



150 NE 2<sup>nd</sup> Avenue  
Deerfield Beach, FL 33441  
954-250-4124

## Regular Meeting Planning & Zoning Board

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Thursday, October 1, 2026

7:00 PM

Commission Chambers

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### CALL TO ORDER AND ROLL CALL

### APPROVAL OF MINUTES

Planning & Zoning Board Meeting Minutes

**Attachment:** September 3, 2026

### NEW BUSINESS

#### **1. P.H. 2026-100: Application 22-RM25-109 Rev. 1**

**Applicant: Quantum Development 2 LLC represented by Miskel Backman, LLP**

Proposal: Seeking Major Site Plan approval to construct an 8-key hotel as a coordinator use with associated site improvements on a 0.35-acre parcel.

Location: The property is described as DEERFIELD BEACH 4-4 B LOT 9, 10 BLK 15, more particularly described in the file, and located at **264 SE 19 Ave.**

**Attachment:** Application 22-RM25-109 Rev. 1

### STAFF REPORT

### CHAIRMAN AND MEMBER REPORT

### ADJOURNMENT

Any person wishing to appeal any decision made by the Planning and Zoning Board with respect to any of the above, 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 based. The above notice is required by State law (FS 286.0105.) Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the presence at the hearing of a certified court reporter. A



full transcript of the proceedings will be needed in order to appeal any decision of the Board. All interested parties may present testimony relevant to the applications and participate in the proceeding. Further information may be obtained from the Planning Office during business hours in City Hall. If anyone requires auxiliary aids for communication, please call (954) 250-4124.

**PLANNING AND ZONING BOARD  
CITY OF DEERFIELD BEACH, FLORIDA  
September 3, 2026  
MEETING MINUTES**

A regular meeting of the Planning and Zoning Board of the City of Deerfield Beach, a municipal corporation of Florida, was called to order on the above date at 7:00 p.m. in the City Commission Chambers by Chair Bennett.

**ROLL CALL**

Present: Michelle Balaun  
Joe Chancy, Alternate  
Angela Falzone  
Judith Lovely, Alternate  
Keith Porter  
Bridgette Beckford, Vice Chair  
Brian Bennett, Chair

Also Present: Heather Waldstein, Assistant Director of Planning and Development Services  
Daniel Mantell, Planning and Zoning Manager  
Anthony Soroka, City Attorney  
Eric Power, Deputy City Manager  
Aaron Maraj, Assistant City Clerk

Absent: Domenic Piso, Alternate  
Brian Shartrand, Alternate

**APPROVAL OF MINUTES**

Vice Chair Beckford made a motion, seconded by Ms. Balaun to approve the August 6, 2026 minutes as submitted. The motion CARRIED by unanimous vote.

**NEW BUSINESS**

**1. P.H. 2026-081: APPLICATION 92-PID-2X Rev.2**

**JFL Realty Corp represented by Shane Ames**

Proposal: Seeking Major Site Plan approval to construct an addition of 18,264 square feet to the existing warehouse building with associated site improvements on a 3.08-acre site in the PID, Planned Industrial District zoning district.

Location: The property is generally described as NEWPORT CENTER 115-13 B LOTS 53 THRU 56 and located at **1241 West Newport Center Drive (Folio #484211070560)**.

Daniel Mantell, Planning and Zoning Manager, noted that the square footage listed for Item 1 on the posted agenda should be 18,264 square feet, rather than 8,264 square feet. He then read the item into the record.

**Summary Background/Explanation**

The applicant is seeking approval for a major site plan on a 3.08 net acre site to construct an addition to the existing 44,219 square foot warehouse building. The proposal consists of a first-floor addition of 11,797 square feet of manufacturing and 6,467 square feet of warehouse space to the existing warehouse building. Additionally, the applicant is proposing to reconfigure a portion of the existing surface parking lot along the western property line north

of the proposed addition to service the newly proposed van access and new loading dock, improved landscaped green areas and islands and a relocated dumpster/recycling enclosure.

The proposed warehouse addition will be 32 feet high, which is consistent with portions of the existing warehouse building which had a varying height of 24 feet and 32 feet as measured to the top of the parapet wall. The maximum allowable height in the PID zoning district is 100 feet. The architecture meets the minimum building design standards outlined in the City's Land Development Code Section 78-7(b).

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On August 26, 2026, the item was heard and approved as submitted by the Community Appearance Board.

Shane Ames and Nicholas Goldblatt, representing the applicant, highlighted a PowerPoint presentation. Mr. Goldblatt explained that the proposed addition would be located on the northwest side of the existing property and would include manufacturing and storage areas. Mr. Ames noted that the Community Appearance Board had previously approved the façade color scheme.

In response to Chair Bennett's question, Mr. Mantell stated that the application had completed the development review process and received approvals from Engineering, Fire, Sanitation, Landscape, and Zoning.

In response to Ms. Falzone's question, Mr. Goldblatt identified the location of Door B on the site plan.

Chair Bennett opened the public hearing.

***Robert DiChristopher, 517 NE 6<sup>th</sup> Avenue, Deerfield Beach,*** asked about the intensity limits or maximums in the PID zoning district and whether the proposed addition met those requirements.

Mr. Mantell stated that floor area ratio (FAR) compliance is reviewed by Engineering and Structural during the building permit process.

Chair Bennett closed the public hearing.

Mr. Porter made a motion, seconded by Ms. Balaun, to approve P.H. 2026-081: 92-PID-2X Rev.2 as submitted. The motion CARRIED by unanimous vote.

## **2. P.H. 2026-082: APPLICATION 25-P-242**

**Applicant: Moraca Acquisitions LLC represented by JSR Design**

Proposal: Seeking a Plat Note Amendment, concurrent with a Major Site Plan (21-LAC-4 Rev.1) approval to amend the note restricting development to office and to allow for the proposed commercial and office use.

Location: The property is generally described as A PORTION OF PARCEL "A", DOWNTOWN DEERFIELD PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LYING IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, and located at **301 N Dixie Highway (Folio #474331200010).**

**3. P.H. 2026-083: APPLICATION 21-LAC-4 Rev.1****Applicant: Moraca Acquisitions LLC represented by JSR Design**

Proposal: Seeking Major Site Plan approval to construct a new three-story 14,138 square-foot commercial building consisting of 4,880 square feet of brewpub space on the first floor, 4,642 square feet of office space on the second floor, and 4,616 square feet of recreational lounge space on the rooftop, with associated site improvements on a 0.63-acre site.

Location: The property is generally described as A PORTION OF PARCEL "A", DOWNTOWN DEERFIELD PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LYING IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, and located at **301 N Dixie Highway (Folio #474331200010).**

**Summary Background/Explanation**

The applicant is seeking approval for a major site plan on a 0.63-acre parcel to construct a mixed-use building. The proposal consists of a new three-story 14,138 square-foot building inclusive of 4,880 square feet of brewpub space on the first floor, 4,642 square feet of office space on the second floor, and 4,616 square feet of recreational lounge space on the rooftop with associated parking, drainage, and landscaping improvements including an open-to-the-public pocket park.

The proposed site configuration responds to the unique shape, location, and layout of the parcel between the FEC Railroad right-of-way to the west, Pioneer Park across NE 2nd Avenue to the east, NE Eller Street to the south, and Deerfield Beach City Hall to the southeast across NE Eller Street. The proposed 3-story building is located in the southwest corner of the property with two ingress/egress access points along NE 2nd Avenue. In the southeast corner at the intersection of NE 2nd Avenue and NE Eller Street, the Applicant proposes an open-to-the-public pocket park that transitions into the proposed outdoor dining of the brewpub on the first floor, providing pedestrian activation while paying attention to the potential future roundabout at the intersection.

The proposed maximum height of the building is 40 feet and is positioned on the site to promote views primarily to the east and south with some views north. The proposed height is within the maximum permitted height of 45 feet in the LAC zoning district. All rooftop equipment will be screened from view.

The property is located within the Downtown Deerfield Plat. The plat contains a restrictive note for 60,000 square feet of office use only. A concurrent request, Application 25-P-242, is a request for the restriction to be amended to "60,000 square feet of commercial." A traffic impact study was not required for this project as Code Section 98-17(2) only requires new developments that generate more than 500 trips to submit a traffic impact analysis. However, the applicant submitted a traffic impact statement identifying the project's generation of 425 daily trips.

The project is located within the Pioneer Grove District, and meets the standards, proposing a mix of uses with ground-floor commercial encouraging pedestrian activity through outdoor dining areas and avoiding rear-facing features, as well as the inclusion of a pocket park at the southeast corner of the parcel. Further, the surface parking lot is located away from pedestrian activity, separated by the building. The building incorporates green walls meeting the district's standards of promoting sustainability and resiliency. The proposed recreational lounge on the rooftop is designed to accommodate activity with a bocce ball court, cornhole, a bar, dining tables, and lounge chairs.

Within Pioneer Grove, applicants are encouraged to incorporate creative and distinctive concepts for architectural features. Those features include building styles resembling the turn of the 19th century with materials such as wood, stone, and metal, and should refrain from use of stucco as the primary material. The proposed building incorporates exposed concrete, Corten steel cladding, black metal cladding, glass guardrails, metal cable guardrail, and lava stone veneer. Smooth stucco is proposed for a portion of the first-floor level along the north elevation facing the surface parking lot and not along the Type I or Type II Streets as defined in Section 98-67 of the Code. The proposed

architecture meets the minimum building design standards outlined in the Pioneer Grove Design Standards as well as the City's Land Development Code Section 78-7(b).

The Applicant is electing to participate in the Pioneer Grove Enhancement Program, with the provision of a Mixed-Use Development, incorporation of Green Infrastructure, Active Rooftop, On-street Parking, and Public and Open Space/Public Recreation. As such, the Applicant will be entering into a Development Agreement with the City. Per the City's Land Development Code, Schedule B – Off-street Parking Requirements, the proposed development is required to provide 64 parking spaces. Based on the intensity of the proposed use (brewpub, office, and recreational lounge), the site plan provides 28 parking spaces, and utilization of 44 available on-street parking spaces.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On August 12, 2026, the item was heard and approved by the Community Appearance Board.

John Reed, JSR Design, and Juan Pablo Chapa, KEITH, representing the applicant, highlighted a PowerPoint presentation.

In response to Chair Bennetts's question, Heather Waldstein, Assistant Director of Planning and Development Services, stated that both the Community Appearance Board and the Development Review Committee recommended approval of the project and that no outstanding issues remained. She also reported the 38 public notices were mailed, none were returned as undeliverable, and no letters opposing the project were received.

In response to Mr. Chancy's question, Ms. Waldstein stated that a change in the proposed use would require further review, including parking and other applicable considerations.

In response to Vice Chair Beckford's question, Ms. Waldstein explained that the surrounding properties in the Pioneer Grove area include a mix of uses and are not platted for commercial use.

In response to Ms. Falzone's question, Ms. Waldstein confirmed that the County had approved the plat note amendment language.

Chair Bennett opened the public hearing.

**Roger Freitag, 418 SE 2<sup>nd</sup> Street, Deerfield Beach**, expressed concern about City parking spaces being made available to a private business. He said that if the business and its patrons occupied all available spaces, including the City spaces, patrons of nearby businesses might have difficulty finding parking.

**Robert DiChristopher, 517 NE 6<sup>th</sup> Avenue, Deerfield Beach**, questioned whether sufficient parking would be available during the project's proposed hours of operation and whether a shared parking analysis supported the figure of 44 on-street spaces.

**Cynthia Ritzler, 208 NE 8<sup>th</sup> Terrace, Deerfield Beach**, opposed patrons of nearby businesses using parking at Pioneer Park and Tennis Center, particularly on weekends, when she believed those spaces should be available to Deerfield Beach residents. She also raised safety concerns about the nearby railroad crossing, citing past accidents and fatalities, and said additional traffic could worsen those conditions.

Chair Bennett closed the public hearing.

In response to Chair Bennet's questions, Ms. Waldstein stated that the project did not meet the threshold requiring a parking study and that a memorandum documenting this determination has been provided. She said the applicant

submitted a shared parking demand analysis projecting peak demand of 39 spaces on Friday at 5:00 p.m., 34 spaces on Saturday at 5:00 p.m., and 33 spaces Monday through Thursday at approximately 5:00 p.m. The project would provide 28 spaces on site, with 44 on-street spaces available to accommodate demand beyond the on-site capacity, Ms. Waldstein added that demand was projected to decline after 5:00 p.m.

In response to Vice Chair Beckford's question, Ms. Waldstein stated that the on-street spaces would be available on a first-come, first-served basis.

In response to Chair Bennett's question, Ms. Waldstein advised that the applicant described the rooftop space as a recreational lounge.

Mr. Reed explained that the first-floor brewpub and third-floor rooftop lounge would be operated by the same company, while the second-floor offices would operate primarily from 9:00 a.m. to 5:00 p.m. He said the entire first floor was intended for the brewpub, which would operate later in the evening.

In response to Ms. Balaun's question, Ms. Waldstein stated that the brewpub's parking requirement was based on its use classification rather than seating capacity and that the space was approximately 5,000 square feet.

In response to Ms. Falzone's questions, Mr. Reed stated that the Pioneer Grove district encouraged zero-foot setbacks on two sides. The project would have a zero-foot setback on the south side and a 15-foot setback on the north side. He also confirmed that the rooftop entertainment area, pocket park, and other spaces totaled 0.63 acres.

In response to Ms. Falzone's question, Ms. Waldstein explained that traffic on the side street would flow along NE 2<sup>nd</sup> Avenue and would not interfere with traffic on Eller Street.

Anthony Soroka, City Attorney, explained that the Board serves in an advisory capacity and makes recommendations to the City Commission, which would make the final decision.

Mr. Porter made a motion, seconded by Ms. Balaun, to approve P.H. 2026-082: APPLICATION 25-P-242 as submitted. The motion CARRIED by unanimous vote.

Mr. Porter made a motion, seconded by Ms. Falzone, to approve P.H. 2026-083: APPLICATION 21-LAC-4 Rev.1 as submitted. The motion CARRIED by unanimous vote.

#### **4. P.H. 2026-084: APPLICATION LUPA#67A**

**Applicant: MBA Development Partners of Florida LLC**

Owner: City of Deerfield Beach

Proposal: Seeking a Small-Scale Land Use Plan Amendment to change the City of Deerfield Beach Future Land Use designation on 3.75 net acres from Community Facilities to Commercial.

Location: The property is described as DEERFIELD BEACH FAU-PLAT 2 178-29B PARCEL A, more particularly described in the file, and located at **1045 SW 11th Way (Folio # 484212530010)**.

#### **5. P.H. 2026-085: APPLICATION 26-R-211**

**Applicant: MBA Development Partners of Florida LLC**

Owner: City of Deerfield Beach

Proposal: Seeking a rezone from Community Facilities (CF) to Planned Development District (PDD) with an allocation of 150 flex units and an associated Conceptual Master Plan.

Location: The property is described as DEERFIELD BEACH FAU-PLAT 2 178-29B PARCEL A, more particularly described in the file, and located at **1045 SW 11th Way (Folio #484212530010)**.

**6. P.H. 2026-086: APPLICATION 25-P-249****Applicant: MBA Development Partners of Florida LLC**

Proposal: Seeking Plat Note Amendment application approval to amend the restrictive plat note on the Deerfield Beach FAU - Plat 2 (Plat Book 178, Page 29) to allow for a future development of a mix of uses, including workforce housing, a hotel, commercial space, green space, and other public amenities.

Location: The property is described as DEERFIELD BEACH FAU - PLAT 2 178-29B PARCEL A, more particularly described in the file, and located at **1045 SW 11th Way (Folio #484212530010)**.

**Summary Background/Explanation**

MBA Development Partners of Florida LLC (“Applicant”) is the contract purchaser of the 3.75-acre vacant city-owned property at 1045 SW 11th Way (“Property”), and seeks to amend the City’s Future Land Use Map to change the designation, rezone the property and amend the Plat Note restriction to allow for a future development and use of the property with a mix of uses, including workforce housing, hotel, commercial space, and other public amenities.

On March 7, 2023, the City Commission of the City of Deerfield Beach approved a Purchase and Sale agreement with MBA Development Partners of Florida, LLC for the sale of city-owned property located at 1045 SW 11th Way, subject to referendum approval.

On March 14, 2023, the voters of the City of Deerfield Beach approved a referendum allowing the City of Deerfield Beach to sell the Property for the purpose of creating a multi-use development with workforce housing, retail and restaurant space, a hotel, green space, and other public amenities.

Submitted with the request for a rezone to the PDD zoning district is a Conceptual Master Plan identifying the layout of the site with three 14-story towers for residential, hotel, and commercial use; two ingress/egress points and on-site parking within a parking garage.

As part of the requirements of the LUPA, the applicant is required to submit a traffic analysis. A separate application for site plan approval will be required, along with an additional traffic impact study.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

Heather Waldstein, Assistant Director of Planning and Development Services, provided an overview of items 4 through 6, which were discussed together and voted on simultaneously. She stated that the major site plan would come before the Board at a future meeting.

Mario Caprini and Juan Carlos Ayala, MBA Development Partners, highlighted a PowerPoint presentation. Mr. Ayala stated that the project comprised approximately 690,000 square feet of gross area, including housing, hospitality, retail, dining, and local amenities. Excluding the garage, the gross building area was approximately 400,000 square feet. He reviewed the proposed uses, building heights, and density shown on the site plan. Of the 150 residential units, 20% would be designated as affordable housing at approximately 60% of area median income (AMI).

Mr. Caprini presented elevations of the office building and the hotel and convention entrance, along with views of the rooftop park. He also reviewed figures from an economic impact study projecting 2,133 construction jobs, 254 permanent jobs, \$476 million in economic output, and \$196.1 million in public revenue over 30 years for all governmental authorities, including \$63.1 million for the City of Deerfield Beach.

In response to Ms. Falzone’s question, Mr. Ayala stated that the 150 residential flex units would consist of eight three-bedroom units, 75 two-bedroom units, and 67 one-bedroom units.

Mr. Caprini added that 20% of the units would be approximately 60% AMI, with the remaining units between 80% and 100% AMI. He stated that all apartments were intended to remain within workforce housing parameters.

In response to Ms. Balaun's questions, Mr. Caprini confirmed the projection of 254 permanent jobs. He stated that, as part of the negotiations, rental priority would be offered first to city employees and city contractors, followed by Deerfield Beach residents and MBA Development Partners employees, and then the community at large. He also discussed the existing hotels in the area and stated that the development team was considering two hotel concepts, with a REVERB Hotel by Hard Rock Hotels as its first choice.

In response to Mr. Porter's question, Mr. Caprini confirmed that the proposed hotel would have 120 rooms.

Anthony Soroka, City Attorney, explained that the property's Community Facilities zoning was proposed to be changed because that zoning district would not permit some of the proposed hotel uses.

Chair Bennett opened the public hearing.

**Dan Herz, 330 SE 19<sup>th</sup> Avenue, Deerfield Beach**, discussed the potential implications of granting Planned Development District (PDD) zoning and expressed opposition.

**Lary Sinewitz, 8958 West State Road 84, Davie** stated that Brandsmart's visibility from I-95 had already been reduced by FDOT sound barriers. He expressed concern that the Sawgrass Expressway extension would reduce visibility further and that the proposed building would eliminate it, potentially affecting the company's viability; therefore, he opposed the proposal.

**Roger Freitag, 418 SE 2<sup>nd</sup> Street, Deerfield Beach**, opposed the project, citing concerns about the developer's financial capacity to purchase the property and potential financial risk to taxpayers.

**Robert DiChristopher, 517 NE 6<sup>th</sup> Avenue, Deerfield Beach**, asked whether the proposed PDD was consistent with the language approved by voters in the referendum.

Mr. Soroka stated that the referendum question did not specifically mention medical office use. He explained that the Board was not reviewing the site plan at this meeting; when submitted, the site plan would identify the proposed uses in greater detail and would have to be consistent with what voters approved in the referendum.

**Mychal Estrada, 1431 SW 6<sup>th</sup> Way, Deerfield Beach**, expressed support for the project but requested assurances that the proposed benefits would be delivered. He asked about the library's ownership, size, location, and timeline; how the affordable housing requirements and rental priority system would be enforced; and whether the project would proceed according to defined milestones.

*Mr. Porter temporarily left the meeting at 8:06 p.m. and returned at 8:09 p.m.*

Chair Bennett closed the public hearing.

In response to Chair Bennett's questions, Mr. Soroka explained that, if the Board recommended changes to the proposed PDD, the applicant would be required to comply with those requirements and any applicable provisions of the development agreement accompanying the rezoning to the City Commission. He added that the Board could recommend additional conditions for the Commission's considerations.

In response to Mr. Chancy's question, Mr. Soroka stated that the Board should evaluate the proposed zoning and land use on their own merits, as it would with any development application, regardless of whether the City ultimately decides to sell the property.



Vice Chair Beckford made a motion, seconded by Ms. Balaun, to approve P.H. 2026-084: Application LUPA#67A as submitted. The motion CARRIED by unanimous vote.

Vice Chair Beckford made a motion, seconded by Mr. Porter, to approve P.H. 2026-085: Application 26-R-211 as submitted. The motion CARRIED by unanimous vote.

Vice Chair Beckford made a motion, seconded by Ms. Porter, to approve P.H. 2026-086: Application 25-P-249 as submitted. The motion CARRIED by unanimous vote.

**7. P.H. 2026-087: APPLICATION 25-R-207**

**Applicant: JBL Rivertowne Square LLC represented by Greenspoon Marder LLP**

Proposal: Seeking approval to rezone the subject parcels from B-2, Highway Business to PDD, Planned Development District.

Location: The property contains 3 parcels described as 7-48-43 COMM NW COR OF NW1/4 OF NE1/4 OF SEC 7,S ALG W/L OF NW1/4 OF NE1/4 OF SAID SEC 213.95,E 35 TO POB,E 44,ELY 390.74,SELY 117.83, ELY 191.76,SWLY ALG W R/W/L OF STATE RD 898.40,W 459.17, N 133.50,W 115,N 874.85 TO POB LESS OR 1107/447,LESS NEW PLAT 180-97 B; and 7-48-43 THAT PT OF N1/2 OF NW1/4 OF NE1/4 LYING W OF FED HWY REFERRED

TO AS PAR B IN OR 1107/447,LESS NEW PLAT 180-97 B LESS TIJUANA TAXI 180-184 B; and TIJUANA TAXI 180-184 B LOT A, more particularly described in the file, and located at **1015-1219 S Federal Highway**.

**8. P.H. 2026-088: APPLICATION 25-P-244**

**Applicant: JBL Rivertowne Square LLC represented by Greenspoon Marder LLP**

Proposal: Seeking Plat approval to plat a 13.04-acre property to be restricted to 736 mid-rise residential units and 75,527 square feet of commercial use known as "Rivertowne Square" Plat.

Location: The property contains 3 parcels described as 7-48-43 COMM NW COR OF NW1/4 OF NE1/4 OF SEC 7,S ALG W/L OF NW1/4 OF NE1/4 OF SAID SEC 213.95,E 35 TO POB,E 44,ELY 390.74,SELY 117.83, ELY 191.76,SWLY ALG W R/W/L OF STATE RD 898.40,W 459.17, N 133.50,W 115,N 874.85 TO POB LESS OR 1107/447,LESS NEW PLAT 180-97 B; and 7-48-43 THAT PT OF N1/2 OF NW1/4 OF NE1/4 LYING W OF FED HWY REFERRED TO AS PAR B IN OR 1107/447,LESS NEW PLAT 180-97 B LESS TIJUANA TAXI 180-184 B; more particularly described in the file, and located at **1017-1219 S Federal Highway**.

**9. P.H. 2026-089: APPLICATION 25-PDD-5**

**Applicant: JBL Rivertowne Square LLC represented by Greenspoon Marder LLP**

Proposal: Seeking Major Site Plan approval to redevelop an existing shopping center with a mix of uses including the retention of roughly 56,941 square feet of existing retail, the addition of 24,000 square feet of new retail and 736 dwelling units on an existing 13.04-acre property with associated site improvements.

Location: The property contains 3 parcels described as 7-48-43 COMM NW COR OF NW1/4 OF NE1/4 OF SEC 7,S ALG W/L OF NW1/4 OF NE1/4 OF SAID SEC 213.95,E 35 TO POB,E 44,ELY 390.74,SELY 117.83, ELY 191.76,SWLY ALG W R/W/L OF STATE RD 898.40,W 459.17, N 133.50,W 115,N 874.85 TO POB LESS OR 1107/447,LESS NEW PLAT 180-97 B; and 7-48-43 THAT PT OF N1/2 OF NW1/4 OF NE1/4 LYING W OF FED HWY REFERRED TO AS PAR B IN OR 1107/447,LESS NEW PLAT 180-97 B LESS TIJUANA TAXI 180-184 B; and TIJUANA TAXI 180-184 B LOT A, more particularly described in the file, and located at **1015-1219 S Federal Highway**.

**Summary Background/Explanation**

Greenspoon Marder, LLP, authorized agent for JBL Rivertowne Square LLC, is seeking Major Site Plan approval, as a Planned Development District (PDD) on a 13.04-acre site to redevelop an existing shopping center with a mix of uses including the retention of roughly 56,941 square feet of existing retail, the addition of 24,000 square feet of new retail, two parking garages, 736 dwelling units, 106 of which would be affordable at the 120% Area Median Income

(AMI) level and associated site improvements, including new landscaping, improved surface parking, EV chargers, linear park with bioswales for the residents, outdoor seating, dog park and new signage.

The proposed 736 units will be constructed within two buildings – Building A with 394 units and Building B with 342 units. The unit mix is expected to consist of 116 studios, 379 one-bedroom, and 241 two-bedroom units. Both buildings would be eight stories tall, measured at less than 75 feet to the top of the slab of the highest occupied floor, 88 feet 5 inches to the top of roof, and 92 feet 6 inches to the top of the tower's parapet. Building A will have approximately 24,000 square feet of retail on the ground floor and resident amenities including a fitness center, leisure pool and clubhouse. Building B would also have resident amenities on the ground floor including a sports pool and wellness center. Both buildings would have a parking garage, wrapped by residential units on three sides so as to be screened from sight. A master sign plan is also included for the site.

Per Section 98-68 of the Land Development Code, PDD's allow for the flexibility in density and bulk requirements, based on a list of criteria that are of benefit to the City. As part of the proposal, several public benefits, such as the affordable housing component, roadway improvements and site improvements are proposed. A new Broward County Transit bus shelter is proposed along Federal Highway to replace the existing bus stop. The sidewalk on the east side of SE 6th Avenue would be improved with maintained landscaping, fencing and street trees. The existing entry/exit driveway north of the existing Buffalo Wild Wings would be closed to meet the current Florida Department of Transportation driveway spacing requirements. The Developer shall install open space nodes as part of the Phase 1 construction which includes: Gateway Plaza; Colonnade of Shoppes; and Decorative Portal. Lastly, the developer shall, at no cost to the City, install public art in the area of the existing concrete wall at the retained Winn-Dixie loading area away from the residential edge. Such public art would be subject to review and approval in accordance with the City's Public Art Program.

The subject property is located within the City's Coastal Community Architectural District which prohibits and encourages certain architectural features and elements. The proposal complies with the underlying design standards, including: lattice work incorporated into the parking garages, club house and unit dividers; scored stucco to simulate horizontal siding; features including aluminum canopies, awnings and roof overhands throughout; covered porches; vertical windows with glazing; retail spaces will have clear glass windows (88% light transmission or more); light building colors predominately heron plume and pure white; and landscaped areas with arbors, trellises, gazebos and picket fences.

Concurrent with the Major Site Plan approval is a request for a Rezone (25-R-207), from the B-2 "Highway Business" zoning district to PDD which will allow for the proposed use. Approval of the site plan application is subject to approval of the rezoning application. As part of the rezoning request, the applicant is required to submit a statement of need and proposed property development requirements listing the required dimensional regulations and parking requirements that would regulate the property should the City Commission approve the rezoning. The site plan demonstrates compliance with the proposed property development requirements as detailed in the PDD Design Guidelines. The applicant is required by Code to enter into a Development Agreement with the City, which must be approved by City Commission as part of the rezoning.

Lastly, the applicant has submitted an application requesting approval to Plat (25-P-244) the 13.04-acre site to be restricted to 736 Mid-Rise Residential Units and 75,527 square feet of commercial use and be known as "Rivertowne Square" Plat. The Plat includes a restrictive note to limit development to "736 mid-rise residential units and 75,527 square feet of commercial use." The proposed plat will retain the existing utility easements, and a portion of an existing utility easement will be relocated (created by separate instrument at time of construction).

The approval of this plat is part of the required building approval process. Per Broward County platting requirements, no local government may grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat, including the parcel for the permit, has been approved by the Broward County Commission

and recorded in the public records. The County requires approval from the City as part of their approval process for the plat. The proposed plat is excluding the Tijuana Taxi property (5,414 square feet), which is already platted.

The applicant has made requests to deviate from the Land Development Code through the PDD zoning, which is permitted with the approval of the rezoning application. Requests are:

- Increase density to 49.93 units per acre (736 du/14.738 gross acres);
- Increase Floor Area Ratio (FAR) to 2.29;
- Increase maximum lot coverage to 39.39%;
- Increase height to 88 feet 5 inches;
- Decrease minimum landscaping to 20.06%;
- Increase in size of monument signs; and
- Allowance of ground floor residential units.

A traffic impact analysis prepared by Lisa Bernstein and dated February 20, 2026, was submitted for the proposed development and all findings were approved by the City's traffic consultant.

The Planning and Zoning division is unaware of any historical significance of the property or prior historical activities associated with the site.

On June 24, 2026, the item was heard and approved as submitted by the Community Appearance Board.

Daniel Mantell, Planning and Zoning Manager, provided an overview of Items 7 through 9, which were discussed together and voted on simultaneously. He stated that 280 public notices were mailed, three were returned as undeliverable, and no letters of support or opposition were received.

Dennis Mele, Greenspoon Marder LLP, representing the applicant, and Michael Rem, JBL Rivertowne Square LLC, highlighted a PowerPoint presentation. Mr. Rem stated that the shopping center was approximately 50% leased and that its current occupancy was unsustainable, prompting the proposed redevelopment. He described the applicant's community outreach, including the website [rivertownesquare.com](http://rivertownesquare.com) and a public information session held in June 2026. Mr. Rem reviewed the existing site conditions. He identified the strip center, Walgreens, TD Bank, and a daycare to the southwest as outside the applicant's ownership. He stated that a renovated Winn-Dixie, Tijuana Taxi Company, and the vacant Buffalo Wild Wings building would remain. The Bealls space and adjacent shops would be demolished in phases to make way for two eight-story buildings containing 736 apartments and 24,000 square feet of new retail in Phase 1. Both buildings would include structured parking screened by residential units. Mr. Rem stated that the completed project would include 80,000 square feet of retail and at least 106 deed-restricted workforce housing units. He said the project complied with Coastal Community District design standards, exceeded the setback requirements along Federal Highway with more than 90 feet of separation, and included landscaping and traffic flow improvements and 14 public electric vehicle chargers. Proposed amenities include pools, clubhouses, a dog park, on-site management, fitness and wellness facilities, and outdoor activity areas.

Mr. Mele reviewed the site's access points. He stated that the plan showed two driveway closures: one on Federal Highway at FDOT's request for safety reasons and another to the south that was no longer needed. He also described new turn lanes along Federal Highway being coordinated with FDOT. Mr. Mele explained that the proposed rezoning relied on a county policy allowing residential development on commercial property when affordable housing is provided, at a ratio of six other units for each affordable unit. Of the proposed 736 apartments, 106 would be deed-restricted as affordable units for 30 years. He stated that the affordable units would have the same design and finishes as the other units, that unit designations could change annually based on tenant income, and that annual compliance reports would be required. Mr. Mele stated that the traffic study followed a methodology agreed upon with the City's traffic engineer. According to the study, the redevelopment would generate fewer daily trips than the existing commercial uses, and all intersections studied would maintain acceptable levels of service. He also described proposed improvements along SE 6th Street, including enhanced landscaping, public art, and drainage upgrades designed to

meet current County standards through underground storage and a bioswale. He concluded with images of the common areas and ground-floor retail and an overview of the project timeline.

In response to Mr. Porter's questions, Mr. Mele stated that the shopping center's approximately 50% vacancy rate was driving the redevelopment. He stated that, during the applicant's brief ownership, it had not pursued new leases because leasing spaces individually could hinder efforts to attract the desired tenant mix. If redevelopment were not pursued, the applicant would begin leasing vacant spaces, although he did not expect the center to reach full occupancy at once. He confirmed that no tenants were currently secured for the vacant spaces.

In response to Mr. Porter's questions, Mr. Rem stated that the applicant's commercial leases typically run for five, ten, or fifteen years, generally with five-year renewal options. Mr. Mele explained that the project would have two parking garages, one for each residential building. Mr. Rem stated that the ground floor of each garage and all surface parking would be open to the public on a first-come, first-served basis. The upper garage levels would be reserved for residents for security and to allow them to park near their apartments. Mr. Mele confirmed that public parking would be free.

In response to Ms. Falzone's questions, Mr. Mele identified Buildings A and B on the site plan. Mr. Rem confirmed that Building A would be constructed first, and Mr. Mele noted that Building A would include the retail space.

In response to Vice Chair Beckford's question, Mr. Mele stated that Winn-Dixie would remain open during construction.

Mr. Mele explained that the PDD design guidelines included illustrations of the proposed project and standards for building heights, setbacks, and open space. He stated that deviations from those guidelines would require formal approval. He added that the plat and plat notes would limit the permitted uses, density, and retail square footage, and that changes to those limits would require further approval. He noted that a site plan had already been submitted for the project.

Chair Bennett opened the public hearing.

**Roger Freitag, 418 SE 2<sup>nd</sup> Street, Deerfield Beach**, expressed concern about possible future changes to the plans, parking capacity for 736 residential units, potential lane reductions on SW 10th Street, flooding, emergency evacuation, and parking overflow associated with increased development in District 1.

**Robert DiChristopher, 517 NE 6<sup>th</sup> Avenue, Deerfield Beach**, expressed concern about the project's proposed density and intensity. He stated that 736 units would amount to more than 50 units per acre, significantly exceeding what current zoning allows. He questioned the use of PDD zoning in place of standard zoning requirements and urged the City to complete a comprehensive Federal Highway corridor study before approving additional PDDs. He said increased density might be appropriate, but not at the proposed level.

**Ellyce Miller-Plotkin, 1998 NE 7<sup>th</sup> Street, Deerfield Beach**, questioned whether the City's water and sewer systems could serve the proposed residential units and whether the project would have enough parking for residents and guests. She also raised security concerns about public access to the ground floor of the parking garages and access from those floors to resident-only levels.

**Patrick Lair, 1441 SE 2<sup>nd</sup> Street, Deerfield Beach**, expressed concern about traffic, citing existing delays on eastbound 10<sup>th</sup> Street and the additional vehicles associated with 736 apartments.

**Jay Gillespie, 1001 SE 6 Ave. Unit D221, Deerfield Beach**, opposed the project as proposed. He stated that it did not comply with current B-2 zoning or RM-15 standards and raised concerns about height, density, flooding, traffic safety on SW 10<sup>th</sup> Street and Federal Highway, and privacy. He asked the Board to recommend reducing the buildings by at least two stories and lowering the number of units.

**Mychal Estrada, 1431 SW 6<sup>th</sup> Way, Deerfield Beach**, supported the project but urged the Board to consider it in the context of growth associated with the SW 10<sup>th</sup> Street Connector. He emphasized walkability, shaded pedestrian routes, and urban design. He asked staff to clarify how density was calculated, how the 106 affordable units would be maintained and monitored over time, and which parts of the master plan would be legally binding after approval.

**Christina DiChristopher, 517 NE 6<sup>th</sup> Avenue, Deerfield Beach**, questioned how the application met the Code's required statement of need if the property could be improved and leased without PDD zoning. She also expressed concern that, without a Federal Highway corridor study, the proposed development could shape the corridor's future.

Chair Bennett closed the public hearing.

Mr. Mele responded to questions and concerns raised during public comment. He stated that the proposed sidewalk and bicycle lane improvements along SW 10<sup>th</sup> Street would use existing right-of-way without reducing the number of travel lanes. He said the project met parking requirements without requesting a reduction and accounted for residential, guest, and retail parking. Ground-floor garage parking would be available for retail use, while gated upper levels would be reserved for residents.

Mr. Mele stated that traffic, water, sewer, and drainage had been reviewed through the Development Review Committee process and that the project would include drainage improvements meeting current County standards. He said the design included sidewalks and a canopy over Building A's ground-floor retail to provide shade and shelter. He added that the traffic analysis accounted for the removal of existing commercial space. Addressing questions about the proposed zoning and density, Mr. Mele stated that a PDD would be subject to its design guidelines. He said the City calculates density using gross acreage and that the site comprised approximately 14 gross acres and 13 net acres; accordingly, he disputed the figure of 55 units per acre. He also stated that the project met the Code's criteria for PDD zoning and referenced a prior court ruling concerning the method used to establish eligibility. Finally, he noted that, while the City mailed notices within the required 500-foot radius, the developer mailed notices within a 750-foot radius for its community meeting.

Mr. Mantell reported that the project would provide 1,463 parking spaces, exceeding the required 1,453 spaces by ten. He explained that the proposed PDD would establish project-specific regulations and compared the proposal with the existing B-2 and RM-15 standards. The proposal called for a density of 49.93 units per acre, lot coverage of 39.39%, and a maximum height of 88 feet, 5 inches. It also sought larger monument signs and would permit ground-floor residential units, which would require conditional use approval under RM-15 zoning.

Anthony Soroka, City Attorney, clarified that Section 98-68(b) of the Code requires a statement of need. He explained that substantive changes to an approved PDD would have to return to the Board. The Director of Planning could approve minor adjustments administratively, such as relocating an air-conditioning unit, but increases in building height or density would not qualify as minor adjustments.

In response to Ms. Falzone's question, Mr. Mantell stated that rezoning the property from Highway Business to PDD did not require apartment units. The residential units were part of the applicant's proposal.

Mr. Porter made a motion, seconded by Vice Chair Beckford, to approve P.H. 2026-087: Application 25-R-207 as submitted. The motion CARRIED by unanimous vote.

Mr. Porter made a motion, seconded by Vice Chair Beckford, to approve P.H. 2026-088: Application 25-P-244 as submitted. The motion CARRIED by unanimous vote.

Mr. Porter made a motion, seconded by Vice Chair Beckford to approve P.H. 2026-089: Application 25-PDD-5 as submitted. The motion CARRIED by unanimous vote.

**STAFF REPORT - *None.***

**CHAIRMAN AND MEMBER REPORT - *None.***

**ADJOURNMENT**

There being no further business to discuss, Vice Chair Beckford made a motion, seconded by Ms. Balaun, to adjourn the meeting at 9:42 p.m. The motion CARRIED by unanimous vote.

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Brian Bennett, Chair  
Planning and Zoning Board

**DEERFIELD BEACH**  
**PLANNING & ZONING BOARD**

**Agenda Item #1**  
**Thursday, October 1, 2026**

**APPLICATION:** 22-RM25-109 Rev. 1  
**Applicant/Agent:** Ralph G. "Randy" Brown/Miskel Backman, LLP  
**Owner:** Quantum Development 2 LLC  
**Proposal:** Seeking MAJOR SITE PLAN application approval to construct an 8-key hotel and associated site improvements on a 0.35-acre parcel.  
**Location:** The property is described as DEERFIELD BEACH 4-4 B LOT 9,10 BLK 15, more particularly described in the file, and located at **264 SE 19 Ave.**

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**SUMMARY BACKGROUND/EXPLANATION**

Miskel Backman, LLP, authorized agent for Ralph G. "Randy" Brown ("Applicant"), seeks to redevelop the 0.35-acre property with an 8-key hotel, comprising five one-bedroom loft units and three two-bedroom loft units, with associated site improvements, including a private pool, accessory utility structure, dumpster enclosure and landscaping.

Concurrent with the Major Site Plan approval is a request to allow the tourist accommodation within the RM-25, residence, multi-family zoning district as a conditional use.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On August 26, 2026, the item was heard and approved as submitted by the Community Appearance Board.

**REQUESTED ACTION:**

Recommendation to the City Commission on the proposed Major Site Plan and Conditional Use Application.

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**ATTACHMENT:**

Notification Map and Letter  
Staff Development Review Report  
Staff DRC Comments  
Development Plan Application Materials  
Conditional Use Application and Justification  
Site Plan and Elevations



## PUBLIC NOTICE

### APPLICATION 22-RM25-109 Rev. 1 Case 2664

September 11, 2026

Dear Property Owner:

This is to notify you that the **PLANNING AND ZONING BOARD** of the City of Deerfield Beach, a municipal corporation of Florida, shall hear an application for:

### **Bechaus Boutique Hotel Quantum Development 2 LLC represented by Ralph G. “Randy” Brown & Miskel Backman, LLP**

Seeking MAJOR SITE PLAN application approval to construct an 8-key hotel and associated site improvements; AND allow the conditional use of Tourist Accommodation, on a 0.35-acre parcel located in the RM-25, Residence Multifamily zoning district. The property is described as DEERFIELD BEACH 4-4 B LOT 9, 10 BLK 15, more particularly described in the file, and located at **264 SE 19 Ave.**

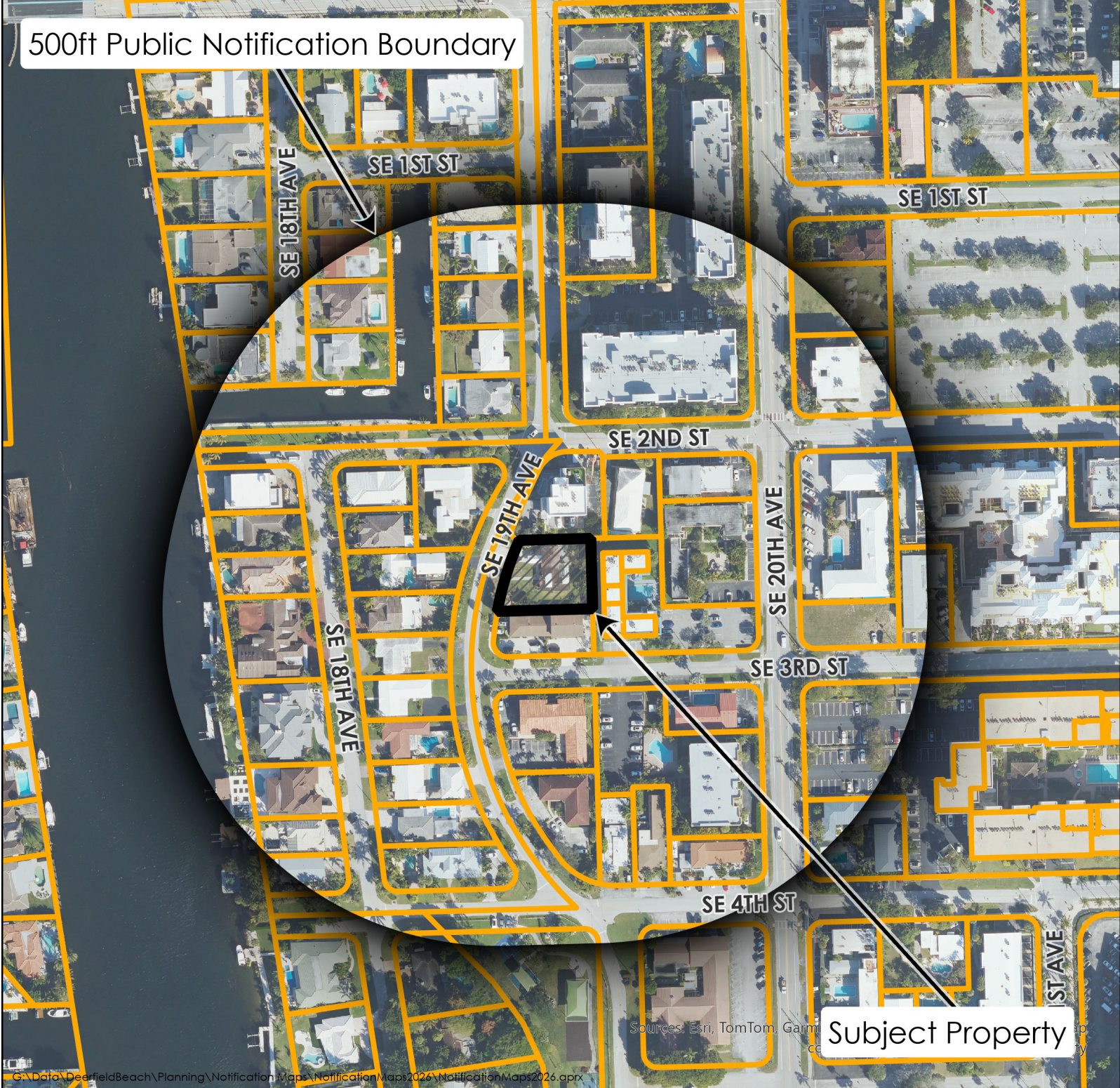
A public hearing will be held on **THURSDAY, October 1, 2026, at 7:00 P.M.** in the **City Hall Commission Chambers, located at 150 NE 2<sup>nd</sup> Avenue, Deerfield Beach, FL 33441.** All interested parties may appear in person to offer evidence in support of or against the proposal. Further information may be obtained at [www.deerfield-beach.com/boardagendas](http://www.deerfield-beach.com/boardagendas) or you may contact the Planning Office during business hours in City Hall, 150 N.E. 2<sup>nd</sup> Avenue, Deerfield Beach, FL 33441, phone: (954) 250-4124.

Any person wishing to appeal any decision made by the Planning and Zoning Board with respect to any of the above, 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 based. The above notice is required by State Law (FS 286.0105.) **Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the presence at the hearing of a certified court reporter.** A full transcript of the proceedings will be needed in order to appeal any decision of the Board. If anyone requires auxiliary aids for communication, please call (954) 250-4124.

Ramsay Bulkeley  
Director of Planning & Development Services



500ft Public Notification Boundary



# Public Hearing Notice Map

Application 22-RM25-109 Rev. 1  
Case 2664

**264 SE 19 Ave**

For additional information  
call the Planning Department at 954-250-4124  
or visit [www.deerfield-beach.com/1554/Meetings-Agendas](http://www.deerfield-beach.com/1554/Meetings-Agendas)







# Development Review Committee

## Summary Report

### Development Plan Application Review

#### General Information

|                                          |                                                                                                                                                                                                                                   |                               |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>Application No.</b>                   | 22-RM25-109 Rev.1<br>Case No. 2664                                                                                                                                                                                                |                               |
| <b>Applicant:</b>                        | Ralph G. “Randy” Brown                                                                                                                                                                                                            |                               |
| <b>Agent:</b>                            | Miskel Backman, LLP                                                                                                                                                                                                               |                               |
| <b>Requested Action/Description:</b>     | Seeking Major Site Plan approval to construct an 8-key hotel. A conditional use to allow for the use, and associated site improvements including a private pool, accessory utility structure, dumpster enclosure and landscaping. |                               |
| on a 0.35-acre parcel.                   |                                                                                                                                                                                                                                   |                               |
| <b>Location:</b>                         | 264 SE 19 Ave                                                                                                                                                                                                                     |                               |
| <b>Legal Description:</b>                | Deerfield Beach 4-4 B Lot 9, 10 Blk 15                                                                                                                                                                                            |                               |
| <b>Size:</b>                             | 0.35 acres (gross) / 0.28 acres (net)                                                                                                                                                                                             |                               |
| <b>Existing Zoning:</b>                  | RM-25 Residence, Multi-family                                                                                                                                                                                                     |                               |
| <b>Existing Land Use:</b>                | Residential High (25 du/ac)                                                                                                                                                                                                       |                               |
| <b>Future Land Use Plan Designation:</b> | Residential High (25 du/ac)                                                                                                                                                                                                       |                               |
| <b>Surrounding Land Use and Zoning:</b>  |                                                                                                                                                                                                                                   |                               |
|                                          | <b><u>Existing Land Use</u></b>                                                                                                                                                                                                   | <b><u>Zoning</u></b>          |
| <b>North:</b>                            | Residential High                                                                                                                                                                                                                  | RM-25 Residence, Multifamily  |
| <b>East:</b>                             | Residential High                                                                                                                                                                                                                  | RM-25 Residence, Multifamily  |
| <b>South:</b>                            | Residential High                                                                                                                                                                                                                  | RM-25 Residence, Multifamily  |
| <b>West:</b>                             | Residential Low                                                                                                                                                                                                                   | RS-5 Residence, Single-Family |
| <b>Applicable Regulations:</b>           | Deerfield Beach Land Development Code                                                                                                                                                                                             |                               |
| <b>Plat Restrictions:</b>                | None                                                                                                                                                                                                                              |                               |

## Department Comments & Requirements

### REQUEST:

- Major Site Plan Approval to construct an 8-key hotel and associated site improvements on a 0.35-acre parcel
- Conditional Use (Case 2664) Approval to permit the proposed hotel, a tourist accommodation within the RM-25 zoning district

### BACKGROUND:

Miskel Backman, LLP, authorized agent for Ralph G. “Randy” Brown (“Applicant”) seeks to redevelop the 0.35-acre property with an 8-key hotel, comprising five one-bedroom loft units and three two-bedroom loft units, with associated site improvements, including a private pool, accessory utility structure, dumpster enclosure and landscaping (“Project”). Each unit will include a full kitchen, bathroom, living area, and washer/dryer facilities.

The property is within the Coastal Community Architectural District. The proposed hotel’s architecture is compatible with the architectural district. The hotel is articulated with aluminum Bahama shutters and floor-to-ceiling windows, with the main façade color being white, called “Super White”, and cedar wood lightly stained throughout the building. The materials include smooth stucco and cedar wood lightly stained to provide additional articulation. The proposed height is 19 feet 2.75 inches appearing as 2 floors but they are lofted units. Each unit has 1 parking space with an additional parking space for staff which will be accessed from SE 19 Ave.

The Property is within RM-25, residence multifamily zoning district, with a Future Land Use (FLU) designation of Residential High.

As part of the Applicant’s request for the Major Site Plan, they are seeking conditional use approval to permit a hotel/tourist accommodation within the RM-25 zoning district.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On August 26, 2026, the project was heard and approved, as submitted, by the Community Appearance Board.

### SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The application has been reviewed by the Development Review Committee (Planning & Zoning, Landscape, Environmental Services, Sanitation, Fire). Staff comments have been addressed, and the application is considered to be in compliance with the Land Development Code. Staff DRC comments are attached to this report.

### PLANNING CONSIDERATIONS:

1. Compliance with the Comprehensive Plan: Per Section 98-9, no permit or approval for development of land shall be approved which does not comply with the goals, objectives, and policies (GOPs) of the Deerfield Beach Comprehensive Plan. The

Future Land Use (FLU) Map designation identifies the site as Residential High. The proposed hotel is allowed in this land use designation.

2. Land Development Requirements: The existing property is zoned RM-25, residence multi-family. Pursuant to the City of Deerfield Beach Land Development Requirements, a hotel is a conditional use within the RM-25 zoning district, and the proposed development complies with all the zoning requirements for the RM-25, residence multi-family zoning district. The allowable density for this property under RM-25 is 10 rooms, with the project proposing 8.. All zoning regulations for RM-25 and parking requirements are met and does not require the request for variances or technical deviations.

3. Findings of compatibility of a proposed development with adjacent and neighboring (500 feet) uses and zoning: Per Section 98-17 (15), there must be a finding of compatibility as defined in the Land Development Regulations, between adjacent and neighboring uses (500 feet) and the proposed development. By definition, compatibility is to be measured based on the following compatibility characteristics of the proposed development in relationship to the immediate surrounding area:

a. *Permitted uses, structures and activities allowed within the zoning category;*

The proposed Project is a conditional use within the RM-25 zoning district. The district allows for up to 10 rooms with a density of 25 units/acre; the Project is proposing a total of 8 rooms. The property is surrounded by single- and multi-family uses, and hotels in the RM-25 zoning district to the North, South, and East. Located to the West are single-family homes within the RS-5 zoning district.

b. *Building location, dimensions, height and floor area;*

The Project meets all yard setback regulations for RM-25. The setbacks are as follows:

- Front setback: Proposed – 25 feet                      Required – 25 feet
- Interior Side Setback: Proposed – 53 feet              Required – 10 feet\*
- Interior Side Setback: Proposed – 10 feet              Required – 10 feet\*
- Rear Setback: Proposed – 15 feet                      Required – 15 feet\*

\*Plus one foot for every two feet of building height above 20 feet

The proposed height is 19 feet 2.75 inches, which is less than the maximum height of 55 feet in the RM-25 zoning district. The Project proposes a lot coverage of 25.38% out of the maximum 40%. The proposed building and site improvements follow all requirements for the RM-25 zoning district.

c. *Location and extent of parking, access drives, and service areas;*

The Project proposes ingress/egress access to/from the site on SE 19 Ave. Internal circulation will provide 9 parking spaces with a 23-foot-wide driveway aisle. The property requires 8 parking spaces and will provide a total of 9 parking spaces. The dumpster will be located at the end of the driveway for easy access.

d. *Traffic generation, hours of operation, noise levels and outdoor lighting;*

The proposed Project generates fewer than 500 trips per day and does not require review by the City's traffic engineering consultant, per code section 98-17(2). The amount of traffic generation, noise levels, and lighting are anticipated

to be compatible with the surrounding residential developments. The project proposes eight (8) hotel rooms and will not cause greater noise levels than similar residentially zoned developments. A photometric plan was submitted with this application and demonstrates that the proposed outdoor lighting will not encroach onto the adjacent property lines, meeting the requirements for lighting.

e. *Alteration of light and air;*

The proposed Project's height and compatibility with the surrounding uses will not impact light and air more than what would be allowed by the zoning regulations. Lighting will not encroach outside the property line.

f. *Setbacks and buffers – Fences, walls, landscaping and open space treatment. To be compatible, design treatments must reflect consideration of adjoining and surrounding development and land use;*

The proposed Project meets the underlying setback requirements of the RM-25 zoning district. All other buffers and setbacks for the designated zoning are met. The proposed location is surrounded by similar single-, multi-family, and hotel uses.

g. *Conditions, uses or activities which pose a significant risk to the safety or security to those under 18 years of age using schools, churches, parks, playgrounds or other facilities which cater to those under 18 years of age;*

The applicant is proposing an 8-key hotel, which does not pose a significant risk to the safety or security of those less than 18 years of age in the 500-foot vicinity.

h. *Outside activities associated with the proposed use which could interfere with the peace and/or tranquility of residences or propose a significant risk to the safety or security of children in public or private schools, day care facilities, churches, parks, playgrounds, and other places that cater to children under the age of 18 or places which regularly provide facilities for such children to gather; and*

The Project proposes a pool as an amenity located within a fenced-in area with a perimeter retaining wall. It would not pose a significant risk to the safety or security of children who gather in certain public places. The outside activities proposed with the development include regular hotel activities, such as parking and a private pool.

i. *Conditions, uses, or activities which could pose a significant risk to the safety or security of single-family residences within 500 feet of the lot upon which the use will occur.*

The proposed Project will not pose a significant risk to the safety or security of single-, multi-family residences, and hotels within 500 feet. While the project is developing an 8-key hotel, it will conform with the adjacent single-, multi-family, and hotel uses on the barrier island.

