

**TOWN OF OCEAN RIDGE
PLANNING & ZONING REGULAR MEETING
AGENDA**



**May 21, 2024 at 9:00 AM
Town Hall - Meeting Chambers**

COMMISSIONERS

Vice Chair P. Shields Ferber
Member Ferenc Stephen Varga
Member Marc de Baptiste
Member Kenneth Kaleel
Alt. Member Fady Khairallah
Alt. Member Roger Brinner

ADMINISTRATION

Town Manager Lynne Ladner
Town Attorney Christy Goddeau
Town Clerk Kelly Avery
Town Planner Corey O'Gorman
Town Engineer Tara Bamber
Town Zoning Official Manual Palacios

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – (3-minute individual limit)

APPROVAL OF MINUTES

1. Adopt Minutes of the April 16, 2024, Regular Meeting.

DISCUSSION / ACTION ITEMS

2. Selection of Chair and Vice Chair
3. Quasi-Judicial Hearing: Development Plan Review for 3 Hudson Avenue
4. Review of Assignments from Town Commission

COMMISSIONER COMMENTS

This item is reserved for any Commissioner Comments that are not related to any item printed on the agenda.

ADJOURNMENT

**THE NEXT MEETING OF THE PLANNING & ZONING COMMISSION WILL BE
HELD ON TUESDAY, JUNE 18, 2024, AT 9:00 AM AT TOWN HALL.**

The Town of Ocean Ridge is holding all meetings in-person, with an additional option of listening to the audio live. Any person wishing to listen to the audio live can access the feed on the date and time of the meeting by dialing +1 (571) 317-3122 and using 471-955-997 as the access code. You can join from your computer, tablet or smartphone. <https://meet.goto.com/471955997>

If a person decides to appeal any decision made by the Planning & Zoning Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accomodation in order to attend or participate in this meeting should contact the Town Clerk at 561-732-2635 at least 5 days prior to the meeting in order to request such assistance. Please take notice that one or more Town Commissioners may be present at any board or commission meeting of the Town of Ocean Ridge.

Notice: The public may view the hard copy of the meeting materials at Town Hall before the meeting.

PLANNING & ZONING COMMISSION MEETING MINUTES
MARCH 26, 2024

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, April 16, 2024, in the Town Hall Meeting Chambers.

CALL TO ORDER

The meeting was called to order at 9:00 a.m. by Chair Carey.

ROLL CALL

Town Clerk Avery led the roll call, which was answered by the following:

Chair Ric Carey	Present
Vice Chair P. Shields Ferber	Present
Member Sydney Ray	Absent
Member Ferenc Stephen Varga	Present
Alternate Member Marc de Baptiste	Present
Alternate Member Roger Brinner	Present

Member Ray was absent with notice.

PLEDGE OF ALLEGIANCE

Chair Carey led the Pledge of Allegiance.

PUBLIC COMMENT

Chair Carey opened the floor for public comment.

Terry Brown – spoke regarding the rules not changing and thanked Chair Carey and former members for serving the town.

Chair Carey closed the floor for public comment.

APPROVAL OF MINUTES

1. Approval of the Meeting Minutes of the March 26, 2024, Regular Meeting

Member de Baptiste moved to adopt the minutes of March 26, 2024; seconded by Member Ferber. Motion carried 5-0.

DISCUSSION/ ACTION ITEMS

2. Quasi-Judicial Hearing: Development Plan Review for 3 Hudson Ave.

Chair Carey explained that this was a quasi-judicial hearing and asked if any board members had any ex-parte communications with the applicant, owner, or builder. All Planning and Zoning Commissioners informed that they had none. Town Clerk Avery swore in those who wished to give testimony.

Laurie Kramer – expressed her concerns regarding parking and construction trucks.

PLANNING & ZONING COMMISSION MEETING MINUTES
MARCH 26, 2024

Lisa Ritota – expressed her concerns regarding the size of the property.

Betty Bigham – expressed her concerns about the right of way issues and the property size.

Richard Zizzo – expressed his concerns about the items that should be addressed in the proposed project.

Town Planner O’Gorman gave his report and recommended approval of the project with the subject of the Planning and Zoning requirements.

Town Engineer Bamber stated that the project meets the code of preliminary drainage requirements and the comments will be addressed during the building permit stage. The board asked Town Engineer Bamber questions regarding the drainage requirements, right of way, and swale concerns. Town Engineer Bamber answered their questions.

Zoning Official Palacios stated that the project data calculations and measurements met the Town's requirements.

Richard Brummer, the applicant, presented the new proposed project.

The board asked questions regarding the square footage of the property and front elevation. Mr. Bremer Jr. answered their questions.

Chair Carey read comments from resident Mark Marsh regarding the project. He also recommended that this item be deferred until the next meeting to address the style of the home.

The board asked Mr. Bremer questions regarding the elements of the home, the height of the garage, parking, front elevation, and landscaping and he answered their questions.

Steve Petrucci of Bella Homes addressed the residents’ concerns regarding the dirt that was dumped on the property.

Terry Brown – expressed his concerns regarding the retaining wall, side wall, and landscaping.

Chair Carey asked Zoning Official Palacios questions regarding the FAR calculations of the property and he answered his questions.

Chair Carey moved to defer the Development Plan Review for 3 Hudson Ave until the next scheduled meeting; seconded by De Baptiste. Motion carried 5-0.

Town Attorney Goddeau mentioned that the applicant may need additional time to revise their plans.

Chair Carey rescinded previous the motion.

Chair Carey moved to defer the Development Plan Review for 3 Hudson Ave until the applicant can submit a revised application; seconded by De Baptiste. Motion carried 5-0.

PLANNING & ZONING COMMISSION MEETING MINUTES
MARCH 26, 2024

Mr. Brummer asked for an explanation on what guidelines to follow for resubmittal and Chair Carey answered his question.

Chair Carey closed the quasi-judicial hearing.

COMMISSIONER COMMENTS

Member Ferber said that more discussion on construction should be discussed at the workshop. He also thanked Chair Carey for providing excellent service serving on the Planning and Zoning Commission.

Member De Baptiste spoke on workshop agenda items and recommended that a list of items that are on the agenda for discussion be sent to the Planning and Zoning Commission.

Member Varga also thanked Chair Carey for his service.

Chair Carey mentioned that Gulf Stream and Delray Beach are upping their limitation on property sizes. He also thanked the Town staff, planner, zoning official, and engineers for their hard work and dedication.

ADJOURNMENT

Meeting adjourned at 10:20 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on May 13, 2024.

, Chair

Attest:

Kelly Avery, Town Clerk

Agenda: Tuesday, May 21, 2024
Memo: Item #2.

Town of Ocean Ridge, Florida
Planning & Zoning Commission Agenda Memorandum
Kelly Avery, Town Clerk

Subject: Selection of Chair and Vice Chair

Chair and Planning and Zoning Members:

The Town Commission appointed Marc de Baptiste and Kenneth Kaleel as Regular Members and appointed Fady Khairallah as the Alternate for the Planning and Zoning Commission. After each annual appointment cycle, the board has to choose a Chair and Vice Chair as indicated in the Code.

Per the Rules of Order and Procedure, the Chair and the Vice Chair shall be selected by ballot. The Town Clerk shall prepare the ballots, listing each Board Member's name. The Board may, by majority vote of the Board, change the voting process at any time.

The Chair will serve as the presiding officer for the meetings. The Presiding Officer shall preserve order during the meetings. In the case of absence or disability of the Chair, the Vice-Chair shall assume the responsibilities of the Chair as Presiding Officer. The Rules of Order and Procedure is attached for reference.

Suggested Motion:

Respectfully,
Kelly Avery, Town Clerk

TOWN OF OCEAN RIDGE

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LYNNE LADNER
TOWN MANAGER

KELLY AVERY
TOWN CLERK



MAYOR
GEOFF PUGH

VICE MAYOR
STEVE COZ

COMMISSIONERS
CAROLYN CASSIDY
DAVID HUTCHINS
AINAR AIJALA

TOWN COMMISSION & BOARDS RULES OF ORDER AND PROCEDURE Adopted by Resolution No. 2021-24 on November 1, 2021

Rule 1. Public Meetings.

- 1.1 All Town Commission and Town Commission Appointed Board/Committee meetings shall be open to the public except as otherwise provided by law.

Rule 2. Regular Meetings.

- 2.1 The Town Commission shall meet the first Monday of each month at 6 p.m. in Town Hall. This date may be changed from time to time as needed by a majority vote of the Town Commission.
- 2.2 The Town Manager or designee shall prepare the agenda, notices, and package materials for the meetings as required by Florida law. Town Commissioners and Department Heads may make requests in writing to the Town Manager to place an item on the upcoming Town Commission meeting agenda by the deadline date set by the Town Manager. If the Town Manager refuses to accept any Commissioner's timely addition to the agenda, the Commissioner can bring up the matter during Commission discussion. The order of the items on the Town Commission agenda will be determined by the Town Manager, subject to change by a majority vote of the Town Commission at the beginning of the meeting.

Rule 3. Special Meetings

- 3.1 Special Meetings may be held on the call of the Mayor or of a majority of the members of the Town Commission and, whenever practicable, upon no less than twenty-four hours' notice to each member and the public, unless there is an immediate threat to the public health, safety or welfare. The Town Manager or designee shall prepare the agenda, notices, and package materials for the meetings as required by Florida law.
- 3.2 The Mayor, Town Manager, or a majority of the Commission Members may call an Emergency Town Commission meeting when a sudden,

urgent event or situation arises necessitating immediate action and judgment. The Town Clerk or designee shall post the agenda and notify each Town Commission Member, the Town Manager, and Town Attorney immediately. Such notification shall be given as soon as practicable before commencement of the meeting, which may be less than 24 hours' notice, and shall state the time, place, and subject of the meeting.

Rule 4. Adjourned Meeting

- 4.1 A Town Commission session may be adjourned or continued from day to day or for more than one day, but the adjournment shall not be extended beyond the next regular meeting.

Rule 5. Duties and Responsibilities of the Presiding Officer

- 5.1 The Mayor shall preside at Town Commission meetings and shall be recognized as head of the Town government for ceremonial purposes and by the Governor for martial law purposes. The Presiding Officer shall preserve order during Town Commission meetings. The Presiding Officer shall have discretion to make rulings for the progress of the meeting, subject to these rules. In the case of absence or disability of the Mayor, the Vice-Mayor shall assume the responsibilities of the Mayor as Presiding Officer, and if both are absent or disabled the Commissioner with the longest term of continuous service shall preside.

The Chair of a Board/Committee shall be designated as the Presiding Officer for the Board/Committee he/she serves, with the Vice-Chair presiding in the absence of the Chair, and if both are absent or disabled the committee member with the longest term of continuous service present at the meeting shall preside.

- 5.2 The Presiding Officer may call to order any member of the Commission, staff, or any member of the public who shall violate any of these rules or otherwise disrupt the orderly proceeding of the meeting.

Rule 6. Corporate Seal

- 6.1 The duly appointed Town Clerk shall keep in custody the Town's corporate seal and ensure its proper and lawful use on behalf of the Town. No person shall use the Town Seal for a purpose other than official Town business.

Rule 7. Presentations & Public Comment

- 7.1 Town Commission and Board/Committee meetings are business meetings of the Commission/Board/Committee and the right to limit discussion rests with the Commission/Board/Committee.
- 7.2 Except as otherwise set forth in these Rules, persons who make an approved, pre-scheduled presentation to the Town Commission must limit the duration of their presentation to 15 minutes. Exceptions may be granted by the Presiding Officer.

- 7.3 Public Comments made by a member of the public will be limited to one time per subject matter for a total of three minutes. Exceptions may be granted by the Presiding Officer or a majority of Commissioners agreeing to grant extended time not to exceed one minute. Individuals addressing the Commission on the same topic as an individual who has already spoken should attempt to provide new information. When possible, individual grievances should first be taken up with Town Staff before comments are made at a Town Commission meeting.
- 7.4 The Commission may withhold comment or direct the Town Manager to take action on requests or comments made by the public.
- 7.5 Each person addressing the Commission shall step up to the podium and state his/her name and address in an audible tone of voice for the record. All public comments must be addressed to the Commission as a body and not to individuals. Personal verbal attacks upon Commissioners, staff, and/or members of the public will not be tolerated. Any person making impertinent obscene, personally insulting, defamatory, or slanderous remarks or who becomes disruptive while addressing the Commission shall be barred by the presiding officer from speaking further, unless permission to continue or again address the Commission is granted by a majority vote of the Commission members present.

Rule 8. Decorum and Order

- 8.1 The presiding officer shall preserve decorum and order during meetings. Any Commissioner may call point of order during the meeting and state the question of order along with the rule citation. The Presiding Officer decides all questions of order subject to the Commission's appeal by majority vote of all Commissioners present.
- 8.2 During all meetings of the Commission, Commissioners must preserve order and decorum and a Commissioner shall neither by conversation or otherwise, delay or interrupt the proceeding or the peace of the Commission nor disturb any Commissioner while speaking, or refuse to obey the rules of the Commission or its Presiding Officer, except as otherwise provided herein. Members of the Commission shall accord the utmost courtesy to each other, the Town employees, consultants, professionals presenting applications or other matters, and the public appearing before the Commission. Members of the Commission shall refrain at all times from rude and derogatory remarks and abusive comments or statements.
- 8.3 No member of the public shall, during a Commission meeting, make or cause to be made any intentional disruptive noise, or take any intentional disruptive action of any kind in the Commission Chambers.
- 8.4 The presiding officer shall have the authority to direct the removal of any member of the public who violates the rules of decorum as set forth herein.

- 8.5 Town Commissioners, Town Staff members and those individuals who address the Commission or its appointed boards or committees shall not use language which includes profanity or cursing, or which is presented in a belligerent or threatening manner toward the Commission, members of its staff or its consultants, the public or other individuals participating in a public meeting. All comments shall be directed to the Presiding Officer of the meeting and not to individual members of the Commission, town staff or consultants, or to members of the public in the audience. During public comment, on a regular agenda item, if a member of the public wishes to ask a question directly to town staff or a guest presenter, the member of the public will present the question to the Presiding Officer who may choose how or if to ask the question. However, Town staff or guest presenter has no obligation to respond to the question.

Those addressing the Commission or its appointed boards or committees shall avoid personal verbal attacks toward members of the Commission, members of its appointed boards or committees, town staff or consultants, or members of the public in order to preserve decorum during the conduct of public meetings. The Presiding Officer may remove individual(s) from the Commission Chambers if such conduct persists after the Presiding Officer has provided the offending individual with a warning that the individual is in violation of this policy.

- 8.6 It is the intent of Commission to maintain order and enforce the Rules of Decorum for Citizen Participation for its meetings. Disregard of these rules will be met with the following consequences:
1. The Presiding Officer will identify out loud the out-of-compliance behavior and request for the behavior to stop;
 2. The Presiding Officer will ask the speaker to have a seat if he/she continues to disrupt the meeting;
 3. If the speaker refuses to have a seat and/or stop the out-of-compliance behavior, the Presiding Officer will recess the meeting; and,
 4. Will instruct a law enforcement officer to instruct the speaker to stop the disruptive conduct and escort the speaker out of the meeting venue.

Rule 9. Rules of Debate

- 9.1 Sequence of Debate: With the exception of quasi-judicial matters, items before the Commission shall be commenced by presentation of the item by a staff member, followed by public comment on the item. Once the Presiding Officer closes public comment, he or she opens the floor for debate by Commissioners, and shall not re-open public comment on the item unless there is a majority vote by all Commissioners present to do so. Once all Commissioners have had the opportunity to speak on the item,

the Presiding Officer may call for a motion and a second on the item and then open debate on the motion by the Commission. Once debate by Commissioners has concluded on the motion, the Presiding Officer shall call for a vote on the motion. A roll call vote may be requested by any Commissioner on any item.

- 9.2 Presiding Officer May Move, or Second, & Debate: The Presiding Officer may make a motion or second on any item subject only to such limitations of debate as are imposed by these rules on all Commissioners and shall not be deprived of any of the rights and privileges of the Commissioner by reason of the Commissioner acting as the Presiding Officer. However, the Presiding Officer may only make a motion once he/she has called for a motion and no other Commission Member has offered a motion on the floor.
- 9.3 Responsibility of Presiding Officer: The Presiding Officer has the responsibility of controlling and expediting debate. A Commissioner who has been recognized to speak on a question has a right to the undivided attention of the Commission. The Presiding Officer's responsibility is to keep the subject clearly before the Commissioners, to rule out irrelevant discussion, and to restate the question whenever necessary.
- 9.4 All Members Shall Vote: No member of the Commission who is present at any meeting of the Commission at which an official decision, ruling or other official action is to be taken or adopted may abstain from voting in regard to such decision, ruling or act and a vote shall be recorded or counted for each such member present, except when, with respect to any such Commissioner, there is a conflict of interest under the provisions of Chapter 112, Florida Statutes. In such cases, such Commissioner shall comply with the disclosure requirements of Section 112.313, Florida Statutes.
- 9.5 Interruptions: A Commissioner, once recognized, shall not be interrupted when speaking except to call the Commissioner to order or as herein otherwise provided. If a Commissioner while speaking is called to order, said Commissioner shall cease speaking until the question of order is determined, and if in order, the Commissioner shall be permitted to proceed.
- 9.6 Withdrawal of Motions: Any motion before the Commission may be withdrawn at any time prior to a vote being taken thereon by the Commissioner making such motion, upon agreement by the Commissioner seconding said motion to withdraw the second.
- 9.7 Amending of Motions: At any time during discussion of a motion on the floor, a motion to amend said motion may be made. If the amending motion is seconded, the Commission shall at the conclusion of discussion, first vote on the amending motion and then vote upon the original motion in its amended form. An amending motion may be withdrawn in the same manner as set forth in sub-paragraph 9.76 above.

