

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



**September 17, 2024 at 9:00 AM
Town Hall - Meeting Chambers**

COMMISSIONERS

Chair P. Shields Ferber
Vice Chair Kenneth Kaleel
Member Marc de Baptiste
Member Fady Khairallah
Member Neal Sigety

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 Regular Planning & Zoning Commission Meeting of July 16, 2024.

DISCUSSION / ACTION ITEMS

2. Quasi-Judicial Hearing: Development Plan Review for 5920 N Ocean Blvd.
3. Walls Fronting the ROW to Include Landscaping Requirements - What percent of the wall do we want to require coverage?
4. Minimum/Maximum Seawall Heights - What would you recommend we use as our required heights?

COMMISSIONER COMMENTS

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

ADJOURNMENT

1. **THE NEXT MEETING OF THE PLANNING & ZONING COMMISSION
WILL BE HELD ON TUESDAY, OCTOBER 16, 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
JULY 16, 2024

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

CALL TO ORDER

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

ROLL CALL

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

Chair Shields Ferber	Present
Vice Chair Kenneth Kaleel	Present
Member Ferenc Stephen Varga	Absent
Member Marc de Baptiste	Present
Member Fady Khairallah	Present
Alternate Member Neal Sigety	Present
Alternate Member Roger Brinner	Absent

Member Varga and Alternate Member Brinner were absent with notice.

PLEDGE OF ALLEGIANCE

Chair Ferber led the Pledge of Allegiance.

PUBLIC COMMENT

Chair Ferber called for public comment, and there was none.

APPROVAL OF MINUTES

1. Approval of the Meeting Minutes of the May 21, 2024, Regular Meeting

Vice Chair Kaleel moved to adopt the minutes of May 21, 2024; seconded by Member De Baptiste. Motion carried 5-0.

DISCUSSION/ ACTION ITEMS

2. 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?)

Town Clerk Avery explained the item.

The board asked questions regarding the building permit application fee schedule, plan review, and processing time. Town Clerk Avery answered their questions. Further discussion ensued regarding the scanning and review process.

There was a consensus to collect 30% upfront nonrefundable building permit fees, which will be credited towards the balance.

PLANNING & ZONING COMMISSION MEETING MINUTES
JULY 16, 2024

3. 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

Town Clerk Avery explained the item and explained the reasoning behind her suggestion.

The board discussed time limitations for plan review comments. Town Attorney Goddeau explained that the ordinance is in the process of being updated. The Commission requested that once the ordinance is updated, the item be brought back for review and approval. More discussion ensued on the number of days to address comments.

There was consensus from the Board to allow ten (10) business days and one (1) extension addressing building permit applications regarding responses for comments and ninety (90) days for responses to Planning and Zoning development plan review comments.

4. Staging Process/Plan for New Construction – How do we handle this for streets that are exceptionally small? For construction in general?

Town Clerk Avery explained the item and explained the reasoning behind her suggestion.

The board discussed and gave their suggestions for a staging process plan for new construction. The board suggested a mandatory meeting with the Police Department. Town Attorney Goddeau explained that details would also be included in the “Construction Site Handbook”.

Attorney Goddeau will bring the proposed ordinance changes back to the Commission for their review before it goes to the Town Commission for their approval.

COMMISSIONER COMMENTS

Chair Ferber thanked and welcomed Member Sigety to the board. He asked Town Clerk Avery to provide the next items for discussion, and she provided the items.

ADJOURNMENT

Meeting adjourned at 10:40 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on September 17, 2024.

Shields Ferber, Chair

Attest:

Kelly Avery, Town Clerk

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

To: Planning & Zoning Board Members
From: **Corey O’Gorman, Town Planner**
Meeting Date: September 17, 2024
Subject: 5920 N Ocean Blvd – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: Joseph Asir
OWNER: Helen Asir
ADDRESS: 5920 N. Ocean Blvd, Ocean Ridge, Florida 33435

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

As described in the Land Development Action Application, the applicant is requesting Development Plan Review (DPR) approval for construction of a second-floor addition with a two-car garage, and the first floor adhering to the existing footprint, grandfathered setbacks and a variance granted for an addition encroaching into the side setback. The original application was submitted in 2023 for DPR and after staff review determined that a variance was needed for an addition in the side setback area, the applicant requested the variance which was subsequently approved by the Board of Adjustment (BOA) on April 17, 2024. The BOA approval was followed by revisions submitted to Town Staff for DPR approval, and the Town Staff is recommending approval with conditions noted.

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.

PLAN REVIEW REPORT
5920 N Ocean Blvd
REV 5 - Summary

This Plan Review Report is for the Development Plan Review of the proposed home at 5920 N Ocean Boulevard and summarizes the conditions of approval in the attached detailed report. Review #5 is based on revisions received by the Town of Ocean Ridge on July 3, 2024, and recommends approval with the conditions noted below.

Conditions of approval:

1. The north building elevation must be revised to be flush against the existing wall in the form of banding, stucco score lines or similar treatment rather than trim that extends beyond the existing encroachment.
2. The balustrades on the 2nd floor flat roof and the covered entry must be revised to not exceed 32" (the column caps exceed the 2'8" shown) and are redesigned to be a solid screen of all authorized rooftop equipment.
3. The wall in the front yard setback area must be reconstructed to comply with the Town Zoning Code.
4. All mechanical equipment must be screened in accordance with the Town Code.

Additional background on the prior plan reviews, comments and the conditions of approval is attached in the detailed report.

PLAN REVIEW REPORT
5920 N Ocean Blvd
10/16/2023 REV 1

12/13/23 REV 2 / 05/23/24 REV 3 / 6/20/24 REV 4 / 7/3/24 REV 5

This Plan Review Report is for the Development Plan Review of the proposed second floor addition at 5920 N Ocean Blvd. The proposal includes four (5) bedrooms, Six (6) full bath and ~~Three~~two-car garage. This review references site and architectural plans prepared by SRI Consultants Inc. dated 09/29/23, survey prepared by Accurate land Surveyors, Inc dated 12/28/21. **The following revised Plan Review Report is based on revisions received by the Town of Ocean Ridge on December 6, 2023. Review #3 (REV 3) is based on revisions received by the Town of Ocean Ridge on May 8, 2024. Review #4 (REV 4) is based on revisions received by the Town of Ocean Ridge on June 14, 2024. Review #5 is based on revisions received by the Town of Ocean Ridge on July 3, 2024 and recommends approval with the conditions noted below.**

PCN: 46-43-45-27-08-000-0453
FLU: Single-Family Residential
Zoning: RSF

The following review is based on the requirements of the Town of Ocean Ridge Zoning Code, Chapter 64, Article I, Section 64-1 for RSF zoning, related sections of Article III Supplemental Regulations of the Code of Ordinances, and the Development Plan Review Checklist as applicable. **Comments are in red, bold and underlined below.**

- ~~Surveys should be less than one year old and include the information requested in the LDAA checklist. Please see the checklist for survey requirements, and provide the information requested. Please also include a calculation of lot area for purposes of calculating lot coverage and FAR.~~ **Updated survey was provided, however it was not certified to title and does not include lot area calculation, please revise accordingly. This comment is addressed by note 13 on the survey.**

~~The updated survey shows statues and a light in the landscape area between the driveway and north property line that were not shown on the original survey. Please confirm if these structures and electrical work were permitted and comply with any setback and/or structural/building code requirements. This comment was not addressed. The Town Code defines a structure as means "a combination of materials, whether fixed or portable including, but not limited to, all buildings, dwellings, pools, fences and enclosures, gas or liquid storage tanks, or other manmade facilities" and defines an accessory structure as a detached, subordinate building, or other structure, the use of which is clearly incidental and related to that of the principal building or structure or use of the land, and which is located on the same lot as the principal building(s) or structures.~~

~~Per section 64-41(b)(1) all accessory structures shall be located on the same lot as the principal or main use and not within any required yard setbacks. However, the Town Code permits fences, walls and hedges within setback provided they comply with maximum height requirements (e.g., 4' in the front setback area and 6' behind the front setback area) and the statues and light could be interpreted to be permitted subject to compliance with these height restrictions. The statues and the light are located in the side yard setback area, behind the front setback area. Please confirm that these structures comply with height restrictions and/or please show them removed or relocated as necessary.~~

REV-4: ~~The response to this comment was that the statues will be moved from the setback, the electric was existing and the old poles replace with new poles, and the fences were permitted. Regarding statues, if they are to be removed, then they must be deleted from the plans. Regarding the light pole, please confirm that the electric was permitted and that the pole does not exceed 6' height. The fence referenced in this comment is not an issue. THIS COMMENT IS addressed.~~

- ~~A site plan was provided, but has no site data and provides none of the information required for a site plan in the LDAA checklist. Please see the checklist for site plan requirements, and provide the information requested. **Although sheet A-0.2 provides some of the site plan information, this comment was not addressed. Please see the attached checklist for site plan requirements and include the site data required on the site plan. This comment was not addressed. Update the site plan to correctly show the site data that is required by the LDAA, attached is the checklist for reference. In addition, attached is the Data Calculations for an Addition that was completed in the initial submittal. Please revise this for consistency with the current submittal, and please ensure that all calculations shown on the Data Calculations are consistent with the calculations provided on the site plan.**~~

REV-4: ~~This comment is addressed.~~

~~Please note that although the application states that the "first floor structure will adhere to existing footprint" it appears from the survey that the 3-car garage and sunroom are extensions of the existing structure. To confirm existing what the existing footprint of the building is, and what if any extensions are proposed, please provide an existing floor plan/demo plan. **This comment was not addressed, please provide the requested existing floor plan/demo plan to confirm the existing and proposed building footprint. This comment was not addressed. In addition, because the scope of work described in the application has changed, the application form must be revised to reflect the current design and proposed development, this includes reference to a proposed 3-car garage, no variance requested, square footages etc.**~~

~~REV 4: This comment is not addressed, please provide the requested existing floor plan/demo plan to confirm the existing and proposed building footprint, and please provide the requested revised application form. A DEMOLITION PLAN WAS PROVIDED WHICH PROVIDED THE NECESSARY INFORMATION.~~

~~In addition, sheet A-0.1 includes setback encroachment calculations which appear to reference the 5% setback encroachment permitted to be approved by administrative variance in Town Code section 63-117(d)(2). Based on my discussion with the project engineer, there is a proposed addition that will encroach into the side setback area. Consequently, an application for administrative variance will be needed, and reviewed prior to proceeding with Development Plan Review.~~

~~Also, although the application states that the second floor will be consistent with the required setbacks, the plan does not show those second floor setbacks. Please ensure that the revised site plan shows the setbacks for the proposed second floor area.~~

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

~~Comment: Please revise elevation sheets A-2.0 and A2.1 to provide the calculations and information necessary to ensure compliance with this section. This comment is partially addressed. The elevation sheets are revised to show a percentage of opening, but do not provide calculations. Also, it appears that there are areas of the exterior walls that do not comply with the articulation requirements. Please revise the elevations to clearly show compliance with both the windows and door coverage requirements, and the articulation requirements for all four elevations. This comment was not addressed. Areas on the north and south elevations on sheet A2.0, as well as a portion of the west elevation on sheet A2.1 do not appear to comply with the articulation requirement. Please revise sheets A2.0 and A2.1 to demonstrate compliance.~~

~~REV 4: Although the response states that articulation was added, this comment has not been addressed, and the north/south elevations do not appear to comply with the town code. Please provide the revised plans demonstrating compliance with the articulation requirements specified above. THIS COMMENT WAS ADDRESSED. HOWEVER THE ARTICULATION PROPOSED ON THE NORTH SIDE OF THE BUILDING INCLUDING THE WINDOW DOOR AND ROOF TRIM,~~

AND THE EMBLEM ARE NOT PERMITTED TO ENCROACH ANY FURTHER INTO THE SETBACK THAN THE EXISTING WALL. A CONDITION OF APPROVAL IS THAT THE NORTH BUILDING ELEVATION MUST BE REVISED TO BE FLUSH AGAINST THE EXISTING WALL IN THE FORM OF BANDING, STUCCO SCORE LINES ETC., RATHER THAN TRIM THAT EXTENDS BEYOND THE EXISTING ENCROACHMENT.

Section 64-1(f)

~~Background: This code section was amended by Ordinance 2022-09 (attached) to allow flat roofs with restrictions on "Flat Roof Usable Areas", on access, parapet height, prohibition of mechanical equipment. Flat roof usable areas are limited to 15%, no access is permitted to the roof, parapets are limited to 32" above the tie beam, and no mechanical equipment is permitted.~~

~~Comment: Sheet A 2.1 and Sheet A 3.0 appear to show a parapet of 3'6" or 42", there is no dimension on the rooftop/balcony balustrade, it is not clear if there is any flat roof usable areas, and it is not clear if there is any mechanical equipment on the roof. Please provide additional details to ensure compliance with the section regarding roof requirements. **The revisions appear to comply with this comment, however written reply #5 states that the upper roof is accessible via stairs from the lower deck, but no steps are shown. Please clarify this comment. This comment was clarified by the latest revision that shows circular stairs accessing the roof on sheets A1.0, A1.1 and A2.0 and A2.1, however Town Code Section 67-37 prohibits access to a flat roof usable area above 14', and the stairs must be removed. Please revise all applicable sheets to delete stairs.**~~

~~**REV 4: The plans were revised however a note remains on Sheet A1.1 noting the location of the roof access stairs. Please delete this note. THIS COMMENT IS ADDRESSED.**~~

~~**Section 64-1(f) limits the flat roof usable area to 15% of the total floor area, is limited to a height of 14' above the finished floor, and this calculation must be provided to ensure compliance. Please revise Sheet A1.1 to provide the roof area and flat roof area calculation.**~~

~~**REV 4: The response to this comment states that calculations of the usable flat area at 14' is shown on the plans, but were not found on any sheets of the resubmittal. Please either specify what sheet and where the revisions are located or provide the calculations. THIS COMMENT IS ADDRESSED.**~~

~~Ordinance 2022-09 includes height limitations and parapet requirements for flat roofs including a 24' maximum height for the 2nd floor tie beam on a 2-story structure and a 32" parapet height measured from the top of the parapet. Ordinance 2022-09 also requires that "the parapet shall extend around the flat roof and shall screen all authorized flat roof elements. Authorized flat roof elements are limited to permitted roof ventilation features, chimneys, and elevator bulkhead." The code provides no exceptions to maximum height limitations except in Section 64-52 which allows exceptions for specific structures by special exception. Sheet A2.0 shows a 26' height, 40" parapet height, and a decorative railing on top of the parapet. Sheet A2.0 and other related sheets must be revised to be a maximum of 24' to the top of the 2nd floor beam, 32" parapet height, and the decorative railing must be removed. However, it is possible that the parapet could be designed to incorporate the same decorative design as the railing provided the parapet is solid and provides the required screening.~~

REV 4: ~~Overall building height and parapet heights have been revised, however the plans show several related design features that are not consistent with town code as follows:~~

~~The front elevation shows a balustrade feature on the 2nd floor tie beam which appears to substitute for the required parapet, and the columns exceed the allowable 32" height above the tie beam. As previously stated the flat roof structure is required to have a parapet that screens all authorized flat roof element so it must be a solid structure and cannot have openings as appear to be shown on the balustrades. Please revise the design to comply with this code requirement.~~

~~The tie beam for the roof structure covering the main entry on the front elevation exceeds the maximum height of 24' and the balustrades on top of this structure exceed the maximum height allowable and do not provide the screening required by parapets. Please revise the design to comply with this code requirement.~~

~~The town code permits authorized roof elements such as ventilation, chimneys, etc., but require that they are screened by the parapet. The elevations appear to show a chimney which exceeds the height of the parapet. Please revise the design to comply with this code requirement. THIS COMMENT IS~~

PARTIALLY ADDRESSED. A CONDITION OF APPROVAL IS THAT THE BALUSTRADES ON THE 2ND FLOOR FLAT ROOF AND THE COVERED ENTRY ARE REVISED TO NOT EXCEED 32" (THE COLUMN CAPS EXCEED THE 2'8" SHOWN) AND ARE REDESIGNED TO BE A SOLID SCREEN OF ALL AUTHORIZED ROOFTOP EQUIPMENT.

Section 64-1(i)

~~Background: This code section limits the 2nd floor area to 75% of the first floor, and Section 64-3. The Town Code defines floor area for calculating FAR as "the gross horizontal areas of all floors of all buildings on a lot, measured from the exterior face of exterior walls or other type of enclosure, or from the centerline of a wall separating two buildings, including garages, carports, and porte cocheres, but not including: basements, attics (unless used as living space), unenclosed decks or patios, covered porches, balconies (covered or uncovered), or crawl spaces."~~

~~Comment: Although C 1.0 states that the second floor area is 72.7% of the first floor area, no calculations are provided as required in the checklist. Please revise Sheet A1.0 labeling each space and providing the calculation of 2nd floor to 1st floor to verify compliance with this section. **This comment was partially addressed by providing the labeling and dimensions, however the legend and calculations specified in the checklist were not provided with the total square footage of each space in order to confirm compliance with this section. Note that the Zoning Official has done calculations that indicate the project complies with this requirement, however the calculations are needed for confirmation. This comment is partially addressed however the square footages included on sheet A1.0 is based on interior dimensions and the Town Code defines floor area for the purposes of calculating Floor Area Ratio dimensions are taken from the exterior walls not the interior. This must be revised to be consistent with the Town Code.**~~

REV-4: This comment is addressed.