## **SUMMARY:**

Staff's review of Major Site Plan application 22-RM25-109 Rev. 1 and Conditional Use application 2664 found that the proposed project is consistent with the goals, objectives,

and policies of the Future Land Use Element of the Deerfield Beach Comprehensive Plan, and the proposed use is permitted per the Land Development Code.

**This report contains the requirements of the Deerfield Beach Development Review Committee members relative to this site development plan application. If there are any questions or issues regarding compliance with any of the requirements in this report, the respective department should be contacted directly.**

## Development Plan Application Comments



# DEVELOPMENT REVIEW COMMITTEE COMMENTS

|                               |                              |                         |                           |
|-------------------------------|------------------------------|-------------------------|---------------------------|
| <b>Project Name:</b>          | <b>BEACHaus Boutique Inn</b> | <b>Application No.:</b> | <b>22-RM25-109 Rev. 1</b> |
| <b>Reviewer Name:</b>         | <b>Emily Cortez</b>          | <b>Project Address:</b> | <b>264 SE 19 Ave</b>      |
| <b>Department / Division:</b> | <b>Planning &amp; Zoning</b> |                         |                           |
| <b>Position:</b>              | <b>Planner II</b>            |                         |                           |
| <b>Date of Review:</b>        | <b>July 27, 2026</b>         |                         |                           |
| <b>Submittal No.:</b>         | <b>3</b>                     |                         |                           |

### A. GENERAL COMMENTS:

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | The Project coordinator, Laurie Harari, shall be the primary point of contact between the applicant and the City during the DRC process. The applicant shall not contact a City consultant without first contacting the project coordinator. Furthermore, the applicant must notify or copy via email <a href="mailto:lhari@deerfieldbeachfl.gov">lhari@deerfieldbeachfl.gov</a> any conversation or contact the applicant has with a separate division or department of the City. |
| 1.  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 1a. | Comment acknowledged. The new project coordinator is Emily Cortez and can be reach at <a href="mailto:ecortez@deerfieldbeachfl.gov">ecortez@deerfieldbeachfl.gov</a>                                                                                                                                                                                                                                                                                                               |
| 2.  | All resubmittals shall be provided with a written narrative responding to all comments. All resubmittals require an appointment with a planner to resubmit plans.                                                                                                                                                                                                                                                                                                                  |
| 2a. | Comment acknowledged.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 3.  | Per Section 98-14(f), An application for development plan shall be deemed to have been abandoned becoming null and void after six months of inactivity. If an application has no activity within this time frame, then a new application for development plan along with all applicable fees shall be submitted should the applicant wish to proceed with the project.                                                                                                             |
| 3a. | Comment addressed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 4.  | Per Section 98-14(j), Expiration or extension of site plan approval. A site plan approval shall expire 18 months following the date of approval unless a building permit for a principal building as required by the Florida Building Code, has been issued to the applicant and kept in force so that work is proceeding towards a completion of the site and project in a commercially reasonable time.                                                                          |
| 4a. | Comment acknowledged.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 5.  | Community Appearance Board approval is required prior to approval of site plan. Staff will notify the applicant once application submittal is to be                                                                                                                                                                                                                                                                                                                                |

## Development Plan Application Comments

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | scheduled as item on an agenda. The applicant shall provide both existing and proposed elevations to determine building facades will complement each other. Once staff has advised the item is ready to be scheduled for CAB, submit five (5) sets of revised plans in 11" x 17" with Community Appearance Board application, which include colored building elevations and complete site plan sets.                                                                                                                                                                                                                                                                                                               |
| 5a. | Comment acknowledged.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 6.  | Community Meeting - Prior to being scheduled for a public hearing, the Applicant is encouraged to hold its own meeting with the surrounding community to explain the proposed project and seek feedback. At a minimum, the applicant should invite all properties within 500 feet of the subject site. If a meeting is held, please provide Planning and Development Services staff with the meeting details for record on the file.                                                                                                                                                                                                                                                                               |
| 6a. | Comment acknowledged.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 7.  | Per Sec. 98-35 All applications proceeding to City Commission shall comply with requirements for public notice, including payment of all required public notification fees, submittal of all documents and labels for notice to property owners, on-site signage, and newspaper publishing. Applicants are only permitted to begin the public notification process upon determination by Planning & Zoning staff that the item has been scheduled for an upcoming public hearing. The Public Notice Checklist can be accessed at <a href="http://www.deerfield-beach.com/DocumentCenter/View/12586/Public-Notice-Checklist">http://www.deerfield-beach.com/DocumentCenter/View/12586/Public-Notice-Checklist</a> . |
| 7a. | Comment acknowledged.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 8.  | For items being heard by City Commission, a cost recovery fee shall be paid by check to the City of Deerfield Beach for electronic document remediation of the application in order to comply with Title III of the Americans with Disabilities Act. The fee will be payable by the Applicant once the City receives the invoice.                                                                                                                                                                                                                                                                                                                                                                                  |
| 8a. | Comment acknowledged.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 9.  | As with all developments in Deerfield Beach, before a building permit can be issued, this development must receive approval from the Broward County Resilient Environment Department, Urban Planning Division, Development and Environmental Review, 954-357-6666, Option 2, <a href="mailto:DERPLans@broward.org">DERPLans@broward.org</a>                                                                                                                                                                                                                                                                                                                                                                        |
| 9a. | Comment acknowledged.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 10. | <p>The initial site plan application fee includes the first review plus two resubmittals. Per Section 98-13(b)(4) and as provided in the City's fee schedule (Resolution 2018/194), any resubmittal after the 3rd site plan review requires a fee of 30% of the initial application fee to be submitted for each submittal thereafter, which will be <b>\$650.33</b>.</p> <p>Resubmittal fee after 3<sup>rd</sup> submittal = \$2,167.78 x 30% = \$650.334 = <b>\$650.33</b></p> <p>Total initial fee formula = (Zoning review fee) + (Fire review fee)</p>                                                                                                                                                        |



## Development Plan Application Comments

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |                                          |           |                                          |          |                                  |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------|-----------|------------------------------------------|----------|----------------------------------|
|                | <p><i>* Gross Floor Area (GFA) per site plan submitted = 3,389 square feet</i></p> <p><b>Zoning review fee</b> = Major non-residential site plan fee</p> <ul style="list-style-type: none"> <li>• = \$2,000 + \$20/1,000 Gross Floor Area (GFA)</li> <li>• = \$2,000 + (\$20.00 x (3,389 GFA per Plans) / (1,000))</li> <li>• = \$2,000 + (\$20 x 3.389)</li> <li>• = \$2,000 + (67.78)</li> <li>• = \$2,067.78</li> </ul> <p><b>+ Fire review fee</b> = \$100 per application</p> <ul style="list-style-type: none"> <li>• = \$100</li> </ul> <p><b>= Total fees due</b> = \$2,067.78 + \$100 = \$2,167.78</p>                                                                       |                |                                          |           |                                          |          |                                  |
| 10a.           | Comment acknowledged.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                                          |           |                                          |          |                                  |
| 11.            | <p>Per the requirements of Chapter 98-17.1 the applicant is required to pay impact fees for Public Safety and Parks. Payment of these fees are due at the time of Building permit submittal. Please note that if the project changes in size or intensity, the below calculations may also change. An impact fee calculation sheet will be given to the applicant when the project is complete.</p> <table style="margin-left: 40px;"> <tr> <td>1. Fire Rescue</td><td>\$ 53.42 per 1,000 sq. ft. of floor area</td></tr> <tr> <td>2. Police</td><td>\$ 39.54 per 1,000 sq. ft. of floor area</td></tr> <tr> <td>3. Parks</td><td>\$ 960.00 per Hotel / Motel Room</td></tr> </table> | 1. Fire Rescue | \$ 53.42 per 1,000 sq. ft. of floor area | 2. Police | \$ 39.54 per 1,000 sq. ft. of floor area | 3. Parks | \$ 960.00 per Hotel / Motel Room |
| 1. Fire Rescue | \$ 53.42 per 1,000 sq. ft. of floor area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |                                          |           |                                          |          |                                  |
| 2. Police      | \$ 39.54 per 1,000 sq. ft. of floor area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |                                          |           |                                          |          |                                  |
| 3. Parks       | \$ 960.00 per Hotel / Motel Room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |                                          |           |                                          |          |                                  |
| 11a.           | Comment acknowledged.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                                          |           |                                          |          |                                  |
| 12.            | Prior to the issuance of a building permit, the applicant must receive a Certificate of Concurrence Letter from the Planning and Development Services Department. This letter will serve as the Development Permit as required under Section 98-18 of the Land Development Code of the City of Deerfield Beach for approval of the site plan.                                                                                                                                                                                                                                                                                                                                         |                |                                          |           |                                          |          |                                  |
| 12a.           | Comment acknowledged.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                                          |           |                                          |          |                                  |
| 13.            | A Building permit will not be issued until the applicant has also received approval of an Engineering permit for the Environmental Services Department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                |                                          |           |                                          |          |                                  |
| 13a.           | Comment acknowledged.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                                          |           |                                          |          |                                  |
| 14.            | Applicants are required to compensate the city for any costs associated for reviews made by a City consultant for items such as traffic and noise. The Certificate of Concurrence Letter shall not be issued until all associated fees are paid.                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |                                          |           |                                          |          |                                  |
| 14a.           | Comment acknowledged.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                                          |           |                                          |          |                                  |
| 15.            | Be advised that based on the corrections requested, additional DRC comments may be forthcoming following resubmittal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                                          |           |                                          |          |                                  |
| 15a.           | Comment acknowledged.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                                          |           |                                          |          |                                  |
| 16.            | The proposed use requires a Conditional Use approval from the City Commission. The applicant must show how the proposed use is in compliance with Section 98-85 of the Land Development Code. A concurrent application has been submitted under Case No. 2664. Comments will be                                                                                                                                                                                                                                                                                                                                                                                                       |                |                                          |           |                                          |          |                                  |

## Development Plan Application Comments

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|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | supplied in a supplemental review memo.                                                                                                                                                                                                                                                                             |
| 16a. | Comment acknowledged.                                                                                                                                                                                                                                                                                               |
| 17.  | The applicant will be reimbursed \$1,022.22 for overpayment. The applicant paid \$4,190.00 via check for both the non-residential major site plan and Conditional Use applications. The total fee due for the initial submittal is \$3,167.78 (\$2,067.78 Site Plan + \$1,000 Conditional Use + \$100 Fire Review). |
| 17a. | Comment acknowledged.                                                                                                                                                                                                                                                                                               |

### B. APPLICATION

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Per Section 98-13(b)(8) At a minimum, six hard copies (five copies with sheet format of 24 inches x 36 inches and one copy with sheet format of 11 inches x 17 inches) and two electronic copies (provided electronically and digitally signed), in which all pages are signed and sealed as well as being consistently scaled using a measurement found on a civil engineer's scale. Location plans, master plans, elevations, and floor plans are exempt from this scale requirement.                                     |
| 1a. | Portion of comment still applies. Ensure the survey, site plan, landscape plan, irrigation plan and photometric sheets are consistently scaled. Provide a scale bar for the photometric sheet.                                                                                                                                                                                                                                                                                                                              |
| 1b. | Comment addressed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2.  | Provide electronic copies of the narrative, development plan application, and all other required supplemental materials. The landscape plan and other plan sheets were not provided in electronic format in the USB Drive.                                                                                                                                                                                                                                                                                                  |
| 2a. | Comment addressed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 3.  | Per Section 98-13(b)(8), the applicant is required to provide the development plan in the required sheet order. Revise the plan sheets to be in the following order: Cover Page, Survey, Site Plan, Site Plan Details (as needed), Elevations, Floor Plans, Landscape Plan, Irrigation Plan, Photometric Plan. Ensure both the digital and physical sets are consistent. As submitted, the digital plan set is not consistent with the physical plan set. The order is different and does not include the irrigation plans. |
| 3a. | Comment addressed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 4.  | Per Section 98-13(8)(j), the attached document titled Conceptual Engineering Plan is advisory comments and shall be addressed upon submittal of the engineering permit. Applicant must not resubmit conceptual engineering plan sets or address these comments during the DRC process.                                                                                                                                                                                                                                      |
| 4a. | Comment acknowledged.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 5.  | Provide the existing City Future Land Use Map designation on the application form.                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 5a. | Comment addressed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

## Development Plan Application Comments

|           |                                                                                                                                                                                                                                                                                                          |  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>C.</b> | <b>COVERPAGE:</b>                                                                                                                                                                                                                                                                                        |  |
| 1.        | Per Section 98-13(b)(8)(a)(3) Provide a location map showing adjacent land use and zoning and all curbs and median cuts within 300 feet. The map may be inset and scaled accordingly. Label the existing City Future Land Use Map designation of the site, Broward County Land Use Plan designation, and |  |
| 1a.       | Comment addressed.                                                                                                                                                                                                                                                                                       |  |
| 2.        | Remove the operational statement from the cover page and include it in the project narrative.                                                                                                                                                                                                            |  |
| 2a.       | Comment addressed.                                                                                                                                                                                                                                                                                       |  |
| <b>D.</b> | <b>SURVEY:</b>                                                                                                                                                                                                                                                                                           |  |
| 1.        | Per Section 98-13(8)(b)(1) Provide a certified boundary survey that is no more than one year old from the submittal date and extending to the center line of all adjacent streets, which specifies gross and net acreage or square footage. The provided survey is from 2022.                            |  |
| 1a.       | Comment addressed.                                                                                                                                                                                                                                                                                       |  |
| <b>E.</b> | <b>SITE PLAN AND SITE DETAIL:</b>                                                                                                                                                                                                                                                                        |  |
| 1.        | Pursuant to Code sec. 78-6(d).3.e, "properties within this Design District boundaries shall adhere to the architectural design standards as set forth in the Cove Overlay District (COD) Architectural Design Guidelines found in section 98-53B(g)."                                                    |  |
| 1a.       | Comment addressed.                                                                                                                                                                                                                                                                                       |  |
| 2.        | Per Section 98-13(8)(d)(3) Show the location of all mechanical equipment showing adequate concealment.                                                                                                                                                                                                   |  |
| 2a.       | Comment addressed.                                                                                                                                                                                                                                                                                       |  |
| 3.        | Revise net and gross lot area. Net should be 12,102 square feet. The gross lot area will include the net area plus the area between the property line to the centerline of the SE 19 Avenue roadway. Adjust accordingly.                                                                                 |  |
| 3a.       | Comment addressed.                                                                                                                                                                                                                                                                                       |  |
| 4.        | Clarify whether a wall sign is proposed on the building. If proposing a wall sign, update the sign plan sheet accordingly.                                                                                                                                                                               |  |
| 4a.       | Comment acknowledged.                                                                                                                                                                                                                                                                                    |  |

## Development Plan Application Comments

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|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.  | Pursuant to Code section 98-17(2), a traffic statement for the proposed nine-room hotel / motel use is required. The trip generation statement submitted with this application is dated 2022 and reflects a six-unit residential development. Please update the traffic statement and provide with the next submittal. The statement should specify the affected roadway(s) by name in the provided table. |
| 5a. | Comment addressed.                                                                                                                                                                                                                                                                                                                                                                                         |

### F. **ELEVATION:**

|     |                                                                                                                                            |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Clarify whether the primary structure's roof overhang provides shelter over the sidewalk/accessway between it and the accessory structure. |
| 1a. | Comment addressed.                                                                                                                         |

### G. **PHOTOMETRIC PLAN:**

|     |                                                                                                                                                                                                                                                             |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Per Section 98-13(8)(g)(7) Provide the location and dimensions of all easements and above ground utility lines, FPL boxes and other related structures.                                                                                                     |
| 1a. | Comment acknowledged.                                                                                                                                                                                                                                       |
| 2.  | Per Section 98-13(8)(h)(7) Show that this property, due to its location east of the intracoastal waterway, is in adherence to Article IV, Environment, Section 34-60 of the Land Development Code and Article IV- Beach Area Outdoor Lighting restrictions. |
| 2a. | Comment addressed.                                                                                                                                                                                                                                          |



## DEVELOPMENT REVIEW COMMITTEE

|                               |                           |                         |                              |
|-------------------------------|---------------------------|-------------------------|------------------------------|
| <b>Project Name:</b>          | <b>BOUTIQUE INN</b>       | <b>Application No.:</b> | <b>22-RM25-109<br/>REV 1</b> |
| <b>Reviewer Name:</b>         | <b>CAPT MIKE HEFFERON</b> |                         |                              |
| <b>Department / Division:</b> | <b>FIRE PREVENTION</b>    |                         |                              |
| <b>Position:</b>              | <b>CAPTAIN</b>            |                         |                              |
| <b>Date of Review:</b>        | <b>07/27/2026</b>         |                         |                              |
| <b>Submittal No.:</b>         | <b>3</b>                  |                         |                              |

**A. APPLICATION / GENERAL COMMENTS:**

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| 1. | <p><b>A complete set of permitted plans must be submitted for review and approval prior to all construction.</b></p> <p><b>All permitted plans must document on plans that a certificate of occupancy shall not be issued until the AHJ determines that the building is in compliance with section 118 (TWO WAY RADIO ENHANCEMENT SYSTEM) with Broward County Local Amendments to the Florida Fire Prevention Code 7<sup>TH</sup> Ed., NFPA 1-Fire Code, Florida Edition 2018, NFPA 101-Life Safety Code, Florida Edition 2018.</b></p> |  |  |
|    | <b><u>NOT ADDRESSED DOCUMENT ON SITE PLAN</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |
|    | <b><u>ADDRESSED</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |
|    | <p><b>A Fire Sprinkler System is required for this project.</b></p> <p><b>A fire hydrant flow must be conducted before any building permit can be issued and/or any vertical rise of this project can begin.</b></p> <p><b>PROVIDE A HYDRANT FLOW TEST TO DETERMINE THE AVAILABLE WATER SUPPLY TO THIS PROJECT AND SHALL BE PREPARED BY A PROFESSIONAL ENGINEER BASED ON THE FLORIDA FIRE PREVENTION CODE 8<sup>TH</sup> EDITION ( NFPA 1 18.4.5.3 BUILDINGS OTHER THAN 1 AND 2 STORY RESIDENTIAL BUILDINGS)</b></p>                    |  |  |
|    | <b>NOT ADDRESSED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |
|    | <b>ADDRESSED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |

## Development Plan Application Comments

**B.**

| <b>SITE PLAN:</b> |                                                                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                | PROVIDE TURNING RADIUS 38FT INSIDE RADIUS AND 50 FT OUTSIDE RADIUS                                                                                                                                                                                                           |
|                   | ADDRESSED                                                                                                                                                                                                                                                                    |
| 2.                | FIRE SPRINKLERS REQUIRED BASED ON THE FLORIDA FIRE PREVENTION CODE 8 <sup>TH</sup> EDITION (SHOW LOCATION OF THE BACK FLOW, POINT OF SERVICE, SHOW LOCATION FOR THE FDC, NO FURTHER THAN 100 FT FROM AN FIRE HYDRANT. SHOW FIRE PROTECTION SIZE LEADING TO THE WATER SUPPLY) |
|                   | ADDRESSED                                                                                                                                                                                                                                                                    |
| 3.                | FIRE HYDRANTS SHALL BE SPACED NO FURTHER THAN 350 FT FROM EACH OTHER ( SHOW LOCATION OF 2 <sup>ND</sup> FIRE HYDRANR )                                                                                                                                                       |
|                   | ADDRESSED                                                                                                                                                                                                                                                                    |
| 4.                | FIRE ALARM REQUIRED BASED ON FLORIDA FIRE PREVENTION CODE 8 <sup>TH</sup> EDITION                                                                                                                                                                                            |
|                   | ADDRESSED                                                                                                                                                                                                                                                                    |
| 5.                | KNOX BOX REQUIRED                                                                                                                                                                                                                                                            |
|                   | ADDRESSED                                                                                                                                                                                                                                                                    |



## DEVELOPMENT REVIEW COMMITTEE

|                                   |                              |                         |                               |
|-----------------------------------|------------------------------|-------------------------|-------------------------------|
| <b>Project Name:</b>              | <b>Beachaus Boutique Inn</b> | <b>Application No.:</b> | <b>22-RM25-109<br/>Rev. 1</b> |
| <b>Reviewer Name:</b>             | <b>Harold Hoyte</b>          | <b>Project Address:</b> | <b>264 SE 19th<br/>Ave.</b>   |
| <b>Department /<br/>Division:</b> | <b>Landscape</b>             |                         |                               |
| <b>Position:</b>                  | <b>Landscape Architect</b>   |                         |                               |
| <b>Date of Review:</b>            | <b>7/30/26</b>               |                         |                               |
| <b>Submittal No.:</b>             | <b>3</b>                     |                         |                               |

**A.**

| <b>LANDSCAPE PLAN:</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                     | The tree survey on Sheet L-1 shall include clear columns for condition rating and, if needed, mitigation values. Any plant material with a condition rating below 60% shall be removed and mitigated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 1.a                    | Comment addressed 7.9.26.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 2.                     | Per Section 98-81 (h)(2) mitigation, once determined, may be achieved in two ways: (1) the applicant may plant additional trees on the site to satisfy this requirement or (2) for trees that cannot be mitigated on-site, the applicant will have to pay into the Tree Preservation Trust Fund. Communicate on the planting plans which mitigation option is going to be utilized (can be a combination of the two options). Mitigation is to be 1.5 times the canopy per section 98-81(h) (2) (e); for palms or trees not mitigated on-site, pay into the Tree Preservation fund at a rate of \$200 for every 3 inches of Diameter at Breast Height (DBH). Appraisals are required for specimen trees (18 inches DBH or more and in good condition [60% or better). Using the Trunk Method outlined in 'The Guide for Plant Appraisal,' 9th Edition, note that existing or proposed required trees cannot be used toward meeting this requirement. Provide a tree disposition chart of existing trees to be removed, showing height, spread, condition (in percentage), and DBH. Add a column for mitigation calculations. |
| 2.a                    | Comment addressed 7.9.26.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 3.                     | Per Section 98-80 (k)(3), add 2 more flowering trees to the plan. May replace the proposed palms to satisfy this requirement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3.a                    | Comment addressed 7.9.26.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 4.                     | Per Section 98-80 (l)(5), add a type "D" curb around all landscape areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 4.a                    | Comment addressed 7.9.26.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 5.                     | Show the location and the actual tree canopy on adjacent properties. Adjust the location or species of the proposed trees accordingly.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 5.a                    | Comment not addressed. Show trees in the correct species and sizes, including spread. This may affect the location of proposed trees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

## Development Plan Application Comments

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|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.b  | Comment addressed 7.30.26.                                                                                                                                                              |
| 6    | Screen trash enclosure walls with a 36-inch hedge.                                                                                                                                      |
| 6.a  | Comment addressed 7.9.26.                                                                                                                                                               |
| 7.   | Move large trees 16' off the property line or add a root barrier to large and medium trees closer than 6 ft. and palms and small trees within 3 ft. of paved area, curb, or foundation. |
| 7.a  | Comment addressed 7.9.26.                                                                                                                                                               |
| 8.   | Label all buffers on L-2.0 with dimensions.                                                                                                                                             |
| 8.a  | Comment addressed 7.9.26.                                                                                                                                                               |
| 9.   | Label areas not identified as hardscape or planting areas. Unlabeled areas are assumed to be impervious and would require an adjustment to the pervious calculation.                    |
| 9.a  | Comment addressed 7.9.26.                                                                                                                                                               |
| 10.  | Per Section 98-80 (e) (14)(e), add an 18' tree or an 18' graywood palm as foundation planting.                                                                                          |
| 10.a | Comment addressed 7.9.26.                                                                                                                                                               |
| 11.  | Change Royal palms to a less hazardous palm. Leaf fall is dangerous in a residential application.                                                                                       |
| 11.a | Comment addressed 7.9.26. The applicant chose to keep the palms.                                                                                                                        |





## DEVELOPMENT REVIEW COMMITTEE

|                               |                              |                        |                               |
|-------------------------------|------------------------------|------------------------|-------------------------------|
| <b>Project Name:</b>          | <b>BEACHaus Boutique Inn</b> | <b>Application No:</b> | <b>22-RM25-109<br/>Rev. 1</b> |
| <b>Reviewer Name:</b>         | <b>Patrick Bardes</b>        |                        |                               |
| <b>Department / Division:</b> | <b>Municipal Services</b>    |                        |                               |
| <b>Position:</b>              | <b>Coastal Coordinator</b>   |                        |                               |
| <b>Date of Review:</b>        | <b>03/27/2026</b>            |                        |                               |
| <b>Submittal No:</b>          | <b>Submittal 1</b>           |                        |                               |

**A. RECYCLING & SOLID WASTE DIVISION:**

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | <p>The above Site Plan Application, located at 264 SE 19 Avenue, Deerfield Beach, FL 33431 has been reviewed by the Municipal Services Dept. (Recycling and Solid Waste Management) and was found to be <b>Acceptable</b> as it relates to collection services and location of Recycling/Solid Waste Receptacle.</p> <p>The site will be served by a Front Loader Truck type. The dumpsters will need to have lids, wheels and a capacity of no less than 4 cubic yards.</p> |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Development Plan Application Comments



### DEVELOPMENT REVIEW COMMITTEE

|                               |                                                            |                             |                    |
|-------------------------------|------------------------------------------------------------|-----------------------------|--------------------|
| <b>Project Name:</b>          | <b>Boutique Hotel<br/>Major Site Plan<br/>Modification</b> | <b>Application<br/>No.:</b> | <b>22-RM25-109</b> |
| <b>Reviewer Name:</b>         | <b>Alfonso Orellana</b>                                    |                             |                    |
| <b>Department / Division:</b> | <b>Environmental Services</b>                              |                             |                    |
| <b>Position:</b>              | <b>Plans Reviewer</b>                                      |                             |                    |
| <b>Date of Review:</b>        | <b>04-20-2026</b>                                          |                             |                    |
| <b>Submittal No.:</b>         | <b>1</b>                                                   |                             |                    |

**A.**

#### **SITE PLAN:**

- |    |                                                               |
|----|---------------------------------------------------------------|
| 1. | No objections to the proposed Boutique Hotel Major Site Plan. |
|----|---------------------------------------------------------------|



## DEVELOPMENT REVIEW COMMITTEE

|                               |                                                    |                         |                    |
|-------------------------------|----------------------------------------------------|-------------------------|--------------------|
| <b>Project Name:</b>          | <b>Boutique Hotel Major Site Plan Modification</b> | <b>Application No.:</b> | <b>22-RM25-109</b> |
| <b>Reviewer Name:</b>         | <b>Alfonso Orellana</b>                            |                         |                    |
| <b>Department / Division:</b> | <b>Environmental Services</b>                      |                         |                    |
| <b>Position:</b>              | <b>Plans Reviewer</b>                              |                         |                    |
| <b>Date of Review:</b>        | <b>04-20-2026</b>                                  |                         |                    |
| <b>Submittal No.:</b>         | <b>1</b>                                           |                         |                    |

**A. CONCEPTUAL ENGINEERING PLAN:**

- |    |                                                               |
|----|---------------------------------------------------------------|
| 1. | No objections to the proposed Boutique Hotel Major Site Plan. |
|----|---------------------------------------------------------------|

**B. ADVISORY COMMENTS:**

- |    |                                                                                                                                                                                                                                                                             |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Please note that comments provided are based on the Conceptual Engineering Plans provided and as such is a preliminary review and additional comments may be provided and/or required upon review of any revised plans submitted at time of Engineering Permit application. |
| 2. | Provide copies of all permits from agencies having jurisdiction at the time of Engineering Permit Application, including, but not limited to Broward County EPGMD                                                                                                           |

## Development Plan Application Comments

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. | <p><b>DAMAGE BY CONTRACTOR</b></p> <p>A. The Contractor shall protect from damage by construction operations, all public streets sidewalks, landscape, irrigation, signage, striping, pavements, including all base courses and surface courses, that abuts the work area.</p> <p>B. Any sidewalk, base course or surface course beyond those limits, damaged as a result of the Contractor's operation, shall be restored in accordance with prevailing applicable professional standards, to the satisfaction of the City of Deerfield Beach, and to the satisfaction of any other governing authority having jurisdiction over the work area.</p> <p>C. Any damage to adjacent lanes of pavement will require the Contractor to resurface the entire lane width for a length, as approved by the City of Deerfield Beach. When the damage amounts to 25 percent or more in any one block (approximately 600 feet), the Contractor shall resurface the entire width of the lanes in which the damage occurred for the entire block.</p> <p>D. The Contractor is hereby notified that wherever the line for repaving for trenches extends one foot into the edge of the existing paving, he shall repave to this edge only. Full lane paving will not be required. Damage to the pavement beyond this line by the Contractor will require that he repave the full width.</p> |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Development Plan Application Comments

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4. | <p>Construction documents submitted at the time of Engineering Permit Application must include, not limited to, the following pages as applicable to the type of construction:</p> <ul style="list-style-type: none"><li>a. Demolition Plan</li><li>b. Stormwater Pollution Prevention Plan/ E&amp;SC Plan</li><li>c. Paving, Grading and Drainage Plans and Details</li><li>d. Water and Sewer Plans and City of Deerfield Beach Standard Details</li><li>e. Pavement Markings and Signing plan in accordance with the MUTCD latest edition, Broward County Traffic Engineering Division or FDOT Standards as applicable</li></ul> <p>If water and sewer demands will increase as a result of the proposed improvements, please, provide calculations for utility capacity evaluation.</p> <p>Provide Utility Easements vacation requests as needed and for new Utility Easements provide sketch and legal description documents for review.</p> <p>Please be advised that this project is required to receive sign-off by the Engineering Department for water connection fees per City of Deerfield Beach Code of Ordinances Sec. 70-132 and for sewer connection fees per City of Deerfield Beach Code of Ordinances Sec. 70-75 prior to issuance of a Certificate of Occupancy.</p> <p>Sidewalk Ramp Detail to match FDOT Index 522-002 and driveway connection shall be in accordance with FDOT Index 515</p> <p>Handicap parking stall shall be in accordance with F.A.C. 553.5041</p> <p>Provide copy of permits from all applicable agencies having jurisdiction (AHJ) including an approved Broward County Surface Water Management License and SFWMD Environmental Resources Permit.</p> |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



# DEVELOPMENT PLAN APPLICATION

PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

One application may be submitted for multiple requests. Unless otherwise directed by staff, the following items with associated attachments are required for staff to determine the application is complete for processing by the City.

## PROJECT INFORMATION:

### TYPE OF REQUEST (check all that apply)

- |                                                                                               |                                                                         |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> New Site Plan / Site Plan Modification (See Attachment A) | <input type="checkbox"/> Plat or Plat Note Amendment (See Attachment F) |
| <input checked="" type="checkbox"/> Community Appearance Board (See Attachment B)             | <input checked="" type="checkbox"/> Conditional Use (See Attachment G)  |
| <input type="checkbox"/> Variance (See Attachment C)                                          | <input type="checkbox"/> Vacation & Abandonment (See Attachment H)      |
| <input type="checkbox"/> Technical Deviation (See Attachment D)                               | <input type="checkbox"/> ROW Variance (See Attachment I)                |
| <input type="checkbox"/> Rezoning (See Attachment E)                                          | <input type="checkbox"/> Sign Variance (See Attachment J)               |

Project Name: BEACHAUS Motel

Property Owner: Quantum Development 2 LLC Ralph G. "Randy" Brown Beachaus 2 LLC

Applicant (if different from Owner): \_\_\_\_\_

Agent (if different from Owner/Applicant): \_\_\_\_\_

Address of Property: 264 SE 19th AVE Deerfield Beach, FL 33441

Legal Description of Property (lot, block, tract, subdivision): Lots 9 and 10, Block 15, Deerfield Beach, According to the Map or Plat thereof, as recorded in Plat Book 4, Page(s) 4, of the public records of Broward County, Florida.

Description of Project: New Construction of a small-scale, one story w/mez. Motel with lofted units designed for transient lodging.  
9 units Total. Private Pool for guests only. No Restaurant. No Shops. Assessory Structure. Owner managed.

|                                  |                       |                                             |                                 |
|----------------------------------|-----------------------|---------------------------------------------|---------------------------------|
| New Development (Y/N):           | <u>Yes</u>            | Modification to Existing Development (Y/N): | <u>No</u>                       |
| Zoning District:                 | <u>RM25</u>           | Future Land Use Category:                   | _____                           |
| Existing Use:                    | <u>2 Rental Units</u> | Proposed Use:                               | <u>Motel- transient lodging</u> |
| Lot Area (acres):                | <u>.2778 acres</u>    | Number of Dwelling Units (proposed):        | <u>8</u>                        |
| Sq. Ft. of Structure (existing): | <u>2,400 SF</u>       | Sq. Ft. of Structure (proposed):            | <u>3,389 finished SF</u>        |

Agent/Owner Signature: 

Name Printed: Ralph G "Randy" Brown

Address: 595 NE Wavecrest CT Boca Raton, FL 33432

Telephone: +1 402 250 5292

Email: RandyBrownArchitects@Gmail.com

# INTERNAL USE ONLY:

SUBMITTAL DATE: 3-6-2026

| REQUEST SUBMITTED                | APPLICATION NO: | FEES<br>Required Provided               |         | REQUEST SUBMITTED               | APPLICATION NO: | FEES<br>Required Provided                                                           |         |
|----------------------------------|-----------------|-----------------------------------------|---------|---------------------------------|-----------------|-------------------------------------------------------------------------------------|---------|
| Site Plan - Residential          |                 | \$2000 + \$10/unit + \$100 (Fire)       |         | Site Plan Modification - Major  |                 | \$2000 + \$100 (Fire)                                                               |         |
| Site Plan - Nonresidential       |                 | \$2000 + \$20 / 1000 GFA + \$100 (Fire) | \$2,840 | Site Plan Modification - Minor  |                 | \$500 + \$100 (Fire)                                                                |         |
| Community Appearance Board (CAB) |                 | \$50                                    | \$50    | Plat or Note Amendment          |                 | \$1000 + \$50/acre (Nonres)<br>\$1000 + \$40/acre + \$10/unit (Res)<br>\$550 (Note) |         |
| Variance (Site Plan)             |                 | \$1000                                  |         | Conditional Use                 |                 | \$1000 / \$300                                                                      | \$1,300 |
| Variance (ZASM)                  |                 | \$300                                   |         |                                 |                 |                                                                                     |         |
| Sign Variance                    |                 | \$550                                   |         |                                 |                 |                                                                                     |         |
| Technical Deviation              |                 | \$500                                   |         | ROW Vacation / Abandonment      |                 | \$1,350                                                                             |         |
| Rezoning                         |                 | \$2000                                  |         | Easement Vacation / Abandonment |                 | \$1,350                                                                             |         |

Total Fees Paid: \$4,190.00 (paid March 7, 2026)

COMMENT 10- PAGE 2- THE CORRECT TOTAL FEES DUE WAS \$2,167.78 WHICH INCLUDED 2 RESUBMITTALS.

## Cost Recovery

| Account No. | Project No. | Project Name | Service | Deposit Amount | Date Received | Check No. | Receipt No. |
|-------------|-------------|--------------|---------|----------------|---------------|-----------|-------------|
|             |             |              |         |                |               |           |             |
|             |             |              |         |                |               |           |             |
|             |             |              |         |                |               |           |             |

BEACHAUS  
*stay a while...*

Motel  
264 SE 19th Ave

City of Deerfield Beach  
Planning & Development Services  
150 NE 2<sup>nd</sup> Ave.  
Deerfield Beach, Florida 33311

## PROOF OF OWNERSHIP documents:

- 1- 264 SE 19th Ave property
- 2- Quantum Development 2 LLC
- 3- 2 BEACHAUS LLC





# MARTY KIARA

BROWARD COUNTY PROPERTY APPRAISER



Property Search

Search Results

Parcel Result



Homestead



Map



Sketch



Estimator



Portability



Exemption



TRIM



Tax



Pictures



Fraud



Ask Marty



Print

[< Prev Parcel](#)

[Next Parcel >](#)

## Property Summary

**Property ID:** 484305041510

**Property Owner(s):** QUANTUM DEVELOPMENT 2 LLC

**Mailing Address:** 595 NE WAVECREST CT BOCA RATON, FL 33432  
[click here to update mailing address](#)

**Property Address:** 264 SE 19 AVENUE # 1-2 DEERFIELD BEACH, 33441

**Neighborhood:**

**Property Use:** 08 - Multi-family - less than 10 units

**Millage Code:** 1111



[<< Previous](#)

[Reorder Assessments](#)

[Commercial Development](#)

[Next >>](#)

Having technical issues? <sup>x</sup>

[Yes](#)

[No](#)

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L25000292810  
FILED 8:00 AM  
June 24, 2025  
Sec. Of State  
nculligan

**Article I**

The name of the Limited Liability Company is:

2 BEACHAUS LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

595 NE WAVECREST CT  
BOCA RATON, FL. US 33432

The mailing address of the Limited Liability Company is:

595 NE WAVECREST CT  
BOCA RATON, FL. US 33432

**Article III**

Other provisions, if any:

PRACTICE OF REAL ESTATE DEVELOPMENT AND MANAGEMENT

**Article IV**

The name and Florida street address of the registered agent is:

RALPH BROWN  
595 NE WAVECREST CT  
BOCA RATON, FL. 33432

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: RALPH G. BROWN

## **Article V**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
RALPH G BROWN  
595 NE WAVECREST CT  
BOCA RATON, FL. 33432 US

Title: MGR  
KIMBERLY S BROWN  
595 NE WAVECREST CT  
BOCA RATON, FL. 33432 US

**L25000292810**  
**FILED 8:00 AM**  
**June 24, 2025**  
**Sec. Of State**  
**nculligan**

## **Article VI**

The effective date for this Limited Liability Company shall be:

06/23/2025

Signature of member or an authorized representative

Electronic Signature: RALPH G. BROWN

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

OPERATING AGREEMENT  
OF  
QUANTUM DEVELOPMENT 2, LLC

PARTIES:

OPERATING AGREEMENT effective the 18th of August, 2021, entered into by the RANDY BROWN FAMILY PARTNERSHIP, LTD of Omaha, Nebraska, (hereinafter referred to as “Member”).

RECITALS:

This Agreement is made with reference to the following facts and objectives:

A. The Member desires to create a limited liability company (hereinafter the “Company”) to (i) provide for the management and operation of the business carried on by the Company; and (ii) assure that there will be continuity of management.

B. The Member desire to set forth the terms and conditions for the formation, operation and termination of the Company and the disposition of the assets.

C. The following terms used in this Operating Agreement shall have the following meanings (unless otherwise expressly provided herein):

- (i) “Affiliate” shall mean, in the case of any Person (the “Specified Person”), any other Person (a) that directly, or indirectly through one or more intermediaries, controls, is controlled by or is under common control with the Specified Person, or (b) that owns or controls 10% or more of the outstanding voting securities of the Specified Person, or (c) that is an officer, director, employee or agent of, partner in, or trustee of, or serves in a similar capacity with respect to, the Specified Person or an Affiliate of the Specified Person or (d) of which the Specified Person is an officer, director, employee, agent, partner or trustee, or serves in a similar capacity. For purposes of this definition, the term “controls,” “is controlled by,” or “is under common control with” shall mean the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a person or entity, whether through the ownership of voting securities, by contract or otherwise.
- (ii) “Code” shall mean the Internal Revenue Code of 1986 as amended or corresponding provisions of subsequent superseding revenue laws.
- (iii) “Economic Interest” shall mean a Holder’s share of the Company’s profits, losses and distributions of the Company’s assets pursuant to this Operating Agreement, but shall not include the right to participate in the management or affairs of the Company, including, the right to vote, on, consent to or otherwise to participate in any decision of the Members or Managers.

- (iv) "Holder" shall mean an owner of an Economic Interest.
- (v) "Majority in Interest" shall mean more than fifty percent (50%) of the Membership Interest.
- (vi) "Manager" shall mean the Person(s) serving as Manager(s) of the Company pursuant to the provisions of Section 7.2 herein.
- (viii) "Member" shall mean each of the parties who executes a counterpart of this Operating Agreement as a Member and each of the parties who may hereafter become Members.
- (ix) "Membership Interest" shall mean a Member's entire interest in the Company including such Member's Economic Interest and such other rights and privileges that the Member may enjoy by being a Member.
- (x) "Person" shall mean an individual, corporation, partnership, limited liability company, unincorporated association or other legal entity.

#### AGREEMENT:

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

#### SECTION 1. NAME AND PURPOSE.

1.1 Name. The Company shall be carried on under the name of "QUANTUM DEVELOPMENT 2, LLC," a Nebraska limited liability company.

1.2 Purpose. The sole purpose of the Company shall be to have such purposes and engage in such activities with the exception of banking and insurance as may be determined by the Member from time to time, and which are not prohibited by the Nebraska Limited Liability Company Act.

#### SECTION 2. PRINCIPAL PLACE OF BUSINESS AND REGISTERED AGENT.

2.1 Registered Agent. The name and address of the Company's registered agent, in Nebraska is:

Paul M. Brown  
1925 North 120<sup>th</sup> Street  
Omaha, Nebraska 68154

2.2 Principal Place of Business. The principal office of the Company will be located in Omaha, Douglas County, Nebraska, or at such other place as may be determined by the Member.

SECTION 3.            TERM.

The Company shall commence on the date the Certificate of Organization is filed with the Secretary of State, State of Nebraska, and shall continue until terminated as provided by this Agreement, or for thirty (30) years from the date the Certificate of Organization is filed with the Secretary of State, State of Nebraska, whichever shall occur first.

SECTION 4.            MEMBERS.

The name and address of the Member is as follows:

RANDY BROWN FAMILY PARTNERSHIP, LTD  
a Nebraska Limited Partnership  
1925 North 120th Street  
Omaha, Nebraska 68154

SECTION 5.            POWERS.

The Company shall have all powers as enumerated in the Nebraska Limited Liability Company Act (Nebraska Revised Statutes Sections 21-2601 through 21-2645 (1993)) as the same has been enacted and amended from time to time.

SECTION 6.            COMPANY PROPERTY.

Title to all Company assets shall be vested in the Company and shall be held in the name of the Company.

SECTION 7.            MANAGEMENT OF COMPANY AFFAIRS.

7.1 Management. The business and affairs of the Company shall be vested in its Manager. The Manager shall direct, manage and control the business of the Company to the best of his or her ability. Except for situations in which the approval of the Member is expressly required by this Operating Agreement or by nonwaivable provisions of applicable law, the Manager shall have full and complete authority, power and discretion to manage and control the business, affairs and properties of the Company, to make all decisions regarding those matters and to perform any and all other acts or activities customary or incident to the management of the Company's business.

7.2 Number, Tenure and Qualifications. The initial Manager shall be RALPH G. BROWN until his death, removal or resignation as provided herein.. The initial Manager's successor shall be elected annually by the Member. The Manager other than the initial Manager shall hold office until the next annual meeting of Members or until his successor shall have been elected and qualified.

7.3 Liability for Certain Acts. The Manager shall perform his duties as Manager in good faith, in a manner he reasonably believes to be in the best interests of the Company, and with such care as an ordinarily prudent person in a like position would use under similar circumstances. The Manager who performs the duties as Manager shall not have any liability to the Company or its Member by reason of being or having been a Manager of the Company. The Manager does not, in any way, guarantee the return of the Member's capital contributions or a profit for the Members for the operation of the Company. The Manager shall not be liable to the Company or to any Member for any loss or damage sustained by the Company or any Member, unless the loss or damage shall have been the result of fraud, deceit, gross negligence, willful misconduct, breach of this Agreement or a wrongful taking by the Manager.

7.4 Manager and Members Have No Exclusive Duty to Company. The Manager shall not be required to manage the Company as his or her sole and exclusive function and he or she (and any Manager and/or Member) may have other business interest and may engage in other activities in addition to those relating to the Company. Neither the Company nor any Member shall have any right, by virtue of this Operating Agreement, to share or participate in such other investments or activities of the Manager and/or Member or to the income or proceeds derived therefrom. Neither the Manager nor any Member shall incur any liability to the Company or to any of the Members as result of engaging in any other business or venture.

7.5 Bank Accounts. The Manager may from time to time open bank accounts in the name of the Company and the Manager shall be the sole signatory thereon, unless the Manager determines otherwise.

7.6 Resignation. The Manager of the Company may resign at any time by giving written notice to the Members of the Company. The resignation of the Manager shall take effect upon receipt of such notice; and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. The resignation of a Manager who is also a Member shall not affect the Manager's rights as a Member and shall not constitute a withdrawal of a Member.

7.7 Removal. At a meeting called expressly for that purpose, the Manager may be removed at any time, with or without cause, by the Member.

7.8 Vacancies. Any vacancy occurring for any reason in the Manager of the Company may be filled by the Member. A Manager elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office and shall hold office until the expiration of such term and until his successor shall be elected and shall qualify or until his earlier death, resignation or removal.

7.9 Salaries and Compensation. The Manager shall receive a salary or other compensation from the Company in his or her capacity as Manager. The Manager's salary or other compensation shall be fixed from time to time upon the approval of the Member.

7.10 Tax Matter Partner. RALPH G. BROWN is hereby appointed and authorized to perform all duties imposed by Sections 6221 and 6232 of the Internal Revenue Code as “tax matter partner” of the Company. The Company shall indemnify, to the full extent permitted by law, RALPH G. BROWN from and against any damages and losses (including attorney fees) arising out of or incurred in connection with any action taken or omitted to be taken by him in carrying out his responsibilities as tax matter partner, provided such action taken or omitted to be taken does not constitute fraud, gross negligence or willful negligence.

7.11 Indemnification of Manager, his or her Affiliates and Control Persons.

7.11.1 No Liability to Company. Neither the Manager nor any of his or her Affiliates shall be liable to the Company or any Member for any act or omission based upon errors of judgment or other fault in connection with the business or affairs of the Company if the Manager or such Affiliate determined that such course of conduct was in the best interest of the Company; except such indemnification shall not be available for any such liability for losses, claims, damages, liabilities or expenses that a court of competent jurisdiction by final judgment shall determine resulted from the gross negligence or willful misconduct of such Manager or Affiliate.

7.11.2 Indemnification of Manager. To the fullest extent permitted by law, the Manager (each such person being referred to herein as an “Indemnatee”), shall be indemnified and held harmless by the Company from and against any and all losses, claims, damages, settlements and other amounts arising from any and all claims (including attorney fees and expenses, as such fees and expenses are incurred), demands, action, suits or proceedings (civil, criminal, administrative or investigative), in which they may be involved, as a party or otherwise, by reason of their management of the affairs of the Company, whether or not they continue to be such at the time any such liability or expense is paid or incurred; provided that no Indemnatee shall be entitled to the foregoing indemnification if a court of competent jurisdiction shall have determined that such losses, claims, damages, liabilities, expenses or such other amounts resulted from the gross negligence or willful misconduct of such Indemnatee. The termination of a proceeding by judgment, order, settlement or conviction upon a plea of nolo contendere, or its equivalent, shall not, of itself, create any presumption that such losses, claims, damages, liabilities, expenses or such other amounts resulted primarily from the gross negligence or willful misconduct of any Indemnatee or that the conduct giving rise to such liability, was not in the best interest of the Company. The Company shall also indemnify any Indemnatee who was or is a party or is threatened to be made a party to any threatened, pending or completed action by or in the right of the Company to procure a judgment in its favor by reason of the fact that such Indemnatee is or was an agent of the Company, against any losses, claims, damages, liabilities, expenses or any other amounts incurred by such Indemnatee in connection with the defense or settlement of such action; provided that no Indemnatee shall be entitled to the foregoing indemnification if a court of competent jurisdiction shall have determined that any such losses, claims, damages, liabilities, expenses or such other amounts resulted from the gross negligence or willful misconduct of such Indemnatee. The Company may advance any Indemnatee any expenses (including, without limitation, attorney fees and expenses) incurred as a result of any demand,



action, suit or proceeding referred to in this Section 7.11.2 provided that (i) the legal action related to the performance of duties or services by the Indemnatee on behalf of the Company; and (ii) the Indemnatee gives a full recourse promissory note to the Company for the amounts of such advances payable in the event that the Indemnatee is determined to be not entitled to indemnification hereunder.

7.11.3 Indemnification Not Exclusive. The indemnification provided for in Section 7.11.2 hereof shall not be deemed to be exclusive of any other rights to which any Indemnatee may be entitled under any agreement, as a matter of law, in equity or otherwise, and shall continue as to an Indemnatee who has ceased to have an official capacity and shall inure to the benefit of the heirs, successors and administrators of such Indemnatee.

7.11.4 Payable From Company Assets. Any indemnification pursuant to Sections 7.11.1 through 7.11.3 hereof will be payable only from the assets of the Company.

#### 7.12 Elections.

7.12.1 Adjustment of Basis. The Manager, in his or her discretion, may elect to adjust the basis of the assets of the Company for federal income tax purposes in accordance with Section 754 of the Code in the event of the distribution of Company property as described in Section 734 of the Code or a transfer by any Member or Holder of the Membership Interest of such Member or Holder in the Company as described in Section 743 of the Code.

7.12.2 Other Tax Elections. The Manager, at any time and from time to time may also make such other tax elections as they deem necessary or desirable, in his or her discretion.

7.13 Tax Returns. The Manager shall cause to be timely prepared and filed all tax returns and statements which must be filed on behalf of the Company with any taxing authority, and shall submit these returns and statements to each Member before filing.

7.14 Transactions with Members or their Affiliates. The Manager, on behalf of the Company, may enter into contracts with the Member or their Affiliates, provided that any such transactions shall be on terms no more favorable to the Member or their Affiliates than generally afforded to unrelated parties in a similar transaction.

### SECTION 8. POSSIBLE RESTRICTIONS ON TRANSFER.

Notwithstanding anything to the contrary contained in this Agreement, in the event of (a) the enactment (or imminent enactment) of any legislation, (b) the publication of any temporary or final regulation by the United States Department of the Treasury, (c) any ruling by the Internal Revenue Service, or (d) any judicial decision, that, in any case, in the opinion of counsel for the Company, would result in the taxation of the Company as an association taxable as a corporation or would otherwise result in the Company being taxed as an entity for federal income tax purposes, then the Manager may impose such restrictions on the transfer of Membership Interests as may be required,

in the opinion of counsel, to prevent the Company for federal income tax purposes from being taxed as an association taxable as a corporation or otherwise as an entity, including, any action which the Manager in his or her sole discretion may determine to be necessary or appropriate to impose such restrictions.

## SECTION 9. MEETINGS OF THE MEMBER.

9.1 Annual Meetings. The Member shall meet annually on the first Monday in January commencing in 2022 for the purpose of taking such action as the Member deems necessary.

9.2 Special Meetings. Special meetings of the Member may be called by the Manager or by the Member.

9.3 Place of Meeting. The Member may designate any place, either within or outside the State of Nebraska, as the place of meeting for any meeting of the Member. If no designation is made or if a special meeting be otherwise called, the place of meeting shall be the principal executive office of the Company in the State of Nebraska.

9.4 Notice. A written notice stating the place, date, and hour of the meeting, and, in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than three (3) and no more than fifty (50) days before the date of the meeting, either personally or by mail, by or at the direction of the Manager or the Member calling the meeting, to the Member. If mailed, such notice shall be deemed delivered when deposited in the United States mail addressed to the Member at the address appearing on the records of the Company.

9.5 Waiver of Notice. When any notice is required to be given to any Member, a waiver thereof in writing signed by the Member entitled to such notice, whether before, at, or after the time stated therein, shall be equivalent to the giving of such notice.

