CT #607	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 607PER CDO BK/PG: 27146/230
484308AM0620	KLUGER,LANCE MITCHELL	1536 SE 15 CT #608	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 608PER CDO BK/PG: 27146/230
484308AM0630	KEMBERLING,JOHN BRAND H/EKEMBERLING,MARY BRAND	1536 SE 15 CT #609	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 609PER CDO BK/PG: 27146/230
484308AM0640	CLARK,DUSTIN J	1536 SE 15 CT #610	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 610PER CDO BK/PG: 27146/230
484308AM0650	ELAND,IVAN R	1536 SE 15 CT #701	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 701PER CDO BK/PG: 27146/230
484308AM0660	FORGIONE,ANTHONY	780 RIDGE RD	WEBSTER	NY	14580		MASSACHUSETTS CONDOUNIT 702PER CDO BK/PG: 27146/230
484308AM0670	GOODMAN,DENNIS	1536 SE 15 CT #703	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 703PER CDO BK/PG: 27146/230
484308AM0680	MARCOFF,AUDREY EAUDREY E MARCOFF REV TR						
484308AM0690	ETAL	1536 SE 15 CT #704	DEERFIELD BEACH	FL	33441	7302	MASSACHUSETTS CONDOUNIT 704PER CDO BK/PG: 27146/230
484308AM0700	FUENTES,LINO & CARLA	6225 GREENHILL RD	NEW HOPE	PA	18938		MASSACHUSETTS CONDOUNIT 705PER CDO BK/PG: 27146/230
484308AM0710	RHIANNON A REICHENBACH						MASSACHUSETTS CONDOUNIT 706 & 707PER CDO BK/PG: 27146/230
484308AM0720	TRREICHENBACH,RHIANNON A TRSTEE	1536 SE 15 CT #706	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 708PER CDO BK/PG: 27146/230
484308AM0730	BOTSIS,YVONNE J	12850 OPALOCKA DR	CHESTERLAND	OH	44026		MASSACHUSETTS CONDOUNIT 709PER CDO BK/PG: 27146/230
484308AM0740	OSBORN,ELIZABETH A	1536 SE 15 CT #709	DEERFIELD BEACH	FL	33441		MASSACHUSETTS CONDOUNIT 710PER CDO BK/PG: 27146/230
484308AM0750	RAYMOND R & JOAN H BUURMA REV						
484308AM0760	TRBUURMA,RAYMOND R & JOAN H TRSTEE	22 SARINA DR	COMMACK	NY	11725		HILLSBORO SQUARE CONDOUNIT 1 BLDG 1PER CDO BK/PG: 7936/383
484308B00010	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
484308B00020	2024 DAVIS FLORIDA PROPERTY TRDAVIS,KEVIN TRS	127 ELGIN ST	*THORNHILL ON	CA	L3T 1	W7	HILLSBORO SQUARE CONDOUNIT 3 BLDG 1PER CDO BK/PG: 7936/383
484308B00030	ETAL						HILLSBORO SQUARE CONDOUNIT 1 BLDG 2PER CDO BK/PG: 7936/383
484308B00040	FEUER FAMILY 4 LLC	3224 NE 167 ST	NORTH MIAMI BEACH	FL	33160		HILLSBORO SQUARE CONDOUNIT 2 BLDG 2PER CDO BK/PG: 7936/383
484308B00050	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
484308B00060	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
484308B00070	CAMPANELLI,JOSEPH & JOYCE	1173 HILLSBORO MILE #3-2	HILLSBORO BEACH	FL	33062		HILLSBORO SQUARE CONDOUNIT 3 BLDG 4PER CDO BK/PG: 7936/383
484308B00080	TIGHE,DAVIDTIGHE,JAN ELIZABETH	1172 HILLSBORO MILE #1-3	HILLSBORO BEACH	FL	33062		HILLSBORO SQUARE CONDOUNIT 1 BLDG 4PER CDO BK/PG: 7936/383
484308B00090	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
484308B00100	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
484308B00110	FEAMAN,VICTORIA G	1172 HILLSBORO MILE #1-4	HILLSBORO BEACH	FL	33062	1620	HILLSBORO SQUARE CONDOUNIT 1 BLDG 4PER CDO BK/PG: 7936/383
484308B00120	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
484308BM0010	MELTZER,ALAN & JILL	100 SPRINGDALE ROAD A3 #301	CHERRY HILL	NJ	08003		HILLSBORO SQUARE CONDOUNIT 3 BLDG 4PER CDO BK/PG: 7936/383
484308BM0020	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 A 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	30068		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/KODZ, 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 BAPTIST	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 TRFIRESCU,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		

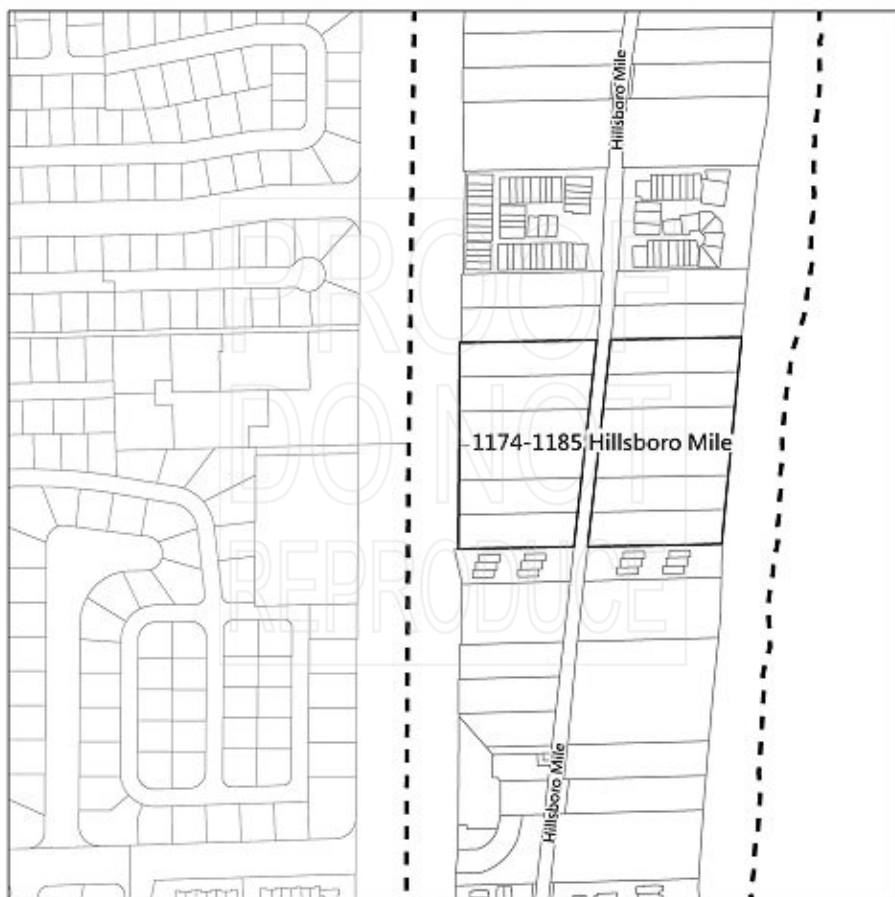
484308NT0041	VIRGINIA KAYE INC	1187 HILLSBORO MILE	HILLSBORO BEACH	FL	33062	VIRGINIA KAYE CO-OPUNIT 6E AKA MANAGER'S UNIT
484308NT0050	WEBER,ROBERT D &WEBER,CAROL S	225 HOILE LANE	HUNTINGTON	MD	20639	VIRGINIA KAYE CO-OPUNIT 7E
484308NT0060	CIFARELLI,MARK	113 MOUNTAIN RD	GREENWICH	NY	12834	VIRGINIA KAYE 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	ALETTI,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

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 212 of 401
10-28-2024



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: Ordinance No. 2024-12 Amend Ordinance, Election Event Permits **(SECOND READING)**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 5 ENTITLED "ELECTIONS" BY SPECIFICALLY AMENDING SECTION 5-2 ENTITLED "ELECTION EVENTS; PERMITS"; PROVIDING FOR TENT LOCATIONS AND PERMITTED HOURS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Submitting Dept: Town Clerk, Sherry Henderson, Town Clerk

Agenda Date: December 3, 2024

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Ordinance (Second Reading)

ORDINANCE NO. 2024-12

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 5 ENTITLED "ELECTIONS" BY SPECIFICALLY AMENDING SECTION 5-2 ENTITLED "ELECTION EVENTS; PERMITS"; PROVIDING FOR TENT LOCATIONS AND PERMITTED HOURS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission hereby finds it is in the best interest of the Town to amend the Town Code of Ordinances, by specifically amending Section 5-2 of the Town Code entitled "Election Events; Permits"; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF HILLSBORO BEACH, FLORIDA THAT:

Section 1. The foregoing "Whereas" clause is hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

Section 2. Chapter 5 entitled "Elections" of the Code of Ordinances is hereby amended to amend Section 5-2 entitled "Election Events; Permit" as follows:

Sec. 5-2. Election events; permits.

Election event means any meeting, activity, or gathering of a group of persons having a common purpose, design or goal, which occupies the public area excluding the parking lot between Town Hall and State Road A1A on an election date for a Federal, State, Broward County or Town Election. Nothing in this article shall preclude the use of such areas by the Town for governmental purpose.

(A) Upon written permission of the Town Manager, which must be applied for no sooner than the end of the applicable qualifying period and no later than seven (7) calendar days prior to any election event, election event organizers may seek approval for the erection of a tent. ~~Tents will be placed only at assigned locations. If multiple applications request the same location, preference will be given in the order the applications were received, at a specific location. If more than one application is received at the same time for the same space, then the assignment will be determined by a random process (e.g. coin toss) to be determined by the Town Manager with two (2) witnesses. with specific dimensions as determined by the Town Manager or his or her designee. Tents may only be erected within the front lawn of Town Hall, and there shall be no more than seven (7) spaces for tents. The Town Manager reserves the right to limit use of the public area at any time to prevent overuse and/or adverse impacts to adjacent properties.~~

(B) Election event organizers and their guests shall ~~not~~ be permitted to erect tents (not to exceed 10 by 10 feet), chairs, tables, signs, banners, or displays on Town property

~~before~~-after 6am on the day of the election event. All tents, chairs, tables, signs, banners, or displays shall be removed from Town property no later than 8pm on the day of the election event.

(C) Each election event organizer and their guests shall be responsible for removal of all debris, trash and garbage from the ~~permitted-occupied~~ location site by 8pm on the day of the special event. Prohibited items shall include alcoholic beverages, cooking materials, ~~pets~~, and any other items ~~determined by the Town Manager in his/her sole discretion that violates the public health, safety and welfare of the Town.~~

(D) Any person determined to be in violation of the provisions of this Section shall be subject to the civil citation penalty provisions of Chapter 11 of the Town's Code.

Section 3. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 4. That all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 5. It is the intention of the Town Commission of the Town of Hillsboro Beach, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Town of Hillsboro Beach, Florida, and the Sections of this ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article," or such other word or phrase in order to accomplish such intention.

Section 6. This Ordinance shall be effective after its passage and adoption by the Town Commission of the Town of Hillsboro Beach.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ON FIRST READING, THIS 12th DAY OF NOVEMBER, 2024.

ASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ON SECOND AND FINAL READING, THIS ____DAY OF_____, 2024.

By: _____
Dawn Miller, Mayor

ATTEST:

By: _____
Sherry D. Henderson, CMC, Town Clerk

ORDINANCE NO. 2024-12
Election; Event Permits

APPROVED AS TO FORM:

RECORD OF TOWN COMMISSION VOTE:

Donald J. Doody, Town Attorney

	<u>YES</u>	<u>NO</u>
MAYOR DAWN MILLER	☐	☐
VICE MAYOR BARBARA BALDASARRE	☐	☐
COMMISSIONER JANE REISER	☐	☐
COMMISSIONER DAVID RAVANESI	☐	☐
COMMISSIONER VINNIE ANDREANO	☐	☐



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
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Agenda Item Cover Memo

Agenda Item: Ordinance No. 2024-13 Amend Ordinance, Political Signs (**SECOND READING**)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S LAND DEVELOPMENT CODE BY AMENDING CHAPTER 12 DIVISION 6 BY SPECIFICALLY AMENDING SECTION 12-382 ENTITLED "POLITICAL SIGNS"; PROVIDING FOR LOCATION OF POLITICAL SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Submitting Dept: Town Clerk, Sherry Henderson, Town Clerk

Agenda Date: December 3, 2024

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Ordinance (second reading)

ORDINANCE NO. 2024-13

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S LAND DEVELOPMENT CODE BY AMENDING CHAPTER 12 DIVISION 6 BY SPECIFICALLY AMENDING SECTION 12-382 ENTITLED "POLITICAL SIGNS"; PROVIDING FOR LOCATION OF POLITICAL SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission hereby finds it is in the best interest of the Town to amend the Town Code of Ordinances, by specifically amending Section 12-382 of the Land Development Code entitled "Political Signs"; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF HILLSBORO BEACH, FLORIDA THAT:

Section 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

Section 2. Chapter 12 Division 6 of the Code of Ordinances is hereby amended to create Section 12-382 entitled "Political Signs" as follows:

Sec. 12-382. Political signs.

(A) Temporary signs advertising a candidate for public office, or a political campaign, measure or issue scheduled for an election are only permitted in accordance with to the following requirements:

(1) *Standards.*

(a) Temporary political signs shall not exceed 4.8 square feet per sign on any residential property. Furthermore, signs shall only be displayed with the consent of the owner or tenant. No more than one (1) sign on each side of SR A1A per candidate per residential property shall be allowed. ~~unless the property is on a corner, then the property may have up to two (2) signs per candidate one on each side of the property.~~ Double-sided signs shall be considered as one (1) sign. The maximum height to the top of the sign, including posts, other sign membranes or appendages shall not be more than three (3) feet above the ground in Town areas.

(b) *Placement on Utility Poles, Trees, Fences, Buildings, or in Public Right-of-Way.* No sign, poster, banner or placard of any type shall be affixed, painted, tacked, or nailed to any utility poles, trees, fences, or buildings, or otherwise displayed, placed or located on any state rights-of-way and/or median strips within the Town limits.

(c) *Illumination Prohibited.* Signs or sign posts shall not be illuminated or constructed of a reflective material and shall not contain any signs, streamers, movable items, fluttering, spinning, or similar attention attractors or advertising devices.

(d) Signs or advertisements shall not be placed on the Beach.

(e) Two (2) signs per candidate per residential property shall be permitted. Placement shall be limited to one (1) sign east of A1A and one (1) sign west of A1A.

(2) *Location of Signs.* No sign shall be placed, within three (3) feet of the property side ~~boundary setback~~ and no sign shall block corner visibility or be located in a required sight visibility triangle. All signs shall be placed and erected in a safe and appropriate manner. No signs shall be permitted on Town property or located in the A-1-A right-of-way.

(3) *Procedures.*

(a) *Removal of Illegal and/or Improper Political Sign.* Political campaign signs not posted in accordance with these regulations shall be subject to removal by the candidate, the property owner, or the Town.

(b) *Time limit:* a) Political signs permitted pursuant to this section shall not be placed prior to sixty (60) calendar days of the election to which they are related and shall be removed within 48 hours after the day of the election to which they apply. In the case where there is a primary election, signs shall be allowed sixty (60) calendar 14 days prior to the primary election. This time limit also applies to candidates who do not have an opponent in the primary. Signs may continue to be displayed between the primary election and the final election. b) Other temporary noncommercial signs permitted pursuant to this section shall be allowed only during the times when temporary political signs are allowed.

(c) *Responsibility for Removal.* For purposes of this chapter, each political candidate is responsible for each sign advertising his or her candidacy, regardless of who posted the sign or whether the sign is posted with authorization from the political candidate. The person or persons posting a political candidate's campaign sign shall be regarded as an agent of said candidate.

Section 3. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 4. That all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 5. It is the intention of the Town Commission of the Town of Hillsboro Beach, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Town of Hillsboro Beach, Florida, and the Sections of this ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article," or such other word or phrase in order to accomplish such intention.

Section 6. This Ordinance shall be effective after its passage and adoption by the Town Commission of the Town of Hillsboro Beach.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ON FIRST READING, THIS 12th DAY OF NOVEMBER 2024.

PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ON SECOND AND FINAL READING, THIS ____ DAY OF _____, 2024.

By: _____
Dawn Miller, Mayor

ATTEST:

By: _____
Sherry D. Henderson, CMC
Town Clerk

APPROVED AS TO FORM:

Donald J. Doody, Town Attorney

ORDINANCE NO. 2024-13
Political Signs

RECORD OF TOWN COMMISSION VOTE:

	<u>YES</u>	<u>NO</u>
MAYOR DAWN MILLER	☐	☐
VICE MAYOR BARBARA BALDASARRE	☐	☐
COMMISSIONER JANE REISER	☐	☐
COMMISSIONER DAVID RAVANESI	☐	☐
COMMISSIONER VINNIE ANDREANO	☐	☐



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
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Agenda Item Cover Memo

Agenda Item: Ordinance No. 2024-10 Requires Property Addresses on the Atlantic Ocean (Beach) and Intracoastal Waterway Side for Single-Family Homes and Multi-Unit Condo Buildings. (FIRST READING, tabled from 11/12/2024 agenda)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED "LAND DEVELOPMENT CODE", BY AMENDING SECTION 12-65 ENTITLED "BEACH STEPS AND PLATFORMS."; PROVIDING FOR POSTED PROPERTY ADDRESSES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE

Submitting Dept: Town Clerk, Sherry Henderson, Town Clerk

Agenda Date: December 3, 2024

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:

1. Ordinance (1st Reading)
2. Business Impact Statement _2024-10 Addresses Beach & ICW

ORDINANCE NO. 2024-10

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12 ENTITLED "LAND DEVELOPMENT CODE", BY AMENDING SECTION 12-65 ENTITLED "BEACH STEPS AND PLATFORMS."; PROVIDING FOR POSTED PROPERTY ADDRESSES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town Commission find that it is in the best interests of the residents of the Town of Hillsboro Beach to consider the proposed text amendments to the Code of Ordinances;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF HILLSBORO BEACH, FLORIDA THAT:

SECTION 1. The foregoing "Whereas" clause is hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

SECTION 2. Chapter 12 entitled "Land Development Code" of the Code of Ordinances is hereby amended by amending Section 12-265 entitled "Beach Steps and Platforms." as follow:

Sec. 12-265. Beach steps, ~~and platforms.~~ and posted property addresses.

(A) *Beach steps.* Beach steps are the means of access from the level of any property to the beach. They shall have protective rails on both sides and shall not be constructed closer than 15 feet to any north or south lot line.

(B) *Beach platforms and walkovers.*

(1) For the purpose of this section, the following definitions shall apply, unless the context clearly indicates or requires a different meaning.

Coastal construction line or coastal line. That line which is the more landward of the 2 following:

1. The line parallel to and 50 feet landward of the erosion control line established pursuant to the provisions of F.S. § 161.54, as it may exist from time to time; or
2. The line parallel to and 50 feet landward of mean high water.

D.N.R. regulations. When used herein, the D.N.R. regulations shall mean those rules and regulations promulgated or enforced by the Department of Natural Resources of the State of Florida pursuant to F.S. Ch. 161 (Laws 1961, Chapter 61-246, as amended).

(2) No excavation or construction shall be conducted waterward of the coastal construction line except such as comply with the following requirements:

- (a) No person, firm or corporation shall conduct the excavation or construction within such area without and except pursuant to a valid permit from the Town of Hillsboro Beach;
- (b) No permit shall be issued by the Town of Hillsboro Beach for excavation or construction within that area until the Department of Natural Resources of the State of Florida has issued and the Town of Hillsboro Beach has in its files a copy of a written permit to perform the excavation or construction;
- (c) Within 5 days of receipt thereof, the Building Department of the Town of Hillsboro beach shall notify the Department of Natural Resources of the State of Florida of any application for a permit to conduct any excavation or construction within such area received by the town and shall inform the applicant of the requirement for state permits; and

(d) All construction shall comply with the following limitations and specifications:

1. The bottom surface of the lowest horizontal beam or member shall be no higher than 3 feet above the top of the natural sand dune or the minimum level for such bottom surface of the lowest horizontal beam or member permitted by D.N.R. regulations, whichever is lower;
2. The finished upper surface of the floor area shall be no more than 12 inches higher than the level allowed for the bottom surface by subsection (B)(2)(d)1. above;
3. The upper surface of the railing for the structure shall be no higher than 42 inches, or the minimum height permitted by the Florida Building Code, whichever is lower, above the finished upper surface of the floor area as allowed by subsection (B)(2)(d)2. above. The balusters for the railing shall be the minimum width and at maximum spacing permitted by the Florida Building Code;
4. No portion of such structure shall have a horizontal surface which exceeds 150 square feet. Walkways not exceeding 4 feet in width for single-family and 5 feet in width for other districts, constructed at ground level, and at a minimum length to provide access past the natural dune vegetation, and accessory steps necessary for safe access to the beach, are not included in the 150 square feet total;
5. No posts, lights or other structures may extend to a height above that allowed for the upper surface of the railing by subsection (B)(2)(d)3. above;
6. The percentage of the vertical profile of the structure shall be the minimum possible when compliance with this section, the South Florida Building Code and D.N.R. regulations are collectively met;
7. No structure to which this section applies shall be constructed closer than 15 feet to any north or south lot line; and
8. Any lights on the structure shall be directed downward and inward from the railing and screened to minimize projection of the light outward from the structure.

(3) Issuance of a permit to construct a structure governed by this section does not relieve the applicant of the responsibility to comply with all applicable federal, state, county, town or other agency laws, ordinances, regulations or rules; nor is the applicant relieved of the responsibility to obtain any other licenses or permits which may be required by federal, state, county or town law.

(4) This section shall apply to all new excavations and new construction waterward of the coastal construction line after the date hereof and to all such structures to which any change in the supporting members, columns, beams, girders or substantial change or replacement of floor area or railings take place subsequent to the effective date hereof.

(C) Posted property addresses.

(1) All properties shall have its street address numbers posted on the eastern-most entry point of all beach access steps so as to be clearly visible from the beach.

(a) Should a property not have beach access steps, an alternate location is permitted to post street address numbers, including on an existing wall or post at the property's eastern-most beach access point, or on a post placed specifically for this purpose, provided it complies with all necessary Town and State regulations.

(2) All properties shall have street address numbers clearly visible from the Intracoastal Waterway, to be posted on a dock, pier, or other structure adjacent to the waterway.
(a) Should a property not have a dock, pier, or other structure adjacent to the waterway, address numbers may be placed on a post placed specifically for this purpose.

SECTION 4. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

SECTION 5. That all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

SECTION 6. It is the intention of the Town Commission of the Town of Hillsboro Beach, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Town of Hillsboro Beach, Florida, and the Sections of this ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article," or such other word or phrase in order to accomplish such intention.

SECTION 7. This Ordinance shall be effective fifteen (15) days after its passage and adoption by the Town Commission of the Town of Hillsboro Beach.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ON FIRST READING, THIS ____ DAY OF _____, 2024.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ON SECOND AND FINAL READING, THIS ____ DAY OF _____, 2024.

TOWN OF HILLSBORO BEACH, FLORIDA

Dawn Miller, Mayor

ATTEST:

By: _____
Sherry D. Henderson, CMC
Town Clerk

APPROVED AS TO FORM:

Donald J. Doody, Town Attorney

ORDINANCE NO. 2024-10

Require Street Addresses on Atlantic Ocean (Beach) and Intracoastal Waterway Side for Single-Family and Multi-Unit Condo Buildings

RECORD OF TOWN COMMISSION VOTE:

	<u>YES</u>	<u>NO</u>
MAYOR DAWN MILLER	☐	☐
VICE MAYOR BARBARA BALDASARRE	☐	☐
COMMISSIONER JANE REISER	☐	☐
COMMISSIONER DAVID RAVANESI	☐	☐
COMMISSIONER VINNIE ANDREANO	☐	☐

Town of Hillsboro Beach

Business Impact Estimate Form

*This Business Impact Estimate Form is provided in accordance with **Section 166.041(4), Florida Statutes** and must be included in the agenda item backup for each proposed ordinance on first reading. A Business Impact Estimate Form must be prepared and posted on the Town's website for each ordinance by the date that the notice of the proposed ordinance is published, regardless of whether the ordinance is exempted under Section A below. This Business Impact Estimate Form may be revised following its initial posting.*

Ordinance 2024-10

Amends the Town's Code by amending Ch 12 entitled "Land Development Code" by amending Section 12-265 entitled "Beach Steps and Platforms"; providing for the requirement of all parcels to place their street address where it is visible from the beach and the Intracosastal Waterway.

The provisions contained in this Section A. constitute exemptions as provided in Section 166.041(4)(c). If one or more boxes are checked in Section A below, a business impact estimate is not required by state law for the proposed ordinance.

Section A.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the Town;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If an exemption in Section A is applicable, then only Section A. needs to be completed. If there is no exemption in Section A, Section B must be completed.

Section B. This section with the business impact estimate must be completed if the proposed ordinance does not meet any of the exemptions in Section A.

1. A summary of the proposed ordinance which must include a statement of the public purpose (e.g., public health, safety, morals and welfare).

To protect the public health by posting the property's street address visible from the beach and the Intracoastal, allowing for easy location identification for emergency personnel.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:

- a. An estimate of direct compliance costs that businesses may reasonably incur.

As the parcel street address may be placed on an existing structure, or on a single post place din to the ground, the expected cost to any business is likely to be less than \$500.

- b. Any new charge of fee on businesses subject to the proposed ordinance, or for which the businesses will be financially responsible, and

N/A

- c. An estimate of the Town's regulatory costs, including an estimate of any new charges or fees to cover such costs.

Additional enforcement costs would be minimal, but would include time for Code Enforcement calls plus Special Magistrate hearings, but costs would be offset by Code and administrative fines.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance.

Approximately 2 commercial enterprises affected, plus single family, and multi-family dwelling units.

4. Additional information/methodology for preparation, if any:

The Hillsboro hotel and Hillsboro Club were contacted to advise and ascertain any objection to the new ordinance. None were noted.

Prepared by: Mac Serda, Town Manager
Print name and title

November 5, 2024
Signature and Date



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: December 3, 2024
SUBJECT: Site Plan Approval
LOCATION: 1175-1184 Hillsboro Mile

This Agenda report is regarding a request of Hillsboro Mile Property Owner, LLC, and its agent, Jeffrey Bass for site plan approval of a property located at 1174-1185 Hillsboro Mile (Property). 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 approve a site plan dated October 4, 2024 (Proposed Site Plan), in conjunction with the rezoning of the property from the RM-16 Zoning District to the CD Zoning District as required per the requirements found in Section 12-107 as well as all other requirements within the Town's Land Development Code (LDC).



Analysis

The current owners purchased the Property located at 1174 -1185 Hillsboro Mile in December 2020 and are in the process of developing the property. The site includes two separate parcels. Parcel A (West Parcel) is located between Hillsboro Mile (A1A) and the Intracoastal Waterway. Parcel B (East Parcel) is located on the east side of Hillsboro Mile. The Property is identified as a Local Area of Particular Concern (LAPC) which includes portions of the beach area and a conservation easement existing on approximately 1/3 of the parcel. The proposed site plan is for development on both Parcels A and B. The site plan was

originally considered and approved by the Town Commission on February 1, 2022 (Previously Approved Site Plan).

As part of the rezoning application, the Proposed Site Plan was reviewed against the Town's Comprehensive Plan and 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.

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. The property owner has also submitted a rezoning application from the RM-16 Zoning District to the CD Zoning District. As these regulations are now adopted, and the ordinance approving the rezoning of the property has been adopted, the chart below analyzes the Proposed Site Plan and Previously Approved Site Plan for consistency with the 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 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.
<i>Parking Regulations</i>	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
<i>Yard Regulations</i>	For purposes of yard calculations within the CD District, given the presence of coastal 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	East of A1A: Height measured from average dune height; 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	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;

	less than 25 feet measured from the roof overhang.	
<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: 29.9% Driveways/parking areas: 10.7%
<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: 11.5%
	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.

Comparison of the Previously Approved Site Plan and the Proposed Site Plan

The review of the Proposed Site Plan included a comparison of the Previously Approved Site Plan to ensure consistency with one another with respect to all zoning regulations within the LDC. Both plans are consistent with the requirements within the Town's LDC. Below is a comparison of the code requirements from the site data table (Sheet A0-05) from both site plans as provided below:

	Code Requirement	Previously Approved Site Plan	Proposed Site Plan
Total Density	Maximum 188 Units 11.68 gross acres x 16 units/acre = 188 Units	100 Units Parcel A: 28 Units; Parcel B: 72 Units;	92 Units Parcel A: 22 Units; Parcel B: 70 Units;
Parking	Parcel A: 33 Spaces Parcel B: 105 Spaces	Parcel A: 82 Spaces Parcel B: 201 Spaces	Parcel A: 73 Spaces Parcel B: 165 Spaces
Building Coverage	30% Maximum 153,790 SF	28.9% 148,501 SF	29.9% 143,276 SF
Paved Driveways and Parking Areas	15% Maximum 76,894 SF	12.7% 65,160 SF	10.6% 50,987 SF
Open Area	55% Minimum 256,316 SF	57.2% 273,714 SF	56.2% 268,842 SF
Green Area	35% Minimum 179,421 SF	36.1% 185,279 SF	49% 234,485 SF
Paved Recreational Areas	15% Maximum 76,843 SF	14.7% 75,747 SF	11.5% 55,251 SF

There are some minor deviations in the percentages between the two plans as the calculations for the zoning data table were slightly different. The Previously Approved Site Plan used the gross acreage of the site (11.77 acres) while the Proposed Site Plan is based on the net acreage (10.998 acres). Regardless, the

Proposed Site Plan is consistent with the Previously Approved Site Plan and meets all of the requirements of the Town's LDC.

Site Plan Approval – Sections 12-3 and 12-48

The Proposed Site Plan was reviewed against the requirements set forth in Section 12-3 of the Town's LDC and complies with the applicable provisions of the provisions of the Article, 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.

Per Section 12-48, the Town Commission shall review the application for final site plan approval per the requirements and make one of the following determinations:

- (1) That the application meets the requirements for a development order approving this application
- (2) That the application does not meet the requirements for a development order denying this application
- (3) That the application does not meet the requirements for a development order approving this application for site plan approval, but requires additional changes which requires a corrected site plan submitted within 30 calendar days of the Town Commission meeting; or
- (4) That the application does meet the requirements for a development order for approval with specified conditions

Staff Recommendation

Based on the sound technical analysis of the Town consultant planner, and review of Section 12-3, 12-48 and 12-107, there is a basis in which the Town Commission can consider whether the Proposed Site Plan meets the requirements within the Town's LDC.

Therefore, the town planner recommends that:

That the Town Commission consider that the application meets the requirements for a development order approving this application for site plan approval.

Attachments:

Location Map
Site Plan dated October 4, 2024



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
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

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

COVER

SCALE:

DATE:
10/04/2024

A0-00

PCL XL error

Subsystem: xlparse

Error: IllegalAttributeDataType

Operator: Parser

Position: 1986207



APPLICATION FOR FINAL SITE PLAN APPROVAL
ARCHITECTURAL SET 10/04/2024

SHEET LIST	
SHEET NAME	SHEET NUMBER
COVER	A0-00
SURVEY	A0-01
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AVG. DUNE ELEVATION CERTIFICATE	A0-03
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PARCEL B - LEVEL 02-10	A1-04
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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
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CONSERVATION AREA PLAN	A1-13
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SECTION - PARCEL B	A3-01
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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

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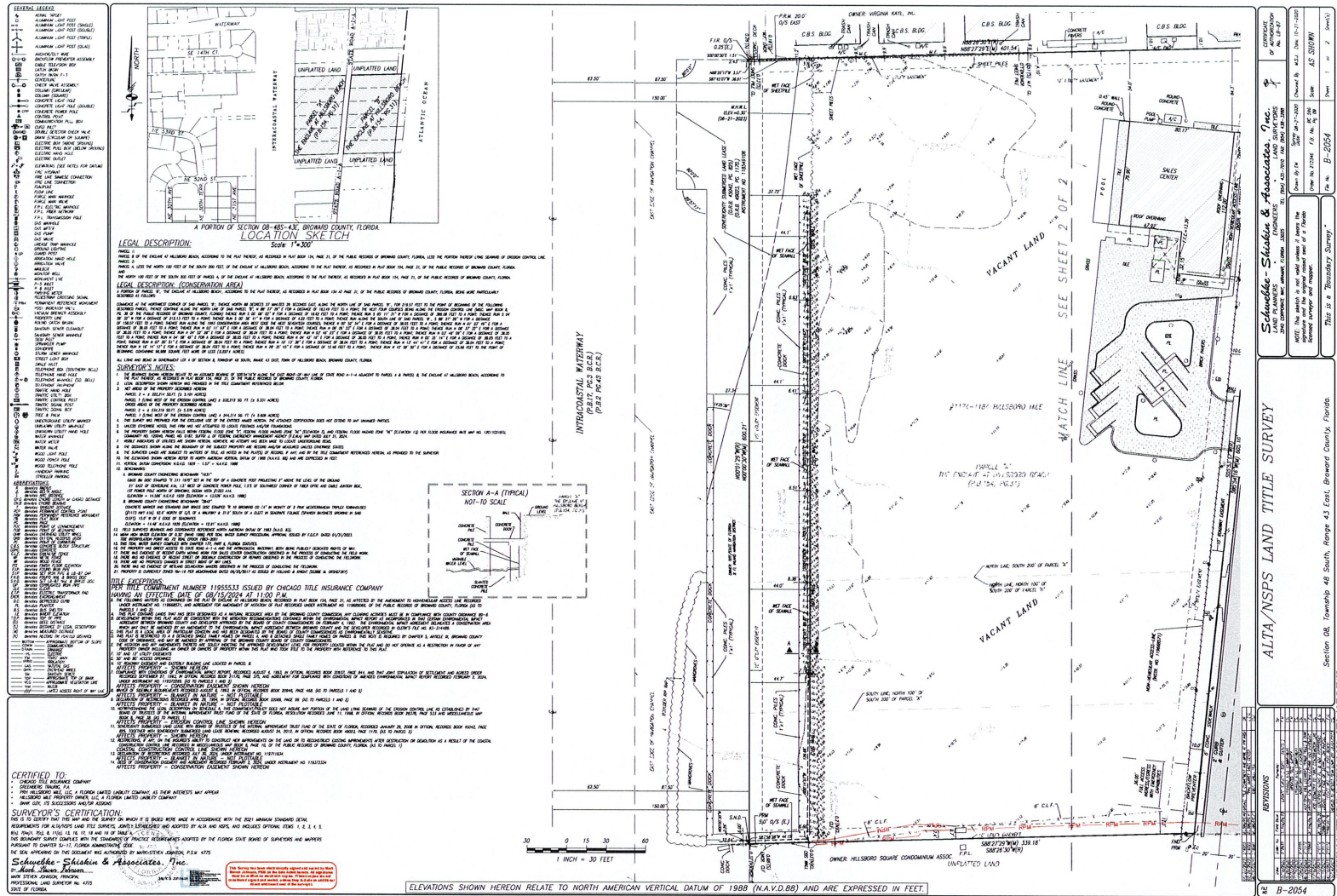
1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

COVER

SCALE:

DATE:
10/04/2024

A0-00



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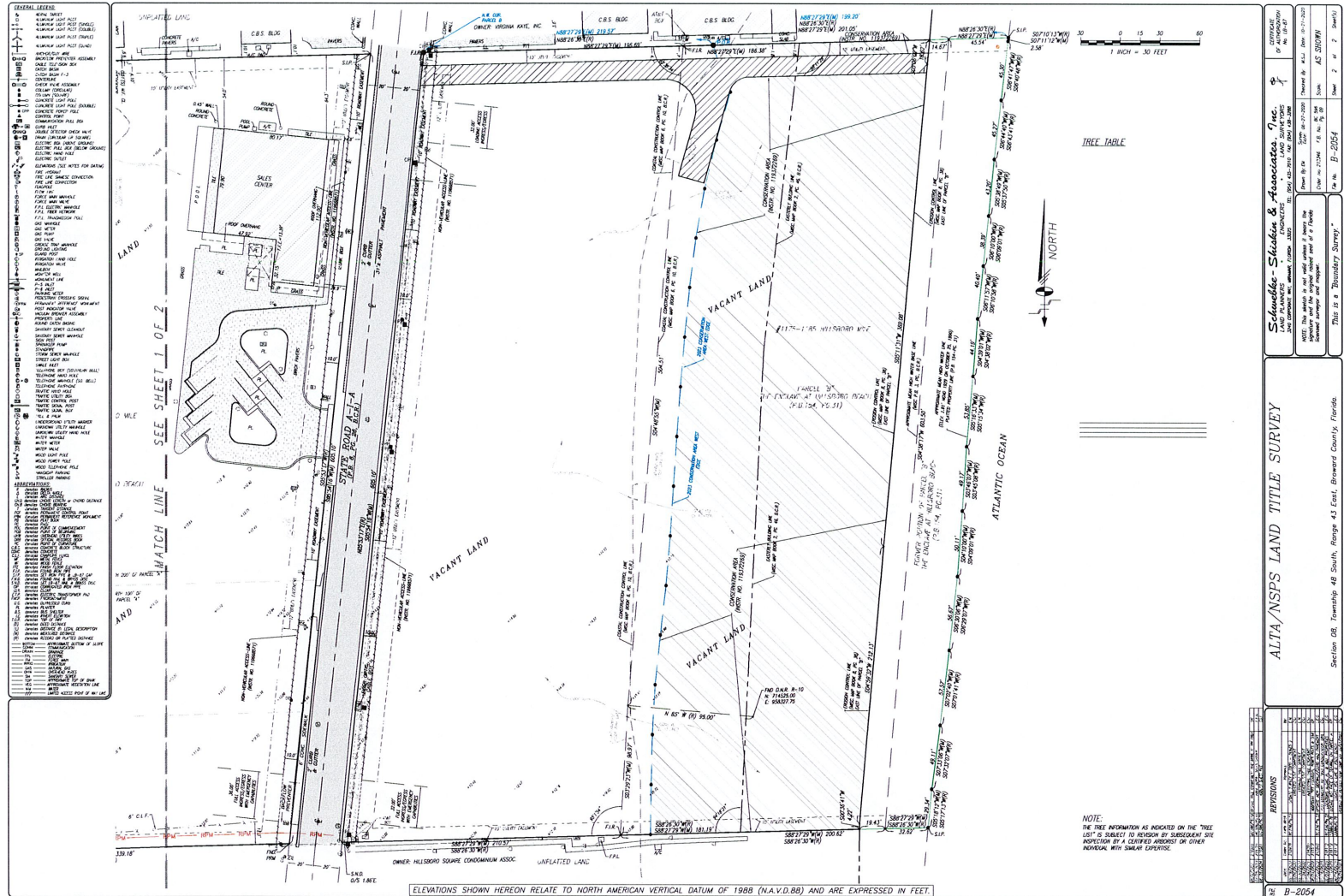
1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

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 SURVEYED 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

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.