- 9.8 Motion to Reconsider: A motion to reconsider any action taken by the Commission may be made only during the meeting that such action was taken. Such motion must be made by one of the Commissioners on the prevailing side, but may be seconded by any Commissioner. The motion to reconsider may be made at any time and have precedence over all other motions. Nothing herein contained shall be construed to prevent any member of the Commission from making or remaking the same or any other motion at a subsequent meeting of the Commission.

Rule 10. Appointments to the Commission and Boards & Committees

- 10.1 Vacancies on the Town Commission or any Board or Committee of the Town of Ocean Ridge shall be announced on the Town Commission agenda, and on the Town website. All interested persons shall submit a letter of interest and resume to the Town Clerk by the deadline stated in the announcement. The Town Clerk shall determine whether or not the interested person is a qualified elector of the Town and submit that information to the Town Commission. No nominations from the floor are allowed unless otherwise set forth herein.
- 10.2 To fill a vacancy on the Town Commission, the Town Commission shall vote by ballot. The Town Clerk shall prepare the ballots, listing the qualified candidates that submitted a letter of interest and resume by the stated deadline. If no letters of interest or resumes are received by the stated deadline, or only one letter of interest and resume is received by the stated deadline, the Commission may choose to fill the vacancy by a motion and second, nominating any qualified elector to fill the vacancy. The Town Commission may, by majority vote of the Commission, change the voting process at any time.
- 10.3 To fill a vacancy on any Board or Committee of the Town other than the Town Commission, the Town Commission shall vote by ballot as set forth in 10.2 above.
- 10.4 To fill the positions of Mayor and Vice-Mayor, the Town Commission shall vote by ballot. The Town Clerk shall prepare the ballots, listing each Town Commissioner's name. The Town Commission may, by majority vote of the Commission, change the voting process at any time.

To fill the positions of Chair & Vice-Chair on the Planning & Zoning Commission, Board of Adjustment, or any other committee created by the Town Commission, the Members of each Board shall vote by ballot. The Town Clerk shall prepare the ballots, listing each Board Member's name. The Board may, by majority vote of the Board, change the voting process at any time.

Rule 11. Suspension and Amendment of these Rules

- 11.1 Suspension of Rules: Any provision of these rules not governed by the Town Charter or Town Code may be temporarily suspended by a vote of a majority of the Town Commission Members.

11.2 Amendment of Rules: These rules may be amended, or new rules adopted, by a majority vote of the full membership of the Town Commission, provided that the proposed amendments or new rules shall have been introduced into the record.

Town of Ocean Ridge, Florida
Planning & Zoning Board Agenda Memorandum

To: Planning & Zoning Board Members
From: Corey O’Gorman, Town Planner
Meeting Date: April 16, 2024
Subject: 3 Hudson Avenue – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: Steve Petrucci
OWNER: 3 Hudson Avenue LLC
ADDRESS: 3 Hudson Avenue, Ocean Ridge, Florida 33434

ZONING DISTRICT: RSF

REQUEST: The applicant is requesting Development Plan Review approval in accordance with Town Code Land Development Code including Chapter 63 General and Administrative Provisions, Section 63-56 for Development Plan Review and Chapter 64 Zoning, including Section 64-1, RSF, Single-Family Residential.

2. BACKGROUND

The applicant submitted a Land Development Action Application, plans and supporting documents to the Town on February 23, 2024. Town staff reviewed the application documents and made comments which were forwarded to the applicant and revisions submitted to the Town on March 13, 2024. The plans submitted comply with Town Codes subject to conditions outlined in the attached staff memorandum and subject to review by the Planning & Zoning Board for compliance with Section 63-56 for Development Plan Review.

3. BOARD ACTION.

Development Plan Review is subject to the requirements of Town Code Section 63-56 which includes the following:

- (1) *The planning and zoning commission shall use the review criteria as set forth herein when reviewing site plans.*
 - a. *Relationship of building to site:*

1. The site should be planned to accomplish a desirable transition with the streetscape. The overall balance and proportion of the proposed building will be considered.
 2. The height and scale of each building should be compatible with its site and other buildings onsite
- b. *Relationship of building and site to adjoining area(s):*
1. Buildings should be designed to enhance the surrounding neighborhood.
 2. Harmony in architectural style, form, texture, mass and lines, as well as materials, colors, and use of architectural elements should be provided in the design of all buildings.
 3. Buildings should be consistent with the established neighborhood character or within acknowledged architectural styles.
 4. The height and scale of the proposed structure(s) should be compatible with the surrounding neighborhood
- c. *Building design:*
1. Evaluation of a project should be based on quality of its design and relationship to surroundings.
 2. Components such as roofs, windows, doors, eaves, and parapets should have balanced proportions in relationship to one another.
 3. Colors should be harmonious and representative of the architectural style of the building and generally within the character of the neighborhood.
 4. Design attention should be given to mechanical equipment or other utility hardware on roofs, buildings and at grade so as to screen them from off-site view.
 5. Buildings should be of a size as to be in harmony with permanent neighboring development or within acknowledged architectural styles.
 6. Use of any/all of the above preferred design elements in conjunction with the renovation or addition to existing homes is encouraged, along with the removal of any existing elements that are not preferred.
 7. The architectural style and elements of proposed additions and renovations shall be consistent with the other portions of the building.
 8. All proposed structures shall be consistent with the town's land development regulations and the goals, objectives and policies of the comprehensive plan

In addition to the above, pursuant to 63-56(3), the planning and zoning commission shall approve, deny, approve with conditions, or request additional information in order to make a determination that the proposal is compliant with the above criteria.

4. STAFF RECOMMENDATION

Town Staff recommends that the Planning & Zoning Board approve the application subject to the conditions from the Town Staff and review of the project in accordance with Section 63-56 as noted above.

March 18, 2024

To: Kelly Avery, Town Clerk

From: Tara Bamber, PE 

**Re: 3 Hudson Ave
Development Plan Review
Engenuity Group Project No. 00020.10**

We have reviewed the following which were received through email on 3-13-24:

1. Civil Plans, 5 sheets, revised 3-12-24, by EnviroDesign Associates, Inc.
2. Landscape Plans, 4 sheets (L-1-L-4), revised 3-13-24, by PLA Design Studio.
3. Architectural Plans, 8 Sheets (CVR, SP-1, SP-2, P-1-P-5), revised 3-13-24, by Opus Homes.
4. Hardscape Plan, 1 sheet, revised 3-13-24, by PLA Design Studio.
5. TOR Data Calcs, 1 sheet.

The following comments will need to be addressed during Building Permit phase:

1. Provide revised Grading & Drainage Plan with 2 basins.
2. Provide geotechnical report indicating the site specific "k" value.
3. Indicate material to be used on all walkways.
4. Review the Hudson Ave. SFWMD permit and match the permitted swale in the RW.
5. Pre-Construction approval shall be provided from the City of Boynton Beach for the existing/proposed water service.
6. Approval from Palm Beach County Health Department will be required at time of building permit.
7. Additional comments may be asked at time of building permit.

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

**Cc: Lisa Tropepe, PE
Lynne Ladner**

PLAN REVIEW REPORT
3 Hudson Avenue
March 04, 2024
REVIEW OF REVISIONS – March 19, 2024

This Development Plan Review Report is for a new two-story single-family residence proposed on an existing vacant lot at Hudson Avenue. The proposal includes five (5) bedrooms, five (5) full baths, two (2) half-baths, a three-car garage and swimming pool, and outdoors living area. This review references site and architectural plans prepared by Opus Homes Design + Engineering and Specialty Engineering Consultant dated 02/12/24, (revision 1 dated 03/13/24) survey prepared by Landtec Surveying dated 10/31/23, civil plans prepared by EnviroDesign Associates dated 02/23/24, and landscape plans prepared by PLA Design Studio dated 02/22/24.

PCN: 46-43-45-27-07-006-0040
FLU: Single-Family
Zoning: RSF

The following review is based the checklist for development plan review, requirements of the Town of Ocean Ridge RSF Zoning District in Chapter 64, Article I, Section 64-1 and related sections of Article III Supplemental Regulations of the Code of Ordinances in relationship to the subject plans. **This review is based on the revisions submitted to the Town on March 13, 2024. All comments have been addressed as noted below and report recommends approval of the subject application.**

Section 64-1(e) Background: This code section was amended by Ordinance 2022-09 and requires window and door coverage of a minimum of 15% to all elevations of the building.

~~Comment: Sheet P-4 includes window calculation for the north elevation and an 8 x 16 diagram for wall articulation requirements, but does not include calculations or diagram for the south, east, and west elevations. Please revise sheets P-4 and P-5 to show the window calculation and the 8x16 diagram on all facades of the building to comply with this requirement. Comment addressed.~~

Section. 66-142 (C) Background: Artificial turf/synthetic grass is permitted in rear and side yards not to exceed 25% of the total lot area of the rear and side yards.

~~Comment: Sheet L-2 shows proposed artificial turf in the rear and sides of the property but does not provide a calculation. Please provide calculation for the proposed artificial turf. Comment addressed.~~

Section 64-1(j)(6)

Background: This code section specifies that the maximum floor area ratio is 36% of the lot area for properties in the RSF zoning district.

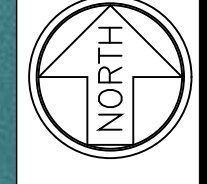
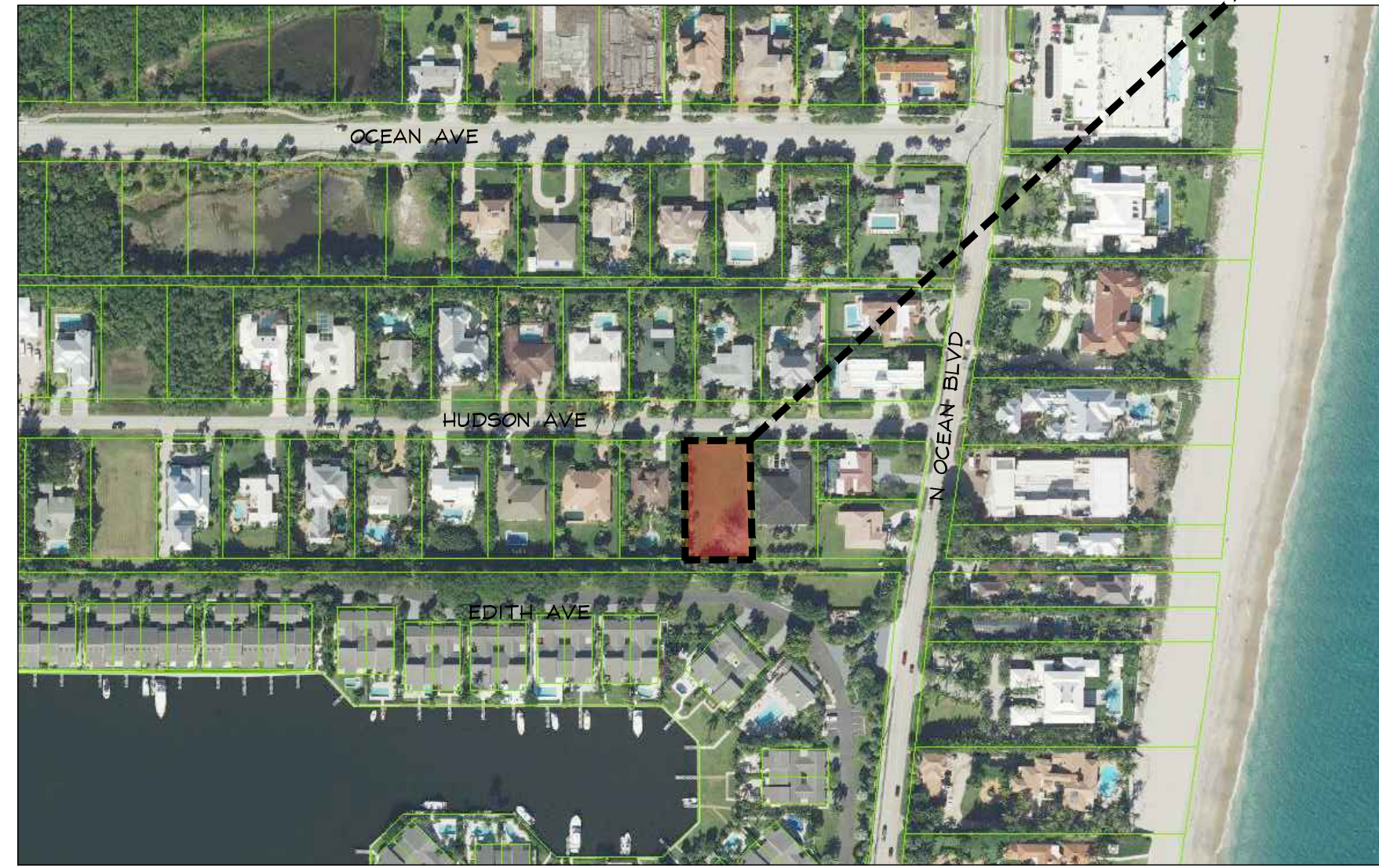
~~Comment: The data tabulation on SP 1 and SP 2 show a total FAR is 36.3%. In addition, data tabulations shows the lot area of 17,236 square feet and a total square footage for FAR calculation of 6288 which is 36.48% of the lot area which exceeds the maximum allowable. Based on a total lot area of 17,236 the maximum floor area is 6,204.96 square feet. Please revise accordingly and provide the total floor area to comply with this section of the code. Comment addressed.~~

Section 64-46

Background: This code section requires parking for single-family based on one (1) space per bedroom or room that would qualify as a bedroom and a minimum of two (2) fully-enclosed garage spaces measured at 10 x 20, and 9 x 18 for all exterior spaces.

~~Comment: This home includes five (5) bedrooms, thus requiring two (2) garage spaces dimensioned (10 x 20) and three (3) exterior spaces (measured at 9 x 18). Although there appear to be sufficient spaces to comply with the code, they are not dimensioned. Please revise site plan Sheet SP 1 show to include all required spaces fully dimensioned. Comment addressed.~~

LOCATION MAP



CODE RESEARCH

PROPOSED PROJECT: TWO STORY SINGLE FAMILY-RESIDENTIAL GROUP R ADDITION
 GOVERNING CODE: FBC 2023 (8TH EDITION), FPFC 2007 EDITION, NFPA 1 UFC FLORIDA 2010 EDITION, NFPA 101 LSC FLORIDA 2010 EDITION
 MAXIMUM ROOF HEIGHT: 33'-0" MAXIMUM ROOF HEIGHT FROM FINISH FLOOR
 TYPE OF CONSTRUCTION: TYPE III-B UNSPRINKLERED
 BUILDING DESIGNED: ENCLOSED
 WIND SPEED: 170 MPH ULTIMATE WIND SPEED
 EXPOSURE: D
 ZONING DISTRICT: RSF TOWN OF OCEAN RIDGE
 FLOOD ZONE: ZONE AE 6.00' NAVD (PENDING FLOOD ELEV.=9.00' NAVD)
 REQUIRED SETBACKS:
 FRONT SETBACK = 25'-0"
 REAR SETBACK = 15'-0"
 SIDE STREET = N/A
 SIDE INTERIOR SETBACK = 15'-0"

GENERAL NOTES:

- CONSTRUCTION SHALL FOLLOW "F.B.C.2023 8TH EDITION" AS ADOPTED BY THE COUNTY AND AS APPLICABLE TO THE AREA IN WHICH THE BUILDING IS TO BE CONSTRUCTED WITH ALL APPLICABLE AMENDMENTS.
- BUILDER SHOULD COORDINATE ALL THE WORK OF ALL THE TRADES.
- BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ETC. PRIOR TO STARTING ANY WORK AND WITHIN SEVEN (7) CALENDAR DAYS OF BUILDER'S RECEIPT OF THESE PLANS SHALL NOTIFY ARCHITECT OF RECORD (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE ERRORS OF COMMISSION OR OMISSION OR NOT). OTHERWISE ARCHITECT OF RECORD WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS, AND THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE.
- TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- SITE WORK: FILL UNDER ALL SLABS SHALL BE CLEAN SAND AND SHALL BE COMPACTED TO A MINIMUM OF 95% AND A MAXIMUM DENSITY AS PER ASTM D-1557, CONTRACTOR SHALL VERIFY UNDER COMPACTION. ALLOWABLE SOIL BEARING PRESSURE 2500 P.S.F. MIN.
- WOOD: ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR-LARCH NO.2 OR BETTER. ALL LUMBER IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED. SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ROOF TRUSSES BEARING THE SIGNATURE AND SEAL OF A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- DOORS AND WINDOWS: WINDOWS INDICATED WITH (E) MUST BE MANUFACTURED TO CONFORM WITH THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS. ALL SLIDING GLASS DOORS SHALL BE TEMPERED. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS COMPLIANCE WITH FLORIDA STATE MODEL CODE SECTION 502.4. WINDOW AND DOOR MANUFACTURERS SHALL ALSO COORDINATE WITH BUILDER FIELD VERIFY ALL OPENING SIZES PRIOR TO FABRICATION.
- THE ARCHITECT OF RECORD RESERVES, MAINTAINS AND RETAINS ITS COMMON LAW COPYRIGHT RIGHTS AND ANY OTHER RIGHTS (EXPRESSED AND/IMPLIED) IN THESE PLANS, DESIGNS, IDEAS, SPECIFICATIONS, ETC. THESE PLANS, IDEAS, DESIGNS, ETC. ARE NOT TO BE REPRODUCED, COPIED, DUPLICATED, ETC. IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE ARCHITECT OF RECORD NOR ARE THEY TO BE LOANED OR ASSIGNED TO ANY PERSONS, FIRMS, ASSOCIATIONS, CORPORATIONS, ETC. WITHOUT FIRST OBTAINING A WRITTEN PERMISSION FROM THE ARCHITECT OF RECORD, IN EACH AND EVERY INSTANCE.
- ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR BY THE OWNER TO THE ARCHITECT OF RECORD ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE ARCHITECT OF RECORD (IN WRITING ONLY) WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE ARCHITECT OF RECORD FROM ANY AND ALL RESPONSIBILITY, CLAIMS AGAINST THE ARCHITECT OF RECORD FOR CULPABILITY, ETC. FROM THE DATE SHOWN ON THE PLANS ORIGIN UNTIL THE END OF TIME.
- BUILDER SHALL PROVIDE INSULATION AS PER ENERGY CALCULATIONS AND/OR PLAN SPECIFICATIONS.
- ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED WITH MANUFACTURERS RECOMMEND AND SPECIFICATIONS.
- APPROVED MANUF. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DETAILS AND SPECIFICATIONS FOUND IN THESE PLANS. DEVIATIONS FROM THESE PLANS, SPECIFICATIONS AND NOTES MUST CONFORM TO LOCAL BUILDING CODE REQUIREMENTS. AND MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- NO ONE SHALL ASSUME ANY DIMENSION BY DIRECTLY SCALING CONSTRUCTION DOCUMENTS OR ANY REPRODUCTIONS AND SAME. IF ANY ADDITIONAL DIMENSIONS ARE REQUIRED BY CONTRACTOR AND/OR RESIDENT, CONTACT THE ARCHITECT OF RECORD FOR VERIFICATION. THE ARCHITECT OF RECORD WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERROR NOR WILL THEY CORRECT ANY ERROR AT THEIR EXPENSE.
- ALL WINDOWS USED AS EMERGENCY EGRESS OPENING TO COMPLY WITH F.B.C. 2023 8TH EDITION.
- ALL SHOWER ENCLOSURES AND DOORS TO HAVE TEMPERED GLASS.
- ALL SLIDING GLASS DOORS TO HAVE TEMPERED GLASS.
- GLAZING CONTRACTOR SHALL INSTALL ALL GLASS IN ACCORDANCE WITH F.B.C. 2023 8TH EDITION.
- ALL EXTERIOR FIXED GLASS (EXCEPT AT WINDOWS) AND ALL INTERIOR FIXED GLASS SHALL HAVE TEMPERED GLASS.
- ALL SHOWERS MUST BE EQUIPPED WITH ANTI-SCALE FAUCETS