9.6 Meeting of all Members. If all of the Members shall meet at any time and place, either within or outside of the State of Nebraska, and consent to the holding of a meeting at such time and place, such meeting shall be valid without call or notice, and at such meeting lawful action may be taken.

9.7 Record Date. For the purpose of determining the Members entitled to notice of or to vote at any meeting of Members or any adjournment thereof, or Members entitled to receive payment of any distribution, or in order to make a determination of Members for any other purpose, the date on which notice of the meeting is mailed or the date on which the resolution declaring such distribution is adopted, as the case may be, shall be the record date for such determination of Members. When a determination of Members entitled to vote at any meeting of Member has been made as provided in this Section, such determination shall apply to any adjournment thereof.

9.8 Voting. The Member shall be entitled to vote on all matters brought before the meeting. The presence of the Member shall constitute a quorum.

9.9 Proxy.

9.9.1 Revocable Proxy. The Member may cast or authorize the casting of a vote by filing a written appointment of a revocable proxy with either Manager at or before the meeting at which the appointment is to be effective. The Member may sign or authorize the written appointment by telegram, cablegram, or other means of electronic transmission stating or submitted with information sufficient to determine, that the Members authorized the transmission. Any copy, facsimile, telecommunication or other reproduction of the original of either the writing or the transmission may be used in lieu of the original, if it is a complete and legible reproduction of the entire original.

9.10 Action by the Member Without a Meeting. Action required or permitted to be taken at a meeting of the Member may be taken without a meeting if the action is evidenced by one or more written consents describing the action taken, signed by the Member and delivered to the Manager of the Company for inclusion in the minutes or for filing with the Company records. Action taken under this Section is effective when the Member entitled to vote has signed the consent, unless the consent specifies a different effective date.

SECTION 10. LIMITED LIABILITY OF MANAGER AND MEMBER.

10.1 Liability of Member and Manager for Act of Company. The Member or Manager of the Company are not liable under judgment, decree or order of a court, or in any other manner for a debt, obligation or liability of the Company. The failure of the Company to observe any formalities or requirements relating to the exercise of its powers or management of its business or affairs under this Agreement or the Nebraska Limited Liability Company Act shall not be grounds for imposing personal liability on the Member or Manager for liability of the Company.

SECTION 11. CONTRACTING DEBTS.

Debt shall not be contracted and liability shall not be incurred by or on behalf of the Company except by the Manager as provided in Section 7 hereof.

SECTION 12. CAPITALIZATION OF THE COMPANY.

12.1 Capital Contributions.

12.1.1 Capital Contribution. The original capital contributions of the initial Member shall consist of the all assets excluding services, if any, transferred to the Company.

12.1.2 Additional Capital Contribution. If the Manager shall determine that any additional capital is required by the Company, the Member shall make the additional contribution. All additional capital contributions shall be made within thirty (30) days of the determination by the Member that an additional capital contribution is required.

12.1.3 No Benefit to Third Party. The right of the Company to require any capital contribution under this Agreement shall not be construed as conferring any rights or benefits to or upon any third party.

12.2 Capital Accounts. A capital account shall be maintained with respect to each Member in accordance with Treasury Regulations Section 1.704-1(b) (the "Capital Account"). Each Capital Account shall be increased by the amount of actual cash contributions to the capital of the Company by such Member, the fair market value of Property contributed to the Company by such Member (net of any liabilities secured by such contributed Property that the Company is considered to assume or take subject to under Section 752 of the Code), the distributive share of the Company's income and gain (or items thereof) as allocated to such Member and such Member's distributed share of income exempt from tax. Each Capital Account shall be decreased by the amount of any loss of deduction (or items thereof) allocated to such Member, the amount of all distributions in cash to such Member pursuant to this Agreement, the fair market value of Property distributed to such Member (net of any liabilities secured by such distributed Property that the Member is considered to assume or take subject to under Section 752 of the Code), and such Partner's distributive share of expenditures of the Partnership described in Section 705(a)(2)(B) of the Code. The following rules shall apply in maintaining Capital Accounts:

12.2.1 Distribution of Property. If Property is distributed by the Company, whether in liquidation of a Membership Interest or otherwise, Capital Accounts shall be adjusted as though such Property had been sold on the date of such distribution for its then fair market value, and any gain or loss on such sale had been allocated in accordance with Section 13 hereof.

12.2.2 Contribution of Property. If Property is contributed to the Company, Capital Accounts shall be adjusted in accordance with Treasury Regulations Section 1.704-1(b)(2)(iv)(d)(3) or any successor provision.

12.2.3 Section 754 Election. If, in any taxable year, the Company has in effect an election under Section 754 of the Code, Capital Accounts shall be adjusted to the extent required by Treasury Regulations 1.704-1(b)(2)(iv)(m) or any successor provision.

12.2.4 Maintenance of Capital Account. Notwithstanding any provision of this Agreement to the contrary, to the extent the maintenance of the Capital Account of a Member as prescribed herein is inconsistent with Treasury Regulations Section 1.704-1(b)(2)(iv) (and/or to the extent such Treasury Regulations impose additional adjustments and/or

requirements to those set forth herein), the Capital Accounts of each Member shall be maintained in accordance with such Treasury Regulations.

12.2.5 Sale or Transfer of Membership Interest. In the event of the permitted sale or transfer of a Membership Interest as provided in Section 16 herein, the Capital Account of the transferor Member or Holder shall become the Capital Account of the transferee Member or Holder to the extent it relates to the transferred Membership Interest in accordance with Treasury Regulation Section 1.704-1(b)(2)(iv).

12.3 Members' Loans. Loans by any Member to the Company shall not be considered contributions to the capital of the Company and shall not increase the capital account of the lending Member unless approved by the Member.

12.4 Interest on Capital Contribution. No interest shall be paid on any capital contributed to the Company or Capital Account balances.

12.5 Distributions of Capital Contributions. A Member shall not receive out of Company Property any part of the Member's contribution to capital until:

12.5.1 Payment of Liabilities of the Company. All liabilities of the Company, except liabilities to the Member on account of their contributions to capital have been paid or there remains property in the Company with an aggregate fair market value sufficient to pay them.

SECTION 13. OWNERSHIP; ALLOCATIONS; INCOME ACCOUNTS; AND DISTRIBUTIONS.

13.1 Membership Interests of Member. The Member shall have the following initial ownership interests in the assets of the Company (the "Membership Interest"):

|                                     |      |
|-------------------------------------|------|
| RANDY BROWN FAMILY PARTNERSHIP, LTD | 100% |
|-------------------------------------|------|

13.2 Allocations of Profits and Losses to Member.

13.2.1 Allocations of Profits and Losses. All profits and losses shall be allocated to the Member.

13.3 Distribution of Cash from Operations. Cash receipts from the operation or sale, lease or other disposition of the Company assets shall be distributed from time to time to the Member.

13.4 Distribution in Kind from Operations. At such times and in such amounts as may be unanimously approved by the Members, any property of the Company may be distributed in kind to the Member in such manner, proportionately, as tenants-in-common, or otherwise, as the Member shall determine, but otherwise in the same amounts as such Member would have been entitled to cash distributions.

SECTION 14.            RECORDS AND FUNDS OF THE COMPANY.

The Manager shall keep, or cause to be kept, full records of each transaction of the Company, and shall maintain records at the principal office of the Company. Said records shall be open for inspection, photocopying and examination by any of the Members, or their duly authorized representative, at all reasonable times.

SECTION 15.            NEW MEMBERS.

Except as provided in Section 16.1, new Members may be admitted in the Company upon the affirmative vote of the Member, if they agree to execute and acknowledge such instruments as are necessary or desirable to effect such admission and to confirm their agreement to be bound by all the covenants, terms and conditions of this Agreement, as the same may have been amended. Each new Member shall receive a capital interest and share in the profits and losses of the Company in an amount to be determined by unanimous agreement of the other Member at the time of admission, and shall be defined in an amendment to this Agreement and the Company shall prepare and file an Amended Certificate of Organization reflecting the changes as required by law.

SECTION 16.            TERMINATION OF COMPANY.

16.1 Dissolution and Termination. The Company shall be automatically dissolved and terminated upon the unanimous written agreement of all of the Member (*or Manager in his sole discretion*).

16.1.1 Judicial Dissolution. The judicial dissolution of the Company.

16.1.2 Statement of Intent to Dissolve. As soon as possible following the occurrence of any of the events as provided in Sections 16.1.1 through 16.1.5 hereinabove, pursuant to which the Company will not be continued, the Company shall execute duplicate originals of a Statement of Intent to Dissolve in such form as shall be prescribed by the Secretary of State, State of Nebraska and the same shall be delivered to that office.

16.2 Dissolution by District Court. On application by or for any Member, the district court may decree the dissolution of the Company whenever it is not reasonably practicable to carry on the business of the Company in conformity with the Articles of Organization or hereunder.

16.3 Preparation of Financial Statement. Upon the dissolution or termination of the Company as aforesaid, a financial statement shall be prepared by the Company's accountants, which statement shall set forth the Company's assets and liabilities, and a copy of such statement shall be furnished to each of the Members within a reasonable time thereafter but in no event more than sixty (60) days thereafter.

16.4 Articles of Dissolution. When all debts, liabilities and obligations have been paid and discharged or adequate provisions have been made therefore and all of the remaining property and assets have been distributed to the Members and Holders, Articles of Dissolution shall be executed in duplicate, verified by the Member signing the statement, and delivered to the Secretary of State, State of Nebraska, or as otherwise required by law.

16.5 Certificate of Dissolution. Upon the issuance of the certificate of dissolution, the existence of the Company shall cease, except for the purpose of suits, other proceedings and appropriate action as provided in the Act. The Members acting as liquidating Trustee(s) shall have authority to distribute any Company property discovered after dissolution, convey real estate and take such other action as may be necessary on behalf of and in the name of the Company.

16.6 Distribution of Assets.

16.6.1 Liquidate Assets. Upon the termination of the Company pursuant to Section 16.1, the Members shall take a full account of the assets and liabilities of the Company, and all of the assets shall be liquidated as promptly as is consistent with obtaining fair market value therefor.

16.6.1.1 Liquidation of Assets by Members Acting as Liquidating Trustees.

The Company assets shall be liquidated by the Members acting as liquidating trustee(s), and if a Member has become bankrupt, the remaining Members shall act as liquidating trustees, and if there is no remaining Member, then the liquidating trustee shall be such Person as the Persons then holding a majority in capital interest of the Company shall designate. The liquidating trustees shall apply all Company assets and proceeds therefrom in accordance with the provisions of the Nebraska Limited Liability Company Act.

16.6.1.2 Power and Authority of Liquidating Trustees. The Members as liquidating trustee(s) shall have the power and authority to make, execute, acknowledge and file all documents required to effectuate the dissolution and termination of the Company; and each of the Members hereby irrevocably constitutes and appoints the liquidating trustee as true and lawful attorney of the Member in such respect.

16.6.1.3 Allocation of Profits. The Members acting as liquidating Trustee(s) shall allocate any profit or loss resulting from such sales to the Members' and Holders' Capital Accounts in accordance with Section 13 hereof.

16.6.1.4 Payment of Liabilities of the Company. In settling accounts after dissolution, the liabilities of the Company shall be entitled to payment in the following order:

16.6.1.4.1 Creditors of the Company. Those to the creditors in the order of priority as provided by law, except those to Members and Holders of the Company on account of their contributions;

16.6.1.4.2 Members and Holders of the Company in Respect of Shares of Profit. Those to Members and Holders of the Company in respect of their share of the profits and other compensation by way of income on their contributions;

16.6.1.4.3 Members and Holders of the Company in Respect of Capital Accounts. Those to Members and Holders of the Company in respect to their Capital Accounts as provided in Section 12.2 hereof. If the Company property remaining after the payment of the liabilities set forth in Section 16.6.1.4.1 through 16.6.1.4.2 herein is insufficient to return the Capital contribution of one or more Members, such Member or Members shall have no recourse against any other Member.

16.6.1.5 Deficit Capital Account Upon Liquidation. Notwithstanding anything to the contrary in this Operating Agreement, upon a liquidation within the meaning of Section 1.704-1(b)(2)(ii)(g) of the Treasury Regulations, if any Member has a Deficit Capital Account (after giving effect to all contributions, distributions, allocations and other Capital Account adjustments for all taxable years, including the year during which such liquidation occurs), such member shall have no obligation to make any Capital Contribution, and the negative balance of such Member's Capital Account shall not be considered a debt owed by such Member to the Company or to any other Person for any purpose whatsoever.

16.7 Power to Dissolve. Anything in this Agreement to the contrary notwithstanding, the power of the Members to effect a dissolution of the Company and to demand the return of their capital contributions at any time shall be governed by the provisions of the Nebraska Limited Liability Company Act, but this shall not be construed to (i) authorize, nor shall any Member have the right to withdraw its capital or retire from the Company or cause the dissolution of the Company except as may be expressly provided in this Agreement, or (ii) limit the rights and remedies of the Members in the event the Company is dissolved or a demand for a return of a capital contribution is made in accordance with the Nebraska Limited Liability Company Act but in contravention of the provisions of this Agreement.

## SECTION 17. GENERAL.

17.1 Notices. All notices, consents and other instruments hereunder shall be in writing and mailed by certified mail, return receipt requested, postage prepaid and shall be directed to the parties hereto at the addresses hereinabove set forth, or at the last addresses of the parties furnished by them to the other Members and Holders.



17.2 Successors. This Agreement and all of the terms and provisions thereof shall be binding upon the Members and new Members who subsequently execute the same, and their respective legal representatives, heirs, successors and assigns.

17.3 Governing Laws. This Agreement shall be governed by, and construed and enforced under, the laws of the State of Nebraska.

17.4 Entire Agreement. This Agreement contains the entire agreement between the Members and Holders relative to the formation of the Company. No variations, modifications or changes shall be binding upon any Member unless set forth in a document duly signed by or on behalf of that Member.

17.5 Waiver. No consent or waiver, express or implied, by any Member to or of any breach or default by the other Members in the performance by the other Members of its obligations under this Agreement shall be deemed or construed to be a consent or a waiver to or of any other breach of default in the performance of the same or any other obligations of that Member. Failure on the part of any Member to complain of any act or failure to act on the part of the other Members or to declare the other Members in default, irrespective of how long the failure continues, shall not constitute a waiver by that Member of its rights under the Agreement.

17.6 Severability. If any provision of this Agreement or its application to any Person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of the provisions to the other Persons or circumstances shall not be affected thereby, and the Agreement shall be enforced to the greatest extent permitted by law.

17.7 Binding Agreement. Subject to the restrictions on transfer and encumbrances set forth in this Agreement, this Agreement shall inure to the benefit of and be binding upon the Members and their respective successors and assigns. Whenever a reference to any party or Member is made in this Agreement, this reference shall be deemed to include a reference to the successors and assigns of that Member.

17.8 Captions. Captions contained in this Agreement are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this Agreement or any of its provisions.

17.9 Number and Gender. Whenever the singular number is used in this Agreement and when required by the context, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement at the place and date specified immediately adjacent to their respective names.

RANDY BROWN FAMILY PARTNERSHIP, LTD

A handwritten signature in cursive script, appearing to read "Kimberly Brown", written in dark ink.

Kimberly Brown, Trustee, Managing Partner



## DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

**Section 5. Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.**

Any applicant for a land use change or development permit requiring approval of the City Commission, or any person/entity seeking a City contract through a request for proposal, request for qualification, or sealed bid process (all referred to as applicant):

- A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.
- B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

- 1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

N/A

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- 2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

N/A

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- 3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.
5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.
6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Randy Brown, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

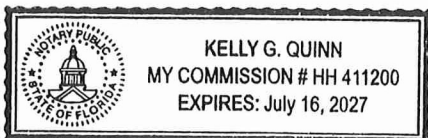
Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online notarization, this 5th day of March, 2026 by

Randy Brown (Affiant), who is personally known to me or has produced \_\_\_\_\_ identification.

My commission expires: 7/16/2027

Commission No.: HH 411200



Kelly Quinn  
(Signature of Notary Public - State of Florida)

Kelly Quinn  
(Print, Type, or Stamp Commissioned Name of Notary Public)



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(Attach additional sheets as needed for each item.)

- 1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

2/21/23 - Ben Preston - \$1,000; 7/22/24 - Daniel Shanetzky - \$500;

1/6/25 - Todd Drosky - \$1,000; 2/10/25 Tom Plaut - \$1,000

- 2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

N/A

- 3. Disclose any action that is a violation of the Ethics Code by a regulated officer (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.
5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.
6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Dwayne L. Dickerson, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Dwayne L. Dickerson 3/5/26  
Signature Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online

notarization, this 5th day of March, 2026 by

Dwayne L. Dickerson (Affiant), who is personally

known to me or has produced \_\_\_\_\_ identification.

My commission expires: 7/16/2027

Commission No.: HH 411200



Kelly Quinn  
(Signature of Notary Public - State of Florida)

Kelly Quinn  
(Print, Type, or Stamp Commissioned Name of Notary Public)



# Agent Letter

BEACHAUS Motel  
264 SE 19<sup>TH</sup> Avenue  
Deerfield Beach, FL 33431

3.4.2026

City of Deerfield Beach  
Building Services  
150 N.E. 2<sup>ND</sup> AVE  
Deerfield Beach, FL 33441

Dwayne L. Dickerson, Esq is hereby authorized to act as Agent for the Owner with respect to submittals to the City of Deerfield Beach Department of Sustainable Development and Building Department or other governmental agencies having jurisdiction over the project, on behalf of (*Quantum Development 2 LLC*) for the site located on:

**264 SE 19<sup>TH</sup> Avenue, Deerfield Beach, FL 33441**

## LEGAL DESCRIPTION:

**LOT 9 AND 10, BLOCK 15, DEERFIELD BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

**SAID LANDS SITUATE IN THE CITY OF DEERFIELD BEACH, BROWARD, COUNTY, FLORIDA AND CONTAINING 12, 102 SQUARE FEET, OR 0.278 ACRES, MORE OR LESS.**

**SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, CONVENANTS, AND RIGHTS-OF-WAY OF RECORD.**

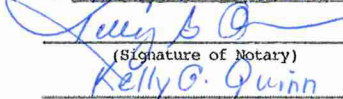
Entity name : QUANTUM DEVELOPMENT 2 LLC, 2 BEACHAUS LLC

Name: Ralph G "Randy" Brown

State of Florida  
County of Palm Beach

  
(Signature of Affiant)

Sworn to (or affirmed) and subscribed before me  
this 4th day March, 2026  
by Ralph G. Brown (Name of Affiant)

  
(Signature of Notary)  
Kelly G. Quinn  
(Name of Notary Public)

Personally Known ☒ OR Produced Identification ☐  
Type of Identification Produced \_\_\_\_\_

Notarize



## PROJECT NARRATIVE

Beachaus – Stay A While – is a proposed eight unit motel to be located within the RM-25 Residential District, subject to Conditional Use approval. The project has been carefully designed to comply with all applicable zoning, development, and architectural standards, including the requirements of the Coastal Community Special Architectural District.

The proposed development consists of a one-story building with lofted units, not exceeding twenty (20) feet in height, designed at a residential scale consistent with the surrounding village character of the coastal area.

The building complies with all required setbacks, including:

- 25-foot front setback
- 15-foot rear setback
- 10-foot side yard setbacks

The total building massing and height are intentionally limited to maintain compatibility with adjacent residential structures and to preserve the pedestrian-oriented character of the neighborhood.

Motel will contain eight (8) transient lodging units comprised of:

- five (5) one-bedroom loft units
- three (3) two-bedroom units

Each unit includes a full kitchen, bathroom, living area, and washer/dryer facilities. The lofted configuration allows for efficient use of interior volume while maintaining a low overall building height.

The project is located within the Coastal Community Special Architectural District and has been designed in full compliance with the district's architectural guidelines. The building incorporates high-quality materials, articulated façades, pedestrian-scaled entries, and architectural detailing that reinforces the established coastal village aesthetic.

The massing, proportions, and exterior materials are intended to reflect a refined yet understated coastal character. The design avoids excessive scale, minimizes visual bulk, and maintains compatibility with nearby residential properties.

Landscaping will exceed minimum code requirements and will provide buffering along property boundaries. Native and coastal-appropriate plant materials will be utilized to reinforce the neighborhood character and soften the built environment.

The development includes a central landscaped courtyard and a small pool designed for passive recreation by registered guests only. Outdoor areas are internalized within the site to minimize impacts to neighboring properties.

Operational controls will include:

- Enforced quiet hours 10PM-9AM
- No outdoor events
- No amplified music
- On-site rules provided to all guests
- Professional property management oversight

The project is designed to function as a low-intensity, quiet lodging use consistent with the surrounding area.

Beachaus – Stay A While has been intentionally designed at a residential scale that complements the surrounding coastal village environment. The limited number of units, modest building height, compliant setbacks, and controlled operational plan ensure that the project will not adversely impact neighboring properties.

The density and intensity of development are appropriate for the RM-25 district and are substantially lower in scale than many permitted multifamily developments within the zoning category.

Given its proximity to the beach, pier, restaurants, and retail establishments, the project supports walkability and reinforces the established tourism-oriented character of the coastal district while maintaining sensitivity to adjacent residential uses.

The BEACHAUS Motel complies with all applicable development regulations of the RM-25 district, satisfies the requirements of the Coastal Community Special Architectural District, and meets the criteria for CONDITIONAL USE approval. The project is compatible in scale, design, and operational intensity with the surrounding neighborhood and will contribute positively to the character and vitality of the Deerfield Beach coastal community.



## **OPERATIONAL STATEMENT:**

1- Beachaus 2 represents a carefully scaled, well-managed boutique lodging use that enhances Deerfield Beach's tourism offerings while respecting surrounding neighborhoods.

2- The project's size, design, and operational controls ensure it will function as a quiet, positive addition to the community. Quiet Hours 10PM - 9AM strictly enforced

3- Beachaus 2 provides several public/community benefits:

- Supports local businesses through walkable tourism
- Enhances the built environment with modern architecture
- Adds lodging diversity without large-scale development
- Generates local employment and tax revenue

4- The project aligns with Deerfield Beach's goals of thoughtful coastal development and context-sensitive tourism.

5- The property will be professionally managed with:

- Seamless self check-in
- Clear digital guidebook
- Minimal but responsive communication
- Keyless entry and access tracking
- Clearly posted quiet hours 10PM-9AM
- On-site rules communicated digitally and physically
- A local management contact available 24/7

6- Beachaus 2 is intentionally located within walking distance of:

- Deerfield Beach
- The pier
- Restaurants and retail

As a result:

- Guest vehicle usage is reduced
- Average stay patterns favor walking, biking, and rideshare
- Parking demand is predictable and limited
- This walkable location supports the City's mobility and congestion reduction goals.

7- FIVE (5) one-bedroom units THREE (3) two-bedroom units  
Units are intentionally modest in size and designed for:

- Couples
- Small families

This mix discourages large parties and aligns with the City's desire to avoid high-occupancy lodging impacts.

**LENGTH OF STAY** is controlled by our property management software that requires guest to prepay for the number of nights on their reservation. Each night the rental fee may change based on availability, day of the week and seasonal demand.

Guests will sign a contract electronically, when booking, acknowledging they will follow the rules in regards to check in and check times, not damaging the property and abiding by the rules for the outdoor courtyard space. Rules include quiet hours 10PM -9AM, children must be accompanied by an adult when using the pool/courtyard, etc.

8- The site is organized around a central landscaped courtyard featuring:

- A small pool (Private- only registered guests may use pool)
- Outdoor seating
- Pedestrian circulation paths

This inward-facing design:

Encourages quiet, private use

Reduces noise transmission to neighboring properties

Minimizes exterior lighting spillover

9- All units are accessed internally from the courtyard, creating a contained and controlled environment.

10- Key compatibility features include:

- number of units (8 total), significantly smaller than traditional hotels
- No restaurant, bar, or public event space
- No amplified outdoor music or late-night programming
- quiet hours, shared courtyard use, and respectful guest behavior
- The project supports tourism demand without introducing high-intensity commercial activity.

11- The intent of Beachaus 2 is to provide appropriately scaled visitor accommodations that align with Deerfield Beach's identity as a walkable coastal community, while minimizing traffic, noise, and visual impacts.

12- Owner operated lodging licensed by the state of Florida- Dept. of Business and Professional Regulation (DBPR) division of Hotels and Restaurants. \$50 dollar application fee and a yearly \$200 fee.

## School Impact Fee Statement

In 2022, Quantum Development @2 LLC a School Impact Fee Application was submitted to the School Board of Broward County

Growth Management Section in connection with a proposed six (6) unit multifamily residential development on the subject property. School impact fees in the amount of \$1,818 were paid at that time, as the proposed use consisted of residential dwelling units.

The current application proposes a nine (9) unit boutique inn operating as transient lodging. The proposed use does not constitute residential dwelling units and does not generate permanent student population.

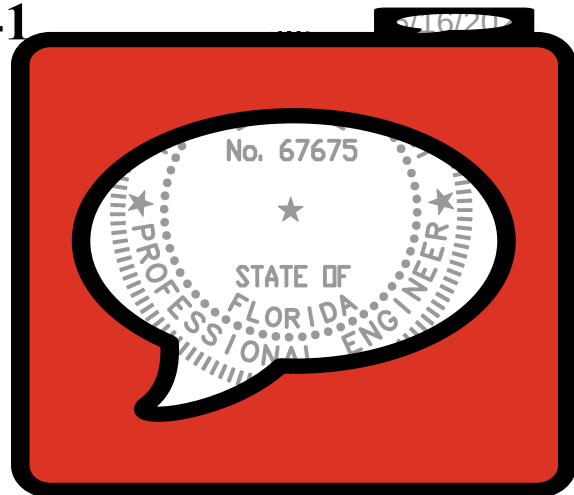
Pursuant to the Broward County School Impact Fee Ordinance, school impact fees are assessed on residential dwelling units based on projected student generation rates. Transient lodging uses, including hotels and motels, are non-residential in nature and do not generate school-aged population.

Accordingly, no school impact fee is applicable to the proposed boutique inn development.

# Trip Generation Memorandum

Prepared For:

**BEACHaus Motel**  
**264 SE 19<sup>th</sup> Ave**  
**Deerfield Beach,**  
**Florida 33441**



Prepared By:  
Matthew S. Speath, P.E.  
44 West Flagler St, Suite 1850  
Miami, FL 33130  
(305) 834-4213

**Issued: June 16th, 2026**

**SPEATH**  
ENGINEERING

Project #F26-48

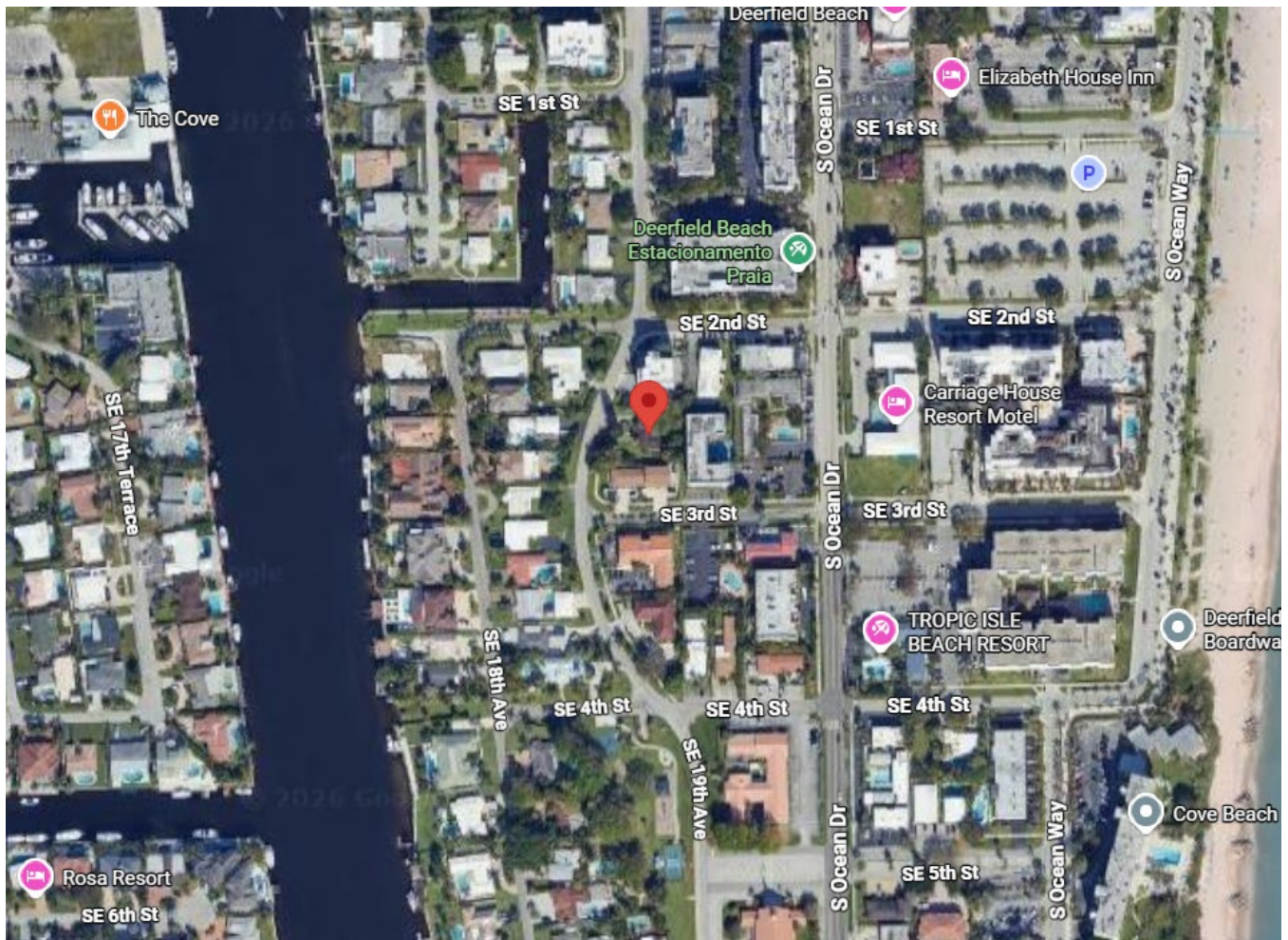


## **Introduction**

Speath Engineering has conducted a Trip Generation Memorandum for the Proposed development of the BEACHaus motel to fulfill the requirements of Deerfield Beach. The following analysis has been prepared for the proposed development located at 264 SE 19th Ave Deerfield Beach 33441, which is intended to include an 8-unit hotel, and all-related site improvements from an existing duplex residence. Currently, the existing development includes a multifamily residence comprised of 2,048 Sq Ft. The total lot area is 12,102 SF. This analysis reviews the Trip Generation generated by the proposed development.



**Figure 1: Site Location**



**Figure 2: Overview Aerial of the Site**

### **ITE Trip Generation**

The anticipated traffic for this proposed site was generated using the Institute of Transportation Engineers Trip Generation 12<sup>th</sup> Edition. We have used Land Use Code (LUC) 220 “Existing Multi-family (Low Rise)” for the trip generation analysis of the existing condition and LUC 310 “Hotel” for the proposed improvements of the site.

The following table displays the anticipated increase in the number of AM and PM peak hour trips and total daily trip generation of the proposed development with 8 hotel units.

**Table 1: Trips Rates**

| <b>Land Use</b>                                                             | <b>Weekday A.M. Peak<br/>Hour of Adj Street<br/>Traffic</b>       | <b>Weekday P.M. Peak<br/>Hour of Adj Street<br/>Traffic</b>       | <b>Total Daily</b>                                                |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Existing multi-family<br/>(low-rise)<br/>ITE Land Use Code<br/>(220)</b> | Trips = 0.41 per<br>dwelling unit<br>22% entering, 76%<br>exiting | Trips = 0.52 per<br>dwelling unit<br>62% entering, 38%<br>exiting | Trips = 6.21 per<br>dwelling unit<br>50% entering, 50%<br>exiting |
| <b>Hotel<br/>ITE Land Use Code<br/>(310)</b>                                | Trips = 0.34 per room<br>52% entering, 48%<br>exiting             | Trips = 0.47 per room<br>51% entering, 49%<br>exiting             | Trips = 5.84 per room<br>50% entering, 50%<br>exiting             |

**Table 2A: Existing Trip Generation**

|                                                                                           | <b>Weekday A.M. Peak Hour</b> |            |              | <b>Weekday P.M Peak Hour</b> |            |              | <b>Total<br/>Daily</b> |
|-------------------------------------------------------------------------------------------|-------------------------------|------------|--------------|------------------------------|------------|--------------|------------------------|
|                                                                                           | <b>In</b>                     | <b>Out</b> | <b>Total</b> | <b>In</b>                    | <b>Out</b> | <b>Total</b> |                        |
| <b>Existing multi-<br/>family (low-<br/>rise)<br/>(1)<br/>ITE Land Use<br/>Code (220)</b> | 0                             | 0          | 0            | 0                            | 1          | 1            | 6 Trips                |

**Table 2B: Proposed Trip Generation**

|                                                               | <b>Weekday A.M. Peak Hour</b> |            |              | <b>Weekday P.M Peak Hour</b> |            |              | <b>Total<br/>Daily</b> |
|---------------------------------------------------------------|-------------------------------|------------|--------------|------------------------------|------------|--------------|------------------------|
|                                                               | <b>In</b>                     | <b>Out</b> | <b>Total</b> | <b>In</b>                    | <b>Out</b> | <b>Total</b> |                        |
| <b>Proposed Hotel<br/>(8)<br/>ITE Land Use<br/>Code (310)</b> | 1                             | 2          | 3            | 2                            | 2          | 4            | 47 Trips               |

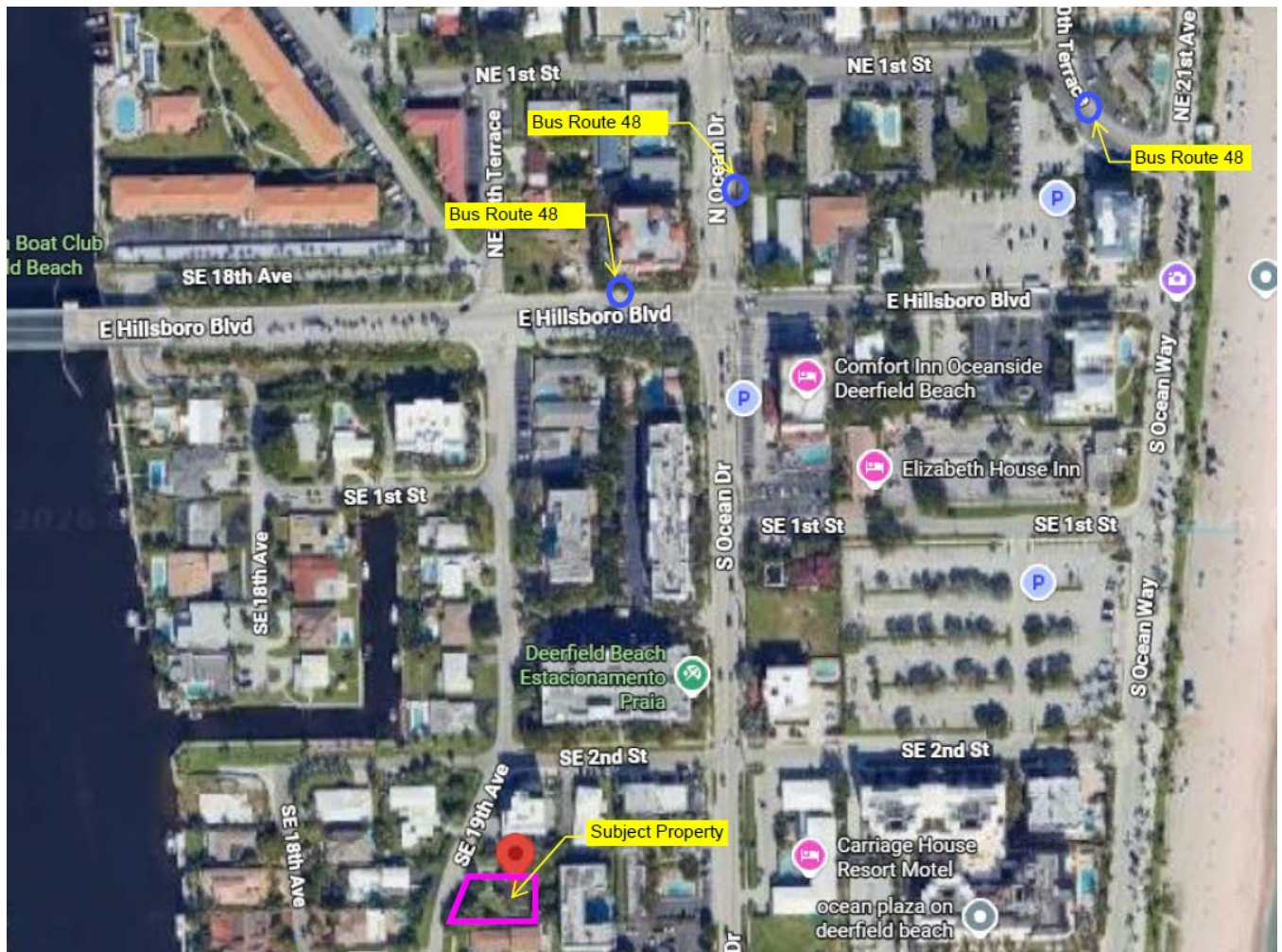
**Table 2C: Net New Trips**

|                          |          |          |          |          |          |          |                 |
|--------------------------|----------|----------|----------|----------|----------|----------|-----------------|
| <b>Net New<br/>Trips</b> | <b>1</b> | <b>2</b> | <b>3</b> | <b>2</b> | <b>1</b> | <b>3</b> | <b>41 Trips</b> |
|--------------------------|----------|----------|----------|----------|----------|----------|-----------------|

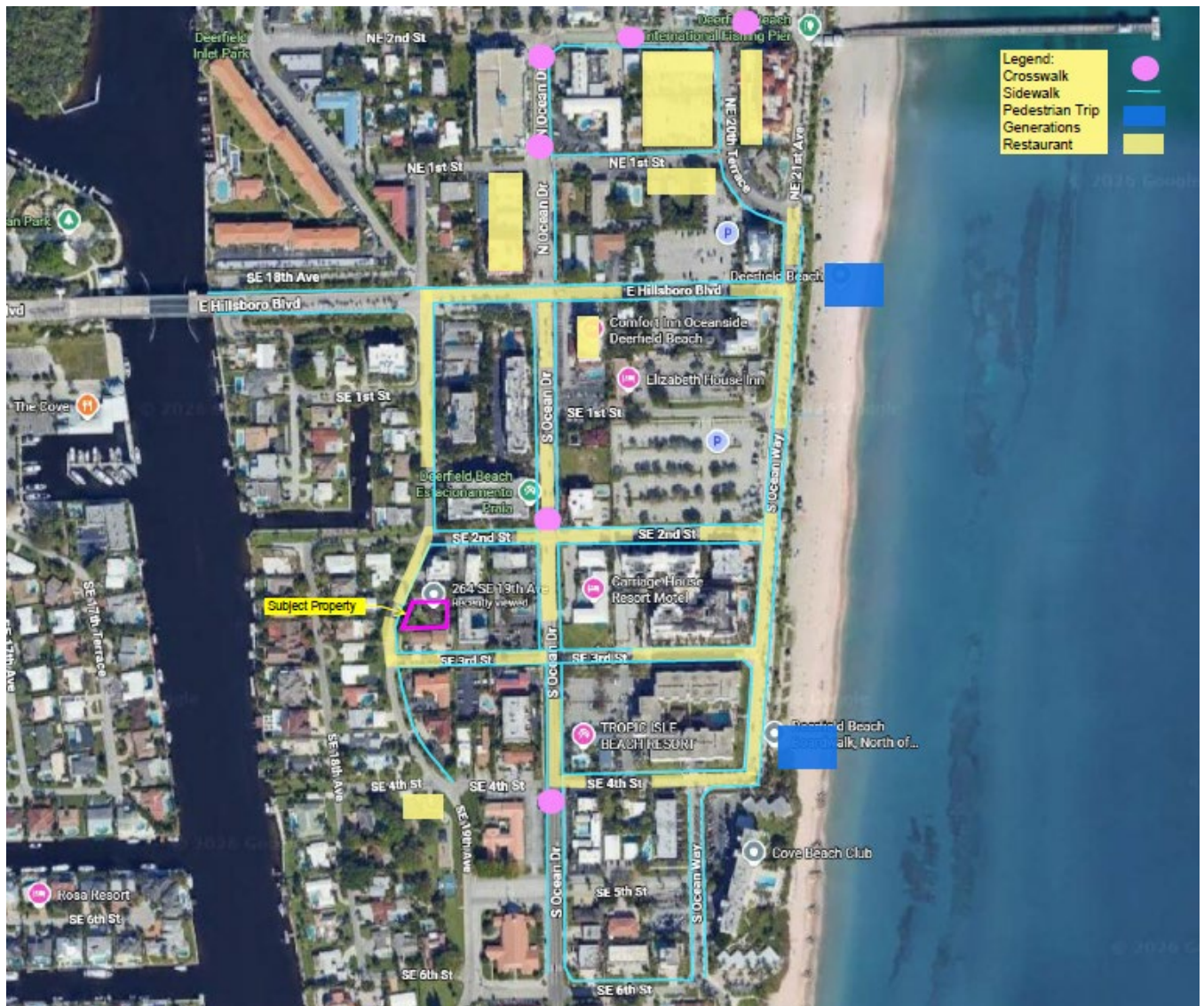


### **Transit Service/Pedestrian Connectivity**

The subject property is served by Broward County Transit (BCT) facilities within the surrounding area. The nearest bus stop is located at A1A / Northeast 20th Terrace, approximately 0.2 miles from the subject property. This stop is served by Broward County Transit Route 48, which provides east-west service along the Hillsboro Boulevard corridor between the beach area, US-1 corridor, and western Deerfield Beach.



**Figure 3: Bus Stops Surrounding Property**



**Figure 4: Pedestrian Generators Surrounding Site**

Sidewalk infrastructure is present along SE 19th Avenue, SE 4th Street, and the surrounding roadway network, supporting pedestrian circulation throughout the Deerfield Beach barrier island area. The subject property is located within walking distance of public beach access points, the Deerfield Beach boardwalk, the Deerfield Beach International Fishing Pier, neighborhood parks, restaurants, and retail establishments. The existing pedestrian facilities provide connectivity between the site and nearby recreational, dining, and commercial destinations, encouraging walking as an alternative mode of travel for short trips.

Based on the availability of pedestrian infrastructure and the proximity to nearby pedestrian-oriented activity centers, the site provides a high level of pedestrian accessibility. As a result, a portion of site-generated trips may be accommodated by walking, particularly for access to nearby beach, recreational, dining, and retail destinations.

## **Conclusion**

The proposed development of the 8-unit hotel will generate a maximum of 3 new peak hour trips during the A.M. and 3 net new peak hour trips during the P.M. Further traffic mitigation is deemed unnecessary as the proposed development will generate a maximum of 3 trips during the peak hour.



# **Appendix**

# Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

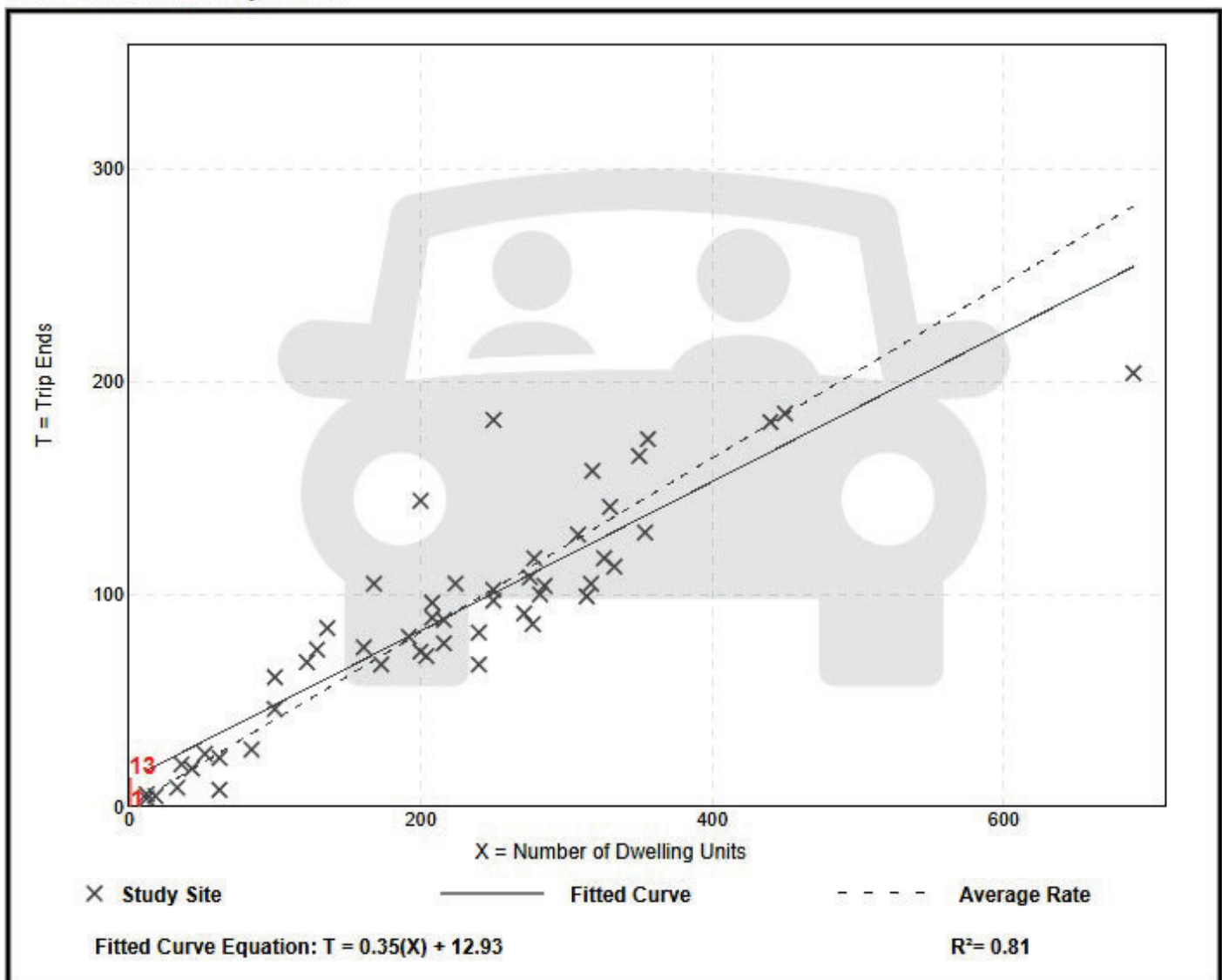
Avg. Num. of Dwelling Units: 219

Directional Distribution: 24% entering, 76% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.41         | 0.13 - 0.73    | 0.10               |

## Data Plot and Equation



## Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 61

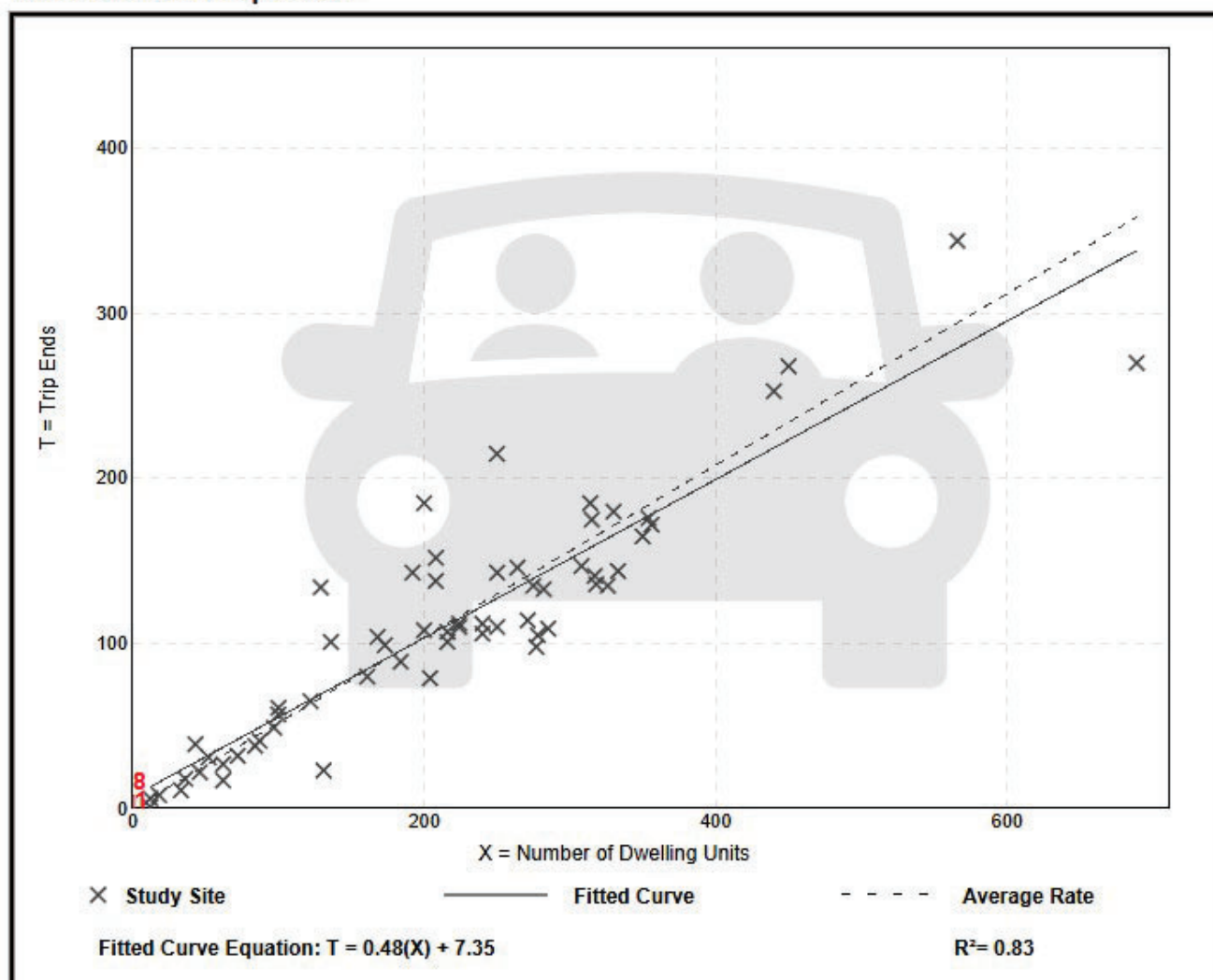
Avg. Num. of Dwelling Units: 215

Directional Distribution: 62% entering, 38% exiting

### Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.52         | 0.08 - 1.04    | 0.13               |

### Data Plot and Equation



# Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

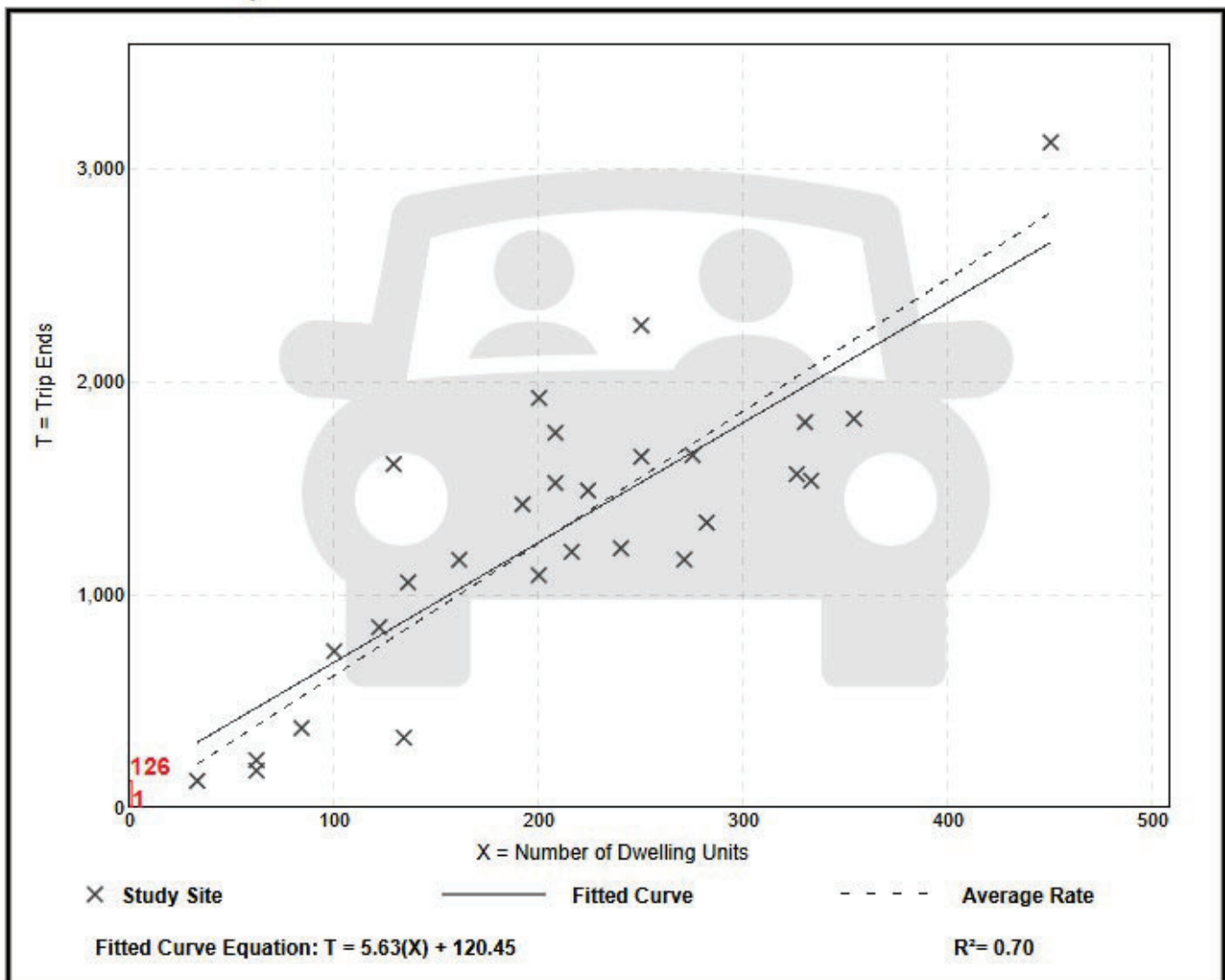
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 28  
Avg. Num. of Dwelling Units: 208  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 6.21         | 2.46 - 12.50   | 1.87               |

