

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



**October 15, 2024 at 9:00 AM
Town Hall - Meeting Chambers**

COMMISSIONERS

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

ADMINISTRATION

Town Manager Lynne Ladner
Town Attorney Christy Goddeau
Town Clerk Kelly Avery
Building Official Mike Crisafulle
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 for items not on the agenda)

APPROVAL OF MINUTES

1. Adopt Minutes of the September 17, 2024, September 19, 2023, and July 18, 2023, meetings.

DISCUSSION / ACTION ITEMS

2. Quasi-Judicial Hearing: Development Plan Review for 6726 N Ocean Blvd
3. Quasi-Judicial Hearing: Development Plan Review for 113 Island Dr. S
4. Review of Proposed Flood Management Program Ordinances
5. Review of Proposed Seawall Ordinance
6. Review of Proposed "Clean-up/clarification" of Sec. 64-44 - Fences, walls and hedges
7. Intro to the Required Comp Plan Updates

COMMISSIONER COMMENTS

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

ADJOURNMENT

THE NEXT MEETING OF THE PLANNING & ZONING BOARD WILL BE HELD

ON TUESDAY, NOVEMBER 19, 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.

Agenda: Tuesday, October 15, 2024
Memo: Item #1.

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

Kelly Avery, Town Clerk

**Subject: Adopt Minutes of the September 17, 2024, September 19, 2023, and
July 18, 2023, meetings.**

Commissioners -

Inadvertently, there have been several sets of minutes that were never placed on the agenda for approval. This meeting and possibly the next meeting, we aim to get all these caught up. Please consider approving these minutes so that the record is correct.

Suggested Motion:

Respectfully,
Kelly Avery, Town Clerk

PLANNING & ZONING COMMISSION MEETING MINUTES
SEPTEMBER 17, 2024

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, September 17, 2024, in the Town Hall Meeting Chambers.

CALL TO ORDER

The meeting was called to order at 9:03 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 Marc de Baptiste	Absent
Member Fady Khairallah	Present
Member Neal Sigety	Present

Member de Baptiste was absent with notice and Member Sigety arrived at 9:19 am.

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. **Adopt Minutes of the Regular Planning & Zoning Commission Meeting of July 16, 2024.**

Vice Chair Kaleel moved to adopt the minutes of July 16, 2024; seconded by Member Khairallah. Motion carried 3-0.

DISCUSSION/ ACTION ITEMS

2. **Quasi-Judicial Hearing: Development Plan Review for 5920 N Ocean Blvd.**

Chair Ferber opened the quasi-judicial hearing by asking if any of the board members had any ex-parte communications. All Commissioners informed that they had none. Town Clerk Avery swore in those who wished to give testimony.

Town Planner O’Gorman gave his report and recommended approval of the project with conditions that are outlined in the staff report and subject to the Commissioner’s development review.

Town Engineer Bamber had concerns regarding the drain field and stated that the plans needed to be modified. Zoning Official Palacios had no comments.

Joseph Asir, owner of the property, introduced himself and presented the proposed project.

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

PLANNING & ZONING COMMISSION MEETING MINUTES
SEPTEMBER 17, 2024

There was a question regarding the size of the driveway and Mr. Asir answered the question.

Vice Chair Kaleel moved to approve the Development Plan Review Application for 5920 N Ocean Blvd subject to all conditions submitted by staff; seconded by Member Khairallah Motion carried 3-0.

3. Walls Fronting the ROW to Include Landscaping Requirements – What percent of the wall do we want to require coverage?

Town Clerk Avery explained the item.

The board discussed the landscaping and the maximum height of the walls.

There was a consensus to clean up ROW hedges language in Sec 64-44(d).

4. Minimum/Maximum Seawall Heights – What would you recommend we use as our required heights?

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

The board discussed implementing a process that would be beneficial to the residents and consider the Ft Lauderdale version to help with the process.

Town Attorney Goddeau proposed that she will draft an ordinance along with the current provision dealing with dock dimensions.

COMMISSIONER COMMENTS

Chair Ferber expressed his concern regarding kids jumping the bridge at Inlet Park and the barrier between Island Drive. Vice Chair Kaleel mentioned that the county had an agreement for restrictions on access. He also recommended that staff research the agreement.

ADJOURNMENT

Meeting adjourned at 10:00 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on October 15, 2024.

Shields Ferber, Chair

Attest:

Kelly Avery, Town Clerk

PLANNING & ZONING COMMISSION MEETING MINUTES
SEPTEMBER 19, 2023

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, September 19, 2023, in the Town Hall Meeting Chambers.

CALL TO ORDER

The meeting was called to order at 9:19 a.m. by Vice Chair Hutchins

ROLL CALL

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

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

Chair Carey, Members Ferber, de Baptiste, and Brinner were absent with notice. Member Varga was absent without notice.

PLEDGE OF ALLEGIANCE

Vice Chair Hutchins led the Pledge of Allegiance.

DISCUSSION/ACTION ITEMS

There was a brief discussion regarding setting a special meeting or rescheduling the meeting to the next scheduled meeting due to lack of a quorum.

There was a consensus to reschedule the meeting for October 17th at 9:00 a.m.

ADJOURNMENT

Meeting adjourned at 9:26 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on December 19, 2023.

Ric Carey, Chair

Attest:

Kelly Avery, Town Clerk

PLANNING & ZONING COMMISSION MEETING MINUTES
JULY 18, 2023

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, July 18, 2023, in the Town Hall Meeting Chambers.

CALL TO ORDER

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

ROLL CALL

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

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

Vice Chair Hutchins, Members Ferber, de Baptiste, and Brinner were absent with notice.

PLEDGE OF ALLEGIANCE

Chair Carey led the Pledge of Allegiance.

PUBLIC COMMENT

Chair Carey opened the floor for public comment.

Terry Brown – expressed his concern about the removal of a tree along a property that is being developed.

Chair Carey closed the floor for public comment.

APPROVAL OF MINUTES

1. Approval of the Meeting Minutes of the June 20, 2023, Regular Meeting

Member Varga moved to approve the minutes of June 2023, seconded by Member Ray. Motion carried 3-0.

DISCUSSION/ ACTION ITEMS

2. Quasi-Judicial Hearing: Development Plan Review for 6009 N Ocean Blvd.

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

PLANNING & ZONING COMMISSION MEETING MINUTES
JULY 18, 2023

Town Manager Ladner read Town Engineer O’Gorman report with an explanation and his recommendation on the item into the record. Chair Carey asked Town Manager Ladner if the Building Official had a report or any comments on the item. Town Manager Ladner answered his question.

Town Engineer Bamber explained that the drainage met code with minor comments that will be addressed during the permit process.

Paul Fischman, P.A., representative for the owner, presented a slide presentation of the proposed project. He provided detailed information of each slide presented.

The Board asked questions regarding the noise of the waterfall, turf above the garage, and rooftop equipment. Mr. Fischman answered their questions.

Tyler Nielsen, Landscape Architect, provided brief details of the landscape design.

Chair Carey asked questions regarding the height of the edges along the east and west side of property line, height of driveway gate, placement of artificial turf and shade tree in front elevation. Mr. Nielsen answered his questions. He had a few questions for the architect regarding the structure of the deck and the architect answered his question.

Chair Carey opened the floor for public comment.

Terry Brown – he stated that the proposed property is beautiful then asked questions regarding the flood elevation and the level of the pool. The architects answered his question. Mr. Brown also expressed how he felt about planting black olive trees.

Chair Carey closed the floor for public comment and asked for Commissioners discussion. There were none.

Member Varga moved to approve the Development Plan Review Application for 6009 N Ocean Blvd with staff conditions; seconded by Member Ray. Motion carried 3-0.

COMMISSIONER COMMENTS

Member Varga suggested a workshop to discuss reevaluating the process for development plan review ensuring that it is effortless. Town Manager Ladner informed the Board that the Commission wants to schedule a joint workshop in September.

Attorney Goddeau informed the board that the Commission requested to have Planning and Zoning (P&Z) have a discussion regarding roof pitch. She explained that she will work with Planner O’Gorman to bring the item for discussion. Chair Carey provided background history regarding roofs pitch. More discussion followed regarding the Town code regarding roof requirements.

PLANNING & ZONING COMMISSION MEETING MINUTES
JULY 18, 2023

Chair Carey announced that there is no meeting scheduled for August and he will not be attending the September meeting.

ADJOURNMENT

Meeting adjourned at 9:51 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on October 15, 2024.

P. Shield 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: October 16, 2024
Subject: 6726 N Ocean Blvd – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: Richard Bremer, Jr.
OWNER: Dalia and Jesus Olivera
ADDRESS: 6726 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 new home consisting of four (4) bedrooms, four (4) full baths and two (2) half baths, and includes summer kitchen, a two-car and a one-car garage, a pool, spa and a pool deck. The application was submitted on August 5, 2024 for DPR, Town staff generated comments which were addressed by the applicant, and the Town Staff is recommending approval of the revisions subject to review by the Planning and Zoning Board and 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 approval subject to the conditions in the Town Engineer's memo dated 9-30-24 and review of the project in accordance with Section 63-56 as noted above.

PLAN REVIEW REPORT
6726 North Ocean Blvd.
August 14, 2024 / REV Sept 30, 2024

This Development Plan Review Report is for a proposed two-story home at the property located at 6726 N. Ocean. The proposed includes four (4) bedrooms, four (4) full baths and two (2) half baths, and includes summer kitchen, a two-car and a one-car garage, a pool, spa and a pool deck. This review references the site and architectural plans prepared by RWB/Linares Architecture, Inc., dated 07/30/24, and landscape plans prepared by Majestic Views Landscape Architects, dated 05/14/24, Civil plans prepared by EnviroDesign Associates dated 07/26/24 and survey prepared by Pinnell Survey Inc. dated 7/20/23. **This revised report is based on revisions received on 9/26/24, and recommends approval.**

PCN: 46-43-45-22-09-000-0460
FLU: Single Family
Zoning: RSF

This review is based the checklist for development plan review, requirements of the Town of Ocean Ridge RSF Zoning District in Chapter 64, Article I, Section 64-2 and related sections of Article III Supplemental Regulations of the Code of Ordinances in relationship to the subject plans. This Plan Review Report recommends approval with the following conditions:

- ~~Please correct the address typographical error on page 2 of the Land Development Action Application under property address.~~ **Revised.**
- Dock and related construction to comply with the requirements of Town Code Section 64-77, as applicable. **Acknowledged.**

~~Section 64-50(c) Background: This code section prohibits permanent generators from being located in the front, side or rear setbacks, but when the setback cannot be reasonably achieved, one generator shall be allowed in the side or rear yard with a minimum of 5' setback.~~

~~Comment: The Site plan shows a proposed generator setback approximately 5' from the side setback. Please provide a description of why the building setback cannot be reasonably achieved so that it can be approved at the 5' setback, or relocate the generator to comply with the 15' setback requirement.~~ **Comment Addressed.**

~~Section 64-44(c) Background: The height of walls and fences located in the front yard setback shall not exceed four feet in height. The height of a wall, fence or hedge located in a side or rear yard setback shall be measured on either side of the wall, fence or hedge from the top of the wall, fence or hedge. Walls and fences located in a side or rear yard setback shall not exceed~~

~~six feet in height from the lowest grade opposite such point of measurement. The Town Code defines front yard as including the yard extending across the lot and adjacent to a body of water.~~

~~Comment: Please revise the wall design to be limited to 4' in height including the gates along N Ocean Boulevard, and 4' within the 25' setback from the waterway.~~ **Comment addressed.**

September 30, 2024

To: Kelly Avery, Town Clerk

From: Tara Bamber, PE 

**Re: 6726 N Ocean Blvd
Developmental Plan Review
Engenuity Group Project No. 00020.10**

We reviewed the following which were received through email on 8-5-24:

1. Civil Plans, 5 sheets, dated 7-26-24, by EnviroDesign.
2. Architectural Plans, 10 sheets, dated 7-30-24, by RWB Linares Architecture.
3. Landscape Plans, 7 sheets, revised 7-29-24, by Majestic Views.
4. Project Narrative, 2 sheets, dated 8-2-24, by RWB Linares Architecture.
5. TOR Land Development Application, 9 sheets.

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

1. Pre-Construction approval shall be provided from the City of Boynton Beach for the existing and proposed water service.
2. Approval for the dock replacement may be required from applicable agencies, including by not limited to, Army Corps of Engineers (ACOE), Florida Department of Engineers (FDEP), etc.
3. Work within FDOT Right-of-Way will require FDOT permitting including access/driveway permit, landscape, drainage and utility permit. FDOT permits must be obtained prior to Building Permit approval.
4. Please discuss with FDOT if they will require an easement on the stormwater pipe running adjacent to the south property line as the pipe and outfall discharges FDOT contributing area. Provide documentation from FDOT.

Language from FDOT; approved by Lynne Ladner (9-17-24 email)

FDOT has reviewed the plans for the home at 6726 North Ocean Boulevard and is satisfied that the proposed project will not impact the Department's existing outfall pipe or its future maintenance. Department staff will verify that this outfall is a part of our maintenance inventory to ensure this infrastructure remains documented and maintained. FDOT plans to pursue options to ensure adequate access for maintenance is provided to the Department in perpetuity.

5. Approval from Palm Beach County Health Department will be required at time of building permit. Per our updated requirement, "All drainage features must be

shown on the septic site plan and must have an approval stamp by the PBC Health Department."

6. Additional comments may 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

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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:

Check Applicable Approval Being Requested

- | | |
|--|--|
| ☐ Annexation | ☐ PRD Amendment |
| ☐ Comprehensive Plan Amendment | ☐ Plat or Re-Plat |
| ☐ Construction East of the CCCL | ☐ Re-Zoning |
| ☒ Development Plan Review | ☐ Site Plan Review |
| ☐ Planned Residential Development (PRD) | ☐ Special Exception |

Property Owner(s)	Applicant (if different than Owner)
Name(s): Dalia Olivera Jesus A. Olivera	Name: Richard Bremer, Jr.
Address: 6726 N. Ocean Blvd. Ocean Ridge FL 33435 3350	Address: 3000 N. Military Trl. # 209 Boca Raton, FI 33431
Phone: 772.214.5171	Phone: 561.391.0081
Email: Andyjolivera@gmail.com	Email: rbremer@rwb-arch.com

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 encouraged to invite to the meeting those associated with this proposed development.

