



TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile, Hillsboro Beach, Florida 33062
June 3, 2025 | 9:00 AM

BOARD OF ZONING & APPEALS AGENDA

MAYOR DAWN MILLER
VICE MAYOR DAVID A. RAVANESI
COMMISSIONER VINNIE ANDREANO
COMMISSIONER JANE REISER
COMMISSIONER HEATHER BERMAN

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

I. QUASI-JUDICIAL PUBLIC HEARINGS

A. VARIANCE REQUEST for property located at 987 Hillsboro Mile, Hillsboro Beach, FL 33062

Property Owner: Mark and Tiffany Berch

Address: 987 Hillsboro Mile, Hillsboro Beach, FL 33062

Request: The Authorized Agent, Nectaria M. Chakas, Esq. (Lochrie & Chakas, P.A.) is seeking a variance from the Town's Land Development Code (Chapter 12)

Staff: Graham Long, Development Planner, CG&A Solutions

The applicant is seeking a variance to be permitted to allow a generator to be placed in the side yard setback. The Variance is to Section 12-124 of the Town's Code of Ordinance as stated below:

Section 12-124(B)(3):

“Generators and athletic play areas shall not be permitted in the minimum required side yard, and their location or future proposed location shall be provided on a site plan.”

All interested parties are sworn in by the Town Attorney

- Staff Presentation
- Commission Discussion
- Public Hearing Opened
- Public Comments
- Public Hearing Closed
- Commission Discussion
- Commission Motion & Second
- Commission Vote

II. ADJOURNMENT

RULES OF DECORUM

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

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

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



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: VARIANCE REQUEST for property located at 987 Hillsboro Mile, Hillsboro Beach, FL 33062

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- Commission Motion & Second
- Commission Vote

Submitting Dept: Planning & Zoning, Sherry Henderson, Town Clerk

Agenda Date: June 3, 2025

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

[ALTERNATIVE_ACTION]



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

2. FINANCIAL IMPACT

3. RECOMMENDATION

- ATTACHMENTS:**
1. Staff Report (Variance)
 2. 987 HM Variance Submittal RECEIVED 5-5-2025
 3. Application-Variance
 4. Authorization Letter signed
 5. Narrative-variance with Exhibit A excerpts of building plans
 6. Letter of Support signed - Zach Thomas
 7. Plans-Berch Residence-987 Hillsboro
 8. Survey - Berch - 987 Hillsboro 12150rev10-06-2022
 9. Certification - 300ft compliance
 10. sun sentinel advertisement
 11. Copy of Check



1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

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

TO: Board of Zoning Appeals
THROUGH: Mac Serda, Town Manager
FROM: Graham Long, Planning Consultant
DATE: June 3, 2025
SUBJECT: Request for Variance: Placement of generator in a side yard, 987 HM

The Property Owners, Mark & Tiffany Berch (Applicants), and their authorized agent, Nectaria M. Chakas, Esq., are requesting approval of a variance from Section 12-124 of the Land Development Code (Code) to allow for placement of a generator in a side yard, located at 987 Hillsboro Mile (HM). The property at 987 HM is within the RS-2 Single-Family residential district.

Background:

The Applicants are seeking to place a generator in their north side yard area, adjacent to the north property line and a six (6) foot wall along the property line adjacent to the neighboring property at 989 HM. The Applicants have submitted a letter of support for this variance application from the property owners of 989 HM.

As the proposed generator would encroach in the north side yard area of the property, the proposal violates Section 12-124 of the Town Code, entitled "Yard regulations."

Per Code section 12-124(B)(3):

"Generators and athletic play areas shall not be permitted in the minimum required side yard, and their location or future proposed location shall be provided on a site plan."

The Applicants propose placement of the generator within the north side yard area. Thus, the Applicants seek variance relief from the required prohibition of generators as described in code section 12-124(B)(3).

For the property at 987 HM, the Applicants initially received site plan approval from the Town Commission on November 1, 2022. This was in conjunction with building permit applications submitted to the Town in regards to a remodel of the existing house at 987 HM, with modifications to the lot that required site plan approval by the Commission.

Subsequently, the Applicants submitted building permit revisions with changes to the property that required a site plan amendment. The building permit revisions showed a proposal for a generator to be placed in the north side yard area. Since the original site plan approval of November 1, 2022, the Town Commission approved an ordinance which amended sections of the Town Code, including section 12-124, which clarified that generators are not permitted in the side yard area,

and the location of which must be shown on a site plan application. Generators were not permitted in the side yard area prior to this ordinance being adopted in December 2022. However, the explicit location of a generator on a site plan was not required prior to this ordinance.

On May 7, 2024, due to the revisions to building permits and the changes to the original approved site plan, the Applicants received approval of a site plan amendment. This site plan did not indicate the location of a generator, due to the Applicants' interest in receiving approval of the changes to their site plan, and staff's indication that the proposed amended site plan would not be approved due to the Applicants' interest in placing the generator within the side yard. The generator was not shown on the amended site plan that was approved.

Variance Criteria Analysis:

Per Section 12-283, the Board of Zoning Appeals (Board) has the powers and should be its duty to grant variances from the Code. The Applicant is requesting relief through the criteria set forth in 12-283(C)(1) Yard requirements, 12-283(C)(2) Instances of Hardship, and 12-283(C)(3) Additional provisions which are as follows:

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

Below are the Code-required criteria listed above with consultant planner's analysis of how the proposal relates to the criteria:

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

The regulations of section 12-124 prohibit generators in the side yard area, even prior to the December 2022 Town Code changes explicitly prohibiting such placement. Practical difficulties or hardship relating to the placement of the generator at 987 HM are not related to the specific conditions of the lot, but rather related to prior construction activities associated with the reconfiguration of areas beyond the building footprint of the existing

house. The Applicants' did, however, submit a letter from the adjoining property owner in support of the variance application.

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

The strict application of section 12-124 would prevent the Applicants from placing a generator in the side yard area. As part of the approved site plan from 2022 and site plan amendment from 2024, reconfiguration of the front and rear yard areas did include the maintenance of some existing property elements and structures that could pose a difficulty in the placement of a generator. The Town Code language at the time of the original approval did not require the specific delineation of the generator location on a site plan. Other permissible elements of the building permit applications that related to the infrastructure needed to support the installation of a generator (such as LP tanks and gas lines) could have been installed in such a manner to necessitate significant changes in order to place a generator at a location in the front or rear yard areas (as would be permitted by the Town Code). Applicants have stated in their variance application that such infrastructure has since been installed.

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

The proposed generator placement would not present any safety or other concerns, nor impair the adequate supply of light, air and sunshine of adjacent properties, nor impair the public health or safety of residents or the Town itself. The placement of the generator along the north property line at 987 HM could pose an impairment to the quality and value of the adjoining property at 989 HM, and the purpose of the prohibition in the Town Code of generators placed in side yards is to mitigate such impairment. The proposed generator would be to the south of a six (6) foot wall which would function to shield the view and potentially some of the noise associated with a generator. The Applicants have submitted a letter from the adjoining property owners to the north in support of this application.

Recommendation:

Based on the application and review of the Criteria set forth in Town Code section 12-283, the consultant planner finds the Applicants' request for a variance for placement of a generator at 987 Hillsboro Mile to adequately address the required criteria for zoning variance. The application is presented to the Board of Zoning Appeals for their determination.

May 5, 2025

Hand Delivered

Sherry D. Henderson, CMC, Town Clerk
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, Florida 33062

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

RECEIVED 5/5/2025
MAY 05 2025
JD Henderson

Re: 987 Hillsboro Mile – Variance Application Submittal

Dear Ms. Henderson:

Enclosed with this letter, please find the following documents:

1. Development Application;
2. 2 original signed and sealed sets of plans;
3. 2 Narrative;
4. Letter of Support;
5. Agent Authorization Letter;
6. USB – Electronic copy of plans; and
7. Check 1431 in the amount of \$1,050

If you should have any questions, please do not hesitate to contact me.

Very truly yours,

Nectaria Chakas

Nectaria M. Chakas

NMC/em
Enclosures



VARIANCE APPLICATION

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 # 4849 20 00 0130

Town Commission Meeting Date: _____

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: Mark and Tiffany Berch		NAME: Nectaria M. Chakas, Esq. Lochrie & Chakas, P.A.	
ADDRESS: 379 Mizner Lake Estates Dr. Boca Raton, FL 33432		ADDRESS: 699 N. Federal Highway, Suite 400 Fort Lauderdale, FL 33304	
PHONE: ---	CELL: 561-843-7893	PHONE: 954-779-1123	CELL: ---
E-MAIL Mark.Berch@svcfm.com	FAX: ---	E-MAIL NChakas@LochrieLaw.com	FAX: ---

APPLICANT'S CERTIFICATION

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

Nectaria Chakas
Signature

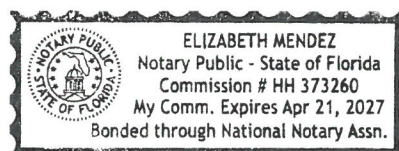
Nectaria M. Chakas
Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 1 day of May 20 25, by Nectaria M. Chakas as Authorized Agent for 987 Hillsboro Mile, Hillsboro Beach, FL

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

Elizabeth Mendez
Notary Signature
Elizabeth Mendez
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
- N/A 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
- N/A 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 on 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: 987 Hillsboro Mile District: RS-2

Proposed Zoning: no change

Existing Comprehensive Plan Designation: Residential Low (2 dwelling units per acre)

Proposed Comprehensive Plan Designation: No change

Existing Land Use: Single Family

Proposed Land Use: Single Family

Total Site Area: East parcel: 30,978 East Parcel: 0.711
West Parcel: 1,214 Sq. Ft. West Parcel: 0.028 Acres

Flood Zone Category: AE, X and VE

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

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

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

Single family home under construction

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

N/A

Estimated construction cost: _____

Describe in detail the phasing of the proposed development. _____

Construction is under one phase.

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.)

This is a variance request to allow a generator to be placed in the side yard setback.

The house has been under construction since 2022 proposed single family residence is consistent with the zoning requirements, subject to approval of the location of the generator in the north side yard setback. See narrative for additional details.

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. _____

Yes, site plan application approved on 11/1/2022 and amendments approved on 5/7/2024 by Town Commission.

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

Yes ☒ No ☐ If yes, please note date of previous approval. 11/1/2022 and 5/7/2024

(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)

Sherry D. Henderson, CMC City Clerk
City of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Re: Permitting for property located at 987 Hillsboro Mile identified by folio number 484320000130
in the City of Hillsboro Beach, FL 33062 ("Property")

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and
zoning matters related to property referenced above.

Sincerely,

MARK BERCH

By:

Date:

4-1-2025

STATE OF Florida)
COUNTY OF Palm Beach) ss

The foregoing instrument was acknowledged before me, by means of (check one): ☒ physical
presence or _____ online notarization, this 1st day of April, 2025 by MARK BERCH
who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of
April, 2025.

Jaclyn Johnston-Gunning
Notary Public

Jaclyn Johnston-Gunning
Typed, printed or stamped name of Notary Public

My Commission Expires:



Jaclyn Johnston-Gunning
Notary Public
State of Florida
Comm# HH633914
Expires 3/11/2029

TIFFANY BERCH

By:

Date:

T. Berch
04/01/2025

MARK BERCH
TIFFANY BERCH
City of Hillsboro Beach Authorization Letter

STATE OF Florida)
) ss
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me, by means of (check one): ☒ physical presence or _____ online notarization, this 1st day of April, 2025 by TIFFANY BERCH who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of April, 2025.



Notary Public

Jaclyn Johnston-Gunning

Typed, printed or stamped name of Notary Public

My Commission Expires:



Jaclyn Johnston-Gunning
Notary Public
State of Florida
Comm# HH633914
Expires 3/11/2029

May 5, 2025

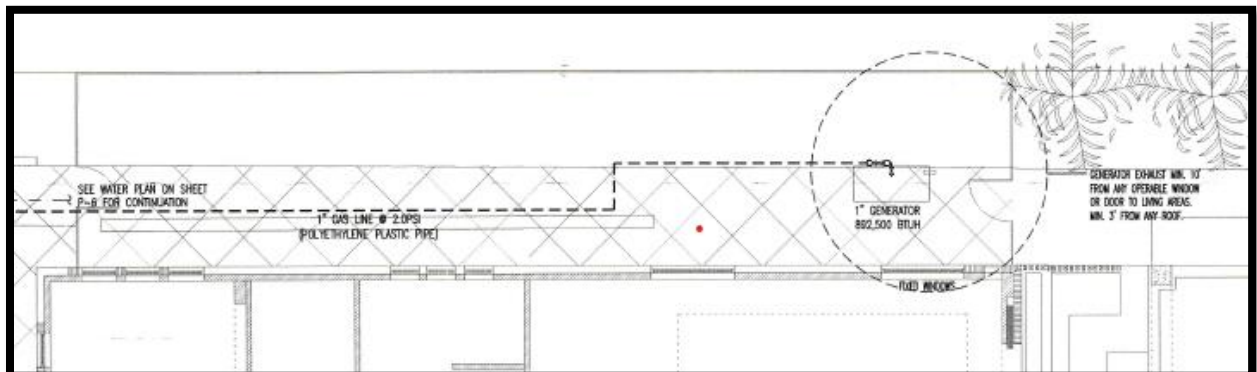
Graham Long, AICP
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

**RE: Berch Residence - 987 Hillsboro Mile
Narrative for Variance Application**

This Firm represents Mark and Tiffany Berch (“Applicants”), the owners of the single family home located at 987 Hillsboro Mile (“Property”) located in the RS-2 zoning district. The Applicants purchased the Property on August 5, 2021, and thereafter, retained an architect and contractor to begin renovations. An aerial of the Property is shown below.



1. Background. The Applicants submitted for a building permit to remodel the home, which was issued in the fall of 2022 pursuant to Permit No. AP 490068 (“Permit”). The plans submitted for the Permit noted a generator to be placed in the north side setback. See excerpt from plans below.



Comments from the building department to the permit also acknowledged that there was a generator.

Generator:

1. Please show clearances from generator exhaust to any building openings per manufacture installation instructions. FBC(Broward) 107.2.1, FBC(Broward) 107.1
Re: By Mep engineer - See mep engineer response sheet- Added clearances from generator exhaust to sheet P-11.

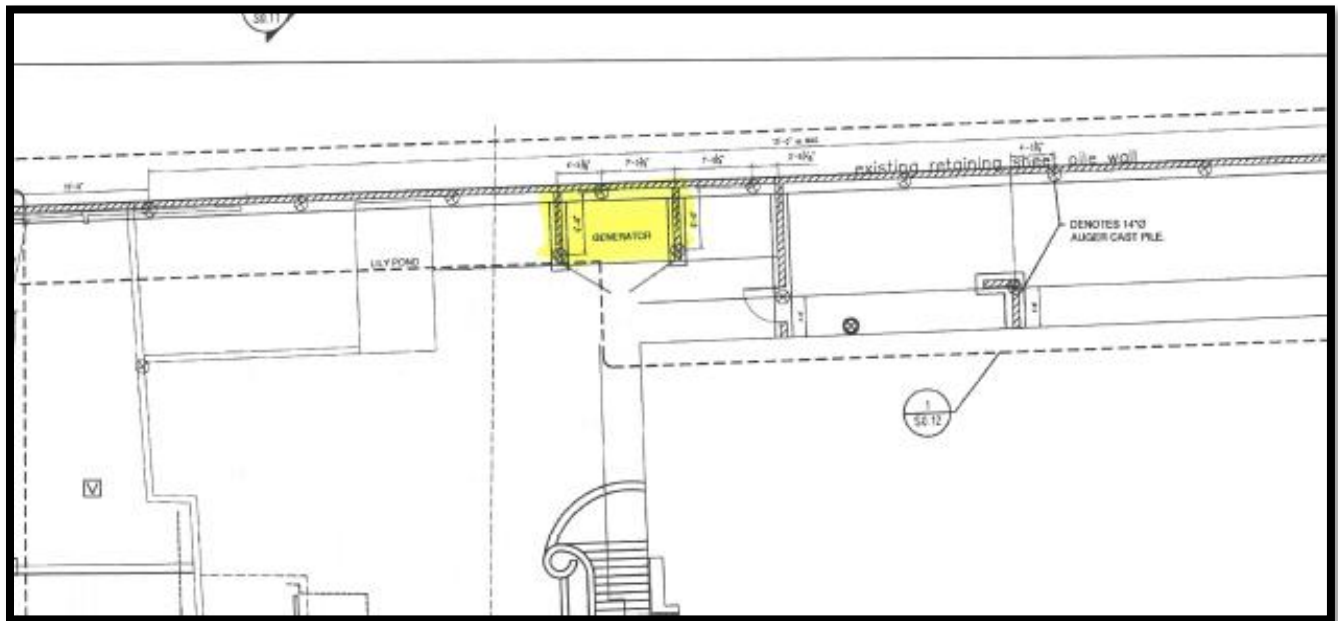
2. Please provide product approvals and listings for the generator. FBC(Broward) 107.1

Re: By GC

Attached

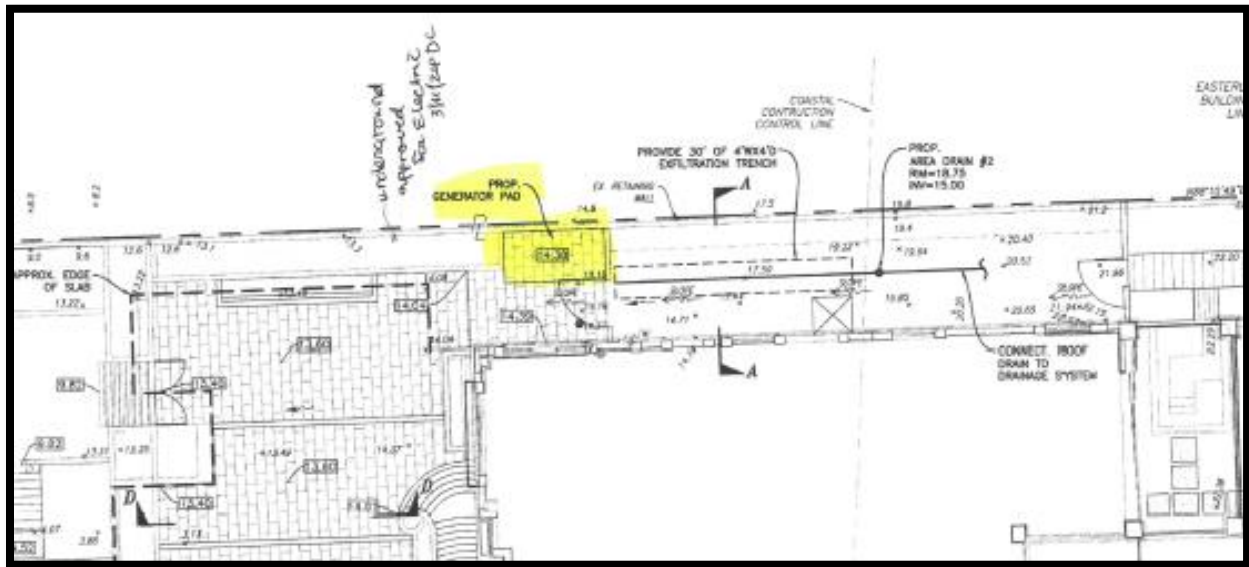
The infrastructure for the generator (propane tank, gas lines leading to the proposed generator pad) have all been installed (Permit No. 22350744-1). In addition, a site plan for the proposed exterior modifications involving patio, new pool, and two new spas was approved by the Town Commission on November 9, 2022. The plans approved by the Town Commission did not show the generator,¹ but the building permit plans did show a generator in the north side setback. Later, the scope of the renovations increased and several revisions to the building permit drawings were approved. Below are excerpts from subsequent building permit plans which show the generator location:

Revision #1:

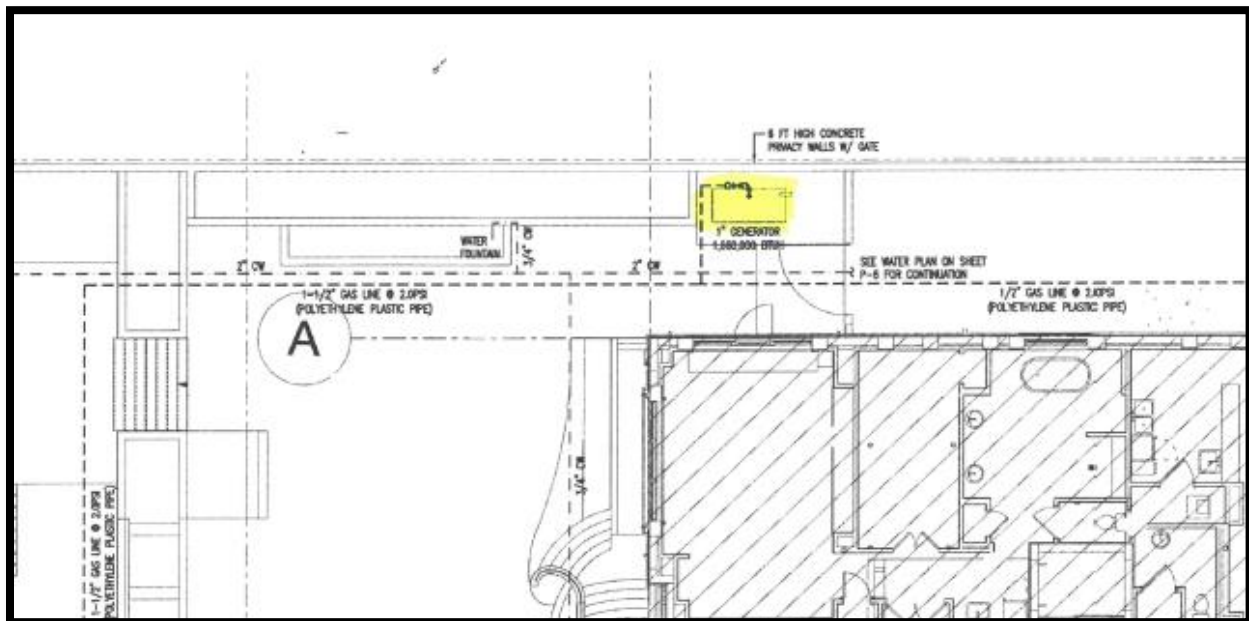


¹ At that time, the City's Land Development Code did not require generators to be shown on the site plan. On December 6, 2022, the Town adopted Ordinance 2022-11 which amended Sec. 12-48 "Site Plan Submission Requirements" and Sec. 12-124 "Yard Regulations" of the RS-2 to require that site plans show the location of the generators and prohibited generators from being located in the side setback. The code amendment was adopted after the Applicants' permits were issued and work commenced on the project.