## Data Plot and Equation



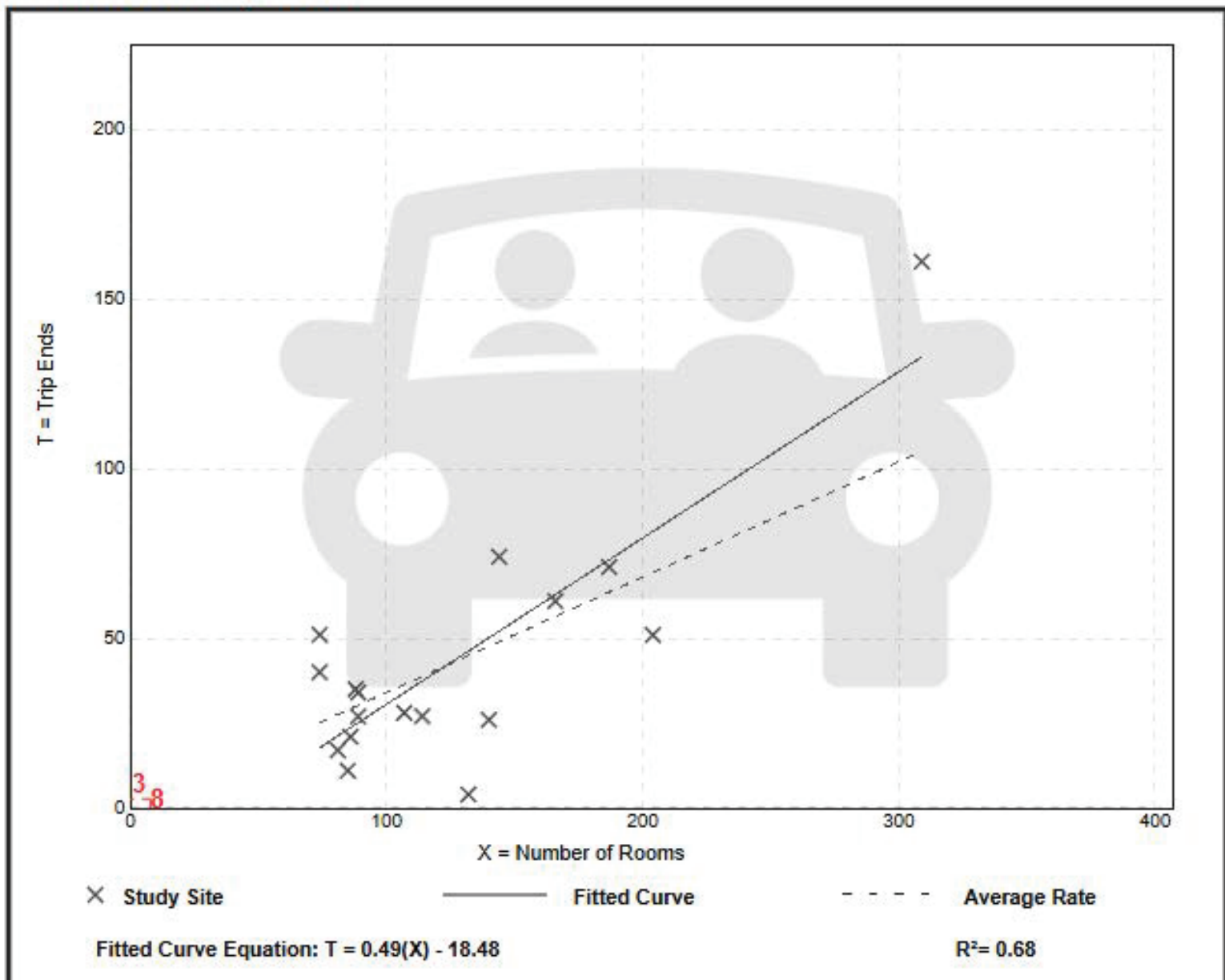
# Hotel (310)

**Vehicle Trip Ends vs: Rooms**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 17  
 Avg. Num. of Rooms: 128  
 Directional Distribution: 52% entering, 48% exiting

## Vehicle Trip Generation per Room

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.34         | 0.03 - 0.69    | 0.16               |

## Data Plot and Equation





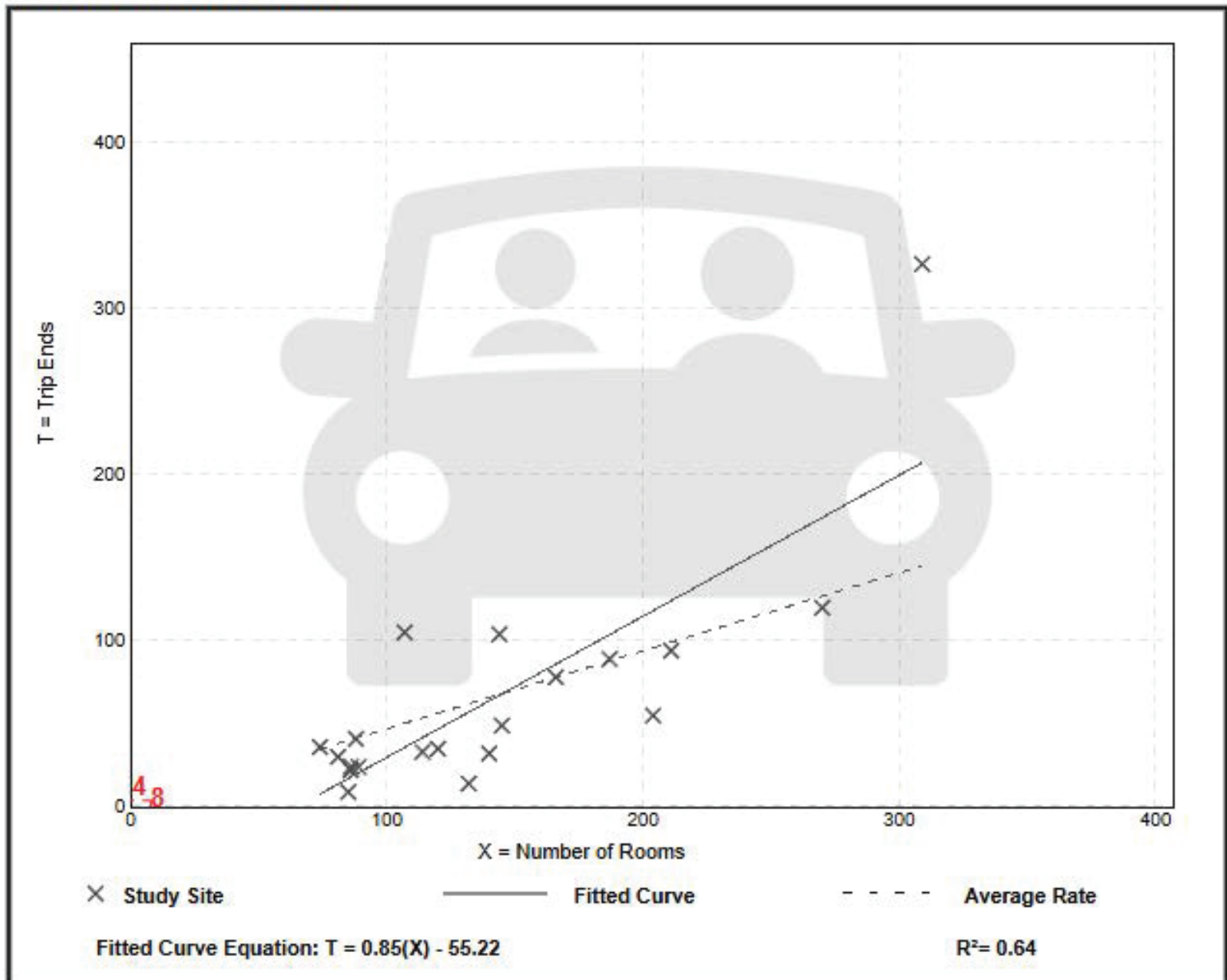
# Hotel (310)

**Vehicle Trip Ends vs: Rooms**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 20  
 Avg. Num. of Rooms: 142  
 Directional Distribution: 51% entering, 49% exiting

## Vehicle Trip Generation per Room

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.47         | 0.11 - 1.06    | 0.28               |

## Data Plot and Equation



# Hotel (310)

Vehicle Trip Ends vs: Rooms  
On a: Weekday

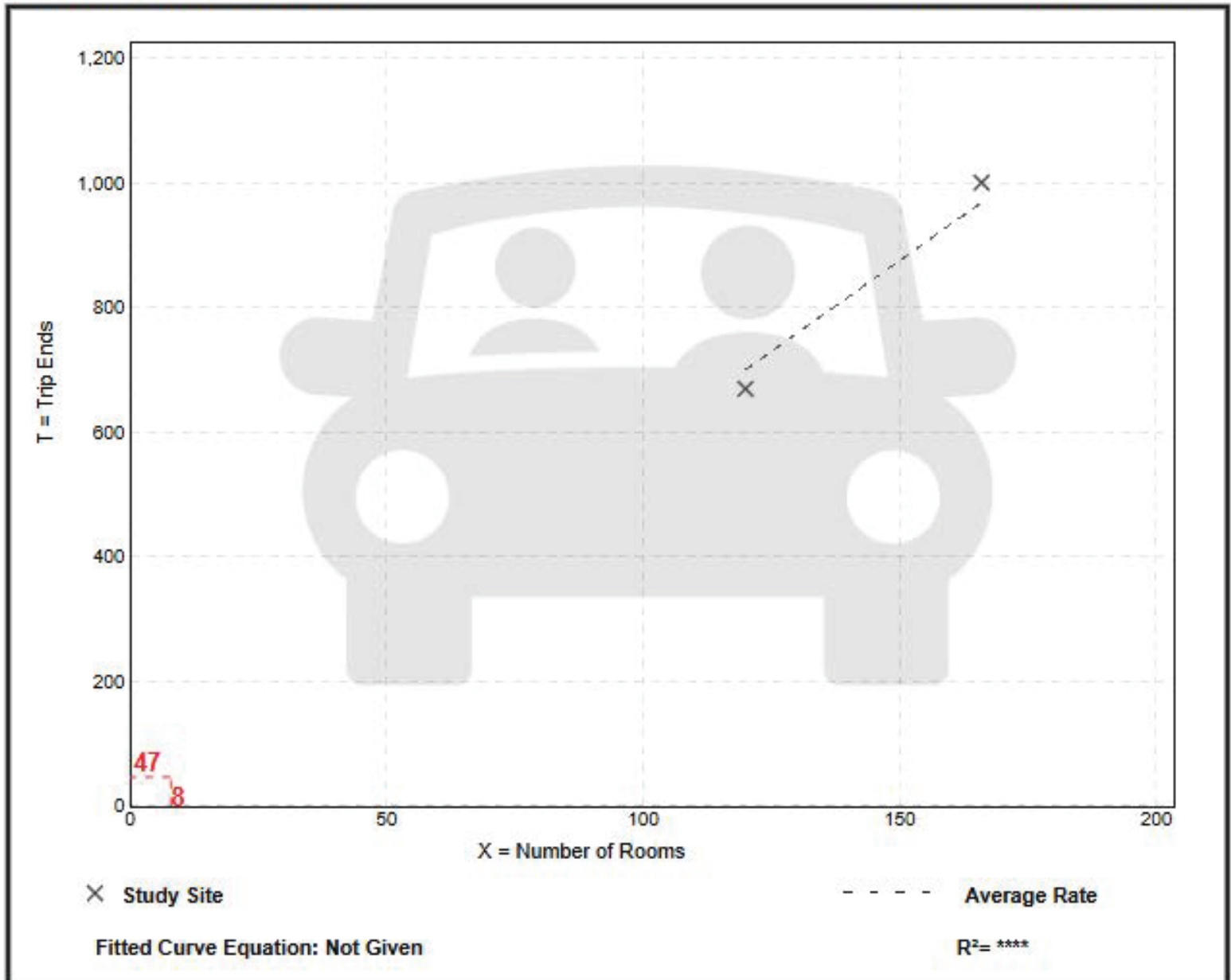
Setting/Location: General Urban/Suburban  
Number of Studies: 2  
Avg. Num. of Rooms: 143  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Room

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 5.84         | 5.58 - 6.03    | *                  |

## Data Plot and Equation

Caution – Small Sample Size





# DEVELOPMENT PLAN APPLICATION

PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

One application may be submitted for multiple requests. Unless otherwise directed by staff, the following items with associated attachments are required for staff to determine the application is complete for processing by the City.

## PROJECT INFORMATION:

### TYPE OF REQUEST (check all that apply)

- |                                                                                               |                                                                         |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> New Site Plan / Site Plan Modification (See Attachment A) | <input type="checkbox"/> Plat or Plat Note Amendment (See Attachment F) |
| <input checked="" type="checkbox"/> Community Appearance Board (See Attachment B)             | <input checked="" type="checkbox"/> Conditional Use (See Attachment G)  |
| <input type="checkbox"/> Variance (See Attachment C)                                          | <input type="checkbox"/> Vacation & Abandonment (See Attachment H)      |
| <input type="checkbox"/> Technical Deviation (See Attachment D)                               | <input type="checkbox"/> ROW Variance (See Attachment I)                |
| <input type="checkbox"/> Rezoning (See Attachment E)                                          | <input type="checkbox"/> Sign Variance (See Attachment J)               |

**Project Name:** BEACHAUS Motel

**Property Owner:** Quantum Development 2 LLC Ralph G. "Randy" Brown Beachaus 2 LLC

**Applicant (if different from Owner):** \_\_\_\_\_

**Agent (if different from Owner/Applicant):** \_\_\_\_\_

**Address of Property:** 264 SE 19th AVE Deerfield Beach, FL 33441

**Legal Description of Property (lot, block, tract, subdivision):** Lots 9 and 10, Block 15, Deerfield Beach, According to the Map or Plat thereof, as recorded in Plat Book 4, Page(s) 4, of the public records of Broward County, Florida.

**Description of Project:** New Construction of a small-scale, one story w/mez. Motel with lofted units designed for transient lodging.  
9 units Total. Private Pool for guests only. No Restaurant. No Shops. Assessory Structure. Owner managed.

|                                  |                       |                                             |                                 |
|----------------------------------|-----------------------|---------------------------------------------|---------------------------------|
| New Development (Y/N):           | <u>Yes</u>            | Modification to Existing Development (Y/N): | <u>No</u>                       |
| Zoning District:                 | <u>RM25</u>           | Future Land Use Category:                   | _____                           |
| Existing Use:                    | <u>2 Rental Units</u> | Proposed Use:                               | <u>Motel- transient lodging</u> |
| Lot Area (acres):                | <u>.2778 acres</u>    | Number of Dwelling Units (proposed):        | <u>8</u>                        |
| Sq. Ft. of Structure (existing): | <u>2,400 SF</u>       | Sq. Ft. of Structure (proposed):            | <u>3,389 finished SF</u>        |

Agent/Owner Signature: \_\_\_\_\_

Name Printed: Ralph G "Randy" Brown

Address: 595 NE Wavecrest CT Boca Raton, FL 33432

Telephone: +1 402 250 5292

Email: RandyBrownArchitects@Gmail.com

# INTERNAL USE ONLY:

SUBMITTAL DATE: 3-6-2026

| REQUEST SUBMITTED                | APPLICATION NO: | FEES<br>Required Provided               |         | REQUEST SUBMITTED               | APPLICATION NO: | FEES<br>Required Provided                                                           |         |
|----------------------------------|-----------------|-----------------------------------------|---------|---------------------------------|-----------------|-------------------------------------------------------------------------------------|---------|
| Site Plan - Residential          |                 | \$2000 + \$10/unit + \$100 (Fire)       |         | Site Plan Modification - Major  |                 | \$2000 + \$100 (Fire)                                                               |         |
| Site Plan - Nonresidential       |                 | \$2000 + \$20 / 1000 GFA + \$100 (Fire) | \$2,840 | Site Plan Modification - Minor  |                 | \$500 + \$100 (Fire)                                                                |         |
| Community Appearance Board (CAB) |                 | \$50                                    | \$50    | Plat or Note Amendment          |                 | \$1000 + \$50/acre (Nonres)<br>\$1000 + \$40/acre + \$10/unit (Res)<br>\$550 (Note) |         |
| Variance (Site Plan)             |                 | \$1000                                  |         | Conditional Use                 |                 | \$1000 / \$300                                                                      | \$1,300 |
| Variance (ZASM)                  |                 | \$300                                   |         |                                 |                 |                                                                                     |         |
| Sign Variance                    |                 | \$550                                   |         |                                 |                 |                                                                                     |         |
| Technical Deviation              |                 | \$500                                   |         | ROW Vacation / Abandonment      |                 | \$1,350                                                                             |         |
| Rezoning                         |                 | \$2000                                  |         | Easement Vacation / Abandonment |                 | \$1,350                                                                             |         |

Total Fees Paid: \$4,190.00 (paid March 7, 2026)

COMMENT 10- PAGE 2- THE CORRECT TOTAL FEES DUE WAS \$2,167.78 WHICH INCLUDED 2 RESUBMITTALS.

## Cost Recovery

| Account No. | Project No. | Project Name | Service | Deposit Amount | Date Received | Check No. | Receipt No. |
|-------------|-------------|--------------|---------|----------------|---------------|-----------|-------------|
|             |             |              |         |                |               |           |             |
|             |             |              |         |                |               |           |             |
|             |             |              |         |                |               |           |             |

BEACHAUS  
*stay a while...*

Motel  
264 SE 19th Ave

City of Deerfield Beach  
Planning & Development Services  
150 NE 2<sup>nd</sup> Ave.  
Deerfield Beach, Florida 33311

## PROOF OF OWNERSHIP documents:

- 1- 264 SE 19th Ave property
- 2- Quantum Development 2 LLC
- 3- 2 BEACHAUS LLC



# MARTY KIARA

BROWARD COUNTY PROPERTY APPRAISER



Property Search Search Results Parcel Result



Homestead



Map



Sketch



Estimator



Portability



Exemption



TRIM



Tax



Pictures



Fraud



Ask Marty



Print

[< Prev Parcel](#)

[Next Parcel >](#)

[Copy Link](#)

[New Search](#)

Tax Year [2026](#)

## Property Summary

Property ID: 484305041510

Property Owner(s): QUANTUM DEVELOPMENT 2 LLC

Mailing Address: 595 NE WAVECREST CT BOCA RATON, FL 33432

[click here to update mailing address](#)

Property Address: 264 SE 19 AVENUE # 1-2 DEERFIELD BEACH, 33441

Neighborhood:

Property Use: 08 - Multi-family - less than 10 units

Millage Code: 1111



[< Previous](#)

[Reorder Assessments](#)

[Commercial Development](#)

[Next >](#)

Having technical issues? <sup>x</sup>

[Yes](#)

[No](#)



**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L25000292810  
FILED 8:00 AM  
June 24, 2025  
Sec. Of State  
nculligan

**Article I**

The name of the Limited Liability Company is:

2 BEACHAUS LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

595 NE WAVECREST CT  
BOCA RATON, FL. US 33432

The mailing address of the Limited Liability Company is:

595 NE WAVECREST CT  
BOCA RATON, FL. US 33432

**Article III**

Other provisions, if any:

PRACTICE OF REAL ESTATE DEVELOPMENT AND MANAGEMENT

**Article IV**

The name and Florida street address of the registered agent is:

RALPH BROWN  
595 NE WAVECREST CT  
BOCA RATON, FL. 33432

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: RALPH G. BROWN



## **Article V**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
RALPH G BROWN  
595 NE WAVECREST CT  
BOCA RATON, FL. 33432 US

Title: MGR  
KIMBERLY S BROWN  
595 NE WAVECREST CT  
BOCA RATON, FL. 33432 US

**L25000292810**  
**FILED 8:00 AM**  
**June 24, 2025**  
**Sec. Of State**  
**nculligan**

## **Article VI**

The effective date for this Limited Liability Company shall be:

06/23/2025

Signature of member or an authorized representative

Electronic Signature: RALPH G. BROWN

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

OPERATING AGREEMENT  
OF  
QUANTUM DEVELOPMENT 2, LLC

PARTIES:

OPERATING AGREEMENT effective the 18th of August, 2021, entered into by the RANDY BROWN FAMILY PARTNERSHIP, LTD of Omaha, Nebraska, (hereinafter referred to as “Member”).

RECITALS:

This Agreement is made with reference to the following facts and objectives:

A. The Member desires to create a limited liability company (hereinafter the “Company”) to (i) provide for the management and operation of the business carried on by the Company; and (ii) assure that there will be continuity of management.

B. The Member desire to set forth the terms and conditions for the formation, operation and termination of the Company and the disposition of the assets.

C. The following terms used in this Operating Agreement shall have the following meanings (unless otherwise expressly provided herein):

- (i) “Affiliate” shall mean, in the case of any Person (the “Specified Person”), any other Person (a) that directly, or indirectly through one or more intermediaries, controls, is controlled by or is under common control with the Specified Person, or (b) that owns or controls 10% or more of the outstanding voting securities of the Specified Person, or (c) that is an officer, director, employee or agent of, partner in, or trustee of, or serves in a similar capacity with respect to, the Specified Person or an Affiliate of the Specified Person or (d) of which the Specified Person is an officer, director, employee, agent, partner or trustee, or serves in a similar capacity. For purposes of this definition, the term “controls,” “is controlled by,” or “is under common control with” shall mean the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a person or entity, whether through the ownership of voting securities, by contract or otherwise.
- (ii) “Code” shall mean the Internal Revenue Code of 1986 as amended or corresponding provisions of subsequent superseding revenue laws.
- (iii) “Economic Interest” shall mean a Holder’s share of the Company’s profits, losses and distributions of the Company’s assets pursuant to this Operating Agreement, but shall not include the right to participate in the management or affairs of the Company, including, the right to vote, on, consent to or otherwise to participate in any decision of the Members or Managers.

- (iv) "Holder" shall mean an owner of an Economic Interest.
- (v) "Majority in Interest" shall mean more than fifty percent (50%) of the Membership Interest.
- (vi) "Manager" shall mean the Person(s) serving as Manager(s) of the Company pursuant to the provisions of Section 7.2 herein.
- (viii) "Member" shall mean each of the parties who executes a counterpart of this Operating Agreement as a Member and each of the parties who may hereafter become Members.
- (ix) "Membership Interest" shall mean a Member's entire interest in the Company including such Member's Economic Interest and such other rights and privileges that the Member may enjoy by being a Member.
- (x) "Person" shall mean an individual, corporation, partnership, limited liability company, unincorporated association or other legal entity.

#### AGREEMENT:

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

#### SECTION 1. NAME AND PURPOSE.

1.1 Name. The Company shall be carried on under the name of "QUANTUM DEVELOPMENT 2, LLC," a Nebraska limited liability company.

1.2 Purpose. The sole purpose of the Company shall be to have such purposes and engage in such activities with the exception of banking and insurance as may be determined by the Member from time to time, and which are not prohibited by the Nebraska Limited Liability Company Act.

#### SECTION 2. PRINCIPAL PLACE OF BUSINESS AND REGISTERED AGENT.

2.1 Registered Agent. The name and address of the Company's registered agent, in Nebraska is:

Paul M. Brown  
1925 North 120<sup>th</sup> Street  
Omaha, Nebraska 68154

2.2 Principal Place of Business. The principal office of the Company will be located in Omaha, Douglas County, Nebraska, or at such other place as may be determined by the Member.

SECTION 3.            TERM.

The Company shall commence on the date the Certificate of Organization is filed with the Secretary of State, State of Nebraska, and shall continue until terminated as provided by this Agreement, or for thirty (30) years from the date the Certificate of Organization is filed with the Secretary of State, State of Nebraska, whichever shall occur first.

SECTION 4.            MEMBERS.

The name and address of the Member is as follows:

RANDY BROWN FAMILY PARTNERSHIP, LTD  
a Nebraska Limited Partnership  
1925 North 120th Street  
Omaha, Nebraska 68154

SECTION 5.            POWERS.

The Company shall have all powers as enumerated in the Nebraska Limited Liability Company Act (Nebraska Revised Statutes Sections 21-2601 through 21-2645 (1993)) as the same has been enacted and amended from time to time.

SECTION 6.            COMPANY PROPERTY.

Title to all Company assets shall be vested in the Company and shall be held in the name of the Company.

SECTION 7.            MANAGEMENT OF COMPANY AFFAIRS.

7.1 Management. The business and affairs of the Company shall be vested in its Manager. The Manager shall direct, manage and control the business of the Company to the best of his or her ability. Except for situations in which the approval of the Member is expressly required by this Operating Agreement or by nonwaivable provisions of applicable law, the Manager shall have full and complete authority, power and discretion to manage and control the business, affairs and properties of the Company, to make all decisions regarding those matters and to perform any and all other acts or activities customary or incident to the management of the Company's business.

7.2 Number, Tenure and Qualifications. The initial Manager shall be RALPH G. BROWN until his death, removal or resignation as provided herein.. The initial Manager's successor shall be elected annually by the Member. The Manager other than the initial Manager shall hold office until the next annual meeting of Members or until his successor shall have been elected and qualified.

7.3 Liability for Certain Acts. The Manager shall perform his duties as Manager in good faith, in a manner he reasonably believes to be in the best interests of the Company, and with such care as an ordinarily prudent person in a like position would use under similar circumstances. The Manager who performs the duties as Manager shall not have any liability to the Company or its Member by reason of being or having been a Manager of the Company. The Manager does not, in any way, guarantee the return of the Member's capital contributions or a profit for the Members for the operation of the Company. The Manager shall not be liable to the Company or to any Member for any loss or damage sustained by the Company or any Member, unless the loss or damage shall have been the result of fraud, deceit, gross negligence, willful misconduct, breach of this Agreement or a wrongful taking by the Manager.

7.4 Manager and Members Have No Exclusive Duty to Company. The Manager shall not be required to manage the Company as his or her sole and exclusive function and he or she (and any Manager and/or Member) may have other business interest and may engage in other activities in addition to those relating to the Company. Neither the Company nor any Member shall have any right, by virtue of this Operating Agreement, to share or participate in such other investments or activities of the Manager and/or Member or to the income or proceeds derived therefrom. Neither the Manager nor any Member shall incur any liability to the Company or to any of the Members as result of engaging in any other business or venture.

7.5 Bank Accounts. The Manager may from time to time open bank accounts in the name of the Company and the Manager shall be the sole signatory thereon, unless the Manager determines otherwise.

7.6 Resignation. The Manager of the Company may resign at any time by giving written notice to the Members of the Company. The resignation of the Manager shall take effect upon receipt of such notice; and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. The resignation of a Manager who is also a Member shall not affect the Manager's rights as a Member and shall not constitute a withdrawal of a Member.

7.7 Removal. At a meeting called expressly for that purpose, the Manager may be removed at any time, with or without cause, by the Member.

7.8 Vacancies. Any vacancy occurring for any reason in the Manager of the Company may be filled by the Member. A Manager elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office and shall hold office until the expiration of such term and until his successor shall be elected and shall qualify or until his earlier death, resignation or removal.

7.9 Salaries and Compensation. The Manager shall receive a salary or other compensation from the Company in his or her capacity as Manager. The Manager's salary or other compensation shall be fixed from time to time upon the approval of the Member.

7.10 Tax Matter Partner. RALPH G. BROWN is hereby appointed and authorized to perform all duties imposed by Sections 6221 and 6232 of the Internal Revenue Code as “tax matter partner” of the Company. The Company shall indemnify, to the full extent permitted by law, RALPH G. BROWN from and against any damages and losses (including attorney fees) arising out of or incurred in connection with any action taken or omitted to be taken by him in carrying out his responsibilities as tax matter partner, provided such action taken or omitted to be taken does not constitute fraud, gross negligence or willful negligence.

7.11 Indemnification of Manager, his or her Affiliates and Control Persons.

7.11.1 No Liability to Company. Neither the Manager nor any of his or her Affiliates shall be liable to the Company or any Member for any act or omission based upon errors of judgment or other fault in connection with the business or affairs of the Company if the Manager or such Affiliate determined that such course of conduct was in the best interest of the Company; except such indemnification shall not be available for any such liability for losses, claims, damages, liabilities or expenses that a court of competent jurisdiction by final judgment shall determine resulted from the gross negligence or willful misconduct of such Manager or Affiliate.

7.11.2 Indemnification of Manager. To the fullest extent permitted by law, the Manager (each such person being referred to herein as an “Indemnatee”), shall be indemnified and held harmless by the Company from and against any and all losses, claims, damages, settlements and other amounts arising from any and all claims (including attorney fees and expenses, as such fees and expenses are incurred), demands, action, suits or proceedings (civil, criminal, administrative or investigative), in which they may be involved, as a party or otherwise, by reason of their management of the affairs of the Company, whether or not they continue to be such at the time any such liability or expense is paid or incurred; provided that no Indemnatee shall be entitled to the foregoing indemnification if a court of competent jurisdiction shall have determined that such losses, claims, damages, liabilities, expenses or such other amounts resulted from the gross negligence or willful misconduct of such Indemnatee. The termination of a proceeding by judgment, order, settlement or conviction upon a plea of nolo contendere, or its equivalent, shall not, of itself, create any presumption that such losses, claims, damages, liabilities, expenses or such other amounts resulted primarily from the gross negligence or willful misconduct of any Indemnatee or that the conduct giving rise to such liability, was not in the best interest of the Company. The Company shall also indemnify any Indemnatee who was or is a party or is threatened to be made a party to any threatened, pending or completed action by or in the right of the Company to procure a judgment in its favor by reason of the fact that such Indemnatee is or was an agent of the Company, against any losses, claims, damages, liabilities, expenses or any other amounts incurred by such Indemnatee in connection with the defense or settlement of such action; provided that no Indemnatee shall be entitled to the foregoing indemnification if a court of competent jurisdiction shall have determined that any such losses, claims, damages, liabilities, expenses or such other amounts resulted from the gross negligence or willful misconduct of such Indemnatee. The Company may advance any Indemnatee any expenses (including, without limitation, attorney fees and expenses) incurred as a result of any demand,

action, suit or proceeding referred to in this Section 7.11.2 provided that (i) the legal action related to the performance of duties or services by the Indemnatee on behalf of the Company; and (ii) the Indemnatee gives a full recourse promissory note to the Company for the amounts of such advances payable in the event that the Indemnatee is determined to be not entitled to indemnification hereunder.

7.11.3 Indemnification Not Exclusive. The indemnification provided for in Section 7.11.2 hereof shall not be deemed to be exclusive of any other rights to which any Indemnatee may be entitled under any agreement, as a matter of law, in equity or otherwise, and shall continue as to an Indemnatee who has ceased to have an official capacity and shall inure to the benefit of the heirs, successors and administrators of such Indemnatee.

7.11.4 Payable From Company Assets. Any indemnification pursuant to Sections 7.11.1 through 7.11.3 hereof will be payable only from the assets of the Company.

#### 7.12 Elections.

7.12.1 Adjustment of Basis. The Manager, in his or her discretion, may elect to adjust the basis of the assets of the Company for federal income tax purposes in accordance with Section 754 of the Code in the event of the distribution of Company property as described in Section 734 of the Code or a transfer by any Member or Holder of the Membership Interest of such Member or Holder in the Company as described in Section 743 of the Code.

7.12.2 Other Tax Elections. The Manager, at any time and from time to time may also make such other tax elections as they deem necessary or desirable, in his or her discretion.

7.13 Tax Returns. The Manager shall cause to be timely prepared and filed all tax returns and statements which must be filed on behalf of the Company with any taxing authority, and shall submit these returns and statements to each Member before filing.

7.14 Transactions with Members or their Affiliates. The Manager, on behalf of the Company, may enter into contracts with the Member or their Affiliates, provided that any such transactions shall be on terms no more favorable to the Member or their Affiliates than generally afforded to unrelated parties in a similar transaction.

### SECTION 8. POSSIBLE RESTRICTIONS ON TRANSFER.

Notwithstanding anything to the contrary contained in this Agreement, in the event of (a) the enactment (or imminent enactment) of any legislation, (b) the publication of any temporary or final regulation by the United States Department of the Treasury, (c) any ruling by the Internal Revenue Service, or (d) any judicial decision, that, in any case, in the opinion of counsel for the Company, would result in the taxation of the Company as an association taxable as a corporation or would otherwise result in the Company being taxed as an entity for federal income tax purposes, then the Manager may impose such restrictions on the transfer of Membership Interests as may be required,



in the opinion of counsel, to prevent the Company for federal income tax purposes from being taxed as an association taxable as a corporation or otherwise as an entity, including, any action which the Manager in his or her sole discretion may determine to be necessary or appropriate to impose such restrictions.

## SECTION 9.                    MEETINGS OF THE MEMBER.

9.1     Annual Meetings. The Member shall meet annually on the first Monday in January commencing in 2022 for the purpose of taking such action as the Member deems necessary.

9.2     Special Meetings. Special meetings of the Member may be called by the Manager or by the Member.

9.3     Place of Meeting. The Member may designate any place, either within or outside the State of Nebraska, as the place of meeting for any meeting of the Member. If no designation is made or if a special meeting be otherwise called, the place of meeting shall be the principal executive office of the Company in the State of Nebraska.

9.4     Notice. A written notice stating the place, date, and hour of the meeting, and, in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than three (3) and no more than fifty (50) days before the date of the meeting, either personally or by mail, by or at the direction of the Manager or the Member calling the meeting, to the Member. If mailed, such notice shall be deemed delivered when deposited in the United States mail addressed to the Member at the address appearing on the records of the Company.

9.5     Waiver of Notice. When any notice is required to be given to any Member, a waiver thereof in writing signed by the Member entitled to such notice, whether before, at, or after the time stated therein, shall be equivalent to the giving of such notice.

9.6     Meeting of all Members. If all of the Members shall meet at any time and place, either within or outside of the State of Nebraska, and consent to the holding of a meeting at such time and place, such meeting shall be valid without call or notice, and at such meeting lawful action may be taken.

9.7     Record Date. For the purpose of determining the Members entitled to notice of or to vote at any meeting of Members or any adjournment thereof, or Members entitled to receive payment of any distribution, or in order to make a determination of Members for any other purpose, the date on which notice of the meeting is mailed or the date on which the resolution declaring such distribution is adopted, as the case may be, shall be the record date for such determination of Members. When a determination of Members entitled to vote at any meeting of Member has been made as provided in this Section, such determination shall apply to any adjournment thereof.

9.8 Voting. The Member shall be entitled to vote on all matters brought before the meeting. The presence of the Member shall constitute a quorum.

9.9 Proxy.

9.9.1 Revocable Proxy. The Member may cast or authorize the casting of a vote by filing a written appointment of a revocable proxy with either Manager at or before the meeting at which the appointment is to be effective. The Member may sign or authorize the written appointment by telegram, cablegram, or other means of electronic transmission stating or submitted with information sufficient to determine, that the Members authorized the transmission. Any copy, facsimile, telecommunication or other reproduction of the original of either the writing or the transmission may be used in lieu of the original, if it is a complete and legible reproduction of the entire original.

9.10 Action by the Member Without a Meeting. Action required or permitted to be taken at a meeting of the Member may be taken without a meeting if the action is evidenced by one or more written consents describing the action taken, signed by the Member and delivered to the Manager of the Company for inclusion in the minutes or for filing with the Company records. Action taken under this Section is effective when the Member entitled to vote has signed the consent, unless the consent specifies a different effective date.

SECTION 10. LIMITED LIABILITY OF MANAGER AND MEMBER.

10.1 Liability of Member and Manager for Act of Company. The Member or Manager of the Company are not liable under judgment, decree or order of a court, or in any other manner for a debt, obligation or liability of the Company. The failure of the Company to observe any formalities or requirements relating to the exercise of its powers or management of its business or affairs under this Agreement or the Nebraska Limited Liability Company Act shall not be grounds for imposing personal liability on the Member or Manager for liability of the Company.

SECTION 11. CONTRACTING DEBTS.

Debt shall not be contracted and liability shall not be incurred by or on behalf of the Company except by the Manager as provided in Section 7 hereof.

SECTION 12. CAPITALIZATION OF THE COMPANY.

12.1 Capital Contributions.

12.1.1 Capital Contribution. The original capital contributions of the initial Member shall consist of the all assets excluding services, if any, transferred to the Company.

12.1.2 Additional Capital Contribution. If the Manager shall determine that any additional capital is required by the Company, the Member shall make the additional contribution. All additional capital contributions shall be made within thirty (30) days of the determination by the Member that an additional capital contribution is required.

12.1.3 No Benefit to Third Party. The right of the Company to require any capital contribution under this Agreement shall not be construed as conferring any rights or benefits to or upon any third party.

12.2 Capital Accounts. A capital account shall be maintained with respect to each Member in accordance with Treasury Regulations Section 1.704-1(b) (the "Capital Account"). Each Capital Account shall be increased by the amount of actual cash contributions to the capital of the Company by such Member, the fair market value of Property contributed to the Company by such Member (net of any liabilities secured by such contributed Property that the Company is considered to assume or take subject to under Section 752 of the Code), the distributive share of the Company's income and gain (or items thereof) as allocated to such Member and such Member's distributed share of income exempt from tax. Each Capital Account shall be decreased by the amount of any loss of deduction (or items thereof) allocated to such Member, the amount of all distributions in cash to such Member pursuant to this Agreement, the fair market value of Property distributed to such Member (net of any liabilities secured by such distributed Property that the Member is considered to assume or take subject to under Section 752 of the Code), and such Partner's distributive share of expenditures of the Partnership described in Section 705(a)(2)(B) of the Code. The following rules shall apply in maintaining Capital Accounts:

12.2.1 Distribution of Property. If Property is distributed by the Company, whether in liquidation of a Membership Interest or otherwise, Capital Accounts shall be adjusted as though such Property had been sold on the date of such distribution for its then fair market value, and any gain or loss on such sale had been allocated in accordance with Section 13 hereof.

12.2.2 Contribution of Property. If Property is contributed to the Company, Capital Accounts shall be adjusted in accordance with Treasury Regulations Section 1.704-1(b)(2)(iv)(d)(3) or any successor provision.

12.2.3 Section 754 Election. If, in any taxable year, the Company has in effect an election under Section 754 of the Code, Capital Accounts shall be adjusted to the extent required by Treasury Regulations 1.704-1(b)(2)(iv)(m) or any successor provision.

12.2.4 Maintenance of Capital Account. Notwithstanding any provision of this Agreement to the contrary, to the extent the maintenance of the Capital Account of a Member as prescribed herein is inconsistent with Treasury Regulations Section 1.704-1(b)(2)(iv) (and/or to the extent such Treasury Regulations impose additional adjustments and/or

requirements to those set forth herein), the Capital Accounts of each Member shall be maintained in accordance with such Treasury Regulations.

12.2.5 Sale or Transfer of Membership Interest. In the event of the permitted sale or transfer of a Membership Interest as provided in Section 16 herein, the Capital Account of the transferor Member or Holder shall become the Capital Account of the transferee Member or Holder to the extent it relates to the transferred Membership Interest in accordance with Treasury Regulation Section 1.704-1(b)(2)(iv).

12.3 Members' Loans. Loans by any Member to the Company shall not be considered contributions to the capital of the Company and shall not increase the capital account of the lending Member unless approved by the Member.

12.4 Interest on Capital Contribution. No interest shall be paid on any capital contributed to the Company or Capital Account balances.

12.5 Distributions of Capital Contributions. A Member shall not receive out of Company Property any part of the Member's contribution to capital until:

12.5.1 Payment of Liabilities of the Company. All liabilities of the Company, except liabilities to the Member on account of their contributions to capital have been paid or there remains property in the Company with an aggregate fair market value sufficient to pay them.

SECTION 13. OWNERSHIP; ALLOCATIONS; INCOME ACCOUNTS; AND DISTRIBUTIONS.

13.1 Membership Interests of Member. The Member shall have the following initial ownership interests in the assets of the Company (the "Membership Interest"):

|                                     |      |
|-------------------------------------|------|
| RANDY BROWN FAMILY PARTNERSHIP, LTD | 100% |
|-------------------------------------|------|

13.2 Allocations of Profits and Losses to Member.

13.2.1 Allocations of Profits and Losses. All profits and losses shall be allocated to the Member.

13.3 Distribution of Cash from Operations. Cash receipts from the operation or sale, lease or other disposition of the Company assets shall be distributed from time to time to the Member.

13.4 Distribution in Kind from Operations. At such times and in such amounts as may be unanimously approved by the Members, any property of the Company may be distributed in kind to the Member in such manner, proportionately, as tenants-in-common, or otherwise, as the Member shall determine, but otherwise in the same amounts as such Member would have been entitled to cash distributions.

SECTION 14.            RECORDS AND FUNDS OF THE COMPANY.

The Manager shall keep, or cause to be kept, full records of each transaction of the Company, and shall maintain records at the principal office of the Company. Said records shall be open for inspection, photocopying and examination by any of the Members, or their duly authorized representative, at all reasonable times.

SECTION 15.            NEW MEMBERS.

Except as provided in Section 16.1, new Members may be admitted in the Company upon the affirmative vote of the Member, if they agree to execute and acknowledge such instruments as are necessary or desirable to effect such admission and to confirm their agreement to be bound by all the covenants, terms and conditions of this Agreement, as the same may have been amended. Each new Member shall receive a capital interest and share in the profits and losses of the Company in an amount to be determined by unanimous agreement of the other Member at the time of admission, and shall be defined in an amendment to this Agreement and the Company shall prepare and file an Amended Certificate of Organization reflecting the changes as required by law.

SECTION 16.            TERMINATION OF COMPANY.

16.1 Dissolution and Termination. The Company shall be automatically dissolved and terminated upon the unanimous written agreement of all of the Member (*or Manager in his sole discretion*).

16.1.1 Judicial Dissolution. The judicial dissolution of the Company.

16.1.2 Statement of Intent to Dissolve. As soon as possible following the occurrence of any of the events as provided in Sections 16.1.1 through 16.1.5 hereinabove, pursuant to which the Company will not be continued, the Company shall execute duplicate originals of a Statement of Intent to Dissolve in such form as shall be prescribed by the Secretary of State, State of Nebraska and the same shall be delivered to that office.

16.2 Dissolution by District Court. On application by or for any Member, the district court may decree the dissolution of the Company whenever it is not reasonably practicable to carry on the business of the Company in conformity with the Articles of Organization or hereunder.

16.3 Preparation of Financial Statement. Upon the dissolution or termination of the Company as aforesaid, a financial statement shall be prepared by the Company's accountants, which statement shall set forth the Company's assets and liabilities, and a copy of such statement shall be furnished to each of the Members within a reasonable time thereafter but in no event more than sixty (60) days thereafter.

16.4 Articles of Dissolution. When all debts, liabilities and obligations have been paid and discharged or adequate provisions have been made therefore and all of the remaining property and assets have been distributed to the Members and Holders, Articles of Dissolution shall be executed in duplicate, verified by the Member signing the statement, and delivered to the Secretary of State, State of Nebraska, or as otherwise required by law.

16.5 Certificate of Dissolution. Upon the issuance of the certificate of dissolution, the existence of the Company shall cease, except for the purpose of suits, other proceedings and appropriate action as provided in the Act. The Members acting as liquidating Trustee(s) shall have authority to distribute any Company property discovered after dissolution, convey real estate and take such other action as may be necessary on behalf of and in the name of the Company.

16.6 Distribution of Assets.

16.6.1 Liquidate Assets. Upon the termination of the Company pursuant to Section 16.1, the Members shall take a full account of the assets and liabilities of the Company, and all of the assets shall be liquidated as promptly as is consistent with obtaining fair market value therefor.

16.6.1.1 Liquidation of Assets by Members Acting as Liquidating Trustees.

The Company assets shall be liquidated by the Members acting as liquidating trustee(s), and if a Member has become bankrupt, the remaining Members shall act as liquidating trustees, and if there is no remaining Member, then the liquidating trustee shall be such Person as the Persons then holding a majority in capital interest of the Company shall designate. The liquidating trustees shall apply all Company assets and proceeds therefrom in accordance with the provisions of the Nebraska Limited Liability Company Act.

16.6.1.2 Power and Authority of Liquidating Trustees. The Members as liquidating trustee(s) shall have the power and authority to make, execute, acknowledge and file all documents required to effectuate the dissolution and termination of the Company; and each of the Members hereby irrevocably constitutes and appoints the liquidating trustee as true and lawful attorney of the Member in such respect.

16.6.1.3 Allocation of Profits. The Members acting as liquidating Trustee(s) shall allocate any profit or loss resulting from such sales to the Members' and Holders' Capital Accounts in accordance with Section 13 hereof.

16.6.1.4 Payment of Liabilities of the Company. In settling accounts after dissolution, the liabilities of the Company shall be entitled to payment in the following order:

16.6.1.4.1 Creditors of the Company. Those to the creditors in the order of priority as provided by law, except those to Members and Holders of the Company on account of their contributions;

16.6.1.4.2 Members and Holders of the Company in Respect of Shares of Profit. Those to Members and Holders of the Company in respect of their share of the profits and other compensation by way of income on their contributions;

16.6.1.4.3 Members and Holders of the Company in Respect of Capital Accounts. Those to Members and Holders of the Company in respect to their Capital Accounts as provided in Section 12.2 hereof. If the Company property remaining after the payment of the liabilities set forth in Section 16.6.1.4.1 through 16.6.1.4.2 herein is insufficient to return the Capital contribution of one or more Members, such Member or Members shall have no recourse against any other Member.

16.6.1.5 Deficit Capital Account Upon Liquidation. Notwithstanding anything to the contrary in this Operating Agreement, upon a liquidation within the meaning of Section 1.704-1(b)(2)(ii)(g) of the Treasury Regulations, if any Member has a Deficit Capital Account (after giving effect to all contributions, distributions, allocations and other Capital Account adjustments for all taxable years, including the year during which such liquidation occurs), such member shall have no obligation to make any Capital Contribution, and the negative balance of such Member's Capital Account shall not be considered a debt owed by such Member to the Company or to any other Person for any purpose whatsoever.

16.7 Power to Dissolve. Anything in this Agreement to the contrary notwithstanding, the power of the Members to effect a dissolution of the Company and to demand the return of their capital contributions at any time shall be governed by the provisions of the Nebraska Limited Liability Company Act, but this shall not be construed to (i) authorize, nor shall any Member have the right to withdraw its capital or retire from the Company or cause the dissolution of the Company except as may be expressly provided in this Agreement, or (ii) limit the rights and remedies of the Members in the event the Company is dissolved or a demand for a return of a capital contribution is made in accordance with the Nebraska Limited Liability Company Act but in contravention of the provisions of this Agreement.

## SECTION 17. GENERAL.

17.1 Notices. All notices, consents and other instruments hereunder shall be in writing and mailed by certified mail, return receipt requested, postage prepaid and shall be directed to the parties hereto at the addresses hereinabove set forth, or at the last addresses of the parties furnished by them to the other Members and Holders.



17.2 Successors. This Agreement and all of the terms and provisions thereof shall be binding upon the Members and new Members who subsequently execute the same, and their respective legal representatives, heirs, successors and assigns.

17.3 Governing Laws. This Agreement shall be governed by, and construed and enforced under, the laws of the State of Nebraska.

17.4 Entire Agreement. This Agreement contains the entire agreement between the Members and Holders relative to the formation of the Company. No variations, modifications or changes shall be binding upon any Member unless set forth in a document duly signed by or on behalf of that Member.

17.5 Waiver. No consent or waiver, express or implied, by any Member to or of any breach or default by the other Members in the performance by the other Members of its obligations under this Agreement shall be deemed or construed to be a consent or a waiver to or of any other breach of default in the performance of the same or any other obligations of that Member. Failure on the part of any Member to complain of any act or failure to act on the part of the other Members or to declare the other Members in default, irrespective of how long the failure continues, shall not constitute a waiver by that Member of its rights under the Agreement.

17.6 Severability. If any provision of this Agreement or its application to any Person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of the provisions to the other Persons or circumstances shall not be affected thereby, and the Agreement shall be enforced to the greatest extent permitted by law.

17.7 Binding Agreement. Subject to the restrictions on transfer and encumbrances set forth in this Agreement, this Agreement shall inure to the benefit of and be binding upon the Members and their respective successors and assigns. Whenever a reference to any party or Member is made in this Agreement, this reference shall be deemed to include a reference to the successors and assigns of that Member.

17.8 Captions. Captions contained in this Agreement are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this Agreement or any of its provisions.

17.9 Number and Gender. Whenever the singular number is used in this Agreement and when required by the context, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement at the place and date specified immediately adjacent to their respective names.

RANDY BROWN FAMILY PARTNERSHIP, LTD

A handwritten signature in cursive script, appearing to read "Kimberly Brown", written in dark ink.

Kimberly Brown, Trustee, Managing Partner



## DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

**Section 5. Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.**

Any applicant for a land use change or development permit requiring approval of the City Commission, or any person/entity seeking a City contract through a request for proposal, request for qualification, or sealed bid process (all referred to as applicant):

- A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.
- B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

- 1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

N/A

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- 2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

N/A

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- 3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.
5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.
6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Randy Brown, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

  
Signature

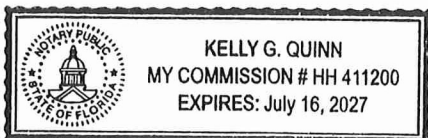
3/5/26  
Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online notarization, this 5th day of March, 2026 by

Randy Brown (Affiant), who is personally known to me or has produced \_\_\_\_\_ identification.

My commission expires: 7/16/2027

Commission No.: HH 411200



Kelly Quinn  
(Signature of Notary Public - State of Florida)

Kelly Quinn  
(Print, Type, or Stamp Commissioned Name of Notary Public)



## DISCLOSURE AFFIDAVIT

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- A. Shall not induce, attempt to offer, solicit or knowingly assist any person in violating the Ethics Code.
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(Attach additional sheets as needed for each item.)

- 1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

2/21/23 - Ben Preston - \$1,000; 7/22/24 - Daniel Shanetzky - \$500;

1/6/25 - Todd Drosky - \$1,000; 2/10/25 Tom Plaut - \$1,000

- 2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

N/A

- 3. Disclose any action that is a violation of the Ethics Code by a regulated officer (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.
5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.
6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Dwayne L. Dickerson, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Dwayne L. Dickerson 3/5/26  
Signature Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online notarization, this 5th day of March, 2026 by

Dwayne L. Dickerson (Affiant), who is personally

known to me or has produced \_\_\_\_\_ identification.

My commission expires: 7/16/2027

Commission No.: HH 411200



Kelly Quinn  
(Signature of Notary Public - State of Florida)

Kelly Quinn  
(Print, Type, or Stamp Commissioned Name of Notary Public)



# Agent Letter

BEACHAUS Motel  
264 SE 19<sup>TH</sup> Avenue  
Deerfield Beach, FL 33431

3.4.2026

City of Deerfield Beach  
Building Services  
150 N.E. 2<sup>ND</sup> AVE  
Deerfield Beach, FL 33441

Dwayne L. Dickerson, Esq is hereby authorized to act as Agent for the Owner with respect to submittals to the City of Deerfield Beach Department of Sustainable Development and Building Department or other governmental agencies having jurisdiction over the project, on behalf of (*Quantum Development 2 LLC*) for the site located on:

**264 SE 19<sup>TH</sup> Avenue, Deerfield Beach, FL 33441**

**LEGAL DESCRIPTION:**

**LOT 9 AND 10, BLOCK 15, DEERFIELD BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

**SAID LANDS SITUATE IN THE CITY OF DEERFIELD BEACH, BROWARD, COUNTY, FLORIDA AND CONTAINING 12, 102 SQUARE FEET, OR 0.278 ACRES, MORE OR LESS.**

**SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, CONVENANTS, AND RIGHTS-OF-WAY OF RECORD.**

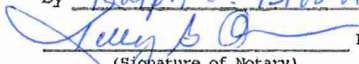
Entity name : QUANTUM DEVELOPMENT 2 LLC, 2 BEACHAUS LLC

Name: Ralph G "Randy" Brown

State of Florida  
County of Palm Beach

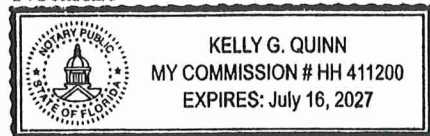
  
(Signature of Affiant)

Sworn to (or affirmed) and subscribed before me  
this 4th day March, 2026  
by Ralph G. Brown (Name of Affiant)

  
(Signature of Notary)  
Kelly G. Quinn  
(Name of Notary Public)

Personally Known ☒ OR Produced Identification ☐  
Type of Identification Produced \_\_\_\_\_

Notarize





| UNIT  | MAIN     | LOFT     | TOTAL    |
|-------|----------|----------|----------|
| 1     | 234      | 230      | 464 SF   |
| 2     | 250      | 144      | 394 SF   |
| 3     | 250      | 144      | 394 SF   |
| 4     | 250      | 144      | 394 SF   |
| 5     | 250      | 144      | 394 SF   |
| 6     | 250      | 275.5    | 525.5 SF |
| 7     | 250      | 275.5    | 525.5 SF |
| 8     | 298      | 0        | 298 SF   |
| TOTAL | 2,032 SF | 1,357 SF | 3,389 SF |

FLOOR PLAN - MAIN LEVEL  
Scale: 1/4" = 1'-0"

PER SECTION 98-13 (6)(E)(1) SHOW THE COMPLETE DIMENSIONS OF EACH ROOM ON ALL FLOORS, LABELING ANY PERMANENT FEATURES. UNITS 5 AND UNIT 8 ARE FULLY NOTED AND DIMENSIONED. UNITS 1-7 ARE IDENTICAL TO UNIT 5 SO NOT FULLY DIMENSIONED FOR CLARITY.