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General Data

Project Name: Olivera Residence

Project Location Address: 6726 N. Ocean Blvd., Ocean Ridge, FL

Exact Legal Description of Property: Lot 46, of "McCormick Mile", according to the plat thereof, as recorded in plat book 24, at page 191, of the public records of Palm Beach County, Florida

Property Control No: 46-43-45-22-09-000-0460

Existing Zoning: RSF - Single Family Residential (46-Ocean Ridge)

Proposed Zoning (if applicable to application): n/a

Existing Land Use: Single Family Residential

Proposed Land Use: Single Family Residential

First Floor Living Elevation (For CCCL Application): 10.00' N.A.V.D.

Total Site Area: _____ Sq. Ft.: 13,742 Acres: _____

Flood Zone Category: AE

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: n/a Proposed Bedrooms: 4

Existing Bathrooms: n/a Proposed Bathrooms: 4 Full - 2 Half

Residential: Total Number of Dwelling Units: 1 Density (Units per acre): n/a

Commercial: Total Square Footage: n/a Number of Buildings: n/a

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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 from the provisions of the Land Development Code: New Structure, to permit the demolition of the existing residence and permit a new 2 story Traditional/modern residence w/ 4 bedrooms, 4 full baths and 2 half baths, 2-car garage, 1-car garage, pool & pool deck. The setbacks meet all minimum city requirements i.e. proposed front 25'-1", rear 37'-10", rear waterway 25'-0", side North/Right 16'-7" & side South/Left 16'-1" to permit the construction of a 6,329 S.F. under roof residential structure, 1st floor-2,293 SF + 2nd floor 1,771 SF= 4,065 SF total A/C, 1-car gar. 315 SF, 2-Car gar. 548 SF, Cov. Lanai/BBQ 710 SF, Cov. entry 94 SF & Cov. Balcony 607 SF. The FFE to be at 10.00' NAVD (avg. crown of the road 3.48' NAVD). In addition, a pool, pool deck and a new septic system are proposed on the site that meet code requirements. The total impervious area proposed is 8,711 SF @ 63.4% and pervious area is 5,031 SF @ 36.6% exceeding minimum Town Code requirements. FFE @ 10.0' NAVD

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.

Owners new primary residence in the coastal seaside town of Ocean Ridge.

The Application for the proposed new residential structure is well within the Town of Ocean Ridge planning and zoning/code requirements set forth, meets and exceeds all minimum requirements and by no means will be contrary to the Towns Comprehensive plan.

It will not be detrimental to the public appearance, comfort, convenience, general welfare, good order, health, moral, prosperity and safety to the town and residents. In addition, the unique transitional/modern design complimented with additional lush landscape, we believe, will make this residence a great addition to the town of Ocean Ridge providing great curb appeal and privacy to the adjacent neighboring residences.

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.

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

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

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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: Richard Bremer	
Company Name: RWB/Linares Architecture, Inc.	
Address: 3000 N. Military Trail, Suite 209, Boca Raton, FL 33431	
Phone: 561.391.0081	Email: rbremer@rwb-arch.com
Developer:	
Name: John Subko	
Company Name: RAM Construction	
Address: 160 West Camino Real # 296	
Phone: 954.410.3870	Email: ramconstructionfl@gmail.com
Planner:	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Architect:	
Name: Richard Bremer, Jr.	Florida Registration No.: AA26000640
Company Name: RWB/Linares Architecture, Inc	
Address: 3000 N. Military Trail, Suite 209, Boca Raton FL 33431	
Phone: 561.391.0081	Email: rbremer@rwb-arch.com
Landscape Architect	
Name:	Florida Registration No.: LA6666677
Company Name: Majestic Views Landscape Architects, Inc	
Address: 4711 Cypress Drive South, Boyton Beach, FL 33436	
Phone: 561.752.9835	Email: majesticscapes@aol.com
Engineer	
Name: Joseph A. Pike	Florida Registration No.: 42696
Company Name: EnviroDesign Associates, Inc	
Address: 1855 Dr. Andres Way, Delray Beach, FL 33445	
Phone: 561.274.6500	Email: info@envdesign.com

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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.

Richard Bremer

Applicant Signature

Applicant is: ☐ Owner ☐ Lessee ☒ Agent

Richard Bremer

Printed Name of Applicant

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on this 15 day of March, 2024, who is personally known to me or has produced — as identification and who did (or did not) take an oath.

[Signature]

Notary Signature (for Applicant)

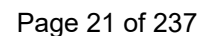
1 / 6 / 26

Commission Expiration

Seal/Stamp



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	FEET	FEET	FEET	FEET
BUILDING HEIGHT ()				
BUILDING SETBACKS:				
FRONT ()				
REAR ()				
SIDE INTERIOR ()				
SIDE CORNER ()				
WATERWAY ()				
DRIVEWAY ()				

Prepared By: _____ Date: _____

DATA CALCULATIONS FOR NEW STRUCTURES (NEW SINGLE FAMILY, MULTI-FAMILY HOMES, ETC.)

APPLICANT FILL OUT: PROPERTY ADDRESS:		ZONING DISTRICT:	
	APPLICANT USE	ZONING OFFICIAL USE ONLY	
*TOTAL SITE AREA	13,742 Sq. Ft.	Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	'AE- 9' + (1') by FEMA Flood Zone Map		
FINISHED FLOOR ELEVATION (NAVD)	10.00' NAVD		
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW	
	PROPOSED	PROPOSED	
	Sq. Ft.	%	Sq. Ft. %
FLOOR AREA RATIO (MAXIMUM 36 %)	4,928	35.86	
LOT COVERAGE (MAXIMUM 35 %)	3,951	28.75	
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft. %
FIRST FLOOR UNDER A/C ()	2,293	16.68	
SECOND FLOOR UNDER A/C ()	1,772	12.89	
TOTAL UNDER A/C ()	4,065	29.57	
TOTAL FLOOR AREA ()	4,928	35.86	
TOTAL UNDER ROOF ()	6,339	46.12	
FLAT ROOF ()	98	0.71	
TOTAL ROOF ()	4,729	34.4	
GARAGE ()	863	6.27	
COVERED PATIO ()	710	5.16	
COVERED ENTRY ()	94	0.68	
COVERED BALCONY (REAR) ()	607	4.41	
COVERED BALCONY (FRONT) ()	N/A	N/A	
OPEN BALCONY ()	72	0.52	
BUILDING FOOTPRINT ()	3,960	28.81	
SEPTIC TANK & DRAINFIELD ()	601	4.37	

TOWN OF OCEAN RIDGE

6450 N. Ocean Blvd., Ocean Ridge, FL 33435
561.732.2635 Main ♦ permits@oceanridgeflorida.com ♦ www.oceanridgeflorida.com



PAVED AREA ()	4,502	32.76		
SYNTHETIC TURF ()	249	1.81		
TOTAL IMPERVIOUS () (INCLUDES SYNTHETIC TURF)	8,711	63.4		
TOTAL PERVIOUS ()	5,031	36.6		
ZONING OFFICIAL USE ONLY	APPLICANT USE		ZONING REVIEW	
	FEET		FEET	
BUILDING HEIGHT ()	33'-2 1/2"			
BUILDING SETBACKS:				
FRONT ()	25'-1"			
REAR ()	37'-10"			
SIDE INTERIOR ()	16'-1"			
SIDE CORNER ()	N/A			
WATERWAY ()	25'-0"			
DRIVEWAY ()	16'-1"			

Prepared By: Rick Bremer Date: 07-23-24

**The following pages are checklists for
the applicant and/or the Town.**

**DO NOT submit the checklists as part of
the application packet.**

Read the instructions carefully!!

CFN 20170037913
OR BK 28866 PG 526
RECORDED 02/01/2017 16:07:21
Palm Beach County, Florida
AMT 1,675,000.00
DEED DOC 11,725.00
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 0526-0527; (2Pgs)

Prepared by and return to:
Maria S. Leavy
Leavy Law, P.A.
800 Village Square Crossing Suite 347
Palm Beach Gardens, FL 33410
561-469-9645
File Number: 2016.0007

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25 day of January, 2017 between Dana T. Beach, Individually and as Trustee of the Dana T. Beach Revocable Trust dated March 14, 2003, whose post office address is 13870 Parc Drive, Palm Beach Gardens, FL 33410, grantor, and Jesus Andy Olivera and Dalia Olivera, husband and wife, whose post office address is 6726 N. Ocean Blvd., Ocean Ridge, FL 33435, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida to-wit:

Lot 46, McCormick Mile, according to the map or plat thereof as recorded in Plat Book 24, Page 191, Public Records of Palm Beach County, Florida.

Parcel Identification Number: 46-43-45-22-09-000-0460

Subject to taxes for 2017 and all subsequent years, covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

SIGNATURES AND NOTARY ACKNOWLEDGEMENTS CONTINUED ON PAGE 2

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Stef
Witness Name: Mohsin Sayyed

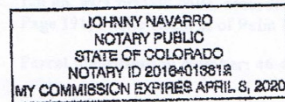
Jammin Torres
Witness Name: Jammin Torres

Dana T. Beach
Dana T. Beach, individually and as trustee of
The Dana T. Beach Revocable Trust dated
March 14, 2003

State of Colorado
County of Eagle

The foregoing instrument was acknowledged before me this 25 day of January, 2017 by Dana T. Beach, Individually and as Trustee of the Dana T. Beach Revocable Trust dated March 14, 2003, who [] is personally known or ☒ has produced Florida DL as identification.

[Notary Seal]



Johny Navarro
Notary Public

Printed Name: Johny Navarro

My Commission Expires: 04/08/2020



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

Affidavit to Appoint Agent

Please check one of the following:

- | | |
|---|--|
| ☐ Annexation | ☐ Plat or Re-Plat |
| ☒ Building Permit (Revisions, etc.) | ☐ Re-Zoning |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan Review |
| ☒ Concept Plan Review | ☐ Special Exception |
| ☐ Construction East of the CCCL | ☐ Variance |
| ☐ PRD Amendment | ☐ Other _____ |
| ☐ Planned Residential Development (PRD) | |

1. He/She is fee simple owner of the following described property, to wit: (Provide Property Address and Legal Description)

Legal Description: Lot 46, of "McCormick Mile", according to the plat thereof, as recorded in plat book 24, at page 191, of the public records of palm beach County.

Legal Address: 6726 N Ocean Boulevard, Ocean Ridge, Florida 33435

2. He/She desires to submit a Land Development application to the Town of Ocean Ridge, Florida.
3. He/She has appointed Richard Bremer to act as agent in his/her behalf to accomplish the above.
4. He/She affirms and certifies that he/she understands and agrees to comply with the Town of Ocean Ridge Land Development Code. He/She further certifies that the statements, plans and all information submitted as a part of this application are true and correct to the best of his/her knowledge. Further, he/she understand that this application and attachments become part of the Official Records of the Town of Ocean Ridge, Florida and are not returnable.

State of Florida
County of Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this day 15th of MARCH, 2024.

Signature of Property Owner

Property Owner Printed Name

Notary Public Signature

Notary Printed Name

My Commission Expires MARCH 2, 2025

(SEAL)



MILDRED GARCIA
Commission # HH 099753
Expires March 2, 2025
Bonded Thru Budget Notary Services

Personally Known: ☒ or ID: _____ (Type of Identification Provided)



DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser

Governmental Center - Fifth Floor
301 North Olive Avenue
West Palm Beach, FL 33401
tel 561.355.2881
fax 561.355.1528
pbcgov.org/papa

ORDER#: _____ DATE RECEIVED: _____

REQUEST FOR DATA RUN OR PROPERTY INFORMATION

NAME OF COMPANY AND/ OR INDIVIDUAL: Andy Olivera
(PLEASE PRINT)

ADDRESS: 6726 N. Ocean Blvd. Ocean Ridge, FL 33435
(PLEASE PRINT)

TELEPHONE NUMBER(S): 772-214-5171 E-MAIL ADDRESS: andyolivera@gmail.com

RADIUS - OPTIONAL - WHERE NEEDED, (INDICATE NUMBER OF FEET FROM STARTING POINT): 300'

PROPERTY CONTROL NUMBERS (PCN'S) - FOR VARIANCES: _____
46-43-45-22-09-000-0460

PUBLIC RECORDS - DESCRIPTION OF RUN OR AREA REQUESTED: _____
6726 N. Ocean Blvd. Ocean Ridge, FL 33435

**INDICATE AMOUNT
NEEDED:**

☐ VARIANCE REQUEST	<u>1</u> LABEL PDF
<u>1</u> RADIUS MAP SETS PRINTED	<u>1</u> OWNERS LIST PRINTED
<u>1</u> RADIUS MAP PDF	<u>1</u> OWNERS LIST PDF
<u>1</u> LABEL SETS PRINTED	<u> </u> EXCEL FORMAT

I, THE UNDERSIGNED, WISH TO ORDER THE ABOVE DESCRIBED DATA RUN; (ORDER WILL BE PROCESSED **ONLY** AS MARKED OR AS INDICATED ABOVE).

I UNDERSTAND THAT I WILL BE RESPONSIBLE FOR ANY CHARGES INCURRED FROM PROCESSING THIS ORDER. OUR OFFICE MAY CALL YOU TO REQUEST PAYMENT IN ADVANCE OR NON-REFUNDABLE DEPOSIT BEFORE THE WORK IS PROCESSED.