Revision #2:



Revision #3:



Subsequent to the permit approvals, the Town realized that a site plan amendment should be processed to reconcile the building permit plans to the site plan approved by the Town Commission. During this review process, the Applicants' architect was informed that the generator was not permitted in the north setback and in order to move the site plan amendment forward to Commission the notation to the generator would need to be removed from the plans. In an effort to not delay the project, the Applicants' architect removed the generator from the plans, and the Town Commission approved the site plan amendment on May 7, 2024.

The Applicants are now requesting this variance from Land Development Code Section 12-90 entitled Delineation and Section 12-124(B)(3) entitled Yard Regulations which were added pursuant

Ordinance No. 2022-11 adopted on December 6, 2022 after the master permit for the project was approved and construction commenced on the Property. The Applicants have obtained a letter of support from the adjacent neighbor which is included in this submittal package. The code provisions which are the subject of this variance provide as follows:

Section 12-90 – Delineation.

Yard. An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining its width or depth, the minimum horizontal distance between the lot line and the main building shall be used.

(1) *Front yard.* A yard facing State Highway A1A and extending across the full width of the plot between the north and south lot or property lines.

(2) *Rear yard, intracoastal side.* A yard facing the Intracoastal Waterway and extending across the full width of the plot between the north and south lot or property lines.

(3) *Rear yard, ocean side.* A yard facing the Atlantic Ocean and extending across the full width of the plot between the north and south lot or property lines.

(4) *Side yard.* A yard extending from the front yard to the rear yard, between the north and south lot or property lines, and the nearest line of any building on the lot.

(5) *Side yard landscaped buffer.* Each side yard shall include a landscaped buffer not less than eight (8) feet in width, adjacent to the side property line, which shall only contain landscaping, or a fence or wall as set forth in [12-263\(A\)](#).

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. Exception: up to 2 air conditioning compressors, pool pumps and pool heaters may be placed in the front yard a minimum of 45 feet from the center line of State Highway A1A provided that item (B)(2) below is complied with. An emergency generator may also be placed in this area provided it complies with item (B)(2) below.

(B) *Side yard.* There shall be a minimum side yard on each side of the building, having a width of not less than 15 feet measured from the roof overhang, or 6 inches per foot of building height, whichever is the greater.

(1) *Landscaping.* Each side yard shall include a minimum eight (8) foot wide side yard landscaped buffer which shall consist solely of landscaping as defined in Sec. 12-90, so as to create a privacy screening effect, to include:

(a) Trees and/or large shrubs or hedges no less than fourteen (14) to sixteen (16) feet in height at time of planting. Palm trees shall be a minimum of eighteen (18) feet in height at the time of planting.

(b) Hedges and/or other natural products no less than four (4) feet in height at the time of planting.

(c) Trees, including palm trees, and/or shrubs or hedges of an intermediate height between four (4) feet and fourteen (14) feet.

(2) *Encroachments into side yards.* Unless otherwise provided in the Code of Ordinances, only the following structures are allowed in the minimum required side yard, but not within the minimum eight (8) foot wide side yard landscaped buffer.

(a) Air conditioning equipment, pool equipment and pool heaters may be placed in the side yard provided that:

- (i) None shall be separated from the primary structure a greater distance than is necessary for installation, operation and maintenance thereof as determined by manufacturers' specifications;
 - (ii) Landscaping shall screen all such accessory equipment from horizontal view from all points off the lot on which situated.
 - (iii) Equipment that emits noise, odors or fumes shall be fully shielded and screened in such a way to minimize such noise, odor or fumes as required by the Building Official prior to the issuance of a permit.
- (b) Open unenclosed staircases and walkways, pursuant to Section 12-262(D).
 - (c) Parking areas, connected to but apart from a driveway street entrance or exit as defined in Section 12-263(B), and pursuant to Section 12-123.

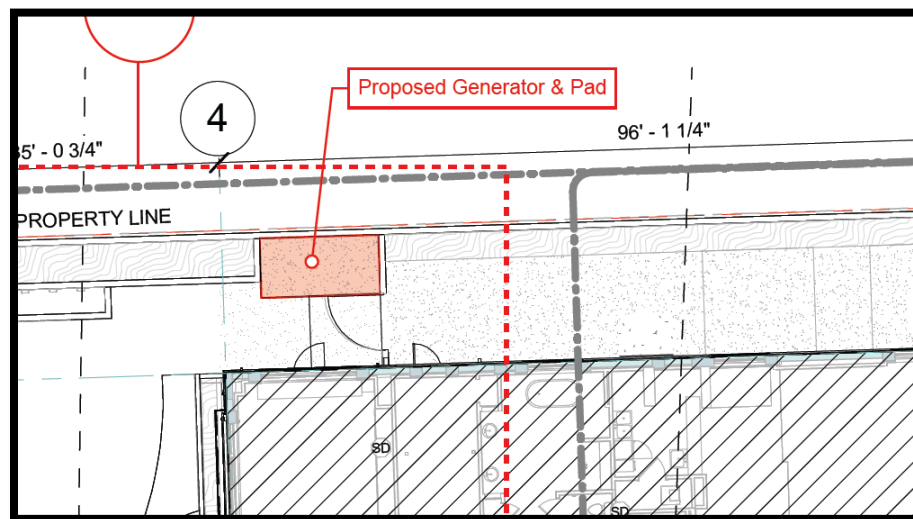
(3) Generators and athletic play areas shall not be permitted in the minimum required side yard, and their location or future proposed location shall be provided on a site plan.

2. Variance criteria. Below is the Applicant's justification addressing the criteria contained in Section 12-283(C) of the Town's Land Development Code.

(C) Authority on variances. The Board shall have the authority to grant the following variances.

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

Applicant's Response: This is a request to allow the generator to be located in the north side setback. Excerpt from the plans is shown below.



The infrastructure for the generator was installed and due to existing configuration of the site, placing the generator in the front or the rear of the Property is not possible. The propane tanks have already been installed in the front yard and the gas lines are already in place. The proposed generator, although located in the side setback, is situated toward the front and is screened from the neighboring property by a 6-foot

wall. Applicants have explored other locations in the front and the rear, but the pool and deck are already located in the rear and the front has an existing driveway and garage which remained in mostly the same configuration even with the new design. The Applicant has also obtained a letter of support from the neighbor to the north.

(2) Instances of hardship. Authorize upon appeal, whenever a property owner can show that a strict application of the terms of this chapter relating to the use, construction or alterations of buildings or structures, or the use of land will impose upon him or her unusual and practical difficulties or particular hardship, such variances of land will impose upon him or her unusual and practical difficulties or particular hardship, such variances of the strict application of the terms of this chapter as are in harmony with its general purpose and intent, but only when the Board is satisfied that a granting of the variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the comprehensive plan as established by this chapter, and at the same time, the surrounding property will be properly protected.

Applicant's Response: The strict application of the Land Development Code would pose practical difficulties or a particular hardship. The garage and driveway areas remained as they existed (subject to aesthetic upgrades), so the location of the generator in the side setback is the only plausible location given the existing structure location. Moreover, this project was permitted prior to the code amendment which clarified that generators are not permitted in the side setback and must be shown on the site plan. Although the site plan approved by the Town Commission did not show the generator, the code at that time, did not require generators to be delineated on the site plan. The ambiguity in the code was clarified via a code amendment adopted after the permits were approved and construction commenced on the site. The proposed generator will be properly screened from the neighboring property by a 6' wall which mitigates any perceived negative impacts from the generator. Additionally, the Applicant obtained a letter of support from the neighbor to the north.

(3) Additional provisions. In consideration of all appeals and all proposed exceptions or variances to this chapter, the Board shall, before making any exceptions or variations from the chapter in a specific case, first determine that it will not impair an adequate supply of light, air and sunshine to adjacent property or unreasonably increase the congesting in streets or highways or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the Town of Hillsboro Beach.

Applicant's Response: The proposed location of the generator will not impair the adequate supply of light, air and sunshine to the adjacent property because the generator will be shielded by a 6' tall wall that is located on the shared property line with the northern neighbor (height of generator is less than 6'). Similarly, the proposed location of the generator has no effect on the streets, highways nor does it increase the danger of fire as it is located in the side hard setback. Moreover, the proposed variance to locate the generator in the side yard setback will not diminish or impair property values within the surrounding area or in any other respect impair public health, safety, comfort, morals or welfare of inhabitants. The generator is not visible from neighboring properties or the street. The most affected neighbor to this request is the north neighbor and they have issued a letter of support for this request.

We trust this information is sufficient to place this item on the Board of Adjustment/Town Commission agenda for consideration. Should you require additional information in order to fulfill this request, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Nectaria Chakas". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Nectaria M. Chakas, Esq.

Attachments:

Exhibit A - Excerpts of Building Permit plans

Berch Residence
987 Hillsboro Mile

Building Permit Drawings Original Approved Set

987 HB Mile

AP# 490068 - ALTERATION -
MAIN HOUSE

TOWN OF HILLSBORO BEACH • PLAN REVIEW • IN ACCORDANCE WITH THE FLORIDA BUILDING CODE		
DISCIPLINE	BY	DATE
STRUCTURAL	RD	9/29/22
ELECTRICAL		
PLUMBING		
MECHANICAL		
LANDSCAPING		
FIRE		
PLANNING		
ENGINEERING		

AP# 497527 - IRRIGATION

TOWN OF HILLSBORO BEACH • PLAN REVIEW • IN ACCORDANCE WITH THE FLORIDA BUILDING CODE		
DISCIPLINE	BY	DATE
STRUCTURAL		
ELECTRICAL		
PLUMBING		
MECHANICAL		
LANDSCAPING		
FIRE		
PLANNING		
ENGINEERING		

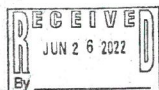
ORIGINAL
BUILDING
PERMIT
PLAN SET

AP# 490086 - GAS LINES

TOWN OF HILLSBORO BEACH • PLAN REVIEW • IN ACCORDANCE WITH THE FLORIDA BUILDING CODE		
DISCIPLINE	BY	DATE
STRUCTURAL		
ELECTRICAL		
PLUMBING		
MECHANICAL		
LANDSCAPING		
FIRE		
PLANNING		
ENGINEERING		

AP# 497516 - STORM DRAINAGE

TOWN OF HILLSBORO BEACH • PLAN REVIEW • IN ACCORDANCE WITH THE FLORIDA BUILDING CODE		
DISCIPLINE	BY	DATE
STRUCTURAL		
ELECTRICAL		
PLUMBING		
MECHANICAL		
LANDSCAPING		
FIRE		
PLANNING		
ENGINEERING		



AP# 497519 - TANKS

TOWN OF HILLSBORO BEACH • PLAN REVIEW • IN ACCORDANCE WITH THE FLORIDA BUILDING CODE		
DISCIPLINE	BY	DATE
STRUCTURAL		
ELECTRICAL		
PLUMBING		
MECHANICAL		
LANDSCAPING		
FIRE		
PLANNING		
ENGINEERING		

FIELD COPY

AP# 497502 - ROOF

TOWN OF HILLSBORO BEACH • PLAN REVIEW • IN ACCORDANCE WITH THE FLORIDA BUILDING CODE		
DISCIPLINE	BY	DATE
STRUCTURAL	RD	9/29/22
ELECTRICAL		
PLUMBING		
MECHANICAL		
LANDSCAPING		
FIRE		
PLANNING		
ENGINEERING		

AP# 497534 - LOW VOLTAGE

TOWN OF HILLSBORO BEACH • PLAN REVIEW • IN ACCORDANCE WITH THE FLORIDA BUILDING CODE		
DISCIPLINE	BY	DATE
STRUCTURAL		
ELECTRICAL	RD	9/16/22
PLUMBING		
MECHANICAL		
LANDSCAPING		
FIRE		
PLANNING		
ENGINEERING		

987 HB Mile
Renovation
AP# 490068

INTRACOASTAL WATERWAY

EAST LINE OF
INTRACOASTAL WATERWAY
CHANNEL CUT BW-12

Notice: In Addition To The Requirements Of This Permit There May Be Additional Restrictions Applicable To This Property That May Be Found In The Public Records Of This County.

Lot Grading: Rainwater And Other Liquid Wastes Shall Not Be Allowed To Flow On Or Across Adjoining Property In Violation Of Local Building Code.

Areas Adjacent To Lake Or Canal (If Any) To Be Graded So As To Prevent Direct Overland Discharge Of Stormwater Into Lake Or Canal.

ZONING INFORMATION:

Zoning RS-2

Max height: For property east of SR A1A, no building shall exceed 35 feet in height above the dune elevation. For property west of SR A1A, no building shall exceed 35 feet in height above the roadway crown elevation of SR A1A adjacent to the property.

Setbacks

(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. Exception: up to 2 air conditioning compressors, pool pumps and pool heaters may be placed in the front yard a minimum of 45 feet from the center line of State Highway A1A provided that item (B)(2) below is complied with. An emergency generator may also be placed in this area provided it complies with item (B)(2) below.

(B)Side yard: There shall be a side yard on each side of the building, having a width of not less than 15 feet measured from the roof overhang, or 6 inches per foot of building height, whichever is the greater. Exception: air conditioning compressors, pool pumps and pool heaters may be placed in the side yard provided that: (1) None shall be separated from the primary structure a greater distance than is necessary for installation, operation and maintenance thereof as determined by manufacturers' specifications; (2) Landscaping shall screen all such accessory equipment from horizontal view from all points off the lot on which situated.

(C)Rear yard, ocean front: No building or part of a building shall extend easterly beyond a line as shown on plat of easterly building line as defined herein. Retaining walls, fences, barricades, whether constructed with the buildings or for the improvement of lots shall not be built, erected or constructed closer than the building setback line as shown on the plat. (D)Rear yard, intracoastal side: No 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.

EXISTING BUILDING RENOVATION

(SEE FBC 2020 7TH EDITION EXISTING BUILDINGS)

RESTORATION LEVEL	LEVEL 2
OCCUPANCY DESIGNATION	R-3
ZONING DESIGNATION	RS-2

Flood Zones (see plan and survey)

AE (5); X; VE (8); VE (9) and VE (12)

NOTES: ALL UTILITY CONNECTIONS ARE EXISTING TO REMAIN
FENCE SHOP DRAWINGS BY FENCE COMPANY (TYPICAL)

Contractor To Coordinate With Surveyer And Maintain Min. 18" Above Crown Of Road For New Slab And Equipment Elevation.

COASTAL CONSTRUCTION
CONTROL LINE
(MISC. MAP BOOK 6/10, B.C.R.,
RECORDED 11/17/1981)

EASTERLY BUILDING LINE
(MISC. MAP BOOK 2/46, B.C.R.)

325.60'

NEW 5' FENCE

SANDSET PAVERS WALK

WOOD PILE
FOR ROOF SUPPORT
(TYPICAL)

PAVER WALK

WOOD STEPS

EXISTING
COVERED
WOOD
PARKING

98.9' COOL TIE

111.2' COOL TIE

APPROX. 10% OF SLOPE

APPROX. 10% OF SLOPE

APPROX. 10% OF SLOPE

APPROX. 10% OF SLOPE

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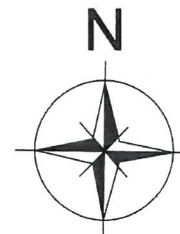
APPROX. 10% OF SLOPE

APPROX. 10% OF SLOPE

SCOPE OF WORK

1. Keep Most Of Existing Structural Shell Of Exist. House
 2. Remodel existing House as per Plans
 3. Repair Irrigation
 4. Existing Driveway to be repaired. Replace Pavers at Same Location
 5. Keep All Existing Landscape
 6. Keep Existing Open Sod Yard At Top Of Dune
- NOTE: REPAIR EXISTING FRONT GATES AS NEEDED

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



REVISIONS		
REF.	DATE	BY

825 S.E. 8TH AVENUE SUITE 101
DEERFIELD BEACH, FL 33441
wayne@architect.com
PH (561) 427-1089 FAX (561) 428-9133
833 NORTH FRANKLIN STREET #711
TAMPA, FLORIDA 33602
PH (813) 318-9100 FAX (813) 318-9101