Section 64-1(j)(6)

~~Background: This code section states that the maximum floor area of all finished floors under roof shall be 32 percent of the total lot area. Floor Area is defined, as "the gross horizontal areas of all floors of all buildings on a lot, measured from the exterior face of exterior walls or other type of enclosure, or from the centerline of a wall separating two buildings, including garages, carports, and porte cocheres, but not including: basements, attics (unless used as living space), unenclosed decks or~~

patios, covered porches, balconies (covered or uncovered), or crawl spaces”.

~~Comment: Although the Site Data on Sheet C 1.0 states that the FAR is 32.95% no calculation is provided. Please provide a calculation of total FAR to confirm compliance with this code requirement. **This comment was partially addressed by providing the labeling and dimensions, however the legend and calculations specified in the checklist were not provided with the total square footage of each space in order to confirm compliance with this section. Note that the Zoning Official has done calculations that indicate the project complies with this requirement, however the calculations are needed for confirmation. This comment is partially addressed however the square footages included on sheet A1.0 is based on interior dimensions and the Town Code defines floor area for the purposes of calculating Floor Area Ratio dimensions are taken from the exterior walls not the interior. This must be revised to be consistent with the Town Code.**~~

~~In addition, because the lot area exceeds 20,000 square feet, the FAR is limited to 0.32, and the site data on Sheet C1.0 shows a total FAR of 31.8% but no calculation is provided as required by the checklist. Please refer to the required FAR calculation on the Development Plan Review Checklist and revise Sheet A1.0 to include the required information which is as follows:~~

~~First floor plan with all rooms dimensioned and labeled (e.g., bedroom, bathroom, kitchen, etc), covered porches, patios, garage etc. Include numbering of each room that corresponds to a legend and with the total square footage of each room and space provided;~~

~~Second floor plan (if applicable) with all rooms dimensioned and labeled (e.g., bedroom, bathroom, etc), balconies etc. Include numbering of each room that corresponds to a legend and with the total square footage of each room and space provided;~~

~~Provide FAR table with all applicable rooms and spaces listed for a determination of total FAR and the percentage of 2nd floor space to 1st floor space.~~

~~Please note that as described above, the floor area is calculated using the exterior of the wall not the interior as shown on the plans.~~

REV-4: This comment is addressed.

Section 64-44

~~Background: This code section limits the height of fences and walls to 4' in the front yard area, and allows "lighting or decorative elements" which exceed the height limitation provided they do not cause off-site lighting or shading and do not constitute more than 5% of the fence area.~~

~~Comment: The new survey and sheet A-0.1 show a 6' concrete wall with 8' columns and two 6' iron gates which do not comply with this code section. The concrete wall is subject of an active permit and this comment is made as advisory only inasmuch as any issues with the wall will be addressed during permitting. Although this was noted as an advisory comment on the 12/13/23 plan review comments, the issue has not been corrected, and both the plans and survey show the wall which violates the Town Code. The plan must be revised to remove or replace the 6' wall to comply with the Town Code.~~

~~REV 4: Although the response to comments states that the wall was permitted, inspected and passed, the location is contrary to the town code as noted above, and must be corrected. THIS COMMENT IS ADDRESSED BY THE RESPONSE TO COMMENTS THAT THE WALL WILL BE CORRECTED. A CONDITION OF APPROVAL IS THAT THE WALL IS RECONSTRUCTED TO COMPLY WITH TOWN ZONING CODE.~~

Section 64-45

~~Background: This code section includes a requirement for a 10' setback for driveways from the adjacent lot property line.~~

~~Comment: Sheet A-0.2 shows two driveway accesses to N Ocean Blvd, but does not show a dimensioned setback. Please revise the site plan to show the correct setback. This comment is addressed.~~

Section 64-46

~~Background: This code section addresses required parking for single-family and two family dwelling, calculating the required parking at one (1) space per bedroom or room that would qualify as a bedroom per the Florida Building Code. This code also requires a fully enclosed garage for two (2) full sized vehicles with spaces measured at 10 x 20, and for every two bedrooms above four bedrooms, and additional garage parking space is required. This home includes five (5) bedrooms thus requiring two (2) garage spaces and three (3) exterior spaces (measured at 9 x 18).~~

~~Comment: Please revise the site plan and floor plan to show the required garage and exterior parking spaces dimensioned as required. Please do not show illustrations of vehicles in those spaces, but rather the spaces dimensioned.~~

Section 64-50

~~Background: This code section addresses location and setback for residential equipment and accessories including mechanical equipment, swimming pool equipment, generators etc. It is not clear from the site plan if any new equipment is proposed and the survey shows AC equipment near the proposed garage door on the south side of the house which will need to be relocated.~~

~~Comment: Please revised the site plan to show any and all existing mechanical equipment proposed to remain in place and any proposed mechanical equipment. **This comment was partially addressed by providing the location of mechanical equipment on sheet A-0.2, however the required 10' setback is not shown, and judging by the dimensions on sheet A-0.1 the condensing units shown on the north side of the building do not comply with the required setback. There is also no landscaping plan to show if they are being screened. This comment is partially addressed by showing the AC pads on Sheet A0.2 along with the 10' setback line, however the AC pads are not shown on the landscape plan sheet A0.1 so no screening of the equipment has been provided. Please revise the plans accordingly to provide screening and ensure compliance with Town Code.**~~

REV 4: The drainage and septic tank sheet A-0.3 shows both the AC condensing units and the pool equipment. There is a note for the pool equipment that it will be screened with landscaping, but neither the AC or pool equipment are shown on the site plan sheet A-0.1 or landscape plan sheet A-0.2. Please revise all three sheets to show the AC and pool equipment, and show them all screened on the landscape sheet A-0.2 as required by the code. THIS COMMENT IS ADDRESSED TO SHOW ALL MECHANICAL EQUIPMENT BUT DOES NOT SHOW SCREENING. A CONDITION OF APPROVAL IS THAT ALL MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH TOWN CODE.

Section 64-60

~~Background: This code section limits requires a minimum 5' setback from the property line for all unenclosed and uncovered decks, patios, driveways, parking areas, steps, stoops and terraces.~~

~~Comment: Sheet A-0.2 shows a reconfigured driveway area near the pool and new driveway access to the garage, but does not show the required 5' setback. Please revise the plan to show the required 5' setback. This comment is addressed by the revised plan Sheet A-0.2.~~

~~When responding to these comments, provide a written response to each comment, including the sheet number where the revision is shown. Also show the revision on that sheet clouded for ease of review. Revised plans will be rejected if this written response and clouded revisions are not provided.~~

~~REV 4: Although a written response was provided the revisions are not clouded making it difficult to review. Please show all revisions as clouded.~~

Please note that once revisions are received additional comments may be generated if appropriate.

July 10, 2024

To: Kelly Avery, Town Clerk

From: Tara Bamber, PE 

Re: 5920 N Ocean Blvd
Developmental Plan Review
Engenuity Group Project No. 00020.10

We reviewed the following which were received through email on 7-3-24:

1. Architectural Plans, 10 sheets, revised 7-2-24, by SRI Consultants, Inc.
2. Data Calcs, 1 sheet, dated 7-3-24, by S.S. Rajpathak, P.E.
3. Comment Response Letter, 2 sheets, dated 7-2-24, by SRI Consultants, Inc.

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

1. It is my understanding septic drainfields shall be mounded, in other words a low point shall not be in the center of the drainfield. Please obtain approval from PBC Health Dept. prior to submitting for building permit. The drainage features including grading shall be on the approved stamped plan.
2. Pre-Construction approval shall be provided from the City of Boynton Beach for the existing/proposed water service.
3. Additional comments will be asked at time of building permit.

If you should have any questions, please do not hesitate to give me a call.

Cc: Lisa Tropepe, PE
Lynne Ladner



TOWN OF OCEAN RIDGE

6450 North Ocean Boulevard, Ocean Ridge, Florida 33435
 (561) 732-2635 Main ♦ (561) 737-8359 Fax
 oceanridgeflorida.com ♦ permit@oceanridgeflorida.com

Land Development Action Application

All information must be printed legibly or typed. Please contact the Town Hall at 561-732-2635 or via email at info@oceanridgeflorida.com

This application is being submitted for the property located at:
5920 N. Ocean Blvd, Ocean Ridge, FL 33435

Check Applicable Approval Being Requested

- | | |
|--|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> PRD Amendment |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Plat or Re-Plat |
| <input type="checkbox"/> Construction East of the CCCL | <input type="checkbox"/> Re-Zoning |
| <input checked="" type="checkbox"/> Development Plan Review | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Planned Residential Development (PRD) | <input type="checkbox"/> Special Exception |

Property Owner(s)	Applicant (if different than Owner)
Name(s): Helen Asir	Name: Joseph Asir
Address: 5920 N. Ocean Blvd Ocean Ridge, FL 33435	Address: 5920 N. Ocean Blvd Ocean Ridge, FL 33435
Phone: 609-933-1274	Phone: 609-933-1275
Email: helen@thecouturecollection	Email: asirs@comcast.net

The applicant(s) or authorized agent must be present for the public hearing in order for the Commission/Board to act upon their request. The applicant is encourage to invite to the meeting those associated in this proposed development.

General Data

Project Name: 5920 2nd Floor Addition
Project Location Address: 5920 N. Ocean Blvd, Ocean Ridge, FL 33435
Exact Legal Description of Property: AMENDED PL OF BOYNTONS SUB N 110 FT OF S 210 FT OF MUCK LT 45 LYG W OF SR A1A
Property Control No: 46-43-45-27-08-000-0453
Existing Zoning: RSF - SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)
Proposed Zoning (if applicable to application): N/A
Existing Land Use: RESIDENTIAL SINGLE STORY

Proposed Land Use: RESIDENTIAL 2 STORIES

First Floor Living Elevation (For CCCL Application): _____

Total Site Area: _____ Sq. Ft.: 26,494 Acres: 0.6264

Flood Zone Category: _____

Existing Comprehensive Plan Designation (if applicable to application): _____

Proposed Comprehensive Plan Designation (if applicable to application): _____

Is the site currently served by public water? Yes No

Is the site currently served by public sewer? Yes No

Existing Bedrooms: 5 Proposed Bedrooms: 5

Existing Bathrooms: 5 Proposed Bathrooms: 6

Residential: Total Number of Dwelling Units: 1 Density (Units per acre): _____

Commercial: Total Square Footage: _____ Number of Buildings: _____

Describe the nature of your application in detail and be descriptive.

(Example: Requesting a Land Development Permit from the provisions of the Land Development Code, Article 2; COASTAL CONSTRUCTION, Section 67-17; Coastal Construction and Excavation Setback Line; Sub-Paragraph (a); Setback Line Established; and Sub-Paragraph (h); Existing Structures, to permit the construction of a two story addition of a 1-car garage (13' 8" x 20' 0") on the bottom floor and a living room (17' 8" x 19'), and a bedroom (13' 8" x 13' 2") on the second floor. The garage floor to be at 19.0 NAVD with the living room floor at 22.0 NAVD to match the rest of the existing 2-story house. The addition is to be at a maximum of 168' 4" east of the Coastal Construction Control Line (CCCL) of 1997, and the addition of a swimming pool (15' 8" x 36') that is to be at a maximum of 181' 7 5/8" east of the CCCL of 1997.)

Requesting a Land Development Permit to permit the construction of a 2 story addition with 2 car garage.

The first floor of the structure will adhere to existing footprint and grandfathered setbacks

Variance granted for encroachment on rear (North West Corner) of structure to build sun room

The second floor of the structure will be consistent with required setbacks under the Building Code of the Township of Ocean Ridge

The structure and flat roof will be consistent with the latest additions and revisions to the Building Code of the Township of Ocean Ridge

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

1) The proposed plan will conform to the Town's comprehensive plan and will align with future land use, housing, transportation, infrastructure and community services outlined in the plan ensuring sustained growth and development

2) The proposed plan complies with the existing zoning ordinances which regulate land use, density, building height, setbacks, parking requirements and other development standards

3) The proposed plan has assessed the impact on public services and the development will not strain existing infrastructure and service. All steps will be taken to mitigate any impact

4) The proposed plan has taken into account its environmental footprint including impacts on natural resources, bio-diversity, air and water quality, and energy consumption and is consistent with current practices

Has a previous application been filed within the last year in connection with the subject property? Yes No If Yes, briefly describe the nature of the Application.

Since building calculations have changed and variance was granted, we have been instructed to file a revised application

Has a Site Plan been previously approved by the Town Commission for this property?

Yes No If Yes, please note date of previous approval: _____

Please provide the name and contact information of the following persons or firms involved in this proposed development, where applicable:

Authorized Agent (if different from Owner):	
Name:	
Company Name:	
Address:	
Phone:	Email:
Developer:	
Name:	
Company Name:	
Address:	
Phone:	Email:
Planner:	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Architect:	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Landscape Architect	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Engineer	
Name: <small>Shirish S. Rajpathak</small>	Florida Registration No.: <small>42702</small>
Company Name: <small>SRI Consultants Inc.</small>	
Address: <small>1880 N. Congress Avenue, Suite 221, Boynton Beach, FL 33426</small>	
Phone: <small>561-372-1290</small>	Email: <small>raj@sriconsultants.net</small>

I understand that any development permit issued by the Town of Ocean Ridge is contingent on the applicant meeting all requirements from the State of Florida, Palm Beach County, and the Town of Ocean Ridge and upon an actual building permit submittal and review by the Building, Zoning, and Engineering Officials of the Town of Ocean Ridge.

I certify that all of the foregoing information is accurate, and that if approved, all work will be done in compliance with all applicable laws regulating construction and zoning.

J. Az.
Applicant Signature

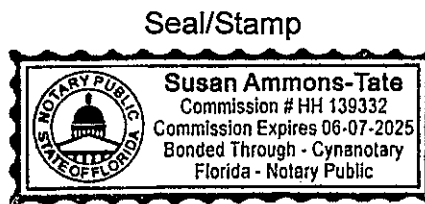
Joseph Azir
Printed Name of Applicant

Applicant is: Owner Lessee Agent

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 10th day of July, 2024 who is personally known to me or has produced FLDL as identification and who did (or did not) take an oath.

Susan Ammons-Tate
Notary Signature (for Applicant)

06-07-2025
Commission Expiration



DATA CALCULATIONS FOR AN ADDITION
(EXPANDING EXISTING FOOTPRINT OF A STRUCTURE)

APPLICANT FILL OUT: PROPERTY ADDRESS:					ZONING DISTRICT: _____							
	APPLICANT USE				ZONING OFFICIAL USE ONLY							
*TOTAL SITE AREA	26535		Sq. Ft.		Sq. Ft.							
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	N/A (FLOOD ZONE X)											
FINISHED FLOOR ELEVATION (NAVD)	20.00											
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW							
	EXISTING		PROPOSED									
	Sq. Ft.	%	Sq. Ft.	%								
FLOOR AREA RATIO (MAXIMUM _____%)	3,666	13.82	8,423	31.74								
LOT COVERAGE (MAXIMUM _____%)												
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW							
	EXISTING		PROPOSED		EXISTING		PROPOSED					
	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%				
*PERCENTAGE FROM TOTAL SITE AREA	3,666	13.82	4,177	15.74								
FIRST FLOOR UNDER A/C (_____)	0	0	3,523	13.28								
SECOND FLOOR UNDER A/C (_____)	3,666	13.82	7,700	29.02								
TOTAL UNDER A/C (_____)	3,666	13.82	8,423	31.74								
TOTAL FLOOR AREA (_____)	3,666	13.82	8,423	31.74								
TOTAL UNDER ROOF (_____)	0	0	3,813	14.37								
FLAT ROOF (_____)	0	0	3,813	14.37								
TOTAL ROOF (_____)	723	2.72	723	2.72								
GARAGE (_____)	0	0	0	0								
COVERED PATIO (_____)	0	0	256	0.96								
COVERED ENTRY (_____)	0	0	0	0								
COVERED BALCONY (REAR) (_____)	0	0	0	0								
COVERED BALCONY (FRONT) (_____)	0	0	828	3.12								
OPEN BALCONY (_____)	3,666	13.82	5,156	19.43								
BUILDING FOOTPRINT (_____)	Unknown		983	3.70								
SEPTIC TANK & DRAINFIELD (_____)	9,145	34.46	10,206	38.46								
PAVED AREA (with Pool & Pool Deck)	0	0	0	0								
SYNTHETIC TURF (_____)	10,886	41.03	17,292	65.34								
TOTAL IMPERVIOUS (_____) (INCLUDES SYNTHETIC TURF)	15,649	58.97	9,198	34.66								
TOTAL PERVIOUS (_____)	ZONING OFFICIAL USE ONLY				APPLICANT USE				ZONING REVIEW			
	EXISTING		PROPOSED		EXISTING		PROPOSED					
	FEET		FEET		FEET		FEET					
BUILDING HEIGHT (_____)			24									
BUILDING SETBACKS:												
FRONT (_____)	25		25									
REAR (_____)	15		15									
SIDE INTERIOR (_____)	15		15									
SIDE CORNER (_____)												
WATERWAY (_____)												
DRIVEWAY (_____)	5		5									