CONTACT: PUBLIC SERVICE DEPARTMENT - VARIANCES

PHONE: PROPERTY APPRAISER PUBLIC RECORDS
561.355.2881 FAX: 561.355.1528

EMAIL: pa-pubsvr@pbcgov.org

Rick Bremer

(PRINT CONTACT NAME)

(SIGNATURE)

03/14/2024

(DATE)

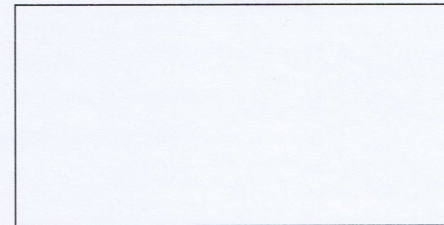
**WEST COUNTY
SERVICE CENTER**
2976 State Road 15
Belle Glade, FL 33430
tel 561.996.4890
fax 561.996.1661

**NORTH COUNTY
SERVICE CENTER**
3188 PGA Blvd., Suite 2301
Palm Beach Gardens, FL 33410
tel 561.624.6521
fax 561.624.6565

**MID-WESTERN COMMUNITIES
SERVICE CENTER**
200 Civic Center Way, Suite 200
Royal Palm Beach, FL 33411
tel 561.784.1220
fax 561.784.1241

**SOUTH COUNTY
SERVICE CENTER**
14925 Cumberland Drive
Delray Beach, FL 33446
tel 561.276.1250
fax 561.276.1278

OFFICE USE ONLY



DataRunReq.Revised 8/2/2023

Property Detail

Location Address : 6726 N OCEAN BLVD
 Municipality : OCEAN RIDGE
 Parcel Control Number : 46-43-45-22-09-000-0460
 Subdivision : MC CORMICK MILE IN
 Official Records Book/Page : 28866 / 526
 Sale Date : JAN-2017
 Legal Description : MC CORMICK MILE LT 46

Owner Information

Owner(s)	Mailing Address
OLIVERA DALIA & OLIVERA JESUS A	6726 N OCEAN BLVD OCEAN RIDGE FL 33435 3350

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2017	\$1,675,000	28866 / 00526	WARRANTY DEED	OLIVERA JESUS A &
APR-2003	\$1,620,000	15112 / 00450	WARRANTY DEED	BEACH DANA T
APR-2000	\$1,145,000	11724 / 00081	WARRANTY DEED	ROSE ROGER C & CLAIRE M
MAR-1997	\$260,000	09728 / 00268	WARRANTY DEED	
DEC-1995	\$100	09067 / 00772	WARRANTY DEED	
JAN-1995	\$218,000	08578 / 00101	WARRANTY DEED	
JUN-1993	\$300,000	07780 / 01994	WARRANTY DEED	
AUG-1984	\$92,200	04316 / 01202	WARRANTY DEED	
JUL-1981	\$130,000	03563 / 00674	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
OLIVERA DALIA &	2024	HOMESTEAD
OLIVERA DALIA &	2024	ADDITIONAL HOMESTEAD
OLIVERA JESUS A	2024	HOMESTEAD
OLIVERA JESUS A	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
 *Total Square Feet : 5310
 Acres : 0.3159
 Property Use Code : 0100—SINGLE FAMILY
 Zoning : RSF—SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$1,274,929	\$1,042,563	\$782,322	\$836,745	\$877,036
Land Value	\$2,356,064	\$1,525,700	\$950,000	\$765,000	\$747,000
Total Market Value	\$3,630,993	\$2,568,263	\$1,732,322	\$1,601,745	\$1,624,036

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$1,421,136	\$1,379,744	\$1,339,557	\$1,321,062	\$1,291,361
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,371,136	\$1,329,744	\$1,289,557	\$1,271,062	\$1,241,361

Taxes

Tax Year	2023	2022	2021	2020	2019
----------	------	------	------	------	------

AD VALOREM	\$25,338	\$25,269	\$25,203	\$24,873	\$24,567
NON AD VALOREM	\$188	\$184	\$178	\$173	\$175
TOTAL TAX	\$25,526	\$25,453	\$25,381	\$25,046	\$24,742

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpa.gov

Parcel Control Number:	46-43-45-22-09-000-0460	Location Address:	6726 N OCEAN BLVD	
Owners:	OLIVERA DALIA && OLIVERA JESUS A	Municipality:	OCEAN RIDGE	
Mailing Address:	6726 N OCEAN BLVD., OCEAN RIDGE FL 33435 3350			
Last Sale:	JAN-2017	Book/Page#:	28866 / 00526	Price: \$1,675,000
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	RSF - SINGLE FAMILY RESIDENTIAL	
Legal Description:	MC CORMICK MILE LT 46	Total SF:	5310	Acres 0.3159



Improvement Value	\$1,274,929
Land Value	\$2,356,064
Total Market Value	\$3,630,993
Assessed Value	\$1,421,136
Exemption Amount	\$50,000
Taxable Value	\$1,371,136

9 Ad Valorem	\$25,338
4 Non Ad Valorem	\$188
Total Tax	\$25,526

HOMESTEAD
ADDITIONAL HOMESTEAD

OLIVERA DALIA &
OLIVERA JESUS A

The figure contains two maps illustrating the geographic distribution of the 'ab' allele.

- Left Map:** Shows the distribution of the 'ab' allele in Europe. The map includes labels for various regions and their corresponding allele frequencies:
 - Spain (ESPA): 13
 - Ireland (IRL): 23
 - Portugal (POR): 20
 - France (FRA): 22
 - Italy (ITA): 18
 - Greece (GRE): 19
 - Turkey (TUR): 17
 - Balkans (BALK): 16
 - Russia (RUS): 15
 - Central Europe (CEU): 14
 - Finland (FIN): 13
 - Siberia (SIB): 12
 - Mongolia (MNG): 11
 - Korea (KOR): 10
 - China (CHN): 9
 - Japan (JPN): 8
 - Hawaii (HAW): 7
 - Australia (AUS): 6
 - New Zealand (NZL): 5
 - South America (SAM): 4
 - North America (NAM): 3
 - Caribbean (CAR): 2
 - Africa (AFR): 1
 - Oceania (OCE): 0
- Right Map:** Shows the distribution of the 'ab' allele in Asia. The map includes labels for various regions and their corresponding allele frequencies:
 - India (IND): 10
 - Pakistan (PAK): 9
 - Bangladesh (BAN): 8
 - Sri Lanka (SLA): 7
 - Nepal (NEP): 6
 - Bhutan (BTN): 5
 - Tibet (TIB): 4
 - Yunnan (YUN): 3
 - Xinjiang (XIN): 2
 - Inner Mongolia (IMN): 1
 - Qinghai (QHAI): 0
 - Sichuan (SIC): 1
 - Guizhou (GUI): 2
 - Yunnan (YUN): 3
 - Xinjiang (XIN): 4
 - Inner Mongolia (IMN): 5
 - Qinghai (QHAI): 6
 - Sichuan (SIC): 7
 - Guizhou (GUI): 8
 - Yunnan (YUN): 9
 - Xinjiang (XIN): 10
 - Inner Mongolia (IMN): 11
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 - Guizhou (GUI): 218
 - Yunnan (YUN): 219
 - Xinjiang (XIN): 220
 - Inner Mongolia (IMN): 221
 - Qinghai (QHAI): 222
 - Sichuan

Description	Area Sq. Footage
FOP Finished Open Porch	198
BAS Base Area	2298
FUS Finished Upper Story	1608
FOP Finished Open Porch	72
NVA No Value Area	455
FOP Finished Open Porch	180
FOR Finished Garage	499
Total Square Footage :	5310
Total Area Under Air :	3906

Description	Year Built	Unit
Boat Lift	2017	1
Pool - In-Ground	1997	1

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Description	
1 Exterior Wall 1	MSY: CB STUCCO
2 Year Built	1997
3 Air Condition Desc.	HTG & AC
4 Heat Type	FORCED AIR DUCT
5 Heat Fuel	ELECTRIC
6 Bed Rooms	4
7 Full Baths	4
8 Half Baths	1
9 Exterior Wall 2	NONE
10 Roof Structure	WOOD TRUSS
11 Roof Cover	CONCRETE TILE
12 Interior Wall 1	DRYWALL
13 Interior Wall 2	N/A
14 Floor Type 1	MARBLE
15 Floor Type 2	HARDWOOD
16 Stories	2

August 2, 2024

Town of Ocean Ridge
6450 N Ocean Blvd
Ocean Ridge, FL 33435

RE: Project Narrative
6726 N. Ocean Blvd

The following is a narrative identifying the architectural style of the proposed structure and how each of the elements under town code section 63-56 have been met as applicable.

At the property located at 6726 N. Ocean Blvd, the existing house structure will be demolished. A new 2 story residence Traditional/modern style will be constructed with 2 car garage, 1 car garage, 4 bedrooms, 4 full baths and 2 half baths, common covered lanai to the west looking to the water view. There will be a new landscape and hardscape along with new driveway/walk for the new 1 car and 2 car garages.

(1) a. Relationship of Building to Site. The new building area is placed on the site meeting or exceeding setback requirements. The residence is located approximately on the center of the lot, with gates and privacy walls in both side of the residence creating privacy and security to the new pool area. The new hardscape, driveway, walks, pool, and pool deck combine with the nicely designed and appointed landscaping captures the feel of the architecture and improve the streetscape and surrounding existing residential homes. The overall height and scale of the new structure is compatible with the site and its surroundings.

b. Relationship of Building and Site to Adjoining Areas. The new residence has been designed to follow the traditional/modern architectural style and should have very little impact but will stay in harmony with the existing neighborhood architectural styles and its development. The new construction is consistent with the traditional architectural style and keeps the architectural context of the existing area and keeps character of the existing residential structures. The height and scale of the new residence stay within the FEMA height requirements and keeps the human scale approach and feel from the street to be compatible to the surrounding neighbors.

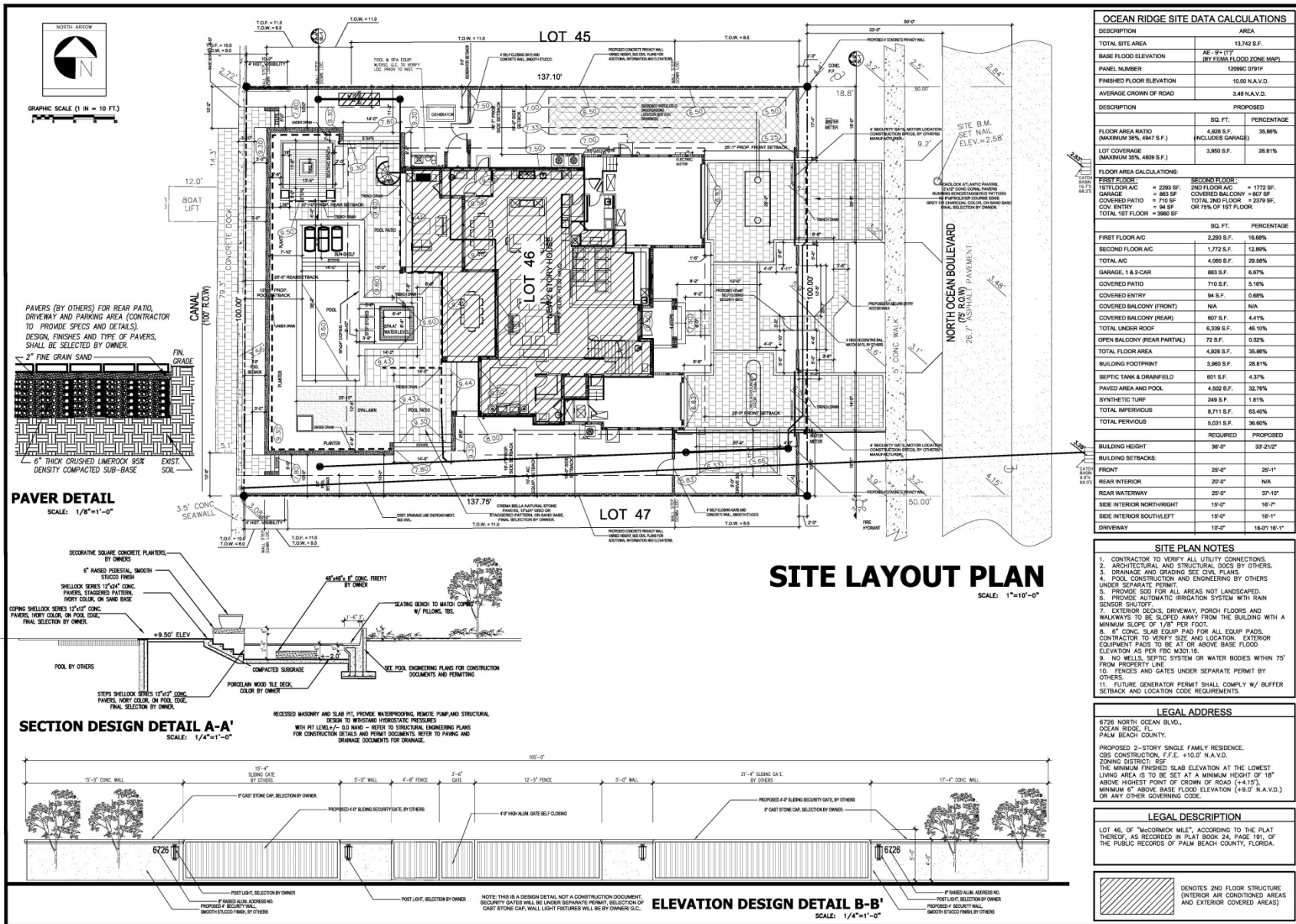
c. Building Design. The new building along with the new hardscape and landscape will enhance the existing streetscape of the neighborhood. The roof components, window placement, size and scale of doors and windows and architectural details keep harmonious proportions with the building scale. The colors and materials used will be consistent with the proposed architectural style. All mechanical equipment and pads were placed and screened with landscape to create less noticeability from the street, waterway, and neighboring properties.

(2) Notice of Development Plan Review. All information has been issued to the town for this section.

(3) All information has been submitted to the town for this section.

Sincerely,

Richard Bremer, Jr.
RWB / Linares Architecture, Inc.