S 88°26'01" W 135.70'

ARCHITECTS +

RANDY BROWN ARCHITECT  
585 NE WAVECREST COURT  
BOCA RATON, FLORIDA 33432  
USA +1 402 250 5292

Develop + Manage  
**QUANTUM**

- NOTES:
- Bechaus Motel to have fire sprinkler system according to FBC.
  - Building has less than 5,000 SF.
  - one story building with lofts.
  - approved 2 fire hydrants nearby.
  - total ten units maximum, no ability to add additional units - 8 units provided.
  - Units have egress doors on grade directly to outdoors (no corridors/halls).
  - no fire stairs, no exiting corridors.
  - lofts have egress windows and sliding glass door Juliet Balcony.
  - CMU concrete block wall between each unit.
  - Each unit will have one Fire Extinguisher, 2A:10-B:C dry chemical - to be located in Kitchen top of extinguisher 5' AFF, annual inspection and tagging by licensed vendor.
  - one common Fire extinguisher in courtyard 2A:10-B:C dry chemical.
  - Smoke alarms as per code.
  - All units to have a minimum three feet walkways. Furniture is arranged to provide three feet wide paths of travel directly to the two exit doors on grade and the egress windows in each unit.
  - Courtyard exterior space has two exit gates, both exit directly to 3' wide concrete path exit discharge concrete paths leading to public ROW sidewalk.
  - Each motel unit has an internal private stair.
  - Each motel unit has 2 egress doors on grade, each exit goes directly to the outdoors and a 3' wide concrete path exit discharge is provided leading to public ROW sidewalk.

- ACCESSORY STRUCTURE NOTES:
- This building is an accessory structure subordinate to the principal building and is not a dwelling unit.
  - Accessory structure is non habitable and intended for utility/laundry/maintenance.
  - No sleeping, cooking or living space provided.
  - This structure will not be a residence.
  - Plumbing fixtures limited to washer, utility sink, toilet and sink. NO bathtub/shower.

## REVISIONS

DATE: July 16, 2026

BEACHAUS  
stay a while..

MOTEL  
2 BEACHAUS LLC  
FL# 12500232910  
EIN #33-2415127

264 SE 19TH Avenue  
Deerfield Beach, FL 33441

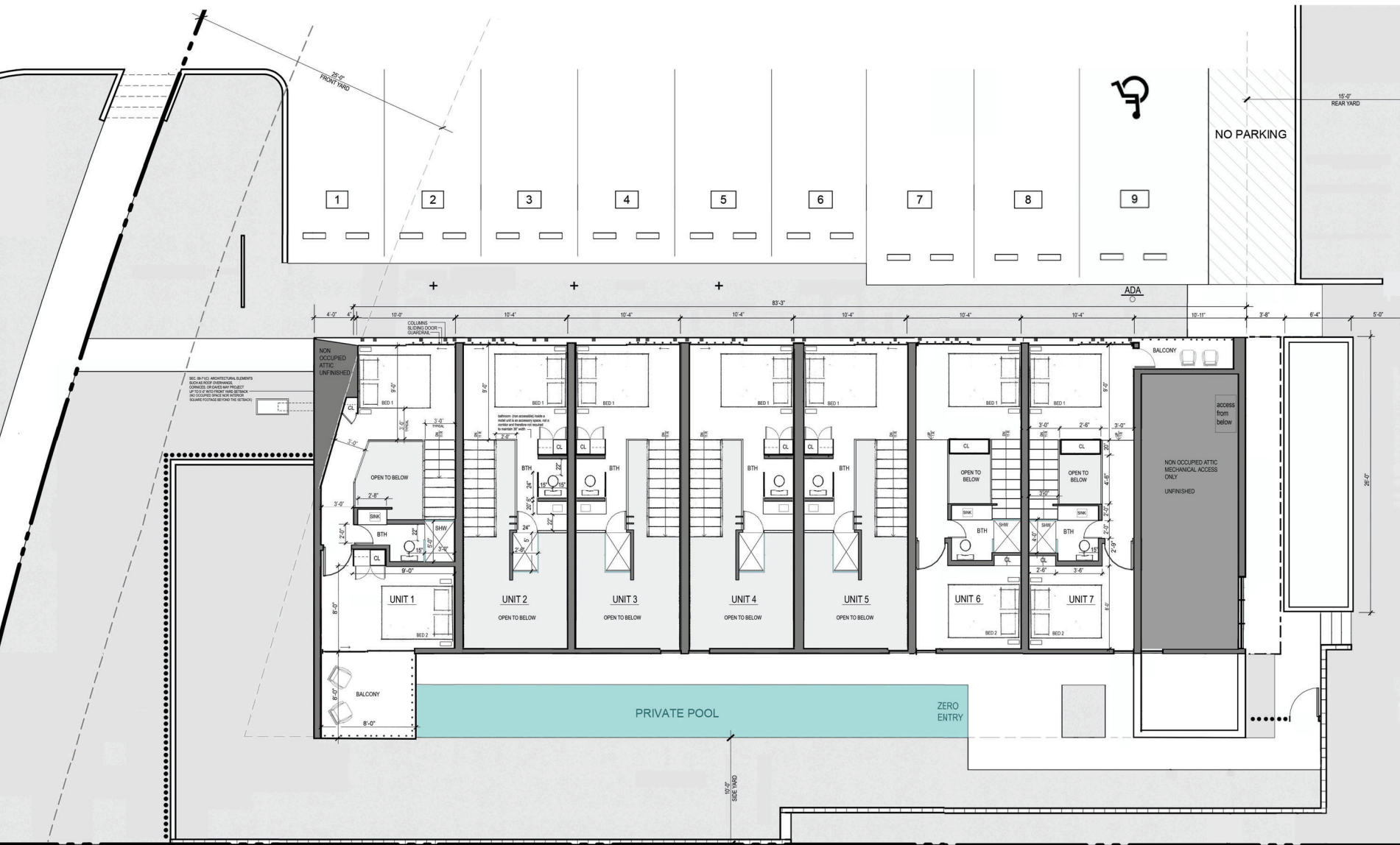
Digitally signed  
BROWN  
Date:  
7.16.2026  
10:20:57-0400'

DEVELOPMENT PLAN SUBMITTAL  
Application No. 22-25025-102 Rev. 2

MAIN FLOOR PLAN

AS-111





| UNIT  | MAIN     | LOFT     | TOTAL    |                            |
|-------|----------|----------|----------|----------------------------|
| 1     | 234      | 230      | 464 SF   | TWO BEDS                   |
| 2     | 250      | 144      | 394 SF   | ONE BED                    |
| 3     | 250      | 144      | 394 SF   | ONE BED                    |
| 4     | 250      | 144      | 394 SF   | ONE BED                    |
| 5     | 250      | 144      | 394 SF   | ONE BED                    |
| 6     | 250      | 275.5    | 525.5 SF | TWO BEDS                   |
| 7     | 250      | 275.5    | 525.5 SF | TWO BEDS                   |
| 8     | 298      | 0        | 298 SF   | ONE BED ADA COMPLIANT UNIT |
| TOTAL | 2,032 SF | 1,357 SF | 3,389 SF | 11 BEDS TOTAL              |

PER SECTION 96-13 (R)(6)(1) SHOW THE COMPLETE DIMENSIONS OF EACH ROOM ON ALL FLOORS, LABELING ANY PERMANENT FEATURES. UNIT 1,2 AND UNIT 7 ARE FULLY NOTED AND DIMENSIONED. UNITS 3-6 ARE IDENTICAL TO UNIT 1,7 SO NOT FULLY DIMENSIONED/NOTED FOR CLARITY.

S 88°26'01" W 135.70'

LOFT FLOOR PLAN  
Scale: 1/4" = 1'-0"



- NOTES:
1. Beachaus Motel to have fire sprinkler system according to FBC.
  - a. Building has less than 5,000 SF
  - b. one story building with lofts
  - c. approved 2 fire hydrants nearby
  - d. total ten units maximum. no ability to add additional units - 5 units provided
  - e. Units have egress doors on grade directly to outdoors (no corridors/halls)
  - f. no fire stairs, no exiting corridors
  - g. lofts have egress windows and sliding glass door Juliet Balcony
  - h. CMU concrete block wall between each unit
  - i. Each Unit will have one Fire Extinguisher, 2-A-10-B-C dry chemical to be located in Kitchen top of extinguisher 5' AFF, annual inspection and tagging by licensed vendor
  - j. one common Fire extinguisher in courtyard
  - k. 2-A-10-B-C dry chemical
  - l. Smoke alarms as per code
  - m. All units to have a minimum three feet walkways. Furniture is arranged to provide three feet wide paths of travel directly to the two exit doors on grade and the egress windows in each loft
  - n. Courtyard exterior space has two exit gates both exit directly to 3' wide concrete path exit discharge concrete paths leading to public ROW sidewalk
  - o. Each motel unit has an internal private stair
  - p. Each motel unit has 2 egress doors on grade, each exit goes directly to the outdoors and a 3' wide concrete path exit discharge is provided leading to public ROW sidewalk

#### ACCESSORY STRUCTURE NOTES:

1. This building is an accessory structure subordinate to the principal building and is not a dwelling unit.
2. Accessory structure is non-habitable and intended for utility/laundry/maintenance.
3. No sleeping, cooking or living space provided.
4. This structure will not be a residence.
5. Plumbing fixtures limited to washer, utility sink, toilet and sink. NO bathtub/shower.

#### REVISIONS

DATE: July 16, 2026 COMM: 2

BEACHAUS  
stay a while..

MOTEL  
2 BEACHAUS LLC  
FL# L2500(2)22810  
EN #55-2415127

264 SE 19TH Avenue  
Deerfield Beach, FL 33441

Digitally signed  
by RANDY BROWN  
Date: 7.16.2026  
10:20:57-04'00'

DEVELOPMENT PLAN SUBMITTAL  
Application No.: 23-RM55-150 Rev. 2

LOFT FLOOR PLAN

AS-112



## ATTACHMENT G

### APPLICATION FOR CONDITIONAL USE APPROVAL

Pursuant to Code Section 98-85.- *Conditional Use*.

**COMPLETE ALL SECTIONS OF APPLICATION LEGIBLY.  
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

- ☒ **Conditional Use - Zoning Appeals Special Master (ZASM):** Applicant must submit complete application and all required submittals by the cutoff date to be scheduled for a ZASM hearing. If Staff determines more information is needed or the application is incomplete, the application will not be processed or scheduled.
- ☒ **Conditional Use - City Commission:** Must comply with the public notice and advertising requirements, pursuant to Code Section 98-35(1).

#### REQUIRED SUBMITTALS

All of the following must be submitted to be deemed a complete application (*for applications requiring approval by City Commission, documentation may be provided with the development plan application requirements in Attachment A*):

- ☒ **Complete Application** (Including Development Plan Application Form)
- ☒ **Application Processing Fee** (See fee schedule)
- ☒ **Proof of Ownership** from the property owner. If the owner cannot be verified through the Broward County Tax Roll, a copy of either the recorded warranty deed, valid purchase contract, or a signed and notarized letter from the owner of record must be submitted with this application.
- ☒ **Disclosure Affidavit** (for items requiring City Commission only) for all owners, representatives, and applicants for the project that will be speaking on behalf of the application.
- ☒ **Agent Authorization Letter** if applicable, authorizing the applicant/agent to act on behalf of all property owners' behalf.
- ☒ **Business Tax Receipt application** (if applicable)
- ☒ **Dimensioned Floor Plan** and/or site sketch showing proposed use in relation to the building and/or site.
- ☒ **Public Notice Requirements** (for applications requiring City Commission approval only) as required by the provisions set forth in Code Section 98-35(1).
- ☒ **One (1) Digital CD** of required submittals listed above must be provided.
- ☒ **Other Information** may be required as determined by staff (e.g. architectural elevations, floor plans, site plan etc.)

#### **\*Public Notice and Advertising Requirements\***

*Pursuant to Code Section 98-35(1), prior to any public hearing of the city commission for a development permit as described in section 98-12 of this Code, the applicant shall provide proper notification to the public in compliance with this section and all applicable county, state and federal law.*

*Any party to a proceeding before the Special Master may appeal the decision of the Special Master by a writ of certiorari as provided by the Florida Rules of Appellate Procedure. In order to appeal the decision of the Special Master, a verbatim transcript of the proceeding is necessary.*

## A. PROPOSED CONDITIONAL USE

Zoning District: RM25

Future Land Use Category: Residential High (25 DU/AC)

Total Land Area (Square Feet): 12,102 SF

Acres: 0.278 ACRES

Existing Use of Property:  
two rental units - multifamily residential

Proposed Use of Property:

BEACHaus Motel- 8 transient lodging units - Private Pool - No Restaurant - No Shops - No Bar

Architect designed motel providing nightly accommodations for transient guests.

Motel under single ownership and management licensed by State of Florida as required.

Check-in 3 pm Check-out 11am Units rented on a nightly basis Self check in

24 hour remote management - Housekeeping services provided between guest stays

Site maintenance, landscaping, pool service, and hospitality operations are performed by scheduled staff as needed.

Quiet hours 10pm-9am. Strictly enforced.

The property will be operated through 24-hour remote management. Maintenance, housekeeping and cleaning personnel will be present on-site daily to perform routine inspections, guest-unit cleaning, landscape and pool coordination, property maintenance and guest-support functions.

If non-residential or commercial floor area is proposed, please provide:

|                                                                          | Existing | Proposed | Change (+/-) |
|--------------------------------------------------------------------------|----------|----------|--------------|
| Total number of non-residential buildings:                               | 0        | 1        |              |
| Total non-residential floor area in square feet:                         | 0        | 3,389 SF | 3,389 SF     |
| Total number of transient units (hotel/motel rooms, time-sharing units): | 0        | 8        |              |

If residential dwelling units are proposed, please provide:

|                                             | Existing | Proposed | Change (+/-) |
|---------------------------------------------|----------|----------|--------------|
| Total number of residential buildings:      |          |          |              |
| Total number of residential dwelling units: |          |          |              |

## B. DEMONSTRATION OF COMPLIANCE WITH CONDITIONAL USE CRITERIA

(Attach additional page(s) if more space is needed.)

**Section 98-85** of the Deerfield Beach Land Development Code states:

*Conditional uses, as enumerated in Article III hereof, shall be permitted only upon authorization by the zoning appeals special master or the city commission where the request for a conditional use is part of a site plan application or change of use application provided that such uses comply with the following requirements and other applicable requirements as set forth in this article. The burden of proving that the use does so comply shall be on the applicant who shall be required to affirmatively demonstrate that said use complies with each and every condition set forth herein.*

**This application will not be accepted without a specific statement in response to each of the requirements on the following pages.**

1. That the use is a permitted conditional use as set forth in Article III of the Deerfield Beach Development Code:

The proposed BEACHaus Motel subject to approval as a conditional use pursuant to Section 98-85.

RM-25 zoning district pursuant to Sections 98-49(c) (1) and 98-85 of the

City of Deerfield Beach Land Development Code.

The proposed use consists of a motel providing transient lodging

accommodations to visitors on a nightly basis.

The use is specifically authorized through the Conditional Use approval

process and therefore satisfies the requirements of Section 98-85(1).

2. That the use complies with all specific development requirements as set forth for that use in the district in which it is located. (Site plan and building permit records on file with the City are public records and may be reviewed during regular business hours).

The proposed BEACHaus Motel complies with the development standards applicable to the RM-25 zoning district and all applicable provisions of the City of Deerfield Beach Land Development Code.

Compliance is demonstrated through the submitted site plan, architectural plans, landscape plans, photometric plans, civil engineering plans, and supporting technical reports submitted as part of this application.

The proposed development complies with all applicable RM-25 development standards, including building height, setbacks, floor area ratio (FAR), lot coverage, parking, site access, landscaping, buffering, lighting, signage, and other applicable site requirements.

- \* Proposed FAR: 0.28 (Maximum Permitted: 0.80)

- \* Parking Provided: 9 spaces (8 spaces required)

- \* Front Setback: 25 feet required 25 feet proposed

- \* Side Setbacks: 10 feet required 10 feet proposed

- \* Rear Setback: 15 feet required 15 feet proposed

- \* Maximum Building Height: Less than 20 feet (within the RM-25 height limitation)

Interior lighting visible from the exterior, exterior building-mounted lighting, courtyard lighting and parking-area lighting will be selected, located and controlled to comply with Section 34-60 and the applicable wildlife-lighting requirements. Window shades to be blackout.

Pursuant to Section 78-6(d)(3)e, properties located within the Coastal Community Architectural District are required to comply with the Cove Overlay District (COD) Architectural Design Guidelines contained in Section 98-53B(g). The proposed BEACHaus Motel incorporates numerous architectural features consistent with these guidelines, including articulated building massing, varied roof forms, horizontal wood siding, recessed covered entrances, covered porches, juliet/normal balconies, columns, Rect. Vertical glazing, divided-light windows, Bahama shutters, deep roof overhangs, light-colored exterior finishes, and integrated landscaping. Covered seating areas adjacent to the courtyard pool further reinforce the pedestrian-oriented character of the development while creating active outdoor gathering spaces consistent with the coastal architectural character envisioned by the Cove Overlay District.

The proposed building maintains a building height of less than 20 feet, utilizes a courtyard-oriented site layout, and incorporates pedestrian-scale architectural elements that reduce the visual mass of the development while maintaining compatibility with the surrounding neighborhood. These design elements, together with the enhanced landscaping and streetscape improvements, satisfy the architectural intent of the Cove Overlay District by creating a development that complements the established coastal character.

Accordingly, the proposed BEACHaus Motel complies with the RM-25 zoning district development standards, the applicable provisions of the Deerfield Beach Land Development Code, the Beach Area lighting requirements, and the architectural design standards of the Cove Overlay District. Vehicular ingress and egress are provided from SE 19th Avenue through the driveway and access configuration shown on the site plan. Required off-street parking and internal circulation are provided in accordance with the applicable parking schedules. Any project identification signage will be reviewed and permitted see Signage drawing S-1 with building permit process.



3. That the use is designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected as far as tangible effect, including but not limited to, noise, air pollution, traffic problems, and overcrowding:

The proposed BEACHaus Motel has been designed and will be operated in a manner that protects public health, safety, welfare, and convenience and will comply with Article II, Section 34-35 of the Environmental Code.

b. The project consists of only eight transient lodging units and therefore generates limited traffic, noise, and service activity. Quiet hours will be nightly from 10pm -9am Maintenance activities will be scheduled during permitted daytime

c. Guest activity is distributed throughout the day and is not concentrated during peak traffic periods.

d. Traffic study demonstrates that the project is expected to have a de minimis impact on surrounding roads.

e. Exterior lighting will comply with Beach Area lighting standards and Certified Wildlife Lighting requirements.

f. House rules prohibit excessive noise, outdoor parties, and disruptive activities.

g. The motel will be professionally managed with 24-hour guest contact availability.

h. The project provides on-site parking, bicycle parking, internal circulation, and landscaped buffering to minimize impacts on neighboring properties.

i. The intensity of the proposed use is substantially below many residential developments permitted by Public transportation serving the surrounding beach area includes Broward County Transit Route 48 and the free Deerfield Beach Express community shuttle, with stops and connections located within approximately one mile of the site. These services provide connections between the beach, downtown Deerfield Beach, the Tri-Rail station, shopping areas, and the broader Broward County transit network.

4. That the use will not cause injury to the value of the other property in the neighborhood where it is located here such injury results from the noise, traffic, or other tangible effects which will occur as a result of the intended use: Demonstration of Compliance with Conditional Use Criteria – Code Sec. 98-85(4)

The proposed BEACHaus Motel has been designed and will be operated in a manner that will not cause injury to the value of neighboring properties through noise, traffic, or other tangible effects, consistent with the requirements of Section 98-85(4) of the Deerfield Beach Land Development Code.

The proposed development consists of eight transient lodging units ranging in size from approximately 298 square feet to 525 square feet, providing accommodations appropriate for a small boutique motel. The business plan anticipates an average annual occupancy of approximately 65 percent, resulting in relatively modest daily guest activity and vehicle trips. Given the limited number of guest rooms and anticipated occupancy levels, the project is expected to generate a low volume of traffic consistent with the submitted traffic statement and is not anticipated to adversely affect the operation or level of service of adjacent roadways. Anticipated 5.2 occupancy per night, average 3 night stays, 1.7 guest-room turnover/day.

Primary vehicular access will be provided from SE 19th Avenue utilizing the existing roadway network. The submitted traffic analysis concludes that the proposed development will not create a significant adverse traffic impact on surrounding streets or intersections. The motel's operational model is specifically intended to minimize vehicle trips after arrival. Due to its location within Deerfield Beach's walkable coastal district, many guests are expected to arrive by rideshare, taxi, or other transportation services rather than by private vehicle. Once on-site, guests are expected to walk to the beach, restaurants, shops, the International Fishing Pier, and other nearby destinations. The site also provides a bicycle parking rack adjacent to the ADA parking space, encouraging alternative modes of transportation and further reducing reliance on automobiles for local trips.

The proposed development incorporates numerous operational, accessibility, and life-safety features intended to minimize impacts on neighboring properties. The swimming pool will be enclosed by a code-compliant pool safety barrier with self-closing, self-latching, child-resistant gates. Each guest room with direct access to the courtyard will be equipped with door alarms that activate when opened, providing an additional layer of pool safety. The development includes an ADA-compliant guest unit, accessible parking, accessible pedestrian routes, and ADA access to the central courtyard and pool area, ensuring accessibility throughout the development.

The property will be professionally operated through 24-hour remote management, with daily on-site maintenance and housekeeping personnel responsible for routine inspections, property maintenance, guest support, and rapid response to operational issues. Posted quiet hours from 10:00 p.m. to 9:00 a.m. will be strictly enforced to minimize noise and preserve the quiet residential character of the surrounding neighborhood.

The proposed development replaces an aging multifamily structure with a newly constructed boutique motel incorporating upgraded architecture, enhanced landscaping, improved drainage, modern building systems, compliant life-safety features, and new pedestrian-oriented site improvements. These tangible physical improvements enhance the visual appearance of the property, improve long-term property maintenance, encourage continued private reinvestment within the neighborhood, and contribute positively to the character and stability of the surrounding beach district.

5. That the use will be compatible with adjoining development and the proposed character of the district where  
Demonstration of Compliance with Conditional Use Criteria – Code Sec. 98-85(5)

The proposed BEACHaus Motel has been designed to be compatible with adjoining development and the established character of the Cove neighborhood in accordance with Section 98-85(5) of the Deerfield Beach Land Development Code. The project complies with the Coastal Community Architectural District requirements of Section 78-6(d)(3)e, which requires development within the district to conform to the Cove Overlay District (COD) Architectural Design Guidelines contained in Section 98-53B(g).

Consistent with the COD Architectural Design Guidelines, the proposed development incorporates a pedestrian-oriented site design and a residential-scale architectural character appropriate for the surrounding neighborhood. The architecture includes articulated building massing, varied roof forms, horizontal wood siding, Juliet/regular balconies, divided-light windows, Bahama shutters, deep roof overhangs, recessed covered entrances, covered porches supported by square architectural columns, light-colored exterior finishes, and integrated landscaping that reinforces the coastal character envisioned by the Cove Overlay District. Covered outdoor seating areas adjacent to the pool provide active outdoor gathering spaces while maintaining a pedestrian-scaled environment that is consistent with the character of the surrounding neighborhood.

The proposed development also complies with the applicable environmental standards for the Beach Area. Native and salt-tolerant landscape materials are incorporated throughout the site to enhance the coastal environment while providing the required landscape buffering and streetscape improvements. Exterior lighting is designed to comply with Article IV, Section 34-60, including the Beach Area Outdoor Lighting Restrictions and Certified Wildlife Lighting requirements, through fully shielded "red light" fixtures that minimize glare and light spillover onto adjacent properties. The site also provides compliant pedestrian walkways, stormwater management improvements, and other required site improvements that support the City's coastal design and environmental objectives.

The proposed building height of less than 20 feet, courtyard-oriented site layout, pedestrian-scale architectural elements, and integrated landscaping further reduce the visual impact of the development and maintain compatibility with adjacent residential development and the established character of the Cove neighborhood.

Accordingly, the proposed development complies with Section 98-85(5), Section 78-6(d)(3)e, Section 98-53B(g), and the applicable Beach Area environmental standards. Through its building massing, architectural character, pedestrian-oriented site design, landscaping, lighting, and building scale, the proposed motel is compatible with adjoining development and the established character of the Cove neighborhood while advancing the planning objectives of the Coastal Community Architectural District.

6. That the use will have a density and intensity of development as compatible with the neighborhood in which it is located:

Demonstration of Compliance with Conditional Use Criteria – Code Sec. 98-85(6)

The subject property is located within the RM-25 Zoning District. Consistent with the City's methodology, residential density is calculated using the gross site area, while other development standards are calculated using the net site area. Based upon the gross site area and the maximum permitted density of 25 dwelling units per acre, the property has a maximum residential density of 8.75 dwelling units.

The proposed BEACHaus Motel contains eight transient lodging units. The proposed number of lodging units is therefore comparable to the residential density permitted on the property and provides an appropriate measure for evaluating the density and intensity of the proposed use.

The proposed development is also substantially below the maximum development intensity permitted within the RM-25 District. Based upon the 12,102-square-foot net site area, the proposed development contains approximately 3,389 square feet of gross floor area, resulting in a FAR of approximately 0.28, compared with the maximum permitted FAR of 0.80.

The project's limited building height of less than 20 feet, compliant setbacks, nine off-street parking spaces, landscaping and buffering, stormwater management, and courtyard-oriented site design further reduce the perceived intensity of the development and maintain compatibility with the surrounding neighborhood.

Based upon the permitted residential density, proposed FAR, building scale, parking, setbacks, landscaping, buffering, and overall site design, the proposed eight-unit BEACHaus Motel has a density and intensity of development compatible with the surrounding neighborhood and satisfies Section 98-85(6).

7. That adequate landscaping and screening is provided to screen the development or use from neighboring residential areas to provide an opaque buffer from said residential areas. The applicant may be required to take additional measures for landscaping or screening purposes which measures are in excess of the requirements for a permitted use:

Adequate landscaping and screening are provided to screen the proposed development from neighboring residential areas. The project includes landscaped perimeter buffers designed to create an opaque visual screen through the use of required trees, shrubs, and hedging in accordance with the City of Deerfield Beach Land Development Code. Landscaping has been integrated into the site design to soften building massing, screen parking and outdoor amenities, and minimize visual impacts to adjacent properties. As proposed, the buffering meets or exceeds the minimum landscape and screening requirements applicable to the RM-25 zoning district.

Landscape buffering exceeds minimum requirements through the use of hedge screening, canopy trees, foundation planting, and enhanced streetscape landscaping. Parking areas, service areas, and outdoor guest spaces are screened from adjacent properties wherever practical.

Enhanced hedge screening and canopy-tree planting are provided along the North, East, and South property lines adjoining residential properties. Foundation planting is provided along the North building elevation, and enhanced streetscape planting is provided along the SE 19th Avenue frontage.

8. That the use will not increase traffic on an adjoining street so as to lower its level of service below the adopted level of service or create a traffic nuisance to adjoining properties utilizing the same streets:  
Traffic impacts are minimized through on-site parking, internal circulation, clearly defined pedestrian routes, bicycle parking facilities, and controlled access points.

Sidewalk and driveway improvements enhance pedestrian and vehicular safety.

The updated traffic study concludes that the project will not create measurable adverse impacts on surrounding roadways.

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9. That adequate off-street parking, stacking, and loading is provided, that ingress and egress are so designed as to cause minimum interference with traffic on abutting streets and that the use has adequate frontage on a public or approved private street:

The property fronts on SE 19th Avenue, an existing public street serving residential, hospitality and beach-related uses. In the vicinity of the property, SE 19th Avenue consists of approximately 25 feet of pavement within a 60-foot right-of-way and operates as a two-way local street. Existing sidewalks are located North and South adjacent properties. The proposed driveway is positioned to maintain safe separation from adjoining driveways and nearby intersections. The nearest intersection is North, located approximately 100 feet from the proposed driveway.

The proposed site plan provides nine off-street parking spaces, including one ADA-accessible space, together with internal circulation and access for guests, service providers and emergency personnel. The proposed driveway and sidewalk improvements are designed to provide safe ingress and egress while minimizing interference with traffic on SE 19th Avenue.

No loading berth or vehicle stacking area is required for the proposed eight-unit motel because there is no restaurant, bar, retail use or on-site passenger-loading operation. Housekeeping, maintenance and service vehicles will use the designated on-site parking and circulation areas.

The proposed development is not expected to interfere with any school-bus route or stop.

As documented in the submitted traffic statement, the limited trip generation associated with the eight-unit motel is not projected to reduce the adopted emergency-evacuation level of service or materially affect the capacity of the designated evacuation network.

The project fronts on SE 19 Avenue, an existing public street serving residential, hospitality, and beach-related uses.

The driveway location and access configuration are compatible with adjacent properties and existing traffic patterns.

Emergency access, guest access, and service access are safely accommodated through the proposed site design.

10. That the use conforms with all applicable regulations governing the district where it is located:

The proposed BEACHaus Motel complies with all applicable provisions of the Deerfield Beach Land Development Code, including RM-25 zoning standards, Conditional Use criteria, Cove Overlay District standards, Beach Area environmental regulations, parking requirements, landscaping requirements, lighting requirements, and applicable building and life-safety regulations including Sections 98-49, 98-85 and 98-53B(g), Section 78-6(d)(3)e, Section 34-35, Section 34-60, Chapter 102 and the applicable development schedules.

Compliance is demonstrated through the submitted site plan, architectural plans, landscape plans, engineering plans, photometric plans, traffic study, and supporting application materials.

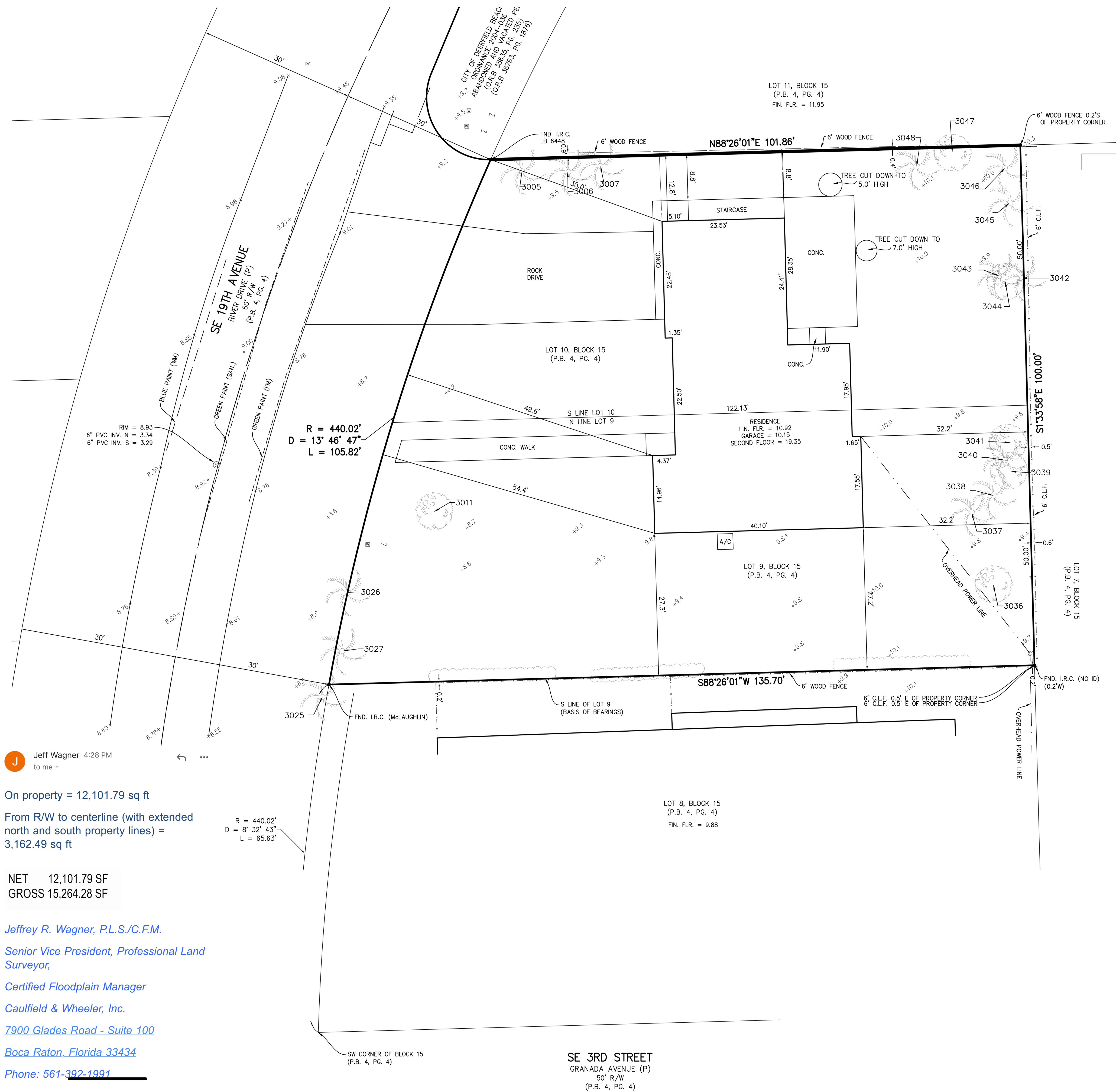




Trash will be collected by City of Deerfield Beach, once a week. Maid service is provided before each turn and daily for an additional fee.

G-000





Jeff Wagner 4:28 PM  
to me

On property = 12,101.79 sq ft

From R/W to centerline (with extended  
north and south property lines) =  
3,162.49 sq ft

NET 12,101.79 SF  
GROSS 15,264.28 SF

Jeffrey R. Wagner, P.L.S./C.F.M.

Senior Vice President, Professional Land  
Surveyor,

Certified Floodplain Manager

Caulfield & Wheeler, Inc.

7900 Glades Road - Suite 100

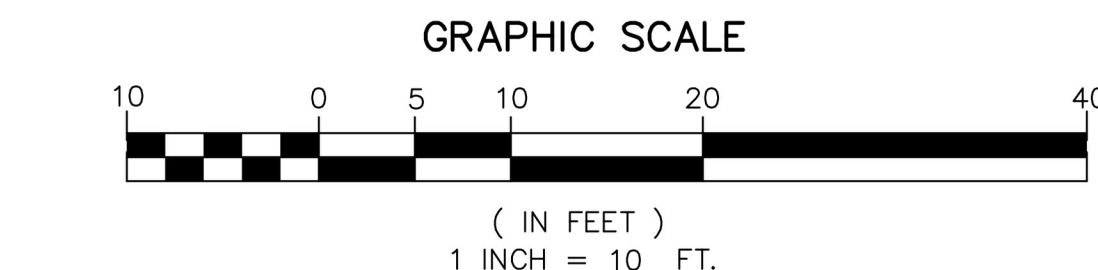
Boca Raton, Florida 33434

Phone: 561-392-1991

SE 3RD STREET  
GRANADA AVENUE (P)  
50' R/W  
(P.B. 4, PG. 4)

| TREE TABLE |                   |
|------------|-------------------|
| Point #    | TYPE              |
| 3005       | 10" COCONUT PALM  |
| 3006       | 11" CABBAGE PALM  |
| 3007       | 16" SABAL PALM    |
| 3011       | 12" TABEBUIA      |
| 3025       | 12" CABBAGE PALM  |
| 3026       | 15" CABBAGE PALM  |
| 3027       | 4" CHRISTMAS PALM |
| 3036       | 15" YUCCA         |
| 3037       | 9" COCONUT PALM   |
| 3038       | 5" FAN PALM       |
| 3039       | 5" FRANGIPANI     |
| 3040       | 6" COCONUT PALM   |
| 3041       | 6" ACKEE          |
| 3042       | 6" CHRISTMAS PALM |
| 3043       | 6" CHRISTMAS PALM |
| 3044       | 16" GUMBO LIMBO   |
| 3045       | 15" CABBAGE PALM  |
| 3046       | 15" CABBAGE PALM  |
| 3047       | 5" MANGO          |
| 3048       | 6" COCONUT PALM   |

| LEGEND                   |                          |
|--------------------------|--------------------------|
| A/C                      | AIR CONDITIONER          |
| ALUM.                    | ALUMINUM                 |
| C.L.F.                   | CHAIN LINK FENCE         |
| CONC.                    | CONCRETE                 |
| COVD.                    | COVERED                  |
| F.F.E.                   | FINISH FLOOR ELEVATION   |
| FM                       | FORCE MAIN               |
| FND.                     | FOUND                    |
| F.P.L.                   | FLORIDA POWER & LIGHT    |
| I.R.                     | IRON ROD                 |
| I.R.C.                   | IRON ROD & CAP           |
| (P)                      | PLAT                     |
| P.B.                     | PLAT BOOK                |
| PG.                      | PAGE                     |
| O.R.B.                   | OFFICIAL RECORDS BOOK    |
| R/W                      | RIGHT-OF-WAY             |
| SAN                      | SANITARY                 |
| TYP.                     | TYPICAL                  |
| U.E.                     | UTILITY EASEMENT         |
| WM                       | WATER MAIN               |
| ANCHOR                   | ANCHOR                   |
| AT&T BOX                 | AT&T BOX                 |
| BACKFLOW PREVENTER       | BACKFLOW PREVENTER       |
| CABLE BOX                | CABLE BOX                |
| CATCH BASIN              | CATCH BASIN              |
| CLEANOUT                 | CLEANOUT                 |
| DRAINAGE MANHOLE         | DRAINAGE MANHOLE         |
| ELECTRIC BOX             | ELECTRIC BOX             |
| FIRE HYDRANT             | FIRE HYDRANT             |
| HANDICAP PARKING         | HANDICAP PARKING         |
| IRRIGATION CONTROL VALVE | IRRIGATION CONTROL VALVE |
| LIGHT POLE               | LIGHT POLE               |
| MAILBOX                  | MAILBOX                  |
| POWER POLE               | POWER POLE               |
| SANITARY MANHOLE         | SANITARY MANHOLE         |
| SGN                      | SGN                      |
| VALVE                    | VALVE                    |
| WATER METER              | WATER METER              |
| YARD DRAIN               | YARD DRAIN               |



#### SCHEDULE B-II EXCEPTIONS:

COMMONWEALTH LAND TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: CL\*34317  
COMMITMENT DATE: JULY 21, 2021 AT 8:00 AM

- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF DEERFIELD BEACH, RECORDED IN PLAT BOOK 4, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. **(AFFECTS - NOT PLOTTABLE)**
- ORDINANCE NO. 2013-39 AS RECORDED IN OFFICIAL RECORDS BOOK 50411, PAGE 1326. **(AFFECTS AS SHOWN)**
- ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 38645, PAGE 235 AND OFFICIAL RECORDS BOOK 38763, PAGE 1876. **(AFFECTS AS SHOWN)**
- AGREEMENT FOR CABLE TELEVISION RECORDED IN OFFICIAL RECORDS BOOK 24164, PAGE 226. **(AFFECTS - NOT PLOTTABLE)**

#### NOTES

- THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON ARE ABSTRACTED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER: CL\*34317, COMMITMENT DATE: JULY 21, 2021 AT 8:00 AM.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 9, BLOCK 15, "DEERFIELD BEACH", PLAT BOOK 4, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEARING S88°26'01"W.
- THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FLOOD ZONE: "X" (UNSHADED); FLOOD INSURANCE RATE MAP NO. 12011C 0187 J; COMMUNITY NO. 125101; DATE: 7/31/2024.
- BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK # 1930. ELEVATION = 24.747'
- PROPERTY ADDRESS: 264 SE 19TH AVENUE, DEERFIELD BEACH, FL 33441

#### DESCRIPTION

LOTS 9 AND 10, BLOCK 15, DEERFIELD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA

CONTAINING 12,102 SQUARE FEET/0.278 ACRES, MORE OR LESS.

#### CERTIFICATE:

GOLD COAST TITLE COMPANY SERVICES, INC.,  
COMMONWEALTH LAND TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11(a), 16, 17, 19 (\$1,000,000.00) OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 3/05/2026

DATE OF MAP: 3/12/2026

Digitally signed by  
Jeffrey R. Wagner  
Date: 2026.03.12  
11:01:46 -04'00'  
Adobe Acrobat  
version:  
2025.001.21288  
JEFFREY R. WAGNER, PLS  
REG. LAND SURVEYOR #5302  
STATE OF FLORIDA - LB #3591

| UPDATE TREE LIST                           | DATE       | BY  |
|--------------------------------------------|------------|-----|
| UPDATE SURVEY                              | 3/12/2026  | ACE |
| UPDATE SURVEY                              | 3/05/2026  | ACE |
| UPDATE SURVEY                              | 10/24/2022 | ACE |
| REVISED PER TITLE COMMITMENT & ALTA REQ'TS | 08/23/2021 | TFL |
| REVISIONS                                  | DATE       |     |
| FILE NAME: 9579 SURVEY NAD 1988 - 6.dwg    |            |     |

CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

DEERFIELD BEACH  
LOTS 9 AND 10, BLOCK 15  
ALTA/NSPS LAND TITLE SURVEY

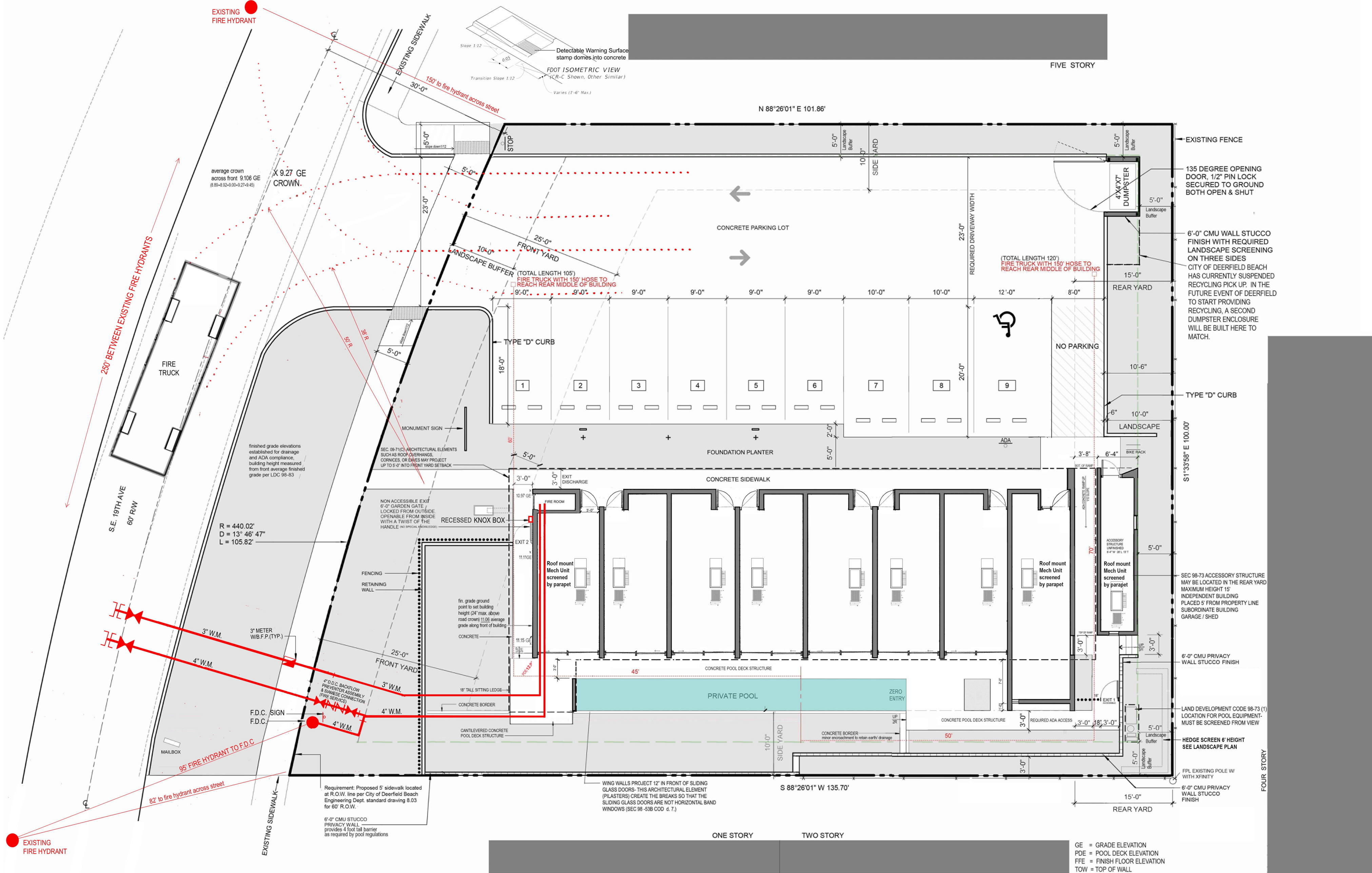
|           |          |
|-----------|----------|
| DATE      | AUG 2021 |
| DRAWN BY  | SAS      |
| F.B./ PG. | ELEC.    |
| SCALE     | 1"=10'   |



|              |
|--------------|
| JOB # 9579   |
| SHT.NO.      |
| 1            |
| Of 12 SHEETS |

# ALTA/NSPS LAND TITLE SURVEY





ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION REFER TO CIVIL AND LANDSCAPE PLANS

TRASH NARRATIVE:

Cesar Osegueda <cosegueda@deerfield-beach.com> Oct 2, 2025, 11:01AM

Good morning Randy,

Typically, in the residential southeast area of the beach, most collections are provided by automated side-loaders (ASLs). In the commercial sector (hotels, restaurants, and apartment complexes), collection is done by Front End Loaders (FEL). Only 3 or 4 of these locations roll out the dumpsters in the morning and return them immediately after collection. Therefore, after 10:30 - 11:00 AM, there are no commercial dumpsters left; perhaps a few carts remain in the residential area.

In your case, we will make an exception, and the service truck will enter your parking area and collect the trash and/or recycling. This could be suspended if our supervisor, driver, or their assistant determines that a safety hazard exists that prevents them from doing so.

Best regards,

1) FRONT LOAD TRASH TRUCK WILL DRIVE INTO PARKING LOT TOWARDS DUMPSTER.

2) TRASH TRUCK DRIVER WILL OPEN DUMPSTER DOORS (140 DEGREE HINGES).

3) TRUCK WILL PICK UP AND DUMP THE DUMPSTER.

4) TRUCK DRIVER WILL CLOSE THE DUMPSTER DOORS.

5) TRASH TRUCK WILL BACK OUT OF PARKING LOT.

FINISHED FLOOR ELEVATION:

SWMLicense <SWMLicense@broward.org> Fri, Aug 29, 2025, 9:01

to Ryan, me, preston, Johana

Good morning,

Please see attached email with comments. Also, a FFE of 11' NAVD is acceptable.

If you have any questions or concerns, please feel free to contact me at gconde@broward.org or 954-519-1473.

Sincerely,

GIOVANNI CONDE, ENVIRONMENTAL PROGRAM SUPERVISOR  
Resilient Environment Department

MINIMUM FINISHED FLOOR ELEVATION IS SET BY THE CRITERIA THAT PRODUCES THE HIGHEST FINISHED FLOOR ELEVATION. REQUIRED CALCULATIONS:

1- DEERFIELD BEACH CRITERIA (ABOVE ABUTING ROAD CROWN) SEC 98-83

2- FEMA ESTABLISHED AND PRELIMINARY FLOOD MAPS

3- FBC

4- BROWARD COUNTY ORDINANCES

FEB 26, 2026

Additionally, I would ensure that the FFE meets the minimum FEMA requirements (regulated by engineering and structural). The 10.95' grade and 11' FFE seems unusual. Lastly, be mindful of our definition of finished grade. Per code section 98-3, Grade (finish) means the finished elevation of a site after all fill, land balancing, or site preparations have been completed. In all cases, this elevation shall not be less than 18 inches nor more than 24 inches above the crown of the road fronting the property.

All the Best.

DANIEL MANTELL  
Planning & Zoning Manager  
(954) 250-4128  
140 NE 3rd Ave. Deerfield Beach FL

AERIAL:



SITE PLAN DATA TABLE

A. LAND USE DESIGNATION

B. ZONING DESIGNATION

C. GROSS ACREAGE OF SITE:  
NET ACREAGE OF SITE:

D. TOTAL NUMBER OF DWELLING UNITS AND BEDROOM COUNT

RM-25

RESIDENTIAL

GROSS 15,264.28 SF (0.3504 acre)  
NET 12,101.79 SF (0.2778 acre)

| UNIT  | MAIN     | LOFT     | TOTAL    |
|-------|----------|----------|----------|
| 1     | 234      | 230      | 464 SF   |
| 2     | 250      | 144      | 394 SF   |
| 3     | 250      | 144      | 394 SF   |
| 4     | 250      | 144      | 394 SF   |
| 5     | 250      | 144      | 394 SF   |
| 6     | 250      | 275.5    | 525.5SF  |
| 7     | 250      | 275.5    | 525.5SF  |
| 8     | 298      | 0        | 298 SF   |
| TOTAL | 2,032 SF | 1,357 SF | 3,389 SF |

TWO BEDS

ONE BED

ONE BED

ONE BED

ONE BED

TWO BEDS

TWO BEDS

ONE BED ADA COMPLIANT UNIT

11 BEDS TOTAL

GFA = 3,389 SF

GFA was calculated as the total enclosed floor area measured to the exterior walls of the building, including loft areas and interior stairs, and excluding all open air and exterior areas, consistent with the Land Development Code

\* Deerfield Beach Zoning sets minimum hotel room at 250 SF.