ARCHITECT COM ONE
ARCHITECTURE
AA 26002488

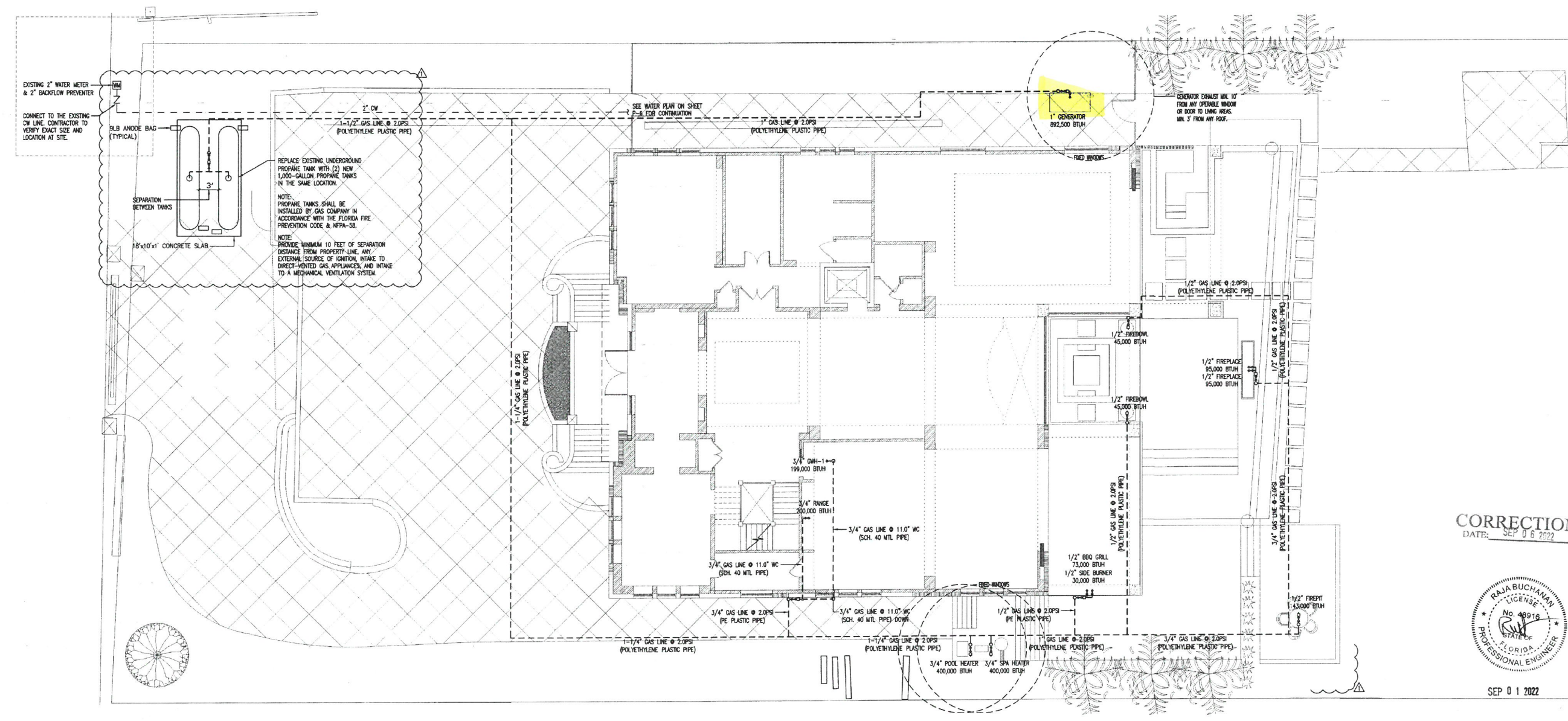
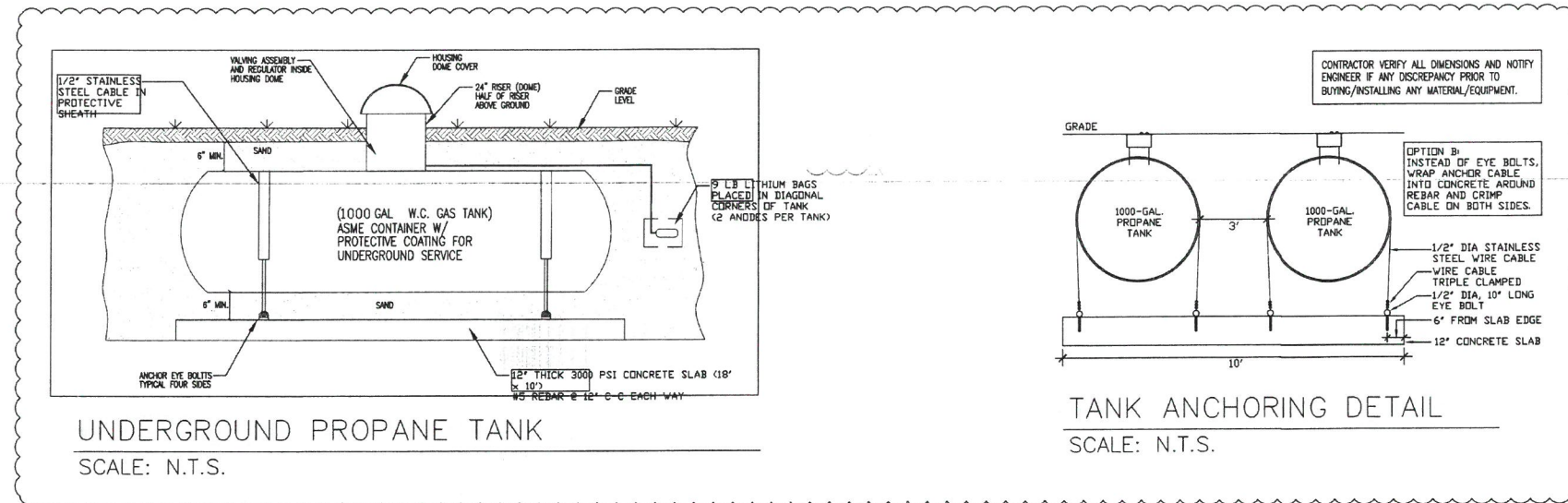
BERCH
RESIDENCE REMODEL
987 HILLSBORO MILE
HILLSBORO BEACH, FL

C.WAYNE FERRELL, RA



AR 14855
DESIGN CWF
DESIGN DWG BC
WORKING DWG BC
BID REVIEW O
PERMIT REVIEW O
ISSUE DATE 6-22-22
SCALE AS NOTED
JOB NO. 20220331
SHEET

SP-1.1



CORRECTIONS
DATE: SEP 06 2022



SEP 01 2022

BUCHANAN P.E CONSULTING INC.
ELECTRICAL * MECHANICAL * PLUMBING
ENGINEERING
6191 W. ATLANTIC BLVD. SUITE 2 MARGATE, FL 33063
PH: 954-550-3300 FAX: 954-550-3332
E-MAIL: BUCHANANPEENGINEERS.COM

REVISIONS		
REF.	DATE	BY
1. CITY COMMENTS	08-06-22	RB

625 S.E. 8TH AVENUE SUITE 101
DEERFIELD BEACH, FL 33441
wayne@arc1.org
PH: (561) 427-1069 FAX: (561) 428-9133

633 NORTH FRANKLIN STREET #711
TAMPA, FLORIDA 33602
PH: (813) 316-9100 FAX: (813) 316-9101

ARCHITECT ONE
ARCHITECTURE

AA 26002488

BERCH
RESIDENCE REMODEL
987 HILLSBORO MILE
HILLSBORO BEACH, FL

C.WAYNE FERRELL, RA

AR 14,855
DESIGN CWF
DESIGN DWG EC
WORKING DWG EC
BID REVIEW D
PERMIT REVIEW D
ISSUE DATE 4-9-22
SCALE AS NOTED
JOB NO. 20220331

SHEET

P-11

REVISIONS		
REF.	DATE	BY
1.01	08-08-22	RB

825 S.E. 8TH AVENUE SUITE 101
 DERRFIELD BEACH, FL 33441
 PH: (854) 427-1069 FAX: (854) 428-9133
 633 NORTH FRANKLIN STREET #711
 TAMPA, FLORIDA 33602
 PH: (813) 315-9100 FAX: (813) 315-9101

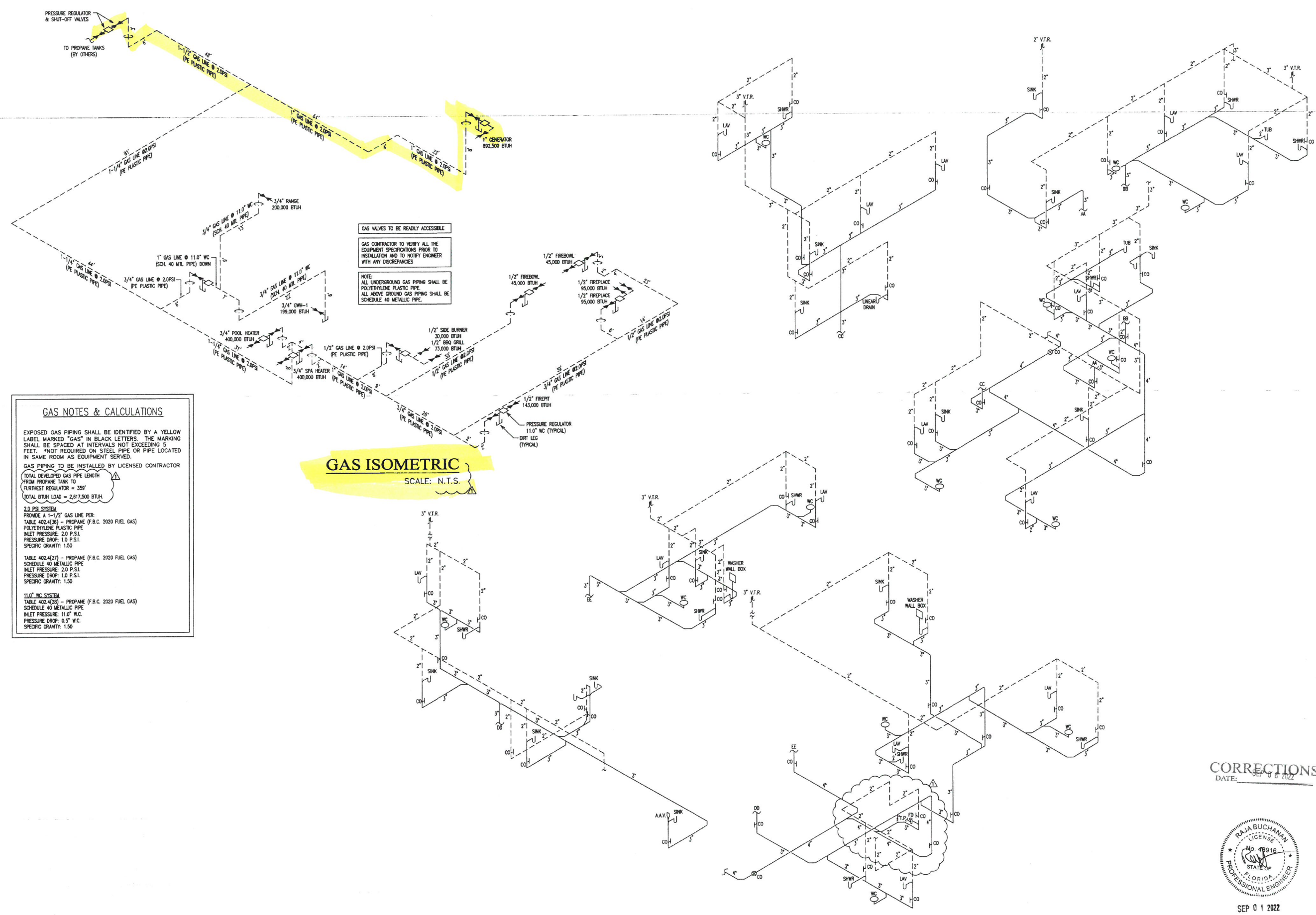
ARCHITECT ONE
COM
ARCHITECTURE

BERCH
RESIDENCE REMODEL
987 HILLSBORO MILE
HILLSBORO BEACH, FL

C.WAYNE FERRELL, RA

AR 14,855
DESIGN CWF
DESIGN DWG EC
WORKING DWG EC
BID REVIEW O
PERMIT REVIEW O
ISSUE DATE 4-9-22
SCALE AS NOTED
JOB NO. 20220331
SHEET

P-12



GAS NOTES & CALCULATIONS

EXPOSED GAS PIPING SHALL BE IDENTIFIED BY A YELLOW LABEL MARKED "GAS" IN BLACK LETTERS. THE MARKING SHALL BE SPACED AT INTERVALS NOT EXCEEDING 5 FEET. *NOT REQUIRED ON STEEL PIPE OR PIPE LOCATED IN SAME ROOM AS EQUIPMENT SERVED.

GAS PIPING TO BE INSTALLED BY LICENSED CONTRACTOR

TOTAL DEVELOPED GAS PIPE LENGTH FROM PROpane TANK TO FURTHEST REGULATOR = 359'

TOTAL BTU LOAD = 2,617,500 BTU/H

2.0 P.S.I. SYSTEM

PROVIDE A 1-1/2" GAS LINE PER TABLE 402.4(36) - PROPANE (F.B.C. 2020 FUEL GAS) POLYETHYLENE PLASTIC PIPE INLET PRESSURE: 2.0 P.S.I. PRESSURE DROP: 1.0 P.S.I. SPECIFIC GRAVITY: 1.50

11.0" W.C. SYSTEM

PROVIDE A 1-1/2" GAS LINE PER TABLE 402.4(36) - PROPANE (F.B.C. 2020 FUEL GAS) SCHEDULE 40 METALLIC PIPE INLET PRESSURE: 2.0 P.S.I. PRESSURE DROP: 1.0 P.S.I. SPECIFIC GRAVITY: 1.50

GAS ISOMETRIC
 SCALE: N.T.S.

SANITARY ISOMETRIC
 SCALE: N.T.S.

CORRECTIONS
 DATE: SEP 01 2022



SEP 01 2022

BUCHANAN P.E. CONSULTING INC.
 ELECTRICAL * MECHANICAL * PLUMBING
 ENGINEERING
 6191 V. ATLANTIC BLVD, SUITE 200 WARGATE, FL 33063
 PH: 954-590-3300 FAX: 954-590-2232
 Email: BUCHANANPEENGINEERS.COM

Berch Residence
987 Hillsboro Mile

Building Permit Drawings Revision #1

CODES AND STANDARDS

1. WIND LOADS AS PER:

- A. FLORIDA BUILDING CODE 2020 (7TH EDITION) AND ASCE 7-16 FOR A 170 MPH 3-SECOND GUST VELOCITY, EXPOSURE "D", RISK CATEGORY II, (HVHZ APPLICATION).
- B. BUILDING IS DESIGNED AS AN "ENCLOSED BUILDING". INTERNAL PRESSURE COEFFICIENTS ARE ± 0.18 .

2. THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE:

- A. FLORIDA BUILDING CODE 2020 (7TH EDITION) AND ASCE 7-16

- B. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318 LATEST EDITION).

- C. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315 LATEST EDITION).

- D. "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" - AISI, LATEST EDITION.

- E. SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC ASD 13TH EDITION.

- F. BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530 LATEST EDITION).

3. ARCHITECTURAL AND MECHANICAL DRAWINGS:

- A. THE STRUCTURAL DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND DO NOT BY THEMSELVES PROVIDE ALL THE INFORMATION REQUIRED TO PROPERLY COMPLETE THE PROJECT STRUCTURE. THE GENERAL CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND COORDINATE THE INFORMATION CONTAINED IN THESE DRAWINGS WITH THE STRUCTURAL DRAWINGS TO PROPERLY CONSTRUCT THE PROJECT.

- B. REFER TO ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, DEPRESSIONS, FINISHES, INSERTS, BOLTS SETTINGS, DRAINS, REGLETS, ETC.

- C. BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS TO PROPERLY SIZE OR FIT THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED BY THE OWNER RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT.

- D. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH AFFECTED WORK.

4. SECTIONS AND DETAILS:

- A. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.

SPECIALTY ENGINEERED PRODUCTS

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PROPER SUBMISSION OF SPECIALTY ENGINEERED SHOP DRAWINGS WHICH SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THE SPECIALTY ENGINEERED SHOP DRAWINGS ARE SUBMITTED IN A TIMELY MANNER SO AS TO ALLOW REVIEWS AND RESUBMISSIONS AS REQUIRED. ALL SPECIALTY ENGINEERED PRODUCTS SHALL BE DESIGNED FOR THE APPROPRIATE GRAVITY LOADS AND PROJECT WIND LOADS, AND INCLUDE SIGNED AND SEALED BACKUP CALCULATIONS.

SPECIALTY ENGINEERED PRODUCTS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- A. MISCELLANEOUS METALS INCLUDING SUN SHADES AND SHUTTERS, MECHANICAL EQUIPMENT SUPPORTS, FRAMES THAT SUPPORT MACHINES, PIPES OR OTHER STRUCTURAL METAL USED FOR SUPPORT OF MECHANICAL SYSTEMS.

- B. HANDRAILS AND GUARDRAILS, RAILING SYSTEMS, AND OTHER SIMILAR LIFE SAFETY COMPONENTS.

- C. EXTERIOR GLAZING SYSTEMS, INCLUDING STOREFRONT GLAZING AND ENTRANCE DOORS.

ADD'L, ADD - ADDITIONAL
L - ANGLE
AB, ABLT - ANCHOR BOLT
LB - LONG
ARCH - ARCHITECTURAL
@ - AT
BLDG - BUILDING
BLK - BLOCK
BM - BEAM
BOT, B - BOTTOM, BOTTOM BAR
BRG - BEARING
CJ - CONTROL JOINT
CL - CLEAR
COL - COLUMN
CONC. - CONCRETE
CONN. - CONNECTION
CALL - CONCRETE MASONRY UNIT
CONST. - CONSTRUCTION
CONT. - CONTINUOUS
CONTR - CONTRACTOR
D - DEEP

DB - DROP BEAM
DSH - DESIGN
DET, DTL - DETAIL
DIA, Ø - DIAMETER
DIAG. - DIAGRAM
DIM. - DIMENSION
DNG. - DRAWING
DNL - DOWEL
EA - EACH
EF - EACH FACE
EW - EACH WAY
ELEV. EL - ELEVATION
E.T.F. - ELEVATION TOP OF FOOTING
ETC. - ETCETERA
EQ - EQUAL
EXIST, EX'G - EXISTING
EXP. - EXPANSION
EXP. JT, EJ - EXPANSION JOINT
EXT. - EXTERIOR
F/- FACE OF
FB - FLUSH BEAM

ABBREVIATIONS LEGEND

FIN. FL - FINISH FLOOR
P - PAN
P.A.F. - POWDER ACTUATED
FASTENER
PL - PLATE
P.T. - POST TENSIONED
PTS - POINTS
PFE - FINISH FLOOR ELEVATION
FL, FLR - FLOOR
FTG. - FOOTING
FT. - FEET / FOOT
FLG. - FLANGE
GA. - GAGE
GALV. - GALVANIZED
H - HEAD
HK - HOOK
H.L. - HIGH LEG TRACK
HR. - HOUR
HORIZ. - HORIZONTAL
INFO. - INFORMATION
INT. - INTERIOR

JST. - JOIST
JT. - JOINT
K-FT - KIP - FEET
K/FT - KIPS PER FOOT
K - KIPS
LLO. - LONG LEG OUT
LLV. - LONG LEG VERTICAL
LLH. - LONG LEG HORIZONTAL
LOCN - LOCATION
M - MOMENT
MFG, MFR - MANUFACTURER
MECH - MECHANICAL
MPH - MILE PER HOUR
MATL. - MATERIAL
MAX. - MAXIMUM
MIN. - MINIMUM
MTL - METAL
MISC. - MISCELLANEOUS
N.L.C. - NOT IN CONTRACT
NO. - NUMBER
N.T.S. - NOT TO SCALE

O/C, O.C. - ON CENTER
O/D - ORIENTATED DOWN
O/U - ORIENTATED UP
OPNG. - OPENING
O.H. - OPPOSITE HAND
PHSE - PORCH
P.S.F. - POUNDS PER SQUARE FOOT
P.S.I. - POUNDS PER SQUARE INCH
REF. - REFERENCE
REV. - REVISION
REIN. - REINFORCING
REQ'D - REQUIRED
RE-BAR - REINFORCING BAR
SCHD. SCHED. - SCHEDULE
SECT. - SECTION
S.L.V. - SHORT LEG VERTICAL
S.L.H. - SHORT LEG HORIZONTAL
S.L.O. - SHORT LEG OUT
SLM. - SIMILAR
S.O.G. - SLAB ON GRADE
SPCS - SPECIFICATIONS

STD - STANDARD
STIRR - STIRRUPS
STL, STL - STEEL
STRUCT. - STRUCTURAL
T - TOP BAR
THK - THICK
THRD - THREADED
THRU - THROUGH
T/S, T/STL - TOP OF STEEL
T/B - TOP OF BEAM
T/CONC - TOP OF CONCRETE
T/SLAB - TOP OF SLAB
T/FTG - TOP OF FOOTING
TYP. - TYPICAL
U.N.O. - UNLESS NOTED OTHERWISE
VERT. - VERTICAL
W - WIDE
W/- WITH
WP. - WORKING POINT
WT. - WEIGHT
W.W.F. - WELDED WIRE FABRIC

STRUCTURAL NOTES

FOUNDATION

ALL SITE PREPARATION AND EXCAVATION WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS AND FOUNDATIONS INVESTIGATION PREPARED BY THE PROJECT SOILS ENGINEER.

1. DESIGN PILE CAPACITY IS 35 TONS. THIS DESIGN CAPACITY SHALL BE VERIFIED BY THE SOILS ENGINEER. PILES SHALL BE INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS BY THE PROJECT SOILS ENGINEER.

2. EXCAVATION & BACKFILL: BASE ON THE RECOMMENDATIONS OFF THE PROJECT SOILS ENGINEER'S SOIL REPORT.

3. ALL EXCAVATION SHALL BE COMPACTED DRY. EXCAVATE TO DEPTHS AND DIMENSIONS INDICATED. TAKE EVERY PRECAUTION TO GUARD AGAINST ANY MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES, UTILITIES, PIPING, ETC.

4. PROVIDE ANY BRACING OR SHORING NECESSARY TO AVOID SETTLEMENT OR DISPLACEMENT OF EXISTING FOUNDATION OR STRUCTURES.

5. CENTERLINE OF GRADE BEAMS SHALL COINCIDE WITH CENTERLINE OF PILES AND PILE CAPS UNLESS OTHERWISE NOTED ON DRAWINGS.

6. DIMENSIONS: ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS MUST BE VERIFIED AND COORDINATED WITH THE ARCHITECTURAL DRAWINGS BY THE CONTRACTOR BEFORE PROCEEDING WITH THE CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER IN WRITING BEFORE PROCEEDING WITH WORK.