OLIVERA RESIDENCE
8726 NORTH OCEAN BLVD., OCEAN RIDGE, FL
PALM BEACH COUNTY

MAJESTIC VIEWS
Landscape Architecture, Inc.
Landscape Architecture - Construction Management
4711
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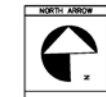
LOUIS KLAS VLAKOS
LANDSCAPE ARCHITECT

LA #666677
LC #5500339

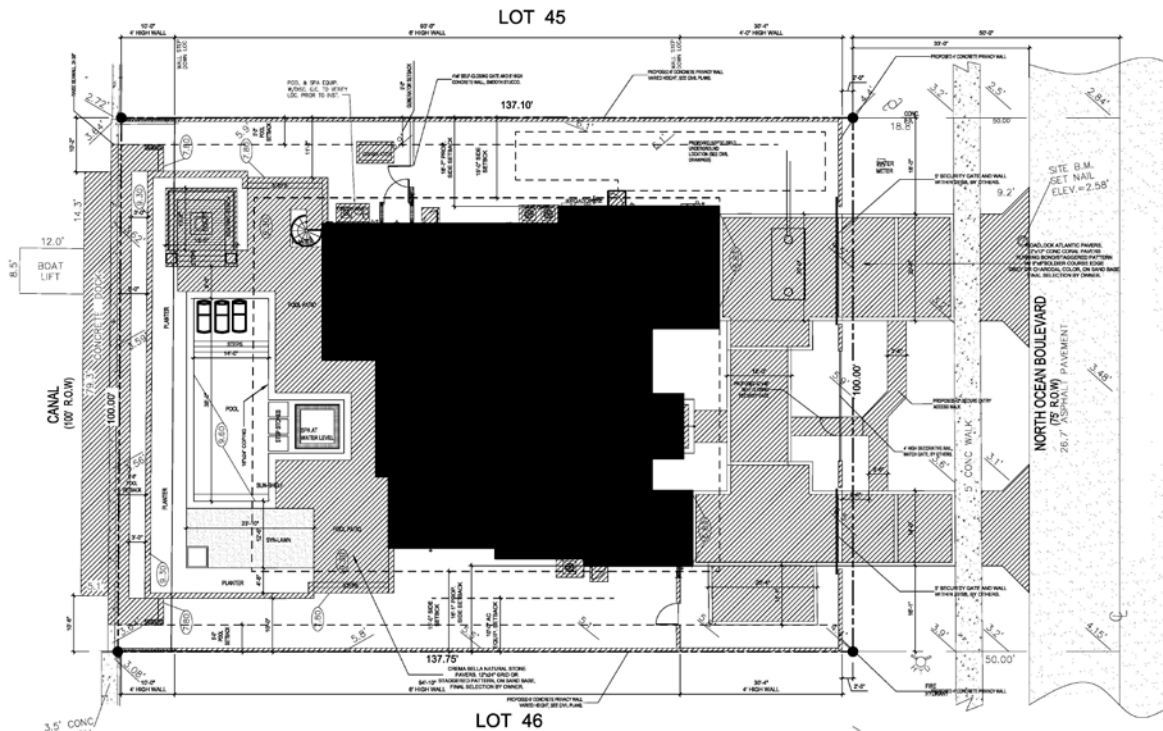
REV. NO.	DATE
REV. 1.	07.29.24
REV. 2.	09.23.24

JOB NO.:
DRAWN BY: LVV
DATE: 05.14.24
SCALE: 1" = 10'-0"

SHEET NO.
SP-1



GRAPHIC SCALE (1" = 10' FT.)



GREEN MAP PLAN

OCEAN RIDGE SITE DATA CALCULATIONS		
DESCRIPTION	AREA	
TOTAL SITE AREA	13,742 S.F.	
BASE FLOOD ELEVATION	AE = 9' (17' BY FEMA 15,000 ZONE MAP)	
PANEL NUMBER	12086C 22017	
FINISHED FLOOR ELEVATION	13.26 N.A.V.D.	
AVERAGE CROWN OF ROAD	3.49 N.A.V.D.	
DESCRIPTION	PROPOSED	
	SQ. FT.	PERCENTAGE
FLOOR AREA RATIO (MAXIMUM 30% 4947 S.F.)	4,939 S.F. (INCLUDES GARAGE)	35.96%
LOT COVERAGE (MAXIMUM 30% 4909 S.F.)	3,950 S.F.	28.81%
FLOOR AREA CALCULATIONS:		
FIRST FLOOR: 15TH FLOOR AC = 2,293 S.F. 2ND FLOOR AC = 1,772 S.F.		
GARAGE = 863 S.F. COVERED BALCONY = 857 S.F.		
COVERED PATIO = 710 S.F. TOTAL 2ND FLOOR = 2,339 S.F.		
COVERED ENTRY = 94 S.F. OR 75% OF 1ST FLOOR.		
TOTAL 1ST FLOOR = 3,960 S.F.		
	SQ. FT.	PERCENTAGE
FIRST FLOOR AC	2,293 S.F.	16.68%
SECOND FLOOR AC	1,772 S.F.	12.89%
TOTAL AC	4,065 S.F.	29.58%
GARAGE, 1 & 2 CAR	863 S.F.	6.27%
COVERED PATIO	710 S.F.	5.16%
COVERED ENTRY	94 S.F.	0.68%
COVERED BALCONY (FRONT)	N/A	N/A
COVERED BALCONY (REAR)	857 S.F.	6.21%
TOTAL UNDER ROOF	6,339 S.F.	46.10%
OPEN BALCONY (REAR PARTIAL)	72 S.F.	0.52%
OPEN BALCONY (REAR PARTIAL)	72 S.F.	0.52%
BUILDING FOOTPRINT	3,960 S.F.	28.81%
SEPTIC TANK & DRAINFIELD	891 S.F.	6.47%
PAVED AREA AND POOL	4,502 S.F.	32.78%
SYNTHETIC TURF	243 S.F.	1.77%
TOTAL IMPERVIOUS	8,711 S.F.	63.42%
TOTAL PERVIOUS	5,031 S.F.	36.58%
REQUIRED PROPOSED		
BUILDING HEIGHT	36'-0"	33'-21"
BUILDING SETBACKS:		
FRONT	25'-0"	25'-1"
REAR INTERIOR	20'-0"	N/A
REAR WATERWAY	25'-0"	37'-10"
SIDE INTERIOR NORTH/RIGHT	15'-0"	18'-7"
SIDE INTERIOR SOUTHWEST	15'-0"	18'-1"
DRIVEWAY	10'-0"	13'-01" 10'-1"

ROOF STRUCTURES.
HARDSCAPE, DRIVEWAYS, WALKS, PADS.
OPEN GREEN SPACE.

OLIVERA RESIDENCE
6726 NORTH OCEAN BLVD., OCEAN RIDGE, FL.
PALM BEACH COUNTY
GREEN MAP PLAN

MAJESTIC VIEWS
Architects In Management
Landscape Architecture - Construction
4711 Cypress Drive South, Boynton Beach, FL 33436
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REV. NO. DATE
REV. #1 07.29.24

JOB NO.
DRAWN BY: LUV
DATE: 05.14.24
SCALE: 1" = 10'-0"

SHEET NO.
SP-2

LANDSCAPE CALCULATIONS

TOTAL SITE AREA	13,742.49 S.F.
TREES REQUIRED (13742.49 SF/2600 SF)	6 TREES
TREES PROVIDED (6 TREES & 2 PALMS=8 TREES)	8 TREES
SHRUBS REQUIRED FOUNDATION (282 LF x .502 LF)	71 SHRUBS
SHRUBS PROVIDED FOUNDATION	600+ SHRUBS
50% OF REQUIRED TREES AND 100% OF REQUIRED SHRUBS ARE NATIVE SPECIES	

PLANT LIST

TREES AND PALMS

CLU 3	Clusia rosea/ Pitch apple	14'OA, 3'CAL, 6'CT, full	(native)
SEP 4	Sex East Palmetto/East Palmetto Holly	12'OA, 3'CAL, 4'CT, match, full	(native)
GAR 6	Garcinia spicata/Garcinia (accent)	5'OA, 2'CAL, match, full	(drought)
PHM 2	Phoenix medjool/Medjool date palm	24'OA, 14-16'CT, match, full	(very drought)
KEY 5	Thrinax monensis/Key thatch palm	12-14'OA, no cal on site	(native)

ACCENTS, SHRUBS, AND GROUNDCOVERS

AGR 2	Agave blue/Blue agave	7'OA, 3'CT, full	(very drought)
BRO 14	Alcantaria odorata/Trommelad odorata	3'OA, 18-24'OA, full	(very drought)
BRI 5	Alcantaria imperialis/Trommelad imperialis	7'OA, 24'OA, full	(very drought)
POA 240	Potocarpus macro. multi/Multi potocarpus	7 GAL, 3-4'OA, 2'OC, full	(very drought)
ARS 34	Alcaesia regel shield/Regel shield alcaesia	3 GAL, 30'OA, 24'OC, full	(drought)
IRT 15	Trimastix twelve apostle/Apostle lily	3 GAL, 20'OA, 2'OC, full	(drought)
PP 152	Potocarpus Pringles/Dwarf Pringles Potocarpus	3 GAL, 12'OA, 2'OC, full	(very drought)
CH 60	Chrysobalanus horizontalis/Dwarf cocoplum	3 GAL, 12'OA, 2'OC, full	(native)
CAR 86	Carex Emerica/Slender/Dwarf hedge Plum	3 GAL, 12'OA, 2'OC, full	(native)
JM 302	Jamunum Minima/Dwarf Trailing Jasmine(no credit)	1 GAL, 4'OA, 14'OC, full	(drought)

SOD As Req'd St Augustine Florant Sod

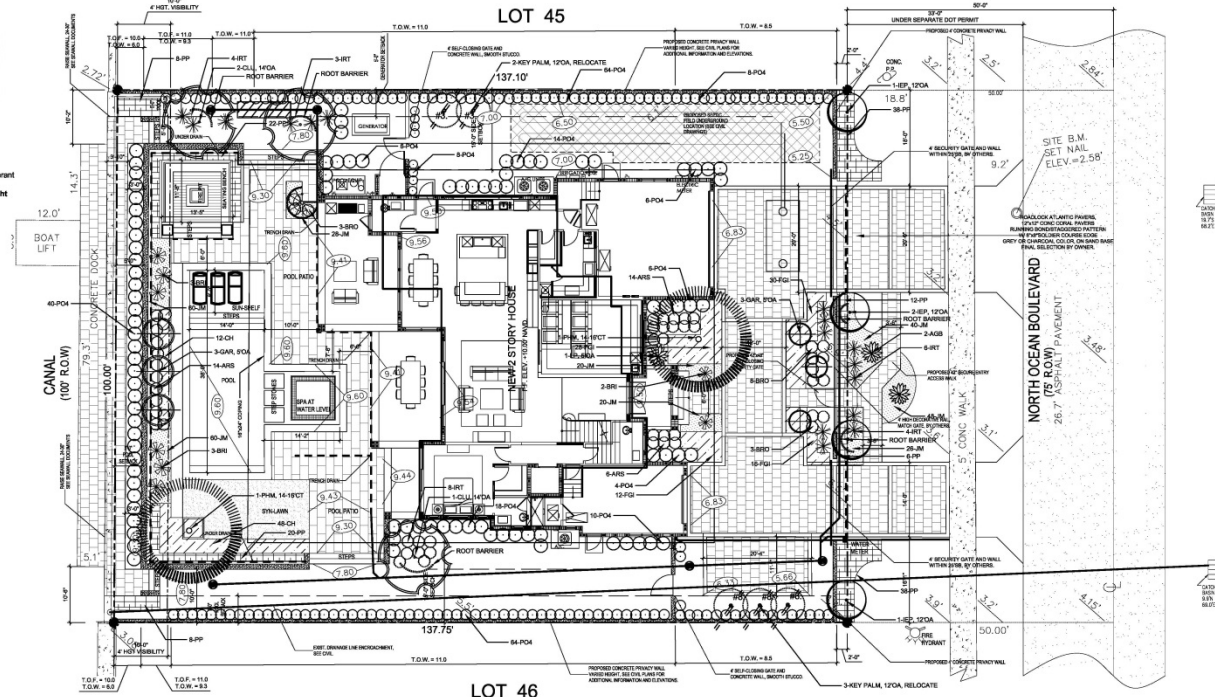
NOTES

The notation (native or drought) lists all plant material noted in SFNWD Xariscap Plant Guide as drought tolerant plant material existing or proposed for this site.

Thus 100% (55.55) of all trees and palms and 92% (1558 / 1694) of all shrubs and ground cover are drought tolerant.

GENERAL PLANTING NOTES

- All planting notes to be Florida #1 grade or better as stated in "grades and standards for nursery plants" part I and part II (2007), State of Florida, Department of Agriculture, Tallahassee.
- All prohibited plant species shall be eradicated from the site.
- All plant material to be handled and planted in accordance with standard nursery practices.
- All plant material to be guaranteed for a period of ninety (90) days from date of installation.
- All planting beds to receive three (3) inches of mulch, recycled bark or other mulch, type "B", or better. (no cypress mulch)
- All planting areas must be irrigated to provide ("100% coverage & 50% overlap) by an automatic irrigation weather sensor system installed by certified irrigation contractor.
- Sod and irrigation will be provided within all the unpaved areas including the R.O.W.
- All mechanical equipment must be screened on three sides with hedge, solid fence or wall to a height minimum 6' above the item.
- The Landscape and/or Irrigation contractor is responsible to call toll free 1.800.432.4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.
- The general contractor is responsible for rough grade within two-three (2-3) inches of final grade.
- In case of discrepancies, the landscape plan takes precedence over the plant list.
- All existing trees to remain will be trimmed, pruned and protected with an appropriate construction barrier.
- A minimum distance of 15 ft. separates all trees from pole lights and overhead utility lines.
- Within all site triangles there shall be unobstructed visibility within 2.5' and 6' above pavement level.



SITE LANDSCAPE PLAN

OLIVERA RESIDENCE
8728 NORTH OCEAN BLVD., OCEAN RIDGE, FL.
PALM BEACH COUNTY

SITE LANDSCAPE PLAN

MAJESTIC VIEWS
Landscape Architects & Management
4717 Cypress Drive South, Boynton Beach, FL 33434
Phone (561) 792-5883 majesticviewsfla.com

LOUIS BLAS VLAHOS
LANDSCAPE ARCHITECT

LA #6666877 LC #28000319	REV. NO.	DATE
	REV. 1.	07.29.24
	REV. 2.	09.23.24
JOB NO.	DRAWN BY: LTV	
DATE: 05.14.24	SCALE: 1" = 10'-0"	
SHEET NO.	LP-1	

TREE SURVEY DATA SHEET

Item#	Species Common Name	Species Scientific Name	Qty	Height	Spread	DBH	Condition	Notes	Disposition
#1	Area palm	Chrysalidocarpus lutescens	41	20'ea	14"	mul	70%	In way of new construction/ NAVD elevation	remove
#2	Royal palm	Roystonea sp.	3	35'ea	15"	24"	70%	In way of new construction & utilities/ROW	remove
#3	Key palm	Thrinax morrisii	2	8-10'ea	5"	4"	70%	In way of new construction/ NAVD elevation	relocate
#4	Alexander palm	Ptychosperma elegans	1	30'ea	10"	3x3"	65%	In ROW, out of scale height	remove
#5	Adonidia Palm	Vellichia Merrittii	3	20'ea	18"mul	12"	60%	In way of new construction/ NAVD elevation	remove
#6	Adonidia Palm	Vellichia Merrittii	2	15'ea	12"mul	9"	60%	In way of new construction/ NAVD elevation	remove
#7	Sylvestria Date Palm	Phoenix Sylvestris	2	22-24'ea	20"	20"	75%	In way of new construction & utilities/ROW	remove
#8	Key palm	Thrinax morrisii	3	12'ea	6"mul	2x4"	75%	In way of new construction/ NAVD elevation	relocate
#9	Washingtonia palm	Washingtonia robusta	1	22-24'ea	20"	20"	70%	In way of new construction/ NAVD elevation	remove
#10	Adonidia Palm	Vellichia Merrittii	2	20'ea	8"	4"	75%	In way of new construction/ NAVD elevation	remove

EXISTING TREE LEGEND

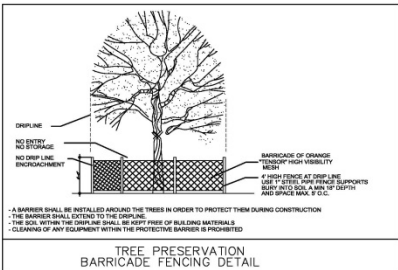
-  EXISTING SPECIMEN TREES TO REMAIN/ PRESERVE
-  EXISTING TREES TO BE RELOCATED/APPAISED
-  EXISTING TREES TO BE REMOVED/APPAISED

All existing trees to be appraised by licensed arborist per ANSI standards.