\* Broward County sets minimum sleeping room at 70 SF per occupant.

|                                                                         |                                                                             |
|-------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| E. FLOOR AREA RATIO (FAR)                                               | 3,389 / 12,102 = 0.28 FAR                                                   |
| F. LOT COVERAGE                                                         | 25.38                                                                       |
| G. SQUARE FOOTAGES:                                                     |                                                                             |
| main                                                                    | 2,032 SF                                                                    |
| loft                                                                    | 1,357 SF                                                                    |
| TOTAL FINISHED                                                          | 3,389 SF                                                                    |
| accessory utility structure                                             | UNFINISHED 132 SF                                                           |
| H. TOTAL LANDSCAPE (PERVIOUS) AND IMPERVIOUS                            |                                                                             |
| PERVIOUS AREA:                                                          | 4,256 SF                                                                    |
| IMPERVIOUS AREA:                                                        | 7,846 SF                                                                    |
| I. TOTAL PERCENTAGE OF LANDSCAPED OPEN SPACE:                           |                                                                             |
| MINIMUM LANDSCAPE AREA AS PER CODE 25% of 12,102 sf = 3,025 SF REQUIRED | 4,256 SF PROVIDED                                                           |
| J. MAXIMUM HEIGHT OF BUILDING                                           | 20'-0" MAX MEASURED FROM FRONT BUILDING ELEVATION GRADE TO TOP OF ROOF DECK |
|                                                                         | 19'-2 3/4" PROVIDED                                                         |
| K. MINIMUM BUILDING SETBACK TO ALL PROPERTY LINES                       |                                                                             |

|                   | REQUIRED | PROVIDED |
|-------------------|----------|----------|
| FRONT YARD        | 25'-0"   | 25'-0"   |
| SIDE YARD (NORTH) | 10'-0"   | 10'-0"   |
| REAR YARD (EAST)  | 15'-0"   | 15'-0"   |
| SIDE YARD (SOUTH) | 10'-0"   | 10'-0"   |

L. SITE DENSITY 36 UNITS MAX PER ACRE (0.278) = 10 MOTEL UNITS ALLOWED (8 provided)

PARKING DATA

|                                                                     |                         |
|---------------------------------------------------------------------|-------------------------|
| M. PARKING DATA                                                     |                         |
| REQUIRED PARKING                                                    |                         |
| MOTEL 8 UNITS                                                       |                         |
| 1 PARKING SPACE PER UNIT, CITY OF DEERFIELD REQUIREMENT             |                         |
| SELF CHECK IN                                                       |                         |
| CHECK IN 3PM CHECK OUT 11AM                                         |                         |
| ROOMS ARE CLEANED ONLY BEFORE CHECK IN                              |                         |
| CLEANING PERSON WILL PARK IN OPEN SPACE 11AM-3PM                    |                         |
| PARKING LOT FOR MOTEL GUESTS ONLY, EACH ROOM GETS ONE PARKING SPACE |                         |
| TOTAL REQUIRED PARKING                                              | 8 SPACES                |
| TOTAL PROVIDED SPACES                                               | 9 SPACES (1 HC PARKING) |
| AS PER SECTION 98.88 (n)(1)                                         |                         |
| NO MORE THAN 75% COMPACT SPACES                                     | 6 COMPACT SPACES 66%    |
|                                                                     | 3 STANDARD SPACES 34%   |

GENERAL

\* NATIONAL CODES AND LAWS MUST BE FOLLOWED WHEN THERE IS A CONFLICT BETWEEN NATIONAL LAW/CODES VS STATE AND LOCAL CODES. THIS INCLUDES FAIR HOUSING ACT AND FAIR HOUSING ACCESSIBLE GUIDELINES (FHAG) AND 2010 FEDERAL AMERICANS WITH DISABILITIES ACT (ADA)

SECURITY

- ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACTED RATED
- ALL DOORS TO POOL MUST BE EQUIPPED WITH "DOOR OPEN" ALARMS
- SECURITY CAMERAS ON EXTERIOR OF BUILDING ONLY

MOTEL

- SELF CHECK IN, NO MANAGER ON SITE
  - SUITES WITH KITCHENETTE
  - EACH UNIT HAS INTERNAL STAIR CASE
  - ONE STORY BUILDING WITH MEZZANINES (lofts)
  - NO RESTAURANT, NO SHOPS, NO PUBLIC ASSEMBLY
  - PRIVATE POOL ONLY FOR GUESTS STAYING AT HOTEL
- POOL OPEN 9AM- 8PM  
QUIET HOURS 10PM- 9 AM

FIRE PROTECTION

- PROJECT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA AND THE FLORIDA BUILDING CODE, FLORIDA ADA, 2010 FEDERAL ADA STANDARDS, FFPC 8th Ed
- ONE STORY (w/ loft) 3,389 SF SPRINKLERS NFPA (8 UNITS, 20 FEET TALL, DIRECT EXITS)
- SMOKE ALARMS TO BE INSTALLED AS PER CODE FIRE ALARM REQUIRED AS PER FFPC 8th Ed
- FIRE EXTINGUISHERS TO BE PROVIDED AS PER CODE
- ONE HOUR FIRE SEPERATION BETWEEN UNITS
- AHJ MUST DETERMINE THAT THE BUILDING IS IN COMPLIANCE WITH SECTION 118
- TWO WAY RADIO ENHANCEMENT SYSTEM with Broward County Local Ammits to FFPC 8th Ed
- Contractor to provide Hydrant flow test to determine available water by licensed engineer based on FFPC 8th ed (NFPA 1 18 4.5.3 buildings other than 1 and 2 story residential before submitting for building permit

BROWARD SWM

- PROJECT SHALL COMPLY WITH BROWARD COUNTY NATURAL RESOURCE PROTECTION CODE, SECTION 27-200 (B) (3)

CITY OF DEERFIELD BEACH

- ALL APPLICABLE WATER AND SEWER CONNECTION FEES WILL BE PAID BY THE OWNER AS STIPULATED BY DEERFIELD BEACH CODE SECTIONS 70-132 AND 70-75 PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

ARCHITECTS +

RANDY BROWN ARCHITECT  
595 NE WAVECREST COURT  
BOCA RATON FLORIDA 33432  
USA +1 402 250 5292

Develop + Manage  
QUANTUM

JEFF GILLWAY ARCHITECT

SITE LEGEND

- BUILDING SETBACK
- PROPERTY LINE
- DENOTES BUILDING OUTLINE ABOVE
- DENOTES EXTENT OF ARCHITECTURAL ELEMENT
- PARKING SPACE
- LANDSCAPE AREA

- NOTES:
- HEDGES AND PRIVACY WALLS.
  - MUST BE SETBACK 5' FROM PL AND NOT EXCEED 6' IN HEIGHT
  - SIDE AND REAR YARDS MAY BE LOCATED IN SIDE AND REAR YARDS AND NOT EXCEED 6' IN HEIGHT
  - PARKING SPACES WILL COMPLY WITH CODE. PER SECTION 98-88, EACH SPACE WILL BE DISTINGUISHED BY A 3" WIDE WHITE PAINT STRIPES
  - FRONT OF PARKING SPACES DO NOT HAVE CURBING AS ALLOWED BY CODE. WHEEL STOPS AND FOUNDATIONAL PLANTER PROVIDED REQUIRED SEPARATION
  - ARCHITECT WILL PROVIDE CITY COPIES OF ALL PERMITS FROM ALL AGENCIES HAVING JURISDICTION AT THE TIME OF ENGINEER PERMITS APPLICATION (INCLUDING BROWARD COUNTY EPGMD)
  - ALL WORK IN PUBLIC R.O.W. SHALL BE DONE IN THE STRICT COMPLIANCE WITH THE RULES + REGULATIONS OF THE CITY OF DEERFIELD BEACH CODE OF ORDINANCES MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE OCCUPATIONAL SAFETY + HEALTH ADMINISTRATION, ADA, AASHTO GREEN BOOK, BROWARD COUNTY, FDOT.
  - FIRE SPRINKLER IN ACCORDANCE NFPA 13R
  - CONTRACTOR SHALL PROTECT FROM DAMAGE BY CONSTRUCTION ALL PUBLIC STREETS, LANDSCAPE, IRRIGATION, SIGNAGE, STRIPPING, PAVEMENTS, INCLUDING ALL BASE COURSES AND SURFACE COURSES THAT ADJUTS THE WORK AREA.
  - ANY SIDEWALK, BASE COURSE OR SURFACE COURSE BEYOND THE LIMITS - DAMAGED BY CONSTRUCTION SHALL BE RESTORED IN ACCORDANCE W/ PREVAILING APPLICABLE PROFESSIONAL STANDARDS. TO THE SATISFACTION OF THE CITY OF DEERFIELD BEACH AND TO THE SATISFACTION OF THE GOVERNING BODY HAVING JURISDICTION OVER THE WORK AREA.
  - ANY DAMAGE TO ADJACENT LANES OF PAVEMENT WILL REQUIRE THE CONTRACTOR TO RESURFACE THE ENTIRE LANE WIDTH FOR LENGTH AS APPROVED BY D.B.- IF DAMAGE IS MORE THAN 25% THEN CONTRACTOR SHALL RESURFACE THE ENTIRE BLOCK.
  - CONTRACTOR IS REQUIRED TO REPAVE FOR TRENCHES THAT EXTEND ONE FOOT INTO EDGE OF EXISTING PAVING- CONTRACTOR SHALL REPAVE TO EDGE ONLY. DAMAGE TO PAVEMENT BEYOND WILL BE REPAVED FULLY.

|               |       |
|---------------|-------|
| DATE:         | COMM: |
| July 16, 2026 |       |

BEACHAUS stay a while..

MOTEL  
2 BEACHaus LLC  
FL# L25000292810  
EIN #39-2415127

264 SE 19TH Avenue  
Deerfield Beach, FL 33441

Digitally signed  
Brown  
Date:  
7.16.2026  
10:20:57-04'00'

DEVELOPMENT PLAN SUBMITTAL  
Application No. 22-RM25-109 Rev. 2

SITE PLAN

AS-101









1- THE PROPERTY IS LOCATED WITHIN THE COASTAL ARCHITECTURA DESIGN DISTRICT. ARCHITECT HAS ADHERED SECTIONS 98-53B(g) BUILDING DESIGN STANDARDS.

PRIMARY AND SECONDARY COLORS:  
  
THE DEERFIELD BEACH CODE REQUIRES BUILDINGS TO HAVE A PRIMARY MATERIAL/COLOR AND A SECONDARY MATERIAL/COLOR.

BEACHAUS BUILDING USES STUCCO PAINTED WHITE AS THE PRIMARY. THE COMBINED PERCENTAGES OF ALL 4 ELEVATIONS IS 65%. THE SECONDARY COLOR IS CEDAR WOOD WITH WARM BROWN STAIN COLOR WHICH COMPRISES A TOTAL 35%.

WHITE IS DOMINANT. THE CEDAR WOOD COLOR SECONDARY.

THE ELEVATIONS ARE NOT A TRUE ACCOUNT OF THE VISUAL DOMINANCE BECAUSE THE BUILDING HAS SOFFITS AND OVERHANGS OF WHITE STUCCO. THE COLUMNS ARE ALSO WHITE STUCCO WHICH ADD TO THE DOMINANCE.

THE NORTH ELEVATION INCORPORATES A LARGE AMOUNT OF WINDOWS TO BRING LIGHT INTO THE UNITS. THIS REDUCES THE WHITE ON THE NORTH ELEVATION BUT WITH THE WHITE STUCCO COLUMNS AND SOFFITS/OVERHANGS THE WHITE STUCCO IS THE DOMINANT.

WHEN EXPERIENCING THE BUILDING IN THREE DIMENSIONS THERE IS A CLEAR HIERARCHY, ONE DOMINANT (WHITE STUCCO) AND A SECONDARY (CEDAR WOOD) USED AS CONTRAST AND ARTICULATION.

ACCENT COLORS ARE SILVER ALUMINUM, GLASS WINDOWS.

PER C.O.D. GUIDELINES, SECT 98-53B LIGHT BUILDING COLORS SUCH AS WHITE IS PROVIDED. SECONDARY MATERIAL/COLOR IS CEDARWOOD.

PROPOSED BUILDING DESIGN CONFORMS TO C.O.D. ARCHITECTURAL GUIDELINES SEC 98-53B(g) 1 a.

## REVISIONS

DATE: July 16, 2026  
COMM:

## BEACHAUS

stay a while..

**MOTEL**  
2 BEACHaus LLC  
FL# L25000292810  
EIN #39-2415127

264 SE 19TH Avenue  
Deerfield Beach, FL 33441

Digitally signed  
Brown  
Date: 7.16.2026  
10:20:57-04'00'

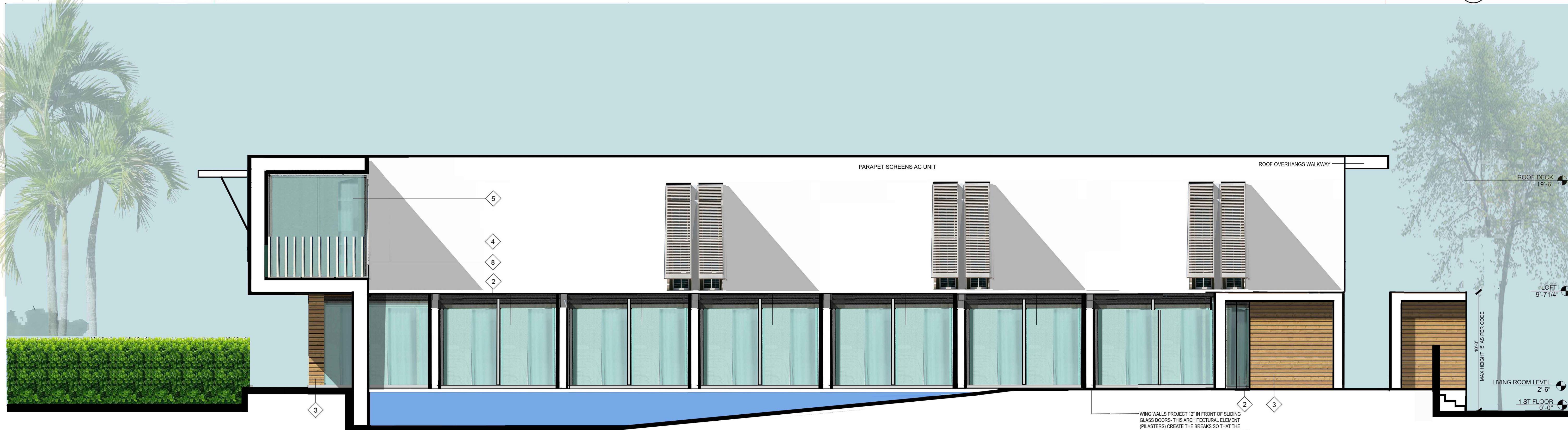
DEVELOPMENT PLAN SUBMITTAL  
Application No. 22-RM25-109 Rev. 2

NORTH ELEVATION  
SOUTH ELEVATION

AS-201  
Page 123 of 136



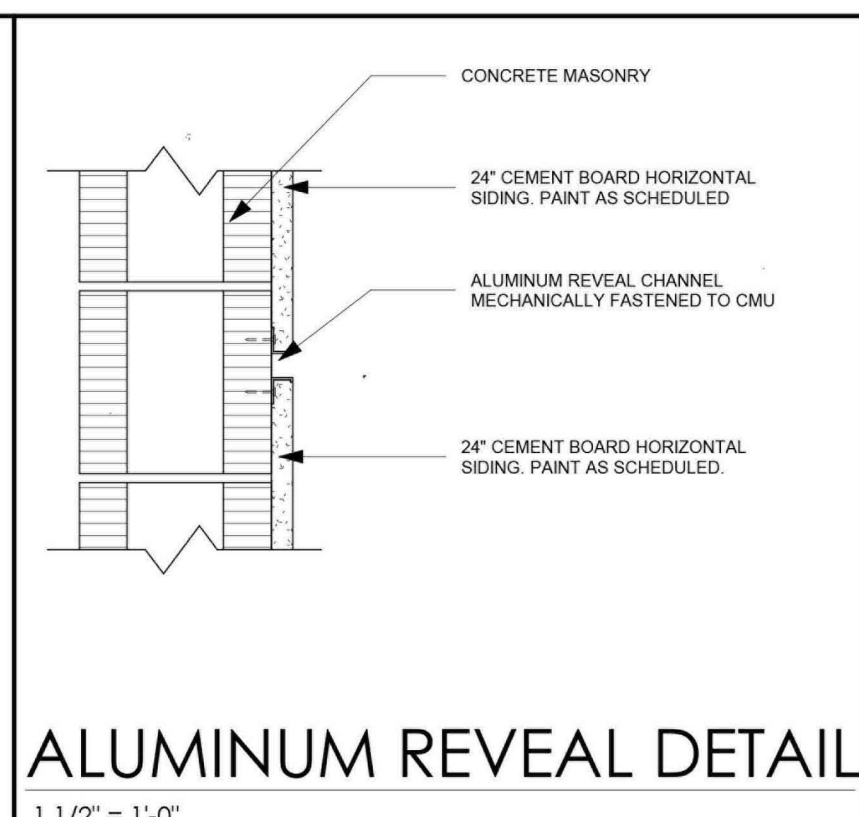
NORTH ELEVATION  
Scale: 1/4" = 1'-0"



SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

| MARK | IMAGE | DESCRIPTION                                                   | MARK | IMAGE | DESCRIPTION                                                                          | MARK | IMAGE | DESCRIPTION                                                                         |
|------|-------|---------------------------------------------------------------|------|-------|--------------------------------------------------------------------------------------|------|-------|-------------------------------------------------------------------------------------|
| 1    |       | ALUMINUM BAHAMA SHUTTER IN CLEAR ANODIZED ALUMINUM            | 3    |       | VERTICAL PIPE HORIZONTAL CLEAR ANODIZED ALUMINUM FENCE / GUARDRAIL 2" PIPE, 4" SPACE | 5    |       | LARGE MISSILE AND HURRICANE RESISTANT SLIDING DOOR IN CLEAR ANODIZED ALUMINUM FRAME |
| 2    |       | LARGE MISSILE IMPACT GLAZING IN CLEAR ANODIZED ALUMINUM FRAME | 4    |       | WHITE STUCCO CMU LANDSCAPE WALL (6'-0")                                              | 6    |       | ALUMINUM PRIVACY FENCE, PEDESTRIAN                                                  |
|      |       |                                                               |      |       |                                                                                      |      |       |                                                                                     |

| MATERIAL NOTES |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| 1              | BAHAMA SHUTTER IN CLEAR ANODIZED ALUMINUM COLOR                               |
| 2              | SMALL / LARGE MISSILE IMPACT GLAZING IN CLEAR ANODIZED ALUMINUM FRAME         |
| 3              | CEDAR WOOD                                                                    |
| 4              | WHITE STUCCO SMOOTH                                                           |
| 5              | LARGE MISSILE AND HURRICANE RESISTANT SLIDING DOOR IN CLEAR ANODIZED ALUMINUM |
| 6              | WHITE STUCCO CMU LANDSCAPE WALL (6'-0")                                       |
| 7              | ALUMINUM PRIVACY FENCE, PEDESTRIAN                                            |
| 8              | CLEAR ANODIZED ALUMINUM GUARDRAIL 4" spacing between pipes to meet code       |

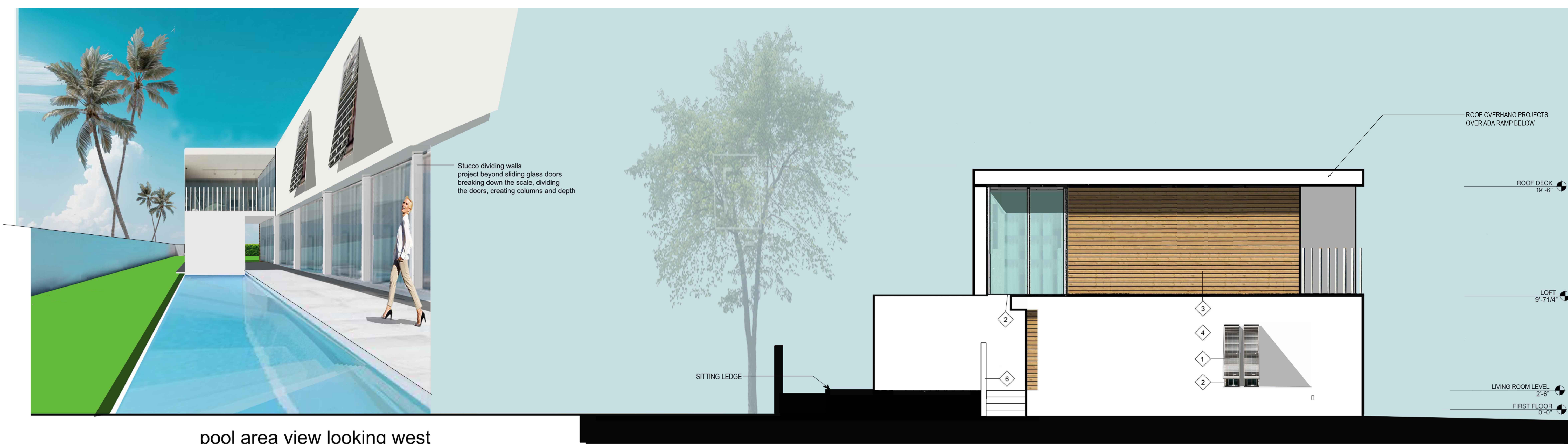


| BUILDING COLOR INFORMATION |                     |                       |                  |
|----------------------------|---------------------|-----------------------|------------------|
| ELEVATION                  | P1<br>PRIMARY COLOR | P2<br>SECONDARY COLOR | BLDG. TOTAL AREA |
| NORTH<br>FACADE COVERAGE % | 236.5 SF<br>30%     | 568 SF<br>70%         | 804.5 SF         |
| SOUTH<br>FACADE COVERAGE % | 698 SF<br>90%       | 77 SF<br>10%          | 775 SF           |
| EAST<br>FACADE COVERAGE %  | 333.5 SF<br>70%     | 139.5 SF<br>30%       | 473 SF           |
| WEST<br>FACADE COVERAGE %  | 443 SF<br>75%       | 149.5 SF<br>25%       | 592.5 SF         |
| TOTAL                      | 1,711 SF            | 934 SF                |                  |

| MARK       | IMAGE | DESCRIPTION                                                       |
|------------|-------|-------------------------------------------------------------------|
| P1         |       | SUPER WHITE BY SHERWIN WILLIAMS - PRIMARY COLOR                   |
| P2         |       | CEDAR WOOD LIGHTLY STAINED SECONDARY COLOR                        |
| WALL TYPES |       |                                                                   |
|            |       | SMOOTH STUCCO OVER CMU BLOCK EXTERIOR WALLS                       |
|            |       | 2x4 CEDAR WOOD - synthetic wood by TREX ATTACH TO CMU BLOCK WALLS |

| ELEVATION KEYNOTES |                                                                                                                                                                                                  |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1061               | DENOTES UNIT SIGN                                                                                                                                                                                |
| 1068               | DENOTES SCREENED ALUMINUM PRIVACY TRASH GATE                                                                                                                                                     |
| 2000               | DENOTES 6' EXISTING WEATHERED WOOD FENCE, TO REMAIN.                                                                                                                                             |
| 2001               | DENOTES 6' NEW WEATHERED WOOD FENCE, TO MATCH EXISTING                                                                                                                                           |
| 2004               | DENOTES CONCRETE WHEEL STOP                                                                                                                                                                      |
| 2008               | DENOTES COMBINATION LOCK BOX AT ENTRY                                                                                                                                                            |
| 2009               | DENOTES ELECTRIC CAR CHARGING STATION                                                                                                                                                            |
| 2012               | DENOTES 6' CONCRETE PRIVACY WALL                                                                                                                                                                 |
| 2020               | DENOTES CLEAR ANODIZED ALUMINUM REVEAL, REFER TO DETAIL ON ELEVATIONS SHEETS.                                                                                                                    |
| 2026               | DENOTES HOSE BIB                                                                                                                                                                                 |
| 2027               | DENOTES GLASS HANDRAIL                                                                                                                                                                           |
| 2028               | DENOTES ENTRY CANOPY                                                                                                                                                                             |
| 2031               | DENOTES BAHAMA SHUTTER                                                                                                                                                                           |
| 2034               | STREET NUMBER SIGN TO CONFORM TO SEC. 102-8 (a) AND SEC. 102-8(b)(1)a. 1 and a 2 LOCATION AND SIZE WILL CONFORM TO SEC. 102-9. COLOR AND FONT TO COMPLY WITH COD ARCHITECTURAL DESIGN GUIDELINES |
| 2035               | DENOTES MAILBOXES                                                                                                                                                                                |

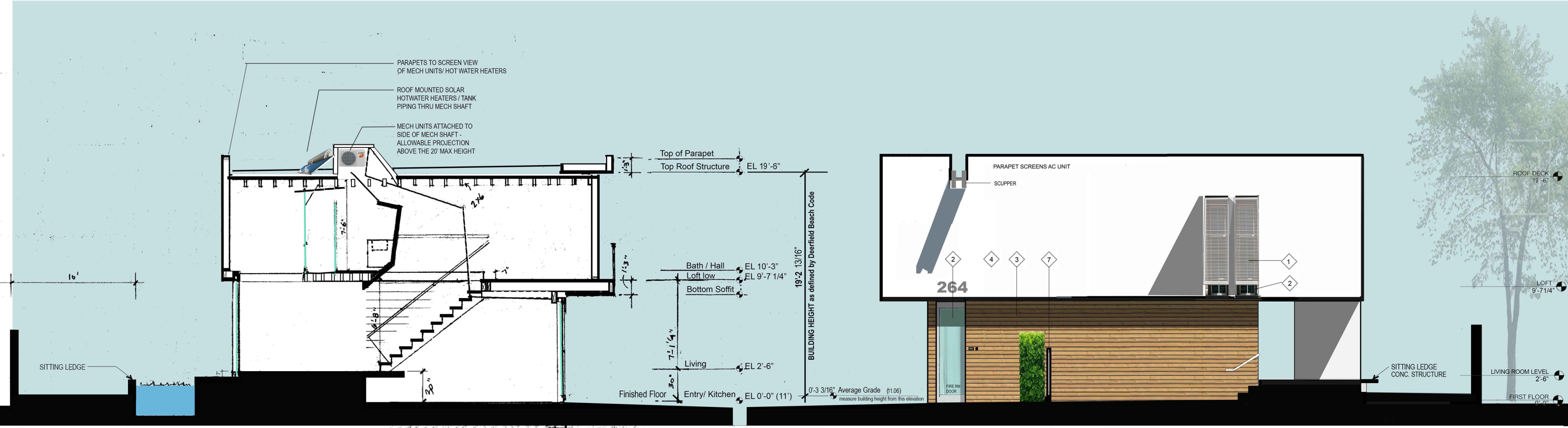




pool area view looking west

EAST ELEVATION  
Scale: 1/4" = 1'-0"

1



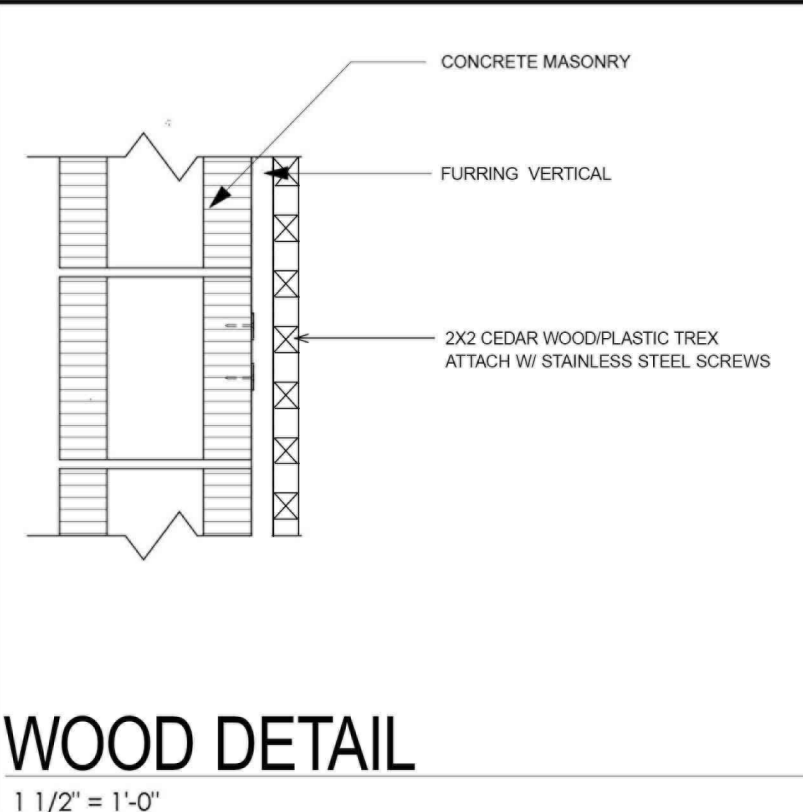
CROSS SECTION  
Scale: 1/4" = 1'-0"

WEST ELEVATION  
Scale: 1/4" = 1'-0"

2

| MARK | IMAGE | DESCRIPTION                                                   | MARK | IMAGE | DESCRIPTION                                                                          | MARK | IMAGE | DESCRIPTION                                                                         |
|------|-------|---------------------------------------------------------------|------|-------|--------------------------------------------------------------------------------------|------|-------|-------------------------------------------------------------------------------------|
| 1    |       | ALUMINUM BAHAMA SHUTTER IN CLEAR ANODIZED ALUMINUM            | 3    |       | VERTICAL PIPE HORIZONTAL CLEAR ANODIZED ALUMINUM FENCE / GUARDRAIL 2" PIPE, 4" SPACE | 5    |       | LARGE MISSILE AND HURRICANE RESISTANT SLIDING DOOR IN CLEAR ANODIZED ALUMINUM FRAME |
| 2    |       | LARGE MISSILE IMPACT GLAZING IN CLEAR ANODIZED ALUMINUM FRAME | 4    |       | WHITE STUCCO CMU LANDSCAPE WALL (6'-0")                                              | 6    |       | ALUMINUM PRIVACY FENCE, PEDESTRIAN                                                  |
|      |       |                                                               |      |       |                                                                                      |      |       |                                                                                     |

| MATERIAL NOTES |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| 1              | BAHAMA SHUTTER IN CLEAR ANODIZED ALUMINUM COLOR                               |
| 2              | SMALL / LARGE MISSILE IMPACT GLAZING IN CLEAR ANODIZED ALUMINUM FRAME         |
| 3              | CEDAR WOOD                                                                    |
| 4              | WHITE STUCCO SMOOTH                                                           |
| 5              | LARGE MISSILE AND HURRICANE RESISTANT SLIDING DOOR IN CLEAR ANODIZED ALUMINUM |
| 6              | WHITE STUCCO CMU LANDSCAPE WALL (6'-0")                                       |
| 7              | ALUMINUM PRIVACY FENCE, PEDESTRIAN                                            |
| 8              | CLEAR ANODIZED ALUMINUM GUARDRAIL 4" spacing between pipes to meet code       |



| BUILDING COLOR INFORMATION |                     |                       |                  |
|----------------------------|---------------------|-----------------------|------------------|
| ELEVATION                  | P1<br>PRIMARY COLOR | P2<br>SECONDARY COLOR | BLDG. TOTAL AREA |
| NORTH FACADE COVERAGE %    | 236.5 SF<br>30%     | 568 SF<br>70%         | 804.5 SF         |
| SOUTH FACADE COVERAGE %    | 698 SF<br>90%       | 77 SF<br>10%          | 775 SF           |
| EAST FACADE COVERAGE %     | 333.5 SF<br>70%     | 139.5 SF<br>30%       | 473 SF           |
| WEST FACADE COVERAGE %     | 443 SF<br>75%       | 149.5 SF<br>25%       | 592.5 SF         |
| TOTAL                      | 1,711 SF            | 934 SF                |                  |

| MARK       | IMAGE | DESCRIPTION                                                         |
|------------|-------|---------------------------------------------------------------------|
| P1         |       | SUPER WHITE BY SHERWIN WILLIAMS - PRIMARY COLOR                     |
| P2         |       | CEDAR WOOD LIGHTLY STAINED SECONDARY COLOR                          |
| WALL TYPES |       |                                                                     |
|            |       | SMOOTH STUCCO OVER CMU BLOCK EXTERIOR WALLS                         |
|            |       | 2x4 CEDAR WOOD - synthetic wood by TREX - ATTACH TO CMU BLOCK WALLS |

| ELEVATION KEYNOTES |                                                                                                                                                                                                  |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1061               | DENOTES UNIT SIGN                                                                                                                                                                                |
| 1068               | DENOTES SCREENED ALUMINUM PRIVACY TRASH GATE                                                                                                                                                     |
| 2000               | DENOTES 6' EXISTING WEATHERED WOOD FENCE, TO REMAIN.                                                                                                                                             |
| 2001               | DENOTES 6' NEW WEATHERED WOOD FENCE, TO MATCH EXISTING                                                                                                                                           |
| 2004               | DENOTES CONCRETE WHEEL STOP                                                                                                                                                                      |
| 2008               | DENOTES COMBINATION LOCK BOX AT ENTRY                                                                                                                                                            |
| 2009               | DENOTES ELECTRIC CAR CHARGING STATION                                                                                                                                                            |
| 2012               | DENOTES 6" CONCRETE PRIVACY WALL                                                                                                                                                                 |
| 2020               | DENOTES CLEAR ANODIZED ALUMINUM REVEAL, REFER TO DETAIL ON ELEVATIONS SHEETS.                                                                                                                    |
| 2026               | DENOTES HOSE BIB                                                                                                                                                                                 |
| 2027               | DENOTES GLASS HANDRAIL                                                                                                                                                                           |
| 2028               | DENOTES ENTRY CANOPY                                                                                                                                                                             |
| 2031               | DENOTES BAHAMA SHUTTER                                                                                                                                                                           |
| 2034               | STREET NUMBER SIGN TO CONFORM TO SEC. 102-8 (a) AND SEC. 102-8(b)(1)a. 1 and a 2 LOCATION AND SIZE WILL CONFORM TO SEC. 102-9. COLOR AND FONT TO COMPLY WITH COD ARCHITECTURAL DESIGN GUIDELINES |
| 2035               | DENOTES MAILBOXES                                                                                                                                                                                |





| UNIT  | MAIN     | LOFT     | TOTAL    |                            |
|-------|----------|----------|----------|----------------------------|
| 1     | 234      | 230      | 464 SF   | TWO BEDS                   |
| 2     | 250      | 144      | 394 SF   | ONE BED                    |
| 3     | 250      | 144      | 394 SF   | ONE BED                    |
| 4     | 250      | 144      | 394 SF   | ONE BED                    |
| 5     | 250      | 144      | 394 SF   | ONE BED                    |
| 6     | 250      | 275.5    | 525.5SF  | TWO BEDS                   |
| 7     | 250      | 275.5    | 525.5SF  | TWO BEDS                   |
| 8     | 298      | 0        | 298 SF   | ONE BED ADA COMPLIANT UNIT |
| TOTAL | 2,032 SF | 1,357 SF | 3,389 SF | 11 BEDS TOTAL              |

PER SECTION 98-13 (8)(E)(1) SHOW THE COMPLETE DIMENSIONS OF EACH ROOM ON ALL FLOORS, LABELING ANY PERMANENT FEATURES. UNIT 5 AND UNIT 8 ARE FULLY NOTED AND DIMENSIONED. UNITS 1-7 ARE IDENTICAL TO UNIT 5 SO NOT FULLY DIMENSIONED/NOTED FOR CLARITY.

S 88°26'01" W 135.70'

FLOOR PLAN - MAIN LEVEL  
Scale: 1/4" = 1'-0"

ARCHITECTS +

RANDY BROWN ARCHITECT  
595 NE WAVECREST COURT  
BOCA RATON FLORIDA 33432  
USA +1 402 250 5292

Develop + Manage  
**QUANTUM**

- NOTES:
1. Bechaus Motel to have fire sprinkler system according to FBC:
  - a. Building has less than 5,000 SF
  - b. one story building with lofts.
  - c. approved 2 fire hydrants nearby
  - d. total ten units maximum. no ability to add additional units - 8 units provided
  - e. Units have egress doors on grade directly to outdoors (no corridors/halls)
  - f. no fire stairs, no exiting corridors
  - g. lofts have egress windows and sliding glass door Juliet Balcony
  - h. CMU concrete block wall between each unit.
  - i. Each Unit will have one Fire Extinguisher, 2-A:10-B:C dry chemical- to be located in Kitchen
  - j. top of extinguisher 5' AFF, annual inspection and tagging by licensed vender
  - k. one common Fire extinguisher in courtyard
  - l. 2-A:10-B:C dry chemical
  - m. Smoke alarms as per code
  - n. All units to have a minimum three feet walkways. Furniture is arranged to provide three feet wide paths of travel directly to the two exit doors on grade and the egress windows in each loft
  - o. Courtyard exterior space has two exit gates both exit directly to 3' wide concrete path exit discharge concrete paths leading to public ROW sidewalk
  - p. Each motel unit has an internal private stair
  - q. Each motel unit has 2 egress doors on grade, each exit goes directly to the outdoors and a 3' wide concrete path exit discharge is provided leading to public ROW sidewalk

- ACCESSORY STRUCTURE NOTES:
1. This building is an accessory structure subordinate to the principal building and is not a dwelling unit.
  2. Accessory structure is non habitable and intended for utility/ laundry / maintenance
  3. No sleeping, cooking or living space provided
  4. This structure will not be a residence.
  5. Plumbing fixtures limited to washer, utility sink toilet and sink. NO bathtub/ shower.

REVISIONS

DATE: July 16, 2026 COMM:

BEACHAUS  
stay a while..

MOTEL  
2 BEACHAUS LLC  
FL# L25000292810  
EIN #39-2415127  
264 SE 19TH Avenue  
Deerfield Beach, FL 33441

Digitally signed  
Brown  
Date:  
7.16.2026  
10:20:57-04'00'

DEVELOPMENT PLAN SUBMITTAL  
Application No. 22-RM25-109 Rev. 2

MAIN FLOOR PLAN

AS-111



NOTES:

1. Beachaus Motel  
to have fire sprinkler system according  
to FBC:

a. Building has less than 5,000 SF  
b. one story building with lofts.  
c. approved 2 fire hydrants nearby  
d. total ten units maximum. no ability  
to add additional units - 8 units provided  
e. Units have egress doors on grade  
directly to outdoors (no corridors/halls)  
f. no fire stairs, no exiting corridors  
g. lofts have egress windows and  
sliding glass door Juliet Balcony  
h. CMU concrete block wall between  
each unit.  
i. Each Unit will have one Fire Extinguisher,  
2-A:10-B:C dry chemical- to be located in Kitchen  
top of extinguisher 5' AFF, annual inspection  
and tagging by licensed vender  
j. one common Fire extinguisher in courtyard  
2-A:10-B:C dry chemical  
k. Smoke alarms as per code  
l. All units to have a minimum three feet  
walkways. Furniture is arranged to provide  
three feet wide paths of travel directly to the two  
exit doors on grade and the egress windows  
in each loft  
m. Courtyard exterior space has two exit gates-  
both exit directly to 3' wide concrete path exit  
discharge concrete paths leading to public  
ROW sidewalk  
n. Each motel unit has an internal private stair  
o. Each motel unit has 2 egress doors on grade,  
each exit goes directly to the outdoors and a  
3' wide concrete path exit discharge is provided  
leading to public ROW sidewalk

ACCESSORY STRUCTURE NOTES:

1. This building is an accessory structure sub  
ordinate to the principal building and is not a  
dwelling unit.  
2. Accessory structure is non habitable and  
intended for utility/ laundry / maintenance  
3. No sleeping, cooking or living space provided  
4. This structure will not be a residence.  
5. Plumbing fixtures limited to washer, utility sink  
toilet and sink. NO bathtub/ shower.

REVISIONS

DATE: July 16, 2026 COMM:

**BEACHAUS**  
*stay a while..*

**MOTEL**  
2 BEACHaus LLC  
FL# L25000292810  
EIN #39-2415127

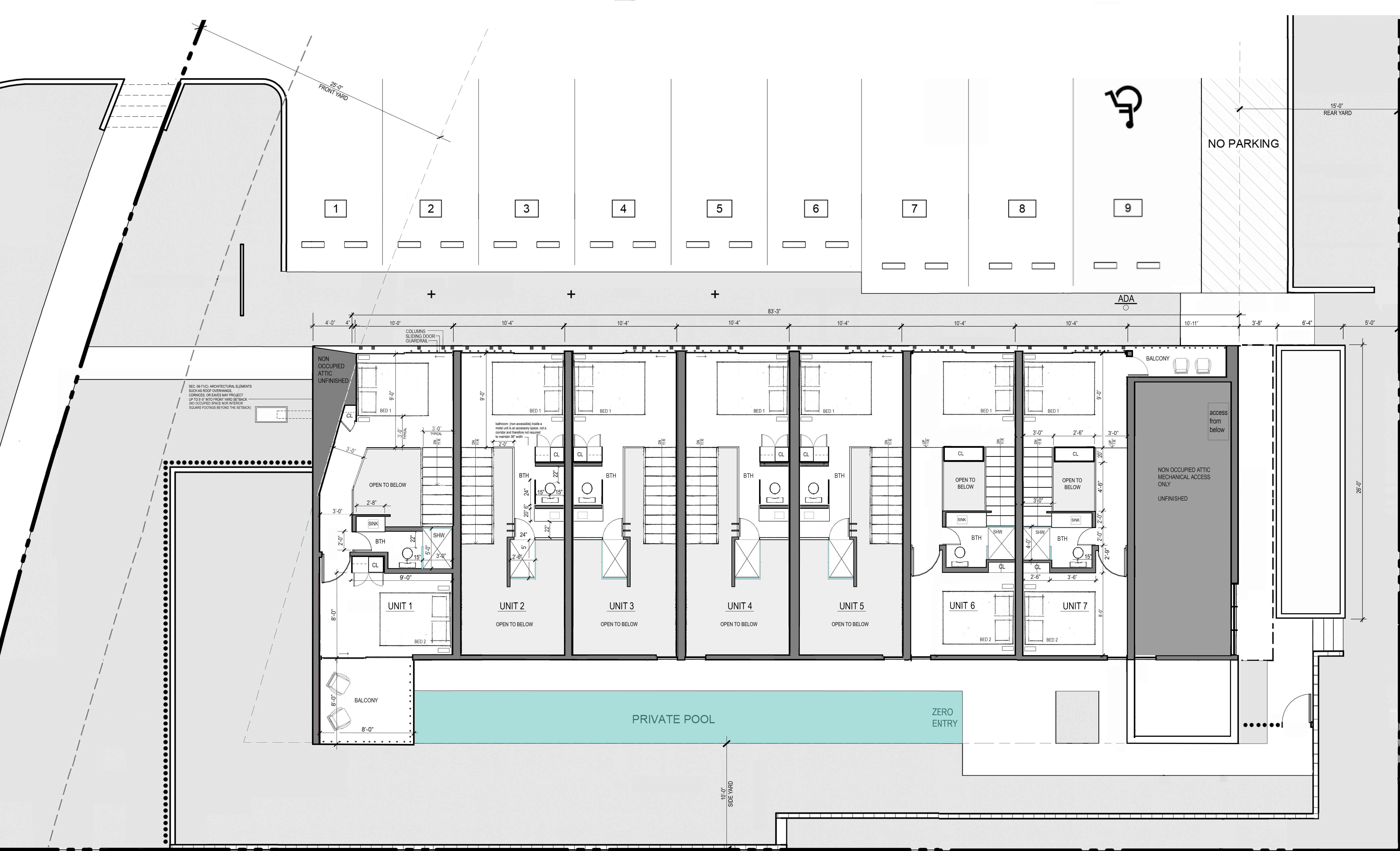
264 SE 19TH Avenue  
Deerfield Beach, FL 33441

Digitally  
signed  
Brown  
Date:  
7.16.2026  
10:20:57-04'00'

DEVELOPMENT PLAN SUBMITTAL  
Application No. 22-RM25-109 Rev. 2

LOFT FLOOR PLAN

AS-112

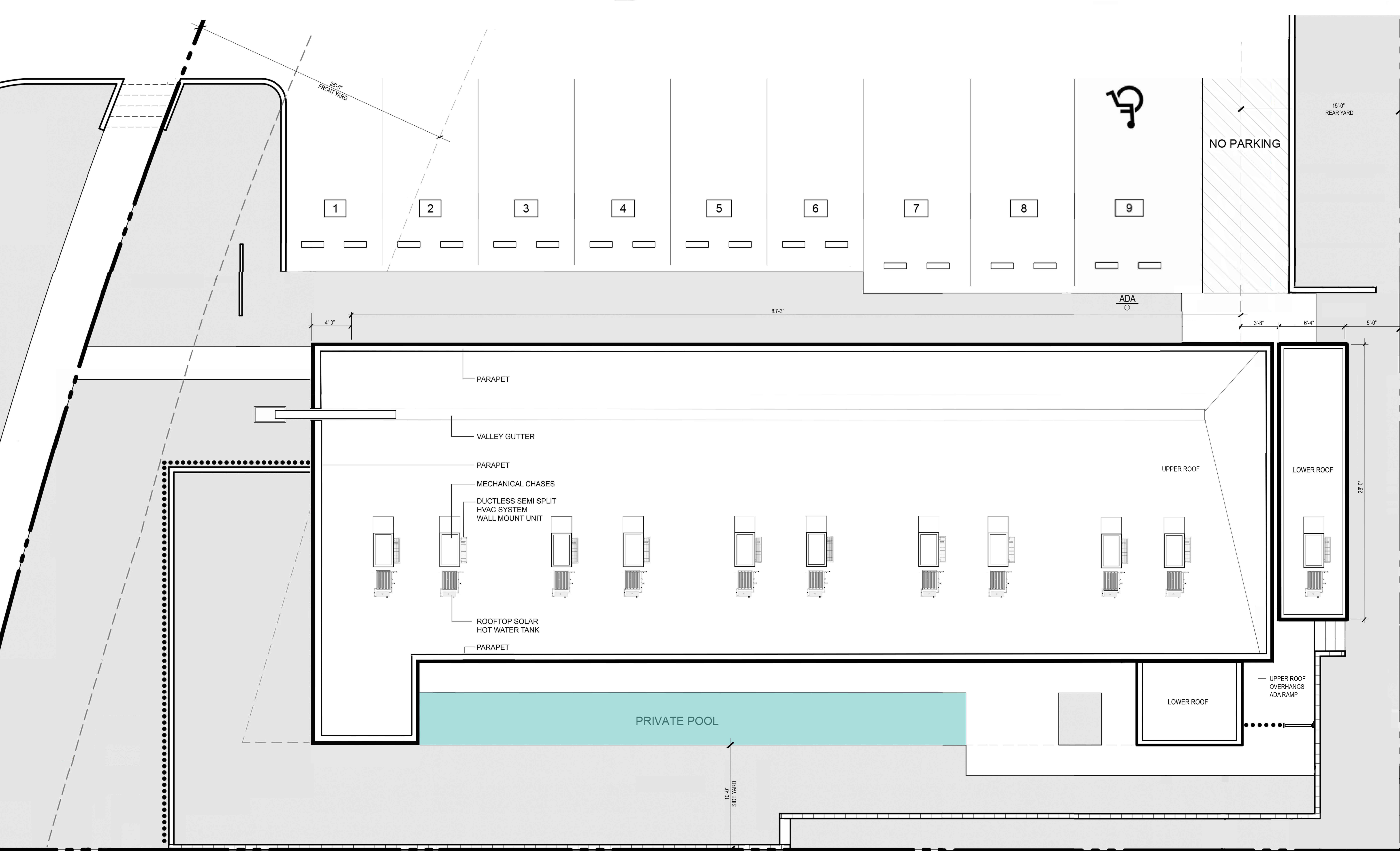


| UNIT  | MAIN     | LOFT     | TOTAL    |                            |
|-------|----------|----------|----------|----------------------------|
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| 5     | 250      | 144      | 394 SF   | ONE BED                    |
| 6     | 250      | 275.5    | 525.5SF  | TWO BEDS                   |
| 7     | 250      | 275.5    | 525.5SF  | TWO BEDS                   |
| 8     | 298      | 0        | 298 SF   | ONE BED ADA COMPLIANT UNIT |
| TOTAL | 2,032 SF | 1,357 SF | 3,389 SF | 11 BEDS TOTAL              |

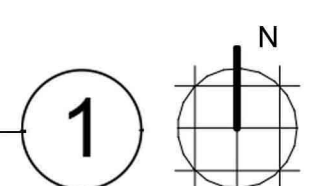
PER SECTION 98-13 (8)(E)(1) SHOW THE COMPLETE DIMENSIONS  
OF EACH ROOM ON ALL FLOORS, LABELING ANY PERMANENT FEATURES.  
UNIT 1,2 AND UNIT 7 ARE FULLY NOTED AND DIMENSIONED. UNITS 3-6  
ARE IDENTICAL TO UNIT 1,7 SO NOT FULLY DIMENSIONED/NOTED FOR CLARITY.

LOFT FLOOR PLAN  
Scale: 1/4" = 1'-0"





ROOF PLAN  
Scale: 1/4" = 1'-0"



ARCHITECTS +

RANDY BROWN ARCHITECT  
595 NE WAVECREST COURT  
BOCA RATON FLORIDA 33432  
USA +1 402 250 5292

Develop + Manage  
**QUANTUM**

GENERAL NOTE:  
1. THE PARAPET HEIGHT WILL CONCEAL VIEWS OF THE HVAC UNITS AND SOLAR HOT WATER HEATERS.

REVISIONS

| DATE:         | COMM: |
|---------------|-------|
| July 16, 2026 |       |

BEACHAUS  
stay a while..

MOTEL  
2 BEACHaus LLC  
FL# L25000292810  
EIN #39-2415127

264 SE 19TH Avenue  
Deerfield Beach, FL 33441

Digitally signed  
**Brown**  
Date:  
7.16.2026  
10:20:57-04'00'

DEVELOPMENT PLAN SUBMITTAL  
Application No. 22-RM25-109 Rev. 2

ROOF PLAN

AS-113



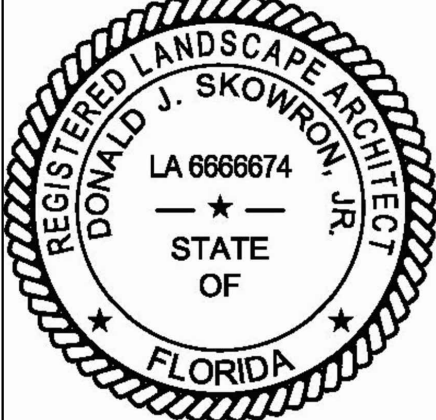
| TREE MITIGATION TABLE |                   |                            |                 |                |                                                        |        |       |             |
|-----------------------|-------------------|----------------------------|-----------------|----------------|--------------------------------------------------------|--------|-------|-------------|
| #                     | COMMON NAME       | BOTANICAL NAME             | HEIGHT (ft)     | CALIPER (in)   | COMMENT                                                | NATIVE | COND. | DISPOSITION |
| #1                    | Coconut Palm      | Cocos nucifera             | 5 c.t.          | 11             |                                                        |        | 80%   | Remain      |
| #2                    | Sabal Palm        | Sabal Palmetto             | 15 c.t.         | 10             | Ficus sp. growing on trunk                             | X      | 80%   | Remain      |
| #3                    | Sabal Palm        | Sabal Palmetto             | 15 c.t.         | 10             | Ficus sp. growing on trunk                             | X      | 80%   | Remain      |
| #4                    | Pink Tabebuia     | Tabebuia rosea             | 23              | 7              | Growing along fence, leaning over neighboring property |        | 60%   | Remain      |
| #5                    | Sabal Palm        | Sabal Palmetto             | 20 c.t.         | 13             |                                                        | X      | 80%   | Remain      |
| #6                    | Sabal Palm        | Sabal Palmetto             | 3 c.t.          | 2.5            |                                                        | X      | 80%   | Remain      |
| #7                    | Adonidia Palm     | Adonidia merrillii         | 21 c.t.         | 13             | Double                                                 |        | 80%   | Remain      |
| #8                    | Gumbo Limbo       | Bursera simaruba           | 35              | 16             |                                                        | X      | 70%   | Remain      |
| #9                    | Ackee             | Blighia sapida             | 30              | 7              | Large pink fruits                                      |        | 70%   | Remain      |
| #10                   | Coconut Palm      | Cocos nucifera             | 3 c.t./22' o.a. | 10             |                                                        |        | 80%   | Remain      |
| #11                   | Madagascar Dragon | Dracaena marginata         | 10              | 3.5, 2, 3, 3.5 | Multiple trunks                                        |        | 80%   | Remain      |
| #12                   | Coconut Palm      | Cocos nucifera             | 3 c.t./22' o.a. | 10             |                                                        |        | 80%   | Relocate    |
| #13                   | Coconut Palm      | Cocos nucifera             | 4 c.t./25' o.a. | 9              |                                                        |        | 80%   | Relocate    |
| #14                   | Spineless Yucca   | Yucca gigantea             | 18              | 12             |                                                        |        | 80%   | Remain      |
| #15                   | Sabal Palm        | Sabal Palmetto             | 22 c.t.         | 12             |                                                        | X      | 80%   | Remain      |
| #16                   | Alexander Palm    | Archontophoenix alexandrae | +/- 20 c.t.     | 16             | Cluster                                                |        | 60%   | Remain      |
| #17                   | Sabal Palm        | Sabal Palmetto             | 22 c.t.         | 12             |                                                        | X      | 80%   | Remain      |
| #18                   | Pink Tabebuia     | Tabebuia rosea             | 25              | 5              | Multiple leader                                        |        | 80%   | Relocate    |

| LEGEND |                          |
|--------|--------------------------|
|        | EXISTING TO REMAIN       |
|        | EXISTING TO BE RELOCATED |
|        | EXISTING TO BE REMOVED   |

**NOTE:**  
Mitigation = 1.5x Canopy Area of Removed Tree  
  
Tree Preservation Trust Fund Rate = \$200 per 3" DBH.