Prepared By: S. S. Rajpathak, P.E. Date: 8/30/2024

DATA CALCULATIONS FOR AN ADDITION
(EXPANDING EXISTING FOOTPRINT OF A STRUCTURE)

APPLICANT FILL OUT: PROPERTY ADDRESS:		APPLICANT USE		ZONING DISTRICT: <u>RSF</u>				
2820 N. Ocean Blvd				ZONING OFFICIAL USE ONLY				
*TOTAL SITE AREA	<u>26,494</u>	<u>26,494</u> Sq. Ft.		<u>26,494</u> Sq. Ft.				
BASE FLOOD ELEVATION (NAVD) (OBTAIN THE FLOOD INSURANCE STUDY)	<u>N/A. (FLOOD ZONE X)</u>							
FINISHED FLOOR ELEVATION (NAVD)								
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW			
	EXISTING		PROPOSED		EXISTING		PROPOSED	
	Sq. Ft.	%	Sq. Ft.	%			<u>5%</u>	<u>9%</u>
FLOOR AREA RATIO (MAXIMUM <u>36%</u>)	<u>4789</u>		<u>8730</u>	<u>32.95%</u>			<u>44%</u>	<u>31.9</u>
LOT COVERAGE (MAXIMUM %)							<u>54%</u>	<u>20.5</u>
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW			
	EXISTING		PROPOSED		EXISTING		PROPOSED	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
FIRST FLOOR UNDER A/C ()	<u>3504</u>		<u>3941</u>		<u>4512</u>	<u>17.0</u>		
SECOND FLOOR UNDER A/C ()	<u>0</u>		<u>3481</u>		<u>3266</u>	<u>12.3</u>		
TOTAL UNDER A/C ()	<u>3504</u>		<u>7832</u>		<u>7778</u>	<u>29.4</u>		
TOTAL FLOOR AREA ()	<u>3504</u>		<u>8730</u>		<u>9354</u>	<u>20.5</u>		
TOTAL UNDER ROOF ()	<u>3504</u>		<u>8730</u>		<u>5438</u>	<u>20.1</u>		
FLAT ROOF ()	<u>0</u>		<u>3481</u>		<u>3481</u>	<u>13.1</u>		
TOTAL ROOF ()	<u>3504</u>		<u>3481</u>		<u>3481</u>	<u>13.1</u>		
GARAGE ()	<u>120</u>		<u>348</u>		<u>169</u>	<u>0.6</u>		
COVERED PATIO ()	<u>0</u>		<u>256</u>		<u>—</u>	<u>—</u>		
COVERED ENTRY ()	<u>10</u>		<u>256</u>		<u>257</u>	<u>1.0</u>		
COVERED BALCONY (REAR) ()	<u>0</u>		<u>0</u>		<u>—</u>	<u>—</u>		
COVERED BALCONY (FRONT) ()	<u>0</u>		<u>0</u>		<u>—</u>	<u>—</u>		
OPEN BALCONY ()	<u>0</u>		<u>574</u>		<u>—</u>	<u>—</u>		
BUILDING FOOTPRINT ()	<u>4789</u>		<u>4789</u>		<u>5438</u>	<u>20.1</u>		
SEPTIC TANK & DRAINFIELD ()					<u>295</u>	<u>0.1</u>		
PAVED AREA ()	<u>9145</u>		<u>9145</u>		<u>3082</u>	<u>11.6</u>		
SYNTHETIC TURF ()	<u>0</u>		<u>0</u>		<u>—</u>	<u>—</u>		
TOTAL IMPERVIOUS () (INCLUDES SYNTHETIC TURF)	<u>14075</u>		<u>14075</u>		<u>15286</u>	<u>57.7</u>		
TOTAL PERVIOUS ()					<u>11,208</u>	<u>42.3</u>		
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW			
	EXISTING		PROPOSED		EXISTING		PROPOSED	
	FEET		FEET		FEET		FEET	
BUILDING HEIGHT ()			<u>28'</u>				<u>28'</u>	
BUILDING SETBACKS:								
FRONT ()	<u>152'</u>		<u>152'</u>				<u>138'</u>	
REAR ()	<u>20'</u>		<u>20'</u>				<u>19'10"</u>	
SIDE INTERIOR ()	<u>19'6"</u>		<u>19'6"</u>				<u>18'11"/16'9"</u>	
SIDE CORNER ()							<u>—</u>	
WATERWAY ()							<u>—</u>	
DRIVEWAY ()							<u>—</u>	

Prepared By: MANNY Date: 9.10.24

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ASIR RESIDENCE

5920 N. OCEAN BLVD, OCEAN RIDGE, FL 33435



CODE AND BUILDING DATA

CODES

- BUILDING CODE - FBC 2020 (7TH EDITION) RESIDENTIAL.
- FIRE CODE -FFPC 2020 AND NFPA 101-2020
- WIND - ASCE 7-16.
- CONCRETE - ACI 318-14.
- STEEL - AISC 2017 (15TH EDITION).

BUILDING DATA

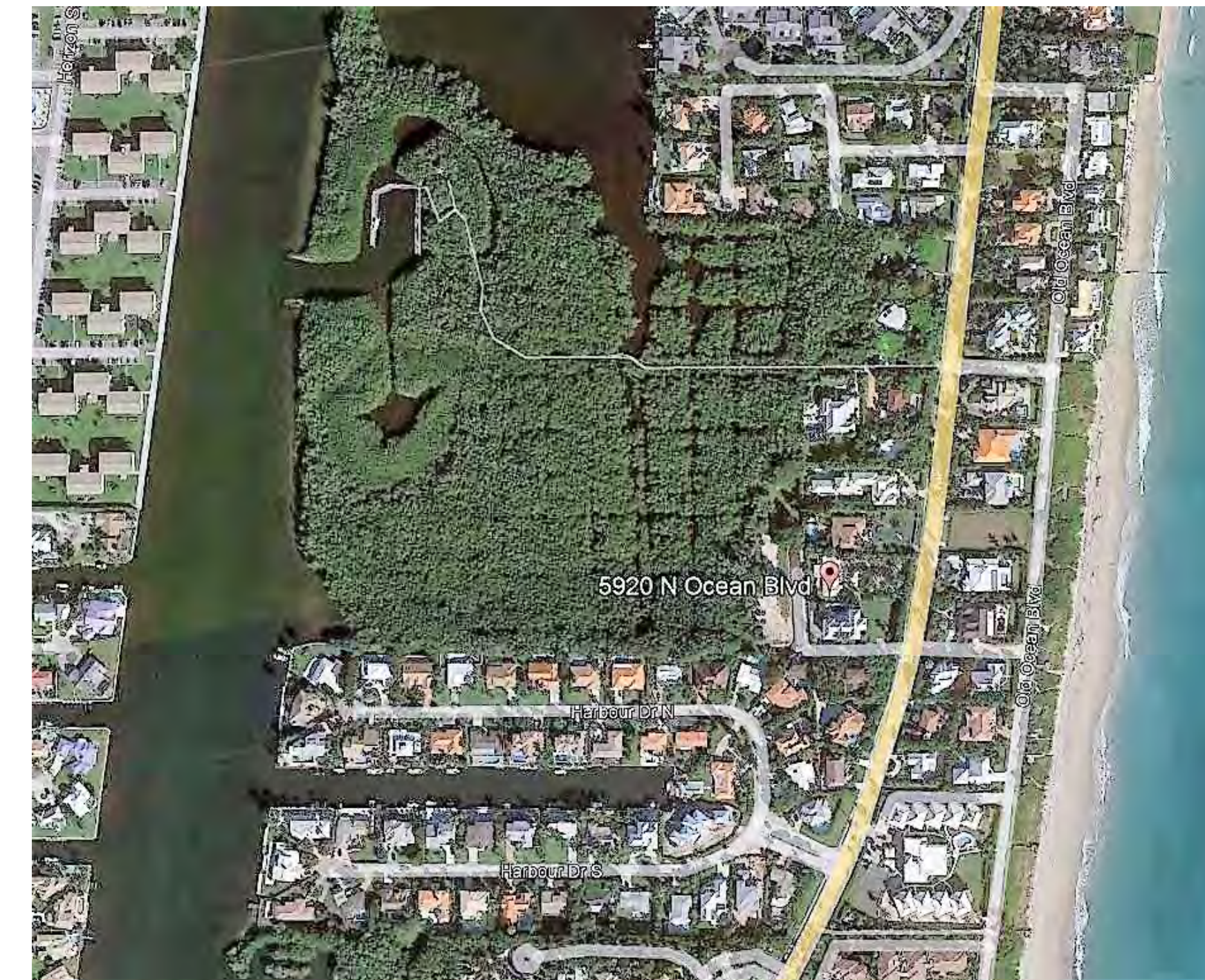
- FIRST FLOOR AREA = 4,900 SF.
- GARAGE & GYM AREA = 723 SF.
- FIRST FLOOR UNDER A/C = 4,177 SF.
- SECOND FLOOR AREA = 3,523 SF (72% OF 1ST FLOOR).
- TOTAL AREA UNDER A/C = 7,700 SF.
- ROOF AREA = 4760.6 SF.
- FRONT PORCH AREA = 256 SF.
- POOL AND POOL DECK AREA = 2,638 SF.

SITE DATA

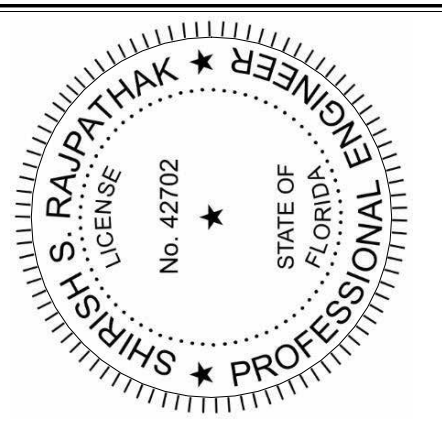
- LOT AREA = 26, 535 SF BASED ON THE SURVEY.
- BUILDING FOOTPRINT = 5,156 (19.5% OF LOT AREA).
- FLOOR AREA RATIO = $(4,900+3,523)/26,535 = 31.7\%$.
- TOTAL IMPERVIOUS AREA = 17,337 SF.

LIST OF SHEETS

SHEET NO.	SHEET NAME
C 1.0	COVER SHEET
A 0.1	SITE PLAN
A 0.2	LANDSCAPING
A 0.3	DRAINAGE & SEPTIC PLAN
A 0.4	ZONING MAP
A 1.0	FLOOR PLANS
A 1.1	ROOF PLAN
A 2.0	NORTH & SOUTH ELEVATIONS
A 2.1	EAST & WEST ELEVATIONS
A 3.0	DEMOLITION PLAN
G 1.0	GREENSPACE MAP



PROPERTY LOCATION (N.T.S)



REVISIONS: BY / DATE

1. Revised Area Calculations	05/07/2024
2. Revised Area Calculations	06/13/2024
3. Revised Height of Column Caps.	07/26/2024

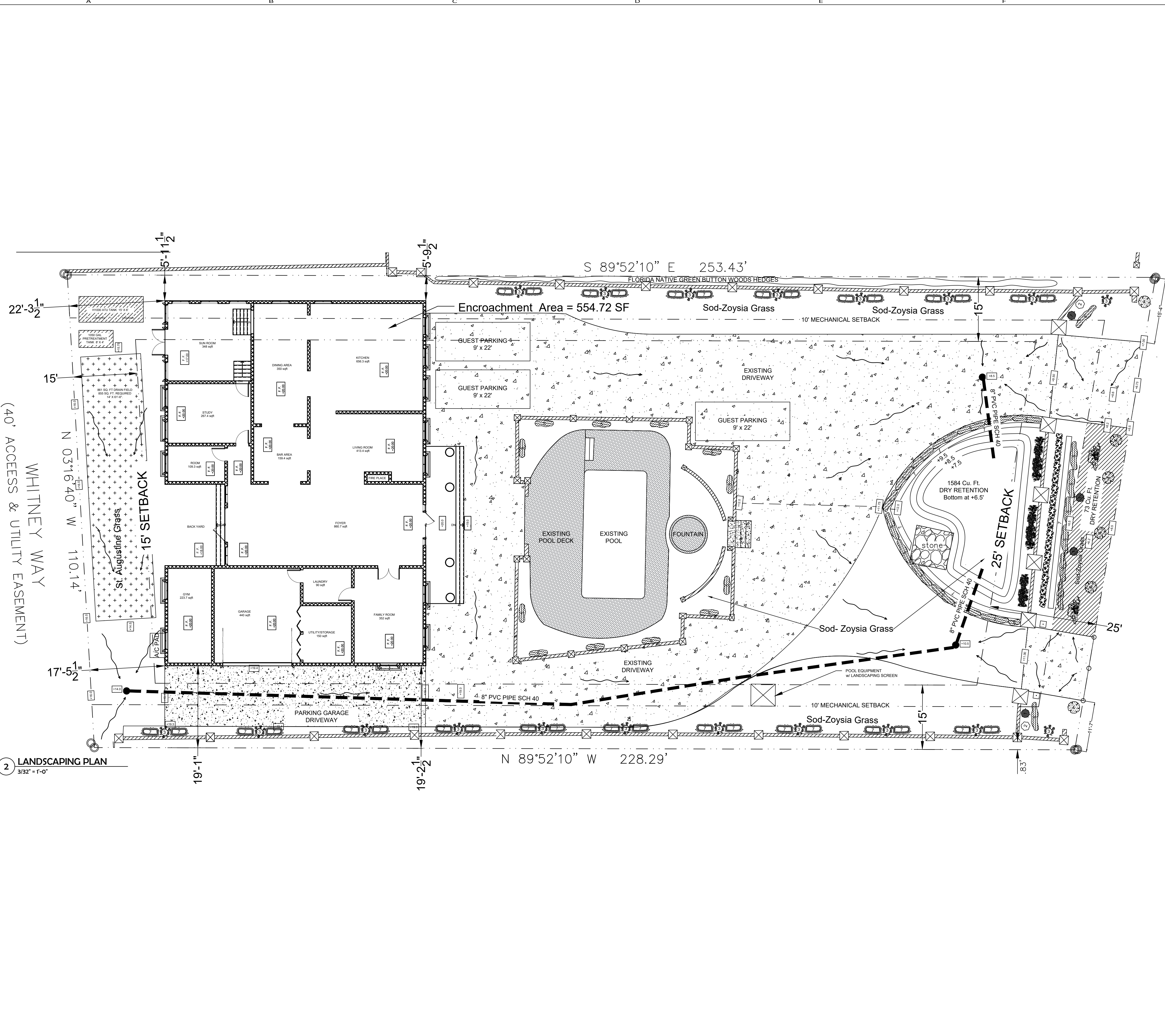
PROJECT TITLE:
ASIR Residence
 5920 N. Ocean Blvd,
 Ocean Ridge, FL 33435.

SHEET TITLE:
COVER SHEET

DATE: December 20, 2023
 JOB NO: 2023-06
 DRAWN BY: NBS
 CHECKED BY: SSR

SHEET NUMBER:
C 1.0

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Landscape Legend

- 1 Garcinia
- 2 Japanese Blueberry Tree
- 3 Brugmansia Angle's Tumpet's
- 4 Callophylums
- 5 Japanese Boxwoods
- 6 White Mussaendas
- 7 Green Island Ficus
- 8 Large Benjamina Ficus
- 9 Barbara Karst Bougainvillea

Existing Landscape information was provided by the owner.

Second floor is complying with the code mandated setbacks.