Respectfully submitted,
SCHWEBKE-SHISKIN & ASSOCIATES, INC.

Mark Steven Johnson, P.S.M. 4775
Professional Surveyor and Mapper, State of Florida
Principal

Mark S Johnson

Digitally signed by Mark S Johnson
DN: cn=Mark S Johnson, o=SCHWEBKE-SHISKIN & ASSOCIATES, ou=Schwebke Shiskin and Associates, C=US
Reason: THE SEAL ON THIS DOCUMENT HAS
NOT BEEN VERIFIED BY THE STATE OF FLORIDA
COMING INTO BEING 04/15/2021
DATE: 2021.07.14 15:28:56-0700

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

SCHWEBKE-SHISKIN & ASSOCIATES

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

ZONING DATA SUMMARY

SCALE:

DATE:
10/04/2024

A0-05

PROPOSED														PARCEL A														Vault
PARCEL B														Condo + Tennis Amenity														
Oceanfront Condo																												
	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					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																
COMBINED TOTAL																												
Units	92 Units																											
Parcel B Parking Spaces #	165 Spaces																											
Parcel B Parking Ratio	1.5 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																											

Roof Level	7 Units	38,344 SF										9,735 SF	53,085 SF
Level 03	10 Units	37,244 SF										43,397 SF	53,085 SF
Level 02	5 Units	25,549 SF	8,668 SF	5,195 SF	13,863 SF		10 Spaces	23 Spaces	33 Spaces			42,296 SF	34,247 SF
Basement Parking		13,146 SF					34 Spaces	4 Spaces	2 Spaces	40 Spaces		50,720 SF	44,599 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

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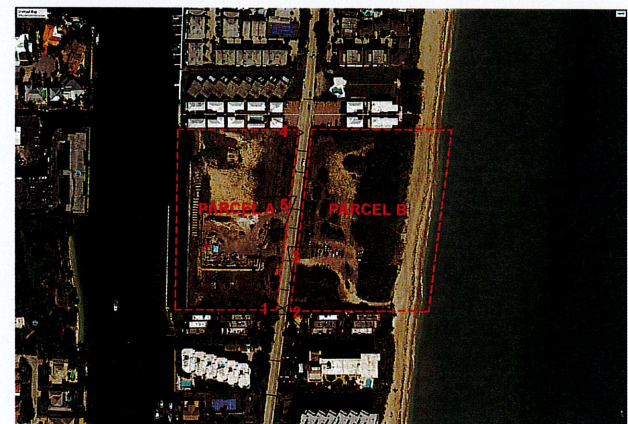
1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

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

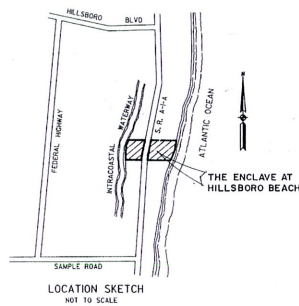
SCALE:

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 11.22 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 171, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 219H-4, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT INTERFERENCE MONUMENTS PLACED HEREIN SET IN ACCORDANCE WITH SECTION 171.09 OF SAID CHAPTER 171. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM 1988 BY CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE: 7/11/91

KEITH AND SCHNARS, P.A.

BY: Thomas G. Linsford
THOMAS G. LINSFORD
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 }

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.

WITNESS John B. Kennelly
JOHN B. KENNELLY
WITNESS Carolyn B. Bell
CAROLYN B. BELL

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.

EXCELSIOR, CO. 1991

MY COMMISSION EXPIRES:

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 88-4.

NOTE

DEVELOPMENT WITHIN THIS PLAT MUST BE CONSISTENT WITH THE MITIGATION RECOMMENDATIONS CONTAINED WITHIN THE ENVIRONMENTAL IMPACT REPORT AS APPROVED BY THE BROWARD COUNTY COMMISSION. IMPACT ADJUSTMENT BETWEEN BROWARD COUNTY AND DEVELOPER APPROVED BY THE BOARD OF COUNTY COMMISSIONERS BY P. 4-77. THE ENVIRONMENTAL IMPACT ADJUSTMENT RELATES A CONSERVATION AREA WHICH MAY ONLY BE ADJUSTED BY AN AGREEMENT TO THE BROWARD COUNTY COMMISSIONERS AND THE DEVELOPER.

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 }

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 17650, PAGE 235, 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.

WITNESS Paul C. Wolfe
PAUL C. WOLFE
WITNESS Carolyn B. Bell
CAROLYN B. BELL

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, 1995

MY COMMISSION EXPIRES:

TOWN OF HILLSBORO BEACH

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: David C. Dammert
MAYOR
DATE: 5/20/91

BY: David C. Dammert
TOWN CLERK
DATE: 5/20/91



93-3180a3 PLAT BOOK 154 PAGE 31
SHEET 1 OF 2

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: David C. Dammert
DIRECTOR
DATE: April 4, 1991

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Henry P. Cook
HENRY P. COOK
FLORIDA P.E., REG. NO. 12506
DIRECTOR OF ENGINEERING
DATE: 5-2-91

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 TRANSPORTATION THIS 6th DAY OF DECEMBER, A.D. 1990.

BY: Ala. Goodberry
CHAIRPERSON
DATE: JUNE 27, 1991

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: David C. Dammert
ADMINISTRATOR OR DESIGNEE
DATE: July 30, 1993

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 171, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 1st DAY OF FEBRUARY, A.D. 1991.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

BY: Thomas G. Linsford
DEPUTY
BY: David C. Dammert
TOWN CLERK
BY: David C. Dammert
CHAIR
COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 16th DAY OF MAY, A.D. 1991, AND RECORDED IN PLAT BOOK 154, PAGE 31, RECORD VERIFIED.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR
BY: David C. Dammert
DEPUTY

SURVEYOR	TOWN OF HILLSBORO BEACH	COUNTY ENGINEER	COUNTY SURVEYOR	ENCLAVE AT HILLSBORO	CHECKED BY	DATE
KEITH AND SCHNARS, P.A.	DAVID C. DAMMERT	DAVID C. DAMMERT	DAVID C. DAMMERT	DAVID C. DAMMERT	DAVID C. DAMMERT	5/20
PRELIMINARY CHECK	ENGINEERING DEPT.	FIELD BOUND SURVEY	CALCULATIONS	LEADERSHIP	WOLFE	0/30
FIELD BOUND SURVEY	LEADERSHIP	WOLFE	PETERS	PETERS	PETERS	0/30
PLANNING DEPT.	GARCIA	GARCIA	GARCIA	GARCIA	GARCIA	0/30
FINAL CHECK	LINSFORD	LINSFORD	LINSFORD	LINSFORD	LINSFORD	5/20

VAX FILE # P36033630PL010101
114-MP-90

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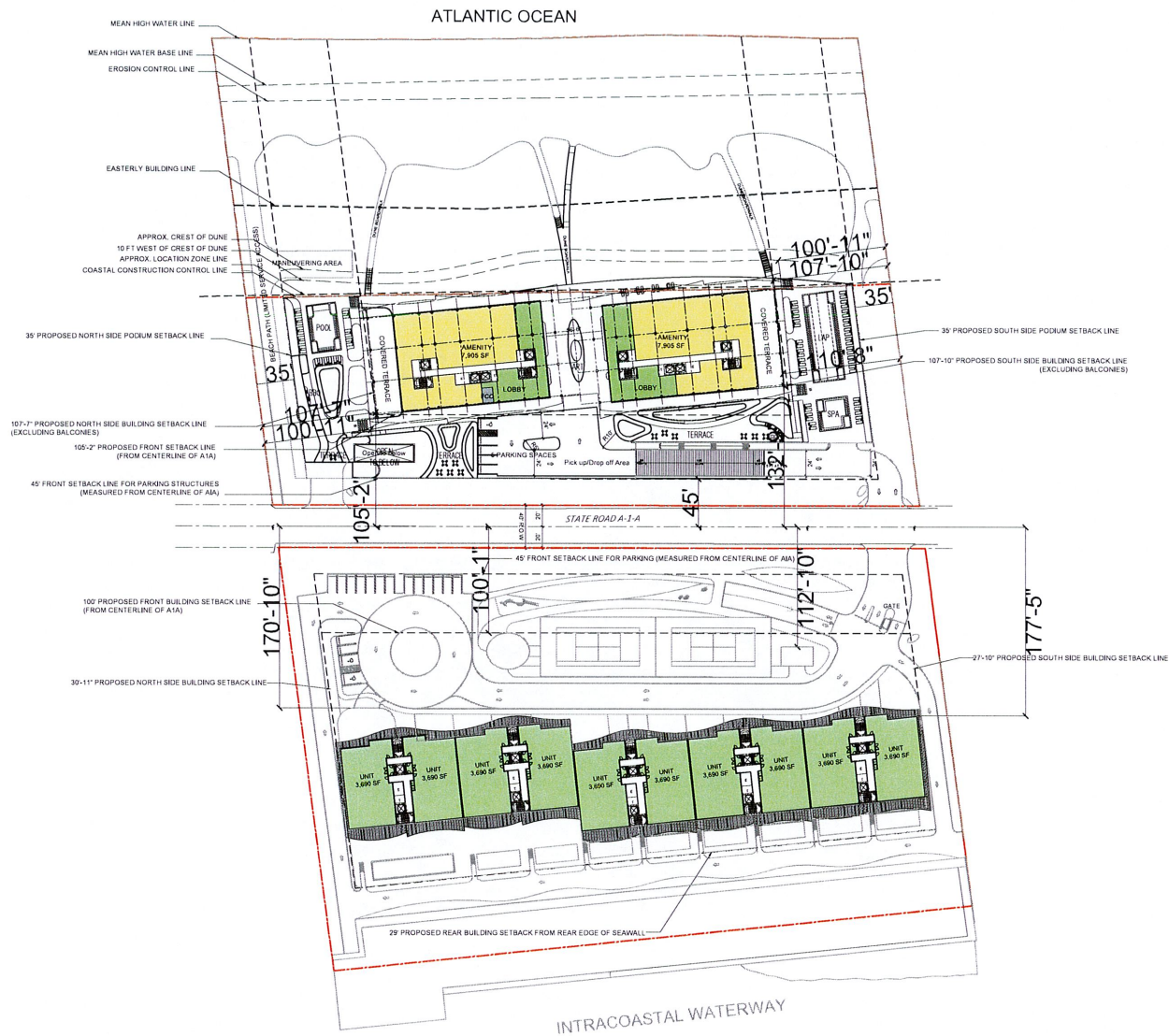
1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PLAT INFORMATION

SCALE:

DATE:
10/04/2024

A0-06



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

OVERALL SITE PLAN

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

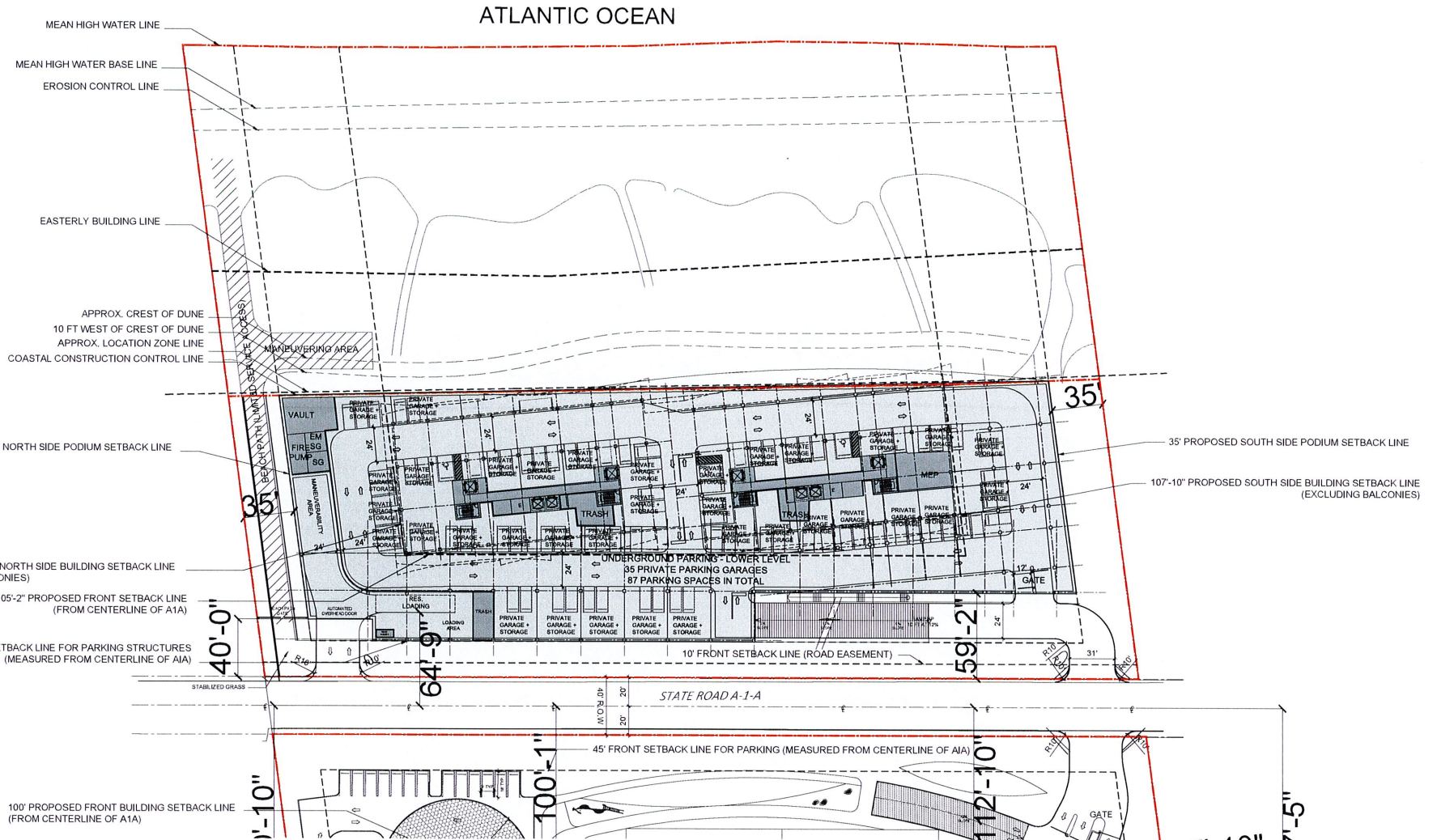


DATE:
10/04/2024

A1-00

[illegible]

Page 245 of 401



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PARCEL B - BASEMENT
PARKING - UPPER LEVEL

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

0 10 25 50



DATE:
10/04/2024

A1-02

ATLANTIC OCEAN



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PARCEL B - LOBBY LEVEL 01

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

0 10 25 50



DATE:
10/04/2024

A1-03

ATLANTIC OCEAN



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PARCEL B - LEVELS 02-10

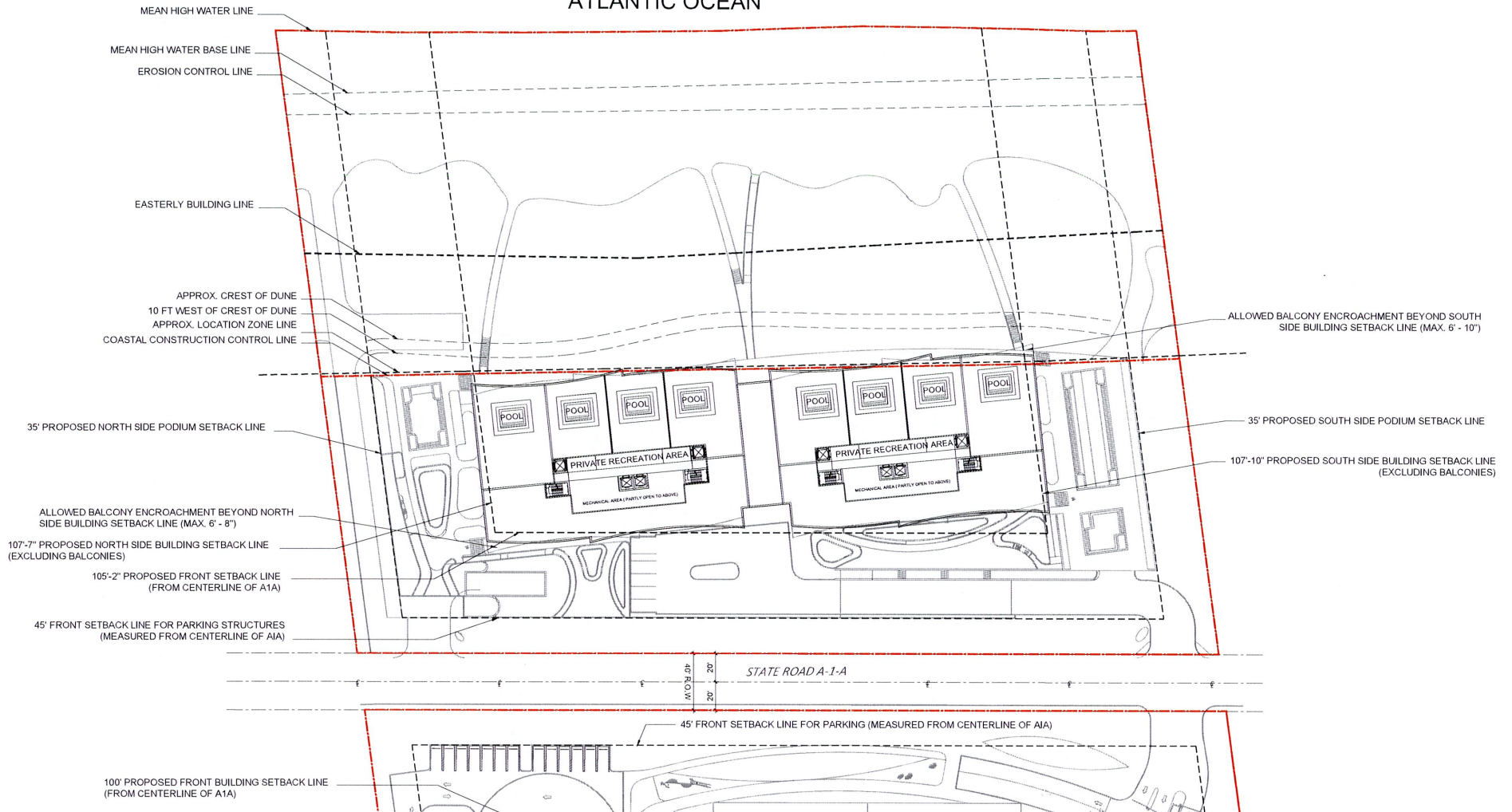
0 10 25 50
SCALE: 1/32"=1'-0"



DATE:
10/04/2024

A1-04

ATLANTIC OCEAN



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

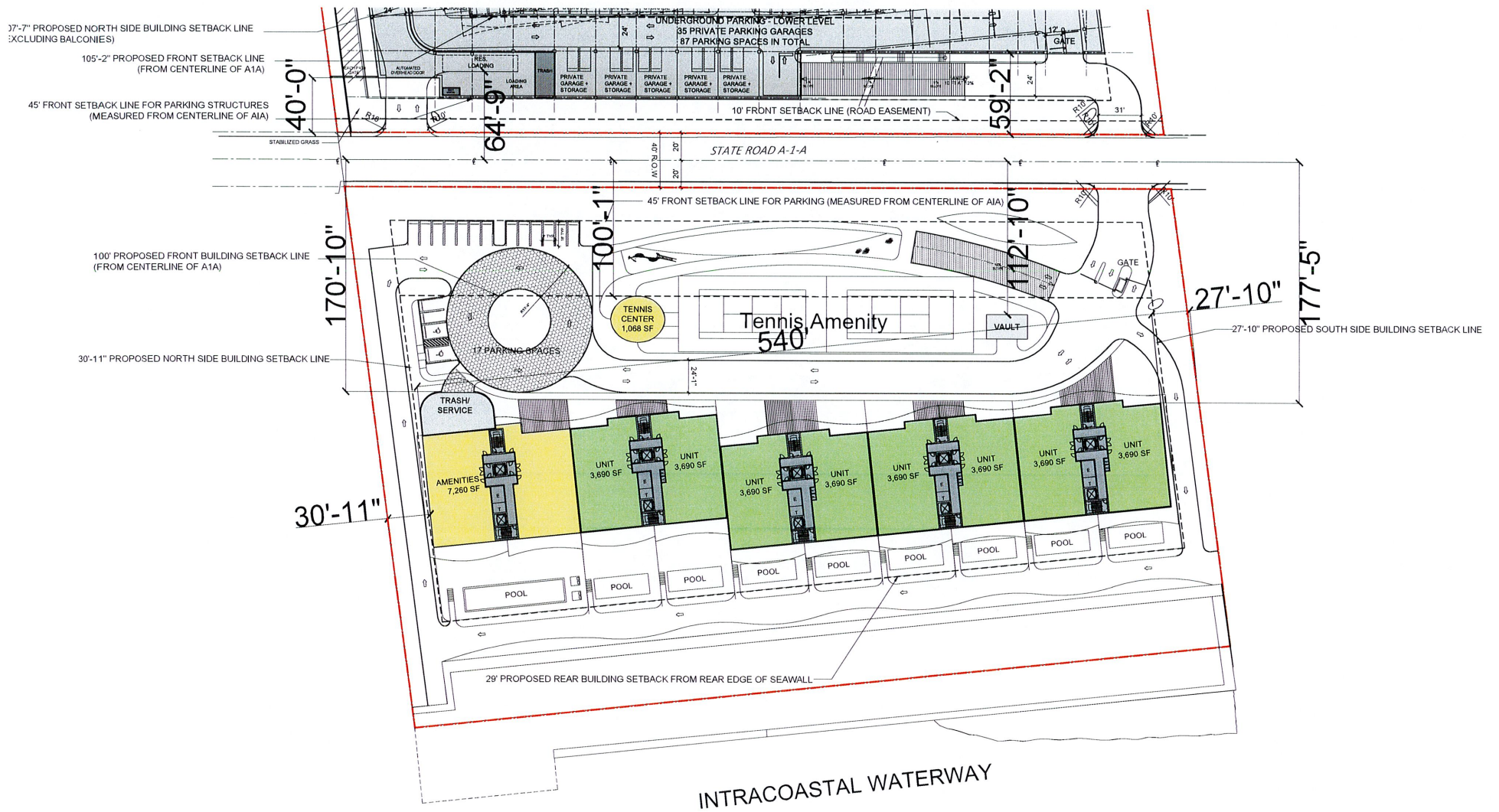
PARCEL B - ROOF PLAN

0 10 25 50
SCALE



DATE:
10/04/2024

A1-05



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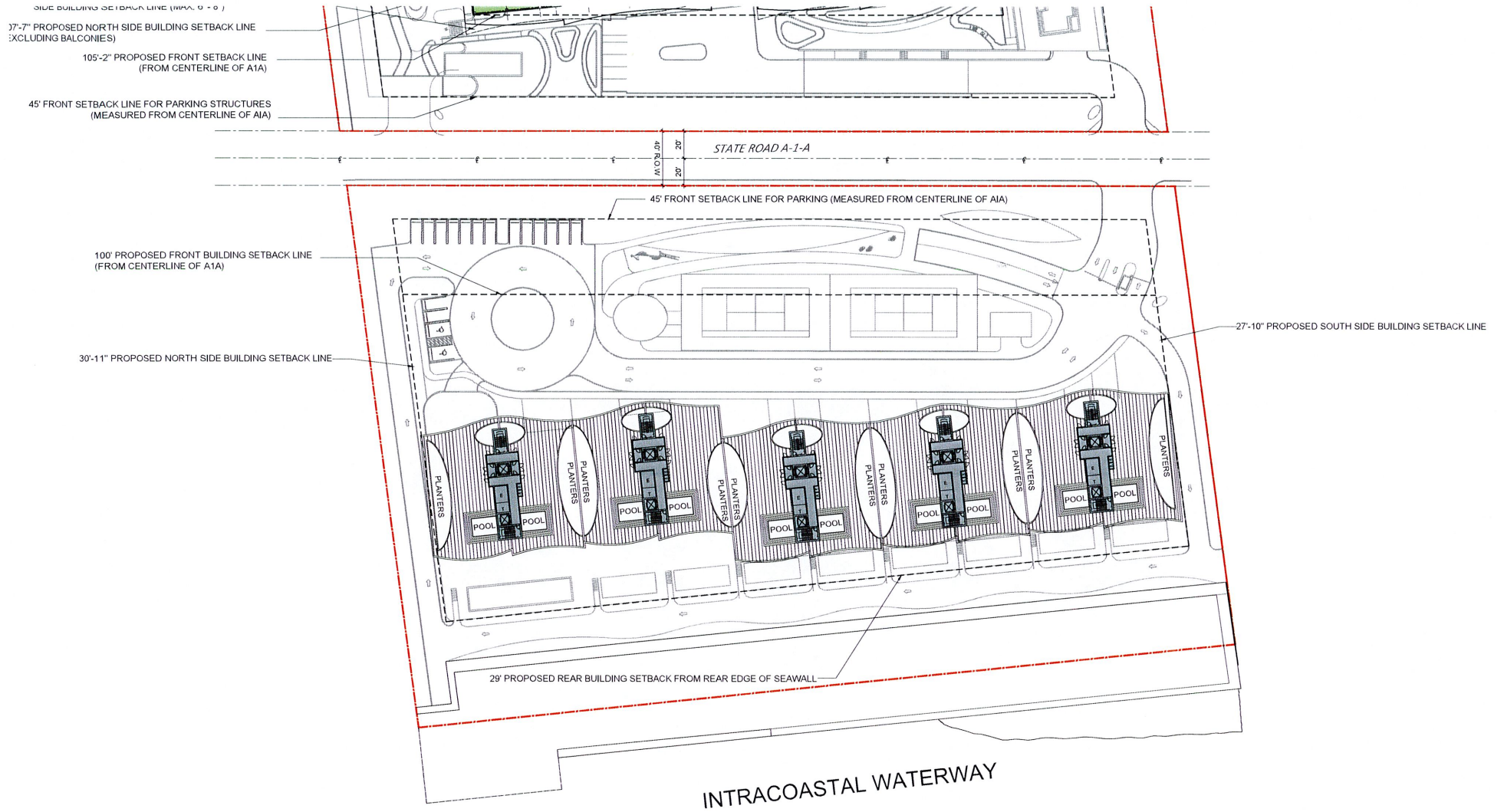
PARCEL A - GROUND LEVEL

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



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10/04/2024

A1-07



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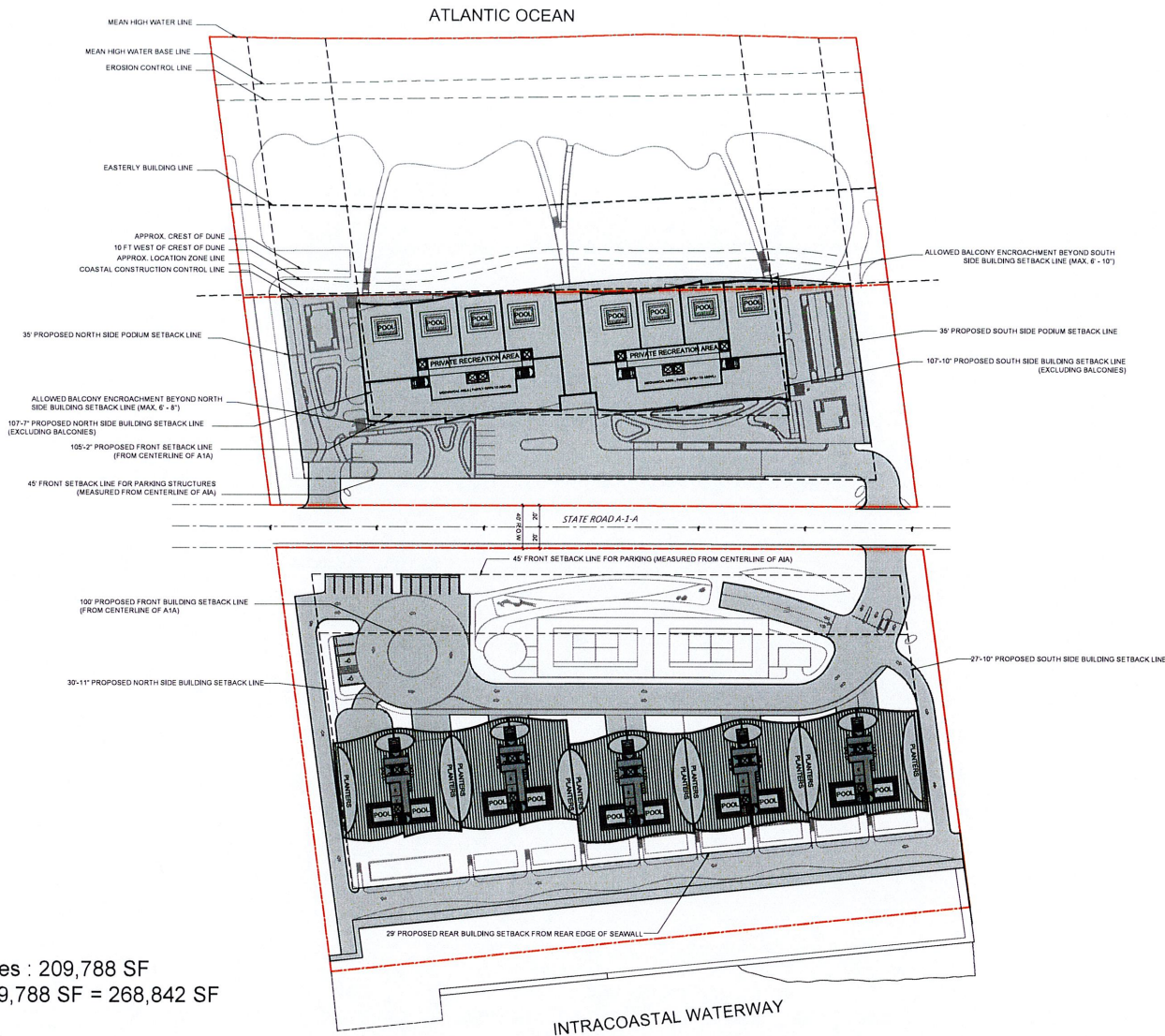
PARCEL A - ROOF LEVEL