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Donald J. Skowron, Jr.  
Digitally signed by Donald J. Skowron, Jr.  
Date: 2026.07.16 14:15:22 -04'00'



**BGS**  
Landscape Architecture & Engineering

1016 Clare Avenue, Suite 5  
West Palm Beach, FL 33401  
(561) 602-6277  
bgspllc.com  
LA6666674/PE36171

TREE SURVEY & TREE DISPOSITION PLAN 1" = 10'-0"

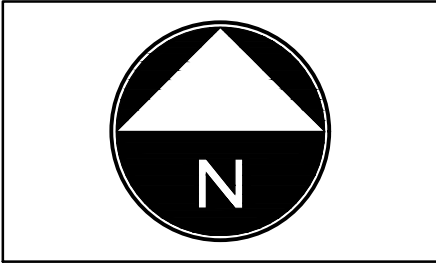
BEACHHaus Motel  
264 SE 19th Avenue  
Deerfield Beach, Florida

JOB #1053

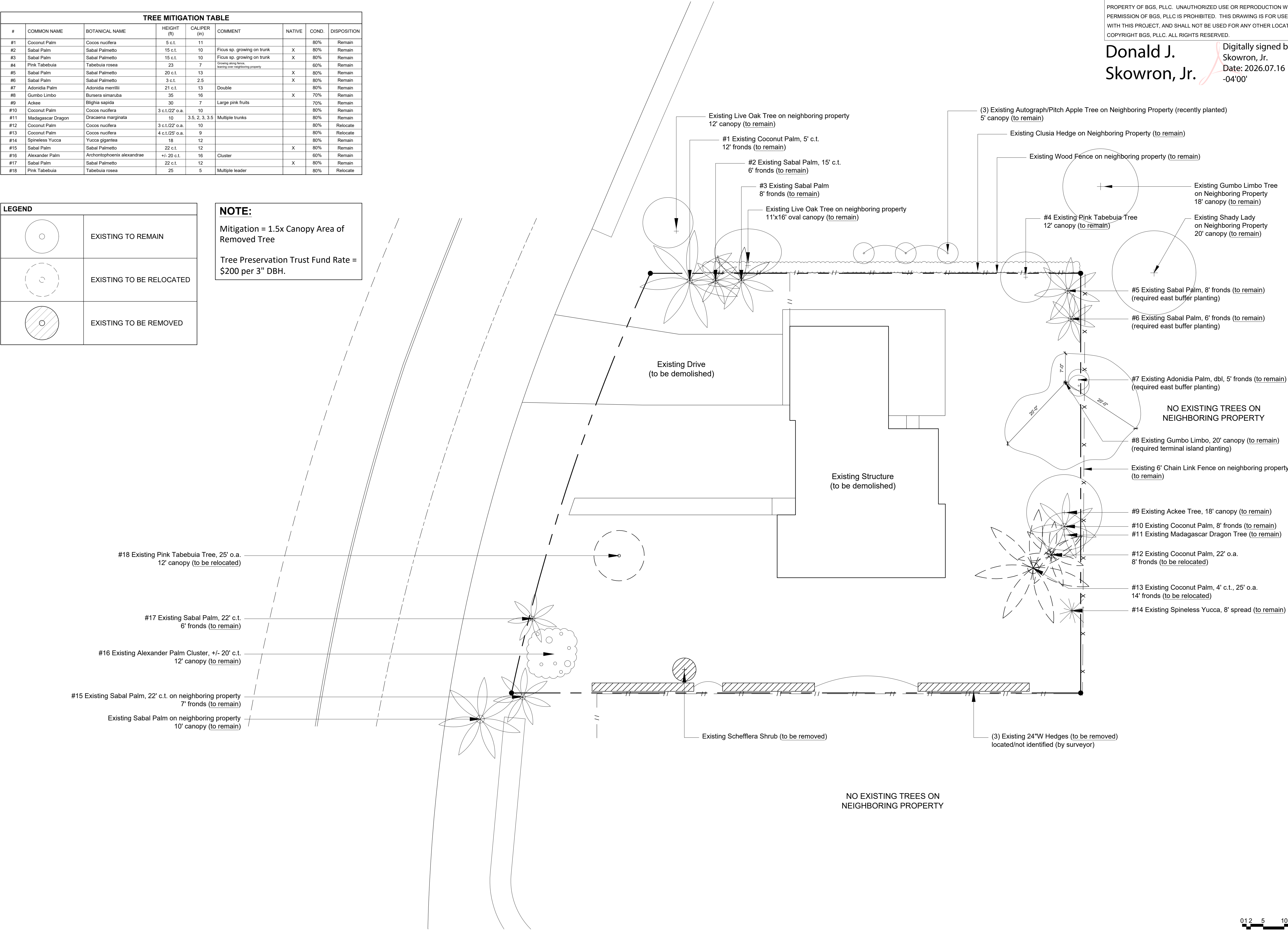
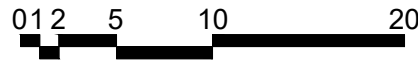
DATE ISSUED:  
March 13, 2026

DATE PLOTTED:  
July 15, 2026

| Drawn By: | Date:      |
|-----------|------------|
| S.B.      | 03/13/2026 |
| A.C./S.B. | 05/13/2026 |
| S.B.      | 07/15/2026 |
|           |            |



L1.0









| LANDSCAPE REQUIREMENTS                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                      |                                                        |                                                       |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------|
| Property Address                                                                                                         | 264 SE 19th Avenue, Deerfield Beach, FL 33431                                                                                                                                                                                                                                                                                                                        |                                                        |                                                       |
| Zoning District                                                                                                          | RM-25 (Tourist)                                                                                                                                                                                                                                                                                                                                                      |                                                        |                                                       |
| Lot Area                                                                                                                 | 12,115.33 SF                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                       |
| Pervious/Landscape Area                                                                                                  | 4,056.28 SF                                                                                                                                                                                                                                                                                                                                                          |                                                        |                                                       |
|                                                                                                                          | REQ'D / PERMITTED                                                                                                                                                                                                                                                                                                                                                    | PROPOSED                                               |                                                       |
| Pervious/Landscape Area                                                                                                  | (1) tree, (10) shrubs, (10) ground cover per 1,500 SF                                                                                                                                                                                                                                                                                                                | 3/30/30                                                | 18/200/30                                             |
| Perimeter Buffers                                                                                                        | The portion of all developments abutting rights-of way shall have a 10' minimum perimeter buffer width                                                                                                                                                                                                                                                               | 10' buffer                                             | 10' buffer                                            |
| 105.82' R.O.W. Perimeter                                                                                                 | Perimeter buffers for all rights-of-way shall have (1) 14'-16' tree for each 40 linear feet of street frontage or fraction thereof, (1) 8'-10' small tree per 100 linear feet or portion thereof, and a 24" tall continuous hedge. Vehicle overhang from Type 'D' curbing does not count towards the buffer width, however, it can count towards the pervious areas. | (3) 14-16' trees<br>(2) 8'-10' trees<br>24" tall hedge | (3) 14-16' trees<br>(1) 8'-10' trees<br>6' tall hedge |
| 337.56' Perimeter Buffer for all non-residential properties adjacent to or abutting residential zoned properties         | (1) 14'-16' tree for each 20 linear feet of property line or fraction thereof. A 6' wall shall be installed at the inside edge of the property. A continuous 24" tall hedge on the residential side of the wall. Vehicle overhang from Type 'D' curbing does not count towards the buffer width, however, it can count towards the pervious area.                    | (17) trees<br>24" tall hedge                           | (19) trees<br>3' tall hedge                           |
| Arbor Street                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                      | N/A                                                    | N/A                                                   |
| Parking Islands                                                                                                          | To be landscaped                                                                                                                                                                                                                                                                                                                                                     | Noted                                                  | Noted                                                 |
| Terminal Islands                                                                                                         | 10' landscape and Type 'D' curb                                                                                                                                                                                                                                                                                                                                      | 2                                                      | 2                                                     |
| Interior Islands                                                                                                         | 1 per every 10 parking spaces, 10' landscape                                                                                                                                                                                                                                                                                                                         | N/A                                                    | N/A                                                   |
| Median Dividers (optional)                                                                                               |                                                                                                                                                                                                                                                                                                                                                                      | N/A                                                    | N/A                                                   |
| Landscape Treatment                                                                                                      | (1) shade tree and (20) shrubs for each landscaped island; this in addition to other landscape requirements                                                                                                                                                                                                                                                          | 1/20                                                   | 1/21                                                  |
| Site Lighting and Trees                                                                                                  | No poles shall be located within 15' of a canopy tree or within 7.5' of a palm species or small tree                                                                                                                                                                                                                                                                 | Noted                                                  | Noted                                                 |
| Fire hydrants/fire valves and tree                                                                                       | All trees and palms shall be installed 7.5' from the front and sides of fire hydrants and 4' from the rear                                                                                                                                                                                                                                                           | 5' minimum                                             | 10'                                                   |
| Foundation planting along building facades                                                                               | 5' minimum planting strip                                                                                                                                                                                                                                                                                                                                            | 5' minimum                                             | 5/7'                                                  |
| Planting along Public Parking                                                                                            | A group of (3) palms or (1) palm that qualifies as shade tree is required for every 40 linear feet of the foundation planting along the frontage and sides that front public parking; these trees can be grouped where appropriate. A minimum of (10) shrubs and (30) ground cover plants shall also be planted for every 40 feet of facade length                   | 2 Trees<br>20 Shrubs<br>60 Groundcover                 | 2 Tree<br>50 Shrubs<br>293 Groundcover                |
| Required trees or palms at the time of planting shall relate to the building height. Height of palms refers to graywood. | 15'-25' building height requires 14' GW & 14' o.a. tree height (green wall permitted 25% of facade)                                                                                                                                                                                                                                                                  | 14' GW tree height                                     | 14' GW tree height                                    |
| Parking structure/multi-level garages                                                                                    |                                                                                                                                                                                                                                                                                                                                                                      | N/A                                                    | N/A                                                   |
| Right-of-Way and Access Intersection                                                                                     |                                                                                                                                                                                                                                                                                                                                                                      | 10'x25' triangle                                       | 10'x25' triangle                                      |
| Native Species                                                                                                           | A minimum of 50% of all tree, palm, and plant species shall be a native species                                                                                                                                                                                                                                                                                      | Noted                                                  | Noted                                                 |
| Diversity                                                                                                                | Not more than 30% of one species, not more than 20% of the tree requirement shall be palm species                                                                                                                                                                                                                                                                    | Noted                                                  | Noted                                                 |
| 105.82' Swale                                                                                                            | Required swale trees at the time of planting shall have a clear trunk of at least 4.5', a height of at least 14'-16', a DBH of 3", and intervals of 30'                                                                                                                                                                                                              | 3                                                      | 3                                                     |

NOTE:

Per Florida Statute 373.185 and University of Florida IFAS Florida-Friendly Landscaping Program:

This landscape and irrigation design incorporates the following Florida-Friendly Landscaping™ principles:

1.

2.

3.

4.

5.

6.

7.

8.

9.
- Right Plant, Right Place — Plant material selected for South Florida climate, soil conditions, salt tolerance, and sun/shade exposure. Native and Florida-adapted species utilized throughout.

Water Efficiently — Irrigation system designed with separate zones by plant type (turf, shrubs, trees). Low-volume drip irrigation provided for all bed areas. Micro-bubblers provided for all trees and palms. Rain sensor installed per FL Statute 373.62.

Fertilize Appropriately — Slow-release fertilizers recommended. No fertilization within 10 feet of water bodies per Broward County ordinance.

Mulch — Minimum 3” organic mulch specified in all planting beds to retain moisture and reduce irrigation demand.

Attract Wildlife — Native plant species selected to support local pollinators and wildlife habitat.

Manage Yard Pests Responsibly — Pest-resistant native and Florida-adapted species selected to minimize chemical use.

Recycle — Organic mulch and plant material recycling recommended during maintenance.

Reduce Stormwater Runoff — Planting beds and pervious surfaces designed to promote infiltration and reduce runoff.

Protect the Waterfront — No invasive species specified. Florida-Friendly plant list utilized throughout.

| NATIVE LANDSCAPE CALCULATIONS |                                               |                   |
|-------------------------------|-----------------------------------------------|-------------------|
| Property Address              | 264 SE 19th Avenue, Deerfield Beach, FL 33431 |                   |
| Lot Area                      | 12,101.79 SF (Net), 15,264.28 SF (Gross)      |                   |
|                               | REQ'D / PERMITTED                             | PROPOSED          |
| Landscape Open Space          | 3,025.45 (25.00%)                             | 4,056.28 (33.52%) |
| Native Palms                  | 50% of 28 (14)                                | 20 (71.43%)       |
| Native Trees                  | 50% of 5 (3)                                  | 4 (66.66%)        |
| Native Shrubs & Vines         | 50% of 231 (116)                              | 116 (50.00%)      |
| Groundcover                   | 50% of 787 SF (394 SF)                        | 314 SF (39.90%)   |

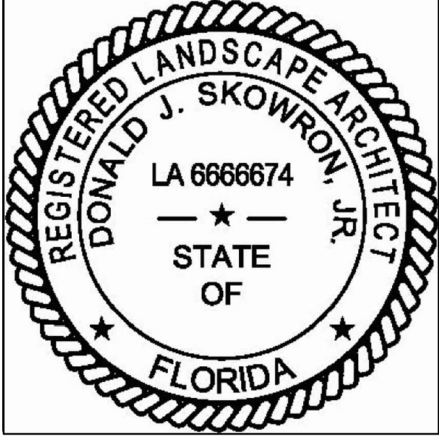
| EXISTING TREES & PALMS (to remain) |                   |                            |                 |                |                                                        |        |                  |                  |
|------------------------------------|-------------------|----------------------------|-----------------|----------------|--------------------------------------------------------|--------|------------------|------------------|
| #                                  | COMMON NAME       | BOTANICAL NAME             | HEIGHT (ft)     | DBH (in)       | COMMENT                                                | NATIVE | Drought Tolerant | Florida Friendly |
| #1                                 | Coconut Palm      | Cocos nucifera             | 5 c.t.          | 11             |                                                        |        | X                |                  |
| #2                                 | Sabal Palm        | Sabal Palmetto             | 15 c.t.         | 10             | Ficus sp. growing on trunk                             | X      | X                | X                |
| #3                                 | Sabal Palm        | Sabal Palmetto             | 15 c.t.         | 10             | Ficus sp. growing on trunk                             | X      | X                | X                |
| #4                                 | Mango Tree        | Mangifera indica           | 23              | 7              | Growing along fence, leaning over neighboring property |        |                  |                  |
| #5                                 | Sabal Palm        | Sabal Palmetto             | 20 c.t.         | 13             |                                                        | X      | X                | X                |
| #6                                 | Sabal Palm        | Sabal Palmetto             | 3 c.t.          | 2.5            |                                                        | X      | X                | X                |
| #7                                 | Adonidia Palm     | Adonidia merrillii         | 21 c.t.         | 13             |                                                        |        |                  |                  |
| #8                                 | Bursera Limbo     | Bursera simaruba           | 35              | 16             |                                                        | X      | X                | X                |
| #9                                 | Ackee             | Blighia sapida             | 30              | 7              | Large pink fruits                                      |        |                  |                  |
| #10                                | Coconut Palm      | Cocos nucifera             | 3 c.t./22' o.a. | 10             |                                                        |        | X                | X                |
| #11                                | Madagascar Dragon | Dracaena marginata         | 10              | 3.5, 2, 3, 3.5 | Multiple trunks                                        |        | X                | X                |
| #12                                | Coconut Palm      | Cocos nucifera             | 3 c.t./22' o.a. | 10             | Relocated                                              |        | X                | X                |
| #13                                | Coconut Palm      | Cocos nucifera             | 4 c.t./25' o.a. | 9              | Relocated                                              |        | X                | X                |
| #14                                | Spineless Yucca   | Yucca gigantea             | 18              | 12             |                                                        |        | X                |                  |
| #15                                | Sabal Palm        | Sabal Palmetto             | 22 c.t.         | 12             |                                                        | X      | X                | X                |
| #16                                | Alexander Palm    | Archontophoenix alexandrae | +/- 20 c.t.     | 16             | Cluster                                                |        |                  |                  |
| #17                                | Sabal Palm        | Sabal Palmetto             | 22 c.t.         | 12             |                                                        | X      | X                | X                |
| #18                                | Pink Tabebuia     | Tabebuia rosea             | 25              | 5              | Relocated, Multiple leader                             |        |                  |                  |

| PROPOSED PLANT LIST |         |                     |                                   |                             |                              |        |                  |                  |
|---------------------|---------|---------------------|-----------------------------------|-----------------------------|------------------------------|--------|------------------|------------------|
|                     | QTY     | COMMON NAME         | BOTANICAL NAME                    | SIZE                        | COMMENT                      | NATIVE | Drought Tolerant | Florida Friendly |
| PALMS               | 6       | Coccothrinax        | Coccothrinax argentata            | 14' c.t.                    | thin trunked                 | X      | X                | X                |
|                     | 1       | Coconut Palm        | Cocos nucifera                    | 25' o.a.                    | curved                       |        | X                | X                |
|                     | 6       | Florida Thatch Palm | Thrinax radiata                   | 7' c.t.                     | heavy head, prune on site    | X      | X                | X                |
|                     | 4       | Royal Palm          | Roystonea regia                   | 18' g.w.                    | measured to crown shaft      |        | X                | X                |
|                     | 4       | Sabal Palm          | Sabal Palmetto                    | match existing              |                              | X      | X                | X                |
| TREES               | 1       | Live Oak            | Quercus virginiana                | 14' o.a., 5" cal., #1 grade | Cathedral hybrid             | X      | X                | X                |
|                     | 1       | Sea Plum            | Coccoloba uvifera x diversifolia  | 8' o.a.                     |                              | X      | X                | X                |
|                     | 2       | Geiger Tree         | Cordia sebestena                  | 8' o.a.                     |                              | X      | X                | X                |
|                     | 4       | Bougainvillea       | Bougainvillea                     | 15 gal.                     | anchored to wall             |        | X                |                  |
| SHRUBS/VINES        | 33      | Clusia              | Clusia                            | 6' o.a.                     |                              |        |                  |                  |
|                     | 33      | Confederate Jasmine | Trachelospermum jasminoides       | 3' o.c.                     | anchored to chain link fence |        |                  |                  |
|                     | 50      | Flax Lily           | Dianella tasmanica                | 7 gal.                      |                              |        |                  |                  |
|                     | 77      | 'Red Tip' Cocoplum  | Chrysobalanus icaco               | 24" o.c., 36" ht.           |                              | X      | X                | X                |
|                     | 30      | Saltmarsh Cordgrass | Spartina alterniflora var. glarba | 30" ht. max.                |                              | X      | X                | X                |
| GC                  | 10      | Saw Palmetto        | Serenoa repens                    | 30" ht. max.                |                              | X      | X                | X                |
|                     | 94      | Creeping Juniper    | Juniperus horizontalis            | 3 gal., 18" o.c.            | 314 SF                       | X      | X                | X                |
|                     | 588     | Jasmine 'minima'    | Trachelospermum asiaticum         | trays                       | 473 SF                       |        |                  |                  |
| TURF                | 1591 SF | St. Augustine       | Stenotaphrum ssecundatum          |                             |                              |        |                  |                  |

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**Landscape Architecture & Engineering**

1016 Clare Avenue, Suite 5  
West Palm Beach, FL 33401  
(561) 602-6277  
bgspllc.com  
LA6666674/PE36171

LANDSCAPE REQUIREMENTS/NATIVE CALCULATIONS

BEACHhaus Motel  
264 SE 19th Avenue  
Deerfield Beach, Florida

JOB #1053

DATE ISSUED:  
March 13, 2026

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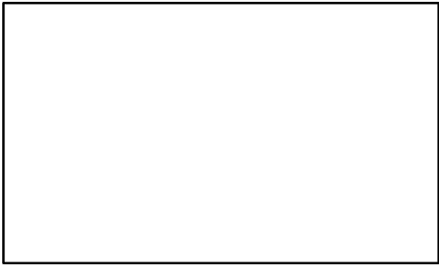
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DATE PLOTTED:  
June 9, 2026

|           |            |
|-----------|------------|
| Drawn By: | Date:      |
| S.B.      | 03/13/2026 |
| A.C./S.B. | 05/13/2026 |
|           |            |
|           |            |



L2.1



| GENERAL IRRIGATION NOTES |                                                                                                                                                                                                                                                          |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                       | Irrigation system design is based on 35 GPM and 75 PSI.<br>Each irrigation zone shall be programmed on the basis of water requirement 0.75 (low volume irrigation) 1.01 (high volume irrigation) inch water per week to the landscape irrigation system. |
| 2.                       | Irrigation design is from the point of connection (POC) only. The design is based on gallons per minute (GPM) and pounds per square inch (PSI) furnished by others.                                                                                      |
| 3.                       | Contractor is responsible for verifying location of all site utilities and making the necessary adjustments to the irrigation system to accommodate the infrastructure.                                                                                  |
| 4.                       | The pressure requirement at the point of connection is based on no more than 5 feet of elevation change in the areas of irrigation.                                                                                                                      |
| 5.                       | Pipe locations are diagrammatic. Mainline, lateral, & valves shown outside of curbs are for graphic clarity only.                                                                                                                                        |
| 6.                       | Contractor shall verify water pressure and availability prior to installation.                                                                                                                                                                           |
| 7.                       | All control wiring downstream of the controller is to be 14-AWG, UL approved direct bury.                                                                                                                                                                |
| 8.                       | Location of irrigation components shown on drawing is approximate. Actual placement may vary slightly as required to achieve full, even coverage.                                                                                                        |
| 9.                       | Contractor shall install additional check valves to heads and laterals as required to prevent low head drainage.                                                                                                                                         |
| 10.                      | Actual location for the installation of the backflow and the controller shall be determined in the field by the owner's authorized representative.                                                                                                       |
| 11.                      | All heads are to be installed with the nozzle, screen, and arcs shown on the plans. All heads are to be adjusted to prevent overspray onto buildings, walls, fences, and any hard structures.                                                            |
| 12.                      | Final location of the automatic controller(s) shall be approved by the owner's authorized representative prior to installation (indoor vs. outdoor).                                                                                                     |
| 13.                      | Sleeve shall be placed under pavement as shown on plans and shall be a minimum of 2x the size of the irrigation pipe. See sleeve size chart.                                                                                                             |
| 14.                      | All mainline piping shall be buried to a minimum depth of 18" of cover and all lateral piping shall be buried to a minimum depth of 12" of cover.                                                                                                        |
| 15.                      | All remote control valves, gate valves, and quick coupler valves shall be installed in valve boxes.                                                                                                                                                      |
| 16.                      | Any piping or valves shown outside of the property line or outside of the landscape area are for design clarity only. All piping and valves shall be installed on the property and within landscape areas.                                               |

| ZONING/VALVE SCHEDULE |                      |        |                   |      |
|-----------------------|----------------------|--------|-------------------|------|
| NUMBER                | MODEL                | SIZE   | TYPE              | GPM  |
| 1                     | Hunter ICZ-151-40    | 1-1/4" | Area for Dripline | 6.82 |
| 2                     | Hunter ICZ-151-40    | 1-1/4" | Area for Dripline | 3.31 |
| 3                     | Hunter ICZ-151-40    | 1-1/4" | Area for Dripline | 3.25 |
| 4                     | Hunter PGV-101G      | 1"     | Bubbler           | 8.00 |
| 5                     | Hunter PGV-101G      | 1"     | Bubbler           | 4.00 |
| 6                     | Hunter PGV-101G      | 1"     | Bubbler           | 5.00 |
| 7                     | Hunter PGV-101G      | 1"     | Bubbler           | 7.00 |
| 8                     | Hunter PGV-151 Globe | 1-1/4" | Turf Spray        | 5.31 |
| 9                     | Hunter PGV-151 Globe | 1-1/4" | Turf Spray        | 3.48 |

| IRRIGATION SCHEDULE |                             |            |
|---------------------|-----------------------------|------------|
| SYMBOL              | MANUFACTURER/MODEL          | QTY        |
|                     | 18" o.c. Inline Drip Tubing | 1023.51 SF |
|                     | 18" o.c. Inline Drip Tubing | 495.84 SF  |
|                     | 18" o.c. Inline Drip Tubing | 497.15 SF  |
|                     | Adjustable Micro Bubbler    | 44         |
|                     | Hunter PRS 40 4" (Full)     | 1          |
|                     | Hunter PRS 40 4" (Half)     | 15         |
|                     | Hunter PRS 40 4" (Quarter)  | 2          |
|                     | Hunter PRS 40 4" (Side)     | 2          |
|                     | 1 1/2" Main Line            | 2          |
|                     | 2"-1" Lateral Line          |            |
|                     | Sleeves                     |            |
|                     | Hunter ICZ-151-40           | 3          |
|                     | Hunter PGV-101G             | 4          |
|                     | Hunter PGV-151 Globe        | 2          |

| VALVE CALLOUT |   |            |
|---------------|---|------------|
| X             | ← | Valve #    |
| X   X         | ← | Valve Flow |
| ↑             |   | Valve Size |

NOTES:

Per Florida Statute 373.185 and University of Florida IFAS Florida-Friendly Landscaping Program:

This landscape and irrigation design incorporates the following Florida-Friendly Landscaping™ principles:

- Right Plant, Right Place — Plant material selected for South Florida climate, soil conditions, salt tolerance, and sun/shade exposure. Native and Florida-adapted species utilized throughout.
- Water Efficiently — Irrigation system designed with separate zones by plant type (turf, shrubs, trees). Low-volume drip irrigation provided for all bed areas. Micro-bubblers provided for all trees and palms. Rain sensor installed per FL Statute 373.62.
- Fertilize Appropriately — Slow-release fertilizers recommended. No fertilization within 10 feet of water bodies per Broward County ordinance.
- Mulch — Minimum 3" organic mulch specified in all planting beds to retain moisture and reduce irrigation demand.
- Attract Wildlife — Native plant species selected to support local pollinators and wildlife habitat.
- Manage Yard Pests Responsibly — Pest-resistant native and Florida-adapted species selected to minimize chemical use.
- Recycle — Organic mulch and plant material recycling recommended during maintenance.
- Reduce Stormwater Runoff — Planting beds and pervious surfaces designed to promote infiltration and reduce runoff.
- Protect the Waterfront — No invasive species specified. Florida-Friendly plant list utilized throughout.

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Donald J. Skowron, Jr.

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**BGS**  
Landscape Architecture & Engineering

1016 Clare Avenue, Suite 5  
West Palm Beach, FL 33401  
(561) 602-6277  
bgspllc.com  
LA6666674/PE36171

IRRIGATION PLAN

1" = 10'-0"

**BEACHaus Motel**  
264 SE 19th Avenue  
Deerfield Beach, Florida

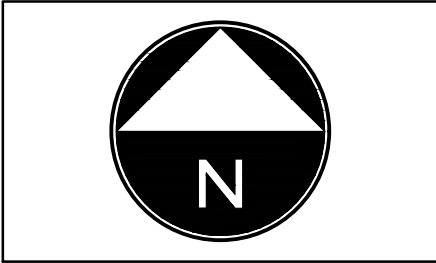
JOB #1053

DATE ISSUED:  
March 13, 2026

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DATE PLOTTED:  
July 15, 2026

| Drawn By: | Date:      |
|-----------|------------|
| S.B.      | 03/13/2026 |
| A.C./S.B. | 05/13/2026 |
| S.B.      | 07/15/2026 |



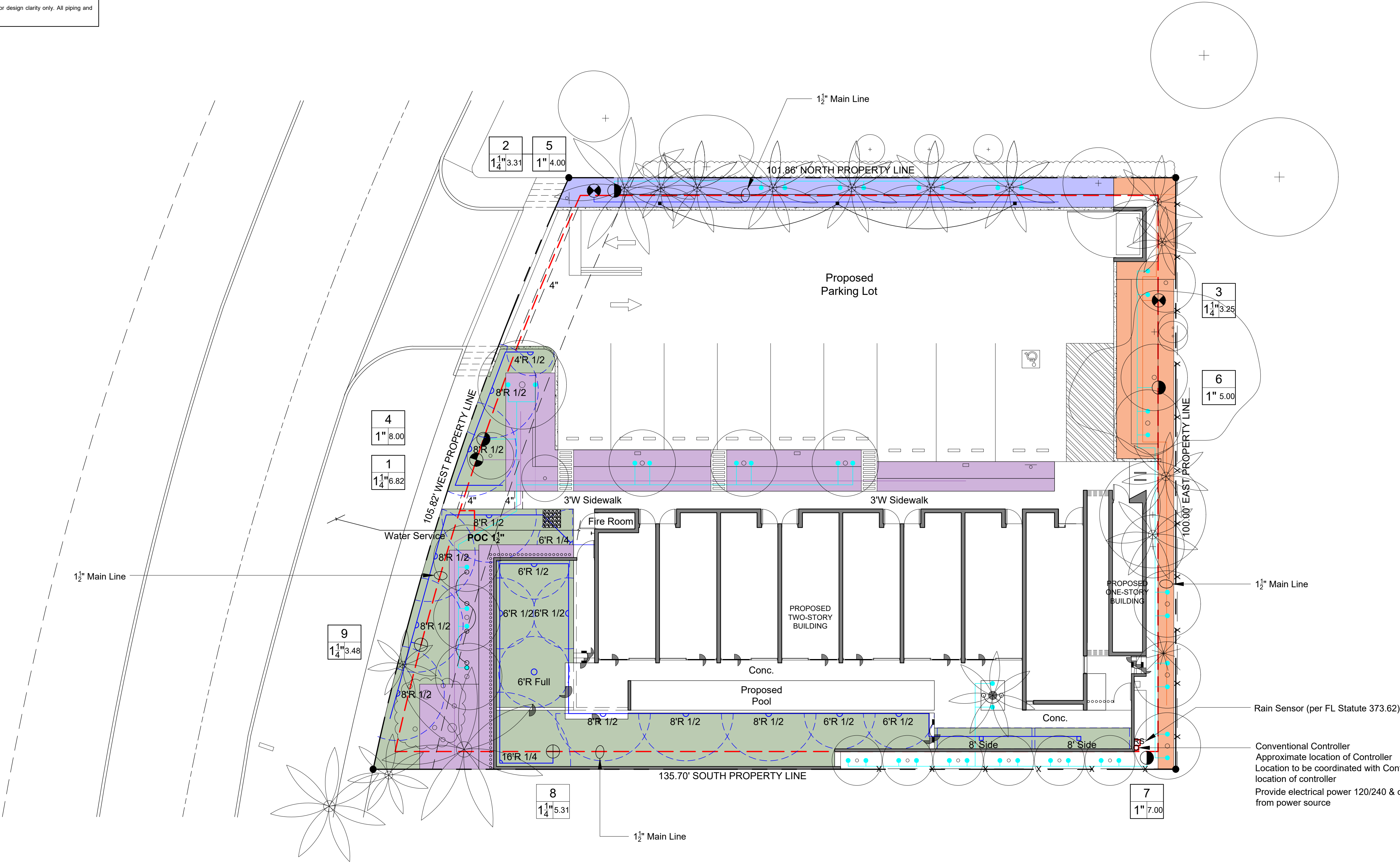
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| CRITICAL ANALYSIS                 |           |
|-----------------------------------|-----------|
| Generated:                        |           |
| Water Source Information:         | Potable   |
| Flow AVAILABLE                    | 1.12"     |
| Water Meter Size:                 | 53.13 GPM |
| Flow Available:                   |           |
| PRESSURE AVAILABLE                |           |
| Static Pressure at POC:           | 75.00 PSI |
| Elevation Change:                 | 5.00 ft   |
| Service Line Size:                | 1-1/2"    |
| Length of Service Line:           | 20 ft     |
| Pressure Available:               | 71.00 PSI |
| DESIGN ANALYSIS                   |           |
| Maximum Station Flow:             | 8.00 GPM  |
| Flow Available at POC:            | 53.13 GPM |
| Residual Flow Available:          | 45.13 GPM |
| Critical Station:                 | 5         |
| Design Pressure:                  | 30 PSI    |
| Friction Loss:                    | 4.82 PSI  |
| Fittings Loss:                    | 0.48 PSI  |
| Elevation Loss:                   | 0 PSI     |
| Loss Through Valve:               | 3 PSI     |
| Pressure Req. at Critical Station | 48.3 PSI  |
| Loss for Fittings:                | 0 PSI     |
| Loss for Main Line:               | 1.29 PSI  |
| Loss for POC to Valve Elevation:  | 0 PSI     |
| Loss for Backflow:                | 12 PSI    |
| Loss for Water Meter:             | 2.47 PSI  |
| Critical Station Pressure at POC: | 66.03 PSI |
| Pressure Available:               | 71 PSI    |
| Residual Pressure Available:      | 22.42 PSI |

| SLEEVING SIZE SCHEDULE |             |
|------------------------|-------------|
| PIPE SIZE              | SLEEVE SIZE |
| 3/4"                   | 2"          |
| 1"                     | 2"          |
| 1 1/4"                 | 2"          |
| 1 1/2"                 | 4"          |
| 2"                     | 4"          |
| 2 1/2"                 | 4"          |
| 3"                     | 6"          |

| LATERAL PIPE SIZING REQ. |                 |
|--------------------------|-----------------|
| PVC CLASS 200            | PVC SCH 40 SIZE |
| 3/4"                     | 10 GPM 3/4"     |
| 1"                       | 16 GPM 1"       |
| 1 1/4"                   | 26 GPM 1 1/4"   |
| 1 1/2"                   | 35 GPM 1 1/2"   |
| 2"                       | 55 GPM 2"       |
| 2 1/2"                   | 80 GPM 2 1/2"   |
| 3"                       | 120 GPM 3"      |

| VALVE SIZING REQ. |            |
|-------------------|------------|
| MAX. FLOW RANGE   | VALVE SIZE |
| 1 to 25 GPM       | 1"         |
| 26 to 50 GPM      | 1-1/2"     |
| 51 to 75 GPM      | 2"         |



012 5 10 20



IRRIGATION NOTES

SYSTEM DESCRIPTION

THIS IS A NEW CLOCK START SYSTEM WITH A PROPOSED WATER METER. CONNECTIONS MEET ANY CITY OR COUNTY REQUIREMENTS. COORDINATE FINAL LOCATION OF CONTROLLER AND RAIN SENSOR WITH THE OWNER'S REPRESENTATIVE. LOCATON ADJUSTMENTS SHALL BE AT NO ADDITIONAL CHARGE. ALL REQUIRED TESTING IN THIS SECTION IS FOR THE PROPOSED SYSTEM ONLY.

WORK

THE IRRIGATION CONTRACTOR SHALL BE CERTIFIED AS A CERTIFIED IRRIGATION CONTRACTOR BY THE IRRIGATION ASSOCIATION. SUBMIT CERTIFICATION TO THE OWNER'S REPRESENTATIVE PRIOR TO PRE-CONSTRUCTION MEETING.

FOLLOW THESE NOTES IN ADDITION TO CITY AND COUNTY REQUIREMENTS AND DESIGN STANDARDS. IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS BETWEEN THE PLANS AND CITY REQUIREMENTS.

VERIFY SITE CONDITIONS BEFORE BIDDING. INSTALLATIONS MAY REQUIRE ADDITIONAL EQUIPMENT FOR SPECIFIC SITE CONDITIONS. INCLUDE ALL COSTS TO COMPLETE THE SCOPE OF WORK IN BID.

INCLUDE ALL REQUIRED PERMIT AND IMPACT FEES IN BID. OBTAIN ALL REQUIRED PERMITS AT NO ADDITIONAL CHARGE.

IMMEDIATELY REPAIR AND/OR REPLACE ANY ITEM DAMAGED BY CONSTRUCTION OF THE IRRIGATION SYSTEM AT NO CHARGE.

GUARANTEE MATERIALS AND WORKMANSHIP FOR ONE-YEAR FROM FINAL ACCEPTANCE. CORRECT DEFICIENCIES AT NO CHARGE

INSTALLATIONS

PROVIDE MANUFACTURER CUT SHEETS FOR EVERY ITEM TO BE INSTALLED FOR APPROVAL.

PROVIDE ONLY NEW EQUIPMENT AND AS SPECIFIED WITHIN THE PLANS.

ELECTRICAL SERVICE CONNECTIONS AND REQUIREMENTS INDICATED WITHIN THE PLANS ARE PRIOR TO ELECTRICAL PROVIDERS DESIGN. COORDINATE FINAL ELECTRICAL DESIGN REQUIREMENTS WITH THE ELECTRICAL PROVIDER PRIOR TO BID. PROVIDE ANY ADDITIONAL REQUIRED EQUIPMENT AT NO ADDITIONAL COST.

ELECTRICAL SERVICE CONNECTIONS AND ALL OTHER ELECTRICAL WORK IS TO COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ANY OTHER APPLICABLE ELECTRICAL CODES, LAWS AND REGULATIONS. COORDINATE ELECTRICAL SERVICE CONNECTION WITH THE ELECTRICAL PROVIDER. PERFORM ELECTRICAL SERVICE CONNECTIONS BY A LICENSED ELECTRICIAN.

CONTROLLER GROUNDING: 10 OHMS RESISTANCE MAXIMUM. PROVIDE CERTIFICATION FROM THE ELECTRICIAN SHOWING THE DATE OF TEST, CONTROLLER LOCATION/IDENTIFICATION AND TEST RESULTS.

PLAN ADJUSTMENTS:  
PLAN LAYOUT IS SCHEMATIC FOR GRAPHIC CLARITY. INSTALL IN PERVIOUS AREAS, EXCEPT WHERE SLEEVING IS SHOWN.

AS-BUILT PLANS:  
PREPARE AS-BUILT PLANS AS THE WORK PROGRESSES, INDICATING THE ACTUAL LOCATION OF EQUIPMENT. KEEP THE AS-BUILT PLAN SET ON SITE DURING CONSTRUCTION. SUBMIT FINAL AS-BUILT TO THE OWNER'S REPRESENTATIVE.

INSTALL PIPE ON A STABLE FOUNDATION. IF NECESSARY, REMOVE UNSTABLE SOIL OR MUCK FROM THE TRENCH BOTTOM AND INSTALL A 6 INCH FOUNDATION OF COMPACTED CLASS 1 BEDDING MATERIAL. REMOVE WATER FROM THE TRENCH BEFORE BACKFILLING. EXCAVATE 6 INCHES BELOW THE PIPE BOTTOM WHEN TRENCHING THROUGH ROCK AND INSTALL CLASS 1 BEDDING MATERIAL. BACKFILL TRENCHES AND COMPACT TO FINISHED GRADE WITH EXISTING SOILS FREE OF DEBRIS, ROOTS, ROCKS OR OBJECTS THAT COULD DAMAGE THE PIPE. TUNNEL UNDER TREE ROOTS.

MAKE PVC SOLVENT WELD CONNECTIONS IN ACCORDANCE WITH ASTM D2855. APPLY PURPLE COLORED PVC PRIMER IN ACCORDANCE WITH ASTM F656. APPLY PVC CEMENT IN ACCORDANCE WITH ASTM D2564.

FLUSHING:

PRIOR TO INSTALLATION OF THE VALVES, FLUSH MAINLINES FOR A MINIMUM OF 10 MINUTES OR UNTIL LINES ARE CLEAR OF DEBRIS; WHICHEVER IS LONGER.  
PRIOR TO INSTALLATION OF THE HEADS, FLUSH LATERAL LINES FOR A MINIMUM OF 10 MINUTES OR UNTIL LINES ARE CLEAR OF DEBRIS; WHICHEVER IS LONGER.

MAINLINE LEAK TEST:

- PERFORM MAINLINE LEAK TEST AT 100 PSI FOR 2 HOURS.
- PROVIDE AND OPERATE TEST EQUIPMENT.
- BEFORE TESTING, THE MAINLINE MUST BE COMPLETE. NO CUTTING OR MODIFICATIONS ALLOWED AFTER SUCCESSFUL COMPLETION OF THE LEAK TEST.
- BEFORE TESTING, ISOLATE THE MAINLINE, FILL WITH WATER, AND PRESSURIZE TO THE TEST PRESSURE FOR 24 HOURS TO REMOVE AIR FROM THE MAINLINE AND CORRECT LEAKS.

DETERMINE THE MAXIMUM ALLOWABLE LEAKAGE FOR GASKETTED PVC BY THE FOLLOWING FORMULA:

$L = (ND \cdot P) / 7400$

L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR, THE MAXIMUM QUANTITY OF WATER ALLOWED TO BE PUMPED INTO THE MAINLINE TO MAINTAIN THE TEST PRESSURE.  
N = NUMBER OF JOINTS.  
D = NOMINAL PIPE DIAMETER IN INCHES.  
P = SQUARE ROOT OF THE TEST PRESSURE IN PSI.

THERE IS NO ALLOWABLE LEAKAGE IN SOLVENT WELDED PVC MAINLINE.

IF LEAKAGE EXCEEDS THIS LIMIT, CORRECT THE PROBLEM AND REPEAT LEAK TEST UNTIL SUCCESSFUL COMPLETION.

SUBMIT LEAK TEST RESULTS TO OWNER'S REPRESENTATIVE.

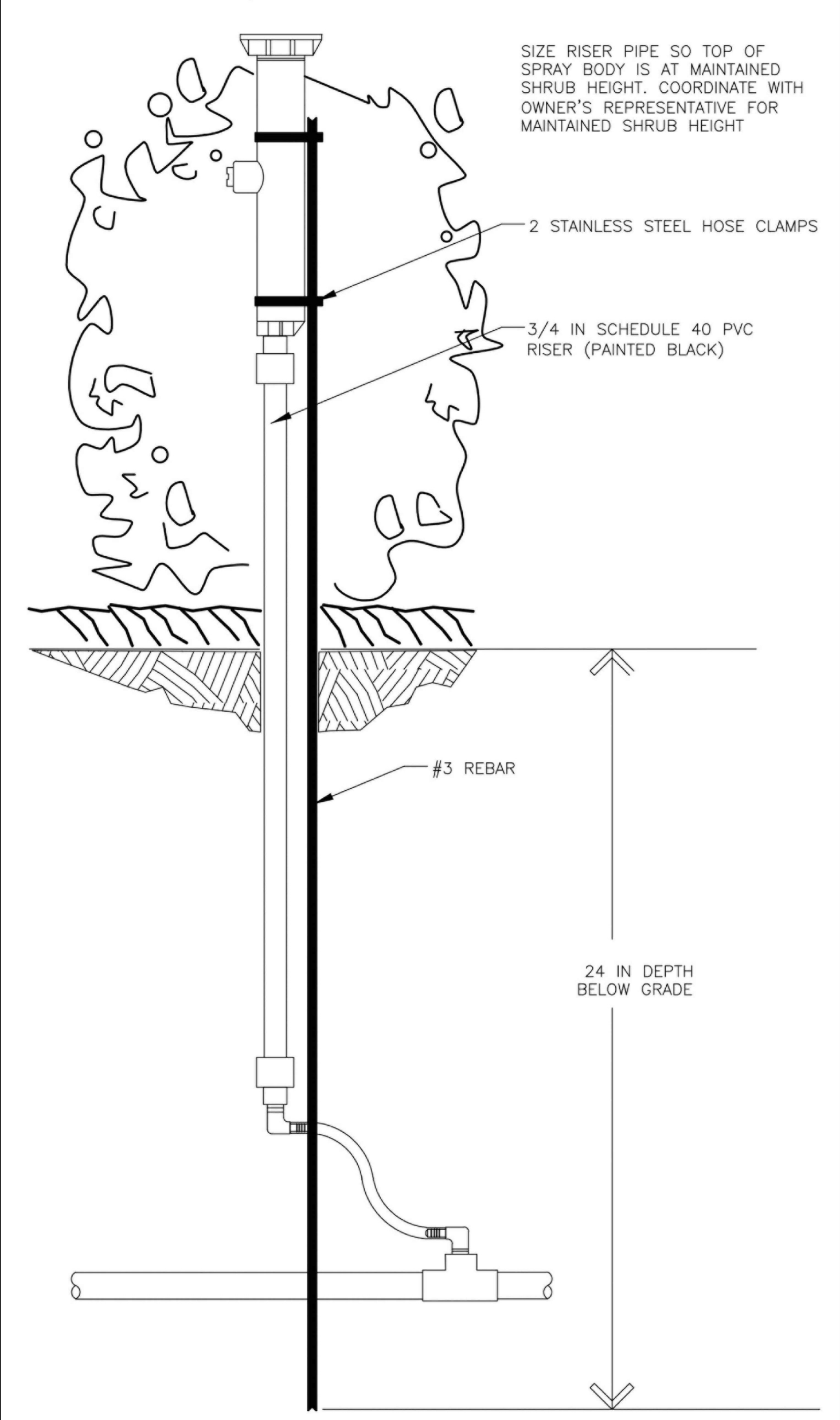
IRRIGATION HEAD PRESSURE TEST:

PERFORM PRESSURE TEST ON EACH ZONE AT THE FIRST AND LAST IRRIGATION HEADS. THE MAXIMUM ALLOWABLE PRESSURE DEVIATION IS 10 PERCENT.

FINAL ACCEPTANCE

FINAL ACCEPTANCE OF THE IRRIGATION SYSTEM WILL BE GIVEN ONLY AFTER THE FOLLOWING HAS BEEN COMPLETED AND APPROVED:

- SUBMITTAL AND ACCEPTANCE OF THE GROUNDING TEST RESULTS.
- SUBMITTAL AND ACCEPTANCE OF THE MAINLINE TEST.
- COMPLETION AND ACCEPTANCE OF THE 'AS-BUILT' DRAWINGS.
- FINAL WALK THROUGH WITH THE OWNER'S REPRESENTATIVE AND CREATION OF FINAL PUNCH LIST.
- FINAL PUNCH LIST ITEMS HAVE BEEN CORRECTED AND ACCEPTED.

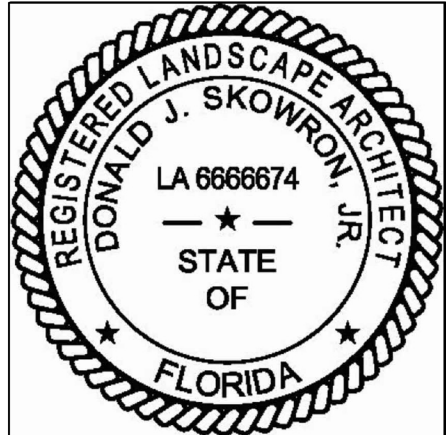


5 IR2 SPRAY HEADS WITHIN SHRUBS DETAIL  
N.T.S.

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Donald J.  
Skowron, Jr.

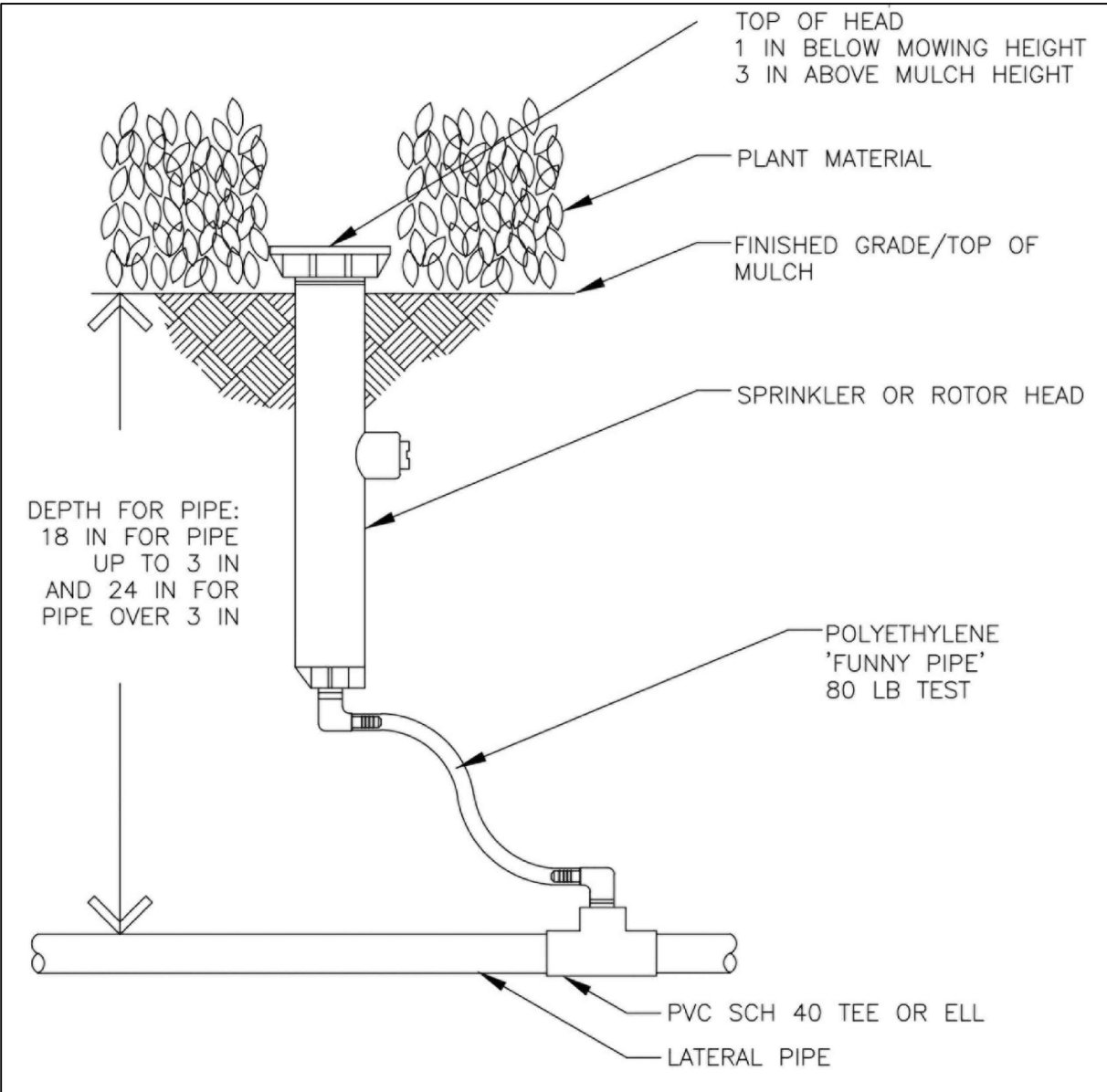
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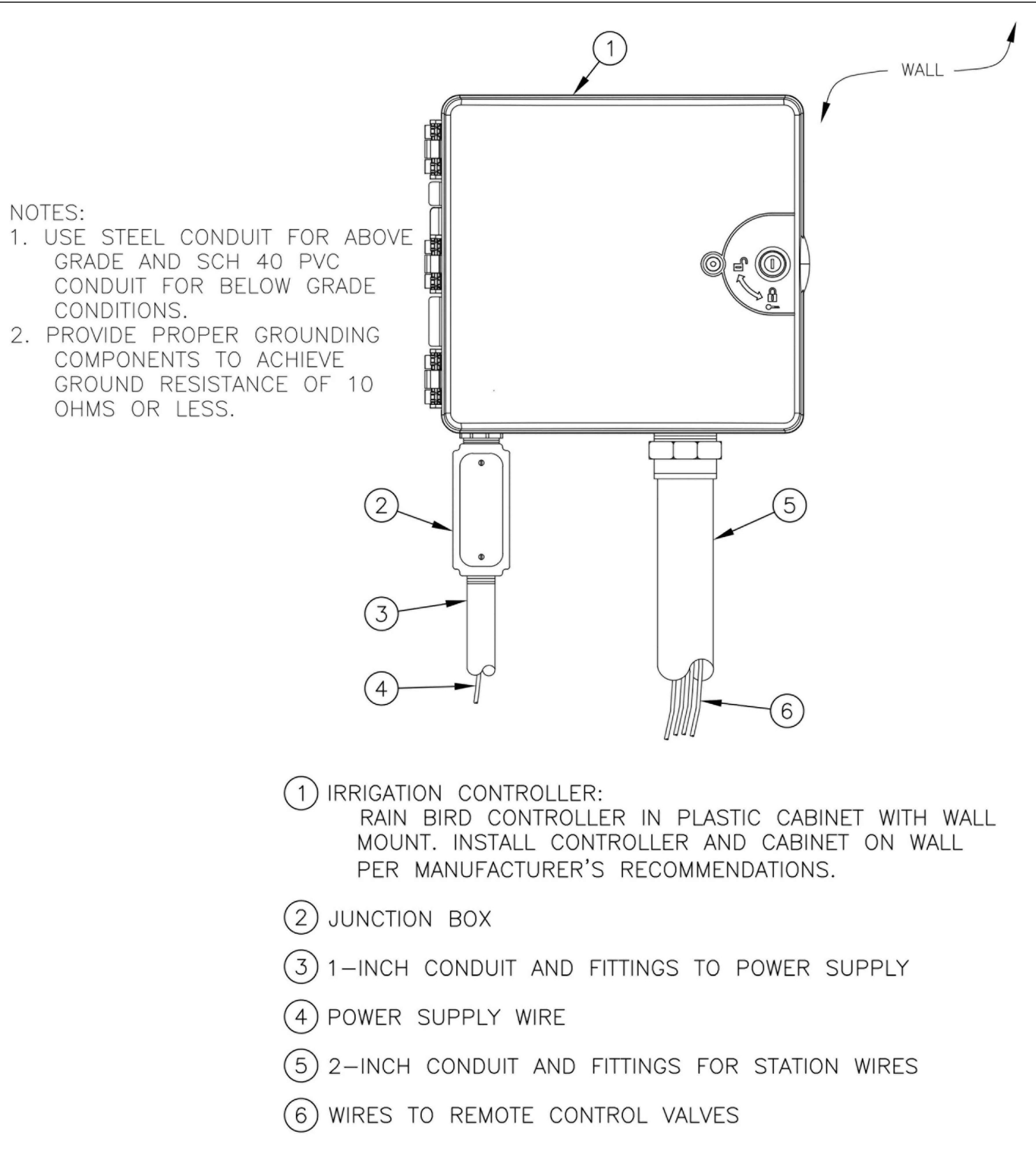
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Architecture  
& Engineering

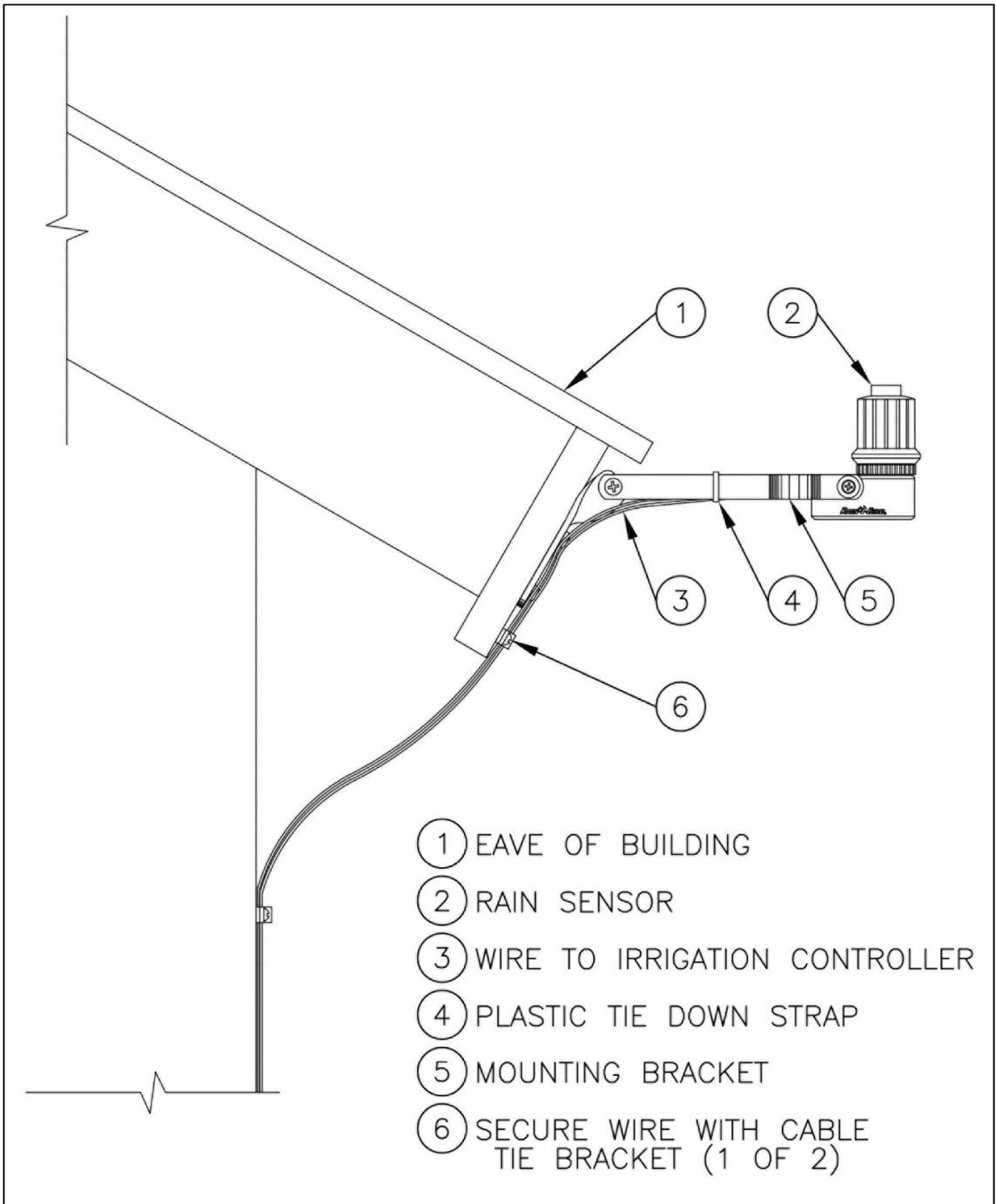
1016 Clare Avenue, Suite 5  
West Palm Beach, FL 33401  
(561) 602-6277  
bgspllc.com  
LA6666674/PE36171



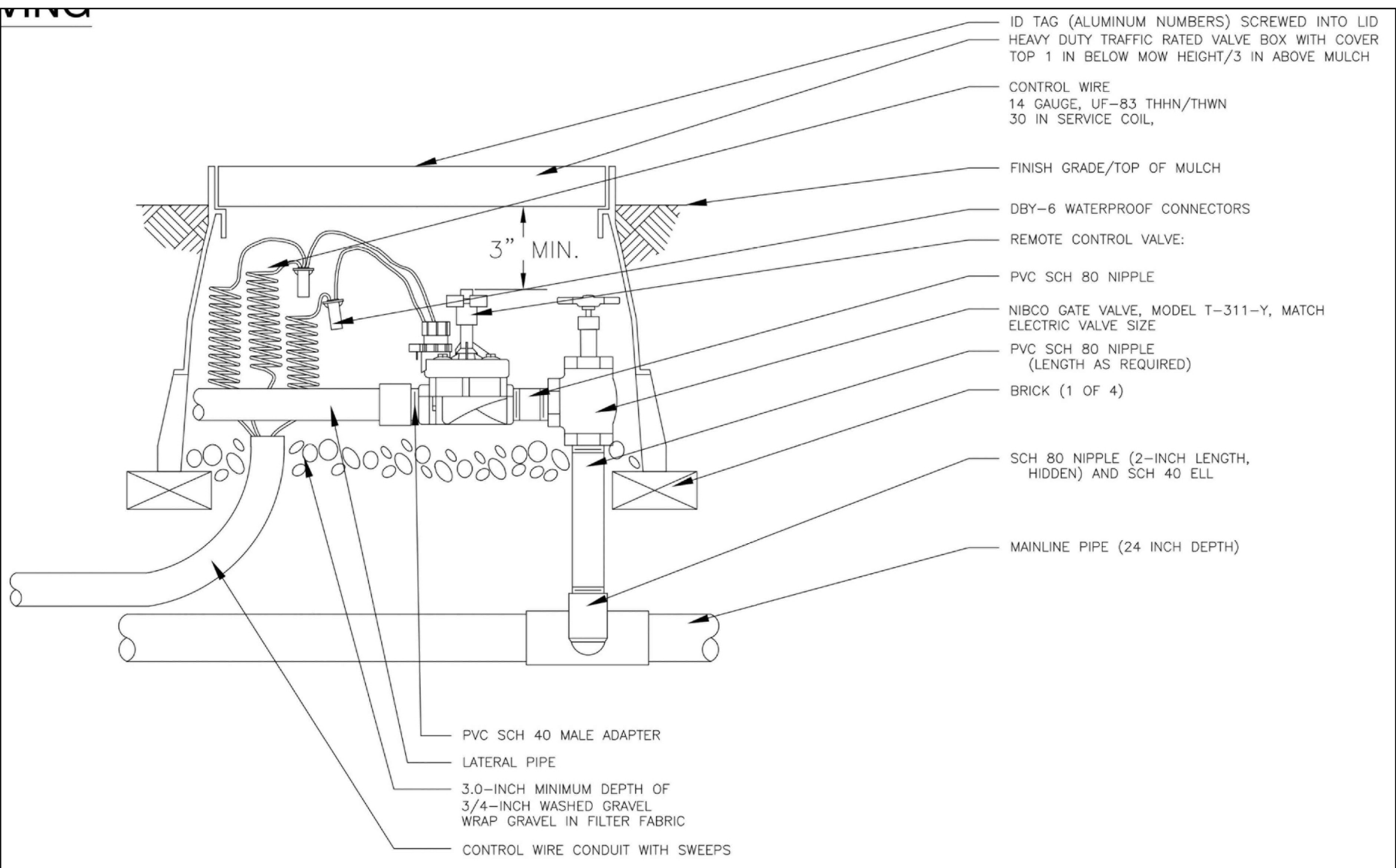
6 IR2 SPRAY HEADS WITHIN SOD/GROUND COVER DETAIL  
N.T.S.