SRI CONSULTANTS, INC.
 1880 N. CONGRESS AVENUE SUITE 221
 BOYNTON BEACH, FL 33426
 PH: (561) 372-1290, FAX: (561) 377-4590
 E.C.A. # 6996

SHRISH S. RAJAPATHAK
 LICENSE No. 42702
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

REVISIONS	BY / DATE
1. Revised Setbacks	12/05/2023
2. Revised Site Plan	01/02/2024
3. Added Landscaping	01/17/2024
4. Revised retention Area	06/13/2024

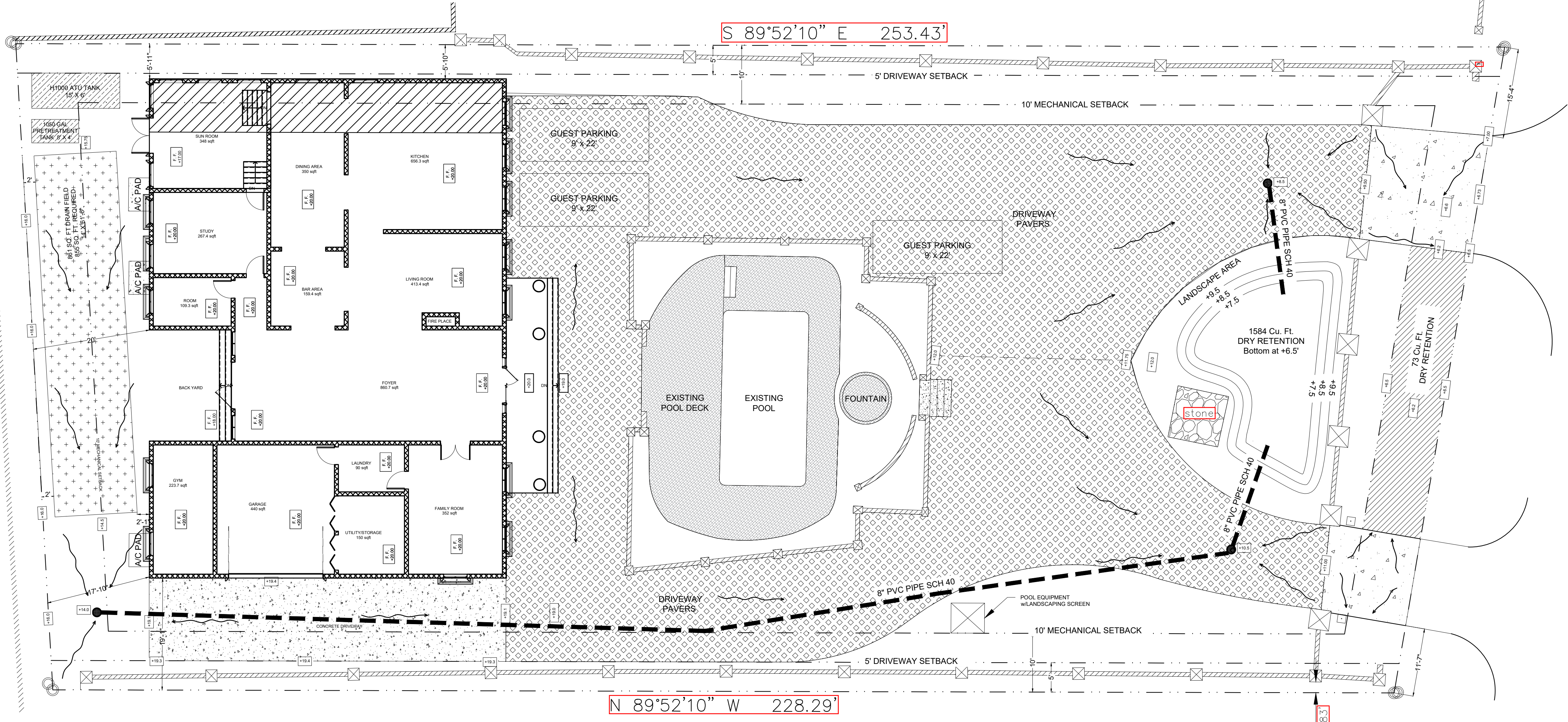
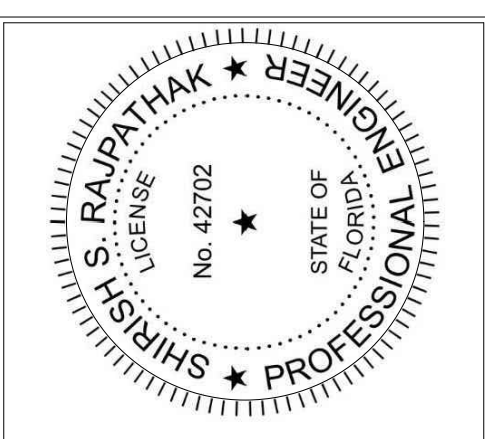
PROJECT TITLE: **ASIR RESIDENCE**
 5920 N. OCEAN BOULEVARD
 OCEAN RIDGE, FL 33435

SHEET TITLE: **LANDSCAPING**

DATE: JULY 02, 2024
 JOB NO: 2023-06
 DRAWN BY: NBS
 CHECKED BY: SSR

SHEET NUMBER: **A-0.2**

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS SHOWN IN THIS DRAWING. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. SRI CONSULTANTS, INC. MUST BE NOTIFIED OF ANY DISCREPANCIES FOUND. SRI CONSULTANTS, INC. ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE PLANS, DRAWINGS, AND SPECIFICATIONS.



1 PERVIOUS AND IMPERVIOUS AREAS
 3/32" = 1'-0"

Septic System Calculations:

- Total Area under A/C = 7,716 sq. ft.
- Estimated Daily Flow:
 - First 3,300 sq. ft. 4 bedrooms equivalent = 400 gpd.
 - Balance of A/C Area (4,416 sq. ft.)* 6 bedrooms equivalent = 360gpd.
 - Total Estimated Sewage Flow= 760 gpd.

(7,716 - 3,300) ÷ 750 = 5.9, use 6 equivalent bedroom @ 60 pd/bedroom.

- Proposed Septic System:
 - 600 gallons pump tank

Notes:

- Removal and Installation of any proposed septic system shall be in accordance with the current specifications and standards of Chapter 64E-6 of Florida Administrative Code.
- Drainfield and Septic Tank details provided by: Southern Septic, Wyndham "Wyn" Brewer (561) 968-8081, 1803 Donnell Road, West Palm Beach, FL 33409.

Drainage:

Rational Method $Q=CiA$ C = 1.0 (impervious) C = 0.2 (pervious)

A. Building roof & west of the building:

- Total Area = 8832 sq. ft.
- Impervious = 5756 sq. ft. (includes 1st and 2nd floor roofs, balconies, driveway, fence wall, and A/C pads.)
- Pervious = 3076 sq. ft.
- Impervious Runoff Volume: (1.0 x 1 in/hr x 5756 sq. ft. x 1 ft/12 in) = 480 cu. ft.
- Pervious Runoff Volume: (0.2 x 1 in/hr x 3076 sq. ft. x 1 ft/12 in) = 51 cu. ft.
- Total Runoff Volume = 531 cu. ft.

B. Paved area between the building & the east fence:

- Total Area = 15 720 sq. ft.
- Impervious = 10,924 sq. ft.
- Pervious = 4,796 sq. ft.
- Impervious Runoff Volume: (1.0 x 1 in/hr x 10,924 sq. ft. x 1 ft/ 12in) = 910.3 cu. ft.
- Pervious Runoff Volume: (0.2 x 1 in/hr x 4,796 sq. ft. x 1 ft/ 12 in) = 80 cu. ft.
- Total Runoff Volume = 990.3 cu. ft.

C. Area between the east property line & east fence:

- Total Area = 1,938 sq. ft.
- Impervious = 612 sq. ft.
- Pervious = 1,326 sq. ft.
- Impervious Runoff Volume: (1.0 x 1 in/hr x 612 sq. ft. x 1ft/12 in) = 51 cu. ft.
- Pervious Runoff Volume: (0.2 x 1in/hr x 1326 sq.ft. x 1ft /12 in) = 22 cu. ft.
- Total Runoff Volume = 73 cu. ft.

- POOL & POOL DECK = 1,741 SQ. FT.
- PAVERS = 8,734 SQ. FT.
- CONCRETE DRIVEWAY & A/C PADS (918 SQ. FT.)
- BUILDING AND FENCES = 5,633 SQ. FT.
- TOTAL IMPERVIOUS AREA = 17, 292 SQ. FT.
- TOTAL PERVIOUS AREA = 9, 198 SQ. FT.

REVISIONS: BY / DATE

PROJECT TITLE: ASIR RESIDENCE
 5920 N. OCEAN BOULEVARD
 OCEAN RIDGE, FL 33435

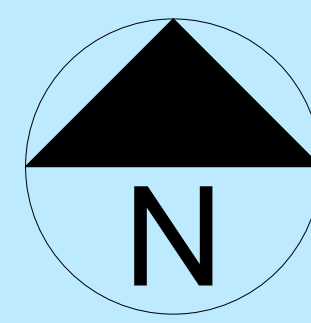
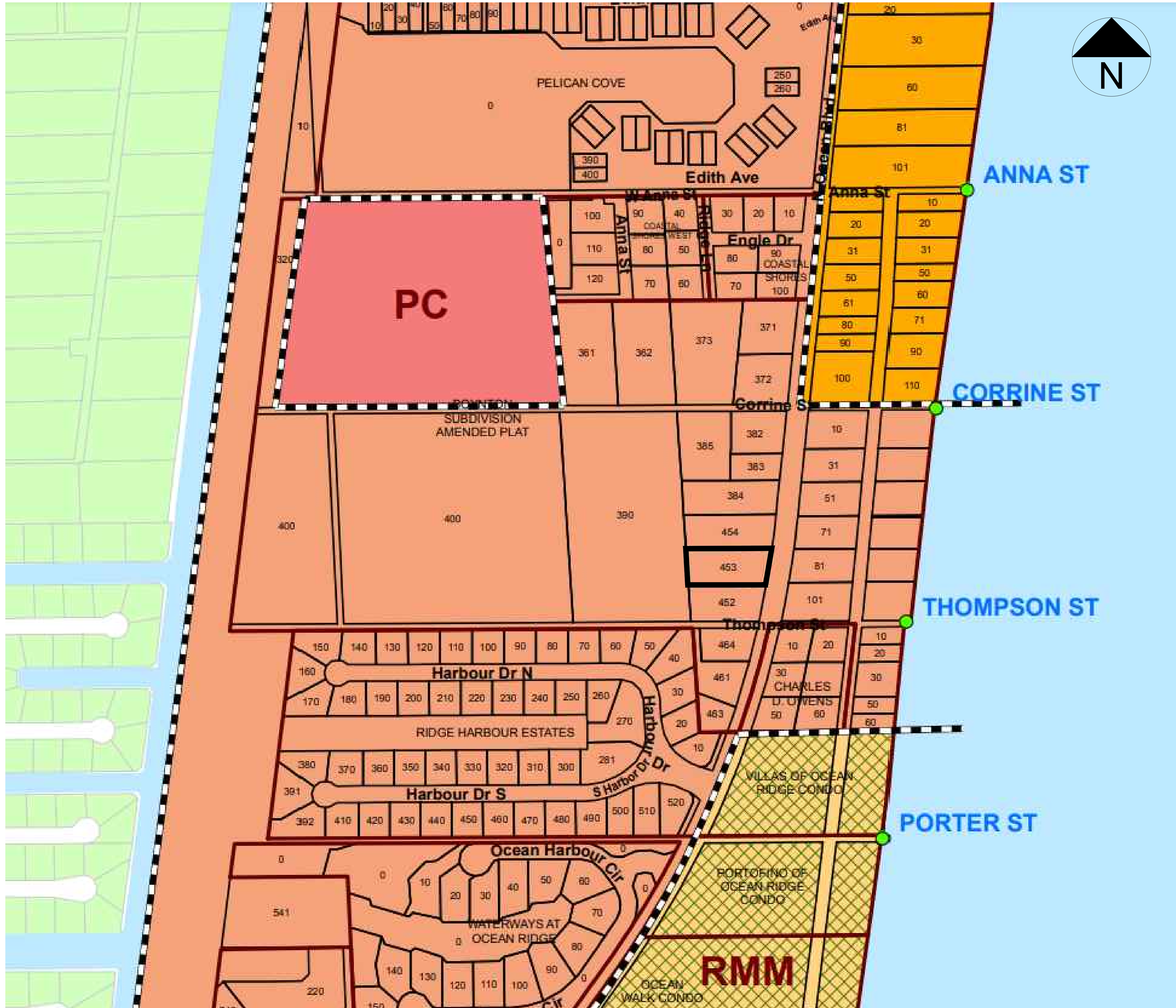
SHEET TITLE: Drainage & Septic Plan
 SHEET NUMBER: A-0.3

DATE: JUNE 13, 2024
 JOB NO: 2023-06
 DRAWN BY: NBS
 CHECKED BY: SSR

SHEET NUMBER

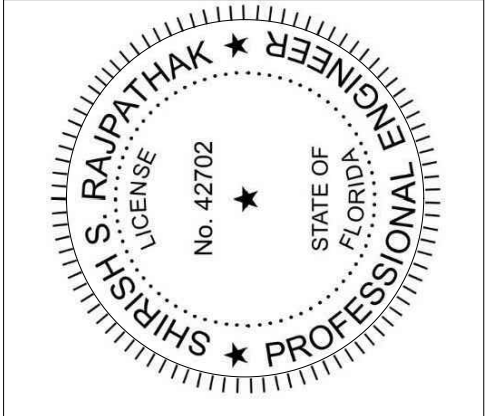
A-0.3

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- Legend**
- Project Site
 - RSF—Single Family Residential State

SRI
 CONSULTANTS, INC.
 1880 N. CONGRESS AVENUE
 SUITE 221
 BOYNTON BEACH, FL 33426
 PH: (561) 272-1290, FAX: (561) 877-4590
 E.O.C.A. # 9996