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%

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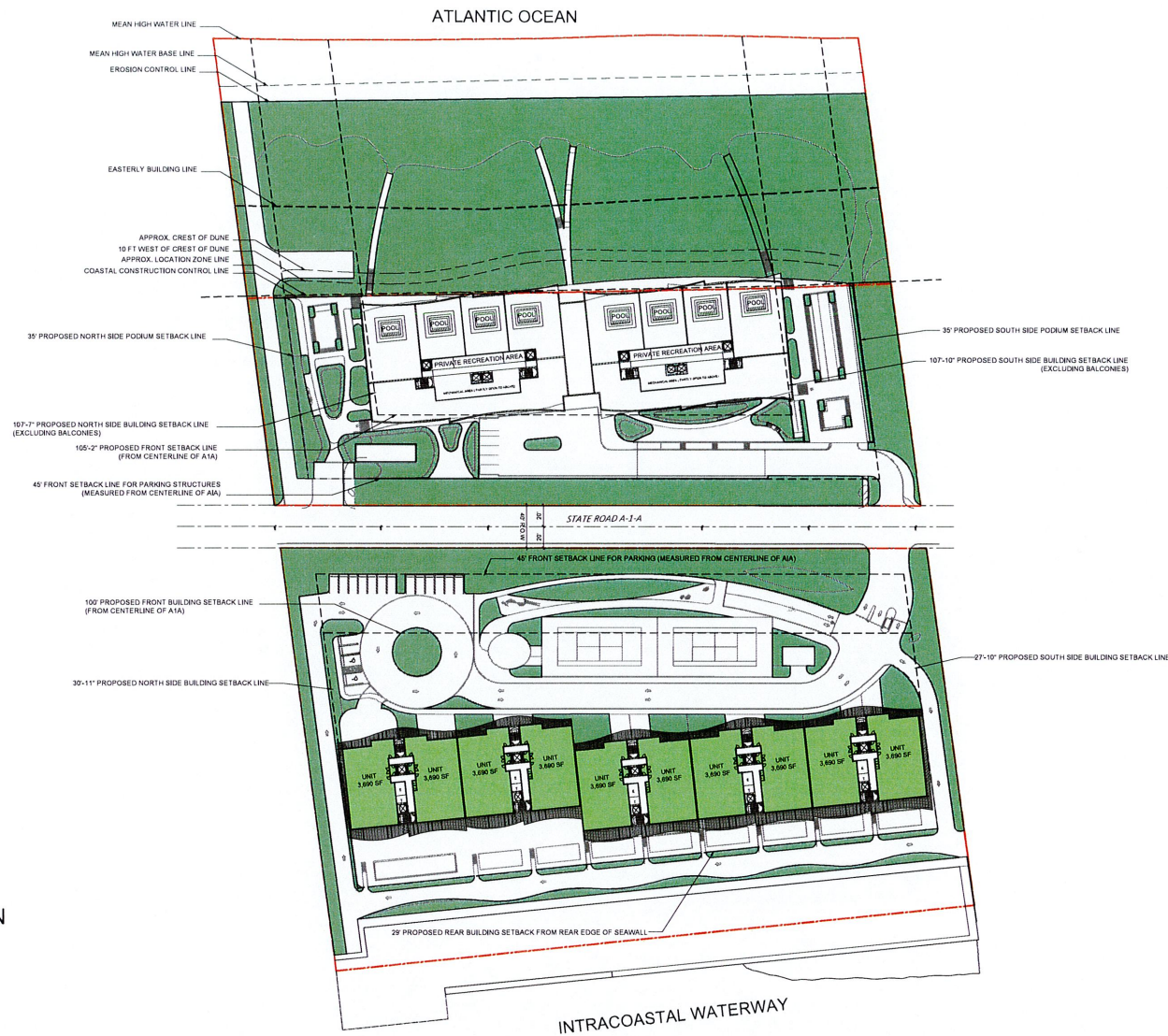
OPEN AREA PLAN

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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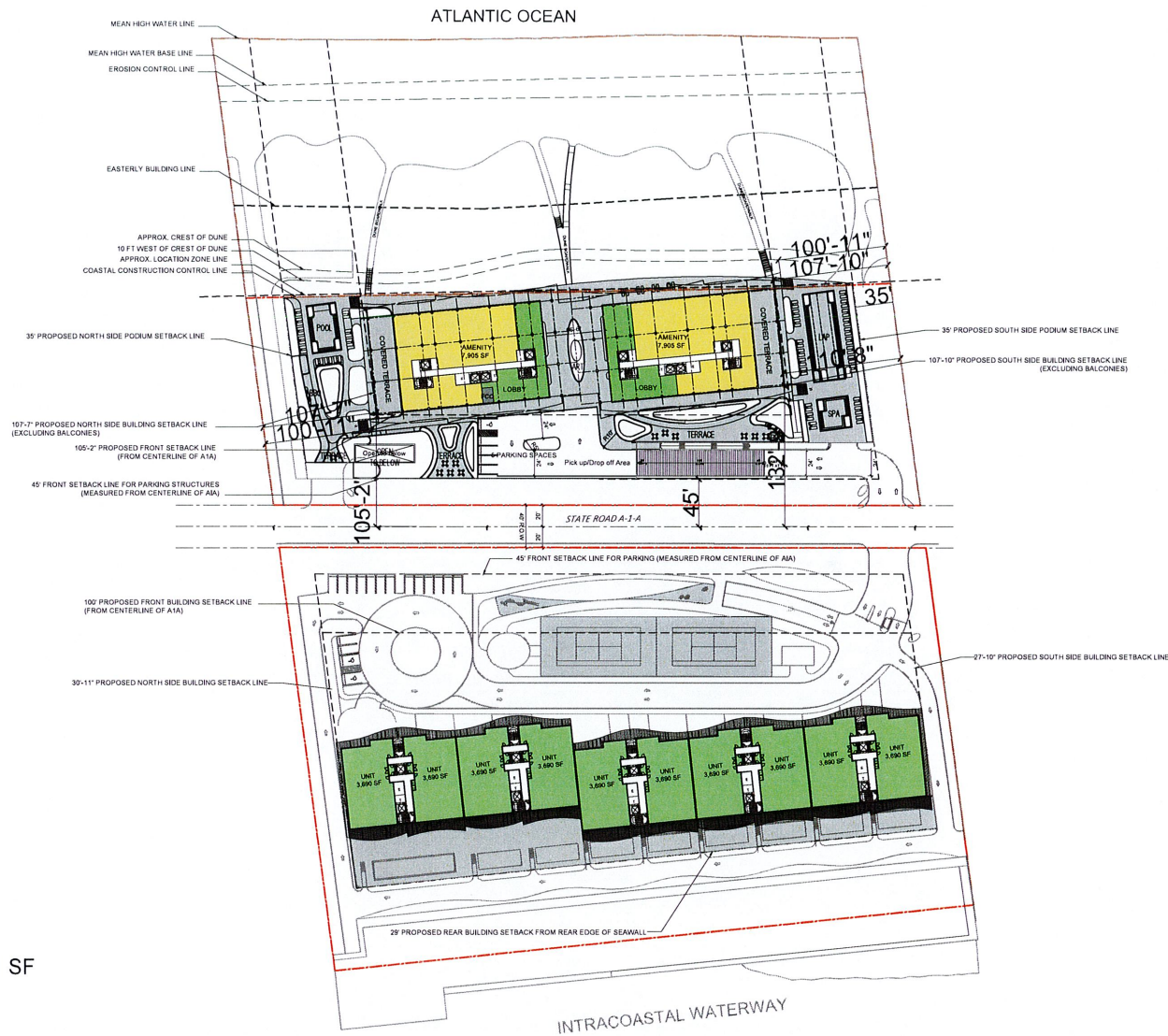
GREEN AREA PLAN

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



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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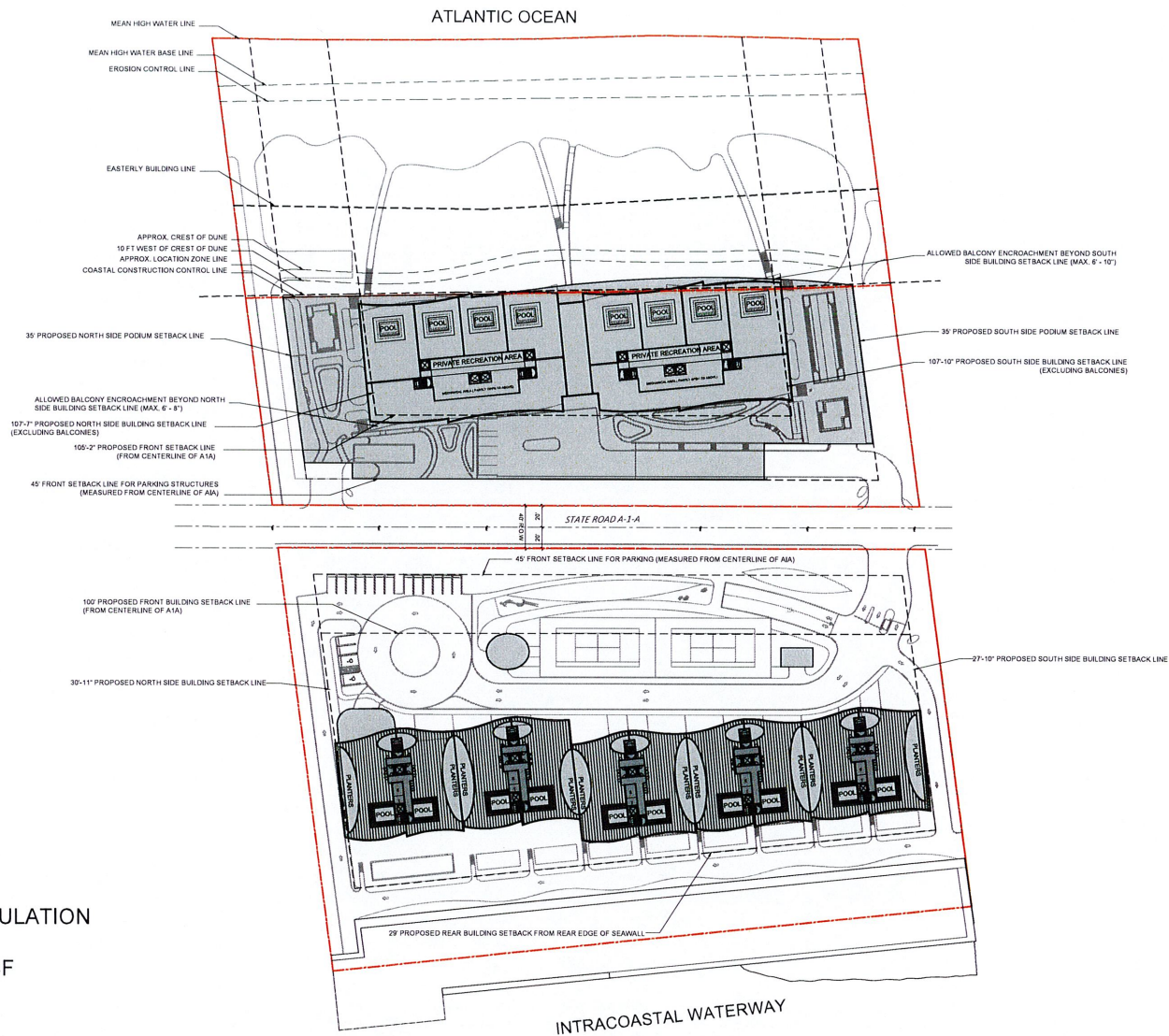
PAVED RECREATIONAL AREA PLAN

010 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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BUILDING COVERAGE PLAN

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

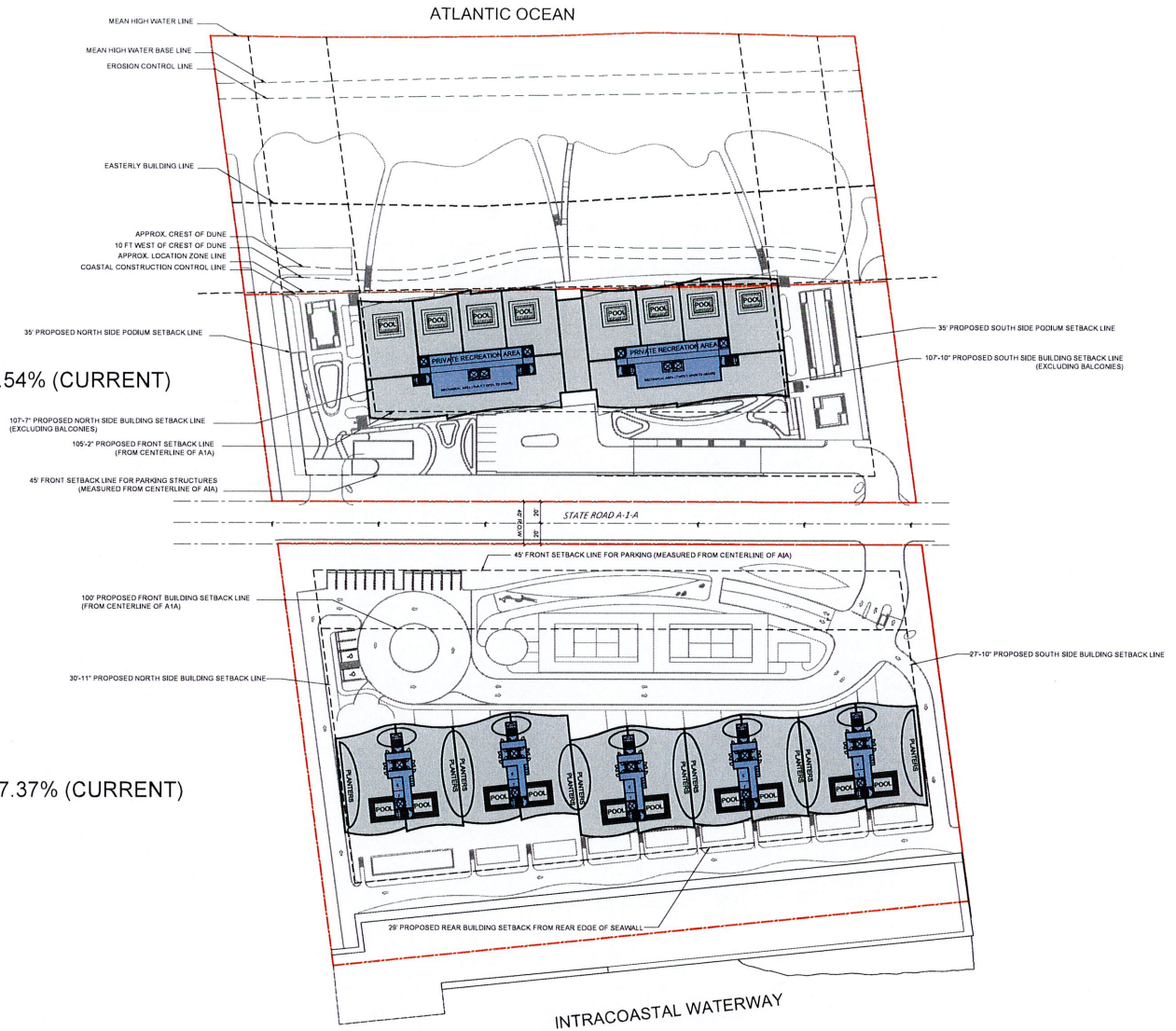


DATE:
 10/04/2024

A1-15

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%)

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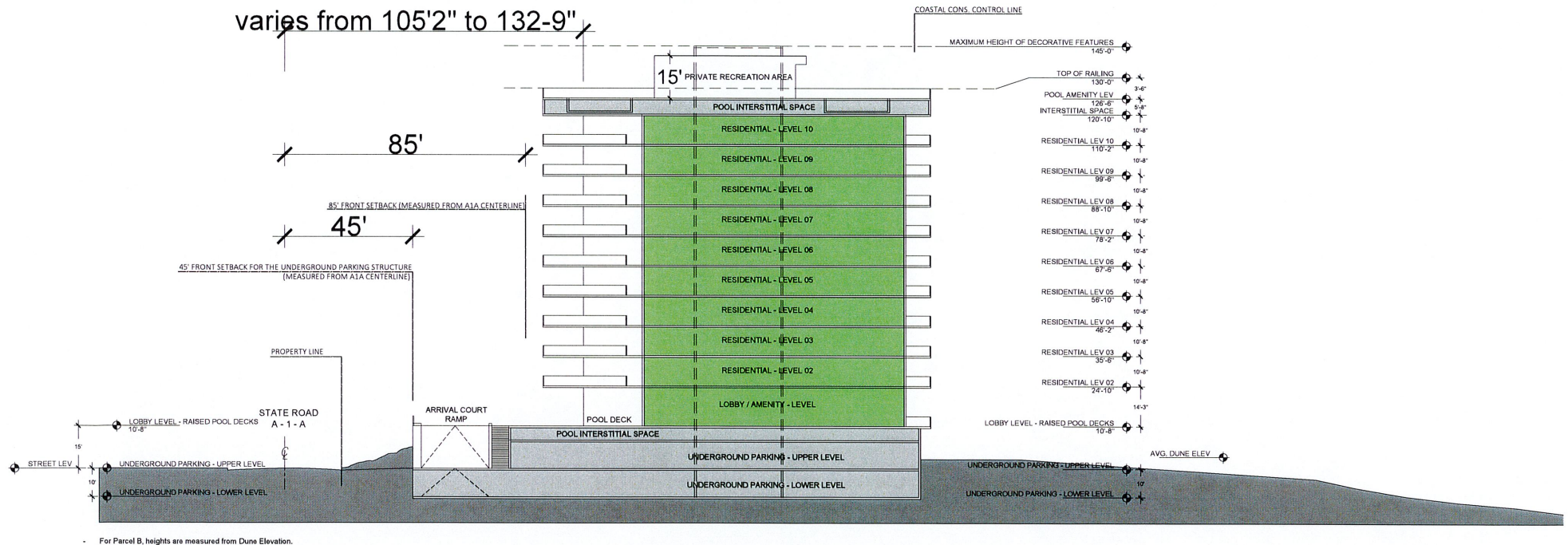
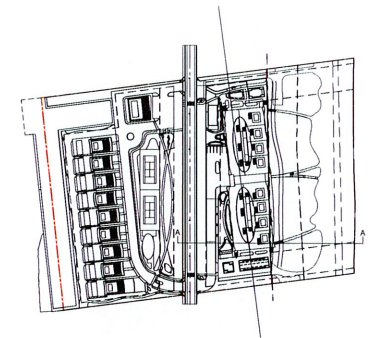
ADDITIONAL HEIGHT COVERAGE

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



DATE:
10/04/2024

A1-17



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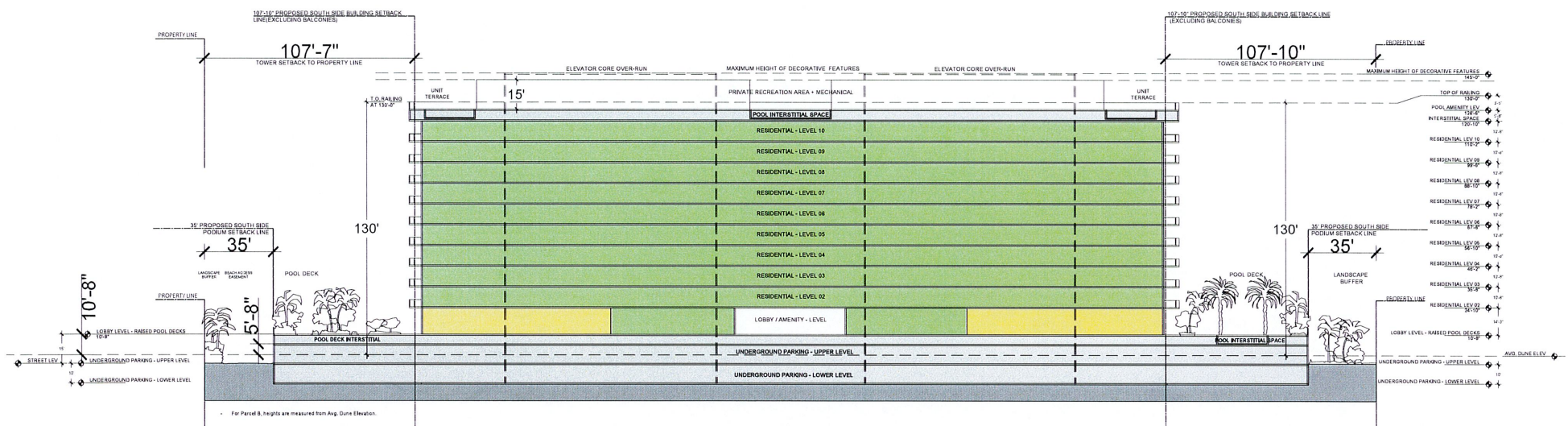
1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

SECTION - PARCEL B

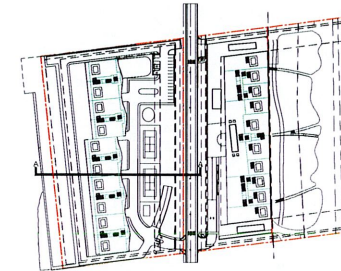
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DATE:
10/04/2024

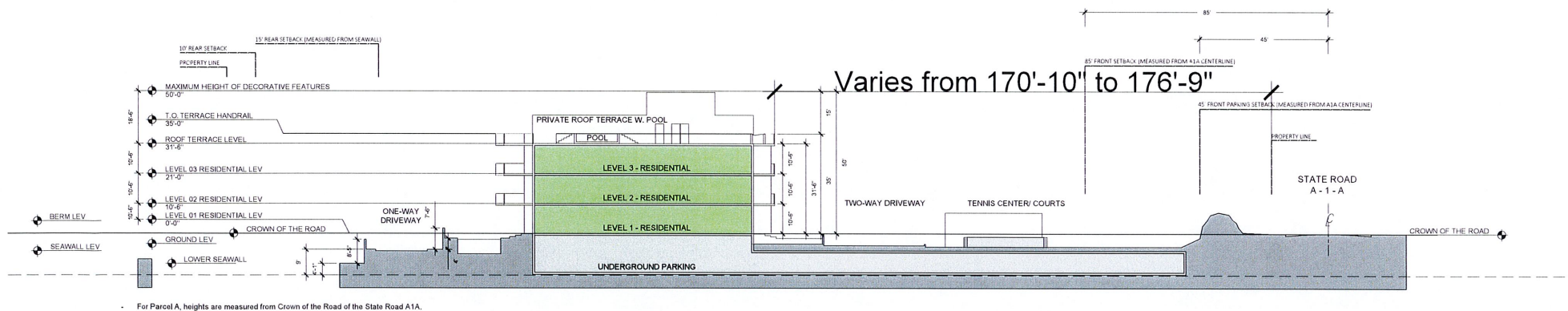
A3-01



Page 261 of 401



KEY PLAN



For Parcel A, heights are measured from Crown of the Road of the State Road A1A.

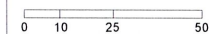
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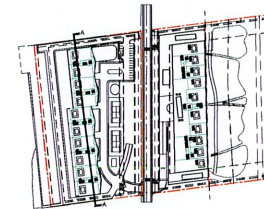
SECTION - PARCEL A



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

DATE:
10/04/2024

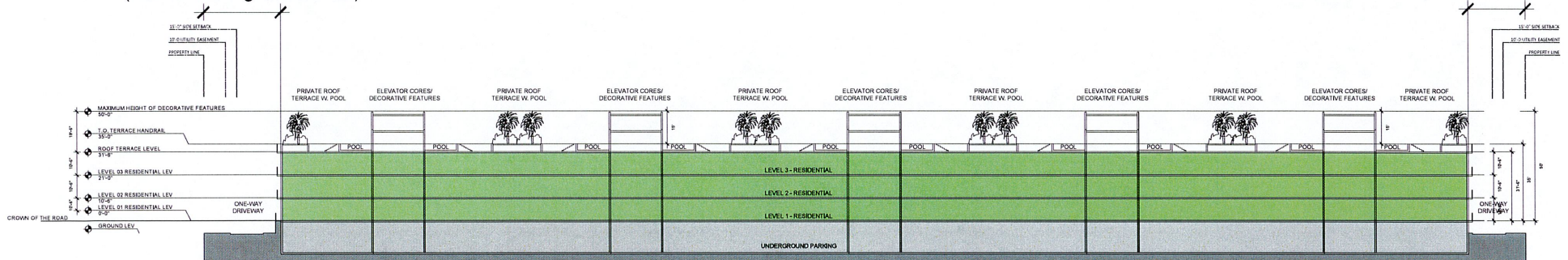
A3-03



KEY PLAN

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

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



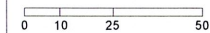
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SECTION - PARCEL A



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

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A3-04



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RENDERING
LOOKING SOUTH ON AIA

SCALE:

DATE:
10/04/2024

A4-01



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RENDERING
LOOKING NORTH

SCALE:

DATE:
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A4-02



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RENDERING-LOOKING WEST
PARCEL B SOUTH PROPERTY LINE

SCALE:

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A4-03



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RENDERING-LOOKING EAST
PARCEL B SOUTH PROPERTY LINE

SCALE:

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A4-04



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RENDERING-LOOKING EAST
PARCEL B NORTH PROPERTY LINE

SCALE:

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A4-05



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RENDERING-LOOKING WEST
PARCEL B NORTH PROPERTY LINE

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A4-06



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RENDERING-LOOKING NW
FROM WEST PARCEL A ENTRY

SCALE:

DATE:
10/04/2024

A4-07



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

RENDERING-LOOKING SE
FROM INTRACOASTAL WATERWAY

SCALE:

DATE:
10/04/2024

A4-08



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

RENDERING-LOOKING NE
FROM INTRACOASTAL WATERWAY

SCALE

DATE:
10/04/2024

A4-09

SUN-SENTINEL

Sold To:

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

Bill To:

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

Published Daily

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

State Of Florida
County Of Orange

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

The matter of 11720-Notice of Public Meeting .
Was published in said newspaper by print in the issues of, and by publication on the
newspaper's website, if authorized on Nov 22, 2024
Site Plan Review for Hillsboro Mile Prop
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

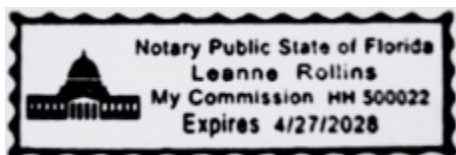


Signature of Affiant

Sworn to and subscribed before me this: November 23, 2024.



Signature of Notary Public



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

Affidavit Delivery Method: E-Mail

Affidavit Email Address: shenderson@townofhillsborobeach.com
7729340

TOWN OF HILLSBORO BEACH, FLORIDA
DECEMBER 3, 2024 AT 9:00 AM

SITE PLAN REVIEW FOR
HILLSBORO MILE PROPERTY OWNER
LLC
1174-1185 HILLSBORO MILE,
HILLSBORO BEACH, FLORIDA 33062

NOTICE IS HEREBY GIVEN the Town of Hillsboro Beach, Florida Town Commission will meet Tuesday, December 3, 2024, at 9:00 am to consider Site Plan Approval for Hillsboro Mile Property Owner, LLC for property located at 1174-1185 Hillsboro Mile, Hillsboro Beach, Florida 33062.

Information on the Site Plan Review can be obtained at Town Hall, 10 days prior to the meeting. Public comments on the request will be at the meeting on December 3, 2024.

The public can attend in person at Town Hall, located at 1210 Hillsboro Mile, Hillsboro Beach, Florida or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details are provided on Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC Town Clerk
TOWN OF HILLSBORO BEACH, FLORIDA
11/22/24 7729340

Order # - 7729340



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: Resolution No. 2024-48

**Resolution of the Town Commission of the Town of Hillsboro Beach, Florida
Approving and Authorizing the Appropriate Town Officials to Execute a Renewal
Agreement with the United Healthcare for Employees 2025 Medical/Dental/Vision
Benefits Package**

Submitting Dept: Town Clerk, Sherry Henderson, Town Clerk

Agenda Date: December 3, 2024

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

- ATTACHMENTS:**
1. Agenda Cover Memo - 2025 Employee Health Benefits
 2. Resolution
 3. LG_Town of Hillsboro Beach_1-1-2025_Final for Board approval (2)



1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

Phone: (954) 427-4011
TownofHillsboroBeach.com

Agenda Item Cover Memo

Agenda Item: 2025 Employee Health Benefits and Life Insurance

Submitting Dept: Mac Serda, Town Manager

Agenda Meeting: December 3, 2024

From: Robin Riley, Sr. VP, Acentria Public Risk

1. BACKGROUND / HISTORY

Request for Proposals, Town of Hillsboro Beach for Group Health insurance was solicited by our Agent of Record Acentria Public Risk on October 17, three (3) health insurance proposals were received from United HealthCare and Florida Blue. Aetna Declined to Quote and Humana is no longer offering group health insurance. On October 18, we received the renewal from United HealthCare for your dental and vision insurance.

2. CURRENT ACTIVITY

On October 29, Acentria Public Risk reviewed all options with Mac Serda, the Town Manager who agreed the Town's best option is to renew with United HealthCare for the Town's Health, Dental, Vision and Life insurance.

3. FINANCIAL IMPACT

United Healthcare:

- **Health Insurance** 12.5% increase or \$71,718
- **Dental Insurance** 5.3% increase or \$1,172.88
- **Vision Insurance** Rate stays the same, no increase or decrease \$3,200.76 annual premium.

Guardian:

- **Life Insurance** 17.6% decrease or \$769.50 increase

4. RECOMMENDATION

Recommend the Town approve the United Healthcare and the Guardian renewal for 2025 Employee Benefits.

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RESOLUTION NO. 2024-48

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER TOWN OFFICIALS TO EXECUTE THE NECESSARY DOCUMENTS TO RENEW EMPLOYEE HEALTH INSURANCE BENEFITS WITH UNITED HEALTHCARE AND LIFE INSURANCE BENEFITS WITH GUARDIAN FOR 2025; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission deems it to be in the best interests of the Town to approve and authorize the proper town officials to execute the necessary documents to renew employee health insurance benefits with United Health Care and life insurance benefits with Guardian for 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA THAT:

SECTION 1. The foregoing "WHEREAS" clause is true and correct and hereby ratified and confirmed by the Town Commission. All exhibits attached hereto are hereby incorporated herein.

SECTION 2. The Town Commission of the Town of Hillsboro Beach, Florida hereby approves and authorizes the proper town officials to execute the necessary documents to renew employee health insurance benefits with United Health Care and life insurance benefits with Guardian for 2025.

SECTION 3. The appropriate Town officials are authorized and directed to execute the necessary documents to comply with this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

SECTION 6. This Resolution shall become effective immediately upon its passage and adoption.

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ADOPTED by the Town Commission of the Town of Hillsboro Beach, Florida this ____ day
of _____ 2024.

TOWN OF HILLSBORO BEACH, FLORIDA

Dawn Miller, Mayor

ATTEST:

Sherry D. Henderson, CMC
Town Clerk

RESOLUTION NO. 2024 - 48		
RECORD OF TOWN COMMISSION		
2025 United Healthcare Employee Benefits Renewal		
	<u>YES</u>	<u>NO</u>
MAYOR DAWN MILLER	☐	☐
VICE MAYOR BARBARA BALDASARRE	☐	☐
COMMISSIONER JANE REISER	☐	☐
COMMISSIONER DAVID RAVANESI	☐	☐
COMMISSIONER VINNIE ANDREANO	☐	☐

Employee Benefits Analysis



Town of Hillsboro Beach

Employee Benefits Renewal

January 1, 2025 - December 31, 2025



**Hillsboro
Beach**
FLORIDA

Presented By:

Robin Riley

VP, Employee Benefits

Acentria
Insurance

NOTICE OF IMPORTANT INFORMATION RELATING TO BROKERAGE SERVICES, COMPENSATION AND PRIVACY

Acentria Insurance (Acentria) is committed to following best practices, the highest standards of business ethics and integrity, and complying with the laws and regulations governing its operations. Acentria is required to provide our clients with information about some of our legal obligations. Below are several important items of which you should be aware:

A. Acentria's Role. As the named Broker of Record/Consultant for the insurance policies associated with your Health & Welfare Plan, Acentria will collaborate with you on your overall benefits strategy, market, support and provide ongoing maintenance for each of these insurance policies as well as delivering certain administrative services for your Health & Welfare Plan. In negotiating your policy, obtaining orders and information from insurance carriers, or providing you with a proposal, Acentria is your broker, not the insurance carrier's agent.

B. Proposal. At certain appropriate times, Acentria will provide you with a Proposal. A Proposal contains information received from carriers and is intended for illustrative purposes only and provides only summaries of the programs described. In instances of a discrepancy between Acentria's Proposal and the carrier Plan Documents, the Plan documents will prevail.

C. General Information. To the best of Acentria's knowledge and efforts, the Proposal is truthful and correct. If discrepancies exist between the Proposal, Acentria's advice regarding a carrier's quote, and the carrier's policy, the policy issued by the carrier will govern. All products are subject to the carrier's underwriting requirements. All benefits payable are subject to the terms and conditions of the policy, including benefit durations, limitations and exclusions. Not all benefits and exclusions are covered in every state. Please consult the policy form and outline of coverage for details.

D. Final Rating. Insurance Carriers often reserve the right to re-rate a policy based upon final enrollments, final enrollment information is typically not available at the time of quoting. Re-rating will commonly occur with small group fully insured medical coverage when changing carriers or offering coverage for the first time.

E. Carrier Information. The information contained in the Proposal is provided by the named carrier(s), not by Acentria. Any errors or omissions in the information provided to Acentria by you or by the carrier are not Acentria's responsibility. If the carrier fails to provide you with any insurance coverage described in its Proposal or otherwise, then Acentria has no responsibility for any resulting damages. Similarly, Acentria assumes no liability for any claims, losses, or damages resulting from the use, inability to use, or the results of use of the carrier's Proposal or the material or information contained therein. Representations of past performance are not a guarantee that similar results will be achieved in the future. Acentria also disclaims liability for any consequential, special, incidental or indirect damages resulting from the carrier's Proposal. Acentria has no liability with respect to carrier supplied information in the Proposal.

F. Websites. The Proposal may provide references to independent websites. This information is provided solely as a convenience to you. Acentria is not responsible for the content of any of these websites.

G. Broker Compensation. Acentria is either compensated by fees paid by the Client and/or by the commissions paid directly to Acentria by the Client's insurance carriers as outlined herein. Compensation is based on the services that are to be provided to Client as mutually agreed upon. Any material changes to compensation based on the services provided will be disclosed and mutually agreed upon (in writing) in advance of the change. However, please note that the specific amount of compensation may vary over time (especially in the case when compensation is derived by the commissions paid by the Client's insurance carriers) based on several factors including (but not limited to) the lines of in-force coverage offered, number of participants enrolled, premium cost per member, and the commission rates set by the insurance carriers.

State insurance laws will typically dictate which market segment a groups' medical coverage will be written under. In the Florida small group health insurance market segment, the broker compensation is included in the rates and varies between \$40-\$22 Per Employee Per Month as determined by the groups location, new or renewal policy status and broker tier status. Large group health insurance commission typically ranges from 3-6 percent of the premium. Group Dental and Vision insurance coverage typically ranges from 5-15 percent of the premium.

In some cases, the compensation payable to Acentria is also detailed in the Form 5500, in either Schedule A or Schedule C, for those clients subject to ERISA Form 5500 reporting requirements, and/or in the policy renewal/declaration page that the insurance carriers will deliver to the Client, as applicable.

Additional information on commission payments and fee schedules for any particular account will be provided upon request (see our contact information below).

H. Other Compensation. Acentria may also be paid indirect/other compensation, including bonuses, overrides, and in some cases reimbursement for travel, meal and event-related expenses related to business activities paid by the carriers, normally calculated at the calendar year end that are contingent on a number of factors including the overall number of employer plans and/or employee participants in plans for which we have placed the insurance, premium retention/persistency and premium growth. Historically, these contingent commissions have ranged between 0-3 percent of the premiums placed on behalf of the carrier. Acentria will never place its own financial interest ahead of its client's interest in determining the best available insurance product or service.

I. Sharing of Proposal. Acentria retains all proprietary rights to material and information we develop. Except for duplicating the information for your in-house professional review, the Proposal material and information may not be reproduced, transmitted or displayed without the prior written consent of Acentria.