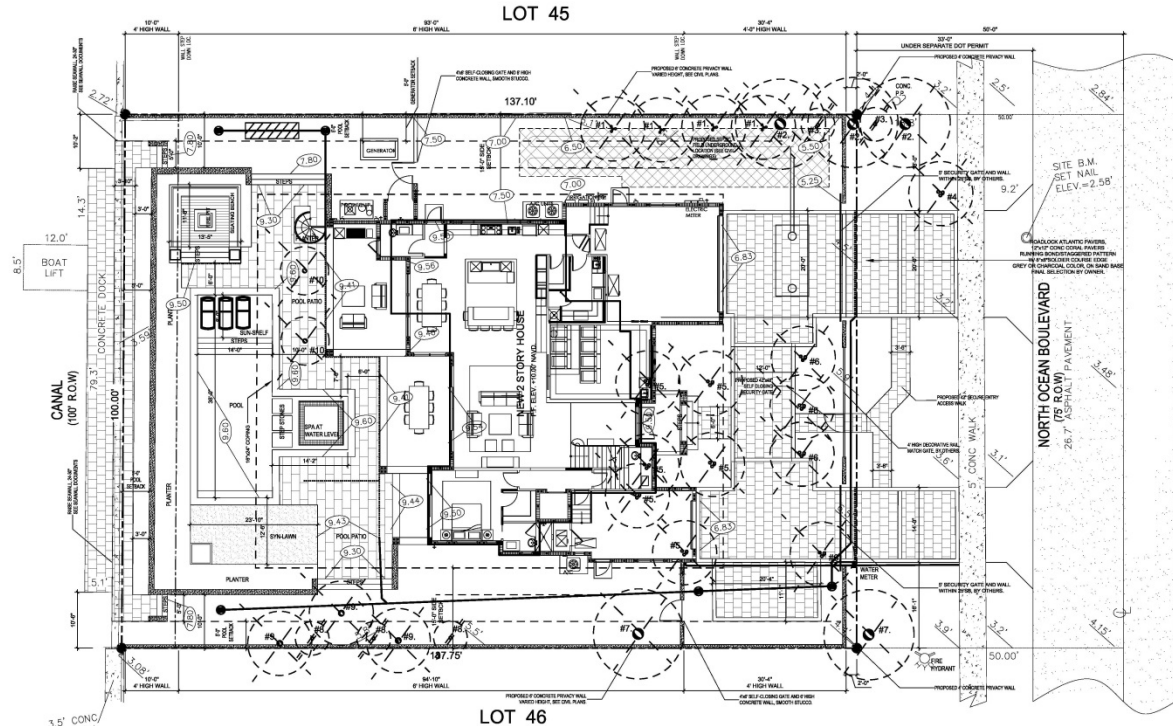
All existing trees/palms to remain or relocate must be protected by approved tree barrier. See tree barrier detail.

All trees/palms to remain or relocated must be trimmed by licensed arborist per ANSI standards.

All trees/palms to remain or relocate must be fertilized w/ an all purpose time release fertilizer.



TREE PRESERVATION
BARRICADE FENCING DETAIL



SITE DISPOSITION PLAN

OLIVERA RESIDENCE
8728 NORTH OCEAN BLVD., OCEAN RIDGE, FL.
PALM BEACH COUNTY

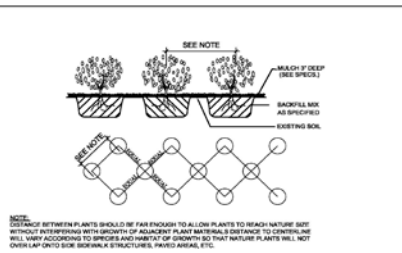
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FORT LAUDERDALE, FL 33308
Phone: (954) 752-9833 Fax: (954) 752-4110
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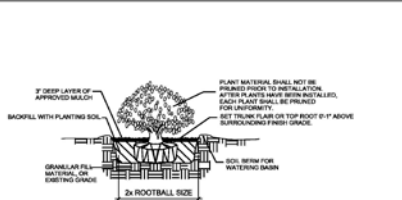
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REV. #1: 07-29-24

JOB NO:
DRAWN BY: LV
DATE: 05.14.24
SCALE: 1" = 10'-0"

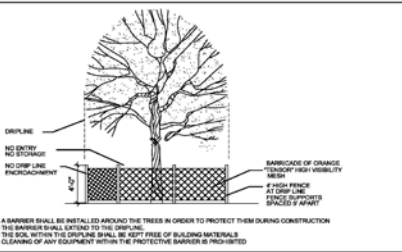
SHEET NO.
LP-2



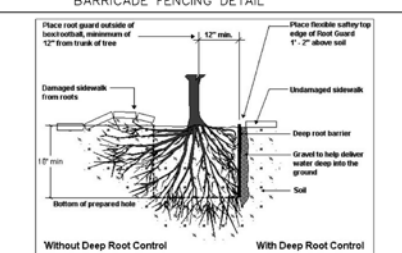
SHRUB/ GROUNDCOVER SPACING DETAIL



SHRUB PLANTING DETAIL



TREE PRESERVATION
BARRICADE FENCING DETAIL



ROOT BARRIER DETAIL

IRRIGATION NOTES:

NOTES
Automatic Irrigation System
Water Demand Zone 3/4" water meter, 20-24 GPM + 40-60 psi of backflow preventer/ vacuum breaker
and ET manager/ignition module wiring device

GENERAL
System shall be installed in accordance with local codes. Contract drawings and Contract specifications.
Irrigation design based on landscape plan, dated 05/24/2014. Contractor shall refer to the landscape plan to coordinate sprinkler location and pipe routing with new and existing landscaping.
The purpose of the irrigation plan is to show sprinkler location for new landscape water line landscaping. The Contractor shall coordinate the site of the system, the location and size of piping, and the size of existing water and main system to the lot.
Contractor shall adjust sprinkler location to insure proper coverage in common areas between new and existing landscaping.

Irrigation contractor to provide 100' coverage with a 300' overlap and as built drawings.
Irrigation plan is for 100' coverage, and shall not be altered as a construction document.
Irrigation contractor shall provide shop drawings and product specifications (not shown) and installation documents, to the Landscape Architect for review, comment and approval.

A licensed contractor who installs or performs work on an automatic landscape irrigation system shall install system per manufacturer's specifications and test for the correct operation of each fitting or component, and shall be in the system. A full system test shall be performed, or any not functioning properly, the contractor shall install new devices or repair the existing, and shall be in the system. The contractor shall install new devices or repair the existing, and shall be in the system. The contractor shall install new devices or repair the existing, and shall be in the system.

All contractors performing work on irrigation systems within the lot shall be licensed or registered under F.S. ch. 48, and shall hold a liability-based license or license to certify that persons work on irrigation systems.

PIPE
Pipe shall be installed in accordance with local codes and pipe manufacturer's recommendations.
Pipe routed under pavement and paths shall be covered in SCH 40 PVC. Contractor shall utilize existing drains.
Main line shall be scheduled 40' PVC.

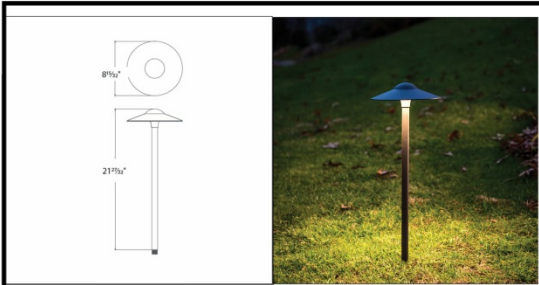
All pipes shall be type 100' PVC. Lateral shall be 1" and larger than the SCH 40, Class 100, Lateral shall be 1" and larger than the SCH 40, Class 100.

Pipe shall be installed on level ground or on a slope of 1% for the main line and all lateral routed under pavement, and at 2% for all other lateral.

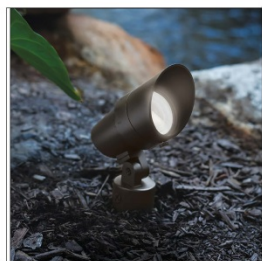
Drains shall be of adequate material free of rocks, stones, or other debris that would damage irrigation system components.

SPRINKLERS
Sprinkler location shall be adjusted for wind, landscaping and according to insure proper coverage with existing landscape conditions in order to prevent overwatering, the temporary heads or low volume water distributing devices shall be used when installing existing areas. No more than 10% percent of area shall be covered with existing areas.
Sprinkler heads (existing heads or other low volume water distributing devices) shall be installed on a slope of 1% for the main line and all lateral routed under pavement, and at 2% for all other lateral.

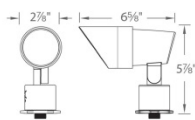
Pop-up risers shall be 100' PVC series risers, 1/2" or 3/4" or 1" or 1 1/2" or 2" or 3" or 4" or 6" or 8" or 10" or 12" or 14" or 16" or 18" or 20" or 22" or 24" or 26" or 28" or 30" or 32" or 34" or 36" or 38" or 40" or 42" or 44" or 46" or 48" or 50" or 52" or 54" or 56" or 58" or 60" or 62" or 64" or 66" or 68" or 70" or 72" or 74" or 76" or 78" or 80" or 82" or 84" or 86" or 88" or 90" or 92" or 94" or 96" or 98" or 100" or 102" or 104" or 106" or 108" or 110" or 112" or 114" or 116" or 118" or 120" or 122" or 124" or 126" or 128" or 130" or 132" or 134" or 136" or 138" or 140" or 142" or 144" or 146" or 148" or 150" or 152" or 154" or 156" or 158" or 160" or 162" or 164" or 166" or 168" or 170" or 172" or 174" or 176" or 178" or 180" or 182" or 184" or 186" or 188" or 190" or 192" or 194" or 196" or 198" or 200" or 202" or 204" or 206" or 208" or 210" or 212" or 214" or 216" or 218" or 220" or 222" or 224" or 226" or 228" or 230" or 232" or 234" or 236" or 238" or 240" or 242" or 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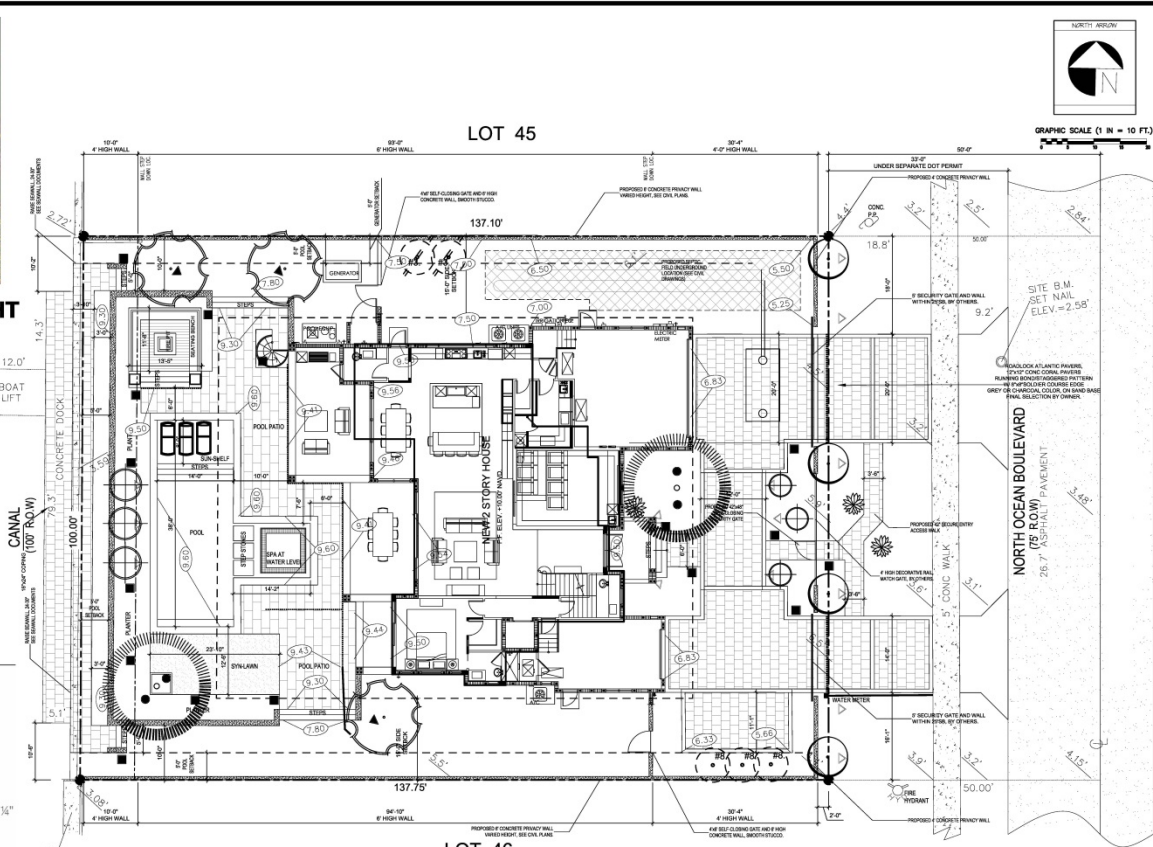
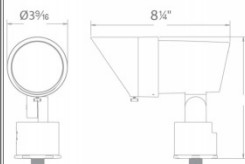
PATH LIGHT



MINI ACCENT LIGHT



ACCENT LIGHT



SITE ILLUMINATION PLAN

LANDSCAPE LIGHTING LEGEND:

- (A) A. Grand Accent, 12V, WAC Landscape Lighting S211-30-6Z, 3000K pure white LED light, 15-60deg adjustable angle, bronze on aluminum fixture.
- (B) B. Accent, 12V, WAC Landscape Lighting, S211-30-6BR, 3000-SPR-6Z, 3000K pure white LED light, 10-60deg adjustable angle, bronze on brass fixture.
- (C) C. Mini Accent, 12V, WAC Landscape Lighting, S111-30-6BR, 3000-SPR-6Z, 3000K pure white LED light, 10-60deg adjustable angle, bronze on brass fixture.
- (D) D. Pathlight Canopy Area Light, 12V, WAC Landscape Lighting, S051-30-6BR, 3000-SPR-6Z, 3000K pure white LED light, 4-6\"/>

All lighting fixtures to be mounted Beach Lighting posts specified or Rockler/perma-post when plantings are less than 12\"/>

All fixtures within 5 ft of pool edge must be mounted w/ a GFI shutoff device.