REVISIONS	BY / DATE
1. Revised Previous & Impervious	12/05/23

PROJECT TITLE
ASIR RESIDENCE
 5920 N. OCEAN BOULEVARD
 OCEAN RIDGE, FL 33435

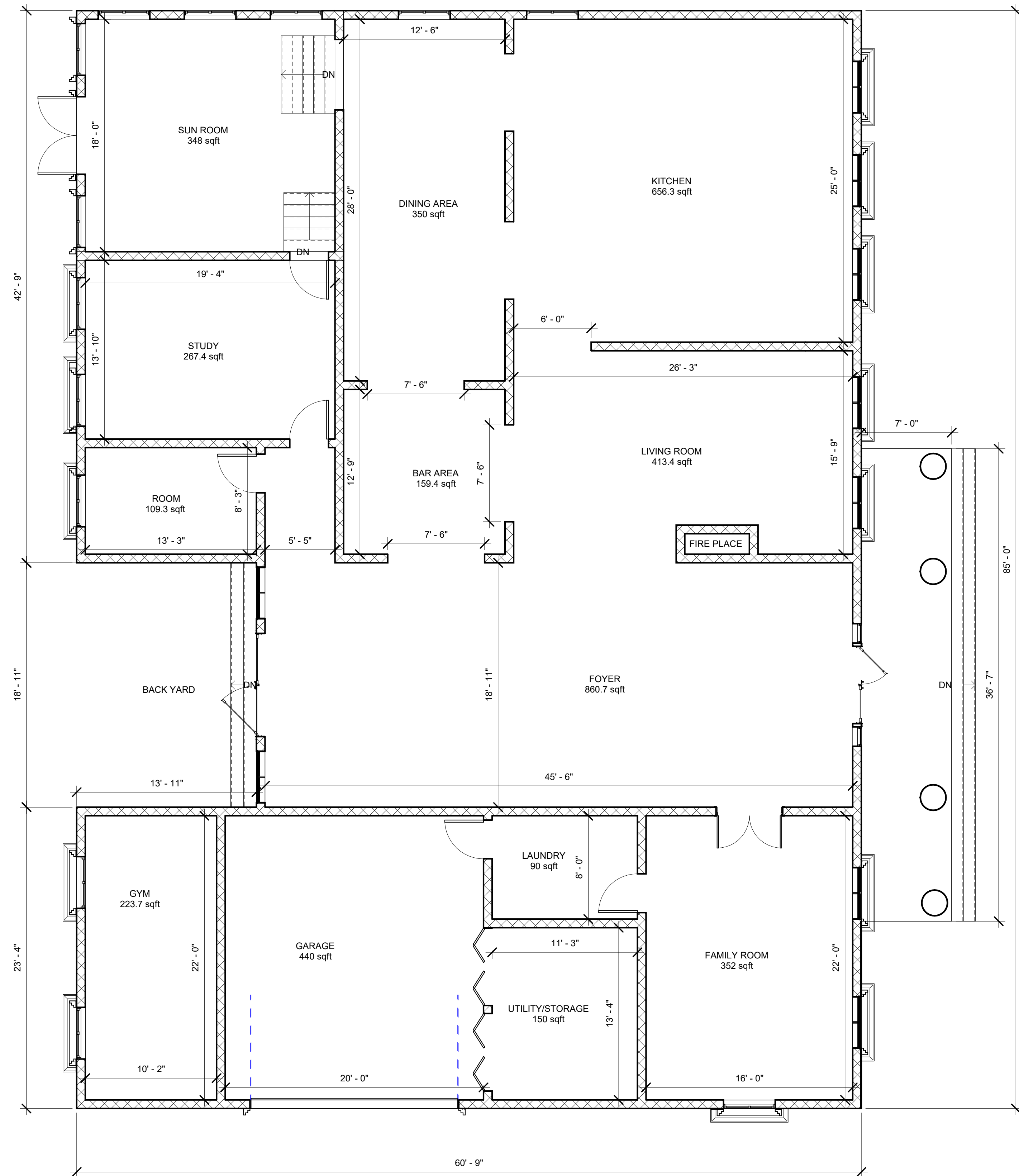
SHEET TITLE
ZONING MAP

DATE: May 6, 2024
 JOB NO: 2023-06
 DRAWN BY: NBS
 CHECKED BY: SSR

SHEET NUMBER
A-0.4

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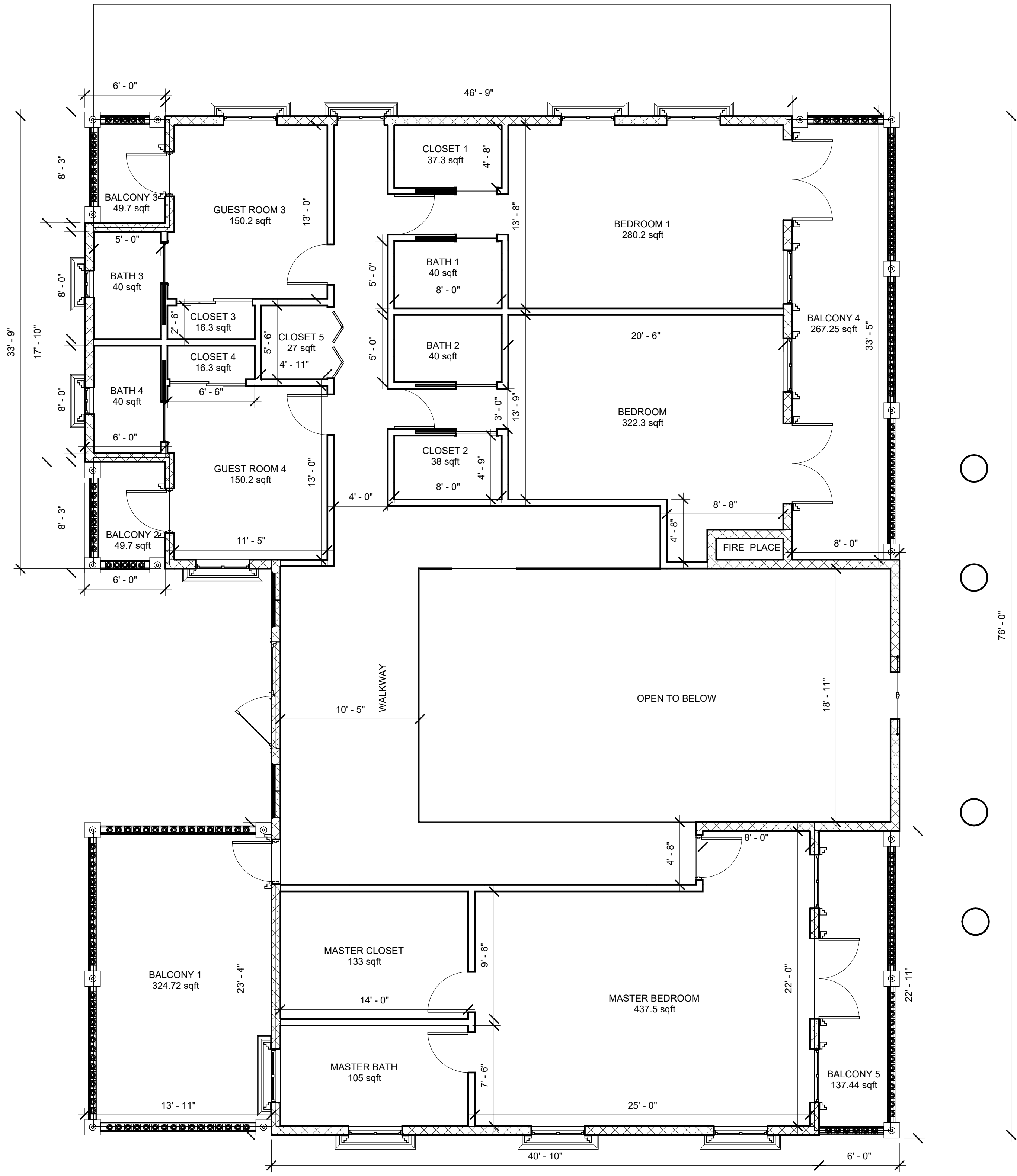
First Floor-Exterior Dimensions			
Area Type	Length (ft)	Width (ft)	Area (sq.ft)
House	85.00	60.75	5163.75
Back Yard	13.92	18.92	-263.37
Total 1st Floor Area =			4900.38 sq.ft



① Ground FL
3/16" = 1'-0"

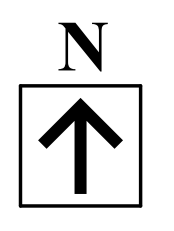
FIRST FLOOR AREA = 4,900 SF.

Second Floor-Exterior Dimensions			
Area Type	Length (ft)	Width (ft)	Area (sq.ft)
North of Foyer	33.75	46.75	1577.82
Bath 3 & 4	17.83	6.00	106.98
Master Bedroom	23.33	40.83	952.56
Foyer	18.92	46.83	886.02
Total 2nd Floor Area =			3523.38 sq.ft



② 2nd FL
3/16" = 1'-0"

SECOND FLOOR AREA = 3,523 SF (72% OF 1ST FLOOR).



SRI CONSULTANTS, INC.
 1880 N. CONGRESS AVE. SUITE 221,
 BOYNTON BEACH, FL 33426
 PH: (561)372-1290, FAX: (561)377-4590
 E.B.C.A. # 6996

SRI S. RAJAPATHAK
 LICENSE No. 42702
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

REVISIONS:	BY / DATE
1. Revised Floor Plan	11/29/2023
2. Revised Area Calculations	06/13/2024

PROJECT TITLE:
ASIR Residence
 5920 N. Ocean Blvd,
 Ocean Ridge, FL 33435.

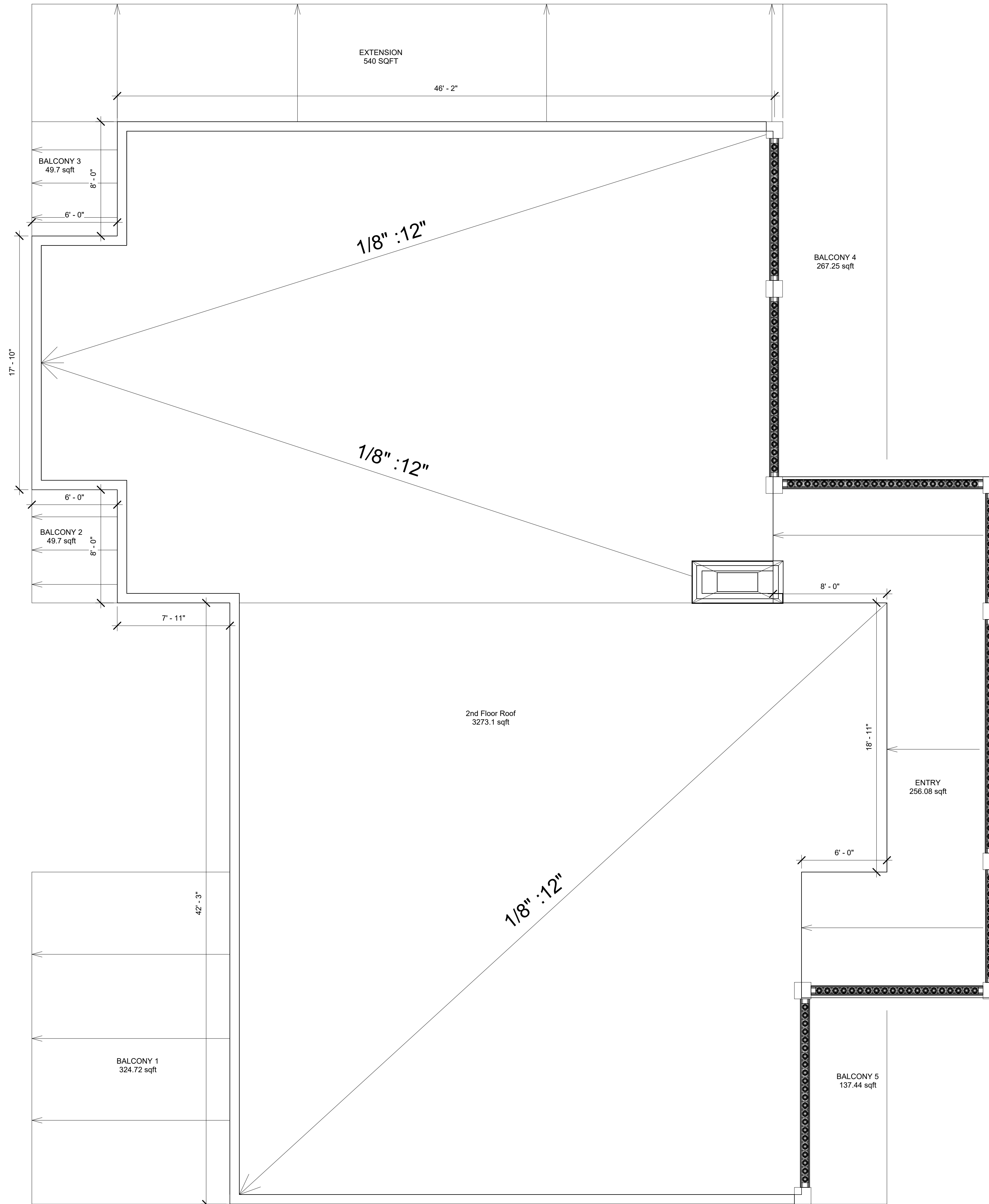
SHEET TITLE:
FLOOR PLAN

DATE: December 20, 2023
 JOB NO: 2023-06
 DRAWN BY: NBS
 CHECKED BY: SSR

SHEET NUMBER
A1.0

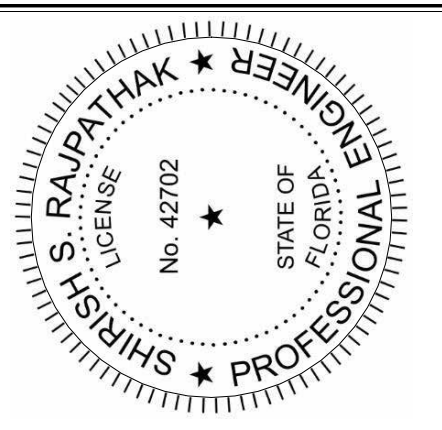
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First Floor-Exterior Dimensions	
Area Type	Area (sq.ft)
BALCONY 1	324.72
BALCONY 2	49.7
BALCONY 3	49.7
BALCONY 4	267.25
ENTRY	256.08
EXTENSION	540.0
2nd FL. ROOF	3273.1
Total Roof Area = 4760.55 sq.ft	



Roof insulation in the attic.

1 Roof Plan
1/4" = 1'-0"



REVISIONS: BY / DATE

1. Revised Roof Plan 12/20/2023

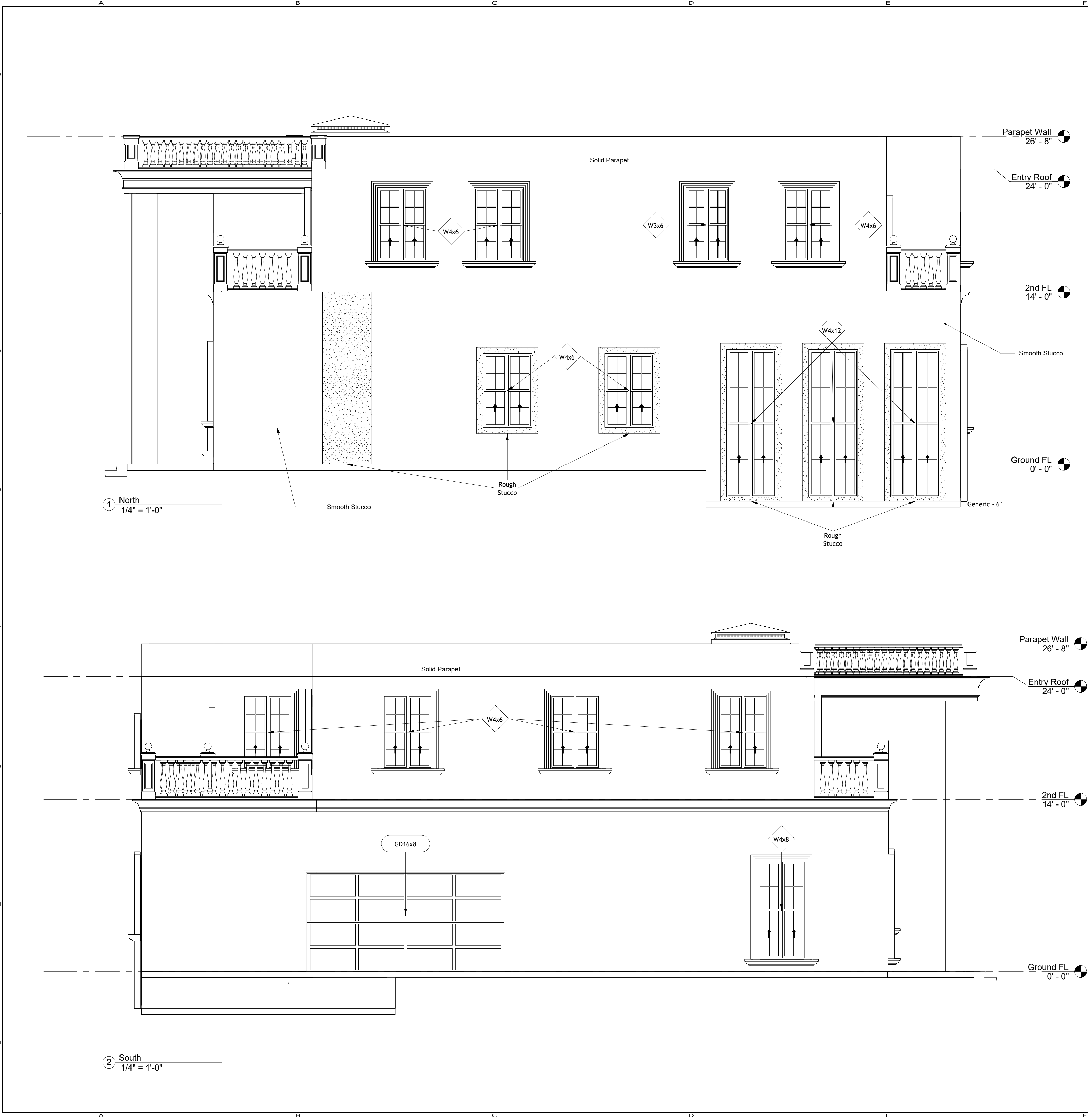
PROJECT TITLE:
ASIR Residence
5920 N. Ocean Blvd,
Ocean Ridge, FL 33435.

SHEET TITLE:
ROOF PLAN

DATE: December 20, 2023
JOB NO: 2023-06
DRAWN BY: NBS
CHECKED BY: SSR

SHEET NUMBER:
A1.1

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20.2 % OPEN

Count	Assemble Code	Width (ft)	Height (ft)	Area (sqft)		
5	W4x6	4' - 0"	6' - 0"	120		
1	W3x6	3' - 6"	6' - 0"	21		
3	W4x12	4' - 0"	12' - 0"	144	Wall Area (sqft)	% Open
				Total	285	20.2

18 % OPEN

Count	Assemble Code	Width (ft)	Height (ft)	Area (sqft)		
4	W4x6	4' - 0"	6' - 0"	96		
1	W4x8	4' - 0"	8' - 0"	32		
1	GD16x8	16' - 0"	8' - 0"	128	Wall Area (sqft)	% Open
				Total	256	18

Actual Window Design will be submitted at the permitting

SRI
CONSULTANTS, INC.

1880 N. CONGRESS AVE. SUITE 221,
BOYNTON BEACH, FL 33426
PH: (561) 372-1290, FAX: (561) 377-4590
E.B.C.A. # 6996

PROFESSIONAL ENGINEER
SRI S. RAJAPATHAK
No. 42702
STATE OF FLORIDA
LICENSE

REVISIONS: BY / DATE

1. Revised North & South Elevation	11/29/2023
2. Revised North & South Elevation	06/28/2024
2. Revised North & South Elevation	07/26/2024

PROJECT TITLE:

ASIR Residence

5920 N. Ocean Blvd,
Ocean Ridge, FL 33435.

SHEET TITLE:

North & South Elevations

DATE: December 20, 2023
JOB NO: 2023-06
DRAWN BY: NBS
CHECKED BY: SSR

SHEET NUMBER

A 2.0

REVISIONS: BY / DATE

- 1. Revised East & West Elevation 11/29/2023
- 2. Revised East & West Elevation 06/13/2024
- 3. Revised East & West Elevation 06/28/2024

PROJECT TITLE
ASIR Residence
5920 N. Ocean Blvd,
Ocean Ridge, FL 33435.