J. Contacting Acentria. Your questions or comments about this Notice may be directed to:

Attn: Director of Commissions and Licensing
4634 Gulfstarr Drive
Destin, FL 32541
ClientNotice@acentria.com



Marketing Summary

MEDICAL

Carrier	Results	Comments
United Healthcare	Current / Renewal	12.5% over current
Florida Blue	Alternate Plan 1	6.3% over current
Florida Blue	Alternate Plan 2	16.4% over current

DENTAL

Carrier	Results	Comments
United Healthcare	Current / Renewal	5.3% over current

VISION

Carrier	Results	Comments
United Healthcare	Current / Renewal	No change

LIFE & DISABILITY

Carrier	Results	Comments
Guardian	Current / Renewal	17.6% over current

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Medical

Town of Hillsboro Beach
January 1, 2025 - December 31, 2025

Carrier Plan Name Network
Overall Limits
Deductible - Individual
Deductible - Family
Deductible - Plan Year / Calendar Year
Embedded / Non-Embedded
In-Network Coinsurance (Member Pays)
Out-of-Pocket Maximum - Individual
Out-of-Pocket Maximum - Family
Office Visits
Preventive Care
Primary Care Physician (PCP)
Specialist
Referral Needed for Specialist
Emergency
Urgent care
Emergency Room (Facility)
Ambulance
Lab and Imaging
Independent Lab Work
X-Ray - Free Standing Facility
Advanced Imaging - Free Standing Facility (e.g., MRI, PET, CT)
Hospital and Surgical
Inpatient Hospitalization
Outpatient Surgery
Prescription Drugs
Rx Deductible
Tier 1 (Retail / Mail Order)
Tier 2 (Retail / Mail Order)
Tier 3 (Retail / Mail Order)
Tier 4 (Retail / Mail Order)
Specialty Drugs
Out-of-Network Coverage
Deductible (Individual / Family)
Out-of-Network Coinsurance
OOP Maximum (Individual / Family)
Monthly Rates
Employee Only
Employee + Spouse
Employee + Child(ren)
Employee + Family
Monthly Premium
Annual Premium
Annual \$ Change
Annual % Change

	Current United Healthcare CWAD / RX: L27S POS	Renewal United Healthcare DYYS / RX: L27S POS
	In-Network	In-Network
	\$2,000	\$2,000
	\$4,000	\$4,000
	Calendar Year	Calendar Year
	Embedded	Embedded
	20%	20%
	\$6,000	\$6,000
	\$12,000	\$12,000
	Covered at 100%	Covered at 100%
	\$25	\$30
	\$50	\$50
	Not Required	Not Required
	\$50	\$50
	20% after Ded	20% after Ded
	20% after Ded	20% after Ded
	20% after Ded	20% after Ded
	20% after Ded	20% after Ded
	\$400	\$400
	20% after Ded	20% after Ded
	20% after Ded	20% after Ded
	N/A	N/A
	\$10 / \$25	\$10 / \$25
	\$40 / \$100	\$40 / \$100
	\$150 / \$375	\$150 / \$375
	\$300 / \$750	\$300 / \$750
	T1: \$10 / T2: \$40 / T3: \$150 / T4: \$500	T1: \$10 / T2: \$40 / T3: \$150 / T4: \$500
	Out-of-Network	Out-of-Network
	\$6,000 / \$12,000	\$6,000 / \$12,000
	50%	50%
	\$12,000 / \$24,000	\$12,000 / \$24,000
	CWAD / RX: L27S	DYYS / RX: L27S
Lives		
5	\$929.46	\$1,045.62
2	\$1,858.92	\$2,091.24
6	\$1,719.50	\$1,934.40
11	\$2,648.96	\$2,980.02
24		
	\$47,820.70	\$53,797.20
	\$573,848.40	\$645,566.40
		\$71,718.00
		12.5%

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Medical

Town of Hillsboro Beach

January 1, 2025 - December 31, 2025

Carrier Plan Name Network
Overall Limits
Deductible - Individual
Deductible - Family
Deductible - Plan Year / Calendar Year
Embedded / Non-Embedded
In-Network Coinsurance (Member Pays)
Out-of-Pocket Maximum - Individual
Out-of-Pocket Maximum - Family
Office Visits
Preventive Care
Primary Care Physician (PCP)
Specialist
Referral Needed for Specialist
Emergency
Urgent care
Emergency Room (Facility)
Ambulance
Lab and Imaging
Independent Lab Work
X-Ray - Free Standing Facility
Advanced Imaging - Free Standing Facility (e.g., MRI, PET, CT)
Hospital and Surgical
Inpatient Hospitalization
Outpatient Surgery
Prescription Drugs
Rx Deductible
Tier 1 (Retail / Mail Order)
Tier 2 (Retail / Mail Order)
Tier 3 (Retail / Mail Order)
Tier 4 (Retail / Mail Order)
Specialty Drugs
Out-of-Network Coverage
Deductible (Individual / Family)
Out-of-Network Coinsurance
OOP Maximum (Individual / Family)
Monthly Rates
Employee Only
Employee + Spouse
Employee + Child(ren)
Employee + Family
Monthly Premium
Annual Premium
Annual \$ Change
Annual % Change

	Current United Healthcare CWAD / RX: L27S POS	Alternate 1 Florida Blue BlueOptions 17001 PPO / EPO	Alternate 2 Florida Blue BlueOptions 14006 PPO / EPO
	In-Network	In-Network	In-Network
	\$2,000	N/A	\$1,000
	\$4,000	N/A	\$3,000
	Calendar Year	Calendar Year	Calendar Year
	Embedded	Embedded	Embedded
	20%	10%	20%
	\$6,000	\$8,550	\$5,500
	\$12,000	\$17,100	\$11,000
	Covered at 100%	Covered at 100%	Covered at 100%
	\$25	Virtual & *VCP: \$0; All Other: \$40	Virtual & *VCP: \$0; All Other: \$20
	\$50	*VCP: \$20 after Ded; All Other: \$80 after Ded	*VCP: \$20 after Ded; All Other: \$45 after Ded
	Not Required	Not Required	Not Required
	\$50	*VCP Visits 1-2: \$0; All Other: \$85 after Ded	*VCP Visits 1-2: \$0; All Other: \$50 after Ded
	20% after Ded	\$700 POD then Ded	\$600 POD then Ded
	20% after Ded	10% after Ded	20% after Ded
	20% after Ded	\$50 POD then Ded	\$25 POD then Ded
	20% after Ded	\$150 POD then Ded	\$150 POD then Ded
	\$400	\$750 POD then Ded	\$350 POD then Ded
	20% after Ded	\$2,000 per Day, max \$6,000 then Ded	\$500 PAD then Ded
	20% after Ded	ABS: \$1,000 POD then Ded; Hosp: \$1,800 POD then Ded	ABS: \$200 POD then Ded; Hosp: \$450 POD then Ded
	N/A	N/A	N/A
	\$10 / \$25	Prev: \$0 / Cond Care: \$4 / All Other:	Prev: \$0 / Cond Care: \$4 / All Other:
	\$40 / \$100	Cond Care: \$75 / All Other: \$150	Cond Care: \$30 / All Other: \$60
	\$150 / \$375	\$250	\$100
	\$300 / \$750	N/A	N/A
	T1: \$10 / T2: \$40 / T3: \$150 / T4: \$500	\$350	\$200
	Out-of-Network	Out-of-Network	Out-of-Network
	\$6,000 / \$12,000	\$500 / \$1,000	\$4,000 / \$8,000
	50%	50%	50%
	\$12,000 / \$24,000	\$17,100 / \$34,200	\$11,000 / \$22,000
Lives	CWAD / RX: L27S	BlueOptions 17001	BlueOptions 14006
24			
	\$929.46	\$988.36	\$1,081.74
	\$1,858.92	\$1,976.71	\$2,163.47
	\$1,719.50	\$1,828.46	\$2,001.21
	\$2,648.96	\$2,816.81	\$3,082.95
	\$47,820.70	\$50,850.89	\$55,655.35
	\$573,848.40	\$610,210.68	\$667,864.20
		\$36,362.28	\$94,015.80
		6.3%	16.4%

Town of Hillsboro Beach
January 1, 2025 - December 31, 2025

Current / Renewal United Healthcare	In-Network		Out-of-Network	
	\$1,500		\$1,000	
	\$50			
	\$150			
	100%		70%	
	100%		70%	
	100%		70%	
	100%		70%	
	100%		70%	
	100%		70%	
	80%		50%	
	80%		50%	
	80%		50%	
	80%		50%	
	80%		50%	
	50%		50%	
	50%		50%	
	50%		50%	
	50%		50%	
	N/A		N/A	
	N/A			
	MAC			
	12 Months			

Lives	Current	Renewal
8	\$32.76	\$33.71
2	\$65.53	\$67.43
5	\$66.13	\$69.67
11	\$101.94	\$108.18

26

\$1,845.13	\$1,942.87
\$22,141.56	\$23,314.44

\$1,172.88
5.3%

Page 284 of 401

Vision

Town of Hillsboro Beach

January 1, 2025 - December 31, 2025

Vision
Exam
Materials
Lenses
Single
Bifocal
Trifocal
Lenticular
Contact Lenses*
Medical Necessary
Elective
Frames
Frames
Frequency of Services
Eye Examination
Lenses
Frames
Contact Lenses*
* In lieu of eyeglasses
Rate Guarantees
Monthly Rates
Employee Only
Employee + Spouse
Employee + Child(ren)
Employee + Family
Monthly Premium
Annual Premium
Annual \$ Change
Annual % Change

Current / Renewal United Healthcare	
In-Network Copay	Out-of-Network Plan pays up to:
\$10	\$40
\$25	N/A
\$25	\$40
\$25	\$60
\$25	\$80
\$25	\$80
\$0 after Copay	\$210
\$105	\$80
\$130 Allowance + 30% off balance	\$45
12 Months	
12 Months	
24 Months	
12 Months	

12 Months

Lives	Current	Renewal
8	\$4.13	\$4.13
2	\$8.68	\$8.68
5	\$10.20	\$10.20
11	\$15.03	\$15.03

26

\$266.73	\$266.73
\$3,200.76	\$3,200.76
\$0.00	
0.0%	

This summary is for informational purpose only. It does not amend, extend, or alter the current policy in any way. In the event information in this summary differs from the Plan Document, the Plan Document will prevail.

Basic Life and AD&D

Town of Hillsboro Beach

January 1, 2025 - December 31, 2025

Basic Life and AD&D		Current / Renewal Guardian	
Eligibility:		Class 1 and 2	
Benefit Amount			
Life Benefits		C1: \$50,000; C2: \$200,000	
AD&D Benefits		C1: \$50,000; C2: \$200,000	
Maximum Benefits		C1: \$50,000; C2: \$200,000	
Guarantee Issue Amount		C1: \$50,000; C2: \$200,000	
Benefit Reduction Schedule		% of Original Benefits	
At Age 65		35%	
At Age 70		50%	
Benefits Highlights			
Accelerated Death Benefit		Included	
Waiver of Premium		Included	
Conversion		Included	
Monthly Rates		Current	Renewal
Rate Guarantee		12 Months	
Estimated Volume		\$1,282,500	
Basic Life Rate per \$1,000		\$0.250	\$0.300
Basic AD&D Rate per \$1,000		\$0.034	\$0.034
Combined Rate		\$0.284	\$0.334
Monthly Premium		\$364.23	\$428.36
Annual Premium		\$4,370.76	\$5,140.26
Annual \$ Change			\$769.50
Annual % Change			17.6%

This summary is for informational purpose only. It does not amend, extend, or alter the current policy in any way. In the event information in this summary differs from the Plan Document, the Plan Document will prevail.



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: Resolution No. 2024-49

**Resolution of the Town Commission of the Town of Hillsboro Beach, Florida
Approving and Authorizing the Appropriate Town Officials to Execute a Third
Amendment to the Employment Agreement Between the Town of Hillsboro Beach
and William "Mac" Serda.**

Submitting Dept: Town Clerk, Sherry Henderson, Town Clerk

Agenda Date: December 3, 2024

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:

1. Resolution
2. Third Amendment to Employment Agreement 11.2024

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WHEREAS, the Town Commission of the Town of Hillsboro Beach deems it to be in the best interests of the Town to approve and authorize the proper Town Officials to execute the Third Amendment to the Employment Agreement between the Town of Hillsboro Beach and William “Mac” Serda , a copy of which is attached as Exhibit “A”; and

SECTION 1. The foregoing "WHEREAS" clause is true and correct and hereby ratified and confirmed by the Town Commission. All exhibits attached hereto is hereby incorporated herein.

SECTION 3. The appropriate Town officials are authorized and directed to execute the necessary documents to comply with this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

SECTION 6. This Resolution shall become effective immediately upon its passage and adoption.

ADOPTED by the Town Commission of the Town of Hillsboro Beach,
Florida this _____ day of _____ 2024.

TOWN OF HILLSBORO BEACH, FLORIDA

Dawn Miller, Mayor

ATTEST:

Sherry Henderson, CMC
Town Clerk

RESOLUTION NO. 2024 - 49		
RECORD OF TOWN COMMISSION		
Town Manager Employment Contract Third Amendment		
	<u>YES</u>	<u>NO</u>
MAYOR DAWN MILLER	☐	☐
VICE MAYOR BARBARA BALDASARRE	☐	☐
COMMISSIONER JANE REISER	☐	☐
COMMISSIONER DAVID RAVANESI	☐	☐
COMMISSIONER VINNIE ANDREANO	☐	☐

THIRD AMENDMENT TO EMPLOYMENT AGREEMENT

THIS THIRD AMENDMENT TO EMPLOYMENT AGREEMENT made and entered into the ____ day of _____, 2024 by and between:

TOWN OF HILLSBORO BEACH,
FLORIDA
1210 Hillsboro Mile
Hillsboro Beach, Florida 33062-1420
(hereinafter referred to as "Town")

AND

WILLIAM M. SERDA
(hereinafter referred to as "Town Manager")

WHEREAS, the Town and the Town Manager entered into an Employment Agreement on September 11, 2018 (the "Agreement"); and

WHEREAS, the Town and the Town Manager entered into a First Amendment to Employment Agreement on April 23, 2019 (the "First Amendment"); and

WHEREAS, the Town and the Town Manager entered into a Second Amendment to Employment Agreement on December 1, 2020 (the "Second Amendment"); and

WHEREAS, the Town and the Town Manager desire to amend the Original Agreement, First and Second Amendment.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties hereby agree as follows:

1. The recitations set forth above are hereby incorporated herein.
2. Section 2 entitled Salary and Evaluation shall be amended as follows:

A. Effective January 1, 2025, the Town agrees to pay the Town Manager a salary of One Hundred Seventy Six Thousand Three Hundred Forty

Eight and 001/00 (\$176,348.00) Dollars. The new salary represents a \$10,000.00 merit increase to his current salary of \$166,348.00.

3. Section 4 entitled "Automobile Allowance" of the Original Agreement is amended as follows:

Section 4. Automobile Allowance

The Town Manager is required to be on call for twenty-four hour service. In recognition thereof:

**The Town shall grant to the Town Manager an automobile allowance of \$500 per month.*

4. All terms and conditions of the Original Agreement, First Amendment, and the Second Amendment not in conflict herewith shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed, the day and year first above written.

TOWN OF HILLSBORO BEACH,
FLORIDA

By: _____
MAYOR DAWN MILLER

Date: _____

By: _____
WILLIAM M. SERDA

Date: _____



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: Resolution No. 2024-50

**Resolution of the Town Commission of the Town of Hillsboro Beach, Florida
Approving and Adopting the 2025 Town Commission Meeting Schedule.**

Submitting Dept: Town Clerk, Sherry Henderson, Town Clerk

Agenda Date: December 3, 2024

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:

1. Resolution
2. DRAFT 2025 Commission Meeting Dates
3. Agenda Cover Memo - 2025 Commission Meeting Dates

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RESOLUTION NO. 2024-50

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF
HILLSBORO BEACH, FLORIDA, APPROVING THE 2025 TOWN
COMMISSION MEETING SCHEDULE; PROVIDING FOR SEVERABILITY;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Town Commission deems it to be in the best interests of the Town
to approve the 2025 Town Commission Meeting Schedule;

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF
HILLSBORO BEACH, FLORIDA THAT:**

SECTION 1. The foregoing "WHEREAS" clause is true and correct and hereby
ratified and confirmed by the Town Commission. All exhibits attached hereto are hereby
incorporated herein.

SECTION 2. The Town Commission of the Town of Hillsboro Beach, Florida,
hereby approves the 2025 Town Commission Meeting Schedule; a copy of the Meeting
Schedule is attached hereto as Exhibit "A".

SECTION 3. The appropriate Town officials are authorized and directed to
execute the necessary documents to comply with this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith, be and
the same are repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part of this Resolution shall be held
by any court of competent jurisdiction to be unconstitutional or invalid, such
unconstitutional or invalid part shall be considered eliminated and will in no way affect
the validity of the other provisions of this Resolution.

SECTION 6. This Resolution shall become effective immediately upon its
passage and adoption.

ADOPTED by the Town Commission of the Town of Hillsboro Beach, Florida this ____
day of _____ 2024.

TOWN OF HILLSBORO BEACH, FLORIDA

Dawn Miller, Mayor

ATTEST:

Sherry D. Henderson, CMC
Town Clerk

RESOLUTION NO. 2024 - 50
RECORD OF TOWN COMMISSION
2025 Commission Meeting Schedule

	<u>YES</u>	<u>NO</u>
MAYOR DAWN MILLER	☐	☐
VICE MAYOR BARBARA BALDASARRE	☐	☐
COMMISSIONER JANE REISER	☐	☐
COMMISSIONER DAVID RAVANESI	☐	☐
COMMISSIONER VINNIE ANDREANO	☐	☐



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile • Hillsboro Beach, FL 33062

Phone 954-427-4011 • TownofHillsboroBeach.com

DRAFT

2025 TOWN COMMISSION MEETING SCHEDULE

Date/Time		Meeting Type
Tue, January 7, 2025	9:00 am	Regular Meeting
Tue, February 4, 2025	9:00 am	Regular Meeting
Tue, March 4, 2025	9:00 am	Regular Meeting
Tue, March 11, 2025	7am - 7pm	Municipal Election & Presidential Preference Primary Election
Tue, March 18, 2025	9:30 am	Reorganization Meeting
Tue, April 8, 2025	9:00 am	Regular Meeting
Tue, May 6, 2025	9:00 am	Regular Meeting
Tue, June 3, 2025	9:00 am	Regular Meeting
Tue, July 1, 2025	9:00 am	Regular Meeting
Town Commission is on Recess for the Month of August		
TBD		Budget Workshop
Tue, Sept 9, 2025	9:00 am	Regular Meeting
TBD		1 st Budget & Milage Rate Hearing
TBD		2 nd Budget & Milage Rate Hearing
Tue, October 7, 2025	9:00 am	Regular Meeting
Wed, Nov 5, 2025	9:00 am	Regular Meeting
Tue, December 2, 2025	9:00 am	Regular Meeting

Holidays	Observed On
New Year's Day	Wed, January 1, 2025
Martin Luther King Jr. Day	Mon, January 20, 2025
President's Day	Mon, February 17, 2025
Good Friday	Fri, April 18, 2025
Memorial Day	Mon, May 26, 2025
Independence Day	Fri, July 4, 2025
Labor Day	Mon, September 1, 2025
Veteran's Day	Tue, November 12, 2025
Thanksgiving Day	Thu, November 27, 2025
Day After Thanksgiving	Fri, November 28, 2025
Christmas Day	Thu, December 25, 2025

Pursuant to Section 4 of the Town Charter, the Commission of The Town of Hillsboro Beach shall hold no less than one (1) meeting per month with the ability to allow for a one (1) month vacation. Special Meetings can be called by the Town Clerk upon written or electronic email communication request of the Mayor or any three (3) Commissioners. All regular and special meetings of the Commission shall be open to the public. Three (3) members of the Commission shall constitute a quorum for all purposes.

Per ordinance No. 2020-04 "Limitation on Hours of Construction" adopted 7-6-2020, No construction activity shall take place in the Town on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas Day.

Adoption of the 2025 Town Commission Meeting Schedule

Resolution No. _____ Adopted: _____



1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: 2025 Commission Meeting Schedule
Submitting Dept: Office of the Town Clerk
Agenda Date: November 22, 2024

1. BACKGROUND/HISTORY

Issue Statement: Staff are proposing adoption of the 2025 Commission Meeting Schedule.

Pursuant to Section 4 of the Town Charter, the Commission of The Town of Hillsboro Beach shall hold no less than one (1) meeting per month with the ability to allow for a one (1) month vacation. Special Meetings can be called by the Town Clerk upon written or electronic email communication requests of the mayor or any three (3) Commissioners. Such a request shall state the subject or subjects to be considered at each such meeting and no other subject shall be considered. All regular and special meetings of the Commission shall be open to the public. Three (3) members of the Commission shall constitute a quorum for all purposes.

2. CURRENT ACTIVITY

Town Commission adopts the 2025 Commission Meeting Schedule and shall exercise their powers in the manner prescribed by the Town Charter, the Constitution, and applicable laws of the State of Florida, or if not prescribed, then in such manner as prescribed by the duly established ordinances of the Town of Hillsboro Beach, Florida.

3. FINANCIAL IMPACT None

4. RECOMMENDATION

Adoption of the 2025 Hillsboro Beach Commission Meeting Dates, with consideration to provide dates for July, Sept, and Nov 2025.

Please review the dates below to confirm the July, September and November 2025 meeting dates.

JULY

- Independence Day Observance Fri, July 4, 2025
Proposed Meeting Date Tue, July 1, 2025 (alternate date for consideration: Tue, July 8)

SEPT

- Labor Day Observance Mon, Sept 1, 2025
Proposed Meeting Date Tue, Sept 2, 2025 (alternate date for consideration: Tue, Sep 9)

NOV

- SOE Reserved Election date: Tue Nov 4, 2025
- Veterans Day Tue Nov 11, 2025
- Proposed Meeting Date** Wed Nov 5, 2025



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: Resolution No. 2024-51

**Resolution of the Town Commission of the Town of Hillsboro Beach, Florida
Approving and Authorizing the Appropriate Town Officials to Execute the Florida
Department of Transportation Landscape Maintenance Memorandum**

Submitting Dept: Town Clerk, Sherry Henderson, Town Clerk

Agenda Date: December 3, 2024

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:

1. Agenda Cover Memo - FDOT Landscape Agreement
2. Resolution
3. Hillsboro MMOA 24L49100003_for approval



1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: FDOT Landscape Maintenance Agreement

Submitting Dept: Town Manager

Agenda Date: November 15, 2024

1. BACKGROUND / HISTORY

The Rosewood Development project is proposing to install landscape along their property line, and within the FDOT right of way. FDOT, in order to approve such landscape installation within their right of way, requires a Landscape Maintenance Memorandum of Agreement with the jurisdiction where the landscape will be installed.

2. CURRENT ACTIVITY

The attached FDOT agreement requires the Town to assume responsibility for the proper installation, irrigation and maintenance of the landscape material. This includes ensuring that all trees and other plant materials are installed per industry standards, FDOT standards and FPL's recommendations.

The Rosewood Development's landscape plan, as part of the Town's plan review process, is reviewed by the Town's contract Landscape Architect's to ensure compliance with the regulatory standards of FDOT, FPL and Broward County. Additionally, to ensure ongoing maintenance compliance, Town staff will present a recommendation to the January Town Commission for a Code that clarifies parcel owners within Hillsboro Beach will be responsible for maintaining the landscape within the FDOT right of way.

3. FINANCIAL IMPACT

There are no anticipated material costs associated with approval of the attached agreement. The enhanced beautification of the referenced parcels, and the Town overall, is expected to outweigh any direct or indirect costs.

4. RECOMMENDATION

Commission approval of the FDOT agreement is recommended.

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RESOLUTION NO. 2024-51

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE APPROPRIATE TOWN OFFICIALS TO EXECUTE THE FLORIDA DEPARTMENT OF TRANSPORTATION LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission deems it to be in the best interests of the Town to approve and authorize the appropriate Town officials to execute the Florida Department of Transportation Landscape Maintenance Memorandum of Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA THAT:

SECTION 1. The foregoing "WHEREAS" clause is true and correct and is hereby ratified and confirmed by the Town Commission. All exhibits attached hereto are hereby incorporated herein.

SECTION 2. The Town Commission of the Town of Hillsboro Beach, Florida, hereby approves and authorizes the appropriate Town officials to execute the Florida Department of Transportation Landscape Maintenance Memorandum of Agreement. A copy of the Agreement is attached hereto as Exhibit "A".

SECTION 3. The appropriate Town officials are authorized and directed to execute the necessary documents to comply with this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

SECTION 6. This Resolution shall become effective immediately upon its passage and adoption.

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ADOPTED by the Town Commission of the Town of Hillsboro Beach, Florida this ____ day of _____ 2024.

TOWN OF HILLSBORO BEACH, FLORIDA

Dawn Miller, Mayor

ATTEST:

Sherry D. Henderson, CMC
Town Clerk

RESOLUTION NO. 2024 - 51
RECORD OF TOWN COMMISSION
FDOT Landscape Maintenance Memorandum

	<u>YES</u>	<u>NO</u>
MAYOR DAWN MILLER	☐	☐
VICE MAYOR BARBARA BALDASARRE	☐	☐
COMMISSIONER JANE REISER	☐	☐
COMMISSIONER DAVID RAVANESI	☐	☐
COMMISSIONER VINNIE ANDREANO	☐	☐

SECTION: 86050000
PERMIT: 2024-L-491-00003
COUNTY: Broward
STATE RD: A1A

**FLORIDA DEPARTMENT OF TRANSPORTATION
LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT**

THIS AGREEMENT, made and entered into this _____ day of _____ 20__, by and between the **FLORIDA DEPARTMENT OF TRANSPORTATION**, a component agency of the State of Florida, hereinafter called the **DEPARTMENT** and the **TOWN OF HILLSBORO BEACH**, a municipal corporation, existing under the Laws of Florida, hereinafter called the **AGENCY**.

W I T N E S S E T H:

WHEREAS, the DEPARTMENT has jurisdiction over **A1A (Hillsboro Mile)** as part of the State Highway System; and

WHEREAS, as part of the continual updating of the State Highway System, the DEPARTMENT, for the purpose of safety, protection of the investment and other reasons, has constructed and does maintain the highway facility as described in **Exhibit "A"**, within the corporate limits of the AGENCY; and

WHEREAS, the AGENCY seeks to install by permit and maintain certain landscape improvements within the right of way of **A1A (Hillsboro Mile) from M.P. 14.531 to M.P. 14.646** described in **Exhibit "B"**; and

WHEREAS, the AGENCY is agreeable to maintaining those landscape improvements within the AGENCY'S limits, including plant materials, irrigation systems and/or hardscape (such as specialty surfacing, site furnishings, or other nonstandard items (if applicable), but excluding standard concrete sidewalk. The AGENCY agrees that such improvements shall be maintained by periodic mowing, fertilizing, weeding, litter pick-up, pruning, necessary replanting, irrigation repair and/or repair/replacement of the specialty surfacing, as needed; and

WHEREAS, the parties hereto mutually recognize the need for entering into an Agreement designating and setting forth the responsibilities of each party; and

WHEREAS, the AGENCY, by Resolution No. _____, dated _____, 20____, attached hereto as **Exhibit "D"** and by this reference made a part hereof, desires to enter into this Agreement and authorizes its officers to do so.

NOW THEREFORE, for and in consideration of the mutual benefits to flow each to the other, the parties covenant and agree as follows:

SECTION: 86050000
PERMIT: 2024-L-491-00003
COUNTY: Broward
STATE RD: A1A

1. The recitals set forth above are true and correct and are deemed incorporated herein.
2. INSTALLATION OF FACILITIES

The AGENCY shall install and agrees to maintain the *landscape improvements* described herein as: plant materials, irrigation and/or hardscape on the highway facilities substantially as specified in plans and specifications hereinafter referred to as the Project(s) and incorporated herein as **Exhibit "B"**. *Hardscape* shall mean, but not be limited to, any site amenities such as landscape accent lighting, bike racks, fountains, tree grates, decorative free-standing walls, and/or sidewalk, median and/or roadway specialty surfacing such as concrete pavers, stamped colored concrete and/or stamped colored asphalt (also known as patterned pavement).

- (a) All plant materials shall be installed and maintained in strict accordance with sound nursery practice prescribed by the International Society of Arboriculture (ISA). All plant materials installed shall be Florida #1 or better according to the most current edition of Florida Department of Agriculture, *Florida Grades and Standards for Nursery Stock*; and all trees shall meet Florida Power & Light, *Right Tree, Right Place, South Florida*.
- (b) Trees and palms within the right of way shall be installed and pruned to prevent encroachment to roadways, lateral offsets, and sidewalks. Definition of these criteria is included in the most current editions of FDOT standards for design, construction, maintenance, and utility operations on the state highway system and **Exhibit "C"**, the Maintenance Plan.
- (c) Tree and palm pruning shall be supervised by properly trained personnel trained in tree pruning techniques and shall meet the most current standards set forth by the International Society of Arboriculture (ISA) and the American National Standard Institute (ANSI), Part A-300.
- (d) Irrigation installation and maintenance activities shall conform to the standards set forth by the Florida Irrigation Society (FIS) latest edition of FIS, *Standards and Specifications for Turf and Landscape Irrigation Systems*.
- (e) The AGENCY shall provide the FDOT Local Operation Center accurate as-built plans of the irrigation system so if in the future there is a need for the DEPARTMENT to perform work in the area, the system can be accommodated as much as possible. (See paragraph (g) for contact information.)
- (f) If it becomes necessary to provide utilities (water/electricity) to the median or side areas, it shall be the AGENCY'S responsibility to obtain a permit for such work through the local Operations Center (see paragraph (g) below) and the AGENCY shall be responsible for all associated fees for the installation and maintenance of these utilities.
- (g) The AGENCY shall provide the Broward Operations Center (5548 NW 9th Ave., Ft. Lauderdale, FL 33309 (954) 776-4300) a twenty-four (24) hour telephone number

SECTION: 86050000
PERMIT: 2024-L-491-00003
COUNTY: Broward
STATE RD: A1A

and the name of a responsible person that the DEPARTMENT may contact. The AGENCY shall notify the local maintenance office forty-eight (48) hours prior to the start of the landscape improvements.

- (h) All specialty surfacing shall be installed and maintained in strict accordance with the most current edition of the *Florida Accessibility Code for Building Construction* and the *Interlocking Concrete Pavement institute (ICPI)*.
- (i) All activities, including landscape improvements installation and future maintenance operations performed on State highway right of way, must be in conformity with the most current edition of the *Manual on Uniform Traffic Control (MUTCD)* and *FDOT Standard Plans for Road Construction, 102-XXX series, Maintenance of Traffic*.
- (j) The most current edition of *FDOT Design Manual, Section 212.11 and Exhibits 212.4 through 212.7 regarding clear sight triangles at intersections* must be adhered to.
- (k) Clear Zone Lateral Offset and as specified in the *FDOT Design Manual, Chapter 215* must be adhered to.
- (l) Landscape improvements shall not obstruct roadside signs or permitted outdoor advertising signs, (see Florida Administrative Code [F.A.C.] Rule Chapter 14-10.)
- (m) If there is a need to restrict the normal flow of traffic, it shall be done on non-holiday, weekday, off-peak hours (9 AM to 3 PM), and the party performing such work shall give notice to the local law enforcement agency within whose jurisdiction such road is located prior to commencing work on the landscape improvements. The DEPARTMENT'S Public Information Officer (see telephone number in paragraph (g) for Operation Center) shall also be notified.
- (n) The AGENCY shall be responsible for ensuring no impacts to utilities will occur within the landscape improvement limits before construction commences.
- (o) The AGENCY shall follow the minimum level of maintenance guidelines as set forth in FDOT'S Rule Chapter 14-40 *Highway Beautification and Landscape Management*, in the *FDOT Guide to Roadside Mowing and Maintenance Management System*, and **Exhibit "C"**, the *Maintenance Plan* for maintenance activities for landscape improvements.

3. MAINTENANCE OF FACILITIES

- A. The AGENCY agrees to maintain the landscape improvements, as existing and those to be installed, within the physical limits described in **Exhibit "A"** and as further described in **Exhibit "B"**. The non-standard improvements within and outside the traveled way shall be maintained by the AGENCY regardless if the said improvement was made by the DEPARTMENT, the AGENCY, or others authorized pursuant to Section 7, by periodic mowing, pruning, fertilizing, weeding, curb and sidewalk edging, litter pickup, necessary replanting, irrigation system repair and/ or repair of any median concrete replacement associated with specialty surfacing (if applicable) following the

SECTION: 86050000
PERMIT: 2024-L-491-00003
COUNTY: Broward
STATE RD: A1A

DEPARTMENT'S landscape safety and maintenance guidelines, **Exhibit "C"**, the Maintenance Plan. The AGENCY'S responsibility for maintenance shall include all landscaped, turfed and hardscape areas on the sidewalk or within the medians and areas outside the traveled way to the right of way and/or areas within the traveled way containing specialty surfacing. The AGENCY shall be responsible for all maintenance and repairs to FDOT sidewalks directly attributable to tree roots or other AGENCY maintained improvements. It shall be the responsibility of the AGENCY to restore an unacceptable ride condition of the roadway caused by the differential characteristics of non-standard traveled way surfacing (if applicable) on DEPARTMENT right of way within the limits of this Agreement.

- B. Such maintenance to be provided by the AGENCY is specifically set out as follows: to maintain, which means to properly water and fertilize all plant materials; to keep them as free as practicable from disease and harmful insects; to properly mulch the planting beds; to keep the premises free of weeds; to mow the turf to the proper height; to properly prune all plants which at a minimum includes: (1) removing dead or diseased parts of plants, (2) pruning such parts thereof to provide clear visibility to signage, permitted outdoor advertising signs per Florida Statute 479.106 and for those using the roadway and/or sidewalk; (3) preventing any other potential roadway hazards. *Plant materials* shall be those items which would be scientifically classified as plants and including trees, palms, shrubs, groundcover and turf. To maintain also means to remove or replace dead or diseased plant materials in their entirety, or to remove or replace those that fall below original project standards. Palms shall be kept fruit free year-round. To maintain also means to keep the header curbs that contain the specialty surfacing treatment in optimum condition. To maintain also means to keep the nonstandard hardscape areas clean, free from weeds and to repair said hardscape as is necessary to prevent a safety hazard. To maintain also means to keep litter removed from the median and areas outside the travel way to the right of way line. All plants removed for whatever reason shall be replaced by plants of the same species type, size, and grade as specified in the original plans and specifications. Any changes to the original plans shall be submitted by permit application to the DEPARTMENT for review and approval.

- C. If it becomes necessary to provide utilities (water/electricity) to the medians or areas outside the traveled way to maintain these improvements, all costs associated with the utilities associated for the landscape improvements including any impact and/or connection fees, and the on-going cost of utility usage for water and electrical, are the maintaining AGENCY'S responsibility.

The AGENCY shall be directly responsible for impact and connection fees.

- D. The maintenance functions to be performed by the AGENCY may be subject to periodic inspections by the DEPARTMENT at the discretion of the DEPARTMENT. Such inspection findings will be shared with the AGENCY and shall be the basis of all decisions regarding repayment, reworking or agreement termination. The AGENCY shall not change or deviate from said plans without written approval of the DEPARTMENT.

SECTION: 86050000
PERMIT: 2024-L-491-00003
COUNTY: Broward
STATE RD: A1A

4. DEPARTMENT ACCESS TO FACILITIES

The DEPARTMENT will periodically need access to various features within the limits of this Agreement. Upon request of the DEPARTMENT, the AGENCY will have 14 calendar days to provide access to the items noted by the DEPARTMENT. This may require temporary or permanent removal of improvements such as hardscape, landscape or other items conflicting with the items to which the Department needs access.

Should the AGENCY fail to remove or relocate items as requested, the Department may:

- (a) Remove conflicting improvements or any portion thereof.
- (b) Restore the area with any material meeting Department standards.
- (c) Restore the improvements at the request and funding of the AGENCY.