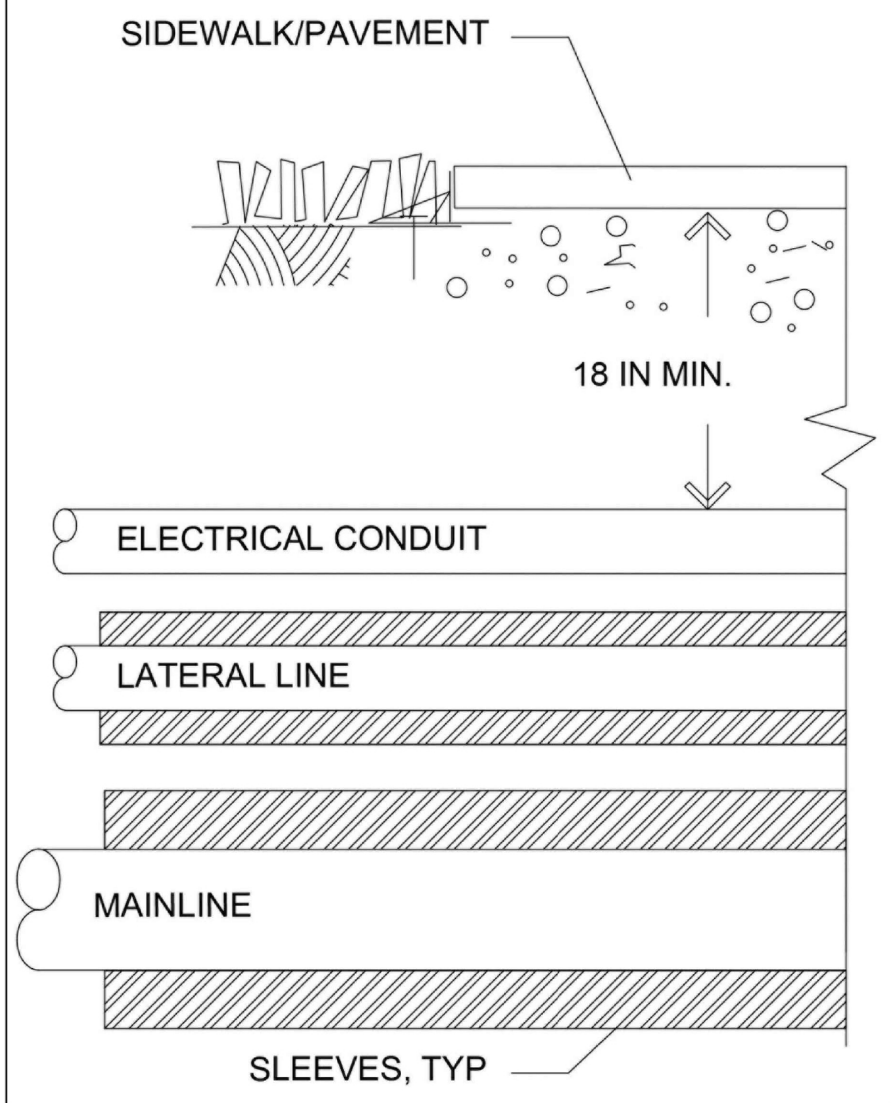
1 IR2 CONTROLLER MOUNTING DETAIL  
N.T.S.



2 IR2 RAIN SENSOR ASSEMBLY DETAIL  
N.T.S.



3 IR2 VALVE ASSEMBLY DETAIL  
N.T.S.



3 IR2 SLEEVING DETAIL  
N.T.S.

IRRIGATION NOTES & DETAILS

BEACHhaus Motel  
264 SE 19th Avenue  
Deerfield Beach, Florida

JOB #1053

DATE ISSUED:  
March 13, 2026



DATE PLOTTED:  
June 9, 2026

Drawn By:

Date:

S.B.

03/13/2026

A.C./S.B.

05/13/2026

IR2.0



LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:

The landscape contract includes the supplying & planting of all trees, shrubs, vines, & groundcovers together with all necessary labor, equipment, tools & materials needed for the successful completion, execution & maintenance of the landscape plans.

1.02 AGENCY STANDARDS:

Grades & standards of plant materials to be used shall be true to name, Size, condition, & graded Florida #1 or better as stated in: Grades & Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:

The Landscape Contractor shall personally examine the site & fully acquaint him/herself with all of the existing conditions in order that no misunderstandings may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint themselves with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS & OMISSIONS:

The plant list is a part of the drawings & is furnished as a convenience. The plant list indicates the name, size & quantities of specific plant materials as called for and are located on the drawings. The Landscape Contractor is responsible for their own quantity count and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction shall be given if such errors are discovered. Upon discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified & will determine the actions necessary to each query.

If plans & specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORKS:

The Landscape Contractor shall have his labor crews controlled & directed by a Foreman well versed in plant materials, planting methods, reading blueprints & coordination between job & nursery in order to execute installation correctly & in a timely manner.

The Landscape Contractor shall provide a competent English speaking Superintendent on the project at all times, who shall be authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading & understanding the Plans, Specifications & other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, the superintendent shall be immediately replaced. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC PROPERTY:

The Landscape Contractor shall protect all materials & work against injury from any cause & shall provide & maintain all necessary safeguards for the protection of the public. The Landscape Contractor shall be held responsible for any damage or injury to persons or property which may occur as a result of their fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES & EXTRAS:

The Landscape Contractor shall not start on any changes or extras in the project until a written agreement setting forth the adjusted prices has been executed between the Owner & the Contractor. Any work performed on changes or extras prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:

The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship & plant materials, except sod, for a period of ONE (1) Year from the time of completion & acceptance by the Landscape Architect & Owner. Sod shall be guaranteed for a period of 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive & in satisfactory condition & growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified plant. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null & void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement & share subsequent replacement costs equally with the Owner, should replacement plant fail to survive.

1.09 CARE & MAINTENANCE:

The Landscape Contractor shall be responsible for the care & maintenance of all plant materials until final acceptance by the Owner or Landscape Architect.

Upon final acceptance of the work, the Landscape Contractor shall furnish the Owner with a written & detailed description for the care & maintenance of all plant material at the time of final acceptance.

The Owner agrees to execute the instructions for such care & maintenance.

1.10 SAFETY:

It shall be the responsibility of the Landscape Contractor to protect all persons from injury & to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of all works.

It shall be the contractor's responsibility to conform to all local, state, & federal safety laws & codes including the Federal Occupational Safety & Health Act (OSHA).

1.11 CONTRACTOR QUALIFICATION:

The Owner may require the apparent contractor to qualify themselves to be a responsible entity by furnishing any or all of the following documentary data:

- A financial statement showing assets & liabilities of the company current to date.
- A listing of not less than (3) completed projects of similar scope & nature.
- Permanent name & address of place of business.
- The number of regular employees of the organization & length of time the organization has been in business under the present name.

1.12 PERMITS, CERTIFICATES & BUILDING CODES:

All contractors shall secure & pay for all permits & certificates required for their class of work and to ensure that all constructions conform to all applicable portions of the state & local building codes.

1.13 INSURANCE & BONDING:

The Contractor(s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000. per person & \$300,000. per aggregate. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract & payment obligations arising hereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.14 INVOICING AND PAYMENT:

The Owner shall make progress payments on account of the Contract Sum as provided below and elsewhere in the contract documents:

All invoices shall be submitted to Landscape Architect for approval before forwarding to Owner.

The period covered by each Invoice shall cover one calendar month ending on the last day of the month. Payment for the submitted Invoice shall be made not later than 14 (fourteen) days after the Landscape Architect has received the Invoice for review.

Invoices shall be computed as follows:

Indicate the percentage of completion as of the end of the period covered by the Invoice. Multiply that percentage by the total Contract Sum.

- Add amounts, if any, additional amounts payable if final completion of the work is materially delayed through no fault of the Contractor.
- Subtract the aggregate of previous payments made by the Owner.
- Subtract the retainage of 10%.
- Subtract amounts, if any, for work that has been deemed unacceptable by Landscape Architect.

Final Payment, constituting the entire unpaid balance of the contract sum, less 10% retainage, shall be made by the Owner to the Contractor when the Contractor has fully performed the Contract.

Payment of the 10% retainage shall be made by the Owner to the Contractor when:

- 5% shall be paid upon completion of the punch list.
- 5% shall be paid at the end of the specified guarantee period.

PART 2: MATERIALS

2.01 PLANT MATERIALS:

A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern. All nomenclature standards to be Betrock's Guides for Landscape Plants & Palms.

Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings. All plant materials shall have a habit of growth that is normal for the species & shall be healthy, vigorous & equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Ant necessary pruning shall be done at time of planting.

All plant materials shall be nursery grown, unless otherwise noted, Florida#1 or better & shall comply with all required inspections, grading standards & plant regulations as set forth by the Florida Dept. of Agriculture's Grades & Standards for Nursery Plants.

Plants that do not have the normal balance of height & spread typical for the respective plant shall not be acceptable.

The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly &/or approved by the Landscape Architect.

2.02 INSPECTION:

The Landscape Architect & Owner may inspect trees & shrubs at the nursery or at site prior to planting, for compliance with requirements for genus, species, variety, size & quality. The Landscape Architect & Owner shall retain the right to further inspect trees & shrubs for size & condition of balls & root systems, insects, & latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from the project site.

2.03 PROTECTION OF PLANT MATERIALS:

Balled & burlapped plants (B&B) shall be dug with firm natural balls of earth of sufficient diameter & depth to encompass the fibrous & feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped w/burlap similar materials & bound with biodegradable rope. All collected plants shall be balled & burlapped.

Plants with broken, damaged or insufficient balls will be rejected.

All plant materials shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind & sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:

All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's Agent.

No plant material shall be stored for longer than 72 hours.

The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

All rejected material shall be immediately removed from the site & replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:

Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NEVER be attached to the trees with nails.

2.06 PLANTING SOIL:

Planting soil shall be sandy loam & shall contain a minimum of 25% decomposed matter. Soil shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:

Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall be less than 40 organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturers guaranteed analysis. Any fertilizer which has become caked or otherwise damaged shall be rejected.

To each cubic yard of planting soil shall be added and thoroughly mixed 3 lbs. of commercial fertilizer.

Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram. All shrubs & trees shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced & placed adjacent to the ball midway in depth in accordance with the following rates:

- 1 gallon container - 1 tablet
- 3 gallon container - 2 tablets
- 5 gallon container - 3 tablets
- 7 gallon container - 5 tablets

Large tubs, wire baskets, grow bags & balled & burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from the ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect & review the application of fertilizer.

2.08 MULCH:

Mulch material shall be grade B+ or better and consist of a renewable or non-threatened source, free of weeds, seeds & pests; moistened at the time of application to prevent wind displacement.

All trees and shrub beds shall receive 3" mulch immediately after planting & thoroughly watered.

PART 3: EXECUTION OF WORKS

3.01 DIGGING:

The Landscape Contractor shall contact 'NO CUTS' or similar agency prior to any digging to ascertain utility locations. The Landscape Contractor to exercise care in digging & other works so as to not damage existing work, including overhead wires, underground pipes & cables & the pipes & hydrants of watering systems. Should such overhead or underground pipes & cables be encountered which interfere with planting, the Owner shall be consulted & will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:

Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod & planting areas to their proper elevations in relation to walks, paving, drain structures, & other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage & other conditions will not be modified.

3.03 PLANTING:

Planting shall take place during favorable weather conditions.

The Contractor shall ascertain the location of all utilities & easements so proper precautions can be taken not to damage or encroach them.

Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor & reviewed by the Landscape Architect.

Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located on the planting plans. Plant pits shall be circular in outline & shall have a profile which conforms to the 'Tree & Shrub Planting Diagrams'.

Planting pits shall be excavated to the following dimensions & refilled with a mixture of planting soil & native soil: 1 gallon: 12"x12"x12" in., 3 gallon: 20"x20"x18" min., 7 gallon: 30"x30"x24" min., field grown material & trees: 1-1/2' width & depth of root ball plus 12" min.

No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. & the ground has been brought to an even grade, approved by the Landscape Architect.

All plants shall be set to ultimate grade. No filling will be permitted around trunks of trees & shrubs. All ropes, wire, stakes, etc. shall be removed from the sides & top of the ball & removed from the planting holes before filling in. All flagging ribbon shall be removed from trees & shrubs before planting.## Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to the Owner.

All plants shall be planted with a suitable soil saucer around the edge of the plant hole & maintained as such for watering until turnover to Owner.

3.04 PRUNING:

Remove dead & broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height & spread as possible in a manner which will preserve the plant's natural character.

Make all cuts with sharp instruments flush with the trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

3.05 GUYING:

All trees over 6' in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, no. 12 gauge malleable galvanized iron, in tripod fashion. Wires shall not come in direct contact with the tree but shall be covered with rubber hose at the contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

Stakes shall be 2"x2" lumber of sufficient length to support each tree.

Turnbuckles for guying trees shall be galvanized or cadmium plated & shall be of adequate size & strength to properly maintain tight guy wires.

3.06 WATER:

Each plant tree or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Owner or Landscape Architect.

Water shall be potable & supplied by the owner.

3.07 SOD:

The Landscape Contractor shall submit a unit price per cubic yard for the supply & distribution of planting soil to be applied at a depth of one inch (1") to all areas receiving sod.

It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones & other debris.

The finished level of all sod areas after settlement shall be one (1") below the top of the abutting curbs, walks, walks, paving & wood borders to allow for building turf.

If in the opinion of the Landscape Architect, top dressing is necessary after rolling the sod, clean yellow sand will be evenly applied over the entire surface of the uneven areas & thoroughly washed in.

3.08 SEEDING:

The Landscape Contractor shall remove all vegetation & rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at the rate of 500lbs. per acre.

Application Rates: Argentine Bahia Gras seed @ 200 pounds per acre mixed with common hulled Bermuda seed @ 30lbs. per acre. All other seeding to be installed per supplier's instruction.

3.09 CLEANING UP:

The Landscape Contractor shall at all times keep the premises free from accumulations of waste materials & rubbish caused by their employees or work. Landscape Contractor shall leave all paved areas 'broom clean' when work is completed on a daily basis.

3.10 MAINTENANCE:

Maintenance shall begin immediately after each plant is installed & shall continue until all plantings are accepted by Owner or Landscape Architect.

Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoring water saucers &/or any other necessary operations.

Proper protection to the sodded areas shall be provided & any damage resulting from planting operation shall be repaired promptly. Trees & other plants which fall or are blown over during the maintenance period will be reset by the Landscape Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

Replacement of plants during the maintenance period shall be the responsibility of the Landscape Contractor, excluding vandalism or damage on the part of others, lightning, or hurricane force winds, until final acceptance.

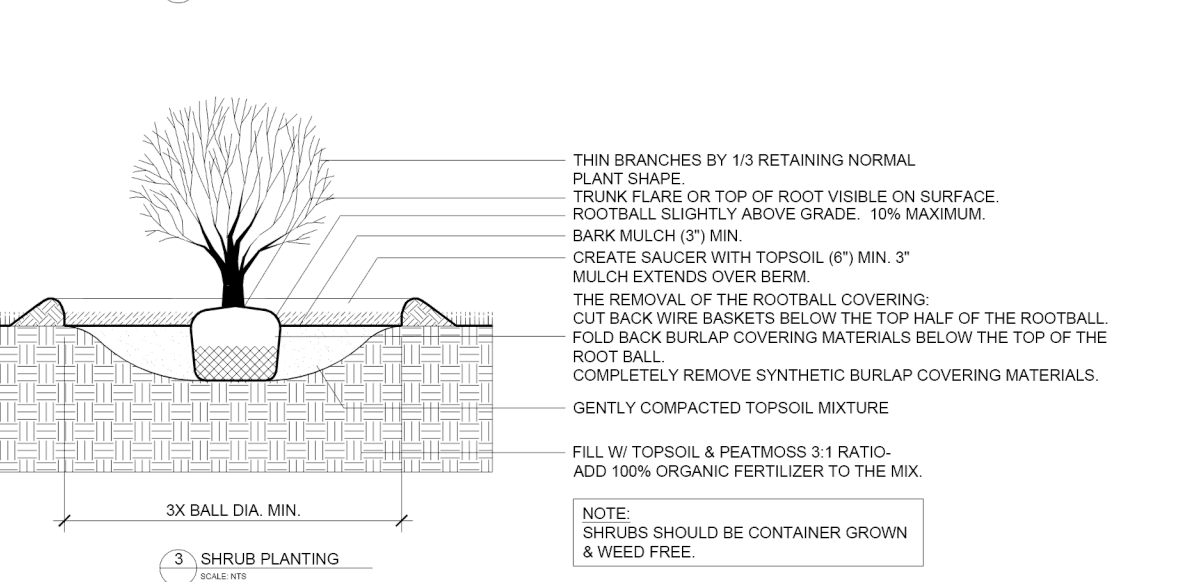
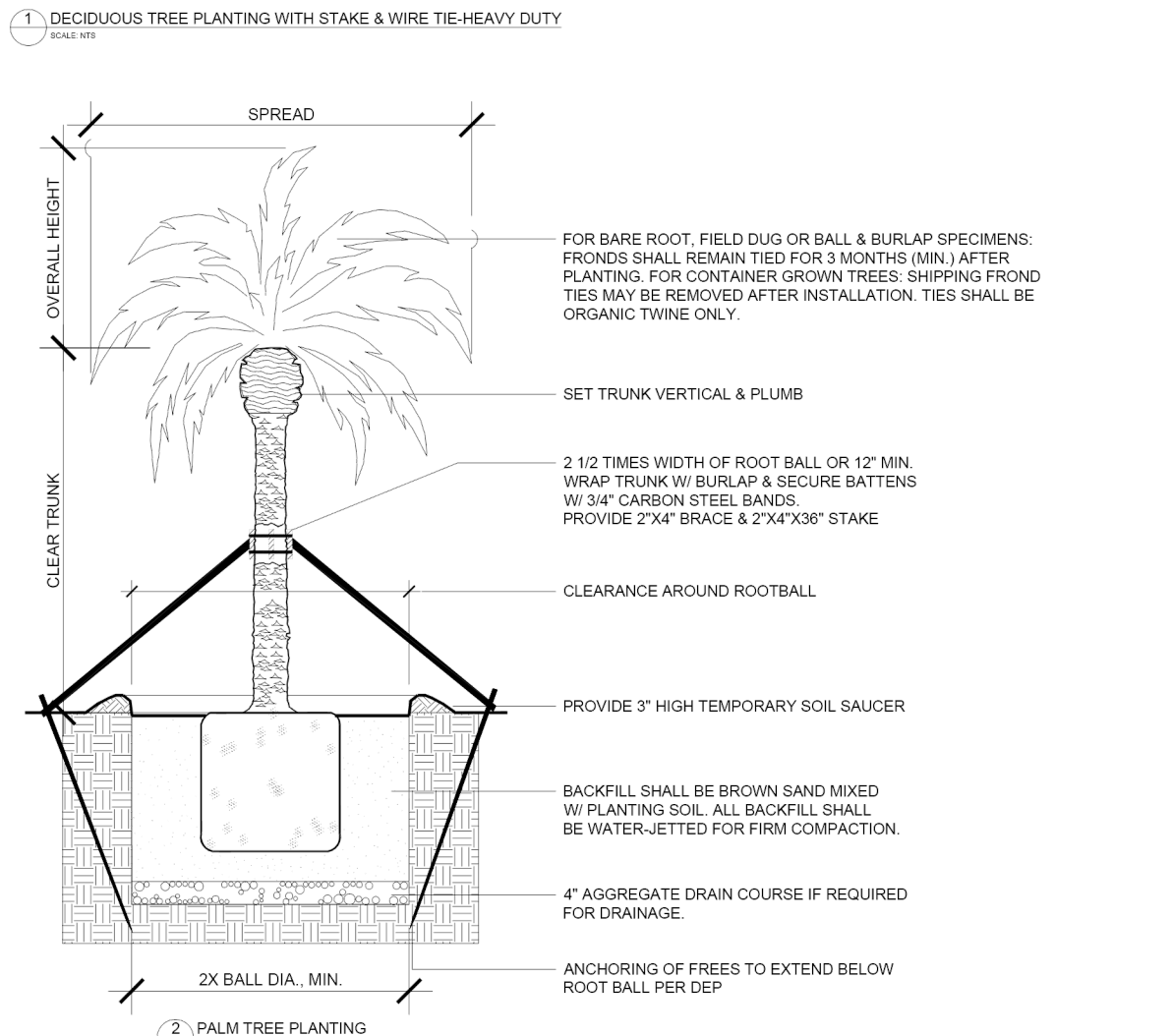
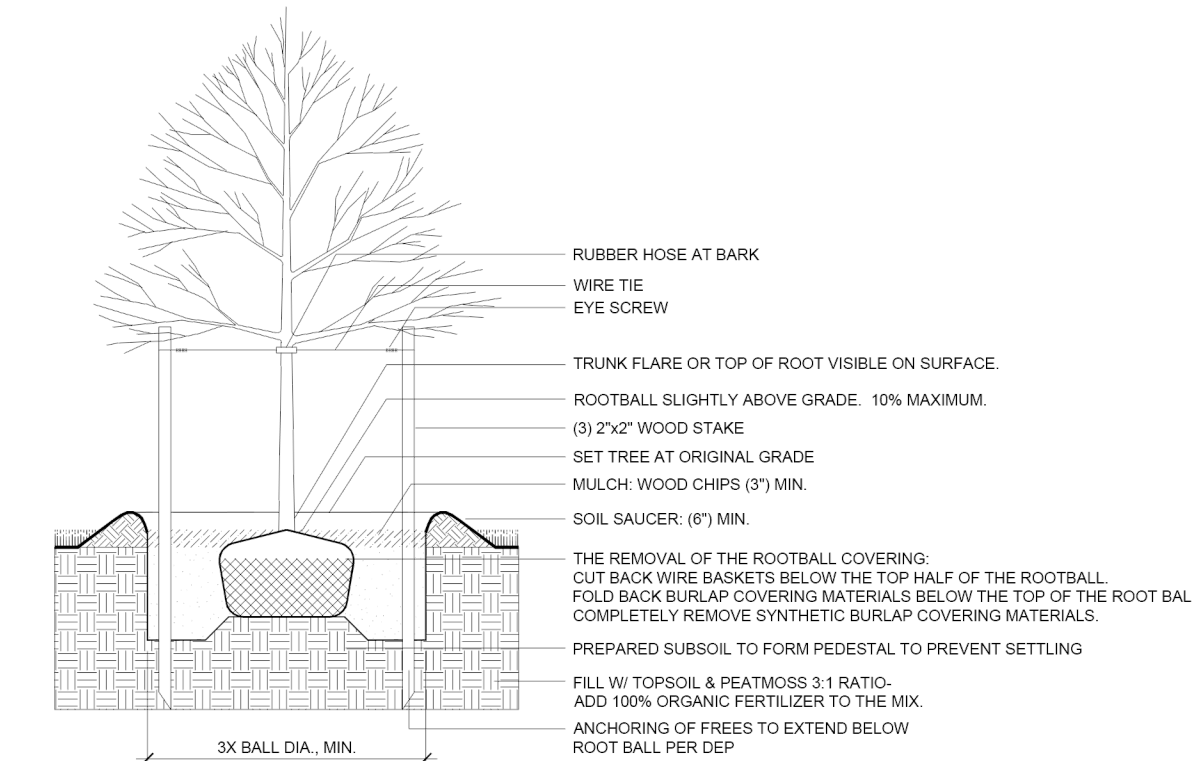
In the event that weeds or other undesirable vegetation becomes prevalent, it shall be the Landscape Contractor's responsibility to remove them.

3.11 COMPLETION, INSPECTION & ACCEPTANCE

Completion of the work shall mean the full & exact compliance & conformity with the provisions expressed or implied in the Drawings & Specifications, including the complete removal all trash, debris, soil or other waste created by the Landscape Contractor.

Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner &/or Landscape Architect at the conclusion of all planting & at the request of the Landscape Contractor.

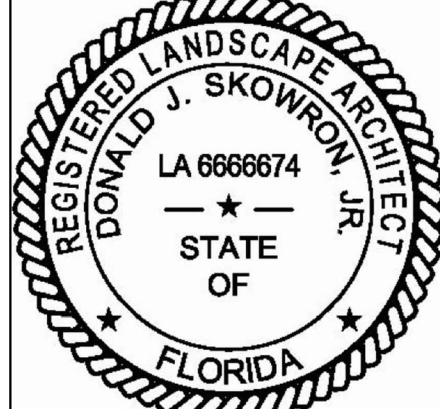
After inspection, the landscape contractor will be notified by the Owner of the acceptance of all plant material & workmanship, exclusive of the possible replacement of plants subject to guarantee.



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Donald J. Skowron, Jr.

Digitally signed by Donald J. Skowron, Jr.  
Date: 2026.06.09 11:38:05 -04'00'



**BGS**

**Landscape Architecture & Engineering**

1016 Clare Avenue, Suite 5  
West Palm Beach, FL 33401  
(561) 602-6277  
bgspllc.com  
LA6668674/PE36171

**LANDSCAPE NOTES & SPECIFICATIONS**

**BEACHhaus Motel**  
264 SE 19th Avenue  
Deerfield Beach, Florida

JOB #1053

**DATE ISSUED:**  
March 13, 2026

△  
△  
△  
△  
△

DATE PLOTTED:  
June 9, 2026

| Drawn By: | Date:      |
|-----------|------------|
| S.B.      | 03/13/2026 |
| A.C./S.B. | 05/13/2026 |
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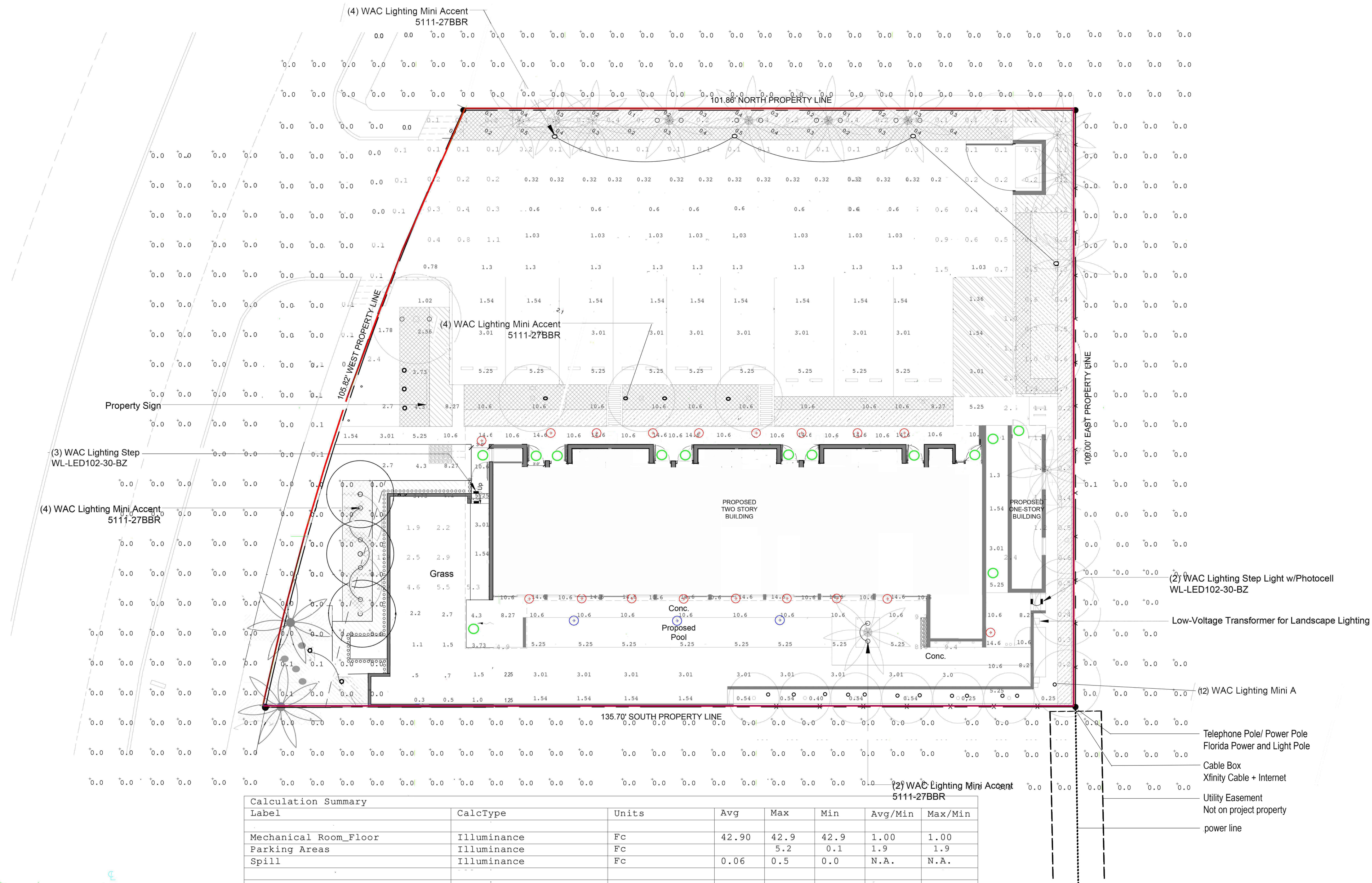


**L4.0**



## GENERAL NOTE:

- Florida statute regarding property that seeks a presumption of limited liability if the parking lot is illuminated
- Lighting shall not spill over the property line more than one foot candle.
- Deerfield Beach appearance code limits the lighting levels for Parking lots to be an average of not more than 2.0 foot candle.
- low intensity lighting for parking areas
- Beach and other areas on the Barrier Island lighting rmd to be turtle friendly, LEDs shielded on three sides, and all light directed downwards.
- Florida Fish and Wildlife Conservation Commision (FWC) outlines general criteria:
  - mount fixtures low to ground
  - use long wave light
  - shield light fixtures to direct light down away from Beach.
  - turtle nesting season March 1 - Oct 31
- Accent landscape lighting is just to illuminate trunks of trees and has little to no footcandles on the ground
- Code requires a light fixture on outside wall of every door, light switch to be located inside unit, close to the door handle.
- Code requires light fixture at top and bottom of exterior stairs up to mechanical room. Lights to remain on Dusk to Dawn with photo sensor.
- Location of property is 2 blocks from beach so no light fixtures from property will be seen from the beach.



|                       |             |    |       |      |      |      |      |
|-----------------------|-------------|----|-------|------|------|------|------|
| Mechanical Room_Floor | Illuminance | Fc | 42.90 | 42.9 | 42.9 | 1.00 | 1.00 |
| Parking Areas         | Illuminance | Fc | 5.2   | 5.2  | 0.1  | 1.9  | 1.9  |
| Spill                 | Illuminance | Fc | 0.06  | 0.5  | 0.0  | N.A. | N.A. |
| Trash Gate            | Illuminance |    | 0.3   | 0.5  | 0.1  | 0.3  | 0.3  |

| BUILDING LIGHTING All fixtures to have shields and pointed downwards |     |       |               |                                                                            |     |                  |                 |             |  |
|----------------------------------------------------------------------|-----|-------|---------------|----------------------------------------------------------------------------|-----|------------------|-----------------|-------------|--|
| Symbol                                                               | Qty | Label | Arrangement   | Description                                                                | LLF | Luminaire Lumens | Luminaire Watts | Total Watts |  |
| pool light                                                           | 3   | PL    | single        | Hayward AstroLite Pool Light Stainless Steel Face Ring 120 V W3SP0583SL100 |     | 5,000            | 500 W,          | 15          |  |
| Wall Mount                                                           | 19  | WL    | single 40 deg | SESCO rabr100IPAR38 Projector Lamp Holder 1-Head G LED8PAR20/50L/FL/950    |     | 500              | 50              | 8           |  |
| 2nd FL BALCONY                                                       | 13  | SL    | SINGLE        | WLF SERIES WATERPROOF ALUM LED LIGHT BAR WLF-CW-60-35285MD                 |     | 195              | 195             | 8           |  |

## GROUND LIGHTING

All fixtures pointed down or pointed horizontal downward to light bottom of hedges, no lights directed to sky

| SYMBOL | QTY | MANUFACTURER | MODEL NUMBER      | VOLTS | TYPE                                                       |
|--------|-----|--------------|-------------------|-------|------------------------------------------------------------|
| ○      | 24  | WAC Lighting | 5111-27BBR SHIELD | 12    | Mini Accent RED LIGHT LED , long wavelength 450 nanometers |
| ▲      | 2   | WAC Lighting | 5111-27BBR SHIELD | 12    | Mini Accent RED LIGHT LED , long wavelength 450 nanometers |
| ■      | 5   | WAC Lighting | WL-LED102-30-BZ   | 120   | Step Light RED LIGHT LED , long wavelength 450 nanometers  |

No above ground utility lines, FPL boxes or related utility structures located on subject property

No utility easements shown on survey.

Exterior Lighting is low level, shielded and designed to minimize light spill and comply with Beach Area lighting requirements. No Lamp heads to be directed up

The building and landscape lighting is low level, shielded and will not be visible from the beach.

## REVISIONS

DATE:  
July 16, 2026

COMM:

BEACHAUS  
stay a while..

## MOTEL

2 BEACHaus LLC  
FL# L25000292810  
EIN #39-2415127264 SE 19TH Avenue  
Deerfield Beach, FL 33441Digitally  
signed  
Brown  
Date:  
7.16.2026  
10:20:57-04'00'

## DEVELOPMENT PLAN SUBMITTAL

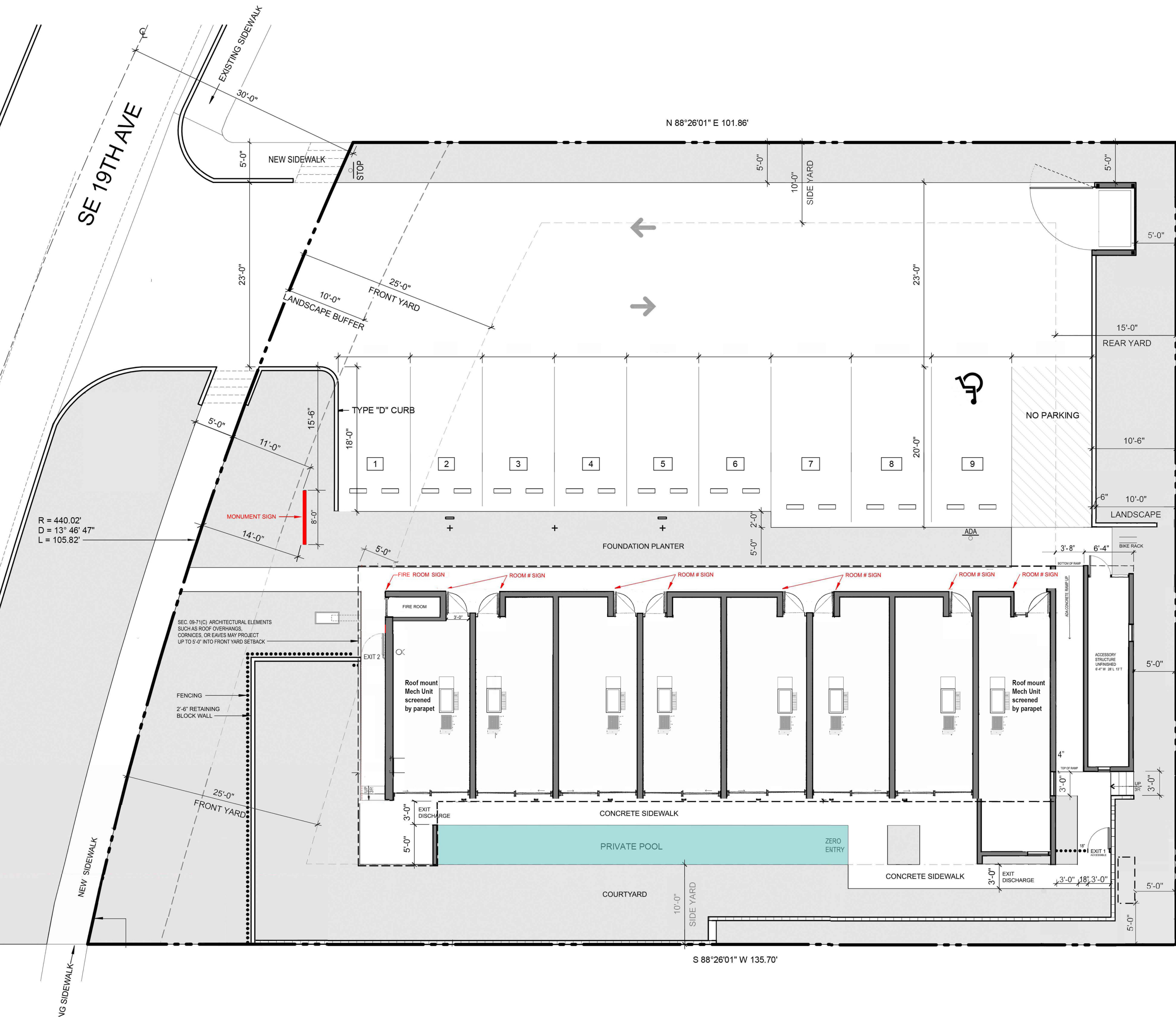
Application No. 22-RM25-109 Rev. 2

## PHOTOMETRIC SITE PLAN



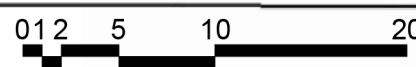






SIGNAGE PLAN

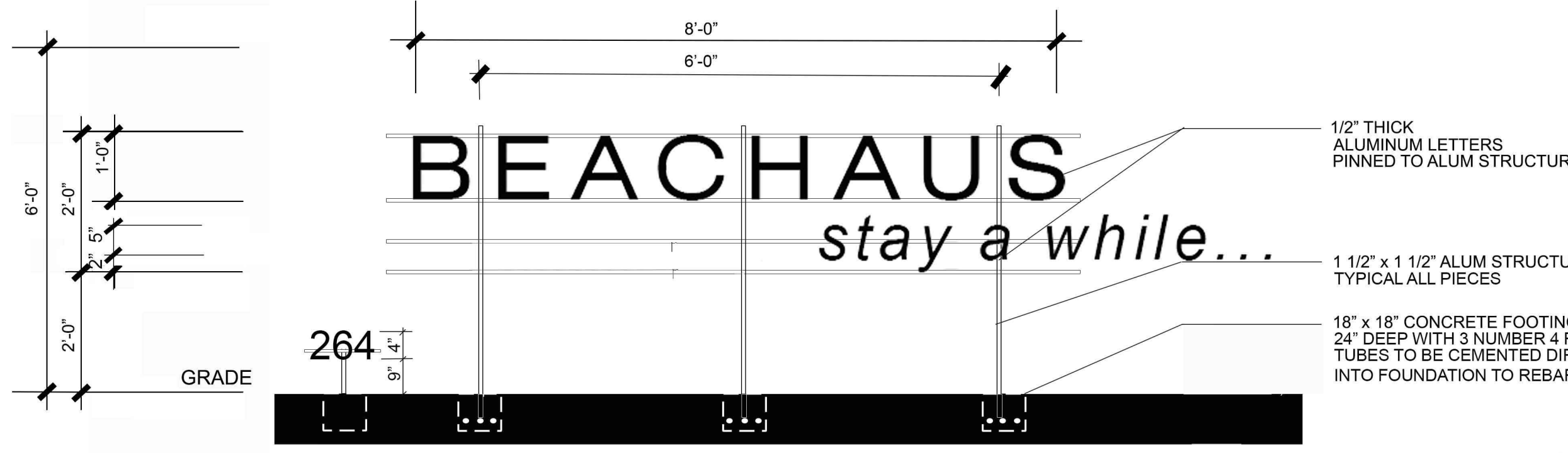
1" = 1'-0"



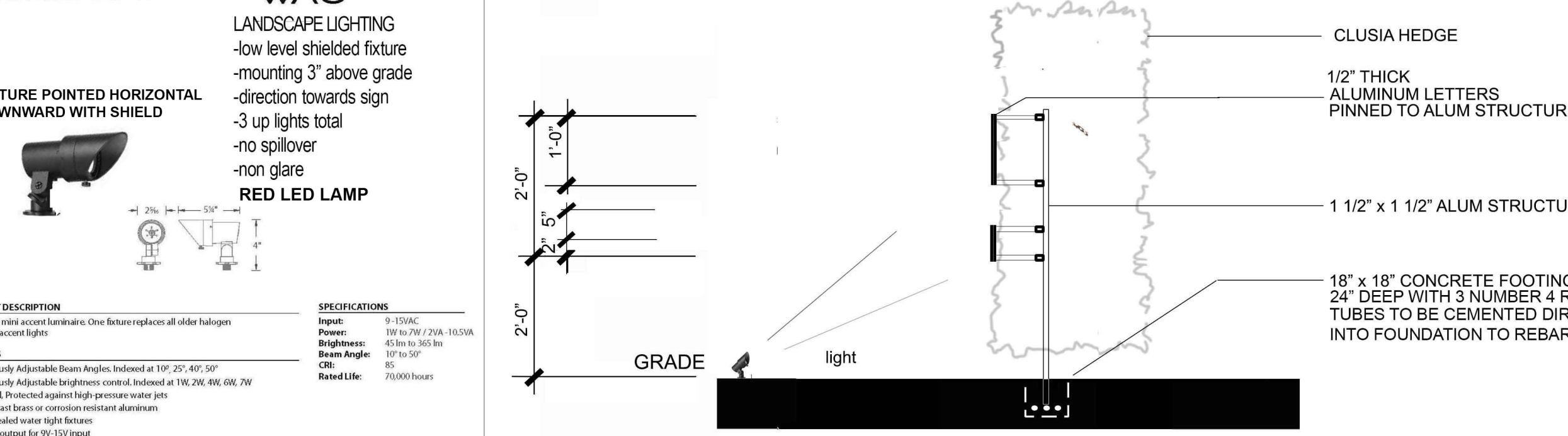
PROPERTY : RM 25 ZONING  
USE: MOTEL - 8 FURNISHED UNITS  
ADDRESS: 264 SE 19TH AVE DEERFIELD BEACH FL 33441  
LOT 9 AND 10, BLOCK 15, DEERFIELD BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
SAID LANDS SITUATE IN THE CITY OF DEERFIELD BEACH, BROWARD, COUNTY, FLORIDA AND CONTAINING 12, 102 SQUARE FEET, OR 0.278 ACRES, MORE OR LESS.  
SIGN TYPE: MONUMENT  
SIGN AREA: 10 SQUARE FEET  
MAX SIGN AREA AS PER DEERFIELD BEACH: 24 SQUARE FEET  
HEIGHT TO BOTTOM OF SIGN: 2'-0"  
HEIGHT TO TOP OF SIGN: 4'-0"  
SETBACK FROM PROPERTY LINE: 11'-0"  
SIGN LOCATION IS NOT IN LINE OF SIGHT TRIANGLES  
SIGN DESIGN COMPLIES WITH ALL CODES  
REQUIRED 5 FEET PLANTS IN FRONT OF MONUMENT SIGN- SEE LANDSCAPE PLAN



MONUMENT SIGN FRONT ELEVATION 7



MONUMENT SIGN FRONT ELEVATION 8



MONUMENT SIGN SECTION 9



UNIT SIGNAGE ELEVATION 11



SIGNAGE DETAIL ELEVATION 10

ARCHITECTS +

RANDY BROWN ARCHITECT  
595 NE WAVECREST COURT  
BOCA RATON FLORIDA 33432  
USA +1 402 250 5292

Develop + Manage  
**QUANTUM**

JEFF GILLWAY ARCHITECT

SITE LEGEND

- BUILDING SETBACK
- PROPERTY LINE
- DENOTES BUILDING OUTLINE ABOVE
- DENOTES EXTENT OF ARCHITECTURAL ELEMENT
- PARKING SPACE
- LANDSCAPE AREA

OWNER STATEMENT:  
QUANTUM DEVELOPMENT 2 LLC / 2 BEACHAUS LLC IS THE OWNER OF THE PROPERTY AND I ALLOW THIS SIGN TO BE CONSTRUCTED ON THE PROPERTY.  
RALPH G RANDY BROWN  
OWNER, 2 BEACHAUS LLC  
QUANTUM DEV. 2 LLC

- GENERAL NOTES:
- SIGN TO BE CONSTRUCTED AS PER CITY OF DEERFIELD BEACH SIGNAGE CODE AND REQUIREMENTS
  - SIGN LOCATED ON PRIVATE PROPERTY, OUTSIDE THE RIGHT OF WAY, OUTSIDE OF THE LANDSCAPE BUFFER.
  - SIGN DESIGNED TO MEET FLORIDA BUILDING CODE 2023 OR CURRENT ED.
  - WIND LOAD DESIGN: 170-180 MPH ULTIMATE WIND SPEED (BROWARD C.)
  - ALL ALUMINUM CONNECTIONS WELDED.
  - ALL LETTERS TO BE WELDED TO FRAME
  - FOUNDATION DESIGNED PER FBC AND SOILS REPORT
  - LETTERS ARE SOLID ALUMINUM, PAINTED WHITE (NO INTERNAL ILLUMINATION)- FRONT LIGHTING BY THREE GROUND MOUNT LANDSCAPE LIGHTS- AS PER NATIONAL ELECTRIC CODE (NEC)
  - CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS PRIOR TO INSTALLATION.
  - INSTALLATION SHALL COMPLY WITH ALL DEERFIELD BEACH LAND DEVELOPMENT CODE AND ALL FBC.
  - FIELD VERIFY ALL DIMENSIONS.
  - NO WORK IN PUBLIC RIGHT OF WAY
  - SIGN SHALL BE MAINTAINED IN GOOD CONDITION AND REPAIRED AS REQUIRED.

REVISIONS

DATE: July 16, 2026 COMM:

BEACHAUS stay a while..

MOTEL  
2 BEACHAUS LLC  
FL# L25000292810  
EIN #39-2415127

264 SE 19TH Avenue  
Deerfield Beach, FL 33441

Digitally signed  
Brown  
Date: 7.16.2026 10:20:57-04'00'

DEVELOPMENT PLAN SUBMITTAL  
Application No. 22-RM25-109 Rev. 2

SIGNAGE PLAN / DETAILS

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