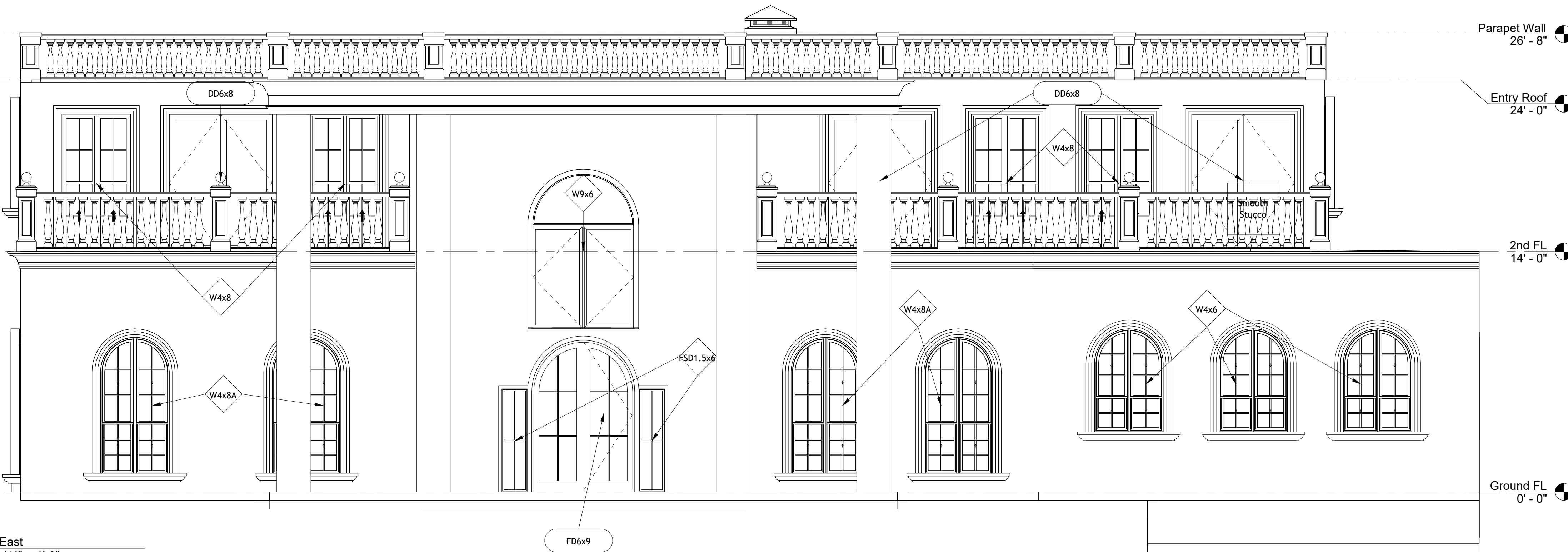
SHEET TITLE
East & West Elevations

DATE: December 20, 2023
JOB NO: 2023-06
DRAWN BY: NBS
CHECKED BY: SSR

SHEET NUMBER
A 2.1

28.4 % OPEN

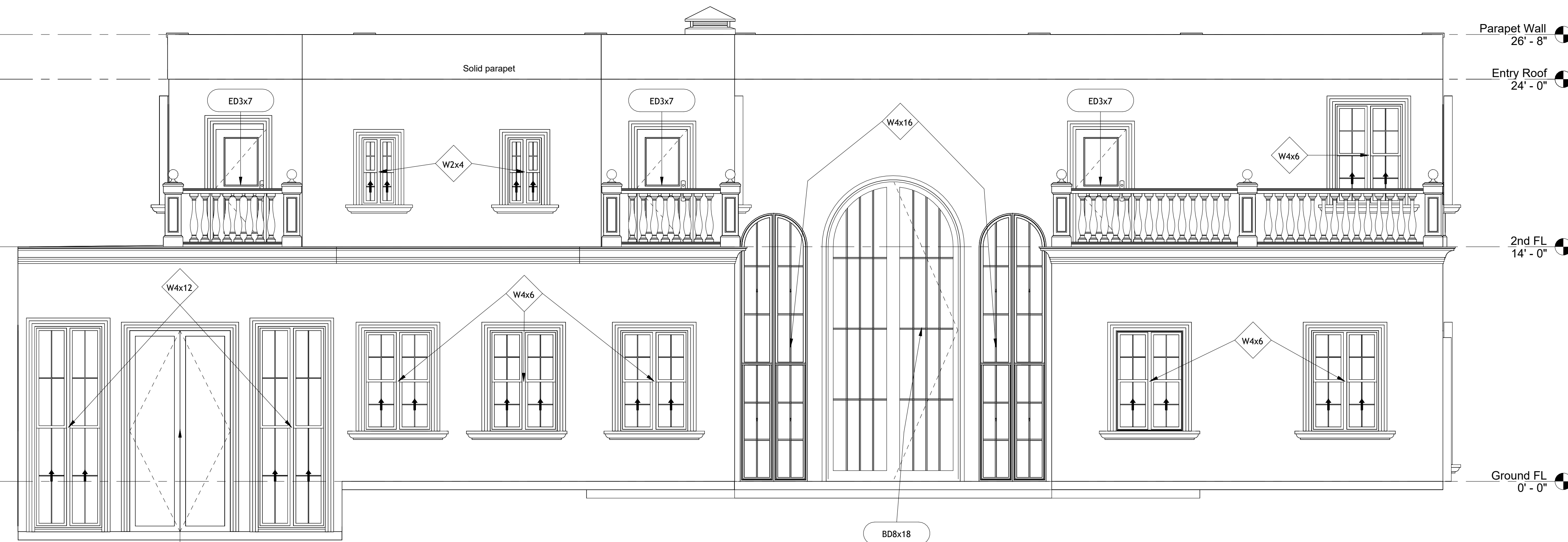
Count	Assemble Code	Width (ft)	Height (ft)	Area (sqft)	Wall Area (sqft)	% Open
3	W4x6	4' - 0"	6' - 0"	72	2102	28.4
4	W4x8A	4' - 0"	8' - 0"	128		
4	W4x8	4' - 0"	8' - 0"	128		
1	W9x10	9' - 0"	6' - 0"	54		
1	FD6x9	6' - 0"	9' - 0"	54		
2	FSD1.5x6	1' - 6"	6' - 0"	18		
3	DD6x8	6' - 0"	8' - 0"	144		
				Total	598	



① East
1/4" = 1'-0"

29.3 % OPEN

Count	Assemble Code	Width (ft)	Height (ft)	Area (sqft)	Wall Area (sqft)	% Open
2	W2x4	2' - 0"	4' - 0"	16	2102	29.3
6	W4x6	4' - 0"	6' - 0"	144		
2	W4x12	4' - 0"	12' - 0"	96		
1	W5x5	5' - 0"	5' - 0"	25		
3	ED3x7	3' - 0"	7' - 0"	63		
2	W4X16	4' - 0"	16' - 0"	128		
1	ED8X18	8' - 0"	18' - 0"	144		
				Total	616	

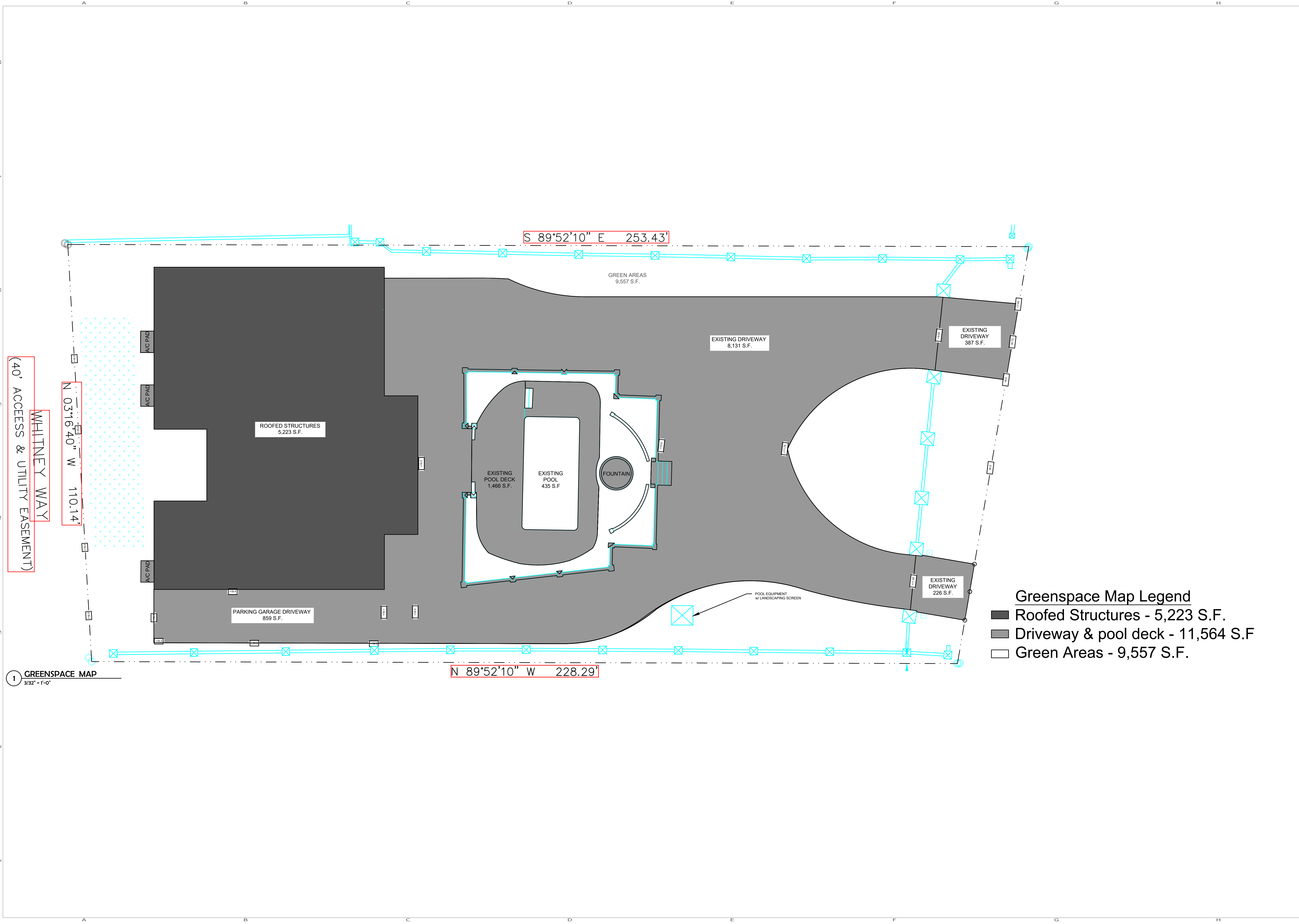


② West
1/4" = 1'-0"

Actual Window Design will be submitted at the permitting

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- Greenspace Map Legend**
- Roofed Structures - 5,223 S.F.
 - Driveway & pool deck - 11,564 S.F
 - Green Areas - 9,557 S.F.

1 GREENSPACE MAP
3/32" = 1'-0"

SRI CONSULTANTS, INC.
 1880 N. CONGRESS AVENUE
 SUITE 224
 BOYNTON BEACH, FL 33426
 PH: (561) 372-1290, FAX: (561) 877-4590
 E.O.C.A. # 9996

SEAL
 SRI RAJATHAK
 LICENSE
 No. 42702
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

REVISIONS: BY / DATE

REVISIONS: BY / DATE

PROJECT TITLE
ASIR RESIDENCE
 5920 N. OCEAN BOULEVARD
 OCEAN RIDGE, FL 33435

SHEET TITLE
GREENSPACE MAP

DATE: AUGUST 29, 2024
 JOB NO: 2023-06
 DRAWN BY: NBS
 CHECKED BY: SSR

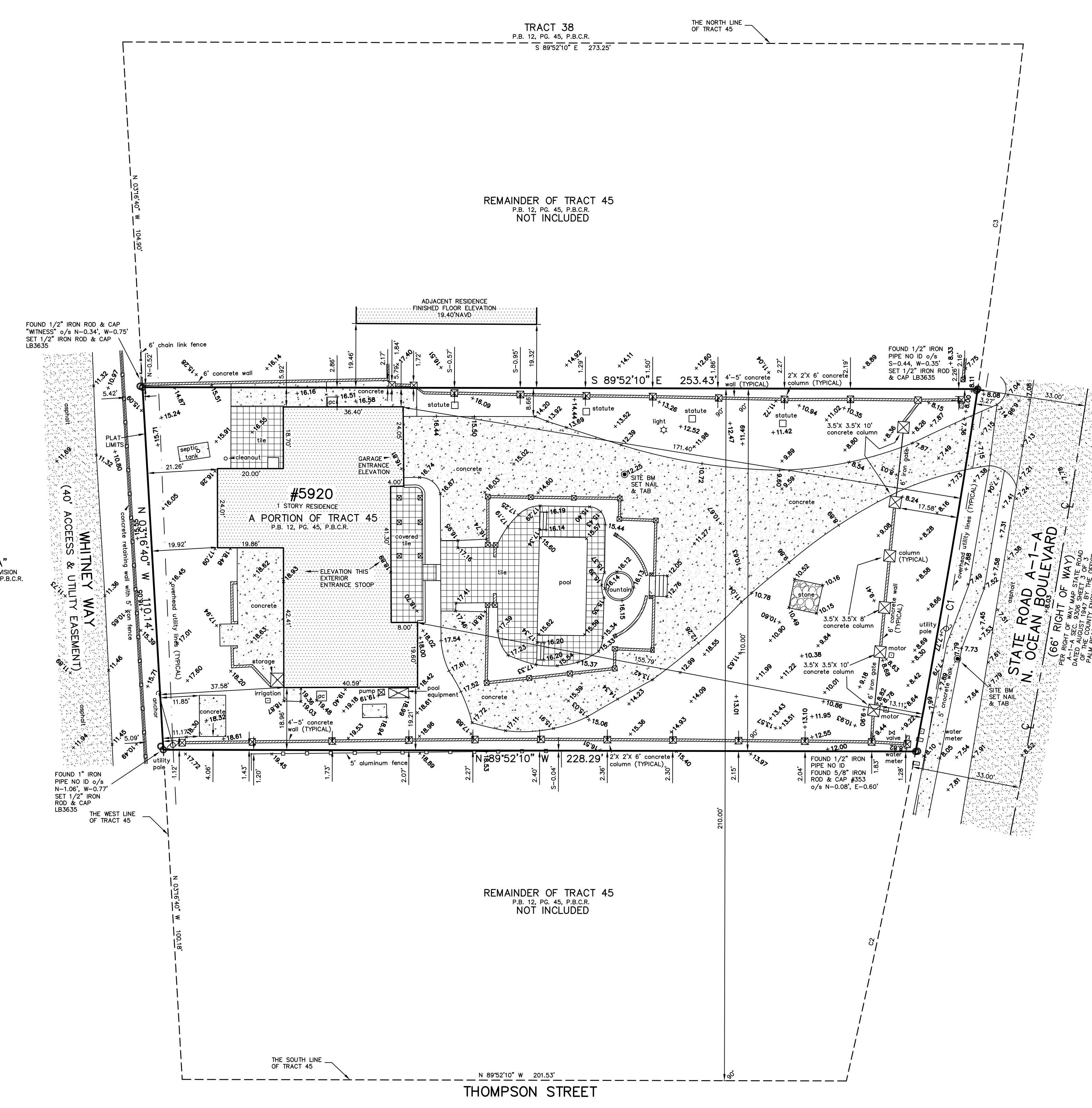
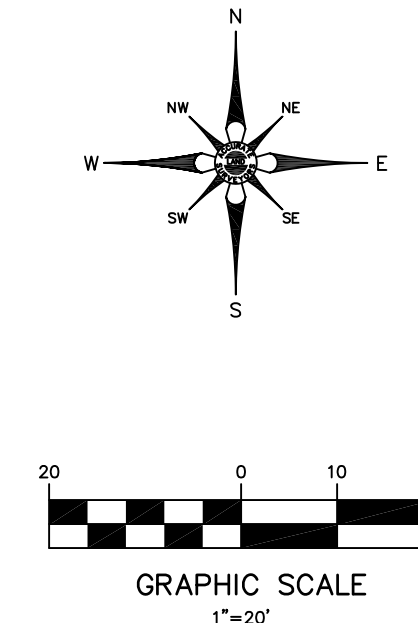
SHEET NUMBER
G-1.0

BOUNDARY & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	x 7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	(AE)	=	APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTahoochee
F.F.	=	FINISHED FLOOR	F.F.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
CL	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM

⊗	VALVE	□	UTILITY BOX	—	PARKING STRIPE
⊙	MANHOLE	⊕	HYDRANT	—	OVERHEAD UTILITY LINES
⊚	BASIN	⊕	UTILITY POLE	▨	6" CONCRETE WALL
⊚	WELL	⊕	VAULT	▨	COVERED AREA
⊚	WATER METER	⊕	LIGHT	▨	CONCRETE
⊚	MONITORING WELL	⊕	BOLLARD	▨	BRICK PAVERS
⊚	PROPERTY CORNER	⊕	AIR CONDITIONER	▨	TILE
—	CHAIN LINK FENCE	—	WOOD FENCE	▨	ASPHALT
—	WOOD FENCE	—	METAL FENCE	▨	CONCRETE FENCE
—	METAL FENCE	—	PVC FENCE	▨	WIRE FENCE



C1:
Radius: 2831.93'
Delta: 02°15'26"
Arc Length: 111.56'
Tangent: 55.79'
Chord: 111.56'
Course: S 09°43'17" W

C2:
Radius: 2831.93'
Delta: 02°04'00"
Arc Length: 102.15'
Tangent: 51.08'
Chord: 102.14'
Course: N 11°53'00" E

C3:
Radius: 2831.93'
Delta: 02°08'11"
Arc Length: 105.60'
Tangent: 52.80'
Chord: 105.59'
Course: S 07°31'28" W

STREET ADDRESS:
5920 N. Ocean Boulevard, Ocean Ridge, Florida 33435

LEGAL DESCRIPTION:
That part of the North 110 feet of the South 210 feet of Tract 45 lying West of the Right-of-Way of State Road A1A, of the Amedred Plat of part of BOYNTON'S SUBDIVISION, according to the Plat recorded in Plat Book 12, Page 45, Public Records of Palm Beach County, Florida.