ELECTRICAL NOTES:

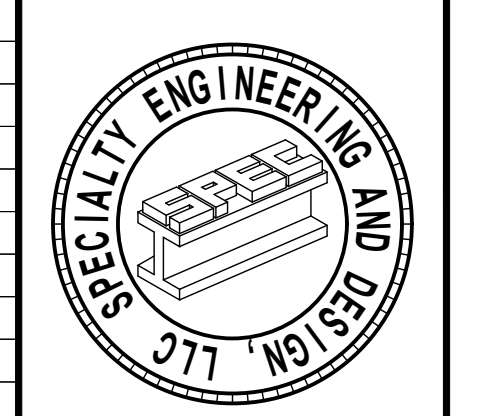
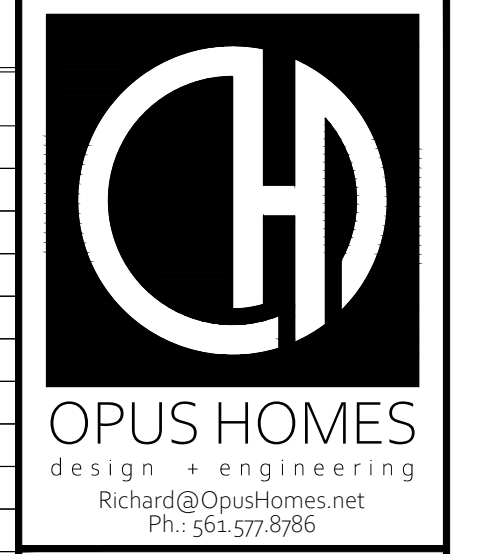
- ALL FIXTURE AND OUTLET LOCATIONS SHALL BE VERIFIED AND COORDINATED WITH STRUCTURAL ELEMENTS.
- CONTRACTOR SHALL VERIFY W/ FPPL LOCATION OF SERVICE. LOCATE METER, DISCONNECT & PANEL ACCORDINGLY.
- ALL ELECTRICAL WORK SHALL BE PREFORMED BASED ON THE N.E.C. AND ALL APPLICABLE CODES
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND SHALL COMPLY WITH ALL LOCAL RULES AND ORDINANCES.
- UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER WITH "THW" INSULATION FOR SIZE #10 AND SMALLER. CONDUCTORS LARGER THAN #10 SHALL HAVE "THW" INSULATION. ALL CONDUCTORS #10 AND SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STANDARD.
- ALL RECEPTACLES INSTALLED OUTDOORS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER.
- ALL CONVENIENCE OUTLETS TO BE OF GROUNDING TYPE.
- SMOKE DETECTORS SHALL BE INSTALLED ON THE CEILING AT BOTTOM OF STAIRS AND AT THE TOP LANDINGS
- SMOKE DETECTORS SHALL BE POWERED BY HOUSE ELECTRICAL SERVICE WITH BATTERY BACK-UP VISIBLE "POWER-ON" INDICATOR AND A TEST BUTTON. ALL SMOKE DETECTORS TO BE INTERCONNECTED AND MUST SIGNAL SIMULTANEOUSLY WITH TEMPORAL SOUND.
- CONTRACTOR SHALL VERIFY WITH FPPL THE LOCATIONS OF SERVICE AND SHALL LOCATE METER AND PANEL ACCORDINGLY.
- VERIFY ALL CONDUCTORS AND BREAKERS WITH EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
- PROVIDE G.F.I. OUTLETS IN GARAGE, AND LIGHTING FIXTURES WITHIN 5'-0" OF SWIMMING POOL EDGE.
- ALL BRANCH CIRCUITS SHALL BE IN RACEWAY OR NON-METALLIC SHEATHED CABLE.
- ALL CONDUCTORS SHALL BE COPPER. UNLESS OTHERWISE NOTED, ALL CONDUCTORS #8 AND SMALLER SHALL HAVE T.W. INSULATION. CONDUCTORS LARGER THAN #8 SHALL HAVE T.H.W. INSULATION.
- INSTALL ELECTRICAL SWITCHES 48" A.F.F. UNLESS OTHERWISE NOTED.
- ALL RECEPTACLES SHALL BE INSTALLED 12" A.F.F. UNLESS OTHERWISE NOTED.
- CLOSET LIGHTING SHALL BE MIN. 18" CLEAR FROM EDGE OF SHELVES.

PLUMBING NOTES

- SANITARY LINES SHALL BE OF CAST IRON, OR PVC (SCHEDULE 40) AS APPROVED BY THE BUILDING OFFICIAL.
- WATER LINES SHALL BE COPPER (UNLESS NOTED OTHERWISE).
- CONDENSE LINES SHALL BE 3/4" Ø PVC (SCHEDULE 40), INSULATED WITH 1/2" AMAFLEX.
- HOT WATER LINES INSULATED WITH 1" AMAFLEX ABOVE.
- PROVIDE AIR CHAMBER WITH ALL WATER SUPPLIES.
- COPPER WATER LINES RUN UNDER SLAB SHALL BE PROTECTED BY MINIMUM OF 12" OF EARTH COVER, 1" AMAFLEX (HOT WATER ONLY) AND SLEEVED TO 12" ABOVE SLAB.
- PROVIDE CONDENSE DRIP PAN UNDERNEATH ELECTRIC WATER HEATERS. METAL PANS SHALL BE GALVANIZED AND RUSTPROOF. PROVIDE DRAIN LINE FROM DRIP PAN TO EXTERIOR OF BUILDING.
- SHOWER HEADS TO HAVE FLOW CONTROL DEVICE TO GIVE MAXIMUM FLOW OF (2 1/2) GALLONS PER MINUTE EACH.
- HOSE BIBS TO BE PROVIDED WITH BACK FLOW PREVENTER.
- ELECTRIC WATER HEATER SHALL HAVE A STAND BY LOSS NOT TO EXCEED 4.0 WATTS PER SQUARE FOOT TO TANK SERVICE AREA
- PLUMBING FIXTURES, TRIM, ACCESSORIES, COLORS, ETC. SHALL BE SELECTED. (SEE BUILDER TO VERIFY)
- ALL POOL PLUMBING AND RELATED EQUIPMENT SHALL BE PROVIDED BY POOL SUBCONTRACTOR AND SHALL BE PERMITTED SEPARATELY. SEE POOL SUBCONTRACTOR'S ENGINEERED SHOP DRAWING. PLUMBING CONTRACTOR SHALL PROVIDE (2) TWO COPIES OF THE "AS-BUILT" PLUMBING RISER DIAGRAM TO THE ARCHITECT OF RECORD.
- THE PLUMBING SUBCONTRACTOR SHALL PROVIDE A HOSE BIB AT THE POOL EQUIPMENT LOCATION (VERIFY LOCATION WITH OWNER) AND SHALL LOCATE A POOL-FILL LINE WITH A VACUUM BREAKER. PLUMBING SUBCONTRACTOR SHALL COORDINATE WITH POOL SUBCONTRACTOR AND SHALL ALSO PROVIDE A LINE, TIED DIRECTLY FROM THE "FILL" LOCATION, UNDER POOL DECK (SLEEVED IN PVC PIPE) INTO TILE BAND AREA OF POOL AND COORDINATE SAME WITH SUBCONTRACTOR.
- ALL CLEAN OUTS UP TO GRADE.
- NO VENT STACKS SHALL PASS THROUGH ROOF CRICKETS OR VALLEYS.
- SIZE AND LOCATION OF CLEAN OUTS SHALL CONFORM TO ALL LOCAL BUILDING CODE.
- FIXTURE SUPPLY SIZES SHALL CONFORM TO ALL LOCAL BUILDING CODE.
- PLUMBER TO DIVERT ALL VENTS TO REAR ELEVATION.

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A-2	SITE FOOTPRINT AREA COMPARISON
A-3	GRAPHIC ELEVATION/OPENING RATIO
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P-6	BUILDING ELEVATIONS
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 GARY McDUGLE, PE FL #56214
 D. MARK LABLANC, PE FL #35883
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ABBREVIATIONS:

ABV ABOVE	FL FIRE HOSE	POL POLISHED
AFF ABOVE FINISH FLOOR	FP FIREPROOF	PSF POUNDS PER SQUARE FOOT
AP ACCESS PANEL	FLG FLASHING	PSI POUNDS PER SQUARE INCH
ADJ ADJUSTABLE	LR LATH	PC PRECAST
AC AIR CONDITIONING	FD FLOOR DRAIN	PROJ PROJECTION
AHU AIR HANDLING UNIT	FLUR FLUORESCENT	QT QUARRY TILE
ALT ALTERNATE	FR,DR. FRENCH DOOR	
ALUM ALUMINUM		
ANOD ANODIZED		
ANN ANNUNCIATOR	GALV GALVANIZED	RADN RADIATOR, RADIATION
APPL APPLIQUE	GA GAUGE	REQD REQUIRED
APPROX APPROXIMATE	GCC GENERAL CONTRACTOR	REV S REVERSE
ARCH ARCHITECT(URAL)	GYP BD GYPSUM BOARD	RHS RIGHT HAND
@ AT	GB GRAB BAR	RHS RISER
AHI AMER. WOODWORK INSTITUTE		RHT ROUGH OPENING
ANPI AMER. WD. PRESERVERS INSTITUTE		RO ROUGH OPENING
BM BEAM	HB HOSE BIB	SCHD SCHEDULE
BLK BLOCK	HWN HARDWARE	SEAL SEALANT
BLKG BLOCKING	HWD HARDWOOD	SEC SECTION
BOARD BOARD	HTG HEATING	SERV SERVICE
BF BOTH FACES	HTG/VENT/VENTILATING/AIR	SHT SHEATHING
BOT BOTTOM	COND CONDITIONING	SHUT-OFF SHUT-OFF
BTG BOTTOM OF	HT HGT HEIGHT	SHM SIMILAR
BTG/BOTTOM OF	HM HORIZ. METAL	SL SLIDING
BTG/BOTTOM OF	HOR HORIZ. METAL	SOC SOLID CORE
BTG/BOTTOM OF	HS HAND SHOWER	SOUTH SOUTH
		SPEC SPECIFICATION
CB CABINET	INCL INCLUDE	SQ SQUARE FOOT
CPT CARPET	ID INSIDE DIAMETER	SSSTL STAINLESS STEEL
CK CAST IRON	INSUL INTERIOR	STD STANDARD
CLG CEILING	JT JOINT	STR STRUCTURAL
CLG/HGT CEILING HEIGHT	JTB JUNCTION BOX	SUS SUSPENDED
CM CEMENT	KO KNOCK OUT	SWL SWITCH
CC CENTER TO CENTER		SYM SYMMETRICAL
CLR CERAMIC		
CLR CERAMIC TILE	LB LABEL	TEL TELEPHONE
CH CHANNEL	LAV LAVATORY	TEMP TEMPERED
CLR CLEAR	L# FOUND	TEMPERED FIXED GLASS
CLT CONTROL JOINT	LF LEFT HAND	THK THICK
COL COLUMN	LHG LIGHTING	T&G TONGUE & GROOVE
CONC CONCRETE	LW LIGHT WEIGHT	TOP & BOTTOM TOP & BOTTOM
CONC CONCRETE MASONRY UNIT		T/O TOP OF CURB
CONSTR CONSTRUCTION	MFGR MANUFACTURER	TO TOP OF WALL
CONSTR JOINT CONSTRUCTION JOINT	MAS MASONRY	TR TREAD
CONT CONTINUOUS	MO MASONRY OPENING	TRP TRIP
CONT CONTRA	MAT MATERIAL	UC UNDERCUT
CLL CONTRACT LIMIT LINE	MAX MAXIMUM	UNF UNFINISHED
CLL CONTRACT FLASHING	MECH MECHANICAL	UNF UTILITIES
CLL CONTRACT FLASHING	MEMB MEMBRANE	USP UNDER SEPERATE PERMIT
CRS COUNTERSINK	MET METAL	
CRS COURSE	MEZZ MEZZANINE	VB VAPOR BARRIER
	MINK MILLWORK	VBR VENT
DS DOWN SPOUT	MIN MINIMUM	VERT VERTICAL
DBL DAMPPROOFING	MIS MISCELLANEOUS	
DBL DOUBLE	MUL MULLION	
DIAG DIAG	NOM NOMINAL	
DIA DIAGONAL	N NORTH	
DIA DIAMETER	NIC NOT IN CONTRACT	
DIFF DIFFUSER	NOT NOT TO SCALE	
DIAM DIAMETER	NO. - NUMBER	
DITTO		
DN DOWN	OC ON CENTER	
DNG DRAWING	OPG OPENING	
	OPG OPPOSITE	
	OPG OUTSIDE DIAMETER	
	OA OVERALL	
	OH OVERHEAD	
	PNT PAINT	
	PAR PANEL	
	PNL PANEL	
	PTN PARTITION	
	PLAS PLASTIC	
	PLAM PLASTIC LAMINATE	
	PL PLATE	
	PLYND PLYWOOD	
	PT PT WOOD PRESURE TREATED	
FT FEET		
FIN FINISH		

HUDSON SPEC
 3 HUDSON AVENUE
 TOWN OF OCEAN RIDGE, FLORIDA

REVISIONS:	
1. TOWN COMMENTS:	03.13.24
1. TOWN COMMENTS:	05.03.24

M.E.P. ENGINEER

SPECIALTY ENGINEERING & DESIGN LLC
 1599 SW 30TH AVENUE #1
 BOYNTON BEACH, FL 33426
 TELEPHONE: 561-752-5440

SUBMITTALS:	
TOWN LAND DEV. SUBMITTAL STEP 2:	04.01.24

PROJECT #:	23-1130
DESIGNER:	RB
DRAWN BY:	RB
PLAN REVIEW:	RB

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 SUITE 102B
 FORT LAUDERDALE FL 33309

DESIGNER

OPUS HOMES
 DESIGN & ENGINEERING
 7700 CONGRESS AVENUE
 SUITE 1117
 BOCA RATON, FL 33487
 TELEPHONE: 561-706-7244

STRUCTURAL

SPECIALTY ENGINEERING & DESIGN LLC
 1599 SW 30TH AVENUE #1
 BOYNTON BEACH, FL 33426
 TELEPHONE: 561-752-5440

LANDSCAPE

PLA DESIGN STUDIO
 2385 NW EXECUTIVE CENTER DR, SUITE 240
 BOCA RATON, FL 33431
 TELEPHONE: 561-318-5256

CIVIL ENGINEER

ENVIRODESIGN ASSOCIATES INC.
 298 NE 2ND AVENUE
 DELRAY BEACH, FL 33444
 TELEPHONE: 561-274-6500

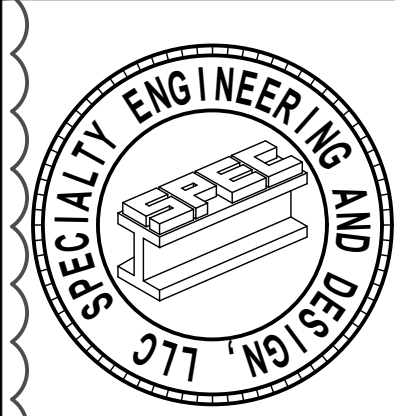
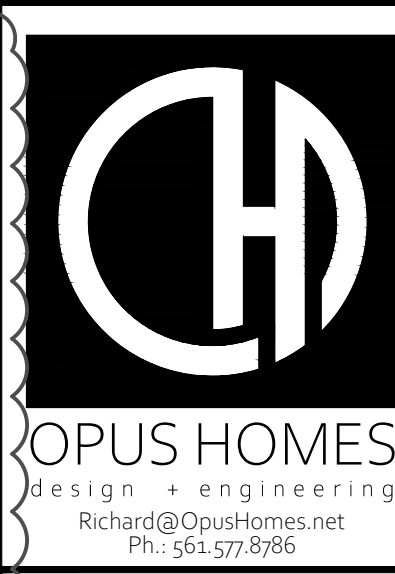
LAND SURVEYOR