CONCRETE

1. CONCRETE ELEMENTS TO HAVE THE FOLLOWING STRENGTHS:

- A. AUGERCAST PILES 4,000 PSI
B. PILE CAPS 6,000 PSI
C. GRADE BEAMS 6,000 PSI
D. GROUND FLOOR SLAB 6,000 PSI
E. COLUMNS AND TIE COLUMNS 6,000 PSI
F. SHEAR WALLS 6,000 PSI
G. BEAMS & TIE BEAMS 6,000 PSI
H. STRUCTURAL SLABS 6,000 PSI
I. MASONRY GROUT 4,000 PSI
J. CONCRETE STAIRS 4,000 PSI
K. NON-STRUCTURAL SLABS ON GRADE 5,000 PSI

ALL OTHER CONCRETE TO BE 5000 PSI UNLESS NOTED OTHERWISE.

NOTES:

- A. ALL CONCRETE SHALL HAVE A 0.4 WATER / CEMENT RATIO.
B. FLOOR SLAB + BEAM CONCRETE PLACED OVER COLUMNS + SHEAR WALLS SHALL BE 6,000 PSI.

2. ALL CONCRETE SHALL HAVE A CORROSION INHIBITOR ADMIXTURE.

- A. CONTRACTOR SHALL SUBMIT PROPOSED CONCRETE MIXES FOR REVIEW.

3. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318) AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).

4. SUBMIT ALL REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION.

5. CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY THE ACI SPECIFICATIONS (SEE NOTE 10 BELOW).

6. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A 185, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE EA WAY.

7. REQUIREMENTS:

- ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A 615 GRADE 60.

- W.W.F. SHALL COMPLY WITH ASTM A 185.

8. LAP ALL BARS MINIMUM 48 DIAMETERS UNLESS OTHERWISE NOTED ON DRAWINGS. LAP ALL W.W.F. A MINIMUM OF 6 INCHES (UNLESS OTHERWISE NOTED).

9. REINFORCING BARS

- A. AT CORNERS OF CONCRETE WALLS, TIE BEAMS AND CONTINUOUS WALL FOOTINGS, PROVIDE 1-#5 X 2'-0" X 2'-0" BENT BAR FOR EACH HORIZONTAL BAR SCHEDULED AT EACH FACE.

- B. WHERE COLUMNS ARE AN INTEGRAL PART OF CONCRETE WALLS, WALL REINFORCEMENT SHALL BE CONTINUOUS THRU THE COLUMNS.

- C. ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE CRSI RECOMMENDED HOOKS UNLESS OTHERWISE NOTED.

- D. CONTRACTOR SHALL INCLUDE IN HIS BASE BID THE COST OF 10,000 LBS. OF ADDITIONAL REINFORCING STEEL, INCLUDING FABRICATION, BENDING, FURNISHING AND PLACING. THIS EXTRA STOCK SHALL BE FURNISHED AND USED FOR SPECIAL CONDITIONS AS DIRECTED BY THE ARCHITECT. THE ARCHITECT'S AGENT OR BY THE OWNER'S CONSTRUCTION SUPERVISOR. THE PRICE OF THE UNUSED EXTRA STOCK SHALL BE CREDITED TO THE OWNER'S ACCOUNT.

10. MINIMUM CONCRETE COVERAGE FOR REINFORCING BARS:

STRUCTURAL ELEMENT	MIN. CLEAR COVER (inches)
FOOTINGS (CAST AGAINST & PRESENTLY EXPOSED TO THE EARTH)	3"
FOOTINGS AND WALLS (CAST-IN-FORMS PRESENTLY EXPOSED TO THE EARTH)	2"
SLABS ON GRADE	2"
BEAMS (TO STIRRUPS)	1-1/2"
PEDESTALS (TO TIES)	2"
COLUMNS (TO TIES) ABOVE GRADE	1-1/2"
SLABS ABOVE GRADE	3/4"
SLABS EXPOSED TO WEATHER	1-1/2"

11. CONCRETE LINTELS:

- A. DROP BOTTOM OF BEAM AT WINDOWS, DOORS AND MASONRY OPENINGS AS REQUIRED TO PROVIDE A CONCRETE CLOSURE BETWEEN THE BOTTOM OF THE BEAM AND WINDOW AND/OR DOOR HEADER OR PROVIDE A PRECAST CONCRETE LINTEL BY CASTCRETE IF NOT NEXT TO A POURED CONCRETE COLUMN.

- B. LINTELS TO HAVE 8" MINIMUM BEARING AT EACH END.

- C. IF THE MASONRY OPENING HAS AN END ADJACENT TO A CONCRETE COLUMN PROVIDE (2) #5 DOWELS, IN THE CONCRETE COLUMN WITH SHEAR KEY 1-1/2 INCH DEEP BY LINTEL'S DEPTH AND WIDTH FOR ITS SUBSEQUENT CONSTRUCTION.

AUGERCAST CONCRETE PILING

1. PILES SHALL BE 14"Ø AUGERCAST PILES, WITH REINFORCING AS SHOWN IN THE SCHEDULE AND DETAILS.
2. AUGER-CAST PILES SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT SOILS ENGINEER. TEST PILES SHALL NOT BE REQUIRED FOR THIS PROJECT.
3. PILES ARE DESIGNED FOR THE FOLLOWING CAPACITIES:

- a. AXIAL COMPRESSION = 35 TONS
b. AXIAL TENSION = 15 TONS

INSTALLATION AND TESTING OF THE PILES SHALL BE MONITORED BY THE SOILS ENGINEER.

REINFORCED MASONRY

1. MASONRY UNITS SHALL BE ASTM C 90 GRADE "N". ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR IN RUNNING BOND (U.N.O.).
2. FOLLOWING ARE THE BLOCK STRENGTHS REQUIRED:
A. ASTM C 90 - 2,000 PSI ON NET AREA OF INDIVIDUAL UNITS
3. ALL MORTAR SHALL BE TYPE S (OR TYPE M) IN ACCORDANCE WITH ASTM SPECIFICATION C270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI AT 28 DAYS, (2500 WITH TYPE M) FROM FIELD OBTAINED TEST CUBES. (MIN. OF TWO)
4. GROUT SHALL BE A HIGH SLUMP MIX HAVING A MINIMUM COMPRESSIVE STRENGTH OF 6,000 PSI FROM FIELD OBTAINED TEST CUBES. (MIN. OF TWO).
5. ALL REINFORCED MASONRY WALLS SHALL BE INSPECTED BY A QUALIFIED ENGINEER AND CONSTRUCTED IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENT FOR MASONRY STRUCTURES" (ACI 530) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1).
6. ALL EXTERIOR CMU + CMU RETAINING WALLS SHALL HAVE #9 GALVANIZED DUR-O-WALL LATERAL REINFORCING @ EVERY OTHER COURSE (16" MAX. VERTICAL SPACING)

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. STRUCTURAL STEEL SHALL CONFORM TO:

- A. ALL STRUCTURAL SHAPES, SUCH AS WIDE FLANGE BEAMS, CHANNELS AND ANGLES SHALL MEET ASTM A36.
B. ALL STEEL TUBING SHALL CONFORM TO ASTM SPECIFICATION A 500 GRADE B (FY=48 KSI).
C. ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.
D.D. DELETE PAINT ON ALL STEEL TO RECEIVE SPRAYED ON FIREPROOFING OR TO BE EMBEDDED IN CONCRETE.

SPECIAL NOTE:

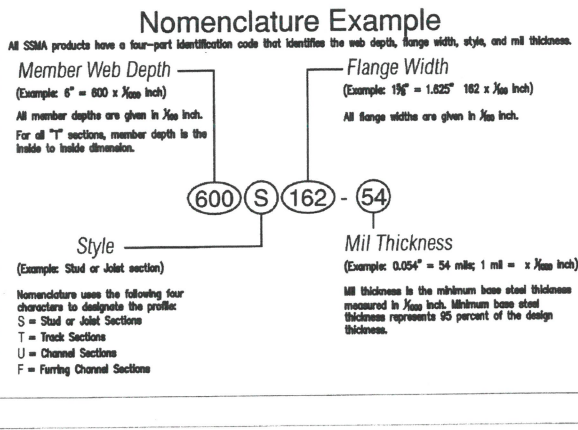
SEVERAL KEY AREAS OF THIS REMODELED RESIDENTIAL STRUCTURE REQUIRE EXPLORATORY DEMOLITION TO ACCURATELY DETERMINE THE EXISTING CONDITION FOR FINAL DESIGN CONSIDERATIONS. THIS APPLIES PRINCIPALLY AT THE WEST FACE OF THE BUILDING (AT SUPPORTING STRUCTURE).

TOWN OF HILLSBORO BEACH		
PLAN REVIEW		
DISCIPLINE	BY	DATE
STRUCTURAL	PP	5/24/23
ELECTRICAL		
PLUMBING		
MECHANICAL		
LANDSCAPING		
FIRE		
PLANNING		
ENGINEERING		

AP# 490068
REVISIONS #1

FIELD COPY

STUD/TRACK DESIGNATIONS



SPECIAL NOTES:
PER 2020 (7TH EDITION) FLORIDA BUILDING CODE:

1618.4.6.3 LAMINATED GLAZING WILL BE PERMITTED AS AN EQUAL ALTERNATE TO PICKETS, IF TESTED BY AN ACCREDITED LABORATORY TO SATISFY THE RESISTANCE REQUIREMENTS OF THIS CODE FOR WIND, LIVE AND KINETIC ENERGY IMPACT LOADING CONDITIONS. THE KINETIC ENERGY IMPACT LOADING SHALL COMPLY WITH ANSI Z97.1 USING A 400 FOOT-POUND (542 N) ENERGY IMPACT. THE SAFETY REQUIREMENTS OF THE IMPACT TEST SHALL BE JUDGED TO HAVE BEEN SATISFACTORILY MET IF BREAKAGE DOES NOT OCCUR OR NUMEROUS CRACKS AND FISSURES OCCUR BY NOT SHEAR OR OPENING THROUGH WHICH A 3-INCH (76 mm) DIAMETER SPHERE MAY FREELY PASS. THE GLASS PANEL SHALL REMAIN WITHIN THE SUPPORTING FRAME.

1618.4.6.4 IF THE POSTS THAT SUPPORT THE TOP RAIL OF EXTERIOR RAILINGS ARE SUBSTITUTED WITH GLASS, THE ASSEMBLY SHALL BE TESTED TO TAS201, WHERE THE IMPACTED GLASS CONTINUES TO SUPPORT THE TO RAIL AND ALL APPLICABLE LOADS AFTER IMPACT.

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DRAWING INDEX

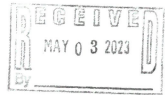
		Revision	1	
S0.0	NOTES	●	1	
S0.1	WIND LOADS	●	1	
S0.2	GENERAL STRUCTURAL DETAILS	●	1	
S0.3	GENERAL STRUCTURAL DETAILS	●	1	
S0.4	GENERAL STRUCUTRAL DETAILS		1	
S0.5	GENERAL STRUCTURAL DETAILS		1	
S0.6	PILE DETAILS	●	1	
S0.6A	PILE DETAILS		1	
S0.7	WINDLOAD ELEVATIONS	●	1	
S0.8	WINDLOAD ELEVATIONS	●	1	
S0.9	SITE PLAN		1	
S0.10	SITE WALL ELEVATIONS		1	
S0.11	SITE WALLS		1	
S0.12	SITE WALLS		1	
AB1.0	GARAGE AS-BUILT	●	1	
AB2.0	GARAGE LOBBY AS-BUILT	●	1	
AB3.0	GROUND FLOOR AS-BUILT	●	1	
S1.0	GARAGE EXISTING FOUNDATION	●	1	
S1.1	GARAGE FOUNDATION DEMO	●	1	
S1.2	GARAGE FOUNDATION PLAN	●	1	
S1.3	GARAGE COLUMN LAYOUT PLAN	●	1	
S2.0	THEATER LOBBY DEMO PLAN	●	1	
S2.1	THEATER LOBBY FRAMING	●	1	
S2.2	THEATER LOBBY COLUMN LAYOUT PLAN	●	1	
S3.0	1st FLOOR DEMO PLAN	●	1	
S3.1	1st FLOOR FRAMING PLAN	●	1	
S3.1A	1st FLOOR SCHEDULES		1	
S3.2	1st FLOOR COLUMN LAYOUT PLAN	●	1	
S4.0	2nd FLOOR FRAMING PLAN	●	1	
S4.0A	2nd FLOOR SCHEDULES		1	
S4.1	2nd FLOOR COLUMN LAYOUT PLAN	●	1	
S5.0	MAIN ROOF FRAMING PLAN	●	1	
S5.0A	MAIN ROOF SCHEDULES		1	
S5.1	MAIN ROOF COLUMN - PARAPET LAYOUT PLAN	●	1	
S6.0	HIGH ROOF FRAMING PLAN	●	1	
S6.0A	HIGH ROOF SCHEDULES		1	
S6.1	HIGH ROOF PARAPET LAYOUT PLAN	●	1	
S7.0	STAIRS	●	1	
S7.1	STAIRS	●	1	
S7.2	SECTIONS - DETAILS		1	
S8.0	SECTIONS - DETAILS	●	1	
S8.1	SECTIONS - DETAILS	●	1	
S8.2	SECTIONS - DETAILS		1	
S9.0	BLDG SECTION A-A	●	1	
S9.1	BLDG SECTION B-B	●	1	
S9.2	BLDG SECTION C-C	●	1	
S9.3	BLDG SECTION D-D	●	1	
S9.4	BLDG SECTION E-E	●	1	



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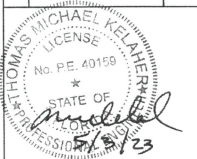
Certificate of Authorization No. AR98977



PERMIT SET

09.23.2022

#	DESCRIPTION	DATE
1	DESIGN CHANGE	5.03.2023



PROJECT NAME:

BERCH RESIDENCE
REMODEL

PROJECT ADDRESS:

987 HILLSBORO MILE
HILLSBORO BEACH FL

D3 PROJECT NUMBER:

23008

SHEET NAME

NOTES

SHEET NO.

S0.0



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Architectural Design

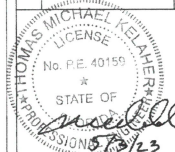
Certificate of Authorization No. AR98977

PERMIT SET

09.23.2022

REVISIONS

#	DESCRIPTION	DATE
1	DESIGN CHANGE	5.03.2023



PROJECT NAME:

BERCH RESIDENCE
REMODEL

PROJECT ADDRESS:
987 HILLSBORO MILE
HILLSBORO BEACH FL

D3 PROJECT NUMBER:
23008

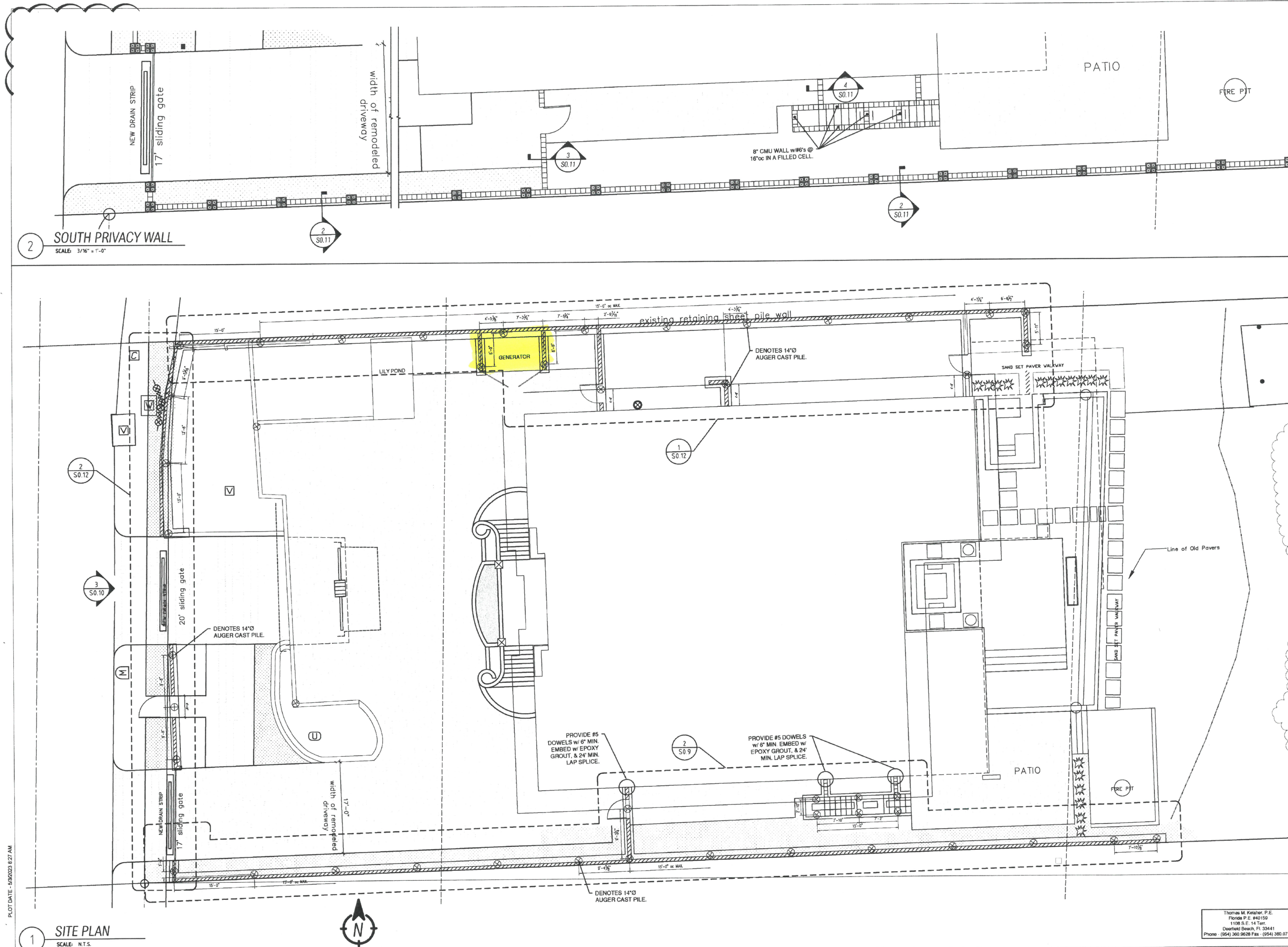
SHEET NAME

SITE PLAN

SHEET NO.