5. NOTICE OF MAINTENANCE DEFICIENCIES

If at any time after the AGENCY has undertaken the landscape improvements installation and/or maintenance responsibility for the landscape improvements it shall come to the attention of the DEPARTMENT'S District Secretary that the limits, or a part thereof, are not properly maintained pursuant to the terms of this Agreement, said District Secretary, may at his/her option, issue a written notice that a deficiency or deficiencies exist(s), by sending a certified letter to the AGENCY, to place said AGENCY on notice thereof. Thereafter, the AGENCY shall have a period of thirty (30) calendar days in which to correct the cited deficiencies. If said deficiencies are not corrected within this time-period, the DEPARTMENT may, at its option, proceed as follows:

- (a) Maintain the landscape improvements or any part thereof, with the DEPARTMENT or Contractor's personnel and invoice the AGENCY for expenses incurred; and/or
- (b) At the discretion of the DEPARTMENT, terminate the Agreement in accordance with Paragraph 9 of this Agreement and remove, by the DEPARTMENT or Contractor's personnel, all of the landscape improvements installed under this Agreement or any preceding Agreements, except as to trees and palms, and charge the AGENCY the reasonable cost of such removal.

6. FUTURE DEPARTMENT IMPROVEMENTS

It is understood between the parties hereto that the landscape improvements covered by this Agreement may be removed, relocated, or adjusted at any time in the future, as determined to be necessary by the DEPARTMENT, in order that the adjacent state road be widened, altered, or otherwise changed to meet future criteria or planning needs of the DEPARTMENT.

The AGENCY shall be given sixty (60) calendar days' notice to remove said landscape improvements at the AGENCY'S expense after which time the DEPARTMENT may remove same. All permits (including tree permits), fees, and any mitigation associated with the removal, relocation or adjustments of these improvements are the AGENCY'S responsibility.

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7. FUTURE AGENCY IMPROVEMENTS

The AGENCY may construct additional landscape improvements within the limits of this Agreement, identified in **Exhibit "A"**, subject to the following conditions:

- (a) Plans for any new landscape improvements shall be subject to approval by the DEPARTMENT. The AGENCY shall not change or deviate from said plans without written approval by the DEPARTMENT.
- (b) All landscape improvements shall be developed and implemented in accordance with appropriate state safety and roadway design standards.
- (c) The AGENCY agrees to comply with the requirements of this Agreement with regard to any additional landscape improvements it chooses to have installed and there will be no cost to the DEPARTMENT.

8. ADJACENT PROPERTY OWNER IMPROVEMENTS

The DEPARTMENT may allow an adjacent property owner to construct additional landscape improvements within the limits of the right of way identified in **Exhibit "A"** that the AGENCY shall be responsible for maintaining under this Agreement, subject to the following conditions:

- (a) Plans for any new landscape improvements shall be subject to approval by the DEPARTMENT and shall require a valid permit attached with a letter of consent to said plans by the AGENCY. The plans shall not be changed or deviated from without written approval by the DEPARTMENT and the AGENCY.
- (b) All landscape improvements shall be developed and implemented in accordance with appropriate state safety and roadway design standards.
- (c) The AGENCY agrees to comply with the requirements of this Agreement with regard to any additional landscape improvements installed by an adjacent owner.

9. AGREEMENT TERMINATION

In addition to those conditions otherwise contained herein, this Agreement may be terminated under any one (1) of the following conditions:

- (a) By the DEPARTMENT, if the AGENCY fails to perform its duties under this Agreement, following ten (10) days written notice.
- (b) By the DEPARTMENT, for refusal by the AGENCY to allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the AGENCY in conjunction with this Agreement.

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10. AGREEMENT TERM

The term of this Agreement commences upon execution by all parties and shall remain in effect as long as the improvements shall exist, or until this Agreement is terminated by either party in accordance with Paragraph 9.

11. LIABILITY AND INSURANCE REQUIREMENTS

- A. With respect to any of the AGENCY'S agents, consultants, sub-consultants, contractors and/or sub-contractors, such party in any contract for the landscape improvements shall agree to indemnify, defend, save and hold harmless the DEPARTMENT from all claims, demands, liabilities, and suits of any nature arising out of, because of or due to any intentional and/or negligent act or occurrence, omission or commission of such agents, consultants, subconsultants, contractors and/or subcontractors. The AGENCY shall provide the DEPARTMENT with written evidence of the foregoing upon the request of the DEPARTMENT. It is specifically understood and agreed that this indemnification clause does not cover or indemnify the DEPARTMENT for its own negligence.
- B. In the event that AGENCY contracts with a third party to provide the services set forth herein, any contract with such third party shall include the following provisions:
 - (1) AGENCY'S contractor shall at all times during the term of this Agreement keep and maintain in full force and effect, at contractor's sole cost and expense, Comprehensive General Liability with minimum limits of \$1,000,000.00 per occurrence combined single limit for Bodily Injury Liability and Property Damage Liability and Worker's Compensation insurance with minimum limits of \$500,000.00 per Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Comprehensive General Liability and Worker's Compensation policy without restrictive endorsements, as filed by the Insurance Services Office. The AGENCY and DEPARTMENT shall be named as additional insured on such policies.
 - (2) AGENCY'S contractor shall furnish AGENCY with Certificates of Insurance of Endorsements evidencing the insurance coverage specified herein prior to the beginning performance of work under this Agreement.
 - (3) Coverage is not to cease and is to remain in full force and effect (subject to cancellation notice) until all performance required of AGENCY'S contractor is completed. All policies must be endorsed to provide the DEPARTMENT with at least thirty (30) day notice of cancellation and/or restriction. If any of the insurance coverage will expire prior to the completion of work, copies of renewal policies shall be furnished at least (30) days prior to the date of expiration.

12. E-VERIFY REQUIREMENTS

The AGENCY shall:

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- (a) Utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the AGENCY during the term of the contract; and
- (b) Expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

13. SUPERSEDED AGREEMENTS

This writing embodies the entire Agreement and understanding between the parties hereto and there are no other Agreements and understanding, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby.

14. FISCAL TERMS

The DEPARTMENT, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money will/may be paid on such contract. The DEPARTMENT shall require a statement from the Comptroller of the DEPARTMENT that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding one (1) year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the DEPARTMENT which are for an amount in excess of TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) and which have a term for a period of more than one year.

15. DISPUTES

The DEPARTMENT'S District Secretary shall decide all questions, difficulties, and disputes of any nature whatsoever that may arise under or by reason of this Agreement, the prosecution or fulfillment of the service hereunder and the character, quality, amount, and value thereof; and his decision upon all claims, questions, and disputes shall be final and conclusive upon the parties hereto.

16. ASSIGNMENT

This Agreement may not be assigned or transferred by the AGENCY, in whole or in part, without the prior written consent of the DEPARTMENT.

17. LAWS GOVERNING

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. In the event of a conflict between any portion of the contract and Florida law, the laws of Florida shall prevail. The AGENCY agrees to waive forum and jurisdictional venue.

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The DEPARTMENT shall determine the forum and venue in which any dispute under this Agreement is decided.

18. NOTICES

Any and all notices given or required under this Agreement shall be in writing and either personally delivered with receipt acknowledgement or sent by certified mail, return receipt requested. All notices shall be sent to the following addresses:

If to the DEPARTMENT:

Florida Dept. of Transportation
3400 West Commercial Blvd.
Ft. Lauderdale, FL 33309-3421
Attn: Kaylee Kildare
Title: District 4 Landscape Manager

If to the AGENCY:

Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
Attn: William Serda
Title: Town Manager

19. LIST OF EXHIBITS

Exhibit A: Landscape Improvements Maintenance Boundaries
Exhibit B: Landscape Improvement Plans
Exhibit C: Maintenance Plan for Landscape Improvements
Exhibit D: Resolution

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STATE RD: A1A

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective the day and year first written above.

TOWN OF HILLSBORO BEACH

By: _____ Date: _____
Chairperson / Mayor / Manager

Attest: _____ (SEAL)
City Clerk

Legal Approval: _____

**STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION**

By: _____ Date: _____
Transportation Development Director

Attest: _____ (SEAL)
Executive Secretary

Legal Review: _____
Office of the District General Counsel

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EXHIBIT A
LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARIES

I. LIMITS OF MAINTENANCE FOR LANDSCAPE IMPROVEMENTS:

State Road A1A (Hillsboro Mile) from **M.P. 14.531 to M.P. 14.646**

II. LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARIES:

See attached map

RESIDENCES AT HILLSBORO

END PROJECT
MP 14.646

10' UTILITY EASEMENT

10' FDOT EASEMENT

10' FDOT EASEMENT

20'-0"

20'-0"

10' FDOT EASEMENT

FDOT R.O.W. LINE

PROPOSED PROPERTY LINE

10' UTILITY EASEMENT

STATE ROAD A1A (HILLSBORO MILE)

10' FDOT EASEMENT

10' FDOT EASEMENT

20'-0"

20'-0"

10' FDOT EASEMENT

10' UTILITY EASEMENT

BEGIN PROJECT
MP 14.531

LEGEND:

LIMITS OF LANDSCAPE MAINTENANCE
BY THE TOWN OF HILLSBORO BEACH

N



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PERMIT: 2024-L-491-00003
COUNTY: Broward
STATE RD: A1A

EXHIBIT B

LANDSCAPE IMPROVEMENT PLANS

The AGENCY agrees to install the landscape improvements in accordance with the plans and specifications attached hereto and incorporated herein.

Please see attached plans prepared by: Alejandro Perez, RLA
Arquitectonica Geo

Date: October 17, 2024

THE RESIDENCES AT HILLSBORO

1177/1180 HILSBORO MILE
HILLSBORO BEACH, FL 33062

FDOT LANDSCAPE SUBMITTAL

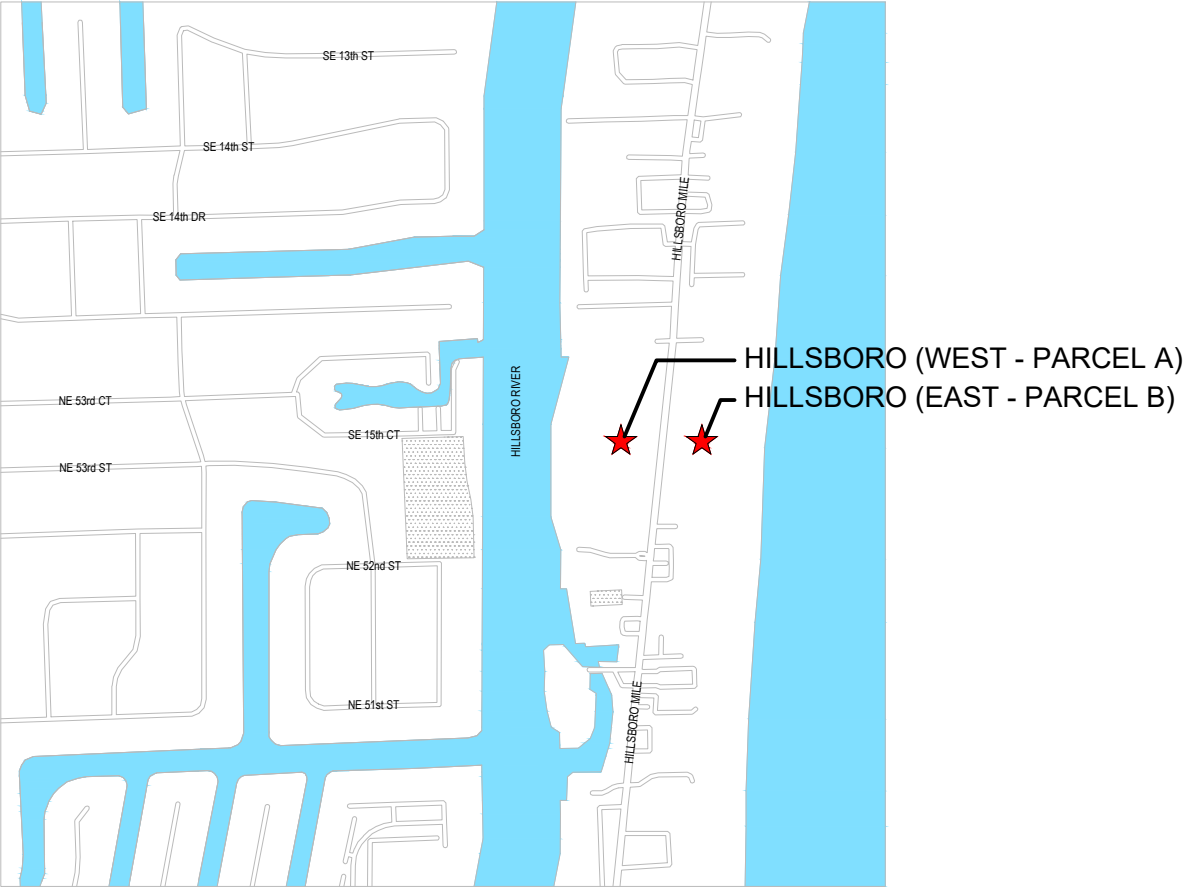
ARQUITECTONICA GEO

LANDSCAPE ARCHITECTS

2900 OAK AVENUE
MIAMI, FLORIDA 33133
PHONE: 305.372.1812 FAX: 305.372.1175
WEBSITE: www.arquitectonicageo.com

INDEX OF DRAWINGS

FDOT LANDSCAPE		
1	L0-00	LANDSCAPE INDEX OF DRAWINGS
2	L0-01	LANDSCAPE NOTES
3	L1-00	LIMITS OF CLEAR SIGHT PLAN
4	L1-02	GENERAL LOCATION MAP
5	L1-11A	PROPOSED R.O.W. HARDSCAPE PLAN - BEGINNING
6	L1-11B	PROPOSED R.O.W. HARDSCAPE PLAN - END
7	L1-12A	PROPOSED R.O.W. TREE PLAN - BEGINNING
8	L1-12B	PROPOSED R.O.W. TREE PLAN - END
9	L1-13A	PROPOSED R.O.W. SHRUB & GROUNDCOVER PLAN - BEGINNING
10	L1-13B	PROPOSED R.O.W. SHRUB & GROUNDCOVER PLAN - END
11	L3-10	R.O.W. SECTION
12	L5-10	R.O.W. PLANTING DETAILS
13	LIR1-10A	PROPOSED R.O.W. IRRIGATION PLAN - BEGINNING
14	LIR1-10B	PROPOSED R.O.W. IRRIGATION PLAN - END



ARQUITECTONICA GEO

2900 Oak Ave
Miami, Florida 33133
305.372.1812 TEL
305.372.1175 FAX
www.arquitectonicageo.com
26000278

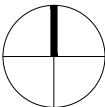


PROJECT

THE RESIDENCES AT HILLSBORO

PROJECT NO: 10349

SHEET NAME: LANDSCAPE INDEX OF DRAWINGS



SCALE:

DATE: 2023.09.28

DRAWING:

L0-00

DESIGN SPEED = 35 MPH
PERMIT NO: 2024-L-491-00003

GENERAL NOTES

- 1. These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, please refer to the appropriate consultant documents.
- 2. The locations of all site amenities are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for locations of fixed amenities.
- 3. The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions to comply with safety criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect or owner's representative.
- 4. Construction shall comply with all local building codes.
- 5. All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
- 6. If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.

GENERAL GRADING NOTES

- 1. All grading information provided is intended for aesthetic purposes and to show relationships only. For detailed grading information see Civil Engineers drawings.
- 2. Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative and FDOT District Operations Manager (when in R.O.W) prior to final grading.
- 3. Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.
- 4. Grading and calculations for retention areas to be provided by Civil Engineers.
- 5. Contractor shall not substantially modify grading plan without the approval of designer. All site aesthetic grading is subject to review and approval of the landscape architect or owner's representative.
- 6. All graded areas shall be dragged with a drag mat or hand radeel to blend in small imperfections and round off any sharp lines that may have been constructed by equipment. All areas to be planted shall have no water holding pockets.

GENERAL SITE LIGHTING NOTES

- 1. All electrical wiring and circuiting by Electrical Engineer in future permit set.
- 2. Shop drawings shall be required by manufacturers and/or contractors for all connections, footers, electrical requirements and color samples for review and approval by the landscape architect or owner's representative.
- 3. Photometrics to be provided by the Engineer and coordinated with Landscape Architect/or owner representative FDOT District Operations Manager (when in R.O.W).
- 4. Transformers and other exterior ballasts shall be hidden from general view with landscaping and /or appropriate enclosures. This should be coordinated with Landscape architect.

GENERAL LANDSCAPE NOTES

- 1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.
- 2. The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.
- 3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
- 4. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
- 5. The location of the landscape holding area will be identified by the Owner or Owner's Representative. The Contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding areas.

GENERAL LANDSCAPE NOTES CONT'D

- 6. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.
- 7. Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to initiating installation for the review and approval of the Owner's representative and/or Landscape Architect and FDOT District Operations Manager (when in R.O.W). Note: **No planting shall commence until there is a functional irrigation system in the area to be planted. No trees shall be planted on top of irrigation lines.**
- 8. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/ or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect, and FDOT District Operations Manager (when in R.O.W).
- 9. Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative and FDOT District Operations Manager (when in R.O.W) prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by the Town of Hillsboro.
- 10. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
- 11. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
- 12. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
- 13. Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.
- 14. Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches, tree trunks are excluded as specified in appropriate municipal codes.
- 15. Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
- 16. Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-third (1/3) of root ball.
- 17. Trees grown in grow bags or grow bag type material are not allowed.
- 18. All planting materials shall meet or exceed local requirements as specified by local plant standards.
- 19. All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.
- 20. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
- 21. Plant size specifications take precedence over container size.
- 22. Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.
- 23. All plant material shall be graded Florida #1 or better.
- 24. All proposed planting beds will be planted out correctly with proper spacing.
- 25. All tree work will require permitting by a registered Broward County Tree Trimmer.
- 26. Burlap, wire cages, etc., be removed half way down root balls.

FDOT GENERAL NOTES

- 1. Governing Standards Plans: *Florida Department of Transportation, FY 2023-24 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs) are available at the following website: https://www.fdot.gov/design/standardplans*
- 2. Governing Standards Specifications: *Florida Department of Transportation, FY 2023-24 Standard Specifications for Road and Bridge Construction are available at the following website: https://www.fdot.gov/programmanagement/implemented/specbooks*
- 3. Contractor shall repair any and all damage done to FDOT property during demolition, relocation &/or installation activities at his sole expense.
- 4. Any plant material substitution within or impacting the FDOT Right-of-Way whether requested by *Contractor, Owner, Landscape Architect or other will need to get approval from the FDOT District Landscape Architect.*
- 5. Architectural Pavers installation for sidewalks, medians, driveways, or roadways within FDOT right of way shall comply with current FDOT Standard Specification 526. Online reference: *https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/programmanagement/specbooks/fy-2023-24/fy2023-24ebook.pdf?sfvrsn=6b69416d_6*
- 6. Ownership of all suitable excavated materials, as determined by the Department, shall remain in the Department until a final acceptance of the permitted project is fulfilled. Excavated materials shall be hauled by the Permittee, at their cost & expense from the site to the FDOT Broward Operations Center or stockpiled in those areas as directed by the Department, including asphalt millings.

FDOT PLANTING NOTES

- 1. For the portion of landscape plant material that will be installed within the FDOT Right-of-Way, landscape installation shall comply with current applicable FDOT Maintenance Specification 580. Online Reference: *https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/programmanagement/maintenance/jul22/ssm580000wd-722-i17992.pdf?sfvrsn=1abf91a1_2*
- 2. For the portion of landscape plant material that will be installed within the FDOT Right of Way refer to FDOT Design Standard Index 580-001 Landscape Installation. Online Reference: *https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/design/standardplans/2023/idx/580-001.pdf*
- 3. Cypress Mulch is not permitted on FDOT right-of-way. Mulch permitted to be used area Hardwood Mulch (containing no Cypress products), Recycled Mulch or approved equal, certified by the Mulch and Soil Council (MSC). Submit proof of certification to the FDOT District Operations Permit Landscape Inspector upon inspection.
- 4. Sodded areas will be in accordance with Design Standard Index 105 and Standard Specifications Sections 162, 570, 981, 982, 983, 987 of the Department's latest edition of Governing Design Standards and Standard Specifications. All disturbed areas will be sodded within one (1) week of installation of said permitted work

FDOT IRRIGATION NOTES

- 1. DOT requires 24 hour emergency access to water source
- 2. Contractor shall provide FDOT District Operations Manager with a set of "As-Built" Irrigation plans

SOIL PREPARATION AND SOIL MIX

- 1. All plants noted for removal shall be relocated as shown on plans or removed and properly disposed of offsite at contractors expense unless otherwise noted.
- 2. Before finishing top soil grading, scarify & rake subsoil clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material to a depth of 6".
- 3. Plant holes should be dug and the sides and bottom of the hole should be stable, regardless of depth. Soil scarification is necessary if sides of the hole are compacted.
- 4. Contractor to apply approved pre-emergent herbicide in accordance with manufacturer's rate and specifications. Contractors to provide manufacturer's specifications for approval.
- 5. Planting soil mix for planters, trees, shrubs, and ground cover & grasses shall be determined by soil analysis prior to planting landscape.

The planting soil mix should be what comes out of the hole so the plant adapts to the surrounding/existing soil and grows into it. This is why the sides and the bottom of the planting hole should never be compacted with the digging implements. Never fertilize newly planted plants and trees. Please note that peat moss will eventually decompose and clog soil pores thereby inhibiting the plants water and oxygen consumption.

- 6. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil, it shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous material. Top soil brought in should match as well as possible the existing soil texture and Ph. Planted material should never be "mounded" or raised; the soil will eventually wash away exposing the roots and it will be difficult to establish the plant material due to drought and excessive soil transpiration. All plant/tree material should be installed with the root collar exposed (approximately 1/2" to1"). Landscape contractor should find the uppermost lateral root and plant that just below the soil surface.
- 7. Smooth topsoil without compaction to two inches (2") below finish grade in areas to be sodded without compaction.
- 8. Finish grade all topsoil areas to a smooth non-compacted, even surface assuring positive drainage away from the structures and eliminate any low areas except in retention areas where water may collect.
- 9. Contractor to remove debris and excess material immediately from job site while keeping in mind that heavy equipment will compact soil to the detriment of water drainage and the health of the newly installed plants. All planting areas with compacted soil will have surfaces scarified to a min. of 6" in depth.

10. Organic Compost. Suitable organic compost to blend with soil material consists of finely divided compost with a pH range of 5 to 7.5, and is composed of highly decomposed (75% with no visible plant fibers) organic matter. The organic compost material shall be ground so that 90% or more passes a 1/2-inch screen. The compost shall be uniform quality, free from toxins, ashes, construction debris, cement, boulders, tar residues, tarred paper, boards, chips, plastic, glass, or any other undesirable material. No compost shall be delivered in a frozen or muddy condition. The compost shall have a minimum of 25% humic matter. The electrical conductivity (based upon salt content) shall be less than 5000 micro-mohs/cm. The compost shall be produced by recognized member company of US Composting Council. The compost shall been tested by approved laboratory using test Methods for the Examination of Composting and Compost (TMECC) and has received USEPA Seal of Testing Assurance. The compost shall be measured on a cubic yard basis for mixing with soil materials. Note: The requirements for 25% humic matter and 90% passing a 1/2-inch screen exceed the US Composting Council Standards. Organic compost mulch need not meet these additional requirements, but the material should not be used to mix with soil materials.

11. Organic Humic Material. Humic matter (used in the above standard for organic compost) shall consist of finely divided compost or granular textured humic matter with a pH range of 5 to 7.5, composed of fully decomposed (no visible plant fibers) organic matter. The organic humic material shall be ground so that 75% of the volume of particles are not visible and passes a #140 screen and 100% of the volume passes a #60 screen. The organic humic material shall have a minimum of 75% humic matter content. The electrical conductivity (based upon salt content) shall be less than 5000 micro-mohs/cm. The organic humic material shall be measured on a cubic yard basis for mixing with soil materials.

12. The following uplan and wetland soil blends illustrate the concept for a sandy hummocky landscape typical to some barrier islands where there is a wetland area between steep sandy dunes. The purpose is to mimic the natural soil sequence across the dunes and swales for restoration of the maritime forest.

- i. sandy dune ridge - 80% sandy soil and 20% organic compost.
- ii. sandy dune forest slope - 70% sandy soil and 30% organic compost.
- iii. sandy dune toe slope - 60% sandy soil and 40% organic compost.

PLANTING SPECIFICATIONS

- 1. The contractor is responsible for maintaining, in full, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) Until the job is accepted, in full, by the owner, its representative and Landscape Architect and FDOT District Operations Manager (when in R.O.W).
- 2. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention. Plant/tree material shall conform to Florida # 1 as described in Florida grades & standards, the latest issue.
- 3. All trees must be guyed or staked as shown in details.
- 4. When plant material is delivered onsite, it shall not be laid down for more than two hours. Plant material when stored onsite shall be placed and maintained in good condition in a vertical position. All plants held onsite shall be kept watered regularly in sufficient amounts to permit continuous and vigorous growth.
- 5. Installation of all plant material shall be installed in a sound, workmanlike manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
- 6. There shall be no chains or cables used directly on trees or palms, handle with 2" minimum width nylon straps or equal.
- 7. Contractor shall assure drainage and percolation of all planting pits. Prior to installation of plant material, contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions. Plant/tree material that has bark scraped off due to shipping, handling, and installation issues may be rejected upon inspection by the L.A.
- 8. Contractor to request inspection of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, its representative, and landscape architect and FDOT District Operations Manager (when in R.O.W), shall declare the project substantially complete.

9. Substantial completion constitutes the beginning of guarantee period.

10. Contractor to replace rejected plant within two (2) weeks of notice.

11. Crown pruning of any trees or palms is generally not approved by the national arborist association standards. When it is approved, it must be done in writing.

12. Xeriscaping principles as outlined in the South Florida Water Management District Xeriscape Plant Guide 2 shall be applied throughout landscape installation and maintenance.

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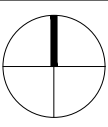


PROJECT

THE RESIDENCES AT HILLSBORO

PROJECT NO: 10349

SHEET NAME: LANDSCAPE NOTES



SCALE: 1" = 40'-0"

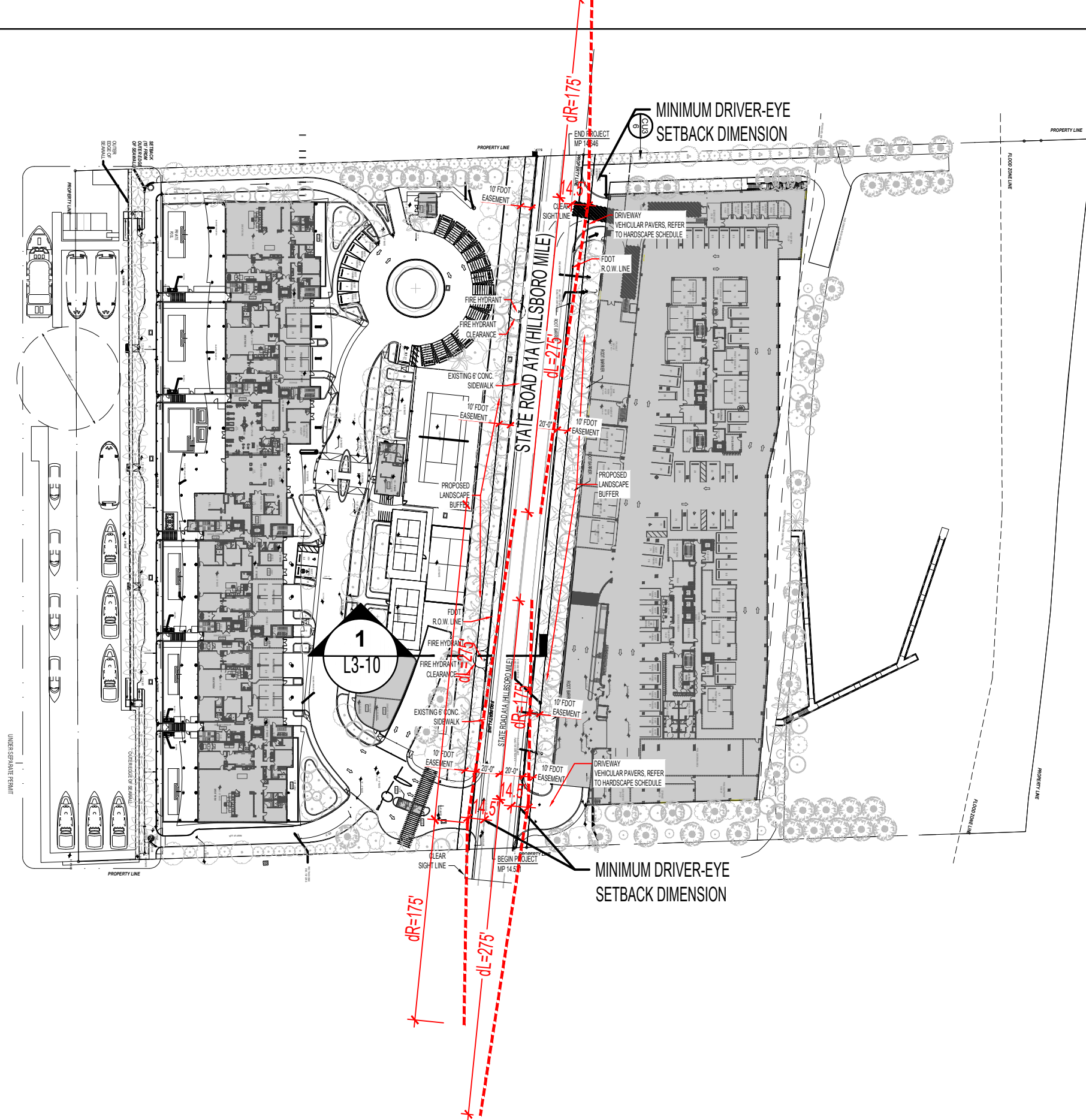
DATE: 2023.09.28

DRAWING:

L0-01

DESIGN SPEED = 35 MPH

PERMIT NO: 2024-L-491-00003



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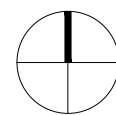


PROJECT

THE RESIDENCES AT HILLSBORO

PROJECT NO: 10349

SHEET NAME: LIMITS OF CLEAR SIGHT PLAN



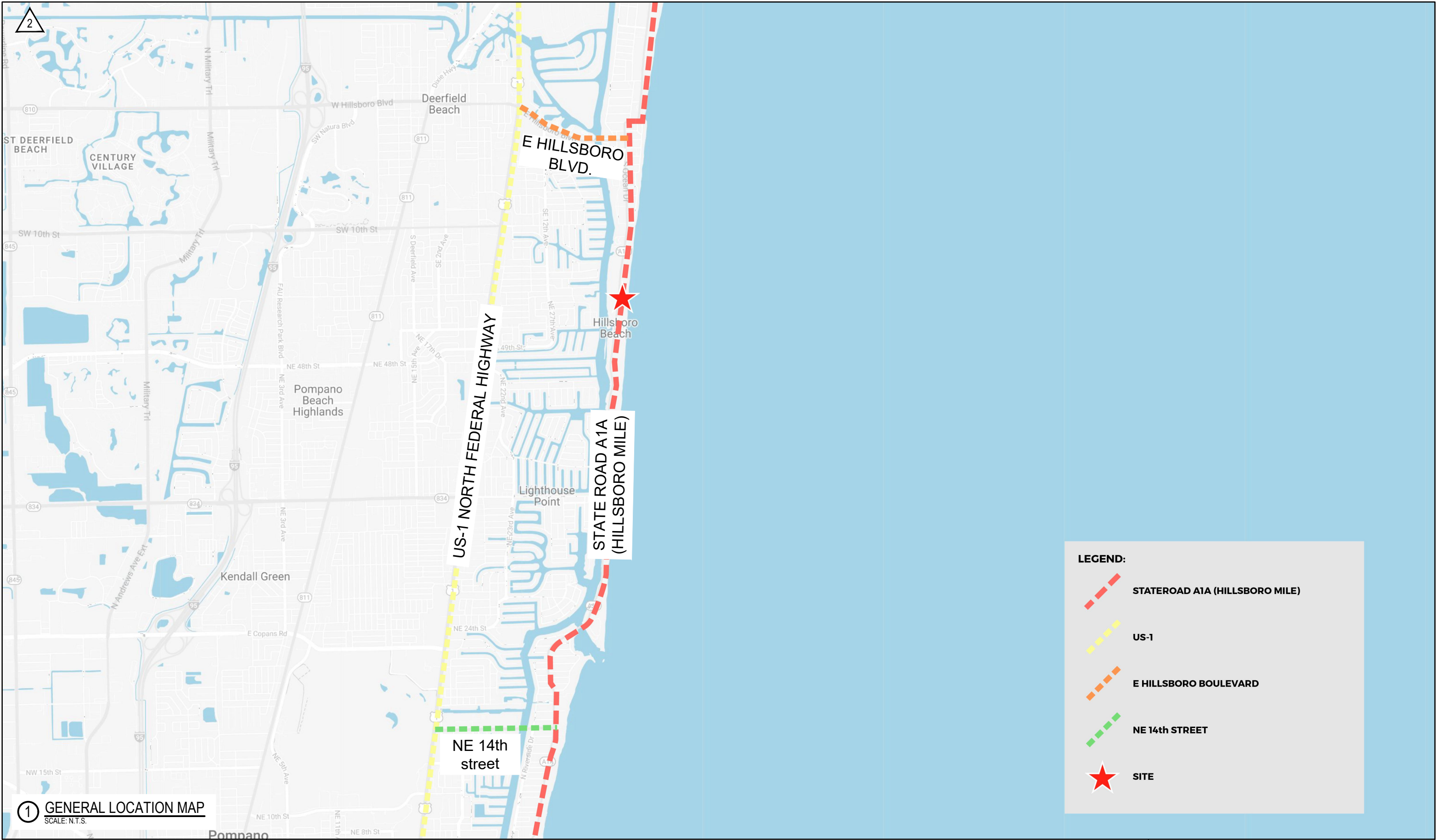
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DATE: 2023.09.28

DRAWING:

L1-00

DESIGN SPEED = 35 MPH
PERMIT NO: 2024-L-491-00003



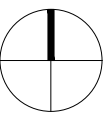
① GENERAL LOCATION MAP
SCALE: N.T.S.