LANDTEC SURVEYING
 481 E. HILLSBORO BLVD SUITE 100-A
 DEERFIELD BEACH, FL 33441
 TELEPHONE: 561-367-3587

COVER SHEET

CVR

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 DESIGNER: RB
 DRAWN BY: RB
 PLAN REVIEW: RB

SITE PLAN

SP-1

TOWN OF OCEAN RIDGE (RSF)

DATA CALCULATIONS FOR NEW STRUCTURES

SITE DATA CALCULATIONS

ZONING DISTRICT	RSF
FUTURE LAND USE DESIGNATION	SF
TOTAL SITE AREA	17,296 S.F.
BASE FLOOD ELEVATION (FEMA)	AE 6.00' NAVD (CURRENT FEMA ELEV.)
BASE FLOOD ELEVATION (FEMA 2019)	AE 9.00' NAVD (FUTURE FEMA ELEV.)
FINISHED FLOOR ELEVATION	10.00' NAVD
PROPOSED ONE STORY BEAM HT	ELEV. +11'-0"
PROPOSED TWO STORY BEAM HT	ELEV. +23'-4"
PROPOSED ON SITE PARKING	3 ENCLOSED PARKING 3 OPEN PARKING 6 TOTAL PROVIDED PARKING

PROPOSED		
	SQUARE FEET	PERCENTAGE
FLOOR AREA RATIO (MAXIMUM 36%)	6,204 S.F.	36.0 %
LOT COVERAGE (MAXIMUM 36%)	4,972 S.F.	28.8 %
AREAS INCLUDED FOR LOT COVERAGE:		
1st FLOOR A/C AREA		
GARAGE		
COVERED PATIO		
COVERED ENTRY		
COVERED MASTER PORCH		
COVERED BALCONY (REAR)		
TOTAL UNDER ROOF		
OPEN BALCONY		
TOTAL FLOOR AREA		
BUILDING FOOTPRINT		
SEPTIC TANK & DRAINFIELD		
PAVED AREA/POOL		
TOTAL IMPERVIOUS AREA		
TOTAL PERVIOUS AREA		

	SQUARE FEET	PERCENTAGE
FIRST FLOOR A/C	3,143 S.F.	18.2 %
SECOND FLOOR A/C	2,149 S.F.	12.5 %
TWO STORY AREA OVER 1/2" (MINUS 300 S.F.)	40 S.F.	0.2 %
TOTAL A/C	5,332 S.F.	30.9 %
GARAGE	872 S.F.	5.0 %
COVERED PATIO (W/SUMMER KITCHEN)	750 S.F.	4.3 %
COVERED MASTER PORCH	168 S.F.	0.9 %
COVERED ENTRY	39 S.F.	0.2 %
COVERED BALCONY (REAR)	54 S.F.	0.3 %
TOTAL UNDER ROOF	7,702 S.F.	44.7 %
OPEN BALCONY	277 S.F.	1.6 %
TOTAL FLOOR AREA	7,979 S.F.	46.3 %
BUILDING FOOTPRINT	4,972 S.F.	28.8 %
SEPTIC TANK & DRAINFIELD	746 S.F.	4.3 %
PAVED AREA/POOL	4,671 S.F.	27.1 %
TOTAL IMPERVIOUS AREA	9,643 S.F.	55.9 %
TOTAL PERVIOUS AREA	7,598 S.F.	44.1 %

	REQUIRED	PROPOSED
FRONT YARD SETBACK (NORTH)	25'-0"	26'-1"
REAR YARD SETBACK (SOUTH)	15'-0"	16'-2 1/2"
EAST SIDE YARD SETBACK	15'-0"	15'-1"
WEST SIDE YARD SETBACK	15'-0"	15'-1"

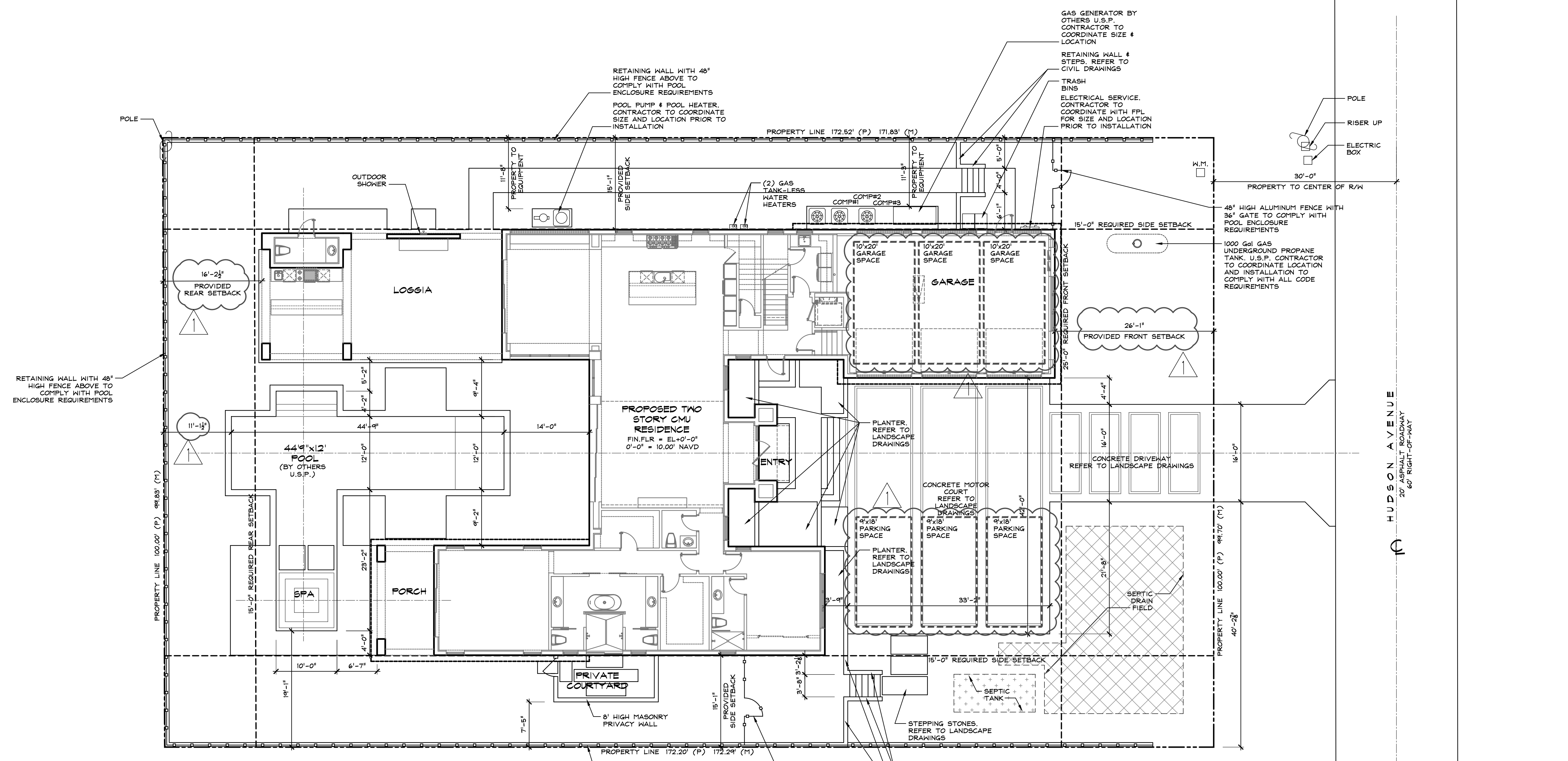
LEGAL DESCRIPTION

LOT 4, BLOCK 6, BOYNTON BEACH PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 12, PAGE 42.

PROPERTY ADDRESS: 3 HUDSON AVENUE, OCEAN RIDGE, FL 33504

SECOND FLOOR TO FIRST FLOOR RATIO

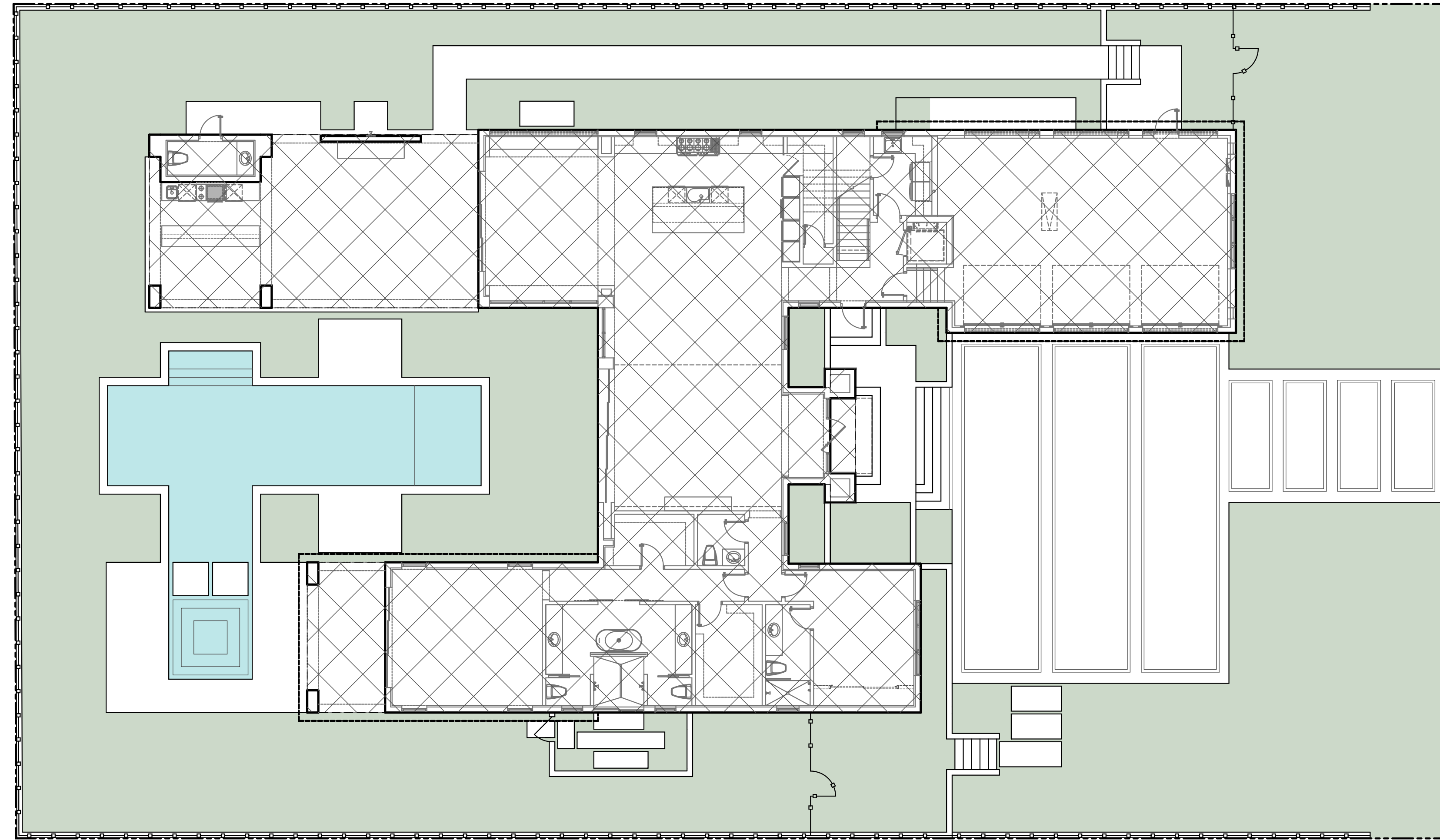
	SQUARE FEET	PERCENTAGE
FIRST TO SECOND FLOOR AREA RATIO	2,690 SF/4,972 SF	54.1%
AREAS INCLUDED IN 1ST FLOOR:		
1st FLOOR A/C AREA		
GARAGE		
COVERED PATIO		
COVERED ENTRY		
MASTER PORCH		
AREAS INCLUDED IN 2ND FLOOR:		
2nd FLOOR A/C AREA		
COVERED BALCONIES		



- SITE NOTES:**
- ALL LANDSCAPE TO BE COORDINATE BETWEEN OWNER AND G.C. REFER TO LANDSCAPE DRAWINGS.
 - COORDINATE LANDSCAPE FOR EQUIPMENT BUFFER. REFER TO LANDSCAPE DRAWINGS.
 - FENCE/GATE AT PROPERTY LINE TO COMPLY WITH POOL BARRIER CODE REQUIREMENTS.
 - G.C. TO COORDINATE ALL EQUIPMENT PADS TO BE 1" ABOVE FEMA BASE FLOOD ELEVATION + 1 FOOT.
 - SEPTIC SYSTEM DESIGN BY OTHERS. G.C. TO COORDINATE LOCATION WITH DRIVEWAY AND LANDSCAPE. REFER TO CIVIL DRAWINGS.

Proposed Site Plan
 Scale: 1"=10'-0"

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	BUILDING FOOTPRINT	4,972 SF
	PERVIOUS AREAS	7,593 SF
	POOL AREA	810 SF
	HARDSCAPE AREA	3,861 SF

Site Area Plan

Scale: 1"=10'-0"

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COVERED BALCONY (REAR)	541 S.F.	3.1 %
TOTAL UNDER ROOF	7,702 S.F.	44.7 %
OPEN BALCONY	277 S.F.	1.6 %
TOTAL FLOOR AREA	7,979 S.F.	46.3 %
BUILDING FOOTPRINT	4,972 S.F.	28.8 %
SEPTIC TANK & DRAINFIELD	746 S.F.	4.3 %
PAVED AREA/POOL	4,671 S.F.	27.1 %
TOTAL IMPERVIOUS AREA	9,643 S.F.	55.9 %
TOTAL PERVIOUS AREA	7,593 S.F.	44.1 %

BUILDING HEIGHT (ONE STORY)	20'-6 3/4" A.F.F.
BUILDING HEIGHT (TWO STORY)	32'-5 1/4" A.F.F.
BUILDING SETBACKS	

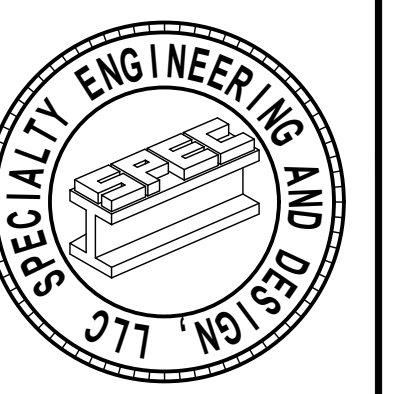
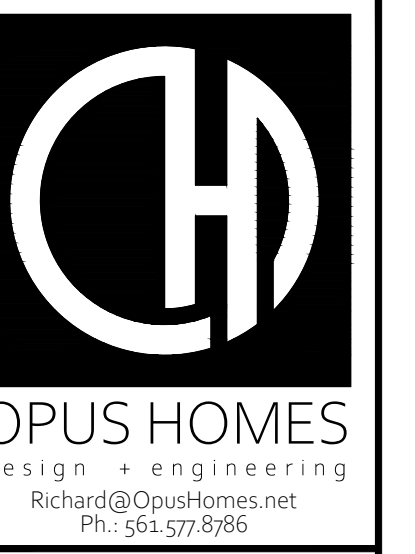
	REQUIRED	PROPOSED
FRONT YARD SETBACK (NORTH)	25'-0"	26'-1"
REAR YARD SETBACK (SOUTH)	15'-0"	16'-2 1/2"
EAST SIDE YARD SETBACK	15'-0"	15'-1"
WEST SIDE YARD SETBACK	15'-0"	15'-1"

LEGAL DESCRIPTION

LOT 4, BLOCK 6, BOYNTON BEACH PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 12, PAGE 42.
PROPERTY ADDRESS: 3 HUDSON AVENUE, OCEAN RIDGE, FL 33504

SECOND FLOOR TO FIRST FLOOR RATIO

	SQUARE FEET	PERCENTAGE
FIRST TO SECOND FLOOR AREA RATIO	2,690 SF/4,972 SF	54.1%
AREAS INCLUDED IN 1ST FLOOR:		
1st FLOOR A/C AREA		
GARAGE		
COVERED PATIO		
COVERED ENTRY		
MASTER PORCH		
AREAS INCLUDED IN 2ND FLOOR:		
2nd FLOOR A/C AREA		
COVERED BALCONIES		



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J. MARK LeBLANC, PE FL #35683
D. ADAM LeBLANC, PE FL #77012