S0.9

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2 SOUTH PRIVACY WALL
SCALE: 3/16" = 1'-0"

1 SITE PLAN
SCALE: N.T.S.

PLOT DATE - 5/3/2023 8:27 AM

File location: C:\P\Projects\2023\23008\1 BERCH\SHEETS\S0.9 SITE PLAN.dwg

Berch Residence
987 Hillsboro Mile

Building Permit Drawings Revision #2

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

GENERAL NOTES

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

FLOOD INFORMATION

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

LEGAL DESCRIPTION

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

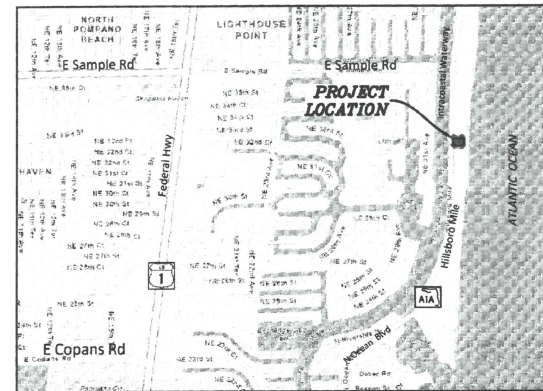
NOTE

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

LEGEND

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

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

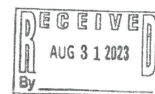


LOCATION MAP

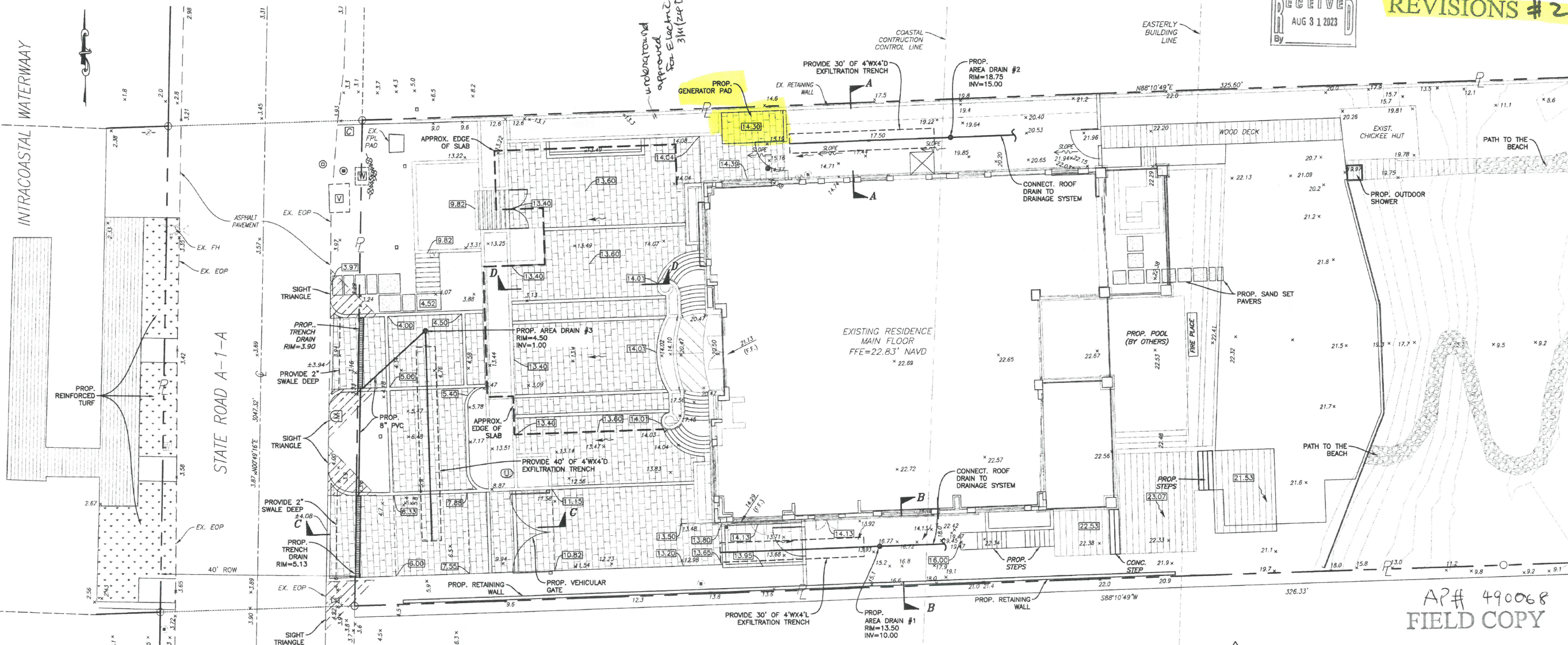
N.T.S.
SEC 20, TWP 48S, RNG 43E

NOTE

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



REVISIONS # 2



ENTIRE SHEET REVISED

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

Sunshine811

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

REVISIONS

NO.	DATE	BY	CHK'D	DESCRIPTION
1	8/2/22	HS	HS	CITY COMMENTS
2	10/10/22	A.A.	HS	PDOP COMMENTS
3	8/23/23	HS	HS	COORDINATION

MARK BERCH & TIFFANY BERCH
RESIDENCE
987 HILLSBORO MILE
HILLSBORO, FLORIDA 33062

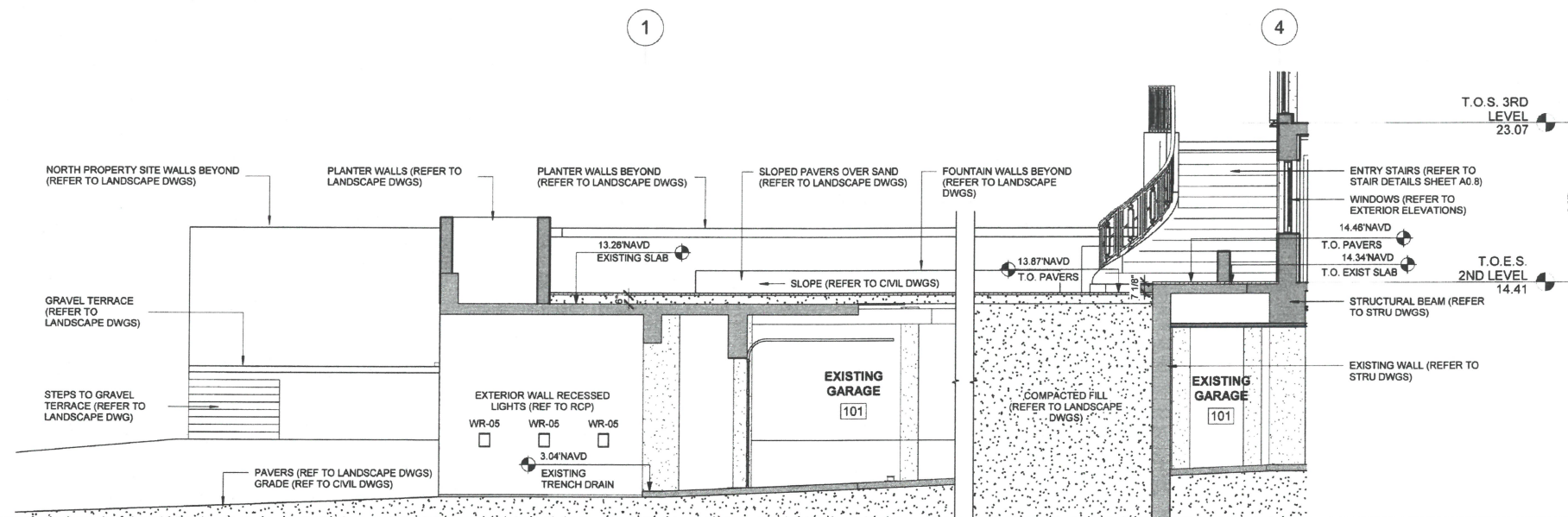
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SHEET NO.: C-1

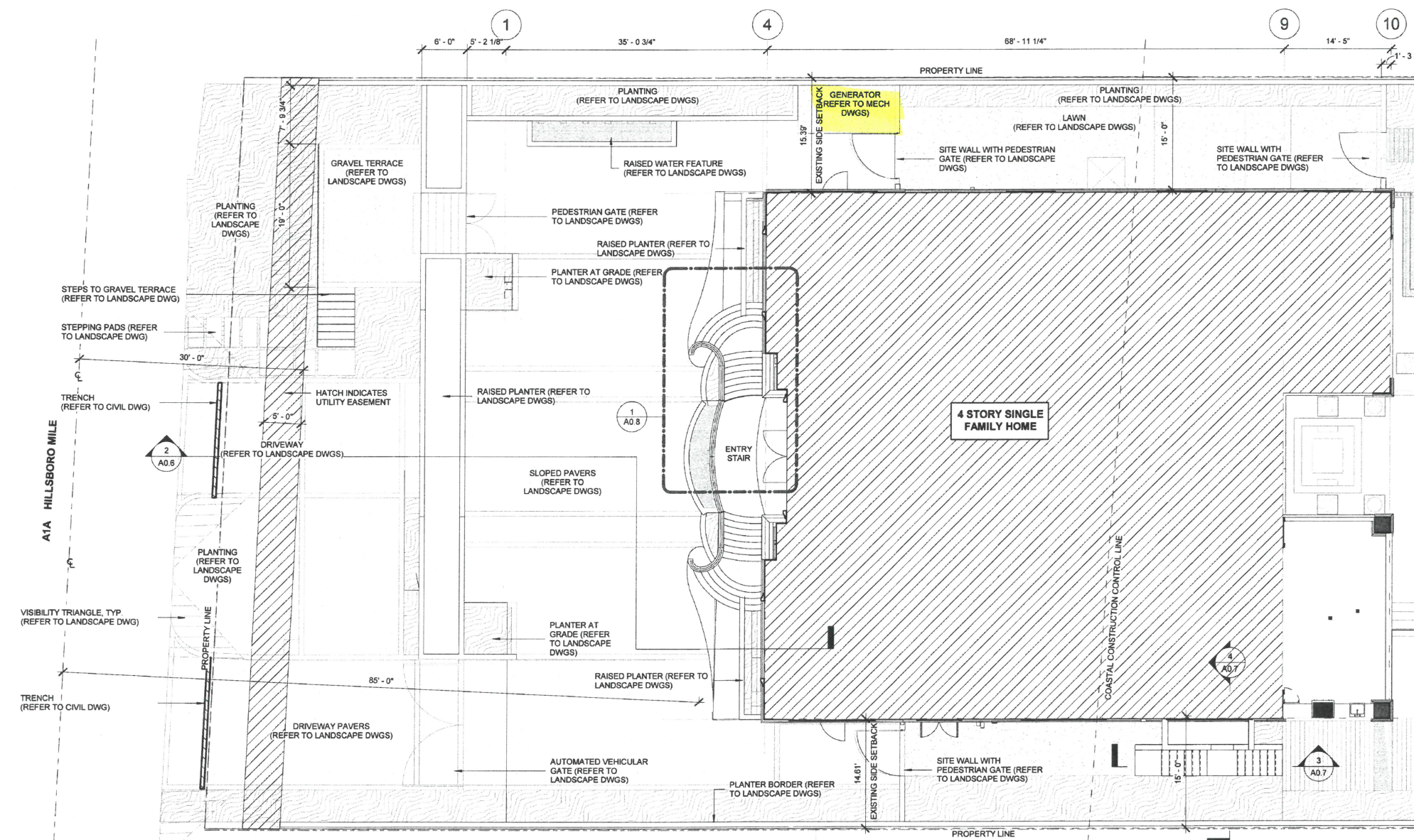
CAD FILE NO.

22-02

REV. 2



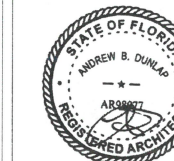
2 WEST SITE SECTION
1/4" = 1'-0"



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



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ANDREW@D3FLORIDA.COM
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Architectural Design



8-30-23

PERMIT SET
06.22.2022

REVISIONS		
#	DESCRIPTION	DATE
3	COORDINATION	8.18.2023

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

SHEET NAME
SITE PARTIAL PLAN - WEST

SHEET NO
A0.6



PE Pipe - outside
underground - not under
stress.



BUCHANAN P.E CONSULTING INC.
ELECTRICAL * MECHANICAL * PLUMBING
ENGINEERING
6191 W. ATLANTIC BLVD, SUITE #2, MARGATE, FL 33063
Ph: 954-590-3300 Fax: 954-590-2232
Email: BUCHANAN@MEPEENGINEERS.COM
RAJA BUCHANAN P.E. # 48916

PROJECT NAME:
**BERCH RESIDENCE
REMODEL**

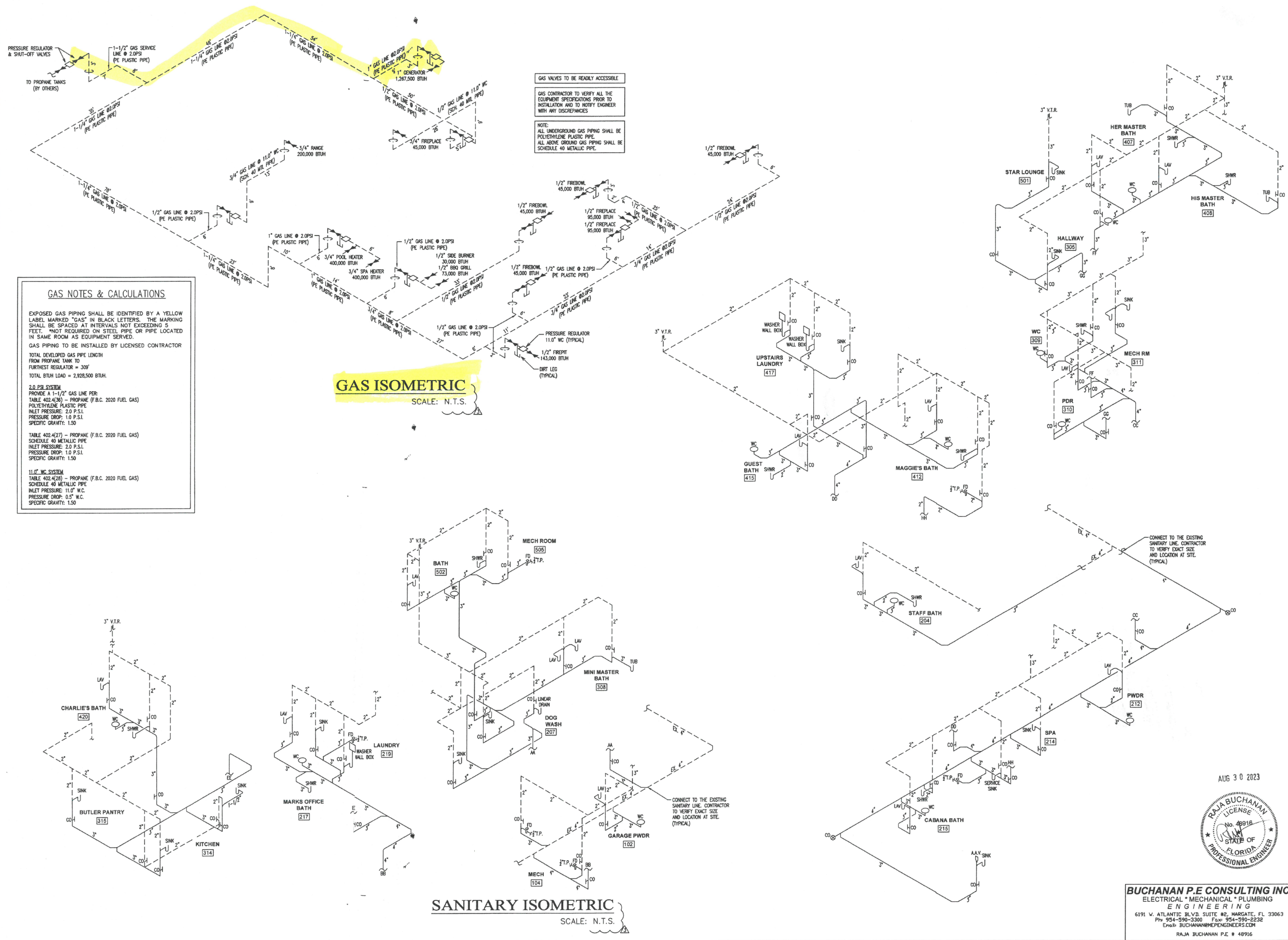
PROJECT ADDRESS:
987 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

D3 PROJECT NUMBER:
23008

SHEET NAME
PLUMBING SITE PLAN

SHEET NO.

P-11



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754.207.2002
Architectural Design

RECEIVED
AUG 31 2023
By

REVISIONS #2

AP# 490068

TOWN OF HILLSBORO BEACH		
PLAN REVIEW		
DISCIPLINE	BY	DATE
STRUCTURAL	RD	10/12/23
ELECTRICAL	RD	10/12/23
PLUMBING	RD	10/12/23
MECHANICAL	RD	10/12/23
LANDSCAPING	RD	10/12/23
FIRE	RD	10/12/23
PLANNING	RD	10/12/23
ENGINEERING	RD	10/12/23

FIELD COPY



Berch Residence
987 Hillsboro Mile

Building Permit Drawings Revision #3

SHEET #	DESCRIPTION	REV 1 - 5.03.23 - COORDINATION	REV 2 - 6.09.23 - COORDINATION	REV 3 - 8.18.23 - COORDINATION	REV 4 - 12.15.23 - COORDINATION
0-GENERAL					
A0.0	COVER			X	X
SURVEY					
SU.1	SURVEY SITE PLAN				
SU.2	CUT & FILL				
CIVIL					
C-1	PAVING, GRADING & DRAINAGE PLAN			X	X
C-2	DETAILS & SECTIONS				
SP1.0	DEMO SITE PLAN				
SP1.1	NEW SITE PLAN				
SP1.2	SILT & CONSTRUCTION				
LANDSCAPE					
L-0.00	COVER SHEET			X	
L-0.01	EXISTING SURVEY			X	
L-1.00	OVERALL LANDSCAPE PLAN			X	
L-2.00	HARDSCAPE SECTION			X	
L-2.01	HARDSCAPE SECTION			X	
L-2.10	HARDSCAPE DETAILS			X	
L-2.11	HARDSCAPE DETAILS			X	
L-2.12	HARDSCAPE DETAILS			X	
L-3.00	TREE DISPOSITION PLAN			X	
L-3.10	OVERALL LANDSCAPE PLAN			X	
L-3.30	GENERAL PLANTING DETAILS			X	
L-3.40	PLANTING REFERENCE IMAGES			X	
L-4.00	OVERALL LIGHTING PLAN			X	X
L-4.01	LIGHTING CUT SHEETS			X	

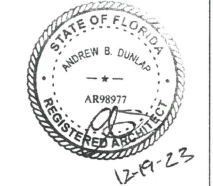
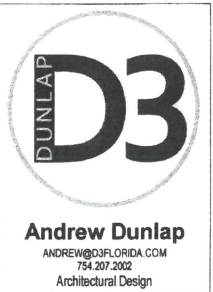
SHEET #	DESCRIPTION	REV 1 - 5.03.23 - COORDINATION	REV 2 - 6.09.23 - COORDINATION	REV 3 - 8.18.23 - COORDINATION	REV 4 - 12.15.23 - COORDINATION
ARCHITECTURE					
A0.1	GENERAL			X	X
A0.5	SITE PLAN			X	X
A0.6	SITE PARTIAL PLAN - WEST			X	X
A0.7	SITE PARTIAL PLAN - EAST			X	X
A0.8	ENLARGED ENTRY STAIR PLAN			X	X
A0.9	ENLARGED ENTRY STAIR SECTIONS			X	X
A0.10	SITE LIGHTING PLAN			X	X
A1.1	OVERALL FLOOR PLAN - LEVEL 1 - EXISTING GARAGE			X	X
A1.2	OVERALL FLOOR PLAN - LEVEL 2 - THEATER LOBBY			X	X
A1.3	OVERALL FLOOR PLAN - LEVEL 3 - FIRST FLOOR			X	X
A1.4	OVERALL FLOOR PLAN - LEVEL 4 - SECOND FLOOR			X	X
A1.5	OVERALL FLOOR PLAN - LEVEL 5 - BALCONY			X	X
A1.6	OVERALL FLOOR PLAN - LEVEL 6 - ROOF			X	X
A2.2	LEVEL 1 UNDER GARAGE DEMOLITION PLAN				
A2.6	LEVEL 3 DEMOLITION PLAN				
A2.8	LEVEL 4 DEMOLITION PLAN				
A2.11	OVERALL REFLECTED CEILING PLAN - LEVEL 1 - EXISTING GARAGE			X	X
A2.12	OVERALL REFLECTED CEILING PLAN - LEVEL 2 - THEATER LOBBY			X	X
A2.13	OVERALL REFLECTED CEILING PLAN - LEVEL 3 - FIRST FLOOR			X	X
A2.14	OVERALL REFLECTED CEILING PLAN - LEVEL 4 - SECOND FLOOR			X	X
A2.15	OVERALL REFLECTED CEILING PLAN - LEVEL 5 - BALCONY FLOOR			X	X
A2.16	LIGHTING SCHEDULE			X	X

SHEET #	DESCRIPTION	REV 1 - 5.03.23 - COORDINATION	REV 2 - 6.09.23 - COORDINATION	REV 3 - 8.18.23 - COORDINATION	REV 4 - 12.15.23 - COORDINATION
A3.0	WEST ELEVATION DEMOLITION				
A3.1	BUILDING WEST ELEVATION			X	X
A3.2	BUILDING EAST ELEVATION			X	X
A3.3	BUILDING NORTH ELEVATION			X	X
A3.4	BUILDING SOUTH ELEVATION			X	X
A3.5	EXTERIOR STOREFRONTS, WINDOWS, AND LOUVER			X	X
A3.6	DOORS SCHEDULE AND AQUARIUM TANK DETAIL			X	X
A4.1	ENLARGED PLANS			X	X
A4.2	ENLARGED PLANS			X	X
A4.3	ENLARGED PLANS			X	X
A5.11	PARTIAL SECTIONS AND DETAILS			X	X
A5.12	PARTIAL SECTIONS AND DETAILS			X	X
A5.14	DETAILS			X	X
A5.15	DETAILS			X	X
A6.1	GRAND STAIR ENLARGED PLANS			X	X
A6.2	STAIR @ GARAGE			X	X
A6.4	ELEVATOR AND DETAILS			X	X