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PROJECT
THE RESIDENCES AT HILLSBORO

PROJECT NO: 10349
SHEET NAME: GENERAL LOCATION MAP



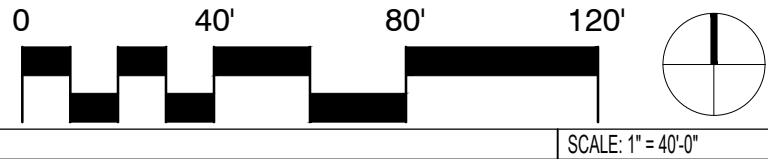
SCALE: 1" = 40'-0"

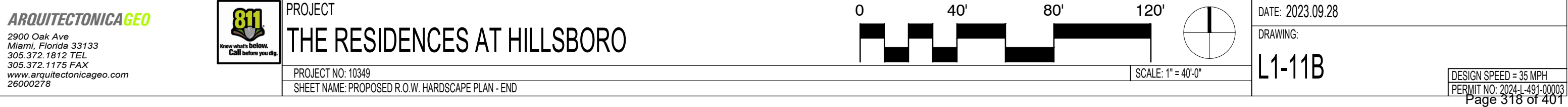
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DRAWING:

L1-02

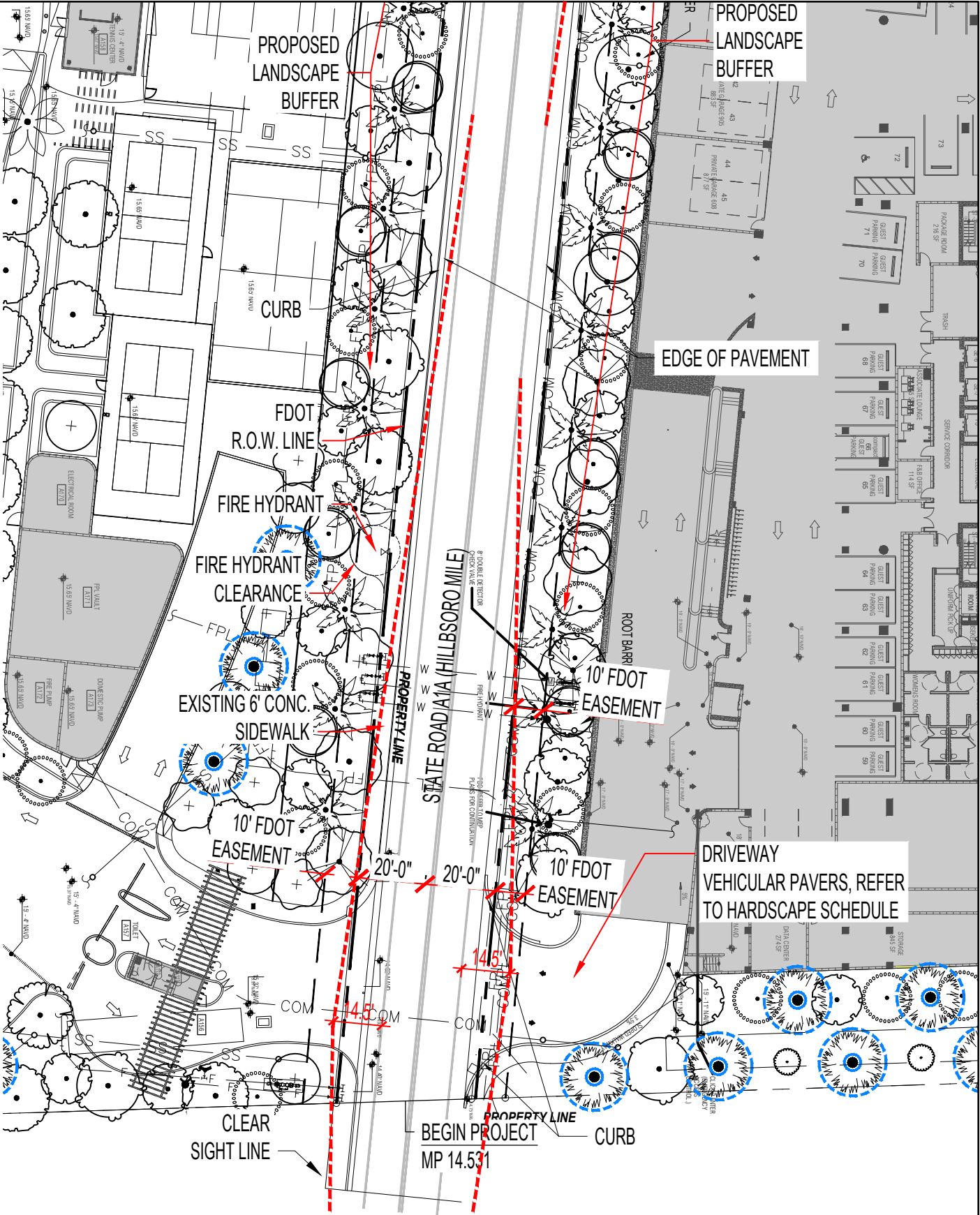
DESIGN SPEED = 35 MPH
PERMIT NO: 2024-L-491-00003





GROUND LEVEL TREE SCHEDULE (PARCEL A + B)

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CAL	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	BS2	6	Bursera simaruba	Gumbo Limbo	12'	8'	2"	4'	Yes	Yes
	BS	5	Bursera simaruba	Gumbo Limbo	16'	12'	4"	5'	Yes	Yes
	CB	9	Cassia bakeriana	Pink Cassia	16'	12'	4"	5'	No	Yes
	CA	7	Clusia rosea	Autograph Tree	16'	8'	4"	5'	Yes	Yes
	CD	29	Coccoloba diversifolia	Pigeon Plum	12'	8'	2"	4'	Yes	Yes
	CU	16	Coccoloba uvifera	Sea Grape	15'	15'	4" min		Yes	Yes
	CE	101	Conocarpus erectus	Green Buttonwood	12'	8'	2"	4'	Yes	Yes
	CS	53	Conocarpus erectus 'Sericeus'	Silver Buttonwood	12'	8'	2"	4'	Yes	Yes
	FS2	1	Ficus aurea	Strangler Fig (Specimen, FL. Grade #1)	16"	12' min.	4" min	8' Min.	Yes	Yes
	FS	5	Ficus aurea	Strangler Fig	16' min.	12' min.	4" min	5'	Yes	Yes
	QV2	6	Quercus virginiana	Southern Live Oak	12'	8'	2"	4'	Yes	Yes
	QV	7	Quercus virginiana	Southern Live Oak	16'	12'	4" min	5'	Yes	Yes
	SM2	2	Swietenia mahagoni	West Indian Mahogany	12'	8'	2"	4'	Yes	Yes
	SM	27	Swietenia mahagoni	West Indian Mahogany	16'	12'	4" min	5'	Yes	Yes
	TC	7	Tabebuia caraiba	Silver Trumpet	16'	12'	4"	5'	No	Yes
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	CN4	8	Cocos nucifera	Coconut Palm (CERTIFIED LY)	25' OA			4' GW	No	Yes
	PD	32	Phoenix dactylifera	Date Palm 'Medjool'	25' CT	25'			No	Yes
	RR	33	Roystonea regia	Royal Palm	35'			25' GW	Yes	Yes
RELOCATED	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	FB	1	Ficus benjamina	Weeping Fig	30'	50'	48"		Yes	Yes
	SP3	52	Sabal palmetto	Cabbage Palmetto	18'-30'		8"-15"		Yes	Yes

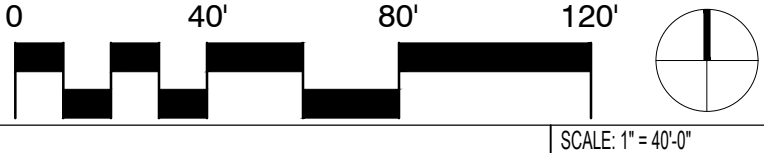


1 PROPOSED R.O.W. TREE PLAN

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PROJECT
THE RESIDENCES AT HILLSBORO
PROJECT NO: 10349
SHEET NAME: PROPOSED R.O.W. TREE PLAN - BEGINNING



DATE: 2023.09.28

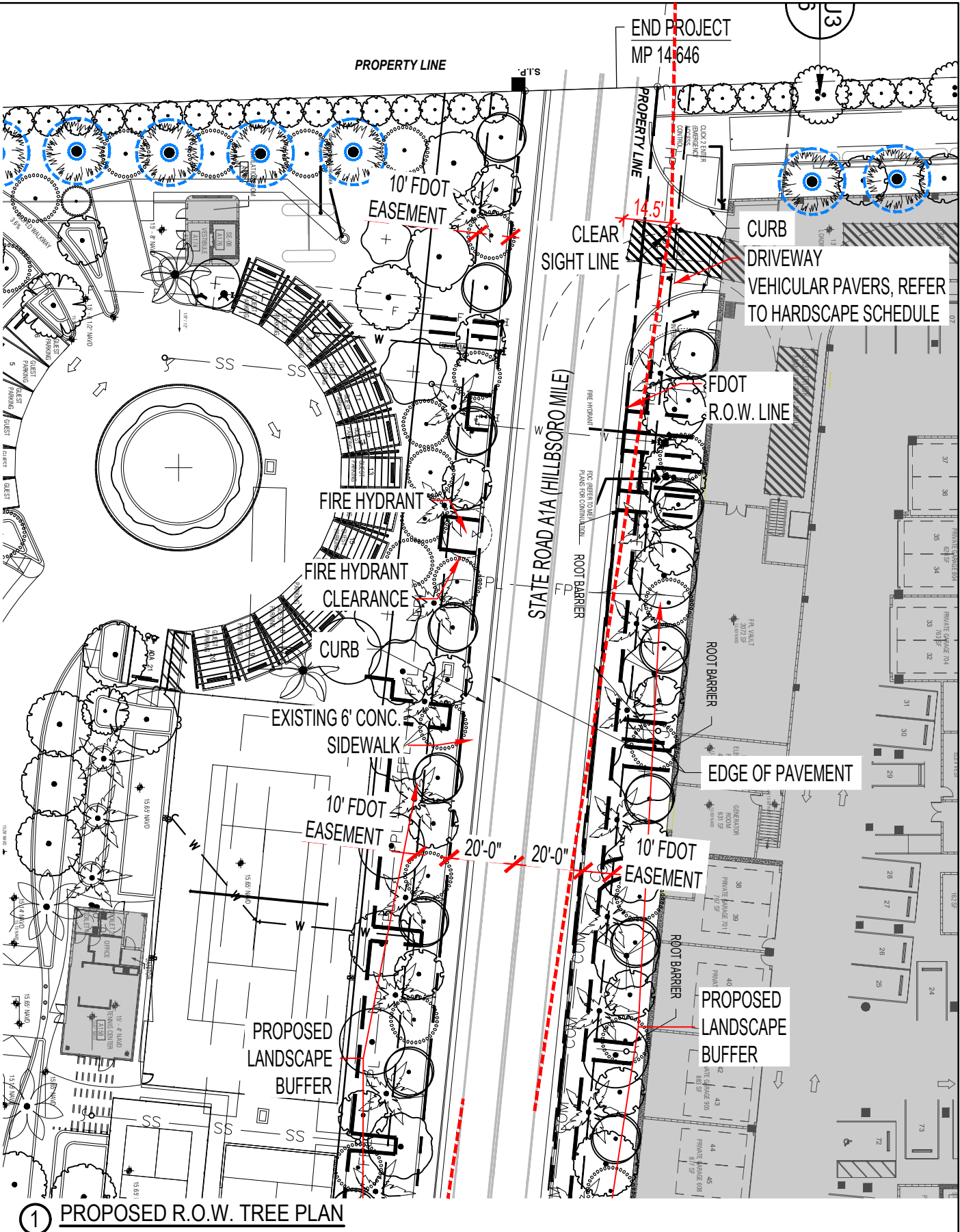
DRAWING:

L1-12A

DESIGN SPEED = 35 MPH
PERMIT NO: 2024-L-491-00003

GROUND LEVEL TREE SCHEDULE (PARCEL A + B)

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CAL	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	BS2	6	Bursera simaruba	Gumbo Limbo	12'	8'	2"	4'	Yes	Yes
	BS	5	Bursera simaruba	Gumbo Limbo	16'	12'	4"	5'	Yes	Yes
	CB	9	Cassia bakeriana	Pink Cassia	16'	12'	4"	5'	No	Yes
	CA	7	Clusia rosea	Autograph Tree	16'	8'	4"	5'	Yes	Yes
	CD	29	Coccoloba diversifolia	Pigeon Plum	12'	8'	2"	4'	Yes	Yes
	CU	16	Coccoloba uvifera	Sea Grape	15'	15'	4" min		Yes	Yes
	CE	101	Conocarpus erectus	Green Buttonwood	12'	8'	2"	4'	Yes	Yes
	CS	53	Conocarpus erectus 'Sericeus'	Silver Buttonwood	12'	8'	2"	4'	Yes	Yes
	FS2	1	Ficus aurea	Strangler Fig (Specimen, FL. Grade #1)	16"	12' min.	4" min	8' Min.	Yes	Yes
	FS	5	Ficus aurea	Strangler Fig	16' min.	12' min.	4" min	5'	Yes	Yes
	QV2	6	Quercus virginiana	Southern Live Oak	12'	8'	2"	4'	Yes	Yes
	QV	7	Quercus virginiana	Southern Live Oak	16'	12'	4" min	5'	Yes	Yes
	SM2	2	Swietenia mahagoni	West Indian Mahogany	12'	8'	2"	4'	Yes	Yes
	SM	27	Swietenia mahagoni	West Indian Mahogany	16'	12'	4" min	5'	Yes	Yes
	TC	7	Tabebuia caraiba	Silver Trumpet	16'	12'	4"	5'	No	Yes
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	CN4	8	Cocos nucifera	Coconut Palm (CERTIFIED LY)	25' OA			4' GW	No	Yes
	PD	32	Phoenix dactylifera	Date Palm 'Medjool'	25' CT	25'			No	Yes
	RR	33	Roystonea regia	Royal Palm	35'			25' GW	Yes	Yes
RELOCATED	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	FB	1	Ficus benjamina	Weeping Fig	30'	50'	48"		Yes	Yes
	SP3	52	Sabal palmetto	Cabbage Palmetto	18'-30'		8"-15"		Yes	Yes



1 PROPOSED R.O.W. TREE PLAN

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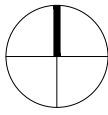


PROJECT
THE RESIDENCES AT HILLSBORO

PROJECT NO: 10349
SHEET NAME: PROPOSED R.O.W. TREE PLAN - END



SCALE: 1" = 40'-0"



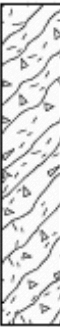
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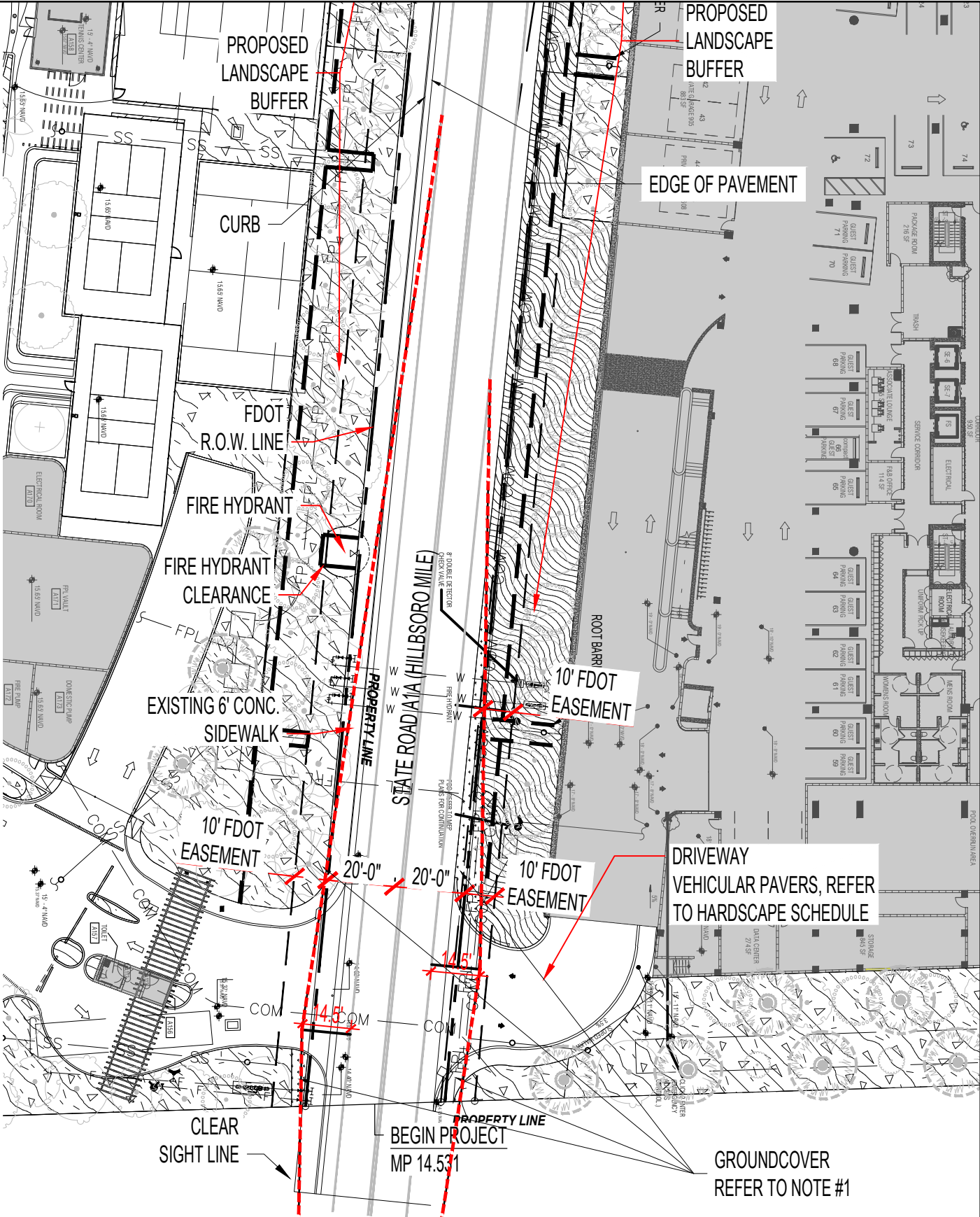
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PERMIT NO: 2024-L-491-00003

GROUND LEVEL SHRUBS & GRDCVR. (FDOT A)

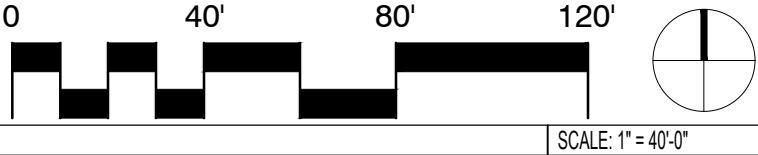
	SHRUBS	6,995 sf
	Argusia gnaphalodes Argusia Gnaphalodes / Sea Lavender	81
	Baccharis dioica / Broombush False Willow	81
	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	122
	Clusia rosea 'Nana' / Dwarf Pitch Apple	122
	Eugenia foetida / Spanish Stopper	122
	Psychotria ligustrifolia / Bahama Coffee	122
	Serenoa repens 'Cinerea' / Silver Saw Palmetto	45
	Suriana maritima / Bay Cedar	81
	GROUNDCOVERS	5,929 sf
	Ernodea littoralis / Golden Creeper	185
	Helianthus debilis / Dune Sunflower	185
	Hymenocallis latifolia / Spider Lily	185
	Muhlenbergia capillaris / Pink Muhly Grass	185
	Nephrolepis exaltata / Boston Fern	154
	Spartina patens / Saltmeadow Cordgrass	185
	Tripsacum floridanum / Florida Gamagrass	154
	Uniola paniculata / Sea Oats	154
	Zamia integrifolia / Coontie	154
	LAWN	545 sf
	Stenotaphrum secundatum St Augustine Grass	
	Paspalum vaginatum / Seashore Paspalum	

NOTE:

1. BOSTON FERN, COONTIE, AND GREEN ISLAND FICUS SHALL NOT BE USED FOR ANY GROUNDCOVERS PLANTED WITHIN LIMITS OF CLEAR SIGHT.



1 PROPOSED R.O.W. SHRUB & GROUNDCOVER PLAN

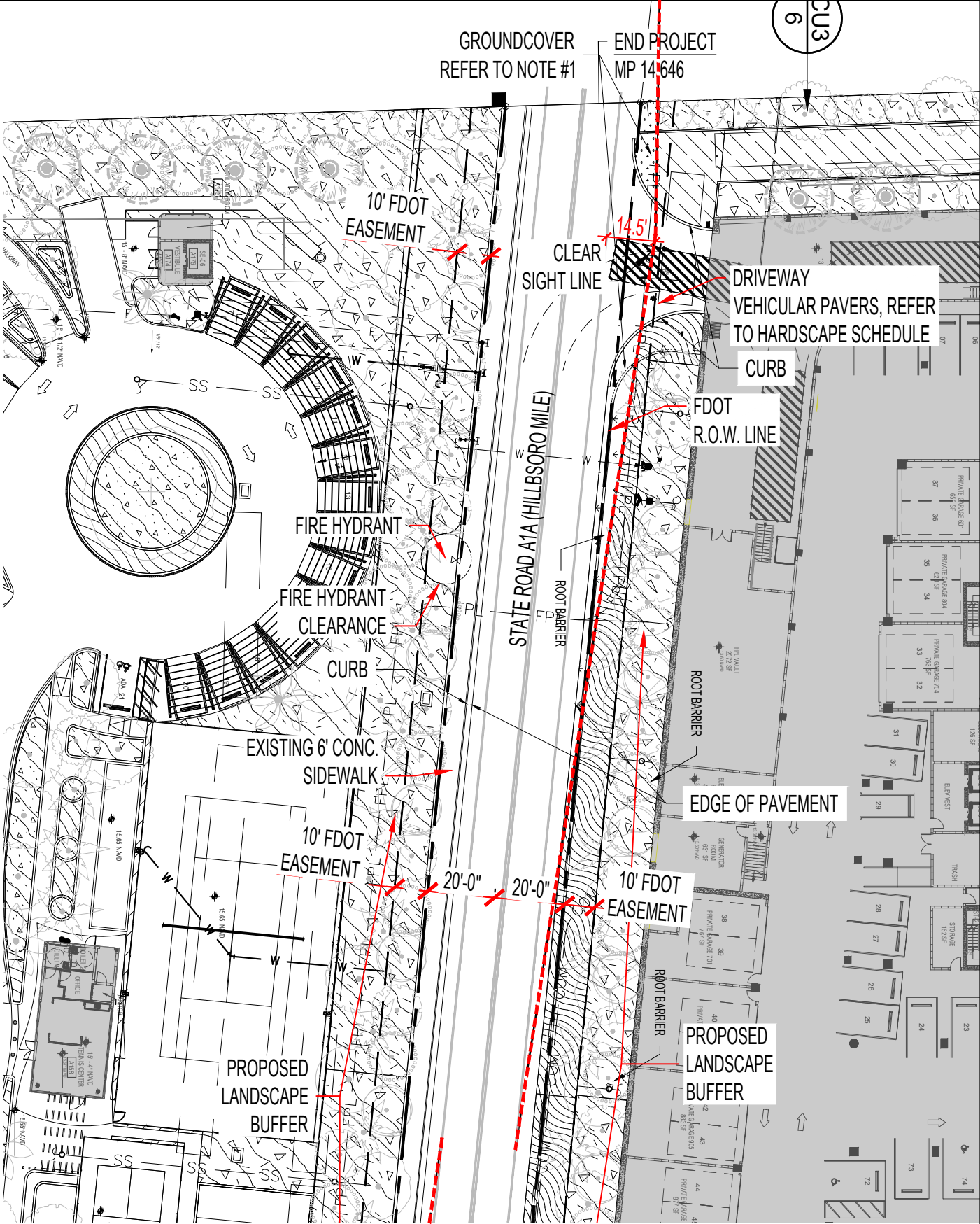


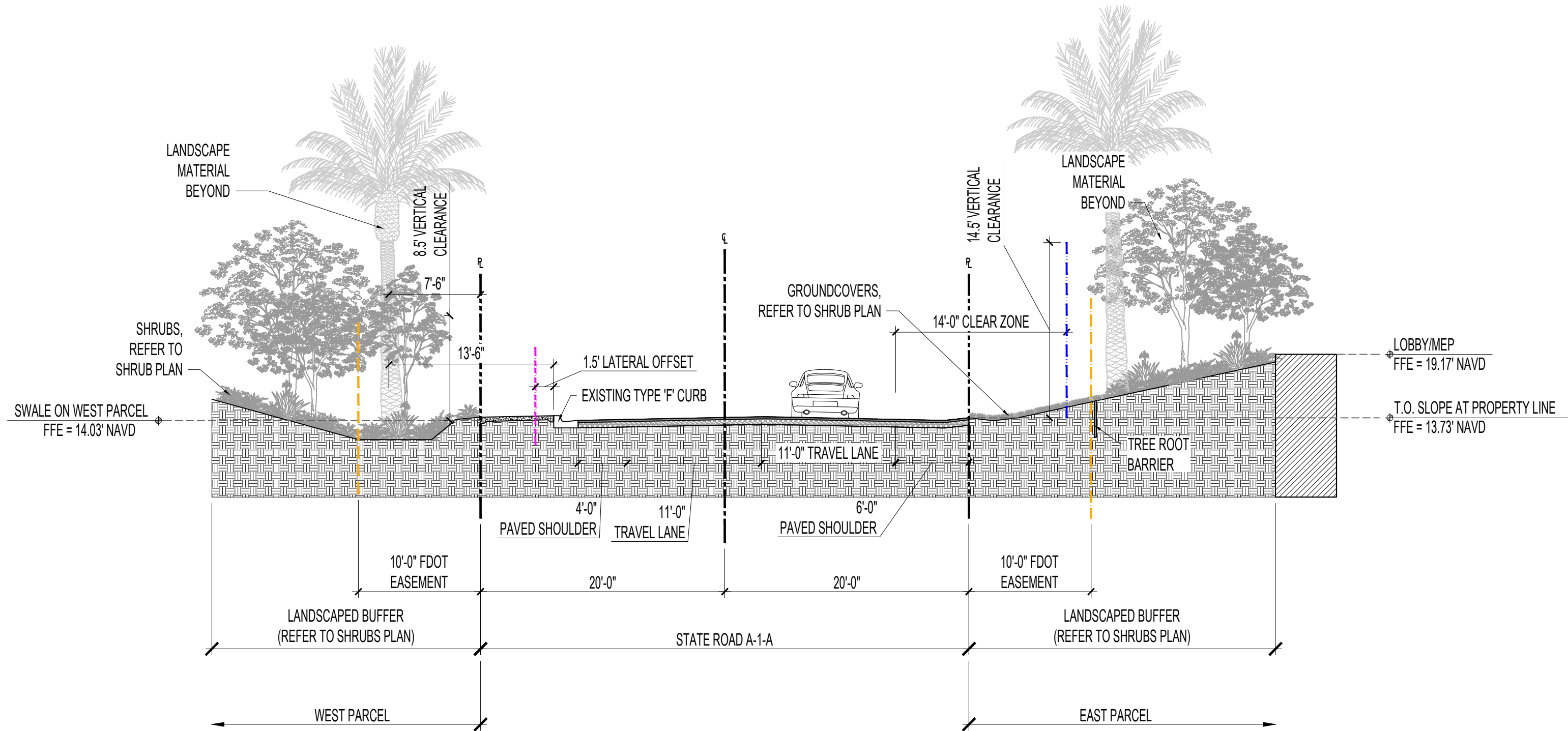
GROUND LEVEL SHRUBS & GRDCVR. (FDOT B)

	SHRUBS	11,883 sf
	Argusia gnaphalodes Argusia Gnaphalodes / Sea Lavender	137
	Baccharis dioica / Broombush False Willow	137
	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	205
	Clusia rosea 'Nana' / Dwarf Pitch Apple	205
	Eugenia foetida / Spanish Stopper	205
	Psychotria ligustrifolia / Bahama Coffee	205
	Serenoa repens 'Cinerea' / Silver Saw Palmetto	76
	Suriana maritima / Bay Cedar	137
	GRASSPAVE2 SYSTEM	493 sf
	GROUNDCOVERS	2,235 sf
	Ernodea littoralis / Golden Creeper	70
	Helianthus debilis / Dune Sunflower	70
	Hymenocallis latifolia / Spider Lily	70
	Muhlenbergia capillaris / Pink Muhly Grass	70
	Nephrolepis exaltata / Boston Fern	58
	Spartina patens / Saltmeadow Cordgrass	70
	Tripsacum floridanum / Florida Gamagrass	58
	Uniola paniculata / Sea Oats	58
	Zamia integrifolia / Coontie	58
	LAWN	745 sf
	Stenotaphrum secundatum St Augustine Grass	
	Paspalum vaginatum / Seashore Paspalum	

NOTE:

1. BOSTON FERN, COONTIE, AND GREEN ISLAND FICUS SHALL NOT BE USED FOR ANY GROUNDCOVERS PLANTED WITHIN LIMITS OF CLEAR SIGHT.





① PROPOSED R.O.W. SECTION
SCALE: 1/8" = 1'-0"

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PROJECT
THE RESIDENCES AT HILLSBORO
PROJECT NO: 10349
SHEET NAME: R.O.W. SECTION

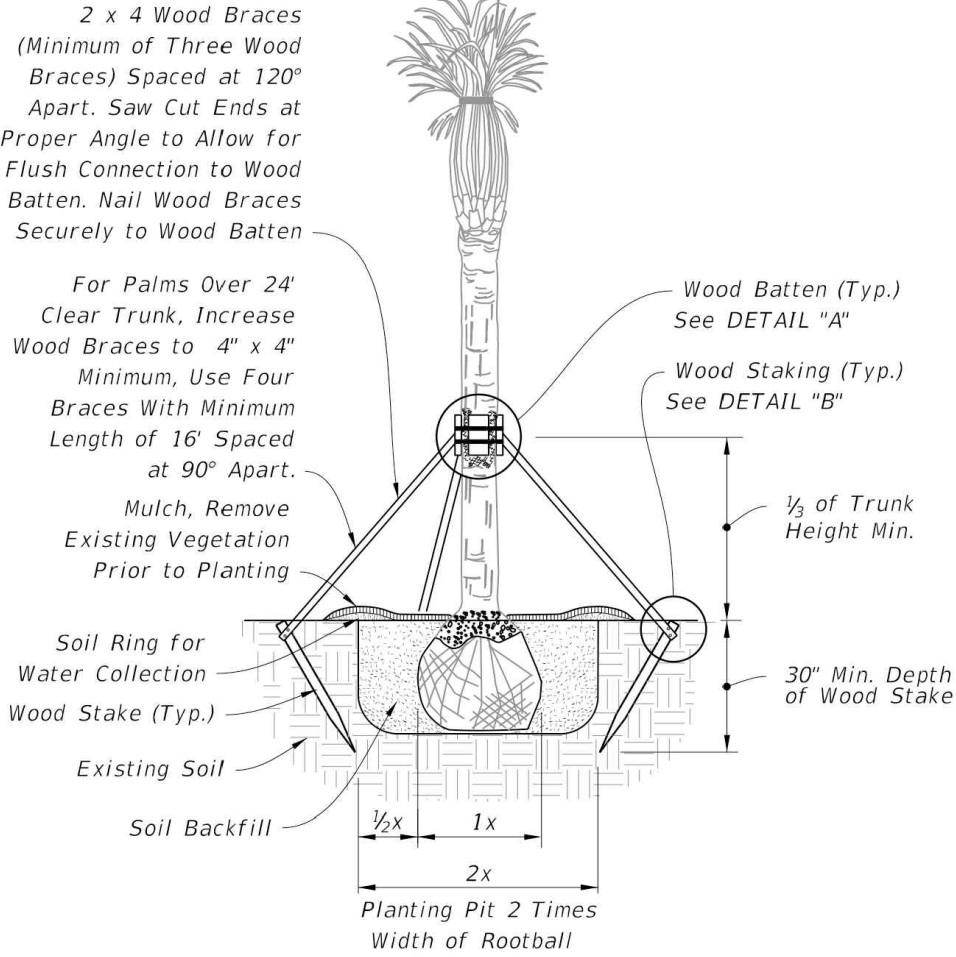
DATE: 2023.09.28

DRAWING:

L3-10

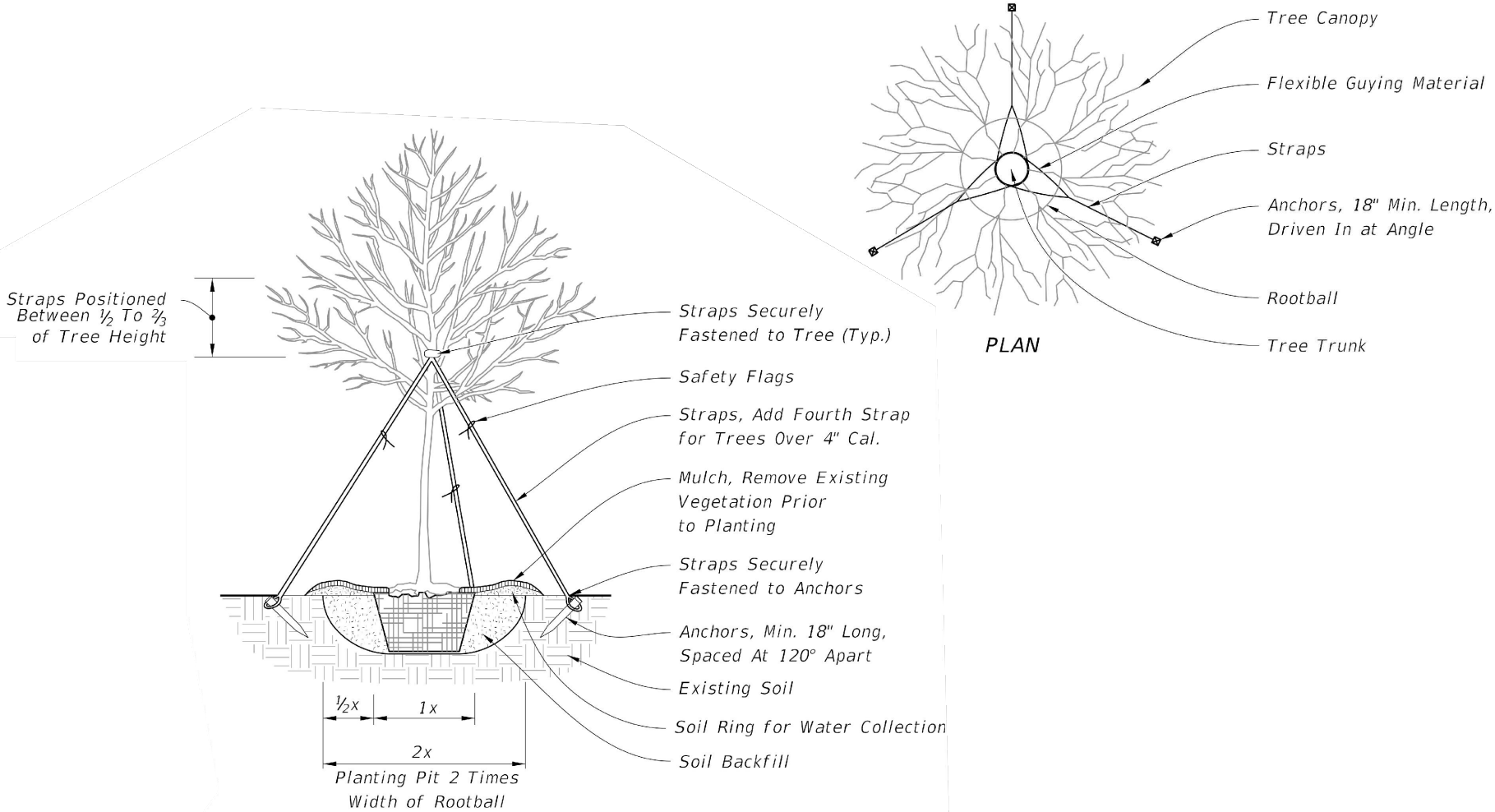
SCALE:

DESIGN SPEED = 35 MPH
PERMIT NO: 2024-L-491-00003



NOTE: May be used on large caliper canopy trees, adjust banding every 6 months or as needed (for fast growing species) to prevent girdling.