Additional information, photos and specification for Beach Lighting fixtures visit beachlighting.com or attached specification sheets for landscape path & accent lighting provided by Landscape Architect.

All proposed lighting fixtures are by Beach Lighting. Comparable other fixtures will be acceptable w/ prior approval by owner/ Landscape Architect.

Pool Lighting to be specified by pool Engineer at time of pool permit.

Licensed Electrician to provide all wiring and connections.

LANDSCAPE LIGHTING CHART							
Letter	Quantity	Mount Type	Mount Height	Manufacturer Catalog No.	Lamp Type, Color and Watts	Type	Wdg. Street No.
A.	4	Guard Mount	4'-6"	WAC Landscape Lighting, 12V S211-30-6Z, 3000-SPR-6Z	LED, 15-60 deg 12V, 15-35W	Grand Accent	S-1
B.	3	Guard Mount	4'-6"	WAC Landscape Lighting, 12V, S011-30-6BR, 3000-SPR-6BR	LED, 10-60 deg 12V, 1-18W	Accent	S-1
C.	14	Guard Mount	4'-6"	WAC Landscape Lighting, 12V, S111-30-6BR, 3000-SPR-6Z	LED, 10-60 deg 12V, 1-18W	Mini Accent	S-1
D.	16	Guard Mount	4"	WAC Landscape Lighting S051-30-6BR, 3000-SPR-6Z	LED, 360deg and 6.5W	Path Area	S-1

OLIVERA RESIDENCE
8741 W. OCEAN BLVD., OCEAN RIDGE, FL.
PALM BEACH COUNTY

MAJESTIC VIEWS
Landscape Architects, Inc./Management
Landscape Architecture - Construction
4411 Pinecrest (561) 732-9853 fax (561) 732-4110
2013 National Landscape Architectural Award Winner
*Awarded for excellence in landscape architecture

SITE ILLUMINATION PLAN

LOUIS BLANK NATIONAL LANDSCAPE ARCHITECT
L.A. BLANKETT
STATE OF
FLORIDA
L.S. #1488677
L.S. #1488677

REV. NO. DATE
REV. #1. 07.29.24

JOB NO.
DRAWN BY: LV
DATE: 05.14.24
SCALE: 1" = 8'-0"

SHEET NO.
IL-1



PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfiland.net
CERTIFICATE NO.: LB6857

SURVEY ADDRESS:

6726 N. OCEAN BOULEVARD
OCEAN RIDGE, FLORIDA 33435

CERTIFY TO:

1. JESUS AND DALIA OLIVERA

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: AE
BASE FLOOD ELEVATION: 6'
CONTROL PANEL NO.: 125134-0791-F
DATE OF FIRM INDEX: 10/05/17

REFERENCE BENCHMARK:
PALM BEACH COUNTY B.M. "INLET 315"
ELEVATION = 24.072 (NAVD 1988)

POTENTIAL ENCROACHMENTS:

1. NONE VISIBLE.

LEGAL DESCRIPTION:

LOT 46, OF "MCCORMICK MILE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, AT PAGE 191, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

A = ARC
A/C = AIR CONDITIONER
A.E. = ANCHOR EASEMENT
B.M. = BENCHMARK
B.C.R. = BROWARD COUNTY RECORDS
C.B.S. = CONCRETE BLOCK STRUCTURE
CHATT. = CHATTahoochee
C.O. = CLEANOUT
CONC. = CONCRETE
C.L.F. = CHAIN LINK FENCE
C.L.P. = CONCRETE LIGHT POLE
(C) = CALCULATED
C.B. = CHORD BEARING
C.R. = CABLE RISER
(D) = DEED
D.B. = DEED BOOK
M.D.C.R. = MIAMI-DADE COUNTY RECORDS P.B.

D.E. = DRAINAGE EASEMENT
ELEV. = ELEVATION
E.S. = ELECTRIC SERVICE
F.P. & L. = FLORIDA POWER & LIGHT
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE
M.H. = MANHOLE
(M) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NO. = NUMBER
O.H. = OVERHANG
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
(P) = PLAT
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.B. = PLAT BOOK

P.C. = POINT OF CURVATURE
P.E. = POOL EQUIPMENT
P.I. = POINT OF INTERSECTION
P.R.C. = POINT OF REVERSE CURVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.P. = POWER POLE
R = RADIUS
R/W = RIGHT-OF-WAY
T = TANGENT
(TYP.) = TYPICAL
U.E. = UTILITY EASEMENT
W.F. = WOOD FENCE
W.M. = WATER METER
 Δ = DELTA OR CENTRAL ANGLE
= CENTERLINE
= ELEVATION

GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 095-843512, DATED FEBRUARY 15, 2017 @ 10:00 AM AND ALL PLOTTABLE MATTERS OF SURVEY THAT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 51-17, THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Jason H. Pinnell,
P.S.M.

Digitally signed
by Jason H.
Pinnell, P.S.M.
Date: 2024.08.07
15:02:33 -04'00'



JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5714, STATE OF FLORIDA

LOCATE CATCH BASINS & PIPE ON SEAWALL (24-0628)

REVISIONS

DATE

S.A.

CHK'D BY

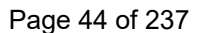
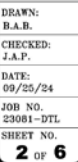
SKETCH NO.: 23-1266

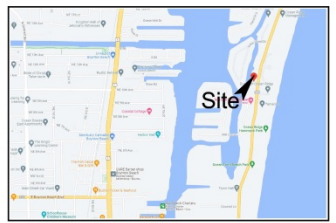
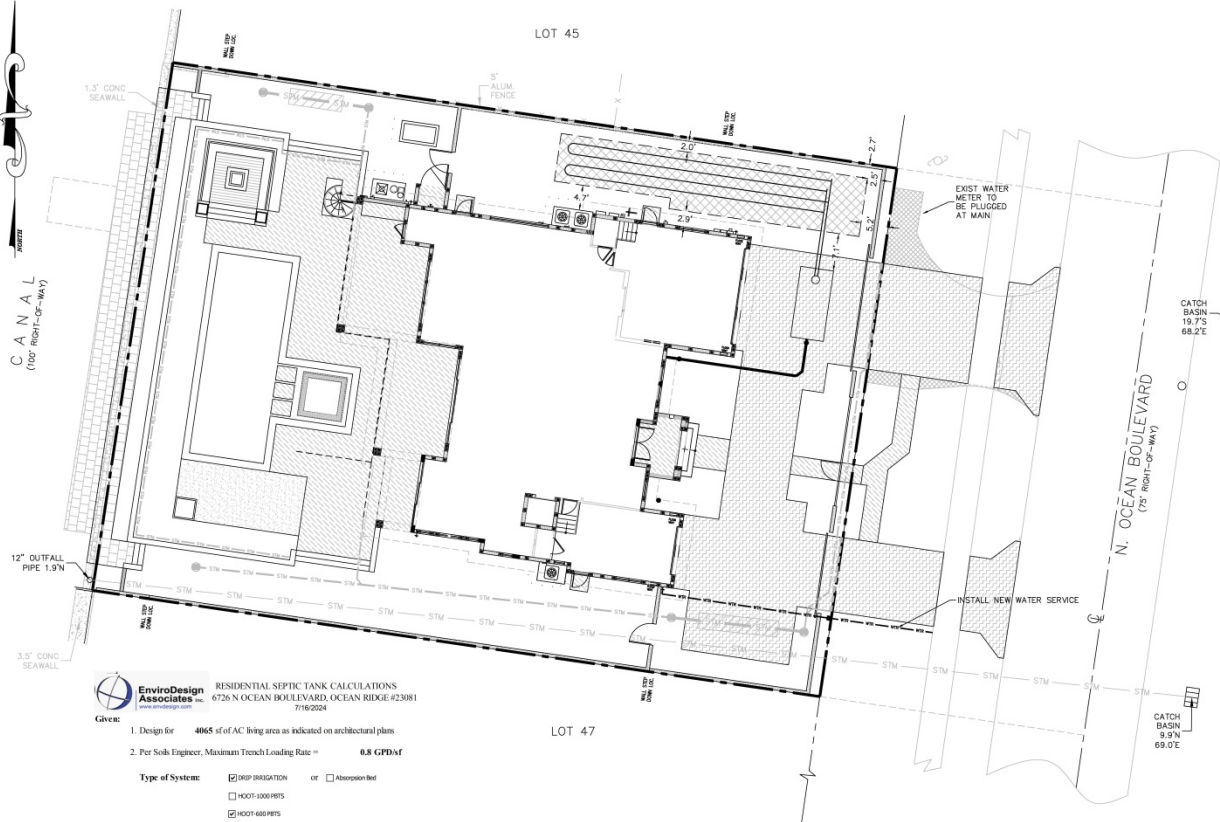
DATE OF SURVEY: 07/20/23

CHECKED BY: S.A. / J.P.

FIELD BOOK/PAGE: 662/71

SIDE 1 OF 2





LOCATION MAP
N.T.S.

EnviroDesign Associates, Inc.
RESIDENTIAL SEPTIC TANK CALCULATIONS
6726 N. OCEAN BOULEVARD, OCEAN RIDGE #23081
7/16/2024

1. Design for 4065 sf of AC living area as indicated on architectural plans
2. Per Soth Engineer, Maximum Trench Loading Rate = **0.8 GPD/sf**

Type of System: ☒ Drip Irrigation or ☐ Absorption bed
☐ HOOT-3000 PPTS
☐ HOOT-600 PPTS

Flow Rate: (Per Table 1 of 62-6, single family residences with either 4 bedrooms or between 2,251 sf and 3,300 sf of living area must provide for flows of 400 G plus another 60 gpd for every additional 750 sf or fraction thereof)
(4065 - 3300) ÷ 750 = 765 / 750 ÷ 2
=> Flow Rate = 400 gpd + (260) = **520.00**

Therefore, Flow Rate = 520 GPD

APPLICATION AREA REQ'D = (520 GPD / 0.8) X 60% = 390 Square Feet of Drainfield

** DRAINFIELD AND UNOBTSTRUCTED AREA HAS BEEN REDUCED BY 40% THROUGH THE USE OF A HOOT H-600 AND AEROBIC TREATMENT UNIT AND DRIP IRRIGATION.

PROPOSED HOOT H-600 AND SYSTEM
Minimum 390 Square Feet of Drainfield
Minimum 585 Square Feet of Unobstructed Area
No Separate Trash Tank Req'd (Integrated to Hoot 600)
H-600 AND HOOT Aerobic Treatment Unit with Min. 195 LF of 0.9 gph subsurface drip irrigation line.
HOOT BLASTER Model H-20EB105 Pump

INSTALL: 200 LF of drip irrigation line with in 1 zone(s), with a total of 200 drip heads (0.9 gph each)
Resulting Flow Rate = 180 gph or 3 gpm total (180 gph or 3gpm PER ZONE)

DRAINING SCHEDULE: (24 EQUAL DRAINS PER DAY)
Pump On Time: 7.23 Minutes
Pump Off Time: 52.77 Minutes

12.23 min @ 3 gpm (3.67 Total Hours Per Day)
TOTAL: 528.6 GPM PER DAY

NOTE: CHAPTER 62-6.002(54), DEFINES SWALES AS HAVING "A TOP WIDTH-TO-DEPTH RATIO OF THE CROSS-SECTION EQUAL TO OR GREATER THAN 6:1, OR SIDE SLOPES EQUAL TO OR GREATER THAN 3 FEET HORIZONTAL TO 1 FOOT VERTICAL". ALL SITE GRADING SHOWN HEREIN, HAS TOP WIDTH-TO-DEPTH RATIOS THAT ARE FLATTER THAN 6:1 AND SIDE SLOPES THAT ARE GREATER THAN 3 FEET HORIZONTAL TO 1 FOOT VERTICAL. ACCORDINGLY, THE SITE GRADING SHOWN HEREIN DOES NOT MEET THE DIMENSIONAL REQUIREMENTS TO BE DEFINED AS A SWALE AND ARE NOT SUBJECT TO THE SETBACK REQUIREMENTS OF SWALES IN 62-6.

NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF ALL IMPROVEMENTS AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.