SHEET #	DESCRIPTION	REV 1 - 5.03.23 - COORDINATION	REV 2 - 6.09.23 - COORDINATION	REV 3 - 8.18.23 - COORDINATION	REV 4 - 12.15.23 - COORDINATION
MECHANICAL					
M-1	LEVEL 1 MECHANICAL PLAN			X	X
M-2	LEVEL 2 MECHANICAL PLAN			X	X
M-3	LEVEL 3 MECHANICAL PLAN			X	X
M-4	LEVEL 4 MECHANICAL PLAN			X	X
M-5	LEVEL 5 MECHANICAL PLAN			X	X
M-6	MECHANICAL NOTES & DETAILS			X	X
ELECTRICAL					
E-1	POWER PLAN LEVEL 1			X	X
E-1.1	LIGHTING PLAN LEVEL 1			X	X
E-2	POWER PLAN LEVEL 2			X	X
E-2.1	LIGHTING PLAN LEVEL 2			X	X
E-3	POWER PLAN LEVEL 3			X	X
E-3.1	LIGHTING PLAN LEVEL 3			X	X
E-4	POWER PLAN LEVEL 4			X	X
E-4.1	LIGHTING PLAN LEVEL 4			X	X
E-5	POWER PLAN LEVEL 5			X	X
E-5.1	LIGHTING PLAN LEVEL 5			X	X
E-6	PANEL SCHEDULES			X	X
E-6.1	PANEL SCHEDULES			X	X
E-7	PANEL SCHEDULES			X	X
E-8	RISER DIAGRAM & A/C			X	X
E-9	ELECTRICAL NOTES			X	X
E-10	SITE PLAN			X	X
E-11	LIGHTING SCHEDULE			X	X
E-12	POWER PLAN DOCK			X	X
PLUMBING					
P-1	LEVEL 1 SANITARY PLAN			X	X
P-2	LEVEL 2 SANITARY PLAN			X	X
P-3	SANITARY PLAN			X	X
P-4	SANITARY PLAN			X	X
P-5	SANITARY PLAN			X	X
P-6	WATER PLAN			X	X
P-7	WATER PLAN			X	X
P-8	WATER PLAN			X	X
P-9	WATER PLAN			X	X
P-10	WATER PLAN			X	X
P-11	PLUMBING SITE PLAN			X	X
P-12	PLUMBING ISOMETRICS			X	X
P-13	PLUMBING NOTES & DETAILS			X	X
P-14	ROOF PLAN			X	X
P-15	DOCK PLUMBING PLAN			X	X

SHEET #	DESCRIPTION	REV 1 - 5.03.23 - COORDINATION	REV 2 - 6.09.23 - COORDINATION	REV 3 - 8.18.23 - COORDINATION	REV 4 - 12.15.23 - COORDINATION
STRUCTURE					
AB1.0	GARAGE AS-BUILT			X	
AB2.0	GARAGE LOBBY AS-BUILT			X	
AB3.0	GROUND FLOOR AS-BUILT			X	
S0.0	NOTES			X	X
S0.1	WIND LOADS			X	X
S0.2	GENERAL STRUCTURAL DETAILS			X	X
S0.3	GENERAL STRUCTURAL DETAILS			X	X
S0.4	GENERAL STRUCTURAL DETAILS			X	X
S0.5	GENERAL STRUCTURAL DETAILS			X	X
S0.6	PILE DETAILS			X	X
S0.6A	PILE DETAILS			X	X
S0.7	WINDLOAD ELEVATIONS			X	X
S0.8	WINDLOAD ELEVATIONS			X	X
S0.9	SITE PLAN			X	X
S0.10	SITE WALL ELEVATIONS			X	X
S0.11	SITE WALL			X	X
S0.12	SITE WALL			X	X
S1.0	LEVEL 1 EXISTING FOUNDATION			X	X
S1.1	LEVEL 1 FOUNDATION DEMO			X	X
S1.2	LEVEL 1 FOUNDATION PLAN			X	X
S1.3	LEVEL 1 COLUMN LAYOUT PLAN			X	X
S2.0	LEVEL 2 LOBBY DEMO PLAN			X	X
S2.1	LEVEL 2 LOBBY FRAMING			X	X
S2.2	LEVEL 2 LOBBY COLUMN LAYOUT PLAN			X	X
S3.0	LEVEL 3 FRAMING PLAN			X	X
S3.1A	LEVEL 3 SCHEDULES			X	X
S3.2	LEVEL 3 COLUMN LAYOUT PLAN			X	X
S4.0	LEVEL 4 FRAMING PLAN			X	X
S4.0A	LEVEL 4 SCHEDULES			X	X
S4.1	LEVEL 4 COLUMN LAYOUT PLAN			X	X
S5.0	LEVEL 5 FRAMING PLAN			X	X
S5.0A	LEVEL 5 SCHEDULES			X	X
S5.1	LEVEL 5 COLUMN - PARAPET LAYOUT PLAN			X	X
S6.0	LEVEL 6 FRAMING PLAN			X	X
S6.0A	LEVEL 6 SCHEDULES			X	X
S6.1	LEVEL 6 PARAPET LAYOUT PLAN			X	X
S7.0	STAIRS			X	X
S7.1	STAIRS			X	X
S7.2	SECTIONS - DETAILS			X	X
S8.0	SECTIONS - DETAILS			X	X
S8.1	SECTIONS - DETAILS			X	X
S8.2	SECTIONS - DETAILS			X	X
S9.0	BLDG SECTION A-A			X	
S9.1	BLDG SECTION B-B			X	
S9.2	BLDG SECTION C-C			X	
S9.3	BLDG SECTION D-D			X	
S9.4	BLDG SECTION E-E			X	
Grand total: 149					

PERMIT SET 6.22.22				PERMIT SET 6.22.22			
SHEET NAME	SHEET NUMBER	VOID		SHEET NAME	SHEET NUMBER	VOID	
Cover Sheet	TS-1	X	Structural Notes	S0.0			
Notes 1 Sheet	A1.0	X	Wind Loads	S0.1			
Notes 2 Sheet	A1.1	X	General Structural Details	S0.2			
Civil Engineering	C.1		General Structural Details	S0.3			
Landscape Plan	LA.1	X	Windload Elevations	S0.4			
Landscape Details & Notes	LA.2	X	Windload Elevations	S0.5			
Demo Site Plan	SP1.0		Garage As Built	AB1.0			
New Site Plan	SP1.1		Theater Level As Built	AB2.0			
Stilt & Construction	SP1.2		1st Floor as built	AB3.0			
Survey & Site Plan	SU.1		Existing Garage Level Foundation	S1.0			
Cut & Fill	SU.2		Garage Level demo	S1.1			
Level 1 Under Garage Demolition Plan	A2.2		Garage Level Foundation Plan	S1.2			
Level 1 Under Garage New Floor Plan	A2.3	X	Garage Level Column Layout...	S1.3			
Level 2 Demolition Plan	A2.4		Existing Theater Level Demo Plan	S2.0			
Level 2 New Floor Plan	A2.5	X	Theater Level Framing Plan	S2.1			
Level 3 Main Demolition Plan	A2.6		Theater Level Column Layout...	S2.2			
Level 3 Main New Floor Plan	A2.7	X	1st Floor Demo Plan	S3.0			
Level 4 Demolition Plan	A2.8		1st Floor Framing Plan	S3.1			
Level 4 New Floor Plan	A2.9	X	1st Floor Column Layout Plan	S3.2			
Balcony Deck Plan	A2.10	X	2nd Floor Framing Plan	S4.0			
Roof Plan	A2.11	X	2nd Floor Column Layout Plan	S4.1			
Level 1 Reflected Ceiling Plan	A2.12	X	Main Roof Framing Plan	S5.0			
Level 2 Reflected Ceiling Plan	A2.13	X	Main Roof Column-Parapet...	S5.1			
Level 3 Reflected Ceiling Plan	A2.14	X	High Roof Framing Plan	S6.0			
Level 4 Reflected Ceiling Plan	A2.15	X	Stairs	S7.0			
Level 5 Reflected Ceiling Plan	A2.16	X	Stairs	S7.1			
Windows and Doors Schedule	A2.17	X	Sections - Details	S8.0			
West Elevations Demolition	A3.0	X	Building Section A-A Demo	S8.1			
New West Elevation	A3.1	X	Building Section A-A Proposed	S8.2			
East Elevation	A3.2	X	Building Section B-B Demo	S8.3			
South Elevation	A3.3	X	Building Section B-B Proposed	S8.4			
North Elevation	A3.4	X	Building Section C-C Demo	S8.5			
Details	A3.5	X	Building Section C-C Proposed	S8.6			
Cross Section A-A Demo Plan	A5.0	X	Building Section D-D Demo	S8.7			
Cross Section A-A New Plan	A5.1	X	Building Section D-D Proposed	S8.8			
Cross Section B-B Demo Plan	A5.2	X	Building Section E-E Demo	S8.11			
Cross Section B-B New Plan	A5.3	X	Building Section E-E Proposed	S8.12			
Cross Section C-C Demo Plan	A5.4	X	Landscape Plan	LS1.0	X		
Cross Section C-C New Plan	A5.5	X					
Cross Section D-D Demo Plan	A5.6	X					
Cross Section D-D New Plan	A5.7	X					
Cross Section E-E New Plan	A5.8	X					
Level 1 (Garage) Mechanical Plan	M.1						
Level 2 Mechanical Plan	M.2						
Level 3 Mechanical Plan	M.3						
Level 4 Mechanical Plan	M.4						
Level 5 Mechanical Plan	M.5						
Mechanical Notes & Details	M.6						
Level 1 Electrical Plan	E.1						
Level 2 Electrical Plan	E.2						
Level 3 Electrical Plan	E.3						
Level 4 Electrical Plan	E.4						
Level 5 Electrical Plan	E.5						
Electrical Panels Schedules	E.6						
Electrical Panels Schedules	E.7						
alc calculations	E.8						
Electrical Notes, Details & Risers	E.9						
Level 1 Sanitary Plan	P.1						
Level 2 Sanitary Plan	P.2						
Level 3 Sanitary Plan	P.3						
Level 4 Sanitary Plan	P.4						
Level 5 Sanitary Plan	P.5						
Level 1 Water Plan	P.6						
Level 2 Water Plan	P.7						
Level 3 Water Plan	P.8						
Level 4 Water Plan	P.9						
Level 5 Water Plan	P.10						
Plumbing Site Plan	P.11						
Gas & Sanitary Isometric	P.12						
Plumbing Notes & Details	P.13						



* Site plan
Amended
5/7/24

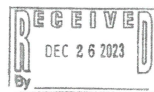
Rev. 3

BERCH RESIDENCE REMODEL

987 HILLSBORO MILE, HILLSBORO BEACH, FL 33062

PERMIT SET 06.22.2022

FIELD COPY



REVISIONS #3

AP # 490068

TOWN OF HILLSBORO BEACH			
PLAN REVIEW			
DISCIPLINE	BY	DATE	
STRUCTURAL	RD	12/24	
ELECTRICAL	RD	12/24	
PLUMBING			
MECHANICAL			
LANDSCAPING			
FIRE			
PLANNING	GA	12/28/23	
ENGINEERING			

LOCATION PLAN:



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

GENERAL NOTES

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

FLOOD INFORMATION:

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

LEGAL DESCRIPTION:

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

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA AND CONTAINING 30,978 SQUARE FEET (0.711 ACRES) MORE OR LESS.

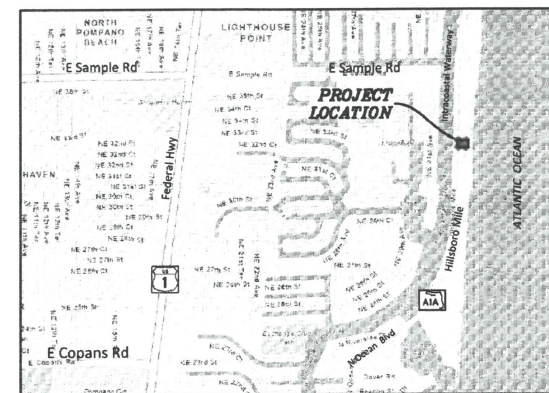
NOTE:

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

LEGEND

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

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



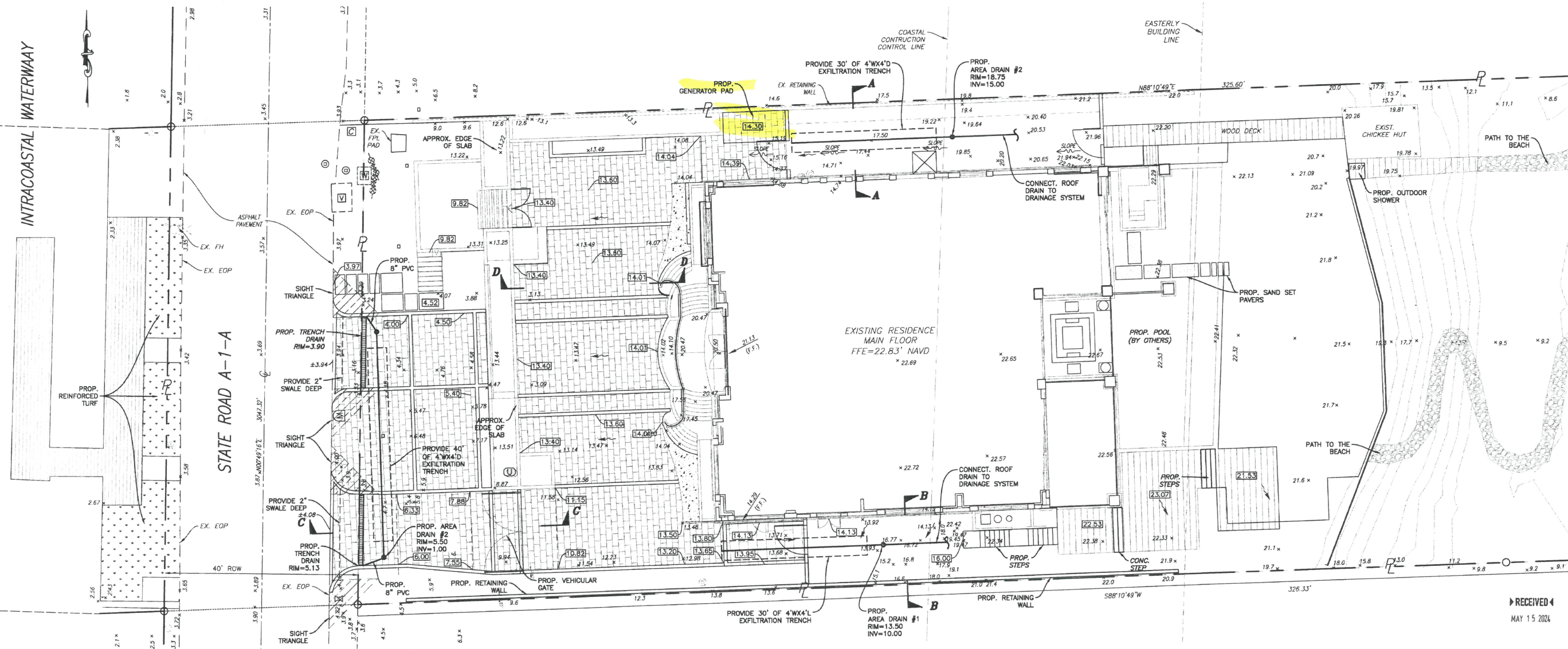
LOCATION MAP

N.T.S.

SEC 20, TWP 48S, RNG 43E

NOTE:

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



RECEIVED

MAY 15 2024

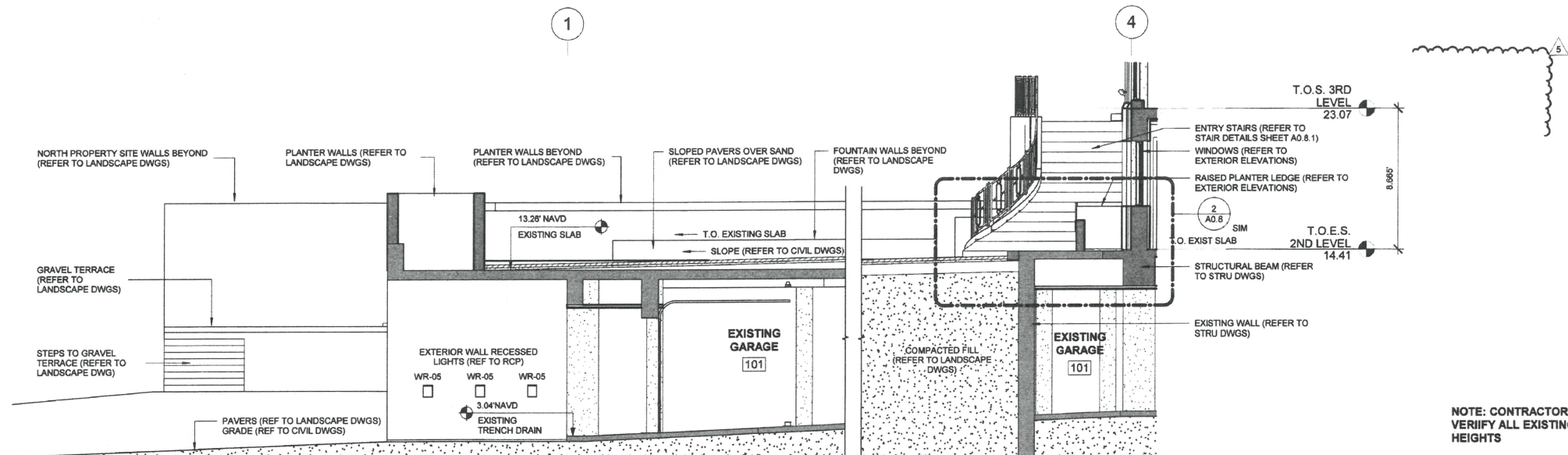
Sunshine811

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

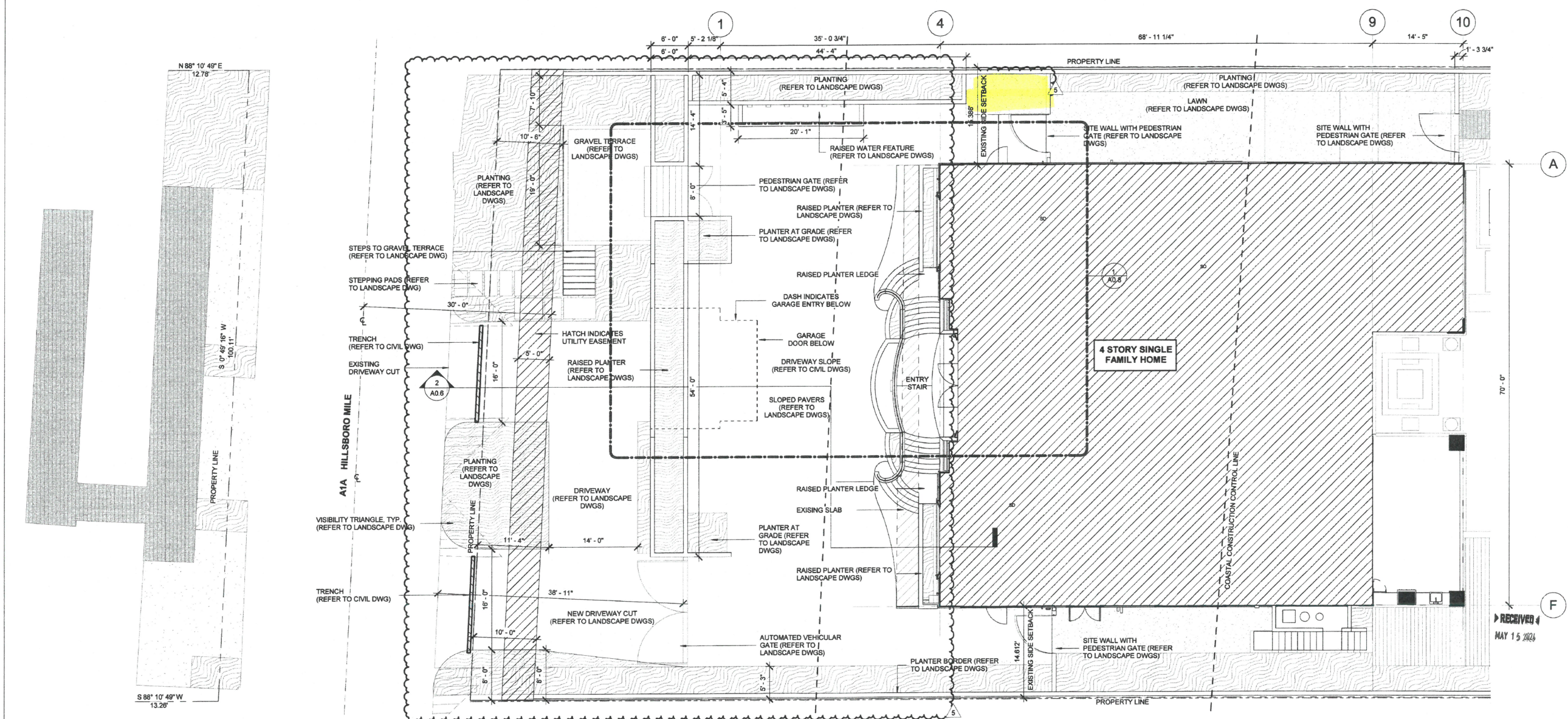
PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

FINAL APPROVAL		SCALE: 1"=10'		DATE: 08/18/23		FIELD BOOK: N/A	
DRAWN BY: HS		DESIGNED BY: SCH		CHECKED BY: SCH			
HOLLAND ENGINEERING, INC.		CIVIL ENGINEER		Professional Engineer		Professional Engineer	
301 SW 7th Street		Fort Lauderdale, FL 33301		Phone: 954-587-0377		Fax: 954-587-0377	
Certificate of Authorization		Professional Engineer		Professional Engineer		Professional Engineer	
SUSAN C. HOLLAND		STATE OF FLORIDA PROFESSIONAL ENGINEER		LICENSE NO. 41831			
NO. OF SHEETS: 2		SHEET NO.: C-1		CAD FILE NO.		22-02	
MARK BERCH & TIFFANY BERCH		RESIDENCE		987 HILLSBORO MILE		HILLSBORO, FLORIDA 33062	
REVISIONS		BY		CHKD		CITY COMMENTS	
NO.		DATE		BY		FDDP COMMENTS	
1		8/3/22		HS		COORDINATION	
2		10/10/22		A.A.		COORDINATION	
3		8/23/23		HS		COORDINATION	
4		12/15/23		HS		COORDINATION	
5		3/12/24		HS		PERMIT COMMENT	
6		5/6/24		HS		PLAN COORDINATION	



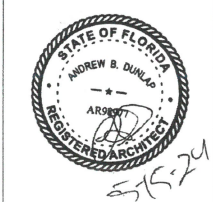
2 WEST SITE SECTION
1/4" = 1'-0"



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



Andrew Dunlap
ANDREW@D3FLORIDA.COM
754.207.2002
Architectural Design



PERMIT SET
11.06.2023

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

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

SHEET NAME
SITE PARTIAL PLAN - WEST
SHEET NO.