HUDSON SPEC

3 HUDSON AVENUE
TOWN OF OCEAN RIDGE, FLORIDA

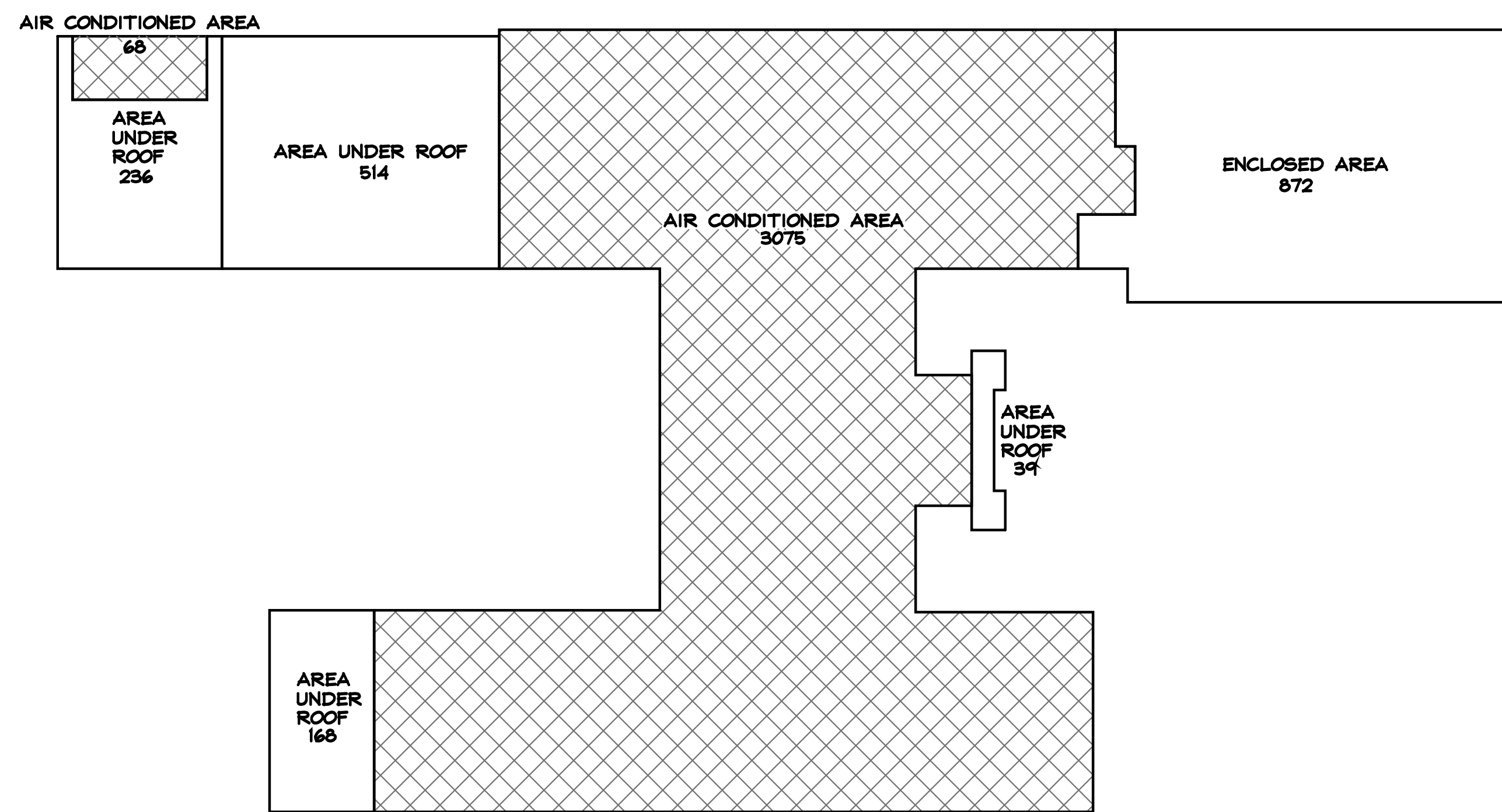
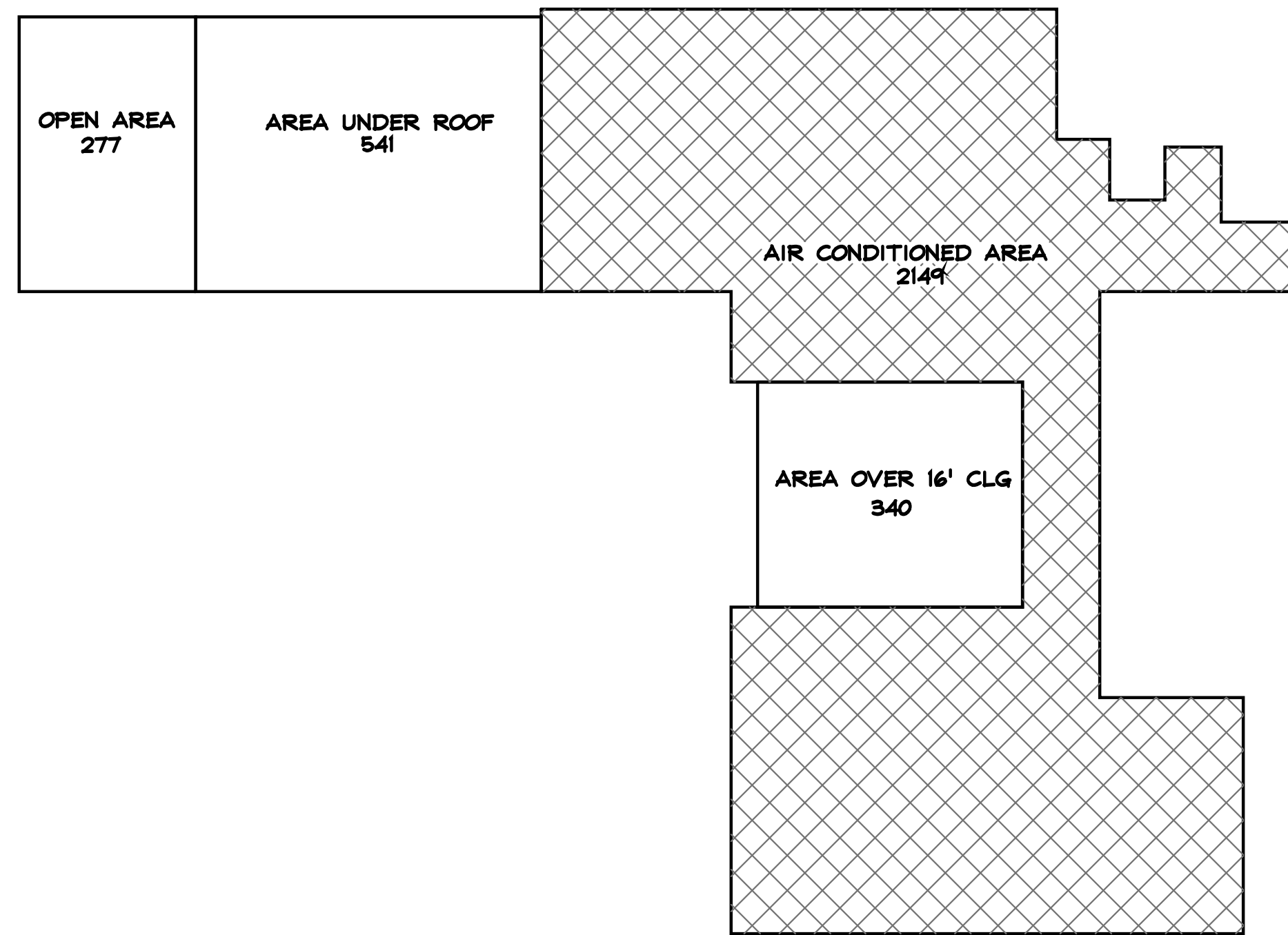
REVISIONS:
1. TOWN COMMENTS: 03.13.24
1. TOWN COMMENTS: 05.03.24

SUBMITTALS:
TOWN LAND DEV. SUBMITTAL STEP 2: 04.01.24

PROJECT #: 23-1130
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

SITE AREA PLAN

SP-2



TOWN OF OCEAN RIDGE (RSF)

DATA CALCULATIONS FOR NEW STRUCTURES

SITE DATA CALCULATIONS

ZONING DISTRICT	RSF
FUTURE LAND USE DESIGNATION	SF
TOTAL SITE AREA	17,296 S.F.
BASE FLOOD ELEVATION (FEMA)	AE 6.00' NAVD (CURRENT FEMA ELEV.)
BASE FLOOD ELEVATION (FEMA 2019)	AE 9.00' NAVD (FUTURE FEMA ELEV.)
FINISHED FLOOR ELEVATION	10.00' NAVD
PROPOSED ONE STORY BEAM HT	ELEV. +11'-0"
PROPOSED TWO STORY BEAM HT	ELEV. +23'-4"
PROPOSED ON SITE PARKING	3 ENCLOSED PARKING 3 OPEN PARKING 6 TOTAL PROVIDED PARKING

	PROPOSED	
	SQUARE FEET	PERCENTAGE
FLOOR AREA RATIO (MAXIMUM 36%)	6,204 S.F.	36.0 %
LOT COVERAGE (MAXIMUM 35%)	4,972 S.F.	28.8 %
AREAS INCLUDED FOR LOT COVERAGE:		
1st FLOOR A/C AREA		
GARAGE		
COVERED PATIO		
COVERED ENTRY		
MASTER PORCH		

	SQUARE FEET	PERCENTAGE
FIRST FLOOR A/C	3,149 S.F.	18.2 %
SECOND FLOOR A/C	2,149 S.F.	12.5 %
TWO STORY AREA OVER 1/2" (MINUS 300 S.F.)	40 S.F.	0.2 %
TOTAL A/C	5,332 S.F.	30.9 %
GARAGE	872 S.F.	5.0 %
COVERED PATIO (W/SUMMER KITCHEN)	750 S.F.	4.3 %
COVERED MASTER PORCH	168 S.F.	0.9 %
COVERED ENTRY	39 S.F.	0.2 %
COVERED BALCONY (REAR)	54 S.F.	0.3 %
TOTAL UNDER ROOF	7,702 S.F.	44.7 %
OPEN BALCONY	277 S.F.	1.6 %
TOTAL FLOOR AREA	7,979 S.F.	46.3 %
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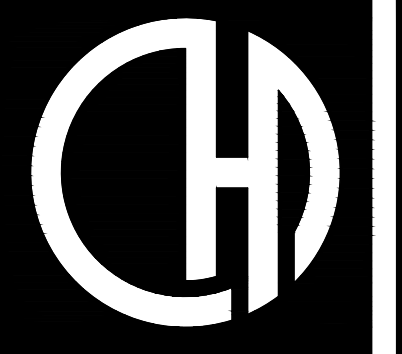
	REQUIRED	PROPOSED
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REAR YARD SETBACK (SOUTH)	15'-0"	16'-2 1/2"
EAST SIDE YARD SETBACK	15'-0"	15'-1"
WEST SIDE YARD SETBACK	15'-0"	15'-1"

LEGAL DESCRIPTION

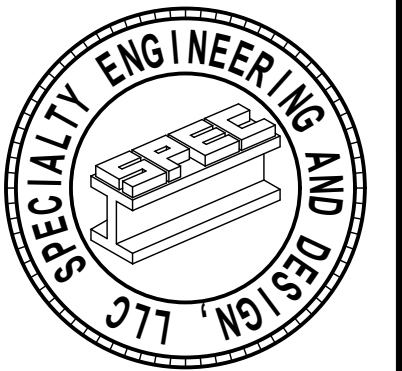
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1st FLOOR A/C AREA		
GARAGE		
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COVERED ENTRY		
MASTER PORCH		
AREAS INCLUDED IN 2ND FLOOR:		
2nd FLOOR A/C AREA		
COVERED BALCONIES		



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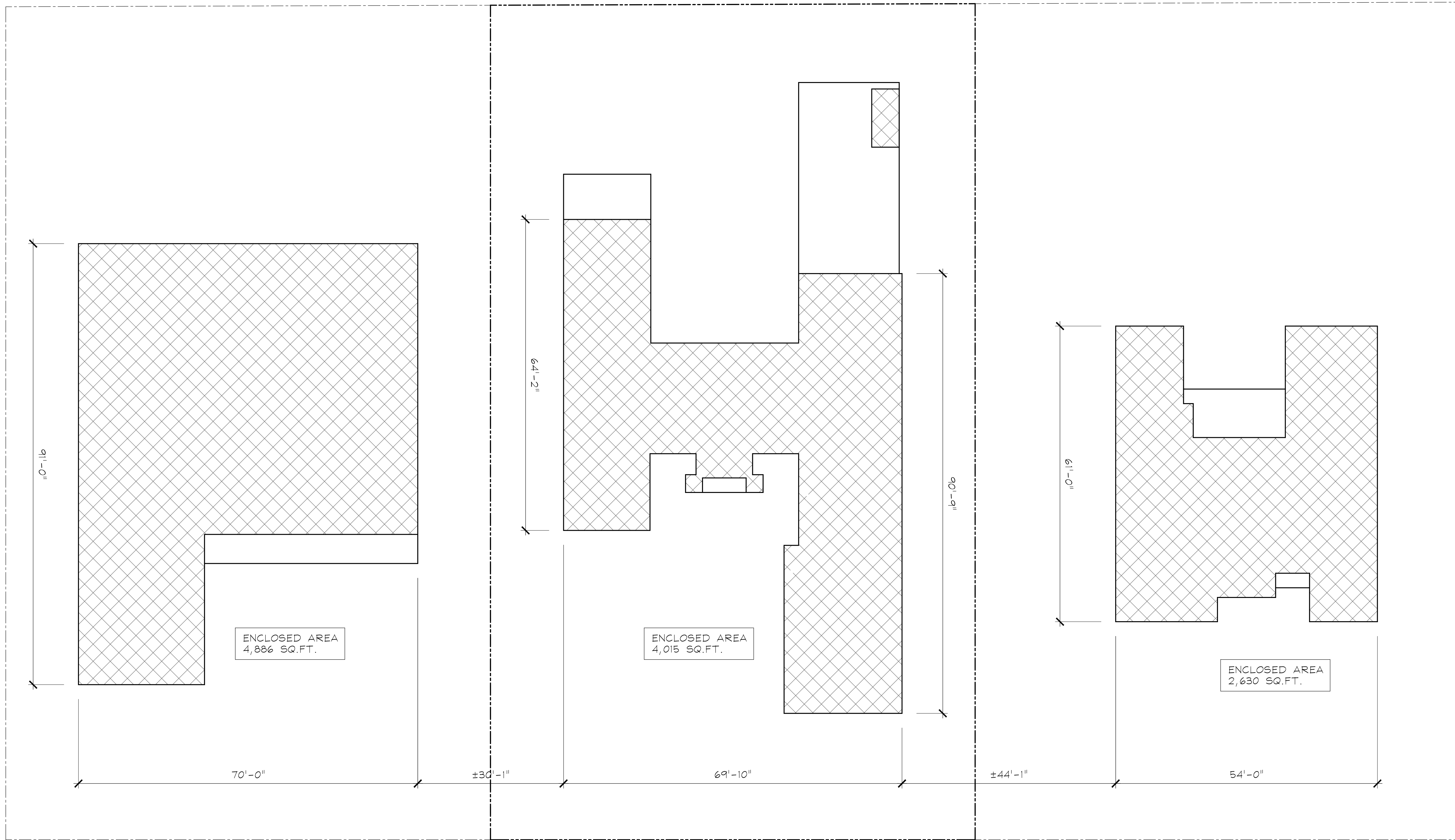
REVISIONS:
1. TOWN COMMENTS: 03.13.24
1. TOWN COMMENTS: 05.03.24

SUBMITTALS:
TOWN 04.01.24
LAND DEV. SUBMITTAL STEP 2:

PROJECT #: 23-1130
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

BUILDING AREA CALCULATION

A-1



HUDSON AVENUE
 20' ASPHALT ROADWAY
 60' RIGHT-OF-WAY

HUDSON SPEC
 3 HUDSON AVENUE
 TOWN OF OCEAN RIDGE, FLORIDA

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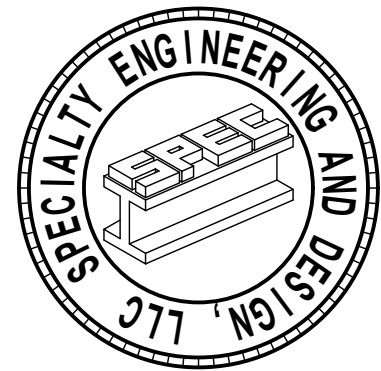
SUBMITTALS:
 TOWN LAND DEV. SUBMITTAL STEP 2: 04.01.24