1 R.O.W. PALM PLANTING DETAIL
SCALE: N.T.S.



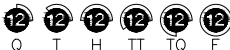
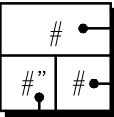
2 1/2" TO 6" CALIPER

2 R.O.W. TREE PLANTING DETAIL
SCALE: N.T.S.

GENERAL NOTES:

- All dimensions 6" and less are exaggerated for illustrative purposes only. All dimensions provided for wood materials are nominal.
- Remove plant containers prior to planting. If plants are not container grown, remove a minimum of the top 1/3 of burlap, fabric, or wire mesh.
- Allow no more than 1" of soil to cover the uppermost root on all trees. Set the top of root ball 1"-2" above finish grade after settling and set plumb to the horizon.
- Backfill with loosened existing soil or as shown in the plans. Remove rocks, sticks, or other deleterious material greater than 1" in any direction prior to backfilling. Water and tamp to remove air pockets. If existing soils contain excessive sand, clay, or other material not conducive to proper plant growth, contact Engineer prior to planting.
- Except when a permanent, subsurface or drip irrigation system is provided, construct soil rings at the outer edge of the planting pit, with a height of 3" and gently sloping sides. Do not pile soil on top of rootball.
- Construct a 3" deep layer of mulch placed 2" off the edge of the trunk flare, around the base of shrub, or solidly around ground cover. Never pile mulch against the tree trunk.
- Install guying with minimum 1" wide nylon or polypropylene straps. Check straps monthly and adjust as required to eliminate girdling of tree. Locate all wood stakes or anchors beyond the edge of soil ring in undisturbed soil and located below finished grade, unless otherwise specified. Alternate tree bracing and guying systems specified or approved by the Engineer may be used in lieu of the tree bracing and guying methods detailed on the Index.
- Relocated Trees and Palms: Brace relocated trees and palms in accordance with the Contract Documents. Remove bracing at the conclusion of the contract or as directed by the Engineer. Bracing or straps must not damage or become embedded in the tree bark.

IRRIGATION SCHEDULE

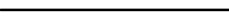
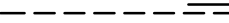
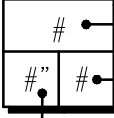
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	Hunter PROS-12 5' strip spray Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.	
	Hunter PROS-12 8' radius Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.	
	Hunter PROS-12 10' radius Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.	
	Hunter PROS-12 12' radius Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.	
	Hunter PROS-12 15' radius Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.	
SYMBOL	MANUFACTURER/MODEL	GPM
	Hunter PGP-ADJ 07	3
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	
	Febco 825Y 2" Reduced Pressure Backflow Preventer	
	Hunter PC-400 with (03) PCM-300 Light Commercial & Residential Controller, 7-station expanded module controller, 120 VAC, Outdoor model	
	Hunter MINI-CLIK Rain Sensor, mount as noted	
	Water Meter 2"	
	Irrigation Lateral Line: PVC Schedule 40	
	Irrigation Mainline: PVC Schedule 40	
	Pipe Sleeve: PVC Schedule 40	
	Valve Number Valve Flow Valve Size	

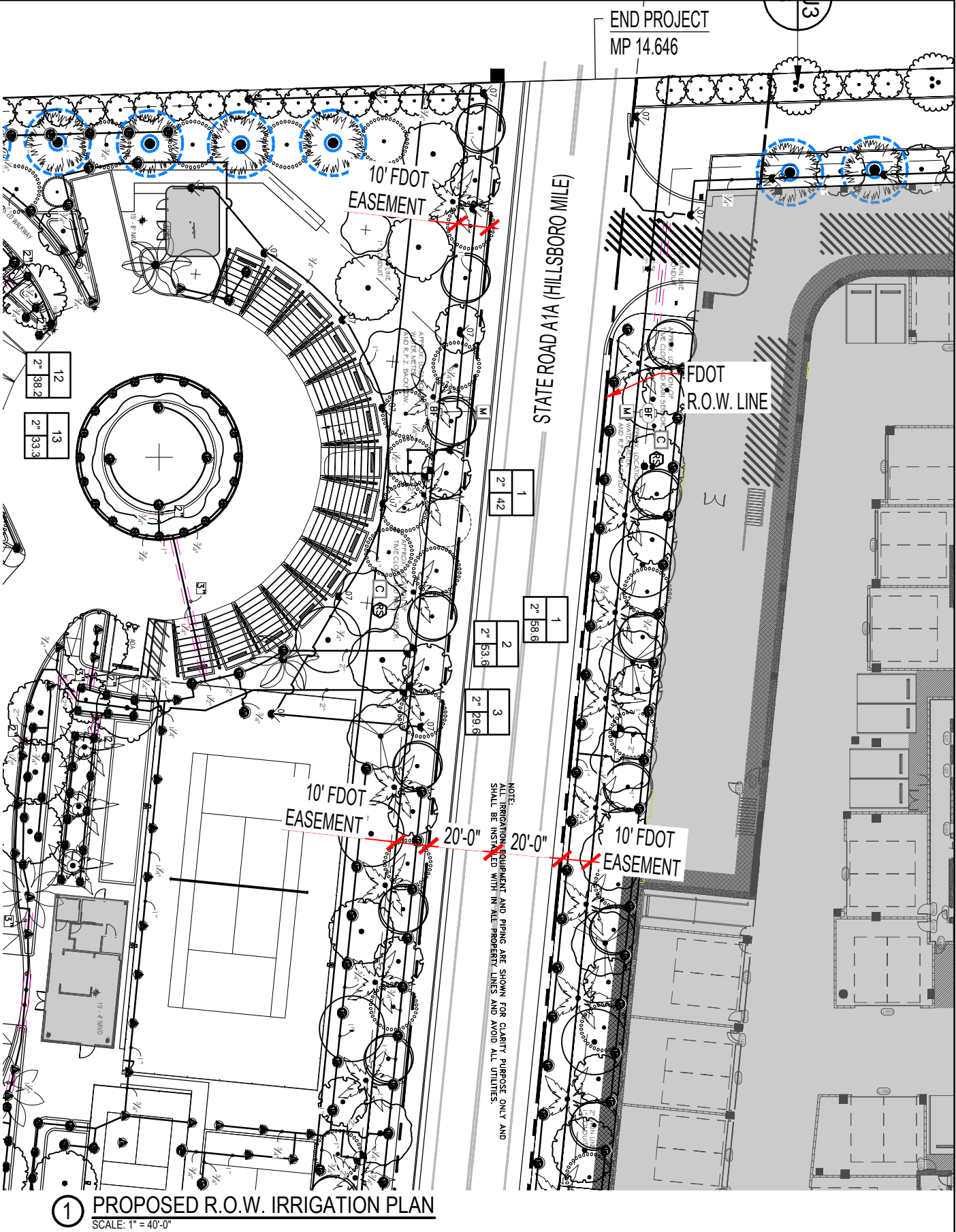
NOTE:

ALL IRRIGATION EQUIPMENT AND PIPING ARE SHOWN FOR CLARITY PURPOSE ONLY AND SHALL BE INSTALLED IN ALL PROPERTY LINES AND AVOID ALL UTILITIES.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
    	Hunter PROS-12 5' strip spray Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.	
   	Hunter PROS-12 8' radius Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.	
   	Hunter PROS-12 10' radius Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.	
     	Hunter PROS-12 12' radius Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.	
     	Hunter PROS-12 15' radius Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.	
SYMBOL	MANUFACTURER/MODEL	GPM
	Hunter PGP-ADJ 07	3
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	
	Febco 825Y 2" Reduced Pressure Backflow Preventer	
	Hunter PC-400 with (03) PCM-300 Light Commercial & Residential Controller, 7-station expanded module controller, 120 VAC, Outdoor model	
	Hunter MINI-CLIK Rain Sensor, mount as noted	
	Water Meter 2"	
	Irrigation Lateral Line: PVC Schedule 40	
	Irrigation Mainline: PVC Schedule 40	
	Pipe Sleeve: PVC Schedule 40	
	Valve Callout	
	Valve Number	
	Valve Flow	
	Valve Size	
NOTE: ALL IRRIGATION EQUIPMENT AND PIPING ARE SHOWN FOR CLARITY PURPOSE ONLY AND SHALL BE INSTALLED IN ALL PROPERTY LINES AND AVOID ALL UTILITIES.		



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PROJECT

THE RESIDENCES AT HILLSBORO

PROJECT NO: 10349

SHEET NAME: PROPOSED R.O.W. LANDSCAPE PLAN - END



SCALE: 1" = 40'-0"

DATE: 2023.09.28

DRAWING:

LIR1-10B

DESIGN SPEED = 35 MPH
PERMIT NO: 2024-L-491-00003

Page 326 of 401

SECTION: 86050000
PERMIT: 2024-L-491-00003
COUNTY: Broward
STATE RD: A1A

EXHIBIT C

MAINTENANCE PLAN FOR LANDSCAPE IMPROVEMENTS

This Exhibit forms an integral part of the LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT between the Florida Department of Transportation and the AGENCY.

Please see attached

MAINTENANCE PLAN

Landscape Improvements

Project State Road No(s): SR A1A (Hillsboro Mile) from M.P. 14.531 to M.P. 14.646
Permit or FM No(s): 2024-L-491-00003
RLA of Record: ALEJANDRO J. PEREZ
Maintaining Agency: Town of Hillsboro Beach
Date: June 24, 2024

The purpose of a plan for the landscape improvements maintenance practices is to allow the plant material on your project to thrive in a safe and vigorous manner while fulfilling their intended purpose and conserving our natural resources. Plantings and all other landscape improvements within FDOT right of way shall be maintained to avoid potential roadway hazards and to provide required clear visibility, accessibility, clearance, and setbacks as set forth by Florida Department of Transportation (FDOT) governing standards and specifications: FDOT Standard Plans, FDOT Plans Design Manual and FDOT Standard Specifications for Road and Bridge Construction, as amended by contract documents, and all other requirements set forth by the District 4 Operations Maintenance Engineer.

Part I of the Maintenance Plan describes general maintenance requirements and recommendations that are standard for all projects. Part II provides recommendations prepared by the Registered Landscape Architect of Record specific to the attached approved plans.

PART I. GENERAL MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS:

WATERING REQUIREMENTS

Watering is a critical concern for not only the maintenance of healthy plant material but also for observing water conservation practices. The amount of water to apply at any one time varies with the weather, drainage conditions and water holding capacity of the soil. For plant materials that have been established, it is imperative that any mandated water restrictions be fully conformed to on FDOT roadways.

Proper watering techniques should provide even and thorough water dispersal to wet the entire root zone, but not saturate the soil or over-spray onto travel lanes.

IRRIGATION SYSTEM

The Agency shall ensure there are no roadway overspray or irrigation activities during daytime hours (most notably "rush hour" traffic periods). It is imperative the irrigation controller is properly set to run early enough that the watering process will be entirely completed before high traffic periods, while adhering to mandated water restrictions. To ensure water conservation, the Agency shall monitor the system for water leaks and the rain sensors to ensure they are functioning properly so that the system shuts down when there is sufficient rainfall.

MULCHING

Mulch planting beds to prevent weed growth, retain moisture to the plants, protect against soil erosion and nutrient loss, maintain a more uniform soil temperature, and improve the appearance of the planting beds. Do not mound mulch against the trunks of trees, palms, and the base of shrubs to allow air movement which aids in lowering disease susceptibility. Cypress mulch is prohibited on state right of way.

INTEGRATED PLANT MANAGEMENT

An assessment of each planting area's soil is recommended to periodically determine the nutrient levels needed to sustain healthy, vigorous plant growth.

Palms, shrubs, trees, and turf areas shall be fertilized in such a manner and frequency to ensure that the plant material remains healthy and vigorously growing. Please be alert to changes in fertilization types per University of Florida, Institute of Food and Agricultural Services (I.F.A.S.) recommendations. Establishment of an integrated pest management program is encouraged to ensure healthy plants, which are free of disease and pests.

PRUNING

All pruning, and the associated safety criteria, shall be performed according to American National Standard Institute (ANSI) A300 standards and shall be supervised by an International Society of Arboriculture (ISA) Certified Arborist. Pruning shall be carried out with the health and natural growth of plant materials in mind, to achieve the FDOT requirements for maintaining clear visibility for motorists, and provide vertical clearance for pedestrian, bicyclist, and truck traffic where applicable. Visibility windows must be maintained free of view obstructions, and all trees and palms must be maintained to prevent potential roadway and pedestrian hazards. All palms are to be kept fruit free. The understory plant materials selected for use within the restricted planting areas (Limits of Clear Sight) are to be mature height in compliance with the *FDM Window Detail*. Vertical clear zones for vegetation heights over roadways and sidewalks must meet the requirements of the *FDOT Maintenance Rating Program* (MRP) standards. See Reference pages. The R.L.A. of Record will provide the specific pruning heights for mature or maintained height and spread of all plant material to achieve the design intent shall be noted in Part II., Specific Project Site Maintenance Requirements and Recommendations.

STAKING AND GUYING

All staking materials are to be removed after one year or as directed by the RLA of Record.). Any subsequent staking and guying activities by the Agency must adhere to *FDOT Standard Plans* guidelines (See Index 580-001). The Agency shall closely monitor staking and guying attachment materials so that they are securely fastened to avoid potential roadway hazards.

TURF MOWING

All grassed areas are to be mowed and trimmed with sufficient frequency to maintain a deep, healthy root system while providing a neat and clean appearance to the urban landscape. All turf efforts, mowing, curb/sidewalk edging and turf condition, must at a minimum, meet *FDOT Maintenance Rating Program* (MRP).

LITTER CONTROL

The project site shall remain as litter free as practicable. It is recommended to recycle this litter to avoid unnecessary waste by its reuse. Litter removal efforts must meet *FDOT Maintenance Rating Program* (MRP) standards.

WEEDING/HERBICIDE

All planting areas shall be maintained as weed free as practicable by enlisting integrated pest management practices in areas specified on the plans and maintaining proper mulch levels. Extreme care is recommended when using a chemical herbicide to avoid overspray onto plant materials. It is the applicator's responsibility to restore any damage resulting from overspray to the plantings, per the approved plans.

PLANT REPLACEMENT

Plant replacement shall be the same species and specification as the approved plan. Move and replace all plant materials that may conflict with utility relocations and service. Only plants graded Florida #1 or better, per the *Florida Department of Agriculture and Consumer Services, Grades and Standards for Nursery Plants* are permitted on FDOT roadways. Should it become necessary to change the species, a permit is required from FDOT for approval by the FDOT District Landscape Architect.

TREE CELL STRUCTURES

Underground tree cells shall be maintained in such a manner as to prolong the life of the structure and prevent potential safety hazards. If the structures fail or become damaged, they shall be replaced with the same type and specification as the approved plan.

LANDSCAPE ACCENT LIGHTING

Landscape accent lighting shall be maintained in such a manner as to prolong the life of the lighting fixture and prevent potential safety hazards. If the lighting fixtures and their system become damaged, they shall be replaced with the same type and specification as the approved plan. Landscape lighting shall meet requirements for the sea turtle nesting and hatching.

HARDSCAPE (SPECIALTY SURFACING)

All tree grates and specialty surfacing (if applicable) shall be maintained in such a manner as to prevent any potential tripping hazards and protect damage to the surfacing and tree grates. Final surface tolerance from grade elevations shall, at a minimum, meet the most current FDOT Maintenance Rating Program Handbook for a sidewalk; ADA accessible sidewalk; and FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on The State Highway System. If the specialty surfacing or tree grates become damaged, they shall be replaced with the same type and specification as the approved plan.

HARDSCAPE (CONCRETE PAVERS)

All concrete pavers (if applicable) shall be maintained in such a manner as to prevent any potential tripping hazards and protect damage to the pavers. Final surface tolerance from grade elevations shall, at a minimum, meet the most current *Interlocking Concrete Pavement Institute (ICPI), Guide Specifications for Pavers on an Aggregate Base, Section 23 14 13 Interlocking Concrete Pavers*, Part 3.05. If the concrete pavers become damaged, they shall be replaced with the same type and specification as the approved plan.

It shall be the responsibility of the AGENCY to maintain all signs located within a non-standard surfacing area. Such maintenance to be provided by the AGENCY shall include repair and replacement of the sign panel, post, and base.

HARDSCAPE (NON-STANDARD TRAVELED WAY SURFACING)

It shall be the responsibility of the AGENCY to restore an unacceptable ride condition of the roadway, including asphalt pavement (if applicable), caused, or contributed by the installation or failure of non-standard surfacing, and/or the header curb, on the Department of Transportation right of way within the limits of this Agreement. Pavement restoration areas or "patches" will have a minimum length of 10-ft, measured from the edge of the header curb, and a width to cover full lanes for each lane affected by the restoration.

Pavement restoration will be performed in accordance with the most current edition of the *FDOT Standard Specifications for Road and Bridge Construction*, and the *FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on the State Highway System*.

SITE FURNISHINGS

Site furnishing such as Trash Receptacles, Benches, Bollards and Bicycle Racks shall be maintained in such a manner as to prolong the life of the fixture and prevent potential safety hazards. If the fixtures and their overall function and mounting systems become damaged, they shall be replaced with the same type and specification as the approved plan.

MAINTENANCE OF TRAFFIC CONTROL

Reference the FDOT website regarding the selection of the proper traffic control requirements to be provided during routine maintenance and / or new installations of this DOT roadway.

VEGETATION MANAGEMENT AT OUTDOOR ADVERTISING (ODA) (IF APPLICABLE)

To avoid conflicts with permitted outdoor advertising, please reference the State of Florida website regarding the vegetation management of outdoor advertising. This website provides a portal to search the FDOT Outdoor Advertising Inventory Management System Database. The database contains an inventory of outdoor advertising structures, permits and other related information maintained by the Department.

Also, reference the *Florida Highway Beautification Program* website link for *Vegetation Management at ODA signs* Florida Statutes and Florida Administrative Code related to vegetation management at outdoor advertising sign, permit applications for vegetation management and determining mitigation value of roadside vegetation.

PART II.

SPECIFIC PROJECT SITE MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS:

1. Trees should be allowed to grow to a mature height and spread, and not be manicured or trimmed.
2. Remove suckering growth from base and clear trunk areas for single trunk trees monthly.
3. To maintain the intended appearance of palms, apply 8 – 2 – 12 + 4 Mg at the rate of 1.5 lbs. of fertilizer per 100 sq. ft. of palm canopy area.
4. To maintain the intended appearance of all shrubs or turf grass, apply slow-release fertilizer that provides essential nutrients over an extended period. Look for a product with an N-P-K ratio (nitrogen-phosphorus-potassium) of 10-10-10 or similar.
5. Do not remove fronds from self-cleaning palms, unless damaged. Palms with persistent fronds shall only have dead fronds removed. Green fronds should not be removed. If it is deemed necessary to prune palm fronds, it shall not be trimmed above 3 o'clock and 9 o'clock on the horizontal plain.
6. Groundcover and shrub horizontal growth shall be maintained to prevent foliage from growing beyond the limits of the planting areas shown on the plan. Maintain a 2' setback from the foliage to the edge of curb, pavement, sidewalk and/or other hardscape improvements.
7. Lawns should be maintained to the following heights:
 - a. Paspalum Vaginatatum between 2.5 " and 6"
 - b. Stenotaphrum secundatum (St Augustine grass) between 2.5 " and 6" max 2.5"
8. Shrubs should be maintained to a maximum vertical height not to exceed 48 inches:
 - a. Argusia gnaphalodes / Sea Lavender
 - b. Baccharis dioica / Broombush False Willow
 - c. Chrysobalanus icaço 'Horizontalis' / Horizontal Cocoplum
 - d. Clusia rosea 'Nana' / Dwarf Pitch Apple
 - e. Eugenia foetida / Spanish Stopper
 - f. Psychotria ligustrifolia / Bahama Coffee
 - g. Serenoa repens 'Cinerea' / Silver Saw Palmetto
 - h. Suriana maritima / Bay Cedar
9. Groundcover should be maintained to a maximum vertical height not to exceed 24 inches:
 - a. Ernodea littoralis / Golden Creeper
 - b. Helianthus debilis / Dune Sunflower
 - c. Hymenocallis latifolia / Spider Lily
 - d. Muhlenbergia capillaris / Pink Muhly Grass
 - e. Nephrolepis exaltata / Boston Fern
 - f. Spartina patens / Saltmeadow Cordgrass
 - g. Tripsacum floridanum / Florida Gamagrass
 - h. Uniola paniculata / Sea Oats
 - i. Zamia integrifolia / Coontie

10. Inspect groundcovers and shrubs monthly for maintaining full ground coverage.
11. Evaluate plant material monthly for pests, diseases, drought stress or general decline. If required, follow the integrated pest management program established by the Agency to ensure healthy plants.
12. Concrete pavers shall be inspected on a quarterly basis for the aesthetic appearance and safety conditions. Address any issues identified by repairing or replacing those specific locations. To maintain the overall aesthetic appearance and safety of the concrete pavers they shall be cleaned on a twice-yearly basis to prevent mold, dirt, oil, and gum build up. Joints and cracks in concrete, patterned concrete or asphalt, concrete pavers, concrete curbs, expansion joints, catch basins, gutter areas, etc. shall be inspected on a quarterly basis to keep those areas free of weeds.
13. Inspect the irrigation system performance monthly to ensure the system is providing 100% coverage, does not have sections of low pressure, heads and valves are clean and clear of debris and any damaged irrigation components (i.e., spray nozzles, spray heads, valve boxes, etc.) are repaired or replaced.

REFERENCES (Sept. 2024)

This reference list is provided as a courtesy. The list may not contain the most current websites. The most current references must be accessed for up-to-date information.

Accessible Sidewalk (ADA)

- Accessible Sidewalks and Street Crossings <https://fdotwww.blob.core.windows.net>
- Sidewalks and Trails <https://www.fdot.gov/roadway/ada/sidewalksandtrails.shtm>
- ADA Standards for Accessible Design <https://www.ada.gov/law-and-regs/design-standards/>

Building Codes & Standards, Florida Department of Community Affairs (DCA),
2017 Florida Building Code, Chapter 11 Florida Accessibility Code for Building Construction Part A
http://www.floridabuilding.org/fbc/workgroups/Accessibility_Code_Workgroup/Documentation/CHAPTER_11_w_florida_specifics.htm

American National Standard Institute, ANSI A300, (Part 1) for Tree Care Operations – Trees, Shrub, and Other Woody Plant Maintenance – **Standard Practices (Pruning)**, available for purchase
<http://webstore.ansi.org> / <https://tcimag.tcia.org/training/introducing-the-newly-designed-ansi-a300-tree-care-standards/>

Florida Dept. of Agriculture and Consumer Services, Division of Plant Industry, Florida Grades and Standards for Nursery Plants 2022
<https://sfyl.ifas.ufl.edu/media/sfylifasufledu/hillsborough/docs/pdf/environmentalhort/grades-and-standards-for-nursery-plants-2022.pdf>

Florida Exotic Pest Plant Council Invasive Plant Lists
<https://www.floridainvasives.org/plant-list/2023-invasive-plant-species/>

Florida Irrigation Society <http://www.fisstate.org>

Florida Power and Light (FPL) - Right Tree, Right Place
http://www.fpl.com/residential/trees/right_tree_right_place.shtml

FLORIDA DEPARTMENT OF TRANSPORTATION,

Maintenance Specifications Workbook <https://www.fdot.gov/programmanagement/maintenance>

- Section 580 Landscape Installation https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/programmanagement/maintenance/fy-2024-25/spm5800000-724-i19425.pdf?sfvrsn=15564aa7_1

FDOT Standard Plans for Design, Construction, Maintenance and Utility Operations on the State Highway System, **Standard Plans - FY 2024-25** <https://www.fdot.gov/design/standardplans/current>

- Index Series 102-600 Traffic Control through Work Zones
https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/design/standardplans/2024/idx/102-600.pdf?sfvrsn=3244c6c7_2
- Index 580-001 Landscape Installation
https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/design/standardplans/2024/idx/580-001.pdf?sfvrsn=3963729c_2
- Index 591-001 Landscape Irrigation Sleeves
https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/design/standardplans/2024/idx/591-001.pdf?sfvrsn=1ffed4bc_2

FDOT Design Manual for Design, Construction, Maintenance and Utility Operations on the State Highway System, <https://www.fdot.gov/roadway/fdm/default.shtm>

- Chapter 212.11 Clear Sight Triangles
https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2024/2024fdm212intersections.pdf?sfvrsn=428d0a44_3
- Chapter 215.2.3 Clear Zone Criteria and 215.2.4 Lateral Offset, Table 215.2.1 Clear Zone Width, Table 215.2.2 Lateral Offset Criteria (for Trees)
https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2024/2024fdm215roadsidesafety.pdf?sfvrsn=66e0f4a3_2

Landscape Architecture Website

<https://www.fdot.gov/roadway/landscape-architecture/landscape-architecture-programs>

Maintenance Rating Program Handbook <https://www.fdot.gov/maintenance/mainratingprogram.shtm>

Outdoor Advertising Database <https://www.fdot.gov/rightofway/OutdoorAdvertising.shtm/new-outdoor-advertising-site>

SECTION: 86050000
PERMIT: 2024-L-491-00003
COUNTY: Broward
STATE RD: A1A

EXHIBIT D

RESOLUTION

This Exhibit forms an integral part of the LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT between the Florida Department of Transportation and the AGENCY.

Please see attached

(To be provided by Town)



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

136716

DATE

11/5/2024

BILL TO

Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach FL 33062
United States

CUSTOMER ID

C1312

NET TERMS

Net 30

PO#**DUE DATE**

12/5/2024

Services provided for the Month of: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Financial Accounting Service 001-532004-51308-5000	1	Ea	8,387.19		8,387.19
Storage 001-544025-51307-5000	1	Ea	11.10		11.10
Subtotal					8,398.29

Subtotal

\$8,398.29

Tax

\$0.00

Total Due

\$8,398.29

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

GOREN, CHEROF, DOODY & EZROL, P.A.
Attorneys at Law
3099 East Commercial Boulevard
Suite 200
Fort Lauderdale, Florida 33308
Telephone (954) 771-4500

TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile
Hillsboro Beach FL 33062

Attn: Mac Serda, Town Manager

Page: 1
11/26/2024
ACCOUNT NO: 1182-0606490
STATEMENT NO: 62669

General Matters

			HOURS	
11/01/2024	DJD	Review agenda back up from Jim Hickey.	0.80	
	SMS	Revise Ordinance and correspondence.	0.30	
11/04/2024	DJD	Prepare ordinance and resolutions for Agenda.	1.00	
11/05/2024	DJD	Telephone conference with Jim Hickey; review staff report.	0.70	
11/06/2024	DJD	Prepare for Commission Meeting.	0.50	
11/07/2024	MDC	review materials, prepare for and meet with Commissioner Riavanesi for required ethics training	2.30	
	DJD	Prepare for and participate in conference call; review FS 163.3174; confer with Commission member.	1.60	
11/08/2024	DJD	Telephone call with Mayor; prepare for Commission meeting	1.70	
11/11/2024	DJD	Prepare for Town Commission meeting.	2.40	
11/12/2024	DJD	prepare for and attend town commission meeting.	4.70	
11/13/2024	DJD	Town Commission follow up	1.60	
11/15/2024	DJD	Address inquiry regarding dumpster.	0.20	
11/18/2024	DJD	Review DOT Agreement.	0.60	
11/19/2024	DJD	Review FDOT Agreement; Telephone call with Town Manager; Telephone call with Mayor.	1.20	
11/20/2024	DJD	Prepare amendment to Town Manager contract; respond to Ordinance Amendment.	0.80	
11/22/2024	DJD	Preparation of agenda items.	2.20	
11/25/2024	DJD	Review staff reports from planning consultant.	0.80	
		FOR CURRENT SERVICES RENDERED	23.40	7,020.00

RECAPITULATION			
TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
D.J. Doody	20.80	\$300.00	\$6,240.00

General Matters

TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
Michael D. Cirullo	2.30	300.00	690.00
Sean M. Swartz	0.30	300.00	90.00

Photocopies 73.50

TOTAL OUT-OF-POCKET EXPENSES THROUGH 11/25/2024 73.50

TOTAL CURRENT WORK 7,093.50

BALANCE DUE \$7,093.50

AMOUNTS PREVIOUSLY BILLED NOT INCLUDED ABOVE

GOREN, CHEROF, DOODY & EZROL, P.A.
 Attorneys at Law
 3099 East Commercial Boulevard
 Suite 200
 Fort Lauderdale, Florida 33308
 Telephone (954) 771-4500

TOWN OF HILLSBORO BEACH
 Town Clerk
 Town of Hillsboro Beach
 1210 Hillsboro Mile
 Hillsboro Beach FL 33062
 E: Sherry D. Henderson, CMC TOWN CLERK

Attn: Mac Serda, Town Manager

adv. Richard Crusco, Charles Doherty (ORD 2024-06)

Page: 1
 11/26/2024
 ACCOUNT NO: 1182-1201006
 STATEMENT NO: 62672

				HOURS	
11/01/2024	DJD	Review of Complaint; telephone conference with Mayor and Telephone conference with Commissioner.		2.00	
11/14/2024	DJD	Review status of service.		0.60	
		FOR CURRENT SERVICES RENDERED		2.60	780.00
RECAPITULATION					
TIMEKEEPER			HOURS	HOURLY RATE	TOTAL
D.J. Doody			2.60	\$300.00	\$780.00
TOTAL CURRENT WORK					780.00
BALANCE DUE					<u>\$780.00</u>

AMOUNTS PREVIOUSLY BILLED NOT INCLUDED ABOVE



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: Police Department
Chief Jay Szesnat

Submitting Dept: Town Clerk, Sherry Henderson, Town Clerk

Agenda Date: December 3, 2024

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Chief Monthly Oct-24.rmo



Hillsboro Beach Police Monthly Report

To: Town Manager, Mac Serda
 From: Police Chief, Jay Szesnat
 Subject: October 2024 Monthly Report

Patrol Snapshot:

Activity	Current Month	September 2024	October 2023
Contacts			
Motor Vehicle	238	205	130
Crosswalk	132	160	119
Marine Unit	112	91	125
Beach Unit	73	16	154
Cyclists	219	246	109
Arrests	1	1	2
Service			
Alarms	11	24	16
Assist Other Agency	1	2	5
Dogs on Beach/Animal	6	0	3
Vessel	2	6	15
Noise	1	0	2
Open Doors	2	2	4
Police Assists	104	89	166
Domestic/Disturbance	2	5	1
Sick/Injured	14	17	15
Crash	2	3	4
Trespassing	0	2	2
Security Checks	7115	6229	5898
Total Calls	222	213	341

Investigations Snapshot:

OCT 2024 (new)	Actively Working	Inactivated/Cleared
Stolen Vehicle (#242556)	Fraud (#240498)	
Grand Theft (#242640)	Identity Theft (#240278)	
	Burglary Conv (#240150)	
	Prostitution Tip (#241518)	
	Criminal Mischief 242212	

October Notable Events:

On October 1st HBPD received a 911/CAD alert from the 900 block of Hillsboro Mile in reference to a stolen motorcycle. Officers made contact with the complainant who advised he had last seen the vehicle at approximately 2:00AM. The complainant also advised he had attached a tracking device to the vehicle. Officers were able to track the vehicle's last known location to a rural section in the Town of Davie. HBPD working with the assistance of Davie PD, set-up a surveillance on a possible location for the stolen vehicle. Unfortunately, further investigation revealed that the tracking device had apparently been located and discarded at that location by the suspect(s). Investigation is active and ongoing.

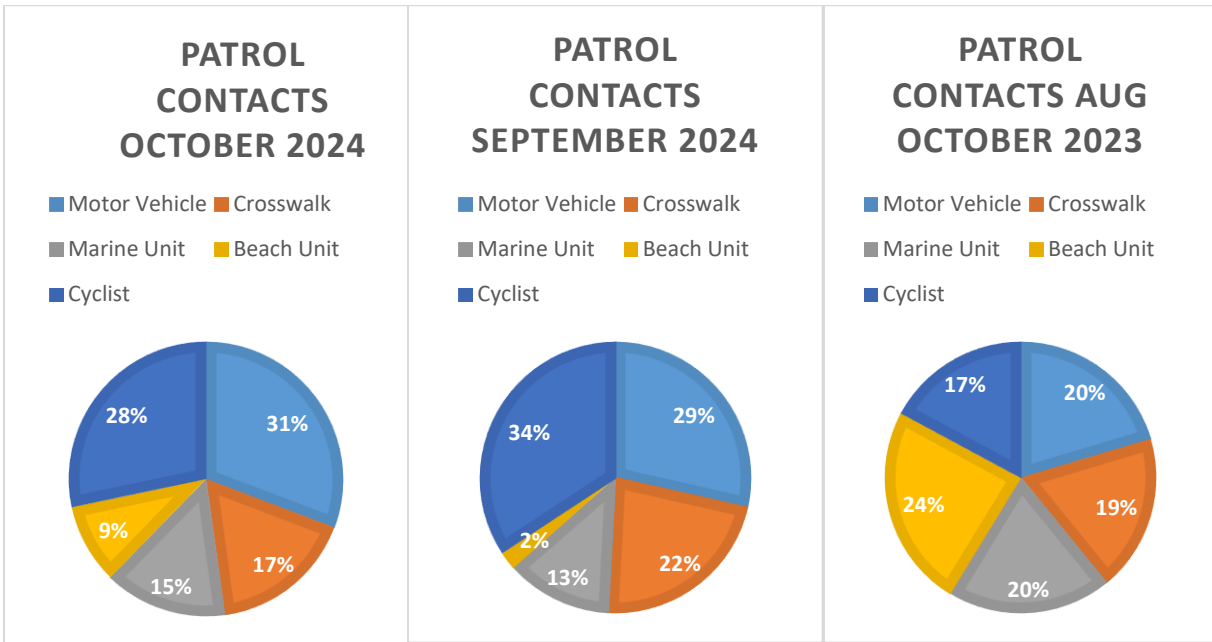
On October 1st HBPD received a 911/CAD alert from the 1000 block of Hillsboro Mile in reference to a traffic crash with injuries. The complainant reports the crash involved a vehicle striking a motorcycle, the operator of the motorcycle was hurt and screaming for assistance. Our Officers responded along with Broward Sheriff's Office Fire Rescue units. The driver of the motorcycle was transported to North Broward Hospital with apparent minor injuries. The motorcycle was disabled and a traffic control point had to be established until a tow truck could remove it. Assistance rendered.

On October 8th HBPD received a 911 BOLO alert from the Broward Sheriff's Office Central Regional Communications regarding a Deputy who spotted a reported stolen vehicle identified by their LPR system, in the 900 block of Hillsboro Mile. The suspect operating the stolen 2023 Black Chevy Tahoe observed HBPD units approaching and proceeded over the Inlet Bridge into Pompano Beach. The vehicle was stopped by Broward Sheriff's Office Units at 14th Street and State Road A1A. Assistance rendered.

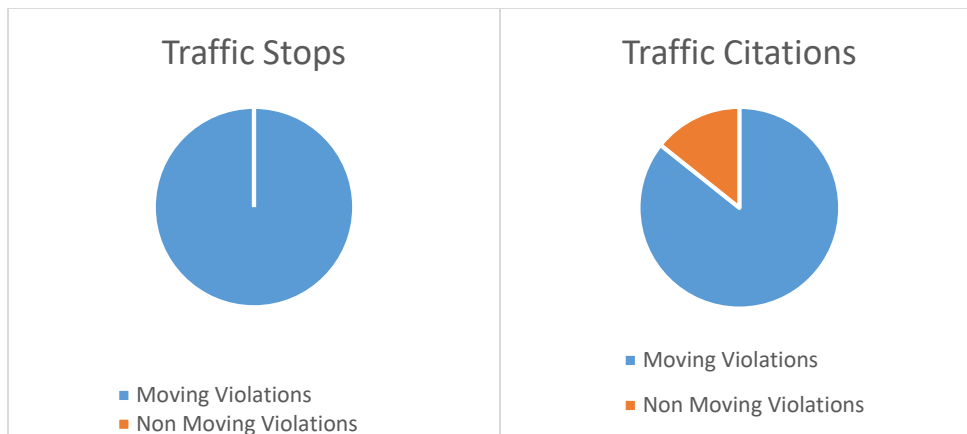
On October 11th HBPD received a 911/CAD alert from the 1000 block of Hillsboro Mile in reference to a hysterical female complainant. Officers responded and made contact with the female caller who was distraught and displaying erratic behavior. During the course of our investigation, the female caller referenced harming herself multiple times. The female agreed to be transported to a mental health facility for evaluation under a Baker Act. Assistance rendered.