- LEGEND:**
- PROPERTY LINE
 - EXISTING ELEVATION
 - 1' DENOTES AREA OF PROPOSED BRICK PAVERS SEE DETAIL SHEET 2 - SEE LANDSCAPE PLANS FOR PATTERN
 - 1' DENOTES AREA OF SEPTIC DRAINFIELD UNOBTSTRUCTED AREA
 - SECTION IDENTIFIER
 - PLAN PAGE
 - DETAIL PAGE

Drip Irrigation Calculation Outputs	
Total System Information	
Application Area Required (square feet)	390
Emitter Discharge Rate (GPH)(Maximum = 1.5 GPH)	0.80
Emitter Spacing (inches)	12
Space between Dripline (feet)	2
Total Amount of Bioline* Required (feet)	195
Total Number of Emitters in the Dripline*	195
Total Amount of Bioline* Provided (feet)	200
Total Number of Emitters Provided in the Dripline*	200
Flush Velocity	2.5
Inlet Pressure (psi)	25
Minimum Operating Pressure at Emitter Head (psi)	10
Maximum Operating Pressure at Emitter Head (psi)	45
Maximum System Operating Pressure (psi)	60
Estimated Pump Flow Rating (GPM)	20
Size of Supply & Manifold Pipe (inches)	1.25
Type of Supply & Manifold Pipe	PVC SCH80
Length of Supply Line & Supply & Flush Manifolds (feet)	170
Elevation Change from Pump to Dose Tank Outlet (feet)	0.2
Elevation Change from Dose Tank to Drip Field (feet)	1.0
Zone Information	
Number of Zones*	1
Number of Daily Dosings Per Zone	24
Total System Dosing Events Per Day	24
Amount of Bioline* Per Zone (feet)	200
Number of Emitters Per Zone	200
Minimum Number of Laterals Per Zone	2
Maximum Number of Laterals Per Zone	11
Number of Laterals That Will be Used*	3
Maximum Length of Bioline* Laterals Based on Inlet Pressure	137
Flow Rate Per Zone (GPM)	3.00
Holding Capacity of Dripline Per Zone (Gallons)	2.7
Additional Flow Requirement to Accommodate Flushing Velocity	6.0
Holding Capacity of Piping	
Holding Capacity (Gallons) of Supply Line & Supply & Flush Manifolds*	11.3
Holding Capacity (Gallons per Zone) of Bioline*	2.7
Holding Capacity (Gallons) of Supply Line, Manifolds and Dripline*	14.0
Head Loss Data - Flushing Cycle	
Friction Loss per 100' (psi) in Supply Line & Manifolds*	0.8
Velocity (fps)	2.3
Friction Loss in Supply Line & Supply Manifolds (psi)	1.3
Friction Loss in Supply Line & Supply Manifolds (Feet of Head)	3.0
Additional Pressure Required for Return Manifold and Piping to Tank (psi)	12.9
Additional Pressure Required for Return Manifold and Piping to Tank (Feet of Head)	27.7
TDH (Total Dynamic Head in Feet of Head)	89.6
TDH (Total Dynamic Head) in psi	27.7
Total System Dosing Events Per Day	24
Pump Selection	
Pump Flow Rating (GPM)*	9.0
TDH (Total Dynamic Head in Feet of Head)*	89.6
Pump Manufacturer	HOOT
Pump Model	H-20EB105

NOTE: IN ACCORDANCE WITH THE CALCULATIONS ABOVE, THE SYSTEM MEETS THE OPERATING PARAMETERS OF CHAPTER 62-6.002(54), FOR DRIP IRRIGATION SYSTEMS. NAMELY, THE OPERATING PRESSURES AT THE EMITTER HEADS ARE BETWEEN 10 PSI AND 45 PSI. ADDITIONALLY, THE MAXIMUM SYSTEM OPERATING PRESSURE IS LESS THAN 60 PSI AND THE MAXIMUM DISCHARGE RATE PER EMITTER IS NO MORE THAN 1.5 GALLONS PER HOUR.



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1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

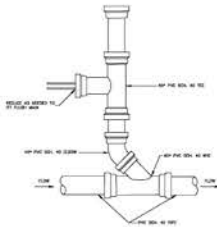
SCALE: 1" = 10'
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SEPTIC SYSTEM PLAN FOR:
SINGLE FAMILY RESIDENCE
6726 N. OCEAN BOULEVARD
OCEAN RIDGE, FLORIDA

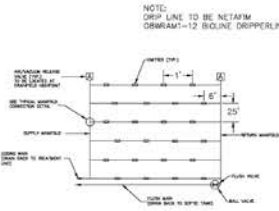
EnviroDesign Associates, Inc.
ENGINEERS • ENVIRONMENTAL CONSULTANTS
1855 NE Atlantic Way, Suite 100, Ft. Lauderdale, FL 33304
Phone: (954) 274-8500 Fax: (954) 274-8508

DRAWN: M.T.J.
CHECKED: J.A.P.
DATE: 09/25/24
JOB NO. 19143-SEPTIC
SHEET NO. 3 OF 6

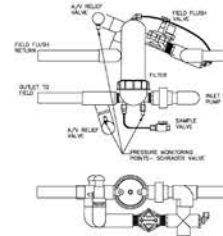
NO. DATE 9/27/24
REVISIONS: REUSE PER CITY COMMENTS
NOT VALID WITHOUT ENGINEER'S SEAL
JOSPH A. HINE, P.E.
FL REG # 12088



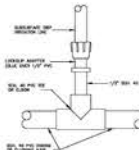
FLUSH MAIN CONNECTION DETAIL
N.T.S.



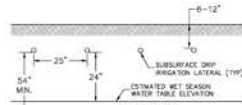
TYPICAL DRIP IRRIGATION FIELD LAYOUT
N.T.S.



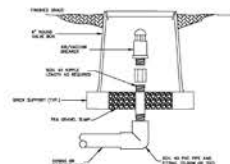
20" AUTO HOOT RISER CONNECTIONS DETAIL
N.T.S.



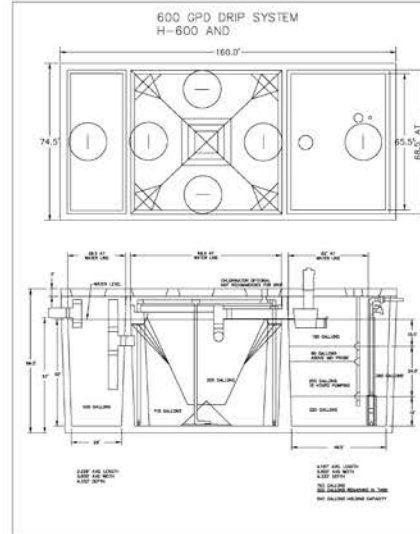
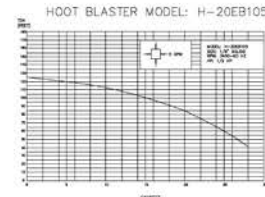
MANIFOLD CONNECTION DETAIL
N.T.S.



DRIP IRRIGATION FIELD CROSS-SECTION
N.T.S.



AIR/VACUUM RELEASE VALVE
N.T.S.



GENERAL NOTES

- CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PERMANENT REFERENCE MONUMENTS DISTURBED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY NOT REFLECT ACTUAL LOCATIONS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR LOCATION AND DEPTH OF THEIR LINES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE DEMONSTRATION OF POWER LINES AND/OR HOLDING POWER POLES DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE REPLACEMENT OF TRAFFIC LOOPS IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- ALL ELEVATIONS REFER TO M.D.V.D. 1985 MINIMUM FINISHED FLOOR ELEVATION FOR ANY RESIDENTIAL STRUCTURE SHALL BE SET AT OR ABOVE ELEVATION THE MINIMUM 100-1R FLOOD STAGE AS PER FEMA FLOOD INSURANCE RATE MAP - REFER TO FINISHED FLOOR ELEVATION SHOWN ON PLANS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OR INSTALLATION AS REQUIRED BY THE ENGINEER OR BY THE APPROPRIATE GOVERNING AGENCIES.
- CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR, AT NO ADDITIONAL COST TO THE OWNER, ALL NECESSARY PERMITS, FEES AND LICENSES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE REQUIRED NOTICES AND COMPLYING WITH ALL PERMITTED CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE HOLDING OF OTHER UTILITY POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- ALL CONCRETE SHALL DEVELOP 2500 P.S.I. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS 1 CONCRETE SHALL CONFORM WITH THE FOOT SPECIFICATIONS, LATEST EDITION. CLASS 1 CONCRETE USED AS PAVING SHALL DEVELOP 3000 P.S.I. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.
- UNDERGROUND ASSOCIATION SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS OR THE GENERAL PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY TO THE WORKERS IN ACCORDANCE WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) REQUIREMENTS AND THE SAFETY OF THE GENERAL PUBLIC.
- THE CONTRACTOR SHALL CALL SUNSHINE 1-800-432-4770 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES (OR 811).
- CONCRETE ALLUMINUM PIPE USED BENEATH PAVEMENT SHALL BE IN CONFORMANCE WITH SEC. 8.24(E.1).
- NO DRAINAGE STRUCTURES OR IMPROVEMENTS ARE PERMITTED WITHIN REQUIRED PLANTER AREAS/ISLANDS INCLUDING FIRE HYDRANTS, BACKFLOW PREVENTION DEVICES AND/OR FIRE DEPARTMENT CONNECTIONS.
- ALL UNDERLIE AND BASE MATERIALS SHALL BE REMOVED FROM THE PLANTER AREAS/ISLANDS AND REPLACED WITH APPROPRIATE PLANTING SOIL PRIOR TO THE LANDSCAPING OF THE SITE.
- THE REMOVAL OF ANY TREE ON THE SITE IS PROHIBITED WITHOUT THE REQUIRED MUNICIPAL PERMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED TESTS AND SHALL SUBMIT REPORTS BY AN INDEPENDENT AND DULY LICENSED TESTING LABORATORY. SHOULD ANY TESTS FAIL, TO MEET SPECIFICATION OF THE APPLICABLE CODES OR AS SHOWN HEREON, THE CONTRACTOR SHALL, AT THEIR EXPENSE, CORRECT ALL DEFICIENT WORK AND SUBMIT LABORATORY TEST RESULTS SHOWING COMPLIANCE WITH THE APPROPRIATE SPECIFICATIONS.
- ALL WORK SHALL BE PERFORMED IN A SAFE AND NORMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES REQUIRED TO BEGIN THE WORK.
- THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERTY TEST AND INSPECT THE COMPLETED WORK.
- THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF THE PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- ALL UNSTABLE MATERIAL, SUCH AS MUCK, MARL, AND DEBRIS SHALL BE REMOVED FROM THE LIMITS OF CONSTRUCTION AND LEGALLY DISPOSED OF, AT THE ENGINEER'S DIRECTION, WHICH MAY BE STOCKPILED ON THE SITE AT DESIGNATED LOCATIONS FOR USE IN LANDSCAPING.
- RECORD DRAWINGS: THE CONTRACTOR SHALL COMPLETE "RECORD DRAWING" (AS-BUILT) INFORMATION RELATIVE TO FIELD LOCATIONS, MATERIALS AND ANY DEVIATION FROM THE PLANS AND PROVIDE A COPY OF ANY SUCH DEVIATIONS TO THE OWNER AND ENGINEER FOR FINAL ACCEPTANCE OF THE CONTRACTOR'S WORK PRODUCT.

SEPTIC SYSTEM DESIGN NOTES

GENERAL NOTES:

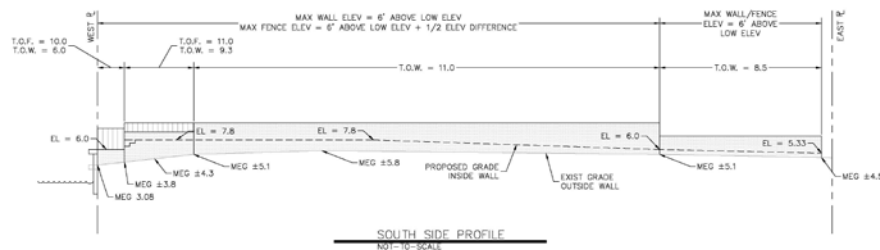
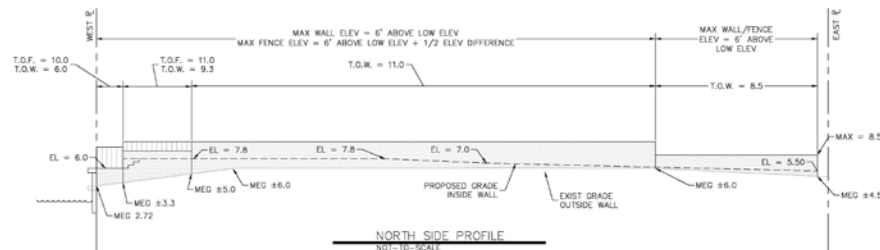
- CONTRACTOR TO FIELD LOCATE ANY UNDERGROUND UTILITIES, CABLES, ETC., PRIOR TO CONSTRUCTION AND REPAIR ANY OF THE SAME DAMAGED DURING CONSTRUCTION.
- SEED, SOIL, MULCH, OR OTHERWISE STABILIZE ALL DISTURBED AREAS AFTER CONSTRUCTION.
- BI-ANNUAL MAINTENANCE IS REQUIRED. THIS MAINTENANCE SHALL BE PROVIDED BY A CERTIFIED MAINTENANCE PROFESSIONAL.
- SEPTIC TANK SHALL HAVE 900 GALLONS OF LIQUID RETENTION, UNLESS SPECIFIED OTHERWISE ON PLANS.
- SEPTIC TANK TO BE FITTED WITH APPROVED TRAFFIC BEARING TOP AND MANHOLE COVERS IN ANY LOCATION WHERE THE TANK WILL BE UNDER VEHICLE LOADS.
- SEPTIC TANK TO BE PUMPED EVERY TWO YEARS (MINIMUM) TO REMOVE SOLIDS.
- ALL SEPTIC SYSTEM CONSTRUCTION TO BE IN ACCORDANCE WITH 64E-6, F.A.C.
- A COPY OF THE SIGNED MAINTENANCE AGREEMENT IS REQUIRED BEFORE FINAL APPROVAL BY THE HEALTH DEPARTMENT.
- AN ANNUAL OPERATING PERMIT MUST BE OBTAINED FROM THE HEALTH DEPARTMENT PRIOR TO FINAL SYSTEM APPROVAL.
- EMERGENCY/CONTINGENCY PLANS IN THE EVENT OF A SYSTEM FAILURE, WATER USE WILL IMMEDIATELY BE RESTRICTED TO MINIMUM USAGE AND THE SEPTIC TANK WILL BE PUMPED BY A LICENSED TANK PUMPING CONTRACTOR AS NEEDED AND THE SEPTIC TANK WILL BE PUMPED BY A LICENSED DISPOSAL FACILITY. EACH COMPONENT OF THIS TREATMENT/PURIFICATION AND EFFLUENT DISPOSAL SYSTEM WILL BE EXAMINED FOR ITS CONTRIBUTION TO THE SYSTEM FAILURE. THE COMPONENT(S) THAT CONTRIBUTE TO FAILURE WILL BE REPAIRED OR REPLACED UNTIL SYSTEM OPERATION CAN BE RESTORED. SYSTEM ELEMENTS WILL BE REPLACED UNTIL THE CAUSE OF THE FAILURE IS ISOLATED AND CORRECTED. WITH PROPER INSPECTION AND MAINTENANCE, SYSTEM FAILURE SHOULD BE LIMITED TO MINOR COMPONENT FAILURE AND NOT OVERALL SYSTEM FAILURE. MECHANICAL AND ELECTRICAL COMPONENTS WILL BE REPLACED AS NEEDED.
- PHYSICAL COMPONENTS SUCH AS PIPES, TANKS, EMITTERS AND FILTERS WILL BE INSPECTED AND CLEANED OR REPLACED AS NEEDED.
- HOOT AEROBIC TREATMENT UNIT REQUIRES 230 VOLT, 30 AMP, SINGLE PHASE MINIMUM POWER SOURCE. ELECTRICAL COMPONENTS SHALL BE INSTALLED BY A LICENSED ELECTRICIAN.
- ALL COMPONENTS OF THE HOOT AEROBIC TREATMENT SYSTEM AND SUBSURFACE DRIP REGULATION SYSTEM TO BE SUPPLIED BY GEORGE W. SHEPARD & SON, INC., P.O. BOX 202, NAPLES, FL 34108. PHONE (239) 261-0607.