PROJECT #: 23-1130
 DESIGNER: RB
 DRAWN BY: RB
 PLAN REVIEW: RB

SITE FOOTPRINT COMPARISON

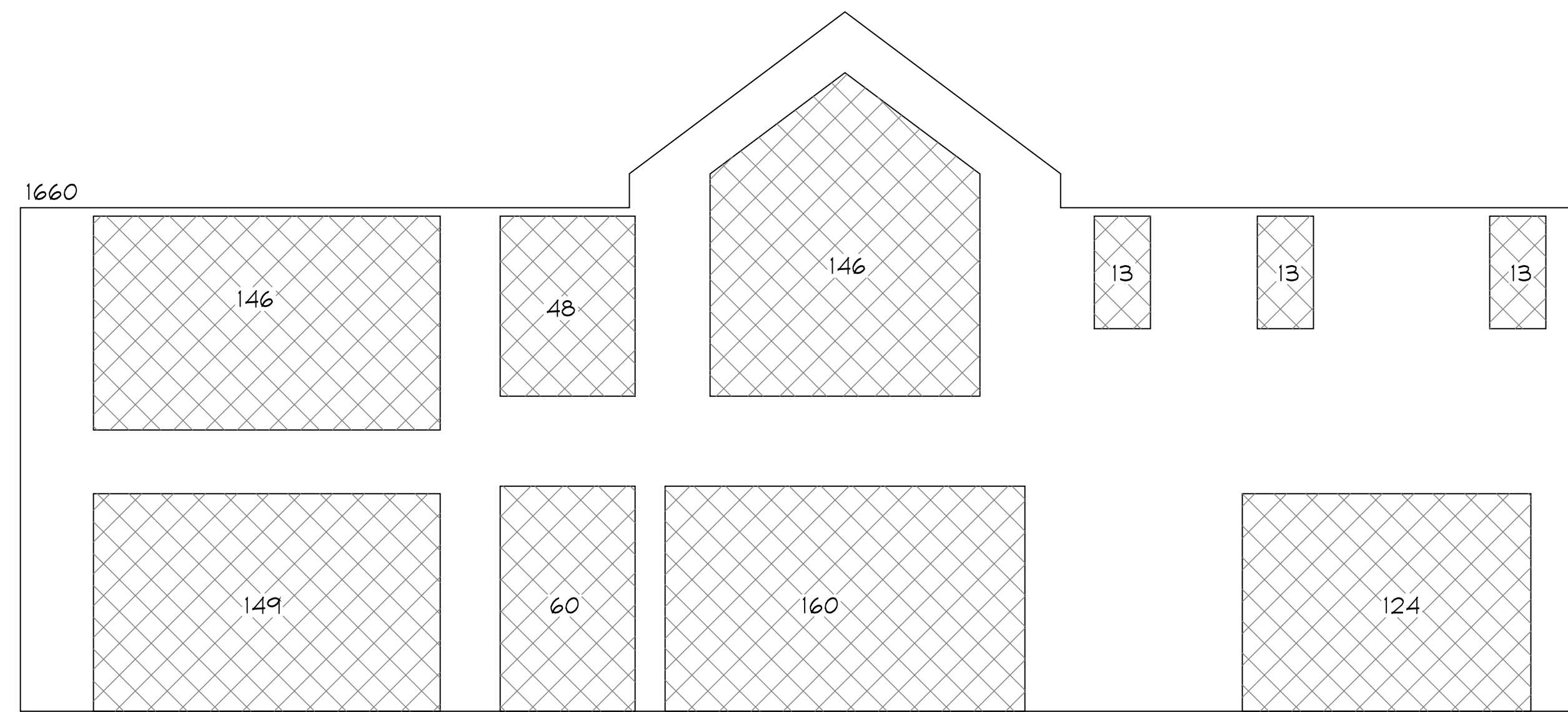


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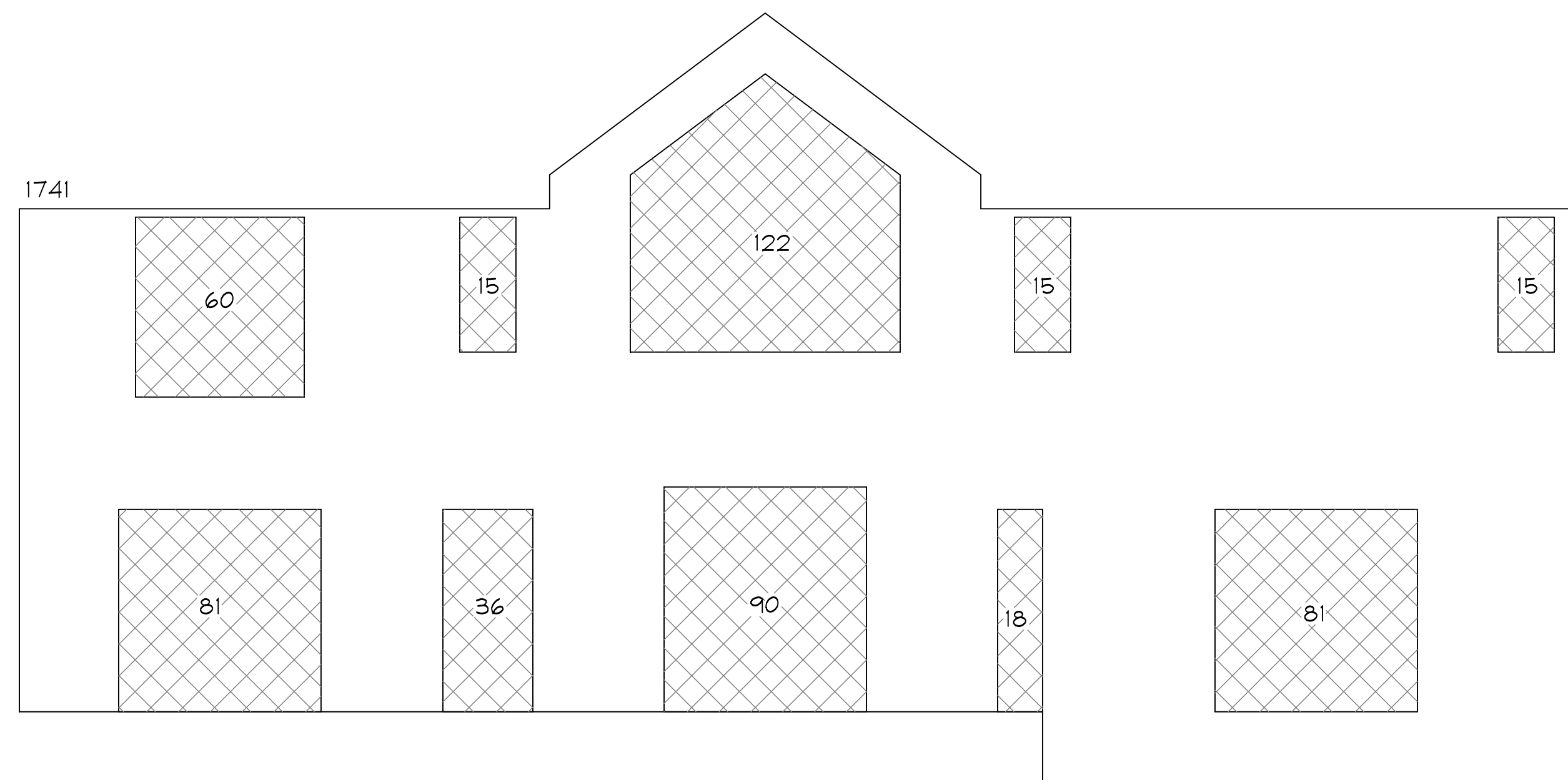
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D. ADAM LeBLANC, PE FL #77012



SOUTH ELEVATION WINDOW AREA CALCULATIONS		
	AREA	PERCENTAGE
ELEVATION AREA	1,660 SF	100 %
MIN. WINDOW AREA ALLOWED	249 SF	15 %
WINDOW AREA PROVIDED	872 SF	53 %

Proposed South Elevation

Scale: 1/4"=1'-0"



NORTH ELEVATION WINDOW AREA CALCULATIONS		
	AREA	PERCENTAGE
ELEVATION AREA	1,741 SF	100 %
MIN. WINDOW AREA ALLOWED	261 SF	15 %
WINDOW AREA PROVIDED	533 SF	31 %

Proposed North Elevation

Scale: 1/4"=1'-0"

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3 HUDSON AVENUE
TOWN OF OCEAN RIDGE, FLORIDA

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TOWN LAND DEV. SUBMITTAL STEP 2: 04.01.24

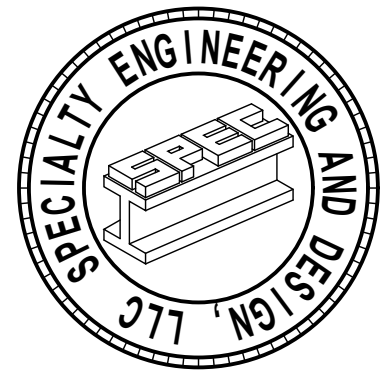
PROJECT #: 23-1130
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

NORTH & SOUTH ELEVATIONS OPENING RATIO

A-3

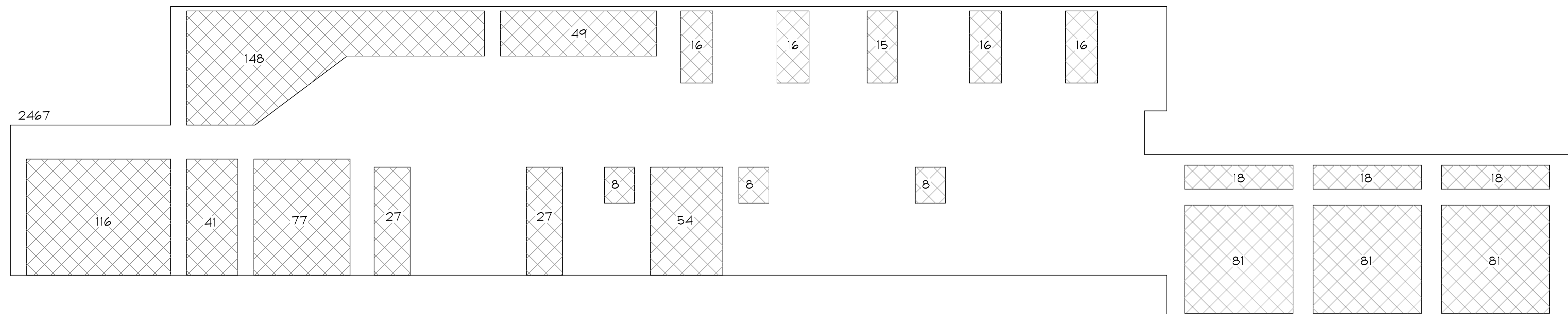


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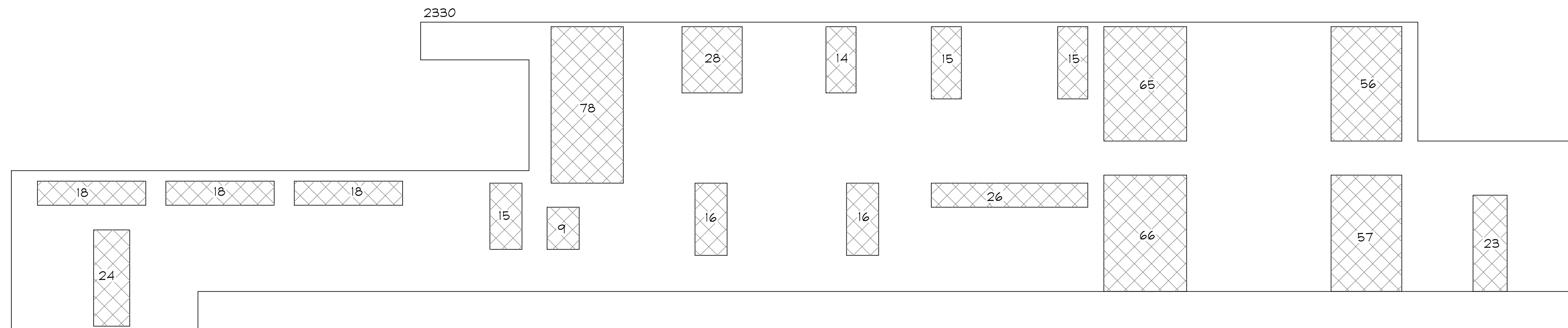
GARY McDOUGLE, PE FL #56214
D. MARK LeBLANC, PE FL #35683
D. ADAM LeBLANC, PE FL #77012



Proposed East Elevation

Scale: 1/4"=1'-0"

EAST ELEVATION WINDOW AREA CALCULATIONS		
	AREA	PERCENTAGE
ELEVATION AREA	2,467 SF	100 %
MIN. WINDOW AREA ALLOWED	370 SF	15 %
WINDOW AREA PROVIDED	939 SF	38 %



Proposed West Elevation

Scale: 1/4"=1'-0"

WEST ELEVATION WINDOW AREA CALCULATIONS		
	AREA	PERCENTAGE
ELEVATION AREA	2,330 SF	100 %
MIN. WINDOW AREA ALLOWED	350 SF	15 %
WINDOW AREA PROVIDED	577 SF	25 %

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SUBMITTALS:
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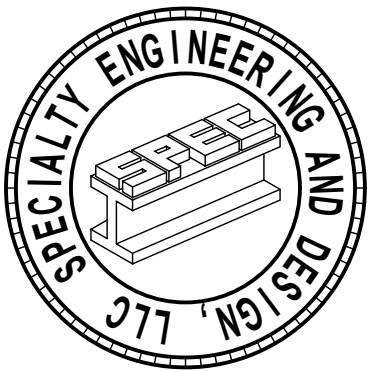
PROJECT #: 23-1130
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

WEST & EAST ELEVATIONS OPENING RATIO

A-4



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HUDSON SPEC

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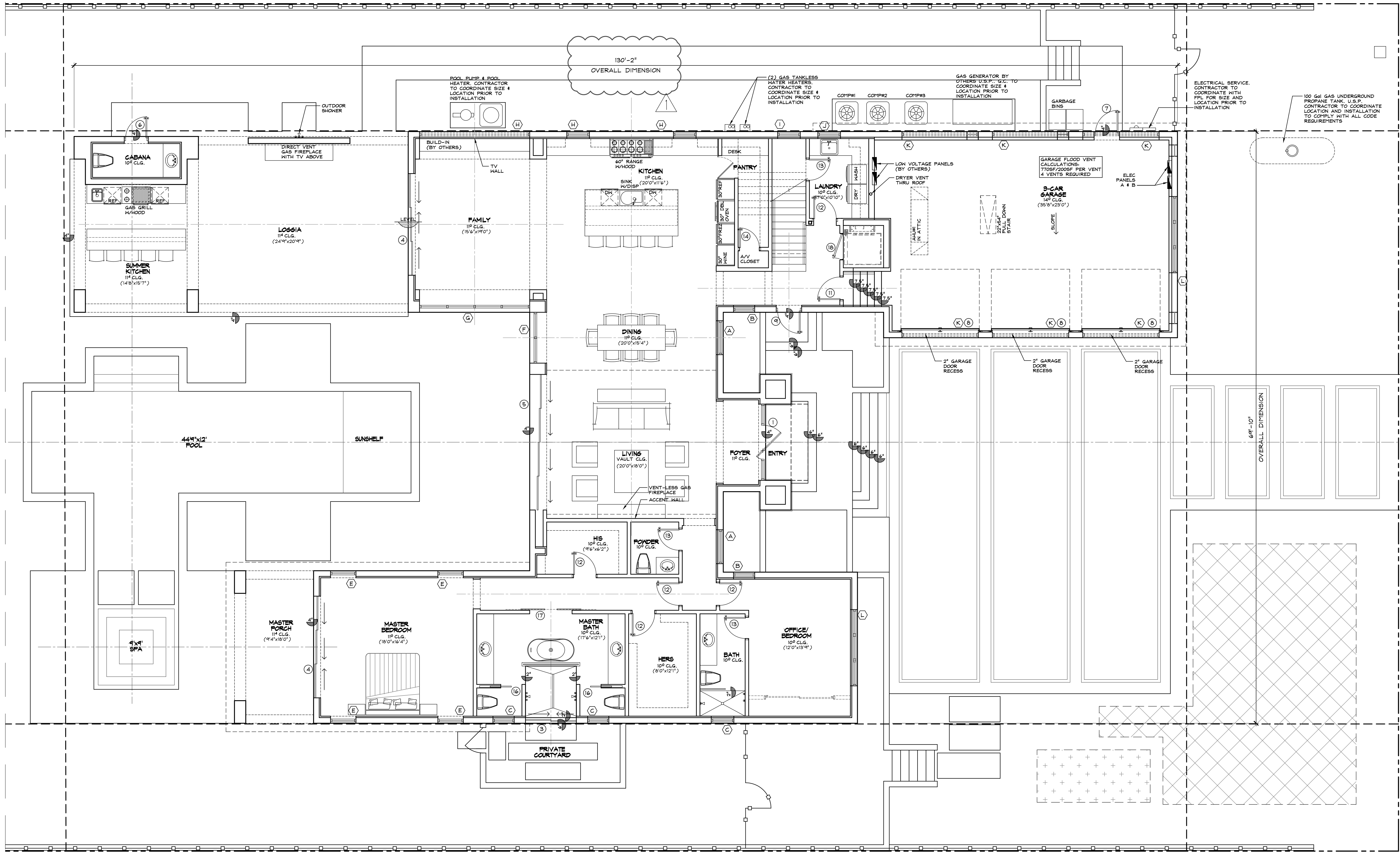
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PROJECT #: 23-1130
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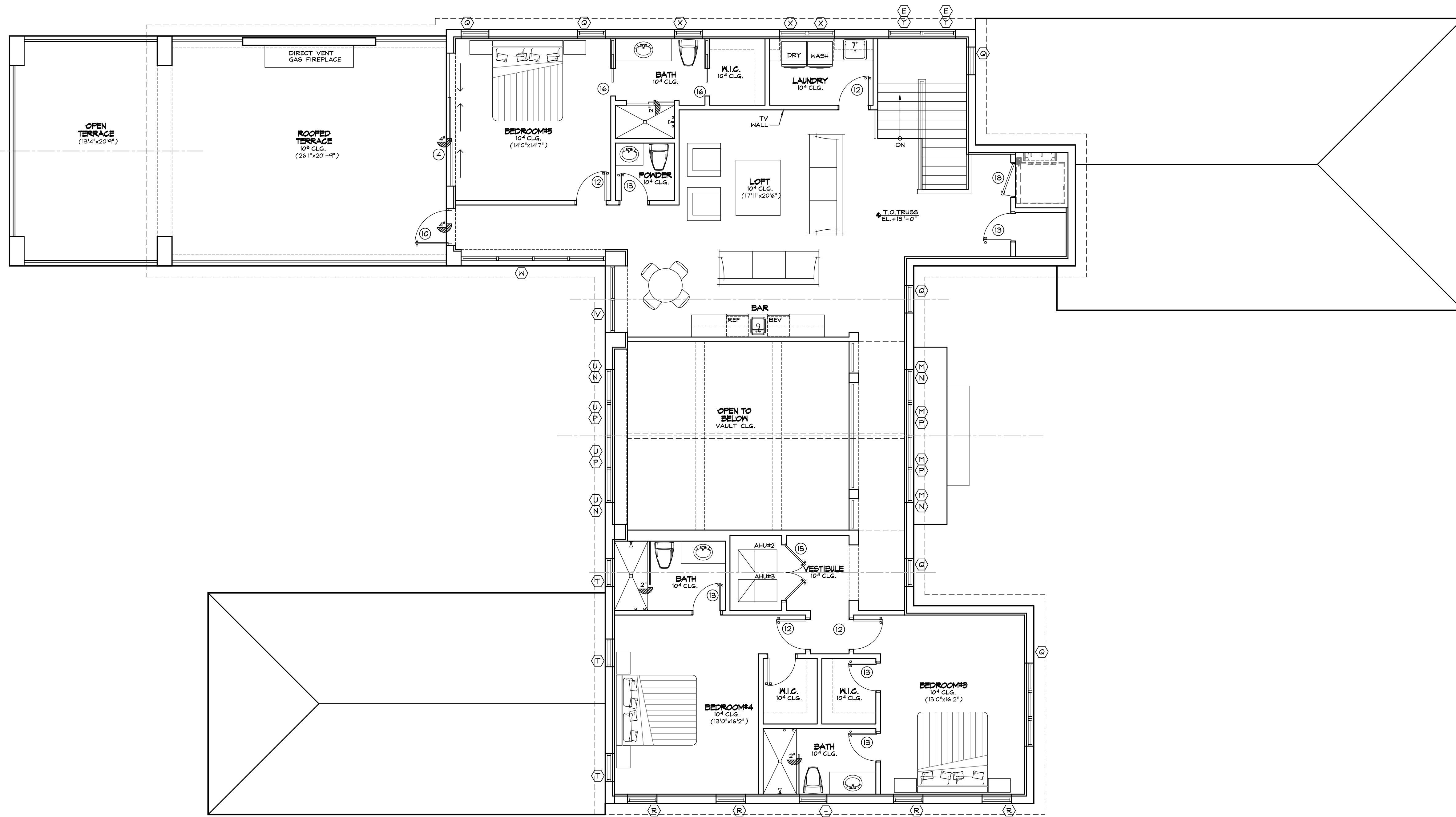
GROUND FLOOR PLAN