A0.6



PERMIT SET
09.23.2022

REVISIONS		
#	DESCRIPTION	DATE
3	COORDINATION	08-18-23
4	COORDINATION	12-15-23
5	PERMIT COMMENT	03-12-24

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

SHEET NAME

PLUMBING SITE PLAN

SHEET NO.

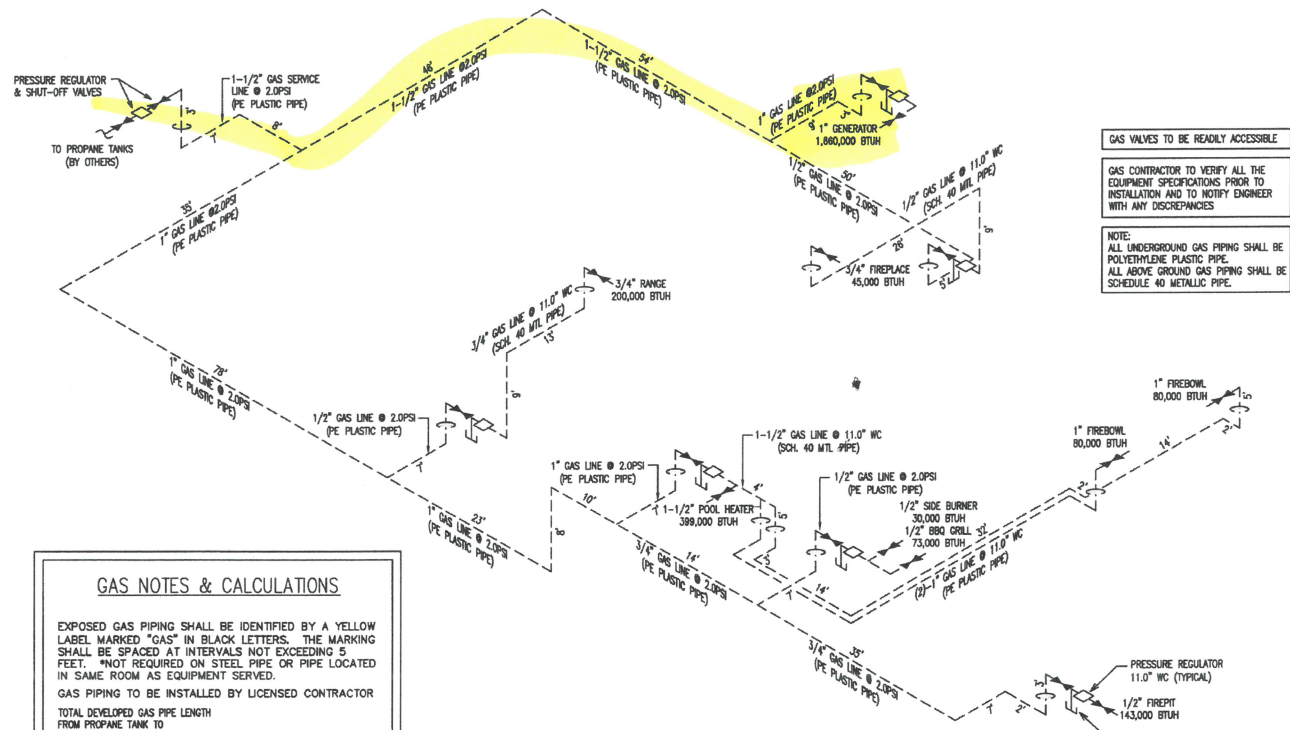
P-11



BUCHANAN P.E CONSULTING INC.
ELECTRICAL * MECHANICAL * PLUMBING
ENGINEERING
6191 W. ATLANTIC BLVD. SUITE #2, MARGATE, FL 33063
Ph 954-590-3300 Fax 954-590-2232
Email: BUCHANAN@PEENGINEERS.COM
RAJA BUCHANAN P.E # 48916

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





GAS VALVES TO BE READILY ACCESSIBLE

GAS CONTRACTOR TO VERIFY ALL THE EQUIPMENT SPECIFICATIONS PRIOR TO INSTALLATION AND TO NOTIFY ENGINEER WITH ANY DISCREPANCIES

NOTE:
ALL UNDERGROUND GAS PIPING SHALL BE POLYETHYLENE PLASTIC PIPE.
ALL ABOVE GROUND GAS PIPING SHALL BE SCHEDULE 40 METALLIC PIPE.

GAS NOTES & CALCULATIONS

EXPOSED GAS PIPING SHALL BE IDENTIFIED BY A YELLOW LABEL MARKED "GAS" IN BLACK LETTERS. THE MARKING SHALL BE SPACED AT INTERVALS NOT EXCEEDING 5 FEET. *NOT REQUIRED ON STEEL PIPE OR PIPE LOCATED IN SAME ROOM AS EQUIPMENT SERVED.

GAS PIPING TO BE INSTALLED BY LICENSED CONTRACTOR

TOTAL DEVELOPED GAS PIPE LENGTH FROM PROPANE TANK TO FURTHEST REGULATOR = 233'

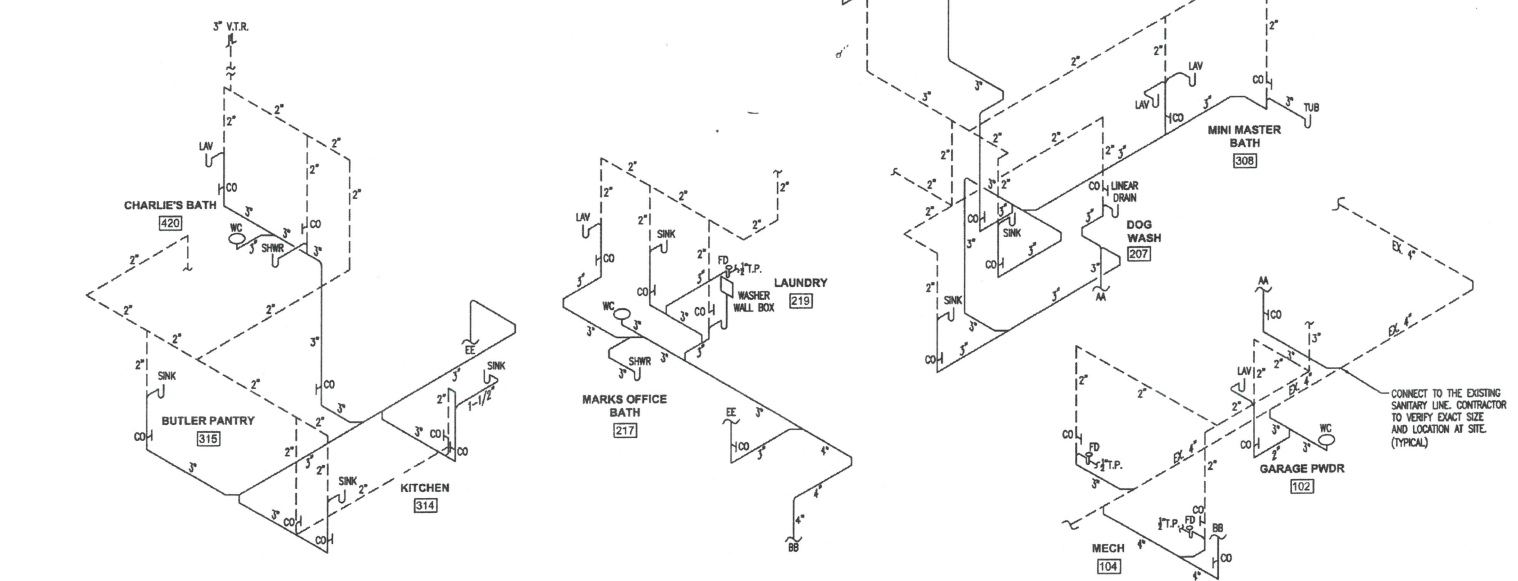
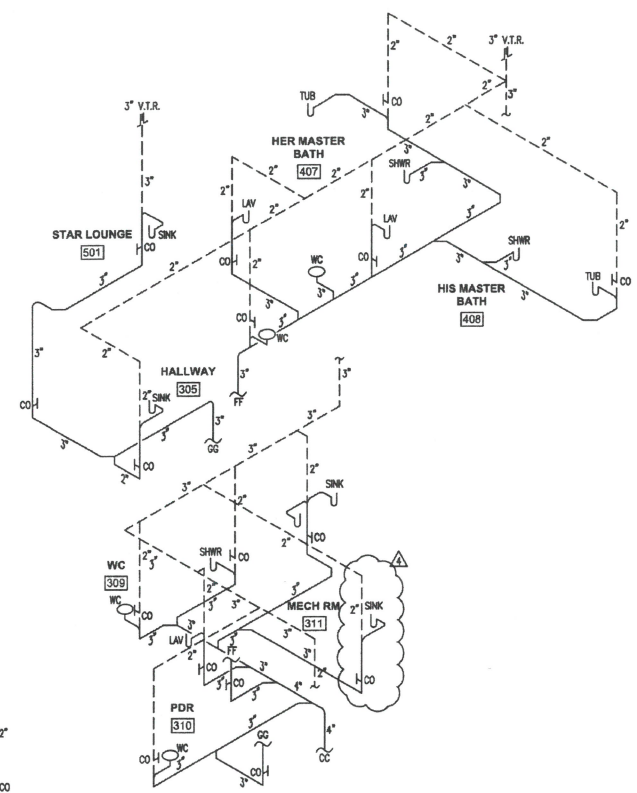
TOTAL BTU LOAD = 2,710,000 BTU/H.

2.0 P.S.I. SYSTEM
PROVIDE A 1-1/2" GAS LINE FOR:
TABLE 402.4(3) - PROPANE (F.B.C. 2020 FUEL GAS)
POLYETHYLENE PLASTIC PIPE
INLET PRESSURE: 2.0 P.S.I.
PRESSURE DROP: 1.0 P.S.I.
SPECIFIC GRAVITY: 1.50

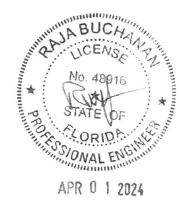
11.0" W.C. SYSTEM
TABLE 402.4(27) - PROPANE (F.B.C. 2020 FUEL GAS)
SCHEDULE 40 METALLIC PIPE
INLET PRESSURE: 2.0 P.S.I.
PRESSURE DROP: 1.0 P.S.I.
SPECIFIC GRAVITY: 1.50

11.0" W.C. SYSTEM
TABLE 402.4(28) - PROPANE (F.B.C. 2020 FUEL GAS)
SCHEDULE 40 METALLIC PIPE
INLET PRESSURE: 11.0" W.C.
PRESSURE DROP: 0.5" W.C.
SPECIFIC GRAVITY: 1.50

TABLE 402.4(37) - PROPANE (F.B.C. 2020 FUEL GAS)
POLYETHYLENE PLASTIC PIPE
INLET PRESSURE: 11.0" W.C.
PRESSURE DROP: 0.5" W.C.
SPECIFIC GRAVITY: 1.50



CORRECTIONS
DATE: APR 11 2024



BUCHANAN P.E. CONSULTING INC.
ELECTRICAL * MECHANICAL * PLUMBING
ENGINEERING
6191 V. ATLANTIC BLVD. SUITE #2, MARGATE, FL 33063
PH: 954-590-3300 FAX: 954-590-2232
EMAIL: BUCHANANPEENGINEERS.COM
RAJA BUCHANAN P.E. # 48916

PERMIT SET
09.23.2022

#	DESCRIPTION	DATE
3	COORDINATION	08-18-23
4	COORDINATION	12-15-23
5	PERMIT COMMENT	03-12-24

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

SHEET NAME
PLUMBING ISOMETRICS

SHEET NO.
P-12

DUNLAP D3
Andrew Dunlap
ANDREW@D3FLORIDA.COM
754.207.2022
Architectural Design

ZACHARY AND MARITZABEL THOMAS

989 Hillsboro Mile

Hillsboro Beach, FL 33306

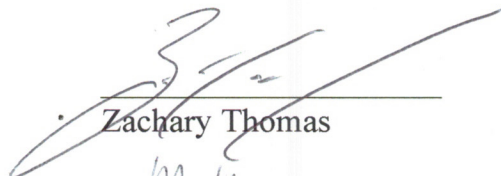
Graham Long, Development Planner
TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

**RE: Letter of Support for variance request filed by Mark and
Tiffany Berch relating to 987 Hillsboro Mile**

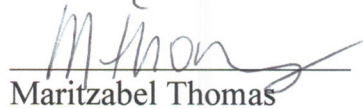
Dear Mr. Long,

We are the owners of the property located immediately north of the property which is the subject of the variance request. It is our understanding that our neighbors, Mark and Tiffany Berch, are requesting a variance to allow their generator to be placed in the north side setback. As the neighbors most impacted by this request, we are writing to express our support for their variance request and urge the City to approve the variance request.

Sincerely,



Zachary Thomas



Maritzabel Thomas

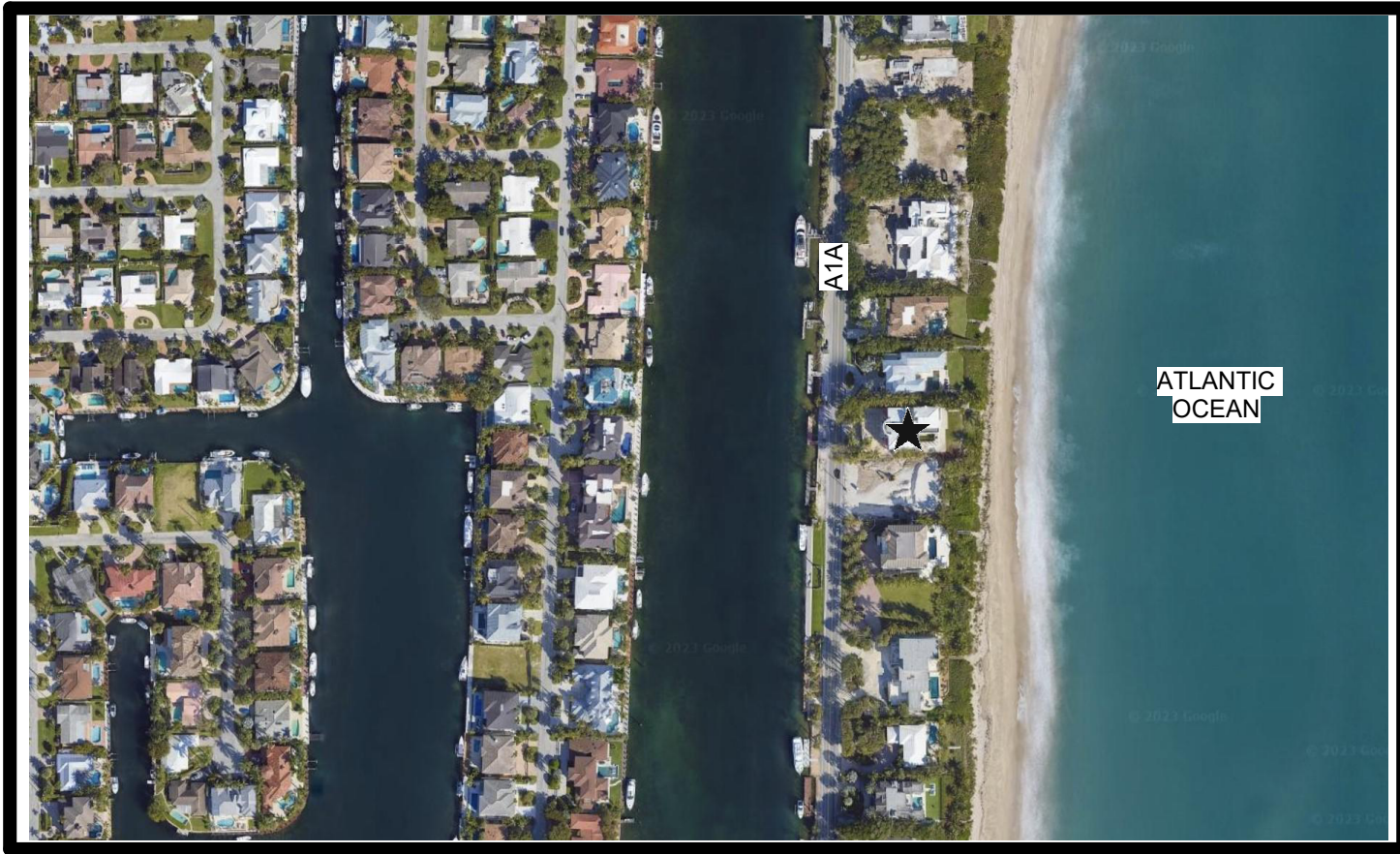
Date: 4/22/25

BERCH RESIDENCE - VARIANCE AND SITE PLAN AMENDMENT

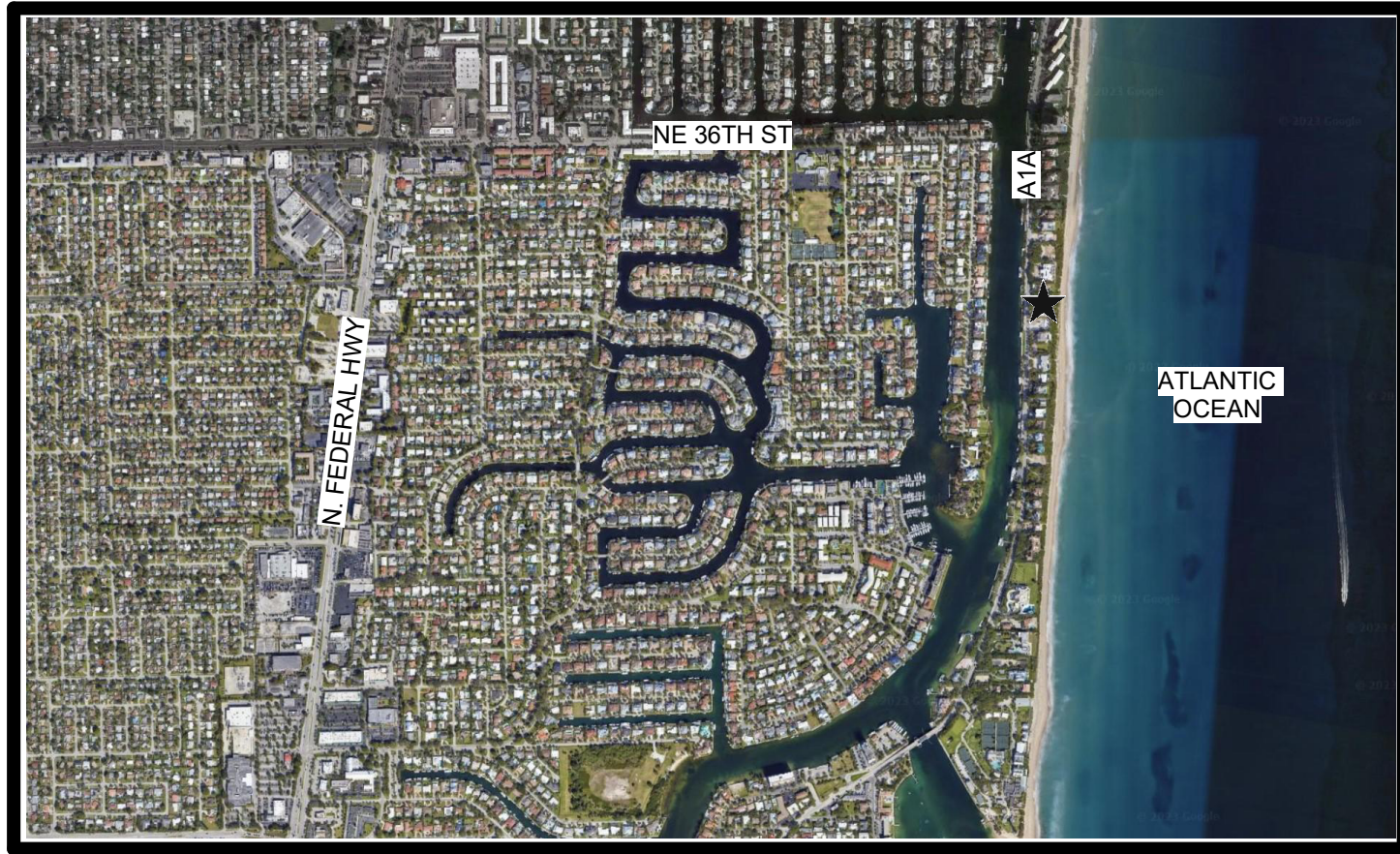
TABLE OF CONTENTS

- SURVEY
- SITE PLAN AND GENERATOR PLAN
- PHOTOS OF EXISTING AND RENDERINGS

LOCATION PLAN:



VICINITY MAP:



STATE:



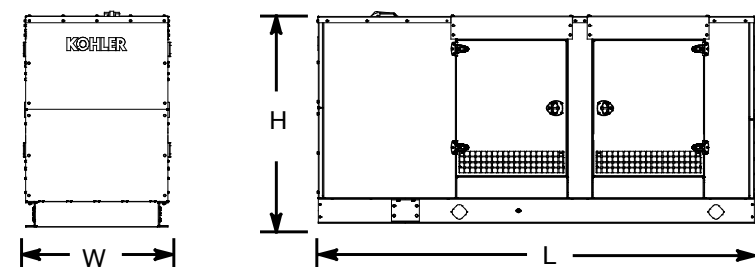
REVISIONS		
#	DESCRIPTION	DATE

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

SHEET
NAME
COVER

SHEET
NO.