- NOTES:**
- Unless otherwise noted field measurements are in agreement with record measurements.
 - Bearings shown hereon are based on a map bearing of north 89°52'10" west along the north right of way line of Thompson Street, per right of way map State Road A-1-A Sec. 9306 sheet 3 of 3 dated August 1947.
 - The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 - Ownership of fences and walls if any are not determined.
 - This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
 - Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
 - The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
 - The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
 - Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET.
 - Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
 - PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.
 - This property may fall seaward of the coastal construction control line and cannot be determined without a coastal construction control line survey.
 - Perimeter area of the subject property is 26,535 square feet, or 0.60915978 acres, more or less.

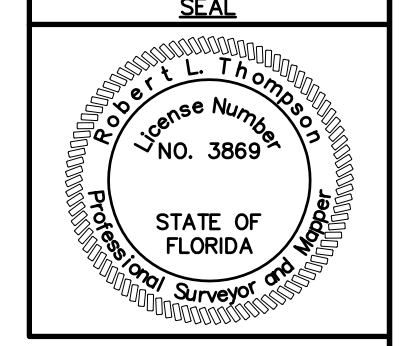
FLOOD INFORMATION:
Community name and number: Town of Ocean Ridge 125134
Map and panel number: 12099C0793F
Panel date: 10-05-2017
Index date: 10-05-2017
Flood zone: X
Base flood elevation: N/A

BENCHMARK INFORMATION:
PAlm Beach County Benchmark #T 315
Elevation = 23.661'NAVD1988

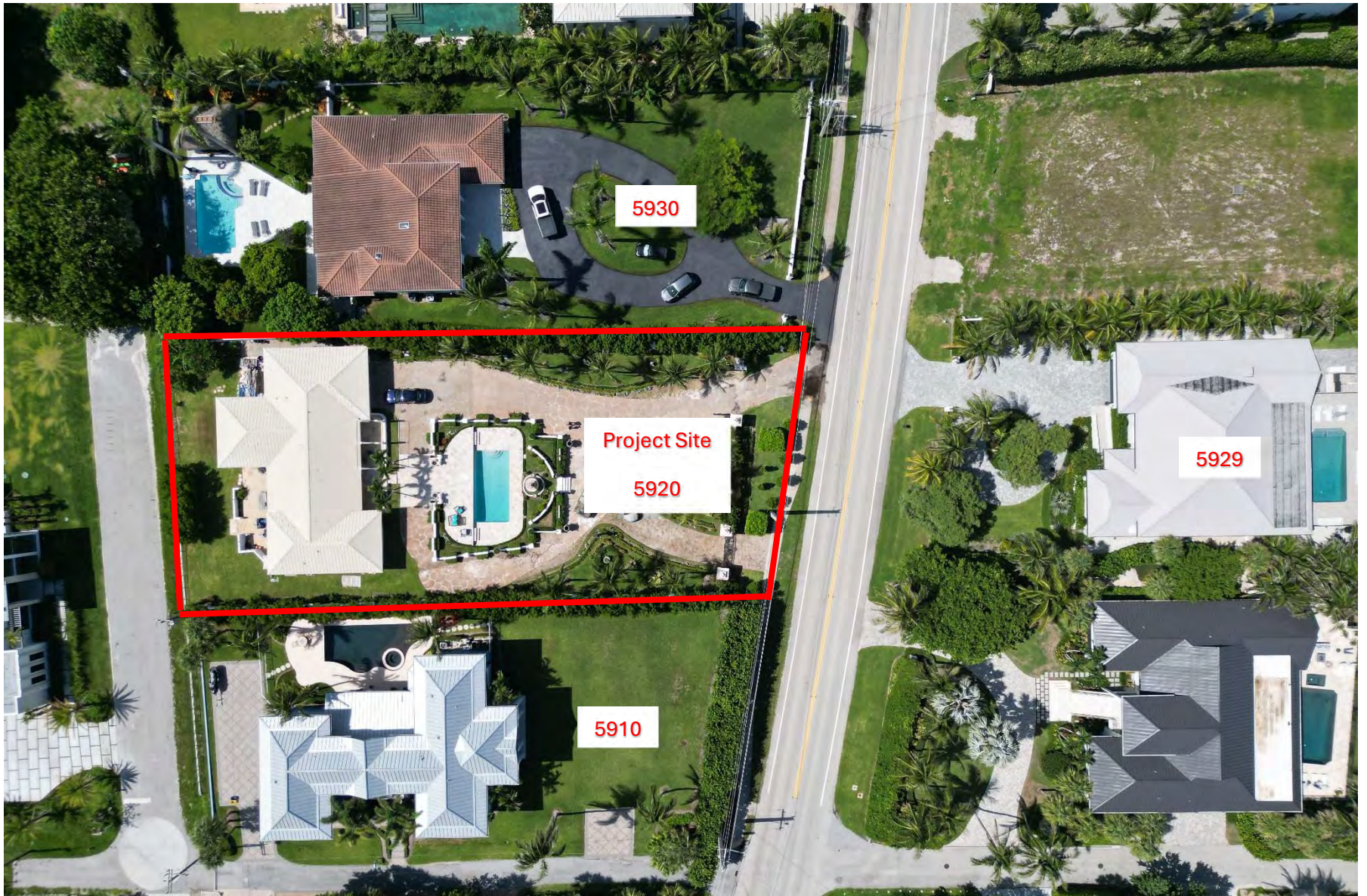
THIS SURVEY SUPERCEDES ALL PREVIOUS SURVEYS. ALL PREVIOUS SURVEYS SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION.

ORIGINAL DATE OF FIELD SURVEY: 12-28-2021	DRAWN BY: MLW	
FIELD BOOK: ALS-SU-21-3032	CHECKED BY: MLW	
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
ADD PERIMETER AREA OF THE SUBJECT PROPERTY	12-20-2023	MLW
UPDATE/TOPOGRAPHIC SURVEY 23-1669	11-07-2023	MLW
UPDATE/TOPOGRAPHIC SURVEY 22-0733	04-15-2022	MLW

CERTIFY TO:
Helen Asir



CERTIFICATION:
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.





5930

Height: 24 ft



5910

Height: 32.5 ft



5929

Height: 22 ft



5920

Proposed Height: 26.6 ft



Southeast View



East View



Northeast View



North View



Northwest View



West View



Southwest View



South View



1880 N. Congress Ave., Suite 221
Boynton Beach, FL 33426
Phone: (561) 372-1290, Fax: (561) 877-4590
e-mail: office@sriconsultants.net

August 30, 2024

To: Kelly Avery, Town Clerk

From: S. S. Rajpathak, P.E.

RE: 5920 N. Ocean Blvd., Material Selection for the proposed Residence

Building Structure:

- a. Columns, Slabs and Beams: Reinforced concrete
- b. Walls: Concrete Masonry Units
- c. 2nd Floor & Roof: Steel Joist with Metal Pan and Concrete
- d. Parapet Wall: Solid Concrete and Concrete Balustrades

Windows and Doors

- a. Windows: Wood Frame with Clear Glass.
- b. Doors: Wood Frame with Solid panels
- c. Entry Door: Ornamental Metal door with glass
- d. Moldings: Fypon

Wall Coverings:

- a. Lath and Stucco over waterproofed Walls and concrete elements.
- b. Articulation: Concrete or wood moldings around windows, doors, and Floor borders
- c. Northside 1st floor wall: Textured stucco on wall, and around windows and doors.

Building Paint:

Paint Manufacturer: Sherwin Williams
Paint Color: Pure White
Paint Number: SW 7005

Narrative that identifies the architectural style of the proposed structure and how it meets each of the elements of Town Code Section 63-56

The architectural style of the proposed structure can be described as Neoclassical. This architectural style is characterized by its grandeur of scale, simplicity of geometric forms and detail, dramatic use of columns, and a preference for blank walls. As the front elevation of the structure in the cover sheet of the plans reflect, you can see the prominent columns and pilasters, the symmetric window placement, and the elaborate door surrounded by decorative moldings, which are all hallmarks of Neoclassical design. The building also showcases a balanced and symmetrical facade, further emphasizing the Neoclassical influence. characterized by its symmetrical shape, grand entrance with Corinthian columns, decorative moldings, and an overall dignified and elegant appearance.

Origin of Neoclassical Design: Developed in the mid-18th century as a reaction against the ornate Rococo style and the grandeur of the Baroque. It sought to revive the simplicity and symmetry of ancient Greek and Roman architecture. Neoclassical architecture often embodies ideals of democracy, philosophy, and rationality, reflecting qualities of the Enlightenment

Characteristics:

- **Simplicity and Symmetry:** Buildings are characterized by simple, clean lines, uncluttered geometric forms, and precise symmetry.
- **Grandeur:** Though simpler than Baroque, Neoclassical architecture still conveys a sense of grandeur and permanence.
- **Columns and Pilasters:** Commonly uses columns that are straight and feature iconic capitals, such as Doric, Ionic, or Corinthian.
- **Restrained Decoration:** Decorative elements are subdued and tend to focus on doors, windows, and roofs, often using decorative motifs from antiquity.

There are numerous examples of this style starting in Palm Beach and all along A1A to Miami, not to mention the most prominent building in Ocean Ridge, 6301 N. Ocean Blvd., at the intersection of A1A and Ocean Avenue.

This style can be analyzed in the context of Town Code Section 63-56:

1. **Relationship of Building to Site:**

- ****Transition with the Streetscape**:** The neoclassical design of the building, with its balanced proportions and symmetrically aligned windows and doors, provides a seamless transition with the streetscape, contributing to a cohesive and visually appealing environment.

- ****Height and Scale Compatibility**:** The building's scale and height appear to be well-suited for its site, maintaining a grand yet not overpowering presence within its environment, which is likely consistent with the neighboring buildings in the vicinity.

2. **Relationship of Building and Site to Adjoining Area(s):**

- ****Enhancement of Surrounding Neighborhood****: The architectural elegance of the neoclassical style typically enhances its surroundings, contributing to the aesthetic and commercial value of the neighborhood.
- ****Harmony in Architectural Style and Materials****: The use of traditional materials like stone, concrete and stucco and classical architectural elements such as columns and pediments helps achieve harmony in style, texture, mass, and line.
- ****Consistency with Neighborhood Character****: Given the formal and refined character of the neoclassical style, the building likely aligns well with an established neighborhood of similar 2 story homes.

3. **Building Design:**

- ****Quality of Design and Relationship to Surroundings****: The neoclassical style often represents high-quality craftsmanship and detailed architectural planning, ensuring that the building relates harmoniously with its surroundings through its formality and symmetry.
- ****Balanced Proportions of Components****: Features like the flat roof, windows, doors, and eaves are proportionately balanced, enhancing the building's overall aesthetic coherence.
- ****Harmonious Colors****: The use of neutral colors enhances the timeless quality of neoclassical architecture, fitting well within the character of similarly styled neighborhoods.
- ****Screening of Mechanical Equipment****: Care has been taken to integrate architectural strategies to conceal mechanical equipment, maintaining the clean lines and formal appearance of the façade.
- ****Size in Harmony with Permanent Neighboring Development****: The building's size appears appropriate, respecting the scale of permanent developments in the area, consistent with neoclassical design principles which emphasize grandeur without overshadowing neighboring structures. The overall height of the proposed structure is 26'8". The neighboring building to the south, 5910 N. Ocean Blvd is 32'7", the building to the north, 5930 N. Ocean Blvd is approximately 24', the building to the east, 5929 N. Ocean Blvd is approximately 22' and the building to the west, 2 Whitney Way is approximately 25'.

In conclusion, the building adheres to the town code by enhancing its site and surroundings through architectural harmony, balanced proportions, and careful attention to detail, all characteristic of the neoclassical style.

Town of Ocean Ridge, Florida
Planning & Zoning Commission Agenda Memorandum
Corey O'Gorman, Town Planner

**Subject: Walls Fronting the ROW to Include Landscaping Requirements -
What percent of the wall do we want to require coverage?**

Commissioners -

Section 64-44(d) states as follows:

(d) Additional landscaping requirements: In any location where a fence or a wall is placed along or parallel to an improved public right-of-way (roadway or waterway), the following additional landscaping requirements shall apply:

(1) Not more than 50 percent of any wall, fence, or hedge (measured linearly) shall be within 18 inches from the public right-of-way; and

(2) At least 50 percent of the linear distance of any such wall or fence shall be landscaped using plant materials and standards as provided in article IV, landscaping, of chapter 66 of this land development code. Notwithstanding any other requirement of this land development code, such landscaping shall be shown on the site plan furnished to the town for permitting.

Based on the above, the current code language requires 50% of the wall to be landscaped. From a staff perspective, we are not aware of any issues that would warrant an increase or decrease in this percentage, and would seek input and direction from the Planning & Zoning Board.

Suggested Motion:

Respectfully,
Corey O'Gorman, Town Planner

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

Subject: Minimum/Maximum Seawall Heights - What would you recommend we use as our required heights?

Commissioners -

We have researched other PBC municipalities and Broward County regarding their ordinances involving seawalls specifically seawall minimum elevations.

The seawalls in Ocean Ridge are private except for the two seawalls at the Inlet Cay bridge lots and the 3 minor seawalls associated with the Inlet Cay, Sabal Island and Island Drive bridges. Seawalls are reviewed individually by each building application and are dependent upon many factors, including but not limited to, existing grades, finished floor elevations, pool decks, walls, adjacent properties (adverse impacts), grass/landscape areas.

Based on our research and from experience over the years of reviewing plans, a minimum elevation should be 5.0 ft. NAVD. There should not be a maximum for it varies throughout the Town. We have some seawalls that are at approximately elevation 19 ft. NAVD.

If you need any more information or a further explanation, please let me know.

Lisa Tropepe

Suggested Motion:

Respectfully,

ORDINANCE NO. C-23-05

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND DEVELOPMENT REGULATIONS TO ESTABLISH RESILIENCY STANDARDS FOR FLOOD PROTECTION; AMENDING SECTION 47-19, "ACCESSORY USES, BUILDINGS AND STRUCTURES" AND SECTION 47-39, "DEVELOPMENT REGULATIONS FOR ANNEXED AREAS"; ESTABLISHING TIDAL FLOOD BARRIER INFRASTRUCTURE STANDARDS THAT ACCOUNT FOR PROJECTED SEA LEVEL RISE; PROVIDING FOR ABATEMENT OF NUISANCE FLOODING; PROVIDING FOR REAL ESTATE SALE DISCLOSURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Policy 2.21.7 of the Broward County Land Use Plan of the Broward County Comprehensive Plan provides that "[i]n order to ensure coordination, consistency and maximum effectiveness of improvements necessary to mitigate high tide flooding associated with realized and additional sea level rise through the year 2070, tidally-influenced municipalities shall adopt within 24-months of the effective date of this Policy (February 13, 2020), regionally consistent top elevations for seawalls, banks and berms, and other appurtenant infrastructure (e.g., boat ramps) consistent with the findings and recommendations of the United States Army Corps of Engineers/Broward County Flood Risk Management Study for Tidally Influenced Coastal Areas" and

WHEREAS, Policy 2.21.7 of the Broward County Land Use Plan of the Broward County Comprehensive Plan further provides that these standards shall be consistent with Chapter 39, Article XXV – Resiliency Standards for Flood Protection - of the Broward County Code of Ordinances, which shall serve as the model ordinance, and shall not be applicable to oceanfront beaches or shorelines seaward of the Coastal Construction Control Line;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That Section 47-19.3 of the City of Fort Lauderdale, Florida Unified Land Development Regulations (hereinafter "ULDR") entitled "Boat slips, docks, boat davits, hoists and similar mooring structures" is hereby amended to read as follows:

Sec. 47-19.3. - Boat slips, docks, boat davits, hoists and similar mooring structures.