P-1



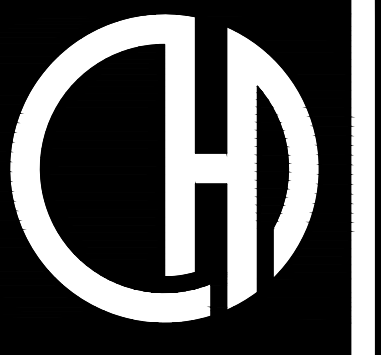
Proposed Ground Floor Plan
Scale: 3/16"=1'-0"

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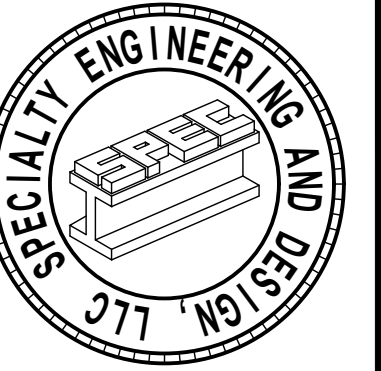


Proposed Second Floor Plan

Scale: 3/16"=1'-0"



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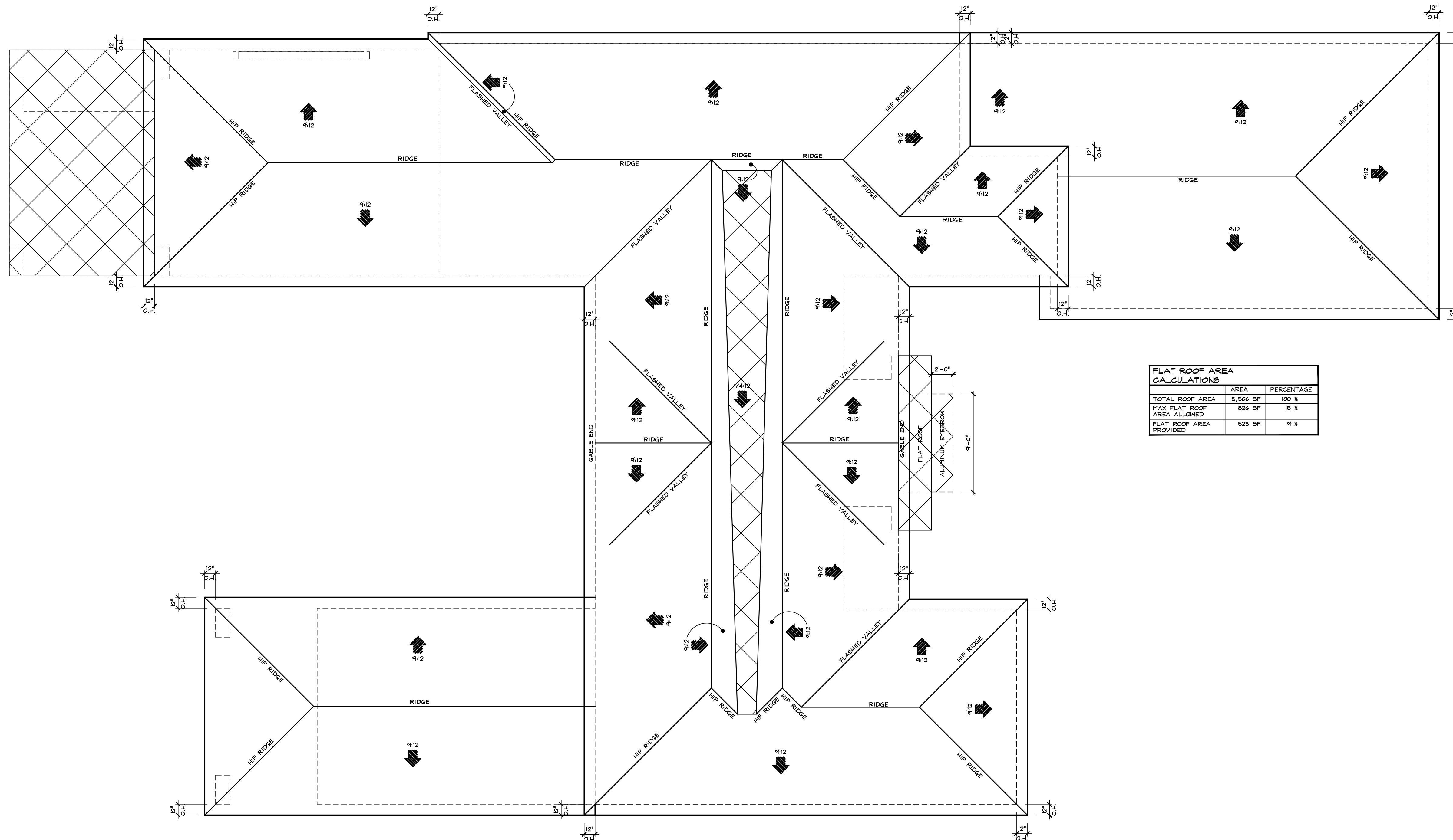
REVISIONS:
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1. TOWN COMMENTS: 05.03.24

SUBMITTALS:
TOWN LAND DEV. SUBMITTAL STEP 2: 04.01.24

PROJECT #: 23-1130
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

SECOND FLOOR PLAN

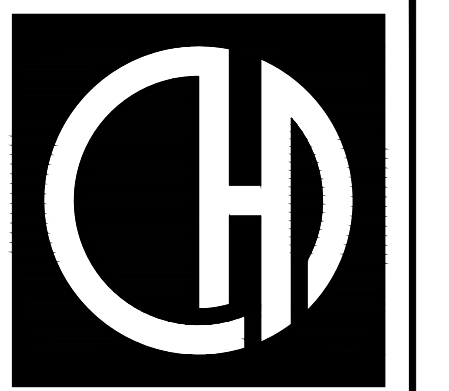
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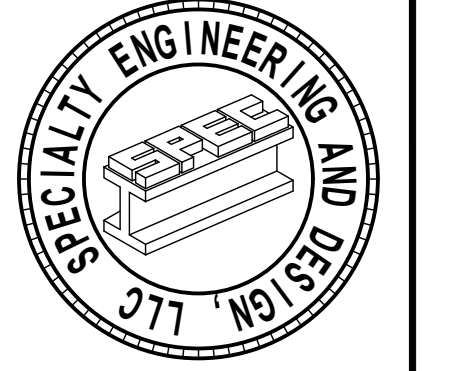
FLAT ROOF AREA CALCULATIONS		
	AREA	PERCENTAGE
TOTAL ROOF AREA	5,506 SF	100 %
MAX FLAT ROOF AREA ALLOWED	826 SF	15 %
FLAT ROOF AREA PROVIDED	529 SF	9 %

Proposed Roof Plan

Scale: 3/16"=1'-0"



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PROJECT #: 23-1130
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

ROOF PLAN

P-3

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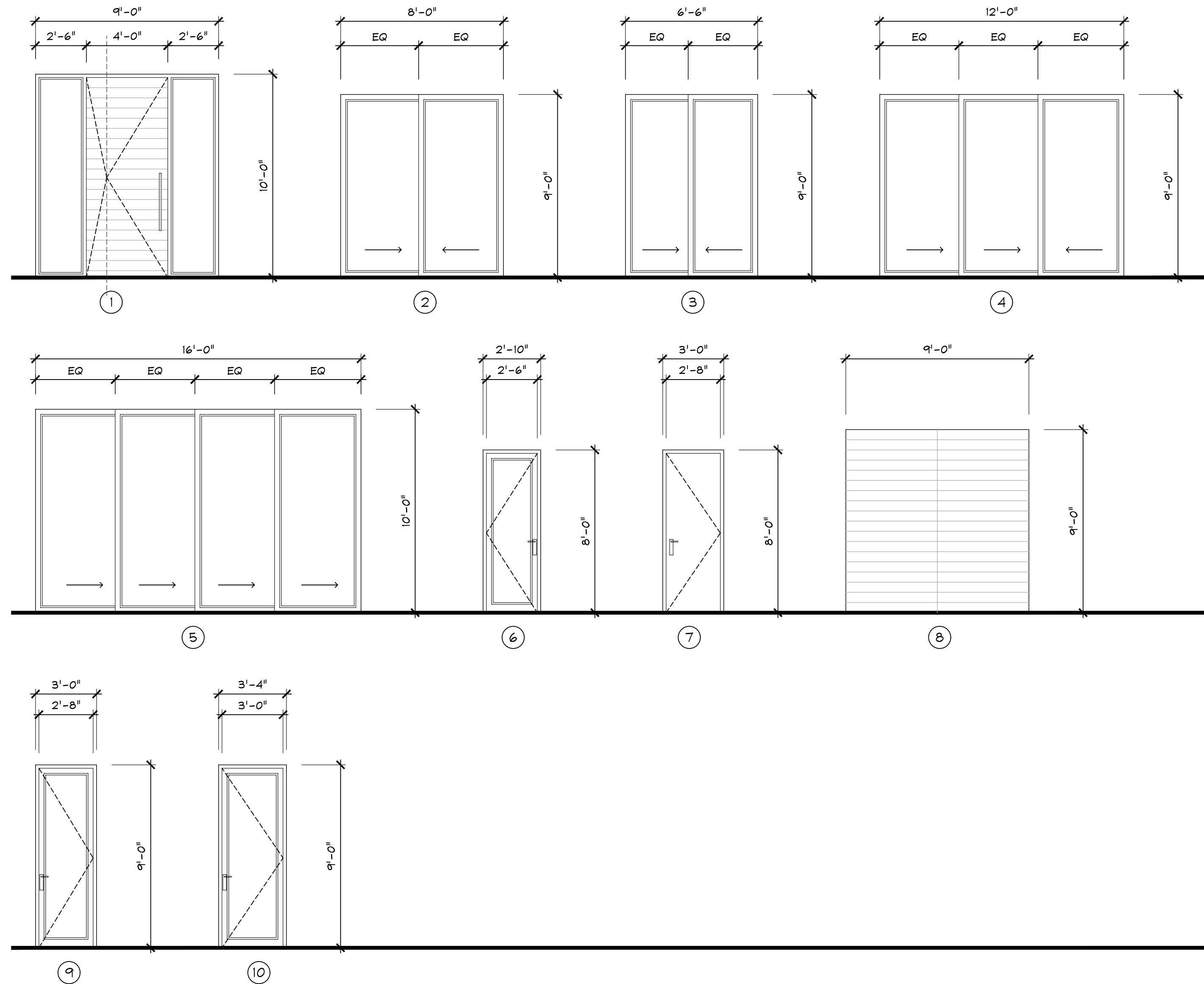
DOOR SCHEDULE

DOORS	DOORS SIZE		FRAMES					GLASSING	REMARKS
	WIDTH	HEIGHT	STYLE	MATERIAL	FINISH	MATERIAL	FINISH		
1	4'-0"	10'-0"	PIVOT	WOOD	STAIN	WOOD	STAIN	TINTED	WITH 2'-6"x10'-0" SIDELIGHTS
2	8'-0"	9'-0"	SLIDER	ALUM.	BRONZE	ALUMINUM	BRONZE	TINTED	2 PANELS XX (2 TRACK)
3	6'-6"	9'-0"	SLIDER	ALUM.	BRONZE	ALUMINUM	BRONZE	TINTED	2 PANELS OXX (2 TRACK)
4	12'-0"	9'-0"	SLIDER	ALUM.	BRONZE	ALUMINUM	BRONZE	TINTED	3 PANELS OXX (3 TRACK)
5	16'-0"	10'-0"	SLIDER	ALUM.	BRONZE	ALUMINUM	BRONZE	TINTED	POCKET SLIDER 4 PANELS XXXX (4 TRACK)
6	2'-6"	8'-0"	FRENCH	ALUM.	BRONZE	ALUMINUM	BRONZE	TINTED	----
7	2'-8"	8'-0"	SWING	H.MTL	BRONZE	METAL	N/A	N/A	INSULATED METAL DOOR
8	9'-0"	9'-0"	OH.DR.	ALUM.	WOOD	N/A	N/A	N/A	INSULATED GARAGE DOOR WITH APPLIED WOOD VENEER TO MATCH FRONT DOOR
9	2'-8"	9'-0"	FRENCH	ALUM.	BRONZE	ALUMINUM	BRONZE	TINTED	----
10	3'-0"	9'-0"	FRENCH	ALUM.	BRONZE	ALUMINUM	BRONZE	TINTED	----
INTERIOR									
11	2'-8"	8'-0"	SWING	M.D.F.	PAINT	WOOD	PAINT	N/A	SWING GARAGE DOOR - 20 MIN FIRE RATED
12	2'-8"	8'-0"	SWING	M.D.F.	PAINT	WOOD	PAINT	N/A	----
13	2'-6"	8'-0"	SWING	M.D.F.	PAINT	WOOD	PAINT	N/A	----
14	2'-4"	8'-0"	SWING	M.D.F.	PAINT	WOOD	PAINT	N/A	----
15	(2)2'-6"	8'-0"	SWING	M.D.F.	PAINT	WOOD	PAINT	N/A	----
16	2'-6"	8'-0"	POCKET	M.D.F.	PAINT	WOOD	PAINT	N/A	----
17	(2)2'-6"	8'-0"	SWING	M.D.F.	PAINT	WOOD	PAINT	N/A	----
18	3'-0"	8'-0"	SWING	M.D.F.	PAINT	WOOD	PAINT	N/A	ELEVATOR DOOR. COORDINATE WITH ELEVATOR MANUFACTURER

NOTES:

- ALL EXTERIOR GLAZING UNITS SHALL BE IMPACT RESISTANT WITH FLORIDA PRODUCT APPROVAL. (SHADING COEFFICIENT OF GLAZING SHALL COMPLY WITH FLORIDA ENERGY CALCULATIONS.)
- COORDINATE ALL ROUGH OPENINGS WITH WINDOW / DOOR MANUFACTURER - ALL DIMENSIONS ARE NOMINAL (CONCRETE OR ROUGH OPENING) DIMENSIONS, PROVIDE ENGINEERED SHOP DRAWINGS & METRO DADE PRODUCT APPROVAL NOTICES FOR ALL WINDOWS, EXT. DOORS
- ALL WINDOWS / DOORS SHALL COMPLY WITH F.B.C. 2023 8TH EDITION.
- PROVIDE SHOP DRAWINGS FOR ALL GLAZING FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL DOORS TO COMPLY WITH CODE. IMPACT AND WIND LOAD REQUIREMENTS (SUBMIT MANUFACTURERS CUT SHEET / PRODUCT APPROVALS.)
- FIELD VERIFY ALL WINDOW AND DOOR OPENINGS PRIOR TO FABRICATION.
- ALL WINDOWS NOTED AS EGRESS WINDOWS SHALL COMPLY WITH F.B.C. 2023 8TH EDITION SILL HEIGHT SHALL NOT EXCEED 44" A.F.F. MIN. OPG. HT. SHALL BE 24" AND MIN OPG. WIDTH SHALL BE 20". MIN. CLEAR OPEN AREA SHALL BE 5.7 SQ. FT. (5.0 SQ. FT. @ 1ST FLOOR).
- ALL EGRESS WINDOWS IN SLEEPING ROOM SHOULD HAVE A MINIMUM CLEAR OPENING OF 5.7 SQ. FT.
- ALL EXTERIOR DOORS / WINDOWS SHALL BE INSTALLED PER FLORIDA PRODUCT APPROVAL.
- ALL MUNTINS TO BE RAISED TYPE ON BOTH INSIDE AND OUTSIDE OF WINDOW.
- APPLY SHERWIN WILLIAMS SHER-CRETE FLEXIBLE CONCRETE WATER PROOF (TEXTURED AS SERIES) AT EXTERIOR PERIMETER OF ALL DOOR & WINDOW MASONRY OPENINGS TO A DISTANCE OF 12" FROM EDGE OF OPENING UNLESS OTHERWISE NOTED.
- USE LOUVERED DOOR AT HVAC CLOSET IF NO RETURN AIR IS PROVIDED
- PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL OF TYPE AND FINISHES.
- G.C. TO VERIFY EXISTING OPENINGS FOR STRUCTURAL INTEGRITY, ADVISE ENGINEER IF STRUCTURAL INTEGRITY IS NOT MET.