A0.0


$$1/8'' = 1'-0''$$


1/16" = 1'-0"





EXISTING



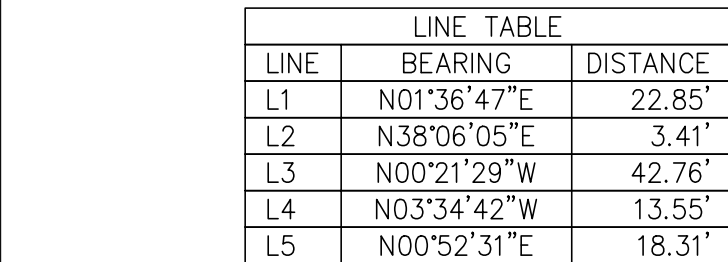
PROPOSED



EXISTING



PROPOSED



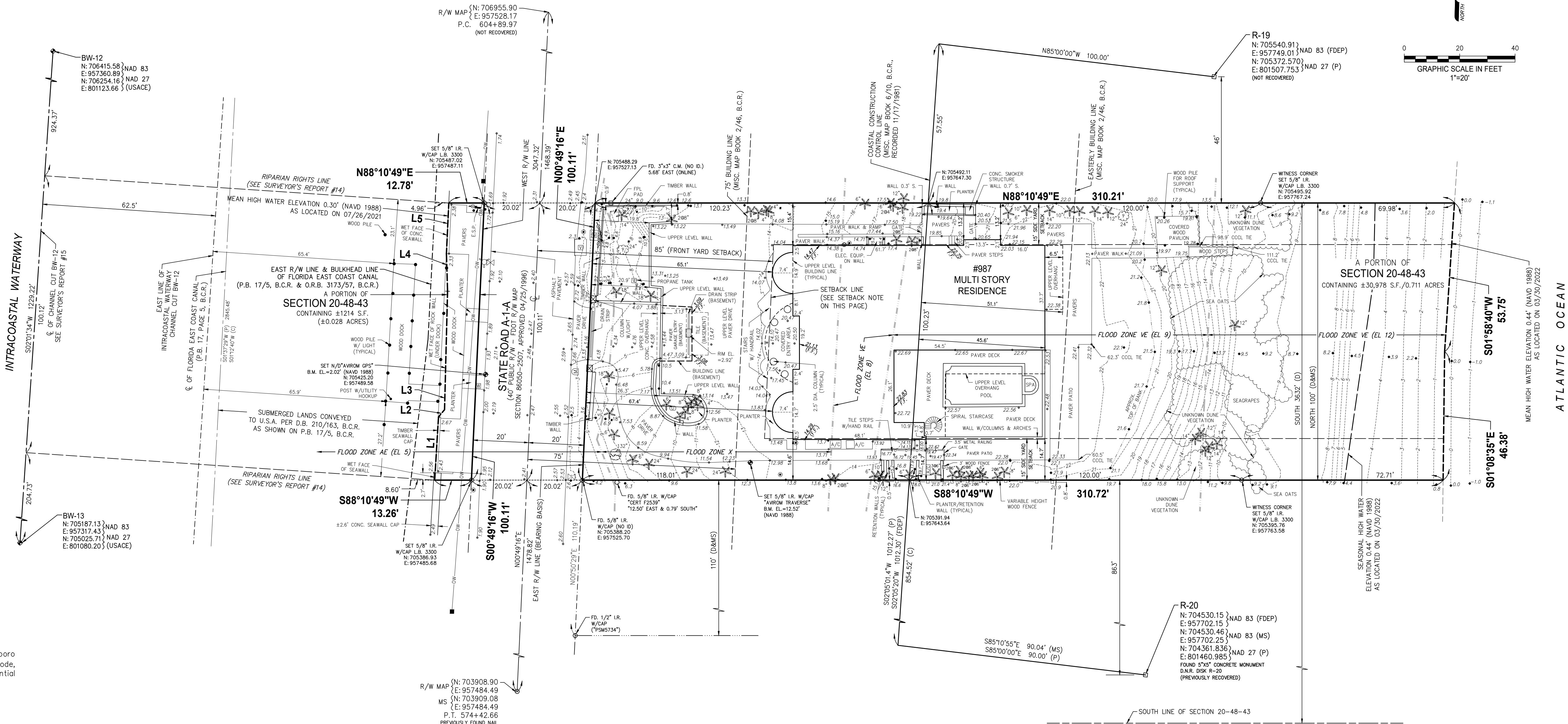
Unless noted, setbacks shown hereon are per the Town of Hillsboro Beach Florida (2016) Code, Chapter 12 - Land Development Code, Division 5. - Zoning Article V. - RS-2 Single Family Residential Regulations, Sec. 12-124. - Yard regulations.

The north 100 feet of the south 3,632 feet of Government Lot 1, Section 20, Township 48 South, Range 43 East, Broward County, Florida.

Said lands situate in Broward County, Florida and containing 30,978 square feet (0.711 acres) more or less.

PROPERTY ADDRESS: 987 Hillsboro Mile, Hillsboro Beach, Florida
33062.

PROPERTY OWNERS: Mark Berch and Tiffany Berch.



SUMMARY TABLE FOR: SCHEDULE B-II EXCEPTIONS (SEE SURVEYOR'S REPORT #2)		
TITLE COMMITMENT NO. 1171647		
EXCEPTION NUMBER AND RECORDING INFORMATION	ACTION TAKEN	
No. 5 D.B. 297/109	Illegible document	
No. 6 O.R.B. 3173/57	As shown	

TREE LEGEND

-  Ficus
-  Palm
-  Unknown Species

 ^{12"} Denotes 12" Diameter Trunk (Typical)

LEGEND	
	BACK FLOW PREVENTOR VALVE
	BENCHMARK
	CABLE TELEVISION RISER
	CATCH BASIN
	CLEAN OUT
	CONCRETE UTILITY POLE
	ELECTRIC OUTLET
	ELECTRIC SERVICE BOX
	EXISTING ELEVATION
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	OVERHEAD WIRES
	MAIL BOX
	PILE
	SEWER VALVE
	SPRIGOT
	UNKNOWN SERVICE BOX
	VAULT
	WATER METER
	WATER VALVE

CERTIFICATION:

To: Mark Berch and Tiffany Berch; The Law Offices of Neal B. Lechtner, P.A.; and Old Republic National Title Insurance Company.

I HEREBY CERTIFY that the attached Boundary and Tidal Water Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Tidal Water Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes, it complies with Chapter 177, Part II, Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Tidal Water Survey File 8244.

Digitally signed
by Marisha M.
Kreitman, PSM
Date: 2022.10.06
'16:04:23 -04'00

MARISHA M. KREITMAN, P.S.M.
Florida Registration No. 6555
AVIROM & ASSOCIATES, INC.
L.B. No. 3300



50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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[illegible]

BOUNDARY & TIDAL WATER SURVEY
987 HILLSBORO MILE
A PORTION OF SECTION 20
TOWNSHIP 48 SOUTH, RANGE 43 EAST
TOWN OF HILLSBORO BEACH
BROWARD COUNTY
FLORIDA

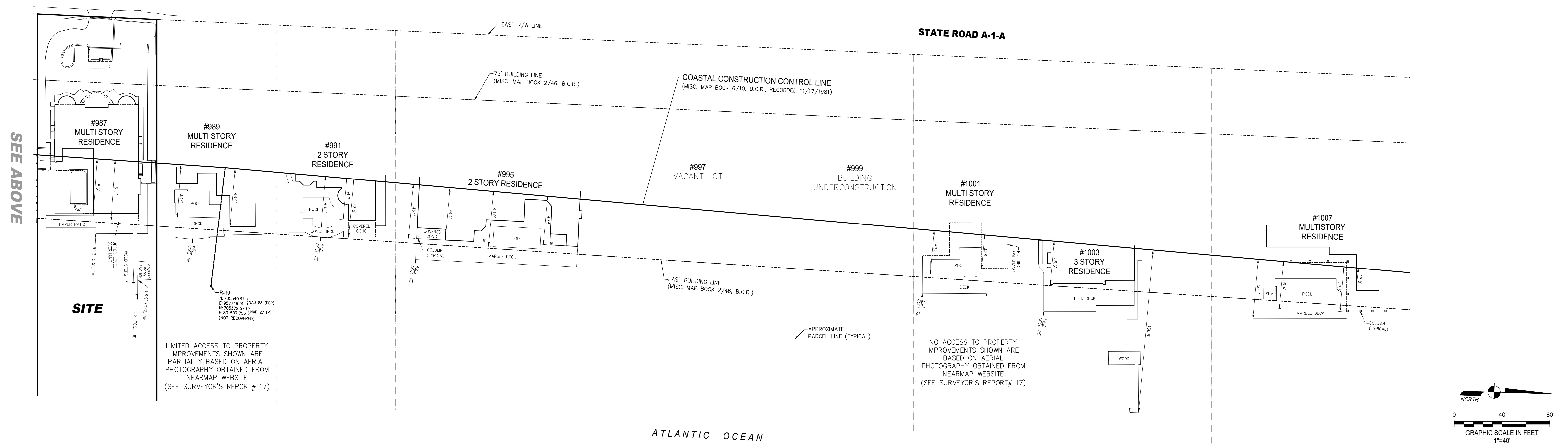
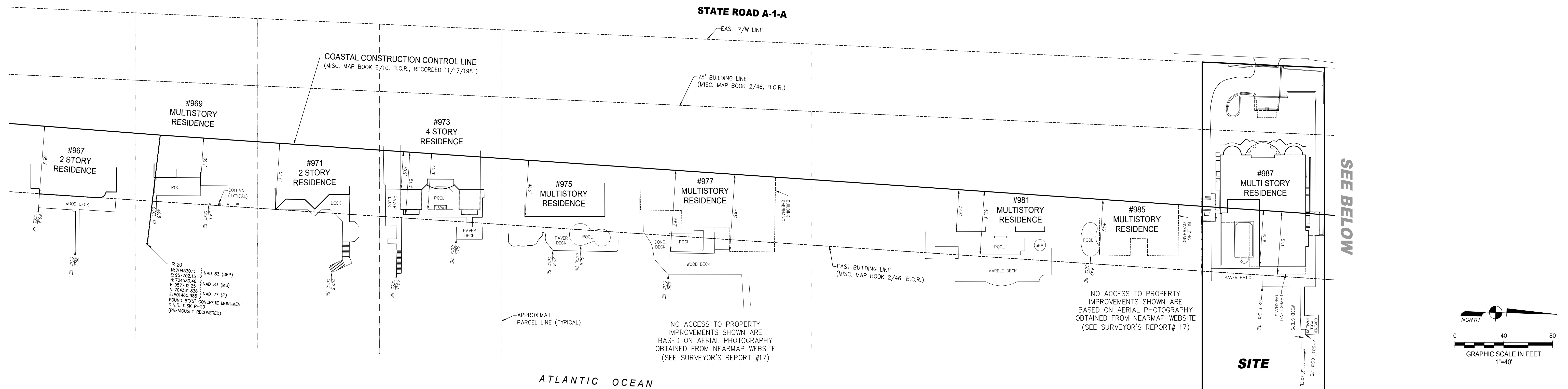
JOB #:	12150		
SCALE:	1" = 20'		
DATE:	07/26/2021		
BY:	S.K. & M.M.K.		
CHECKED:	M.M.K.		
F.B.	2002	PG.	41-48
SHEET:	1 OF 3		



JOB #:	12150		
SCALE:	AS SHOWN		
DATE:	07/26/2021		
BY:	S.K. & M.M.K.		
CHECKED:	M.M.K.		
F.B.	2002	PG.	41-48
SHEET:	2 OF 3		

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
 50 S. W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594 / www.AVIROMSURVEY.com

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[illegible]

BOUNDARY & TIDAL WATER SURVEY
987 HILLSBORO MILE
A PORTION OF SECTION 20
TOWNSHIP 48 SOUTH, RANGE 43 EAST
TOWN OF HILLSBORO BEACH
BROWARD COUNTY
FLORIDA

JOB #:	12150		
SCALE:	1" = 40'		
DATE:	07/26/2021		
BY:	S.K. & M.M.K.		
CHECKED:	M.M.K.		
F.B.	2002	PG.	41-48
SHEET:	3 OF 3		



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, Florida 33062

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

CERTIFICATION LETTER

I, **SHERRY D. HENDERSON**, Town Clerk of the TOWN OF HILLSBORO BEACH, FLORIDA and official records keeper of town documents certifies to the best of my knowledge; the following are TRUE and CORRECT:

Date: May 19, 2025

Property Owner: Mark & Tiffany Berch
Authorized Agent: Nectaria M. Chakas, Esq | Lochrie & Chakas, P.A.

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

Property Address: 987 Hillsboro Mile, Hillsboro Beach, FL 33062
Type of Application: Variance and Site Plan Review

This letter certifies that the enclosed list of property owners was mailed **PUBLIC NOTICE** of the June 3, 2025 Quasi-Judicial / Board of Appeals Public Hearing concerning **Variance Request** and Town Commission Meeting to consider **Site Plan Approval** for property located at 987 Hillsboro Mile, Hillsboro Beach, FL 33062. The list below includes all properties within 300 feet from the property line of the subject site in compliance with the Town of Hillsboro Beach notification regulations.

This letter also certifies that the notices were mailed to property owners on May 16, 2025.

NOTICE MAILED TO:

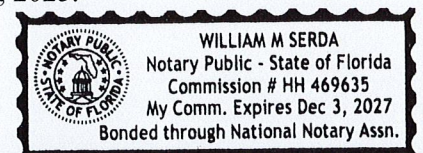
- James Lambert 981 Hillsboro Mile, Hillsboro Beach, FL 33062
- John H. MacMillan 985 Hillsboro Mile, Hillsboro Beach, FL 33062
- Mark & Tiffany Berch 987 Hillsboro Mile, Hillsboro Beach, FL 33062
- Zachary M. Thomas 989 Hillsboro Mile, Hillsboro Beach, FL 33062
- Rita Case 991 Hillsboro Mile, Hillsboro Beach, FL 33062
- Kishore & Anjali Mirchandani 995 Hillsboro Mile, Hillsboro Beach, FL 33062

SHERRY D. HENDERSON, CMC
Town Clerk

NOTARY PUBLIC

State of Florida
Broward County

Sworn to and subscribed before me this 19 day of May, 2025.

Notary Signature



TOWN OF HILLSBORO BEACH

Sherry D. Henderson, CMC Town Clerk

OFFICE OF THE TOWN CLERK

1210 Hillsboro Mile • Hillsboro Beach, FL 33062

Phone 954-427-4011 • SHenderson@TownofHillsboroBeach.com

PUBLIC NOTICE

TOWN OF HILLSBORO BEACH, FLORIDA

JUNE 3, 2025

VARIANCE REQUEST AND SITE PLAN REVIEW FOR 987 HILLSBORO MILE, HILLSBORO BEACH, FLORIDA 33062

NOTICE IS HEREBY GIVEN the Town of Hillsboro Beach, Florida Board of Zoning & Appeals will meet **Tuesday, June 3, 2025, at 9:00 am for a Quasi-Judicial Public Hearing.** The Authorized Agent for 987 Hillsboro Mile, Hillsboro Beach, Florida 33062, is seeking Variance Approval to allow a generator to be placed in the side yard setback. The Variance is to Section 12-124 of the Town's Code of Ordinance as stated below:

Section 12-124(B)(3):

"Generators and athletic play areas shall not be permitted in the minimum required side yard, and their location or future proposed location shall be provided on a site plan."

NOTICE IS FURTHER GIVEN the Town of Hillsboro Beach, Florida Town Commission will meet **Tuesday, June 3, 2025, at 9:30 am for a Regular Commission Meeting** (*or immediately following adjournment of the Board of Zoning & Appeals*) to consider Site Plan approval for property located at 987 Hillsboro Mile, Hillsboro Beach, Florida 33062.

Information on the Development Application(s) for Variance Request and Site Plan Review can be obtained at Town Hall 10 days prior to the meeting(s). Public comments on the request will be at the meeting on June 3, 2025. 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 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, Town Clerk
Town of Hillsboro Beach, Florida

PUBLIC NOTICE: 5/15/2025
SUN SENTINEL LEGAL AD: 5/23/2025

Order ID: 7815849

* Agency Commission not included

GROSS PRICE * : **\$179.54**

PACKAGE NAME: SSC_Notice of Public Meeting

Order ID: 7815849

* Agency Commission not included

GROSS PRICE * : \$179.54

PACKAGE NAME: SSC_Notice of Public Meeting

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

AdSize(s): 1 Column

Run Date(s): Friday, May 23, 2025

Zone: Full Run

Color Spec. B/W

Preview

PUBLIC NOTICE

**TOWN OF HILLSBORO BEACH, FLORIDA
TUE, JUNE 3, 2025**

**VARIANCE REQUEST AND SITE PLAN
REVIEW FOR
987 HILLSBORO MILE, HILLSBORO
BEACH, FLORIDA 33062**

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Order ID: 7815849

* Agency Commission not included

GROSS PRICE * : \$179.54

PACKAGE NAME: SSC_Notice of Public Meeting

~~Once and provide public comments 2024~~
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Sherry D. Henderson, CMC
Town Clerk
Town of Hillsboro Beach
5/23/2025 7815849

memo



TO: Terri Lusk – Inframark *SLH.*
FROM: Sherry D. Henderson, Town Clerk
Date: May 19, 2025
RE: Payment for **Variance Request**: DEVELOPMENT APPLICATION
987 Hillsboro Mile

Variance Request

Hello Terri,

Please post the attached check into the Town's Bank Account – payment for Development Application for Variance Request

1431

LOCHRIE & CHAKAS, P.A.
699 N FEDERAL HWY STE 400
FORT LAUDERDALE, FL 33304

TRUIST 
63-215/631

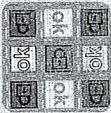
5/1/2025

PAY TO THE ORDER OF Town of Hillsboro Beach

\$ **1,050.00

One Thousand Fifty and 00/100 ***** DOLLARS

MEMO
Variance Application fee

 *[Signature]*
AUTHORIZED SIGNATURE

[Redacted MICR line]

LOCHRIE & CHAKAS, P.A.

1431

Town of Hillsboro Beach

Variance app fee

5/1/2025

1,050.00

Timeslips *ML*

Date *5/1/25*

Check#

Amount