On October 26th HBPD received a call regarding two storage boxes that were broken into in the 1100 block of Hillsboro Mile. The contents of the storage boxes had been stolen after the locks were cut off each bin. Officers made contact with the complainant and initiated a criminal investigation and offense report. Assistance rendered.

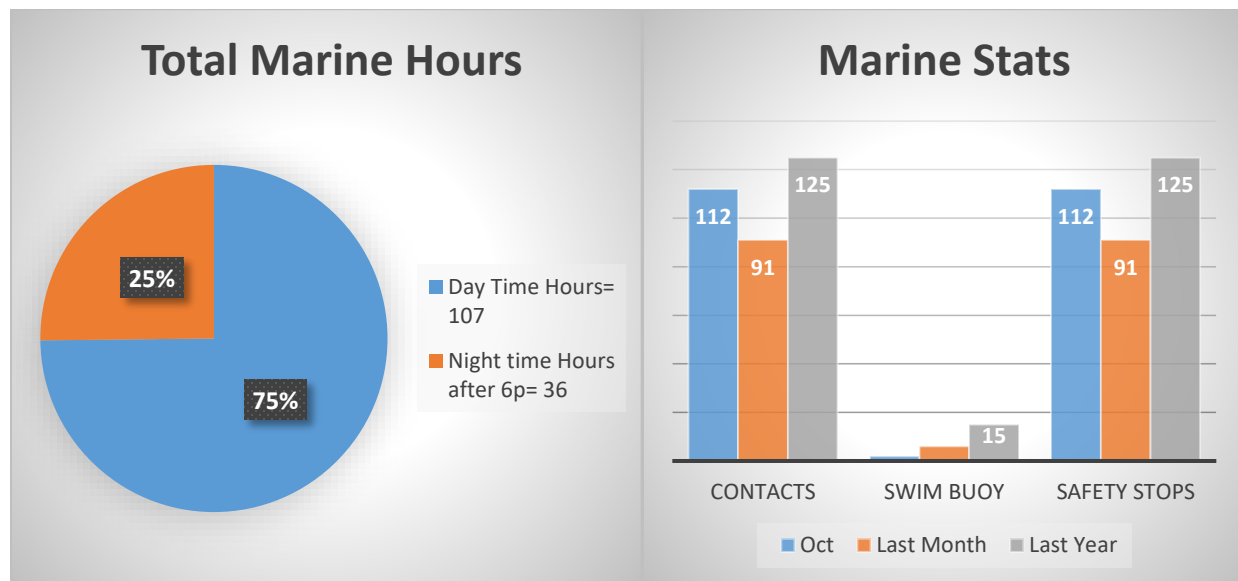
Patrol Services:



Traffic:



Marine/Beach Patrol:



Training:

Police Law Institute (Online): New Florida Laws 2024 - Part 3 of 3

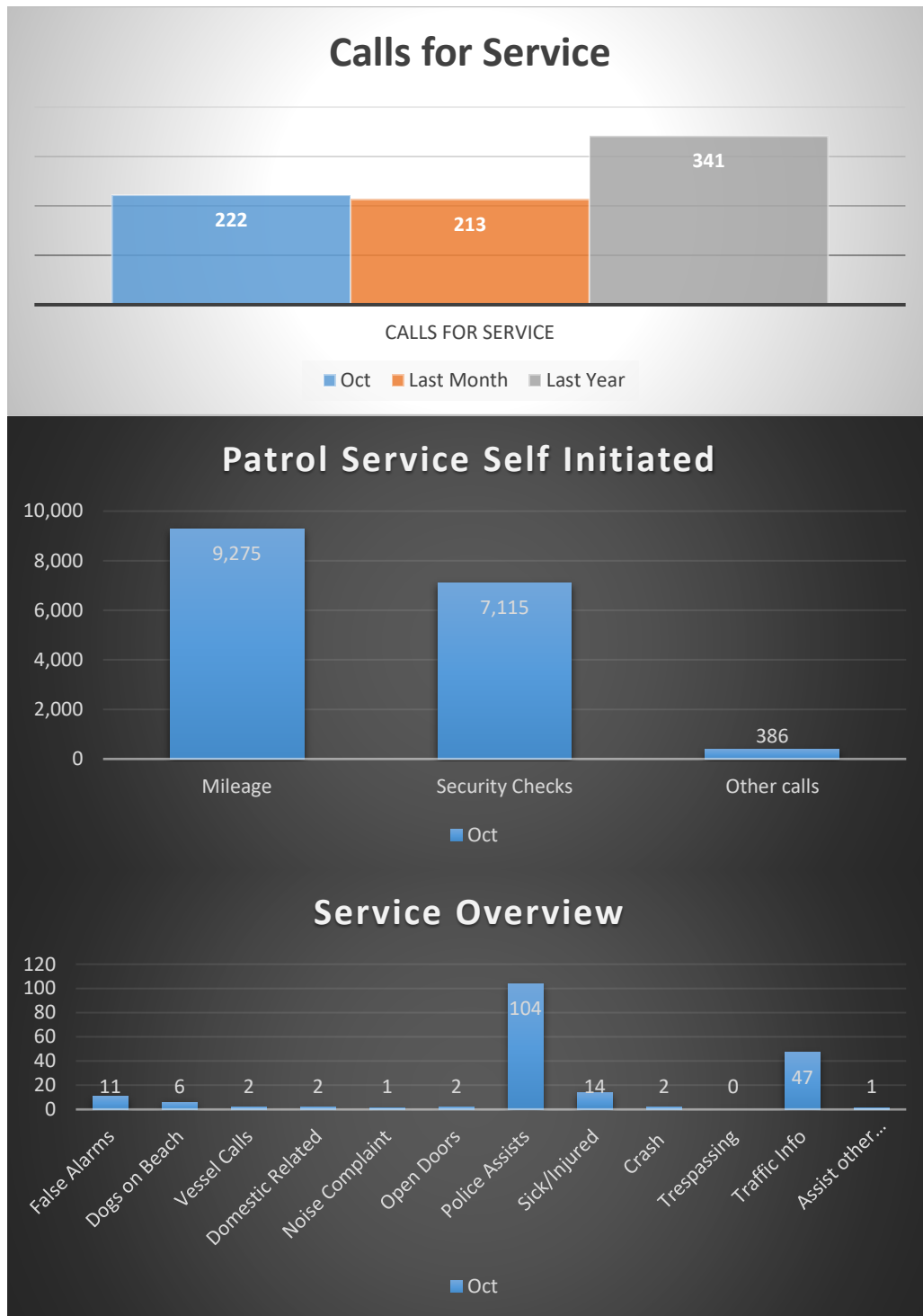
Power DMS Topics: Active Assailant & Rapid Response

Hillsboro Beach PD: Dogs on the Beach Initiative

Personnel News:

Letters:

Overall Calls for Service:





TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: Building/Permits Department
George Folles, Building Official, CG&A

Submitting Dept: Town Clerk, Sherry Henderson, Town Clerk

Agenda Date: December 3, 2024

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:

1. OCT 2024 Memo
2. October 2024 Commission Report



1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

TO: Mayor Dawn Miller and Commission

FROM: George Folles Building Official

DATE: December 2024 Report

SUBJECT: Building Department Report

- As reported before: the Related Group's Rosewood project Parcel B (beach side) is still working on their Site Plan permit. The contractor will be installing test piles on Thursday 11/14 & Friday 11/15.
- The Related Group Parcel A project still has Fire & engineering prerequisites to submit for approval. Once all remaining items are submitted and approved, we will issue a Site plan permit for Parcel A similar to the one issued for Parcel B.
- Permit activity has slowed down for the holiday season, and we expect it to pick up in January.
- As I mentioned in last month's Commission Meeting, we are working with Forerunner to have on their website the Milestone & 25/40-year building reports.

Respectfully Submitted,

George Folles Building Official
Building Code Services | Town of Hillsboro Beach



Calvin, Giordano & Associates, Inc.

1210 Hillsboro Mile | Hillsboro Beach FL 33062

Office: 954.427.4011 | Fax: 954.427.4834 | Cell: 954.592.5057

Fort Lauderdale | Miami-Dade | West Palm Beach | Clearwater/Tampa | Estero | Port St. Lucie



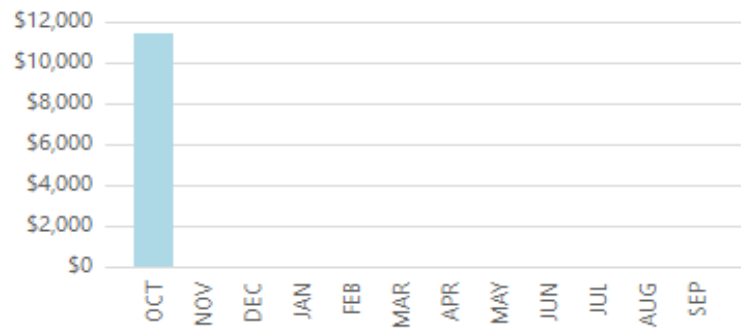
Town of Hillsboro Beach
Building Department
Summary Report

Start Date: 10/1/2024
End Date: 10/31/2024

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Construction Value	\$2,587,283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Permit Fees	\$58,115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire & Zoning Fees	\$2,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$60,815	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CGA Expense	\$49,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Revenue	\$11,417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Aug	Sep	YTD
\$0	\$0	\$2,587,283
\$0	\$0	\$58,115
\$0	\$0	\$2,700
\$0	\$0	\$60,815
\$0	\$0	\$49,398
\$0	\$0	\$11,417

Net Revenue



Construction Value





**Town of Hillsboro Beach
Building Department
Finance Report**

**Start Date: 10/1/2024
End Date: 10/31/2024**

	Permit Fees	Town Revenue	Fire Fees	Zoning Fees	Admin Fees	CGA Revenue	BORA	DBPR	DCA
MTD	\$58,114.87	\$8,717.23	\$1,200.00	\$1,500.00	\$500.00	\$49,397.64	\$922.56	\$509.01	\$736.58
YTD	\$58,114.87	\$8,717.23	\$1,200.00	\$1,500.00	\$500.00	49,397.64	\$922.56	\$509.01	\$736.58



**Town of Hillsboro Beach
Building Department
Permit Report**

**Start Date: 10/1/2024
End Date: 10/31/2024**

Permit Type	# Issued	Building Permit Fees
BUILDING SAFETY INSPECTION PROGRAM	2	700.00
COMMERCIAL ALARM SYSTEM	1	259.30
COMMERCIAL BACKFLOW	1	220.00
COMMERCIAL CONCRETE RESTORATION	1	826.00
COMMERCIAL DOCK	1	556.50
COMMERCIAL ELECTRICAL MISCELLANEOUS	1	593.25
COMMERCIAL FIRE ALARM	3	777.90
COMMERCIAL PLUMBING MISCELLANEOUS	1	95.00
COMMERCIAL SEAWALL	1	638.78
RESIDENTIAL A/C CHANGE OUT	10	2,111.55
RESIDENTIAL ALTERATION	7	5,585.28
RESIDENTIAL DOCK	1	10,422.83
RESIDENTIAL FIRE SPRINKLER	1	95.00
RESIDENTIAL IRRIGATION SYSTEM/SPRINKLERS	1	95.00
RESIDENTIAL PLUMBING MISCELLANEOUS	2	1,493.00
RESIDENTIAL RE-ROOF	1	5,525.25
RESIDENTIAL RETAINING WALLS	1	5,357.50
RESIDENTIAL SEAWALL	1	190.00
RESIDENTIAL SERVICE CHANGE/REPAIR	3	568.00
RESIDENTIAL SWIMMING POOL/SPA	1	3,000.00
RESIDENTIAL WATER FOUNTAIN/WATER FEATURE	1	1,250.00
RESIDENTIAL WATER HEATER	1	125.00
RESIDENTIAL WINDOWS/DOORS/SHUTTERS	11	17,314.73
SINGLE FAMILY RESIDENCE	1	315.00
	55	\$58,114.87



**Town of Hillsboro Beach
Building Department
Activity Report**

**Start Date: 10/1/2024
End Date: 10/31/2024**

Discipline	Total # of Inspections	Plan Review	Permits Applied
Building	89	35	18
Electrical	27	18	9
Plumbing	46	17	3
Mechanical	26	11	12
Fire	4	3	0
Zoning	0	8	5
Totals	192	95	47



**Town of Hillsboro Beach
Building Department
Issued Permits Report**

**Start Date: 10/1/2024
End Date: 10/31/2024**

Folio #	Permit #	Date Issued	Job Address	Job Sub Division	Construction Value
RESIDENTIAL ALTERATION	484308CM0460	24373189-0	10/8/2024 1169 HILLSBORO MILE, UNIT 515 (KITCHEN REMODEL)	HILLSBORO WINDSOR CONDO	\$25,450.00
	484308AH1940	24373236-0	10/14/2024 1147 HILLSBORO MILE, UNIT 708 (MASTER BATHROOM REMODEL)	OPAL TOWERS CONDO	\$7,200.00
	484317NW0280	24373549-0	10/21/2024 1045 HILLSBORO MILE (UNIT 10B)	HILLSBORO MILE OCEAN APTS CO-OP	\$40,000.00
	Grand Total				\$72,650.00



**Town of Hillsboro Beach
Building Department
Plan Review Times Report**

**Start Date: 10/1/2024
End Date: 10/31/2024**

	Number of Reviews	Average Days In Review	Most Days In Review
Completed Reviews	94	4.32	18.18



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: Code Compliance

Bernard Pita, Code Compliance Supv, CG&A

Submitting Dept: Town Clerk, Sherry Henderson, Town Clerk

Agenda Date: December 3, 2024

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

- ATTACHMENTS:**
1. Oct 2024 Code Cases In Special Magistrate Process Report
 2. Oct 2024 Code Compliance Summary Report
 3. Oct 2024 Code Case Action Summary



HILLSBORO BEACH CODE COMPLIANCE CASES IN THE SPECIAL MAGISTRATE PROCESS

Incident Type	Owner	Site Address
Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 10
Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 8 # 33483
Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 6
Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 5
Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 14
Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 9 # 33483
Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 12
Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 3
Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 16
Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 7
Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 2 #
Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 15
Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 11
Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1
Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 13
Building Safety Inspection (25,40 & 50 Year)	PEG 265 LLC	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 4
Construction Site Violation	MIRCHANDANI,KISHORE H/E MIRCHANDANI,ANJALI	995 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
Property Maintenance	COMMON AREA / RAINBOW OCEAN SHORES APTS CO-OP	1231 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 #Property Manager
Property Maintenance	WINTER SUN INVESTMENTS LLC	1205 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 101
Nuisance	MILLIONAIRE PORTFOLIO GROUP LLC	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 812



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

Code Compliance Summary Report

From 10/1/2024 To 10/31/2024 Corridor (All Corridors)

Case Totals for Period

Cases Open at Start of Period	387
Cases Opened During Period	278
Cases Opened as result of Complaint	278
Cases Closed During Period	46
Cases Closed due to compliance	46
Cases Open at End of Period	619
Inspections	278
Reinspections	126
Total	404
Special Magistrate Cases During Period	0

Case Summary by Officer

Officer	Open at Start	Opened During Period	Opened as result of Complaint	Closed During Period	Closed due to compliance	Open at End of Period
B. Pita/N/A	387	278	278	46	46	619
Total	387	278	278	46	46	619



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

Code Compliance Summary Report

From 10/1/2024 To 10/31/2024 Corridor (All Corridors)

Inspections by Officer

Officer	Inspections	Reinspections	Total
B. Pita/N/A	278	126	404
Total	278	126	404

Summary of Cases Opened by Incident Type

Incident Type	Number
Fire Inspection Violation	278
Total	278

Revenue Summary

	Period Start	During Period	Period End
Total Fines Assessed	\$1,413,625.00	\$148,800.00	\$1,562,425.00
Total Payments	\$0.00	\$0.00	\$0.00
Balance	\$1,413,625.00		\$1,562,425.00



Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

Date Issue	Incident Type	Site Address	Status	Documents Issued		
9/27/2024	Property Maintenance	1009 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				9/29/2024	Complaint	B. Pita
				10/2/2024	Courtesy Notice	B. Pita
10/3/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 701E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/3/2024	Courtesy Notice	B. Pita
				10/3/2024	Complaint	B. Pita
10/3/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 302E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/3/2024	Courtesy Notice	B. Pita
				10/3/2024	Complaint	B. Pita
10/3/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 308E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/3/2024	Courtesy Notice	B. Pita
				10/3/2024	Complaint	B. Pita
10/3/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 803E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/3/2024	Courtesy Notice	B. Pita
				10/3/2024	Complaint	B. Pita
10/3/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 905E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/3/2024	Courtesy Notice	B. Pita
				10/3/2024	Complaint	B. Pita
10/3/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 401E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/3/2024	Courtesy Notice	B. Pita
				10/3/2024	Complaint	B. Pita
10/3/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 811E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/3/2024	Courtesy Notice	B. Pita

*Cases included in this report are those where the owner was first cited within the date range and corridor specified



Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/3/2024	Fire Inspection	1051 HILLSBORO MILE, HILLSBORO	Open	10/3/2024	Complaint	B. Pita
10/3/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 PH4E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/3/2024	Courtesy Notice	B. Pita
				10/3/2024	Complaint	B. Pita
10/3/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 903E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/3/2024	Courtesy Notice	B. Pita
				10/3/2024	Complaint	B. Pita
10/3/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 606E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/3/2024	Courtesy Notice	B. Pita
				10/3/2024	Complaint	B. Pita
10/3/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 207E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/3/2024	Courtesy Notice	B. Pita
				10/3/2024	Complaint	B. Pita
10/3/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 605E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/3/2024	Courtesy Notice	B. Pita
				10/3/2024	Complaint	B. Pita
10/3/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 608E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/3/2024	Courtesy Notice	B. Pita
				10/3/2024	Complaint	B. Pita
10/3/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 503E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/3/2024	Courtesy Notice	B. Pita
				10/3/2024	Complaint	B. Pita
10/3/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 411E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/3/2024	Courtesy Notice	B. Pita

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Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/3/2024	Fire Inspection	1051 HILLSBORO MILE, HILLSBORO	Open	10/3/2024	Complaint	B. Pita
10/3/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 404E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/3/2024	Courtesy Notice	B. Pita
				10/3/2024	Complaint	B. Pita
10/3/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 501E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/3/2024	Courtesy Notice	B. Pita
				10/3/2024	Complaint	B. Pita
10/4/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 509E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Courtesy Notice	B. Pita
				10/4/2024	Complaint	B. Pita
10/4/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 808E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Courtesy Notice	B. Pita
				10/4/2024	Complaint	B. Pita
10/4/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 904E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Courtesy Notice	B. Pita
				10/4/2024	Complaint	B. Pita
10/4/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 307E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Courtesy Notice	B. Pita
				10/4/2024	Complaint	B. Pita
10/4/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 201E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Courtesy Notice	B. Pita
				10/4/2024	Complaint	B. Pita
10/4/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 709E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Courtesy Notice	B. Pita

*Cases included in this report are those where the owner was first cited within the date range and corridor specified



Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/4/2024	Fire Inspection	1051 HILLSBORO MILE, HILLSBORO	Open	10/4/2024	Complaint	B. Pita
10/4/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 801E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Courtesy Notice	B. Pita
				10/4/2024	Complaint	B. Pita
10/4/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 802E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Courtesy Notice	B. Pita
				10/4/2024	Complaint	B. Pita
10/4/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 706E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Courtesy Notice	B. Pita
				10/4/2024	Complaint	B. Pita
10/4/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 910E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Courtesy Notice	B. Pita
				10/4/2024	Complaint	B. Pita
10/4/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 611E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Courtesy Notice	B. Pita
				10/4/2024	Complaint	B. Pita
10/4/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 409E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Courtesy Notice	B. Pita
				10/4/2024	Complaint	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 705E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 911E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita

*Cases included in this report are those where the owner was first cited within the date range and corridor specified



Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/5/2024	Fire Inspection	1051 HILLSBORO MILE, HILLSBORO	Open	10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 PH5E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 703E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 609E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 505E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 710E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 805E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 402E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 704E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita

*Cases included in this report are those where the owner was first cited within the date range and corridor specified



Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/5/2024	Fire Inspection	1051 HILLSBORO MILE, HILLSBORO	Open	10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 902E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 306E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 804E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 603E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 211E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 809E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 408E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 208E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita

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Case Action Report*

From 10/1/2024

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Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/5/2024	Fire Inspection	1051 HILLSBORO MILE, HILLSBORO	Open	10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 PH3E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 907E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 909E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 203E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 407E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 708E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 405E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 901E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita

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Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/5/2024	Fire Inspection	1051 HILLSBORO MILE, HILLSBORO	Open	10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 301E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 507E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 303E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 508E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 810E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 309E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 504E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 707E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita

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Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/5/2024	Fire Inspection	1051 HILLSBORO MILE, HILLSBORO	Open	10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 711E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 906E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 204E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 908	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 502E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 304E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/4/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 410E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/4/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 209E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita

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Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/4/2024	Fire Inspection	1051 HILLSBORO MILE, HILLSBORO	Open	10/5/2024	Courtesy Notice	B. Pita
10/4/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 506E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Courtesy Notice	B. Pita
				10/4/2024	Complaint	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 807E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 510E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 607E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 305E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1051 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 PH2E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 603	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita

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From 10/1/2024

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Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/5/2024	Fire Inspection	1069 HILLSBORO MILE, HILLSBORO	Open	10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 403	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 507	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 803	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 103	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 104	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 102	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 606	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 407	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita

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From 10/1/2024

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Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/5/2024	Fire Inspection	1069 HILLSBORO MILE, HILLSBORO	Open	10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 801	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 501	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 202	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 204	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/5/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 904	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/4/2024	Complaint	B. Pita
				10/5/2024	Courtesy Notice	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 208	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 704	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 902	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita

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From 10/1/2024

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Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/7/2024	Fire Inspection	1069 HILLSBORO MILE, HILLSBORO	Open	10/11/2024	Complaint	B. Pita
10/11/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 806	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 406	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 402	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 705	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 708	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/11/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 101	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/11/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 607	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 207	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita

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Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/7/2024	Fire Inspection	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 507	Open	10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 506	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 503	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 604	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 505	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 404	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/11/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 302	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 308	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/11/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 504	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita

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Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/11/2024	Fire Inspection	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 701	Open	10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 206	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/11/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 706	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 305	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/11/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 805	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 901	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 703	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 201	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 303	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita

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Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/7/2024	Fire Inspection	1069 HILLSBORO MILE, HILLSBORO	Open	10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 905	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 108	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 701	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 508	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 408	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 903	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 906	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 605	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita

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From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/7/2024	Fire Inspection	1069 HILLSBORO MILE, HILLSBORO	Open	10/11/2024	Complaint	B. Pita
10/11/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 601	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 304	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 702	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/11/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 107	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 306	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/8/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 804	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 602	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 502	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita

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From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/7/2024	Fire Inspection	1069 HILLSBORO MILE, HILLSBORO	Open	10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 608	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 802	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 405	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 203	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/7/2024	Fire Inspection Violation	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 707	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/11/2024	Fire Inspection Violation	1202 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	Closed	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Affidavit of Compliance	
				10/11/2024	Complaint	B. Pita
10/9/2024	Fire Inspection Violation	1202 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1B	Closed	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Affidavit of Compliance	
				10/11/2024	Complaint	B. Pita

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From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/9/2024	Fire Inspection Violation	1202 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 3A	Closed	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Affidavit of Compliance	
				10/11/2024	Complaint	B. Pita
10/9/2024	Fire Inspection Violation	1202 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 2B	Closed	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Affidavit of Compliance	
				10/11/2024	Complaint	B. Pita
10/9/2024	Fire Inspection Violation	1202 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 3B	Closed	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Affidavit of Compliance	
				10/11/2024	Complaint	B. Pita
10/11/2024	Fire Inspection Violation	1202 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1A	Closed	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Affidavit of Compliance	
				10/11/2024	Complaint	B. Pita
10/9/2024	Fire Inspection Violation	1202 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 2A	Closed	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Affidavit of Compliance	
				10/11/2024	Complaint	B. Pita
10/9/2024	Fire Inspection Violation	1202 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 4B	Closed	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Affidavit of Compliance	
				10/11/2024	Complaint	B. Pita

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Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/9/2024	Fire Inspection Violation	1202 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 4A	Closed	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Affidavit of Compliance	
				10/11/2024	Complaint	B. Pita
10/9/2024	Fire Inspection Violation	1202 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 4C	Closed	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Affidavit of Compliance	
				10/11/2024	Complaint	B. Pita
10/11/2024	Fire Inspection Violation	1207 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/9/2024	Fire Inspection Violation	1207 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 4C	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/9/2024	Fire Inspection Violation	1207 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 3F	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/9/2024	Fire Inspection Violation	1207 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 2D	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/9/2024	Fire Inspection Violation	1207 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita

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Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/9/2024	Fire Inspection Violation	1207 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 8A	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/9/2024	Fire Inspection Violation	1207 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 7H	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/9/2024	Fire Inspection Violation	1207 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 5G	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/9/2024	Fire Inspection Violation	1207 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1E	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/9/2024	Fire Inspection Violation	1207 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 6B	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/11/2024	Courtesy Notice	B. Pita
				10/11/2024	Complaint	B. Pita
10/14/2024	Fire Inspection Violation	1223 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/14/2024	Courtesy Notice	B. Pita
				10/14/2024	Complaint	B. Pita
10/14/2024	Fire Inspection Violation	1223 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 4	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/14/2024	Courtesy Notice	B. Pita
				10/14/2024	Complaint	B. Pita
10/14/2024	Fire Inspection Violation	1223 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 7	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/14/2024	Courtesy Notice	B. Pita
				10/14/2024	Complaint	B. Pita

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Case Action Report*

From 10/1/2024

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Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/14/2024	Fire Inspection Violation	1223 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 9	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/14/2024	Courtesy Notice	B. Pita
				10/14/2024	Complaint	B. Pita
10/14/2024	Fire Inspection Violation	1223 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 5	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/14/2024	Courtesy Notice	B. Pita
				10/14/2024	Complaint	B. Pita
10/14/2024	Fire Inspection Violation	1223 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 8	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/14/2024	Courtesy Notice	B. Pita
				10/14/2024	Complaint	B. Pita
10/14/2024	Fire Inspection Violation	1223 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 6	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/14/2024	Courtesy Notice	B. Pita
				10/14/2024	Complaint	B. Pita
10/14/2024	Fire Inspection Violation	1223 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 2	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/14/2024	Courtesy Notice	B. Pita
				10/14/2024	Complaint	B. Pita
10/14/2024	Fire Inspection Violation	1223 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 3	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/14/2024	Courtesy Notice	B. Pita
				10/14/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 610	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita

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From 10/1/2024

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Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 804	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 207	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 604	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1009	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 403	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 811	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 411	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 514	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita

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Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 311	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 908	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 408	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 609	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 901	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 611	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 309	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 803	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita

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Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 402	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 616	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	Closed	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
				10/19/2024	Affidavit	
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1004	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 906	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 808	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 416	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 209	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita

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Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/16/2024	Fire Inspection	1150 HILLSBORO MILE, HILLSBORO	Open	10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 304	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 302	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Courtesy Notice	B. Pita
				10/18/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 501	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 915	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 308	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 814	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 909	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 210	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita

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Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/16/2024	Fire Inspection	1150 HILLSBORO MILE, HILLSBORO	Open	10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 805	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 307	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 202	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 709	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 505	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 706	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 310	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 512	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita

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Case Action Report*

From 10/1/2024

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Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/16/2024	Fire Inspection	1150 HILLSBORO MILE, HILLSBORO	Open	10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1002	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1006	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 806	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 305	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 407	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1005	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 807	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1010	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita

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Case Action Report*

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Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/16/2024	Fire Inspection	1150 HILLSBORO MILE, HILLSBORO	Open	10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 705	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 314	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1003	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 502	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 707	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/18/2024	Complaint	B. Pita
				10/19/2024	Courtesy Notice	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1001	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/19/2024	Courtesy Notice	B. Pita
				10/19/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 704	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/19/2024	Courtesy Notice	B. Pita
				10/19/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 516	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/19/2024	Courtesy Notice	B. Pita

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Case Action Report*

From 10/1/2024

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Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/16/2024	Fire Inspection	1150 HILLSBORO MILE, HILLSBORO	Open	10/19/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 211	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/19/2024	Courtesy Notice	B. Pita
				10/19/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1011	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/19/2024	Courtesy Notice	B. Pita
				10/19/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1014	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/19/2024	Courtesy Notice	B. Pita
				10/19/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 916	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/19/2024	Courtesy Notice	B. Pita
				10/19/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 605	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/19/2024	Courtesy Notice	B. Pita
				10/19/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 708	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/19/2024	Courtesy Notice	B. Pita
				10/19/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 205	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/19/2024	Courtesy Notice	B. Pita
				10/19/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 815	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/19/2024	Courtesy Notice	B. Pita

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Case Action Report*

From 10/1/2024

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Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/16/2024	Fire Inspection	1150 HILLSBORO MILE, HILLSBORO	Open	10/19/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 415	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/19/2024	Courtesy Notice	B. Pita
				10/19/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 216	Closed	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/19/2024	Courtesy Notice	B. Pita
				10/19/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 212	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 910	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 712	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 412	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 615	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 607	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita

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Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/16/2024	Fire Inspection	1150 HILLSBORO MILE, HILLSBORO	Open	10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1012	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 703	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 409	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 702	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 810	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 504	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 601	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 515	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita

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Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/16/2024	Fire Inspection	1150 HILLSBORO MILE, HILLSBORO	Open	10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 809	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 603	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 204	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 715	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 503	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 711	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 414	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 606	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita

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Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/16/2024	Fire Inspection	1150 HILLSBORO MILE, HILLSBORO	Open	10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1008	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 404	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 507	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 816	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 914	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/16/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 506	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/20/2024	Courtesy Notice	B. Pita
				10/20/2024	Complaint	B. Pita
10/26/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 614	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/29/2024	Courtesy Notice	B. Pita
				10/29/2024	Complaint	B. Pita
10/26/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 511	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/29/2024	Courtesy Notice	B. Pita

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Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/26/2024	Fire Inspection	1150 HILLSBORO MILE, HILLSBORO	Open	10/29/2024	Complaint	B. Pita
10/26/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1016	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/29/2024	Courtesy Notice	B. Pita
				10/29/2024	Complaint	B. Pita
10/26/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 716	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/29/2024	Courtesy Notice	B. Pita
				10/29/2024	Complaint	B. Pita
10/26/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 201	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/29/2024	Courtesy Notice	B. Pita
				10/29/2024	Complaint	B. Pita
10/26/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 912	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/29/2024	Courtesy Notice	B. Pita
				10/29/2024	Complaint	B. Pita
10/26/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 710	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/29/2024	Courtesy Notice	B. Pita
				10/29/2024	Complaint	B. Pita
10/26/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 208	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/29/2024	Courtesy Notice	B. Pita
				10/29/2024	Complaint	B. Pita
10/26/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 401	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/29/2024	Courtesy Notice	B. Pita
				10/29/2024	Complaint	B. Pita
10/26/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 306	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/29/2024	Courtesy Notice	B. Pita

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Case Action Report*

From 10/1/2024

To 10/31/2024

Corridor (All Corridors)

<u>Date Issue</u>	<u>Incident Type</u>	<u>Site Address</u>	<u>Status</u>	<u>Documents Issued</u>		
10/26/2024	Fire Inspection	1150 HILLSBORO MILE, HILLSBORO	Open	10/29/2024	Complaint	B. Pita
10/26/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 602	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/29/2024	Courtesy Notice	B. Pita
				10/29/2024	Complaint	B. Pita
10/26/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 902	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/29/2024	Courtesy Notice	B. Pita
				10/29/2024	Complaint	B. Pita
10/26/2024	Fire Inspection Violation	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 802	Open	<u>Date Issue</u>	<u>Type</u>	<u>Officer Assigned</u>
				10/29/2024	Courtesy Notice	B. Pita
				10/29/2024	Complaint	B. Pita

*Cases included in this report are those where the owner was first cited within the date range and corridor specified



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: Holiday Program, December 5, 2024 at 5:30 pm
Submitting Dept: Town Manager, Sherry Henderson, Town Clerk
Agenda Date: December 3, 2024

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Hillsboro Holiday Ceremony SEPTEMBER 2024 FINAL

The Town of Hillsboro Beach
Presents an Evening of Holiday Cheer!

Christmas Tree & Menorah Lighting



Thursday,
December 5
5:30pm - 7:00pm



Featuring Jozay and Patti

Mayor Dawn Miller
Vice Mayor Barbara Baldassarre
Commissioner David Ravanese
Commissioner Jane Reiser
Commissioner Vinnie Andreano

1210 Hillsboro Mile, Hillsboro Beach, FL 33062
www.townofhillsborobeach.com • (954) 427-4011





TOWN OF HILLSBORO BEACH

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Hillsboro Beach, FL 33062

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Agenda Item Cover Memo

Agenda Item: Little Smiles Annual Holiday Toy Drive
(New unwrapped toys now through Dec 25)

Submitting Dept: Police, Sherry Henderson, Town Clerk

Agenda Date: December 3, 2024

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. 2024 Little Smiles Toy Drive Flyers

OFFICIAL PICK-UP LOCATION

**Text LITTLESMMILES
to 44321 to donate!**



Little Smiles 15th Annual Holiday Toy Drive

Toy Drop Site:
Hillsboro Beach Police Department
1210 Hillsboro Mile, Hillsboro Beach, FL 33062

Toy donations must be new,
unwrapped toys for ages
newborn to 18 years old.

You can purchase from our Amazon wishlist by
scanning the QR code



LittleSmilesFL.org/ToyDrive

OFFICIAL PICK-UP LOCATION

**Text LITTLESMAILES
to 44321 to donate!**



Little Smiles 15th Annual Holiday Toy Drive

Little Smiles works year-round to meet the needs of local children going through difficult times. The Little Smiles Holiday Toy Drive impacts thousands of local children who otherwise are not able to experience the simple joys of the holiday season. The support of our community during Toy Drive allows us to bring joy to the children we serve, one smile at a time.

Toy donations must be new, unwrapped toys for ages newborn to 18 years old. Items in high demand include sports equipment, crafts, gifts for teenagers, gifts for ages 2 and under, hot wheels, and barbies.

Scan the QR code to purchase toys directly from our Amazon Wishlist or text "LITTLESMAILES" to 44321 to donate!





Little Smiles

Annual

HOLIDAY



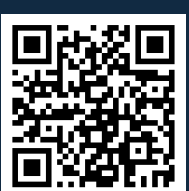
TOY DRIVE

New Unwrapped Toys

Now through December 25



**Text
LITTLESIMILES
to 44321
to donate!**



Scan for more information