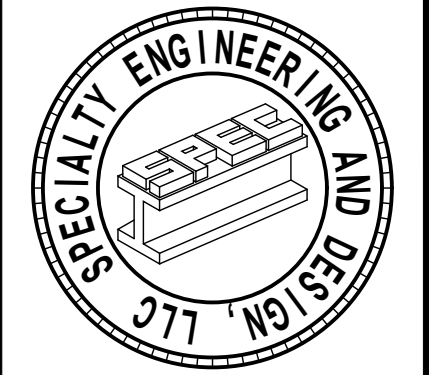
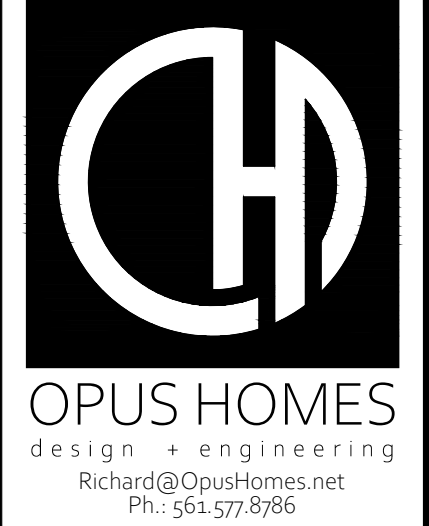
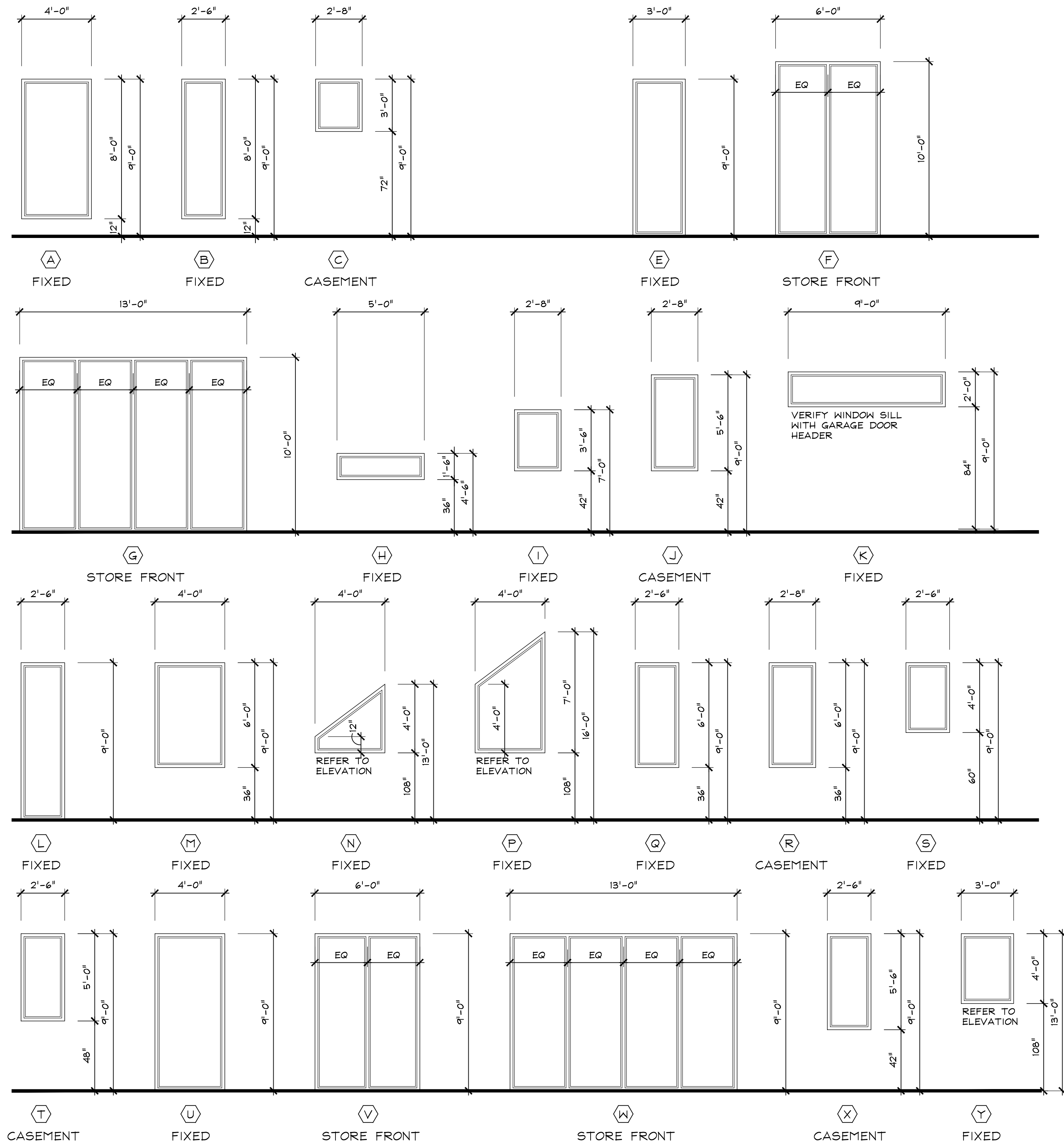
EXTERIOR DOOR TYPES (AS VIEWED FROM EXTERIOR)



WINDOW SCHEDULE

X	WINDOW SIZE		WINDOW TYPE	FRAME	FRAME COLOR	GLASSING	ROUGH OPENING	REMARKS
	WIDTH	HEIGHT						
A	4'-0"	8'-0"	FIXED GLS.	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
B	2'-6"	8'-0"	FIXED GLS.	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
C	2'-8"	3'-0"	FIXED GLS.	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
D	NOT USED							
E	3'-0"	9'-0"	FIXED GLS.	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
F	6'-0"	10'-0"	STORE FRONT	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
G	13'-0"	10'-0"	STORE FRONT	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
H	5'-0"	1'-6"	FIXED GLS.	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
I	2'-8"	3'-6"	FIXED GLS.	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
J	2'-8"	5'-6"	CASEMENT	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
K	9'-0"	2'-0"	FIXED GLS.	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	VERIFY WINDOW SILL WITH GARAGE DOOR HEADER BEAM
L	2'-6"	9'-0"	FIXED GLS.	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
M	4'-0"	6'-0"	FIXED GLS.	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
N	4'-0"	4'-0"	FIXED GLS.	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	REFER TO ELEVATIONS
P	4'-0"	7'-0"	FIXED GLS.	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	REFER TO ELEVATIONS
Q	2'-6"	6'-0"	FIXED GLS.	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
R	2'-8"	6'-0"	CASEMENT	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
S	2'-8"	4'-0"	FIXED GLS.	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
T	2'-6"	5'-0"	CASEMENT	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
U	4'-0"	9'-0"	FIXED GLS.	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
V	6'-0"	9'-0"	STORE FRONT	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
W	13'-0"	9'-0"	STORE FRONT	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
X	2'-6"	5'-6"	CASEMENT	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----
Y	3'-0"	4'-0"	FIXED GLS.	ALUM.	BRONZE	TINTED	PER MANUF. SPECS	----

WINDOW TYPE (AS VIEWED FROM EXTERIOR)



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 FL CA #009217
 561 - 752 - 5440
 GARY McDOUGLE, PE FL #56214
 D. MARK LABLANC, PE FL #35683
 D. ADAM LABLANC, PE FL #77012

HUDSON SPEC
 3 HUDSON AVENUE
 TOWN OF OCEAN RIDGE, FLORIDA

REVISIONS:
 1. TOWN COMMENTS: 03.13.24
 1. TOWN COMMENTS: 05.03.24

SUBMITTALS:
 TOWN LAND DEV. SUBMITTAL STEP 2: 04.01.24


PROJECT #: 23-1130
 DESIGNER: RB
 DRAWN BY: RB
 PLAN REVIEW: RB

WINDOW & DOOR SCHEDULES

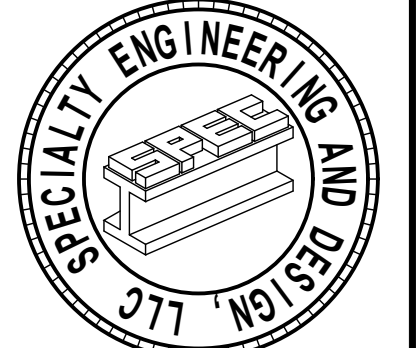
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ELEVATION NOTES	
A	SMOOTH STUCCO FINISH
B	INSULATED GLASS GARAGE DOOR BRONZE FINISH. PROVIDE NOA FOR REVIEW
C	LIGHT FIXTURE (TO BE SELECTED BY OWNER)
D	STANDING SEAM METAL ROOF, PROVIDE SAMPLE AND NOA FOR REVIEW
E	TRIPLET RESISTANT WINDOW AND DOOR PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL. BRONZE FINISH
F	3/4" HIGH DECORATIVE ALUMINUM RAILING (TO REJECT 4" SPHERE). PROVIDE SHOP DRAWINGS FOR APPROVAL. BRONZE FINISH
G	2" SCORED LINE DETAIL
H	METAL EYEBROW. BRONZE FINISH. PROVIDE SHOP DRAWINGS FOR REVIEW
J	STONE VENEER. PROVIDE SAMPLE FOR REVIEW
K	8'x8' ELEVATION DIAGRAM REQUIREMENT



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SOUTH ELEVATION WINDOW AREA CALCULATIONS		
	AREA	PERCENTAGE
ELEVATION AREA	1,906 SF	100 %
MIN. WINDOW AREA ALLOWED	206 SF	15 %
WIN/DOOR AREA PROVIDED	808 SF	42 %

Proposed South Elevation

Scale: 1/4"=1'-0"



NORTH ELEVATION WINDOW AREA CALCULATIONS		
	AREA	PERCENTAGE
ELEVATION AREA	2,056 SF	100 %
MIN. WINDOW AREA ALLOWED	305 SF	15 %
WIN/DOOR AREA PROVIDED	401 SF	20 %

Proposed North Elevation

Scale: 1/4"=1'-0"

HUDSON SPEC
3 HUDSON AVENUE
TOWN OF OCEAN RIDGE, FLORIDA

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SUBMITTALS:	
TOWN LAND DEV. SUBMITTAL STEP 2:	04.01.24


PROJECT #:	23-1130
DESIGNER:	RB
DRAWN BY:	RB
PLAN REVIEW:	RB

PROPOSED NORTH & SOUTH ELEVATIONS

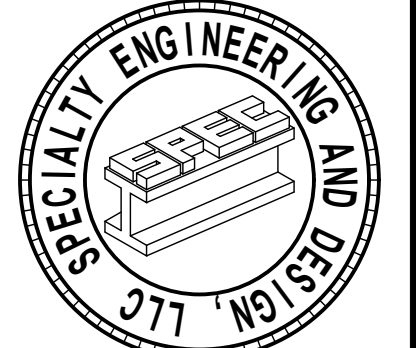
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ELEVATION NOTES	
A	SMOOTH STUCCO FINISH
B	INSULATED GLASS GARAGE DOOR BRONZE FINISH. PROVIDE NOA FOR REVIEW
C	LIGHT FIXTURE (TO BE SELECTED BY OWNER)
D	STANDING SEAM METAL ROOF, PROVIDE SAMPLE AND NOA FOR REVIEW
E	IMPACT RESISTANT WINDOW AND DOOR PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL. BRONZE FINISH
F	36" HIGH DECORATIVE ALUMINUM RAILING (TO REJECT 4" SPHERE). PROVIDE SHOP DRAWINGS FOR APPROVAL. BRONZE FINISH
G	2" SCORED LINE DETAIL
H	METAL EYEBROW. BRONZE FINISH. PROVIDE SHOP DRAWINGS FOR REVIEW
J	STONE VENEER. PROVIDE SAMPLE FOR REVIEW
K	8"W ELEVATION DIAGRAM REQUIREMENT



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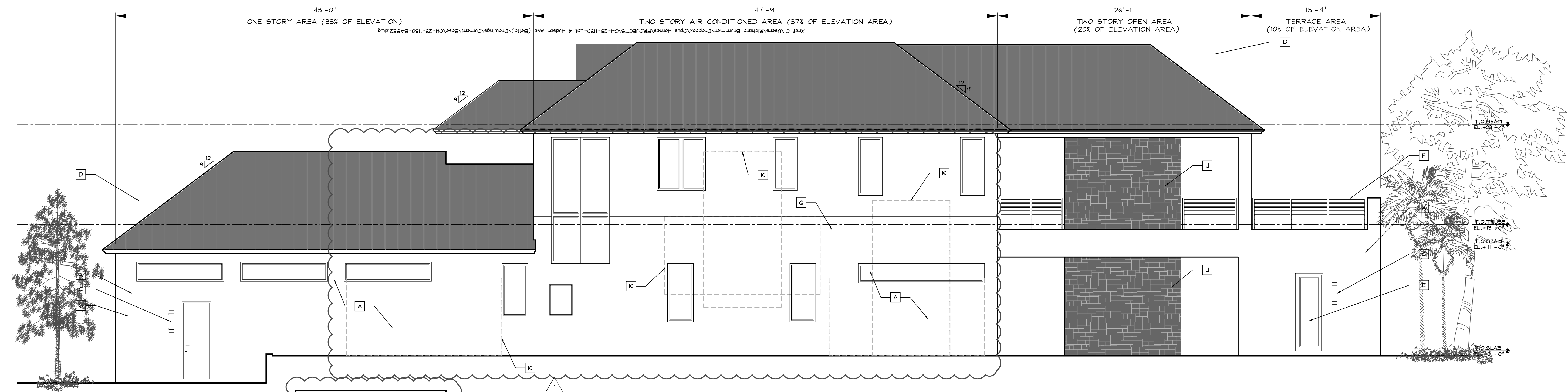
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D. MARK LeBLANC, PE FL #35683
D. ADAM LeBLANC, PE FL #77012



Proposed East Elevation

Scale: 1/4"=1'-0"

EAST ELEVATION WINDOW AREA CALCULATIONS		
	AREA	PERCENTAGE
ELEVATION AREA	1,943 SF	100 %
MIN. WINDOW AREA ALLOWED	291 SF	15 %
WINDOW AREA PROVIDED	639 SF	33 %



Proposed West Elevation

Scale: 1/4"=1'-0"

WEST ELEVATION WINDOW AREA CALCULATIONS		
	AREA	PERCENTAGE
ELEVATION AREA	2,590 SF	100 %
MIN. WINDOW AREA ALLOWED	389 SF	15 %
WINDOW AREA PROVIDED	562 SF	22 %

HUDSON SPEC

3 HUDSON AVENUE
TOWN OF OCEAN RIDGE, FLORIDA

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SUBMITTALS:	
TOWN LAND DEV. SUBMITTAL STEP 2:	04.01.24

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DESIGNER:	RB
DRAWN BY:	RB
PLAN REVIEW:	RB

PROPOSED EAST & WEST ELEVATIONS

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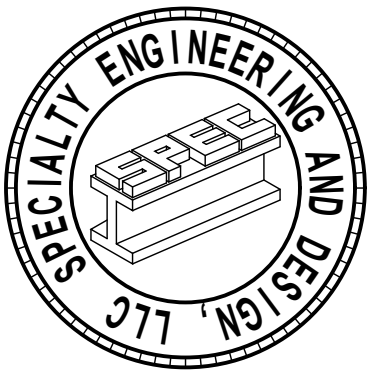


Proposed Renderings

Scale: N.T.S.



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PLAN REVIEW: RB

PROPOSED RENDERINGS

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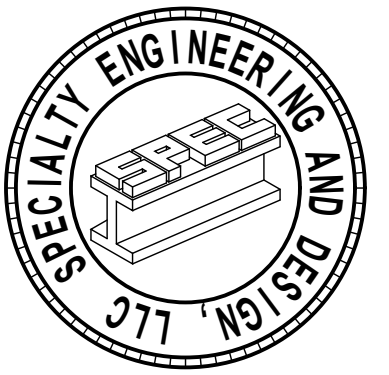


Proposed Renderings

Scale: N.T.S.



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PROPOSED RENDERINGS

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Town of Ocean Ridge, Florida

Planning & Zoning Commission Agenda Memorandum

Kelly Avery, Town Clerk

Subject: Review of Assignments from Town Commission

As you are aware, the Town Commission held a workshop on May 13, 2024, to discuss the topics that they are assigning the Planning & Zoning Commission to work on. Please review the topics and let me know in what order you would like the items for discussion to be added to the upcoming agendas for your discussion.

1. Permit Fees - If the Town Commission decides not to charge the full amount upfront for submitted building permits, what percentage should we charge for Plan Review in order to cover our Plan Review time (use what we currently have or should it be changed?)
2. Comment Response Period - When a building permit is going through review and comments are given, how long do we want to give contractors to respond before we consider the permit null/void?
3. Staging Process/Plan for New Construction - How do we want to handle this for streets that are exceptionally small? For construction in general?
4. Walls Fronting the ROW to Include Landscaping Requirements - What percent of the wall do we want to require coverage?
5. Minimum/Maximum Seawall Heights - What would you recommend we use as our required heights?
6. Seawall Requirement for All New Construction/Additions - Do you want to place a requirement for upgrading the seawalls for all new construction/additions?
7. Explore Possibilities to Allow Outdoor Spaces (kitchens, pergolas, etc) to be constructed within the setbacks
8. Re-visit the Turf Ordinance - See if any changes could be made.
9. Re-visit the Deck Setbacks - either reduce the setbacks or eliminate the current Town Code for setbacks for decks
10. Clarify What Planning & Zoning Feels should be Considered with regard to the 50% rule.
11. Re-visit the Landscaping Ordinance/ Tree Ordinance in determining whether protecting the canopy is necessary.
12. Re-Visit the RMM & RHM Zoning Codes regarding re-building. Please refer to 64-1 (i) & (j).
13. Explore FAR possibilities to encourage more 1-story homes to be built. Ex - changes to setbacks to allow more FAR.

14. Explore a complete revision of our Sign Ordinance.

Suggested Motion:

Respectfully,
Kelly Avery, Town Clerk