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

(a) The following words when used in this section shall, for the purposes of this section, have the following meaning:

- (1) ~~Mooring devices means a subset of~~ are devices attached to mooring structures as defined herein, including boat davits, hoists, boat lifts and similar items, devices that are erected on or adjacent to a seawall or dock and upon which a vessel can be moored. ~~A mooring device does not include docks, slips, seawall or mooring pile.~~
- (2) *Mooring structure* means a dock, marginal dock, slip, seawall, boat davit, hoist, boat lift, mooring pile, finger pier, or a similar structure attached to land more or less permanently to which a vessel can be moored.
- (3) ~~NGVD 29 or the National Geodetic Vertical Datum of 1929 means the vertical control datum established for vertical control surveying in the United States of America by the General Adjustment of 1929. The datum is used to measure elevation or altitude above, and depression or depth below, mean sea level (MSL).~~
- (4) ~~NAVD88 or the North American Vertical Datum means the vertical control datum of orthometric height established for vertical control surveying in the United States of America based upon the General Adjustment of the North American Datum of 1988.~~
- (5) ~~Seawall means vertical or near vertical structures placed between an upland area and a waterway. For the purposes of Section 47-19.3(f), rip rap is not considered a seawall.~~
- (6) ~~Rip rap means a foundation of unconsolidated boulders, stone, concrete or similar materials placed on or near a shoreline to mitigate wave impacts and prevent erosion.~~
- ...
- (f) ~~The top surface of a seawall shall have a minimum elevation of 3.9 feet NAVD88 (see table).~~ The elevation of the top surface of a seawall or dock installed after March 23, 2023, also known as the top elevation, shall not exceed the maximum elevation allowed for a tidal flood barrier at the same location, except as provided herein. Docks installed after the adoption of this ordinance that are attached to new or reconstructed tidal flood barriers and that are not constructed monolithically with the seawall cap and that do not obstruct upland surface water flow over the seawall cap may have a top elevation of up to 12 inches above the maximum top elevation allowed for a tidal flood barrier. Docks installed after the adoption of this ordinance that are attached to shoreline structures, as defined in Section 47-19.13.C of the ULDR, shall not exceed 12 inches above the top elevation of the existing

~~shoreline structure to which the dock is attached, a maximum of the flood elevation (BFE) as identified in the corresponding FEMA Flood Insurance Rate Map (FIRM) for the property, except as specifically set forth herein. For properties with a BFE of 4.0 feet NAVD88, the minimum seawall elevation shall meet 3.9 feet NAVD88 and the maximum seawall or dock elevation shall be 5.0 feet NAVD88. For waterfront properties with a habitable finished floor elevation of less than 3.9 feet NAVD88, a seawall if at less than the stated minimum elevation a waiver is granted by the City Engineer. For properties within an X zone, the minimum seawall elevation shall meet 3.9 feet NAVD88 and the maximum seawall or dock elevation shall meet the definition of grade as determined by subsection 47-2.2(g)(1)(a). The maximum height of related structures attached to a seawall shall not exceed the elevation of the seawall to which the structure is attached. In the event of a conflict between subsection 47-19.5.B. Table 1, Note G: subsection 1.a.ii. and the requirements of this section, this section shall govern. Property owners choosing to construct seawalls at less than 5.0 feet NAVD88 are strongly encouraged to have the foundation designed to accommodate a future seawall height extension up to a minimum elevation of 5.0 feet NAVD88.~~

Property's FEMA Flood Insurance Rate Map Location	Minimum Allowable Seawall Elevation	Maximum Allowable Seawall or Dock Elevation
In a floodplain with a base flood elevation greater than or equal to 5.0 feet NAVD88	3.9 feet NAVD88	Base flood elevation of the property
In a floodplain with a base flood elevation equal to 4.0 feet NAVD88	3.9 feet NAVD88	5 feet NAVD88
In an X zone, not in a floodplain	3.9 feet NAVD88	Meet the definition of grade as determined by Section 47-2.2(g)(1)(a)

~~(1) Seawalls must be designed and built in a substantially impermeable manner to prevent tidal waters from flowing through the seawall while still allowing for the release of hydrostatic pressure from the upland direction.~~

- ~~(2) Fixed docks may be constructed at an elevation less than the elevation of the seawall to which it is attached but shall not be constructed at an elevation more than ten (10) inches above the seawall's elevation. The dock elevation may not exceed the maximum elevation as described in subsection (f) of this section. Floating docks shall be allowed and must be permitted and permanently attached to a marginal dock, finger pier, mooring pilings, or seawall.~~
- ~~(3) Seawall improvements constituting substantial repair at the time of permit application shall meet the minimum elevation and consider the design recommendations (see subsection (f) above) for the continuous seawall for the length of the property. For the purposes of this section, the substantial repair threshold shall mean the following:~~
- ~~(i) Any improvement to the seawall of more than fifty percent (50%) of the length of the structure, which for the purposes of this section, shall include both the seawall and cap; or~~
 - ~~(ii) Any improvement to the seawall which results in an elevation change along more than fifty percent (50%) of the length of the structure.~~
- ~~(4) All property owners must maintain their seawalls in good repair. A seawall is presumed to be in disrepair if it allows for upland erosion, transfer of material through the seawall or allows tidal waters to flow unimpeded through the seawall to adjacent properties or public right-of-way. Property owners failing to maintain their seawalls may be cited. The owner of the property on which the seawall is constructed is required to initiate a process, including but not limited to hiring a contractor or submitting a building permit, and be able to demonstrate progress toward repairing the cited defect within sixty (60) days of receiving notice from the city and complete the repair within three hundred sixty five (365) days of citation. If the required repair meets the substantial repair threshold, the property owner shall design, permit, and construct the seawall to meet the minimum elevation requirement and design requirement (see subsection 47-19.3(f)) within three hundred sixty five (365) days of citation.~~
- ~~(5) Property owners with seawalls below the minimum elevation, or permeable erosion barriers such as rip rap, or a land/water interface of another nature shall not allow tidal waters entering their property to impact adjacent properties or public rights-of-way. Property owners failing to prevent tidal waters from flowing overland and leaving their property may be cited. The owner of the property is required to initiate a process, including but not limited to, hiring a contractor or submitting a building permit, and be able to demonstrate progress~~

~~toward addressing the cited concern within sixty (60) days of receiving notice from the city and complete the proposed remedy within three hundred sixty five (365) days of citation.~~

...

SECTION 2. That Section 47-19.13 of the ULDR entitled "Resiliency Standards for Tidal Flood Protection" is hereby created and shall read as follows:

Section 47-19.13 - Resiliency Standards for Tidal Flood Protection

A. The purpose of the regulations in this section is to establish a consistent minimum elevation for tidal flood barriers that will:

- (1) Provide a standard for flood mitigation infrastructure that serves as a barrier to tidal flooding, not seepage, by accounting for water levels predicted under combined conditions of sea level rise, high tides, and storm surge through the year 2070; and
- (2) Ensure new shoreline structures and major shoreline improvements are designed for use as tidal flood barriers through application of consistent standards that account for future predicted tidal flood conditions and coastal water levels associated with sea level rise in accordance with current regional sea level rise projections, as updated and adopted by the Broward County Board of County Commissioners.

B. This section applies to all new tidal flood barriers, substantial repair or substantial rehabilitation to shorelines and shoreline structures, the installation of any fixed structures attached to tidal flood barriers (such as mooring structures), and existing shorelines or shoreline structures that allow intrusion of tidal waters. This section is not applicable to oceanfront beaches or shorelines seaward of the Coastal Construction Control Line.

C. For the purposes of this section, the following terms, phrases, words, and their derivation shall have the meanings given herein, except when the context clearly indicates a different meaning. In the interpretation and application of this section, the definitions provided for herein shall control over definitions that may be included in other documents or manuals, including, but not limited to, the Florida Building Code. Words used in the present tense include the future tense, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is mandatory and the word "may" is permissive.

- (1) Bank means the level space separating a waterway from an inland area, often elevated and constructed of compacted soil.

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

- (2) Berm means an earthen mound designed with impermeability to resist the flow of tidal waters through it to an adjacent property or public right-of-way.
- (3) Green-grey infrastructure or green-grey materials means a combination of engineered and natural features that provide environmental qualities and ecosystem value.
- (4) Mooring structure shall have the same meaning as referenced in Section 47-19.3(a)(2).
- (5) North American Vertical Datum (NAVD88) means the vertical control for datum of orthometric height established for vertical control surveying in the United States of America based upon the General Adjustment of the North American Datum of 1988.
- (6) Public nuisance means a condition injurious to the public health or safety of the community or neighborhood, or injurious to any considerable number of persons, or a condition that obstructs the free passage or use, in the customary manner, of any public right-of-way.
- (7) Rip-rap means a foundation of unconsolidated boulders, stone, rubble, concrete without protruding rebar, or similar materials placed on or near a shoreline to mitigate wave impacts and prevent erosion.
- (8) Seawall means a vertical or near vertical (often interlocking) structure placed between an upland area and a waterway or waterbody for erosion and flood control.
- (9) Seawall cap means a concrete box structure (usually reinforced) that connects seawall panels, piles, and anchoring system (if present) together at the top.
- (10) Shoreline means a tidally influenced area where land meets water.
- (11) Shoreline structure means any natural topographic feature (such as a bank, earthen mound, etc.) or man-made barrier (such as a berm, green-grey infrastructure, rip-rap, erosion control structure, seawall, seawall cap, tidal flood barrier, etc.) that is located at the shoreline.
- (12) Substantial repair or substantial rehabilitation means:
- (a) Any modification to the shoreline or a shoreline structure along more than fifty percent (50%) of the length of the property's shoreline; or

(b) Any modification, or alteration of an existing shoreline structure, that exceeds fifty percent (50%) of the fair market replacement cost of the existing shoreline structure.

(c) Strictly for purposes of defining "substantial repair" and "substantial rehabilitation," the term "shoreline structure" excludes docks, finger piers, piles and ancillary concrete footers but shall include concrete docks that are poured monolithically with the seawall cap.

(13) Tidal flood barrier means any structure or shoreline feature including but not limited to banks, berms, green-grey infrastructure, seawalls and seawall caps, or other infrastructure that impedes tidal waters from flowing onto adjacent property or public rights-of-way and located within or along a tidally influenced area. This definition is not meant to include rip-rap, derelict erosion control structures, permeable earthen mounds or other similar features that inherently do not function as a substantially impermeable water barrier to tidal flooding.

(14) Tidally influenced area means the real property adjacent to, or affected by, a waterway with water level changes in response to the daily tide.

D. Standards for shoreline structures.

(1) All new or substantially repaired or substantially rehabilitated shoreline structures shall be designed and constructed to perform as tidal flood barriers. Tidal flood barriers shall have a minimum top elevation of five (5) feet NAVD88, except as provided herein. Applications for new or substantially repaired or substantially rehabilitated tidal flood barriers submitted prior to January 1, 2035, may be permitted at a minimum top elevation of four (4) feet NAVD88, provided that the tidal flood barrier is designed to accommodate a minimum elevation of five (5) feet NAVD88, by January 1, 2050.

The City Engineer may grant a waiver to waterfront properties containing a principal structure with a habitable finished floor elevation of less than 4.0 feet NAVD88 for the construction of a tidal flood barrier with an elevation less than the minimum top elevation required in Section 47-19.13.D(1). The City Engineer shall consider the potential for flooding of the habitable space as a result of the installation of the tidal flood barrier at the minimum top elevation and the prevailing maximum tidal elevations at the time of application. The waiver may be granted for a term not to exceed three years. Waivers granted pursuant to this subsection shall become void either upon the expiration of the waiver's term or upon the transfer of the ownership of the property for which the waiver is granted, whichever occurs first. The City Engineer may rescind a waiver or decline to grant an extension to the waiver in the event that the tidal barrier subject of the waiver

was overtopped by tidal waters, failed to perform as a tidal flood barrier or if prevailing environmental conditions no longer support granting of the waiver. City Engineer shall provide 15 days' notice of such revocation.

- (2) All property owners shall maintain a tidal flood barrier in good repair. A tidal flood barrier is presumed to be in disrepair if it allows tidal waters to flow unimpeded through the barrier and onto adjacent property or public right-of-way. Failure to maintain a tidal flood barrier in good repair shall be a citable offense. The owner of the tidal flood barrier shall demonstrate progress towards repairing the cited defect within sixty (60) days after receiving a citation and shall complete repairs within three hundred sixty-five (365) days after receipt of the citation. If the required repair or rehabilitation meets the substantial repair or substantial rehabilitation threshold, no later than three hundred sixty-five (365) days after receipt of the citation, the property owner shall design, obtain permits, cause to be constructed, and obtain final inspection approval of seawall improvements that meet the minimum elevation and design requirements.
- (3) Shoreline structures that do not prevent tidal waters from entering adjacent property or the public rights-of-way shall be improved, designed, and constructed to function as tidal flood barriers. Causing or allowing the trespass of tidal waters onto adjacent property or the public rights-of-way is hereby declared a public nuisance and a citable offense requiring abatement; however, existing tidal flood barriers that have been designed and constructed in accordance with the provisions of this section that are overtopped by tidal water shall not be considered a public nuisance or citable offense. Upon receipt of a citation, the owner shall demonstrate progress toward addressing the cited concern within sixty (60) days after receipt of the citation and complete the construction of an approved remedy no later than three hundred sixty-five (365) days after receipt of the citation.
- (4) Tidal flood barriers shall be designed and constructed to prevent tidal waters from flowing through the barrier, while still allowing for the release of upland hydrostatic pressure.
- (5) Caps added to an existing seawall or tidal barrier shall be at least as wide as the existing cap.
- (6) To the extent practicable, tidal flood barriers shall be designed and constructed to adjoin immediately proximate tidal flood barriers to close gaps and prevent trespass of tidal water.

- (7) All tidal flood barriers undergoing substantial repair or substantial rehabilitation shall be constructed along the property's entire shoreline.
- (8) All vertical bulkheads or seawalls constructed in marine waters where no previous seawall existed shall be provided with natural limerock rip-rap, or other approved habitat enhancement, at the waterward face of the bulkhead or seawall.
- (9) Property owners are encouraged to consider approaches and materials that enhance the biological value of traditional (flat surface) seawalls and flood barriers with the incorporation of living shoreline features, use of hybrid green-grey materials, and the use of biological forms, where practicable.
- (10) This section shall not be construed to require the installation of a seawall where other flood protection measures serve as an equally effective tidal flood barrier.
- (11) Tidal flood barriers capable of automatically being elevated in advance of high tides to prevent tidal flooding are permissible, provided that automation cannot require daily human intervention.
- (12) The top elevation of a new or modified tidal flood barrier shall not exceed the base flood elevation (BFE) as identified in the FEMA Flood Insurance Rate Map (FIRM) or six (6) feet NAVD88, whichever is lower. For properties within an X zone, the maximum tidal flood barrier elevation shall not exceed the natural elevation of the ground, as defined in subsection 47-2.2 (g)(1)(a); however, in the event of a conflict between Section 47-19.13.D.(1) of the ULDR and this sub-section, the requirements in Section 47-19.13.D.(1) of the ULDR shall govern.
- (13) The maximum top elevation of a retaining wall that is ancillary to a shoreline structure shall not exceed the top elevation of the shoreline structure. In the event of a conflict between subsection 47-19.5.B. Table 1, Note G: subsection 1.a.ii. of the ULDR and the requirements of this section, this section shall govern.

E. Required disclosure in contracts for sale of real estate.

In any contract for the sale of real estate located in tidally influenced areas of Fort Lauderdale executed after March 23, 2023, the seller shall include in the contract or a rider to the contract the following disclosure in not less than fourteen-point, capitalized, bold-faced type:

THIS REAL ESTATE IS LOCATED IN A TIDALLY INFLUENCED AREA. THE OWNER MAY BE REQUIRED BY COUNTY OR MUNICIPAL ORDINANCE TO MEET MINIMUM TIDAL FLOOD BARRIER ELEVATION STANDARDS DURING CONSTRUCTION OR SUBSTANTIAL REPAIR OR SUBSTANTIAL REHABILITATION OF SEAWALLS, BANKS, BERMS, AND SIMILAR INFRASTRUCTURE OR WHEN REQUIRED TO ABATE NUISANCE FLOODING.

SECTION 3. That Section 47-39.A.1.b of the City of Fort Lauderdale, Florida ULDR entitled "General provisions" is hereby amended to read as follows:

Sec. 47-39.A.1.b. - General provisions.

The following general provisions shall apply to all property located in the Melrose Park and Riverland Road areas, as defined by this section, except as specified herein. Where certain provisions do not appear in this section and appear in other sections of the ULDR, the ULDR shall apply.

...

(13) Groins, seawalls and breakwaters. *Tidal Flood Protection.* The provisions of Section 47-19.13 of the ULDR shall apply to all property located in the Melrose Park and Riverland Road areas.

- ~~(a) The approval of the U.S. Army Corp of Engineers must be obtained for any encroachment into the waters of the Atlantic Ocean or any other navigable waterway.~~
- ~~(b) Seawalls shall be of the sloping, high energy absorbing type, or of a vertical type with high energy absorbing, rubble mound on the ocean or waterway side of the vertical wall. The toe or bottom of a sloping seawall shall not be located closer than one hundred (100) feet from mean low water shoreline.~~

SECTION 4. That if any clause, section, or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby but shall remain in full force and effect.

SECTION 5. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

PASSED FIRST READING this 24th day of January, 2023.

PASSED SECOND READING this 23rd day of March, 2023.

A handwritten signature in black ink, appearing to read "Dean J. Trantalis", written over a horizontal line.

Mayor
DEAN J. TRANTALIS

ATTEST:

A handwritten signature in black ink, appearing to read "D. R. Soloman", written over a horizontal line.

City Clerk
DAVID R. SOLOMAN