I CERTIFY THAT ENGINEERING FEATURES OF THIS PERFORMANCE BASED TREATMENT SYSTEM HAVE BEEN SPECIFIED BY ME AND CONFORM TO THE ENGINEERING PRINCIPLES APPLICABLE TO SUCH PRODUCTS. IN MY PROFESSIONAL JUDGMENT, THIS SYSTEM WHEN PROPERLY CONSTRUCTED, OPERATED, AND MAINTAINED, WILL ACHIEVE THE ESTABLISHED PERFORMANCE STANDARDS AND COMPLY WITH APPLICABLE STATUTES OF THE STATE OF FLORIDA AND RULES OF THE HEALTH DEPARTMENT.

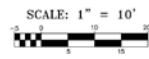
SEPTIC SYSTEM DETAILS FOR:
SINGLE FAMILY RESIDENCE
6726 N. OCEAN BOULEVARD
OCEAN RIDGE, FLORIDA

EnviroDesign
Associates, Inc.
ENGINEERS • ENVIRONMENTAL CONSULTANTS
1805 D. Avenue West, Suite 101, Fort Myers, Florida 33945
Phone: (813) 274-5505 Fax: (813) 274-5506

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J.A.P.
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8/25/24
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23081-DTL-B007
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5 OF 6

SITE/RETAINING WALL PROFILES FOR:
SINGLE FAMILY RESIDENCE
6726 N. OCEAN BOULEVARD
OCEAN RIDGE, FLORIDA

EnviroDesign
Associates, Inc.
ENGINEERS • ENVIRONMENTAL CONSULTANTS
1805 Old Acworth Way, Suite 100, Ocean Ridge, FL 32043
Phone: (386) 274-1500 Fax: (386) 274-8508

REV.	DATE	REVISIONS
1	9/24/23	NEW SHEET FOR WALL PROFILES
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REVISIONS
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 SHALL BE SUBJECT TO THE FOLLOWING:
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 THE NATIONAL ARCHITECTURAL ACADEMY (NAA) STANDARDS.
 2. ALL DRAWINGS SHALL BE IN ACCORDANCE WITH THE
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 THE NATIONAL ARCHITECTURAL ACADEMY (NAA) STANDARDS.
 3. ALL DRAWINGS SHALL BE IN ACCORDANCE WITH THE
 LATEST EDITIONS OF THE INTERNATIONAL BUILDING
 CODES, AS APPLICABLE, AND THE LATEST EDITIONS OF
 THE AMERICAN INSTITUTE OF ARCHITECTS (AIA) AND
 THE NATIONAL ARCHITECTURAL ACADEMY (NAA) STANDARDS.

Olivera Residence
 6726 N. Ocean Blvd.
 Ocean Ridge, Florida
 Palm Beach County

3000 N MILITARY TRAIL, SUITE 209
 BOCA RATON, FLORIDA 33431
 PHONE: 561-361-0081 FAX: 561-361-0085
 EMAIL: INFO@RWBLIMATES.COM

RWB
 L i m i t e d
 A R C H I T E C T U R E

PROJECT #	20-008
DATE	10/02/2024
SHEET #	
A0.1	
RENDERING	

AA260000640



RESIDENCE ARTISTIC RENDERING-FRONT

REVISIONS
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 THE DESIGN AND CONSTRUCTION OF THE
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Olivera Residence
 6726 N. Ocean Blvd.
 Ocean Ridge, Florida
 Palm Beach County



RESIDENCE ARTISTIC RENDERING-REAR LEFT

PROJECT # 20-008
 DATE 10/20/24
 SHEET #
A0.2
 RENDERING

3000 N MILITARY TRAIL, SUITE 209
 BOCA RATON, FLORIDA 33481
 PHONE: 561-361-0081 FAX: 561-361-0080
 EMAIL: INFO@RWBARCHITECTURE.COM

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AA260000640

[illegible]

**Olivera Residence
6726 N. Ocean Blvd.
Ocean Ridge, Florida
Palm Beach County**



3000 N MILITARY TRAIL, SUITE 209
BOCA RATON, FLORIDA 33431
PHONE 561-391-0081 FAX 561-391-0085
EMAIL: mat@wb-arch.com

RWB
Linear
ARCHITECTURE

PROJECT # 23-026

ATE 10/1/2024

Table 1

A0.3

RENDERING

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RESIDENCE ARTISTIC RENDERING-RIGHT SIDE

REVISIONS	
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RESIDENCE ARTISTIC RENDERING-LEFT SIDE

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 Ocean Ridge, Florida
 Palm Beach County

3000 N MILITARY TRAIL, SUITE 209
 BOCA RATON, FLORIDA 33481
 PHONE: 561-361-0081 FAX: 561-361-0080
 EMAIL: info@rwb-lima.com

RWB
 Lima
 ARCHITECTURE

PROJECT # 23-008
 DATE 10/10/2024
 SHEET #
A0.4
 RENDERING

AA260000640



INCIDENTS, AND PLANS
OF THE BELLWING ARM
OF THE OFFICE, AND
AND DEVELOPED FOR
THE USE OF THE
IN BRILLIANT, DURING
THE LAST TWO YEARS,
AND THE COMPLETION
OF THE PROJECTS.



ALL IDEAS, DESIGNS, ARRANGEMENTS, AND INFORMATION OR REPRESENTATION BY THEM BELONGING OWNED BY AND PROPERTY OF THE OFFICE, AND WHERE CREATED, DEVELOPED, AND DEVELOPMENT USE OF, AND IN CONNECTION WITH THE SPECIFIC PROJECT, PART OF SUCH IDEAS, DESIGN, ARRANGEMENTS, AND PLANNING OR INFORMATION BELONGING TO THE OFFICE, AND NOT TO BE REPRODUCED OR USED IN ANY MANNER, WITHOUT THE WRITTEN PERMISSION OF KPMG/ANDERSON LLP, INC.

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BOCA RATON, FLORIDA 33431
PHONE: 561-391-0081 FAX 561-391-0085
EMAIL: mail@web-arch.com

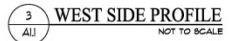
RWB
Linares

A 1 1

A1.1

SITE WALL PROFILE

AA25000640





AERIAL VIEW OF JOB SITE



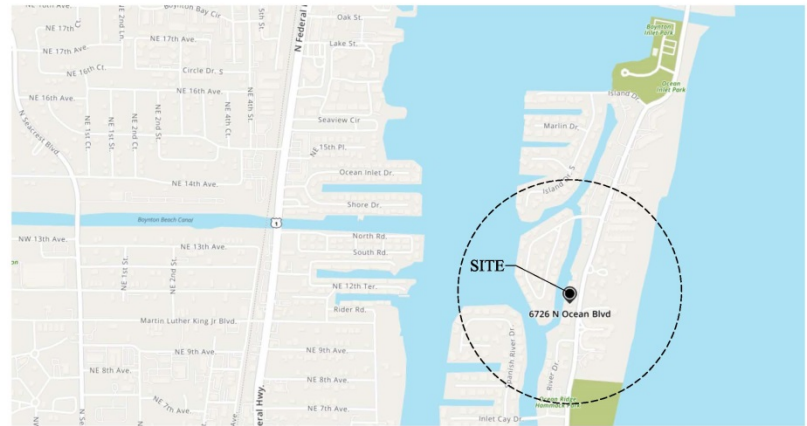
AERIAL PHOTO OF ADJACENT SITE



FRONT VIEW/NOTE: EXISTING



FLOOD MAP ZONE/ "AE -9' + (1)" (BY FEMA FLOOD ZONE MAP)



MAP OF ADJACENT SITES WITHIN 600' OF PROPERTY

REVISIONS

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ALL REVISIONS, ADDITIONS, AND DELETIONS TO THIS SET OF PLANS SHALL BE INDICATED BY A REVISION NUMBER AND A DESCRIPTION OF THE REVISION. THE REVISION NUMBER SHALL BE PLACED IN THE REVISIONS TABLE AND THE DESCRIPTION OF THE REVISION SHALL BE PLACED IN THE REVISIONS NOTES. THE REVISIONS TABLE SHALL BE PLACED IN THE UPPER RIGHT CORNER OF THE SET OF PLANS.



Olivera Residence
6726 N. Ocean Blvd.
Ocean Ridge, Florida
Palm Beach County



3000 N MILITARY TRAIL, SUITE 209
BOCA RATON, FLORIDA 33481
PHONE: 561-981-0081 FAX: 561-981-0080
EMAIL: info@rwb.com

RWB
LIMITES
ARCHITECTURE

PROJECT # 20-008

DATE 09/08/2014

SHEET #

A1.1

URBAN CONTEXT

AA26000640



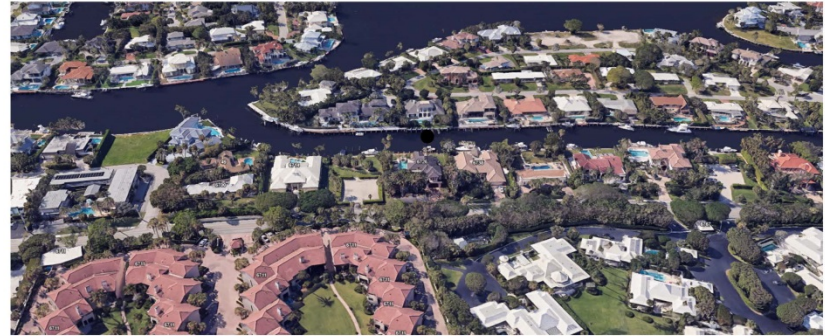
WEST AERIAL VIEW
REAR



NORTH AERIAL VIEW
RIGHT SIDE



SOUTH AERIAL VIEW
LEFT SIDE



EAST AERIAL VIEW
FRONT

AERIAL PHOTOS OF PROPERTY

REVISIONS

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Olivera Residence
6726 N. Ocean Blvd.
Ocean Ridge, Florida
Palm Beach County

3000 N MILITARY TRAIL, SUITE 209
BOCA RATON, FLORIDA 33431
PHONE: 561-361-0081 FAX: 561-361-0080
EMAIL: info@rwb-architect.com

RWB
Lim & Pines
ARCHITECTURE

PROJECT # 20-006

DATE 06/08/2014

SHEET #

A1.2

AERIAL PHOTOS

AA260000640



REVISIONS	
NO.	DESCRIPTION
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Olivera Residence
6726 N. Ocean Blvd.
Ocean Ridge, Florida
Palm Beach County



Ⓐ 1638 N OCEAN BLVD.



(NORTHSIDE PROPERTY)



Ⓑ (EMPTY LOT)

(SOUTHSIDE PROPERTY)



Ⓒ 6711 N OCEAN BLVD.



Ⓓ 6767 N OCEAN BLVD.

(EASTSIDE PROPERTY)

3000 N MILITARY TRAIL, SUITE 209
BOCA RATON, FLORIDA 33431
PHONE: 561-981-0081 FAX: 561-981-0085
EMAIL: info@rwb-architects.com

RWB
L I M I T E D
A R C H I T E C T S

PROJECT # 23-008
DATE 09/08/2024
SHEET #
A1.3
NEIGHBORHOOD
CONTEXT

AA260000640

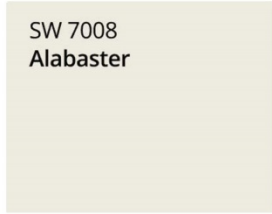
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS
PRODUCED OR SUBMITTED BY THE USER ARE
OWNED BY AND PROPERTY OF THE OFFICE, AND
WILL BE KEPT, STORED, AND REPRODUCED IN
ORIGINAL AND IN COPIES WITHOUT ANY OTHER
PROTECTIVE MARK OR SUCH IDEAS, DESIGNS,
AND ARRANGEMENTS, AND PLANS SHALL BE USED BY
THE OFFICE IN ANY MANNER, FORM, OR COMBINATION
FOR ANY PURPOSE WITHOUT THE USER'S CONSENT
OR APPROVAL. (SECTION 101, 35 U.S.C.)

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PHONE 561-391-0381 FAX 561-391-0385
EMAIL mail@w-b-arch.com

SHEET -

AA26000640

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



SW 7008
Alabaster

EXTERIOR WALL PAINT
WALL FINISH

SW 7008
ALABASTER



Red Antique

ROOF TILE
CONCRETE SPANISH
TILE

MONIER/BORAL 'S'
TILE RED ANTIQUE



GARAGE DOOR

CARRIAGE
MEDITERRANEAN
STYLE OVERHEAD
GARAGE DOOR

REVISIONS	
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Olivera Residence
6726 N. Ocean Blvd.
Ocean Ridge, Florida
Palm Beach County



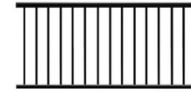
EXTERIOR TRIM

PRECAST STONE



WINDOWS

ES WINDOWS
BRONZE



RAILING

ALUMINUM
BRONZE RAILING



EXTERIOR CORBEL AND
FRIEZE BOARD
WOOD FINISH

BRONZE



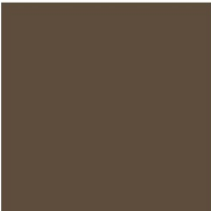
SLIDING GLASS DOOR

ES WINDOWS
BRONZE DOOR



PAVERS
DRIVEWAY

12'X12' CORAL STONE
CONCRETE PAVERS,
GRAY COLOR



EXTERIOR WALL PAINT
FASCIA FINISH

SW 77034
STATUS BRONZE



FRONT DOOR

SOLID MAHOGANY
WOOD BRONZE
HINGED DOOR



PAVERS
POOL DECK

12'X24' NATURAL STONE
OR PORCELAIN TILE

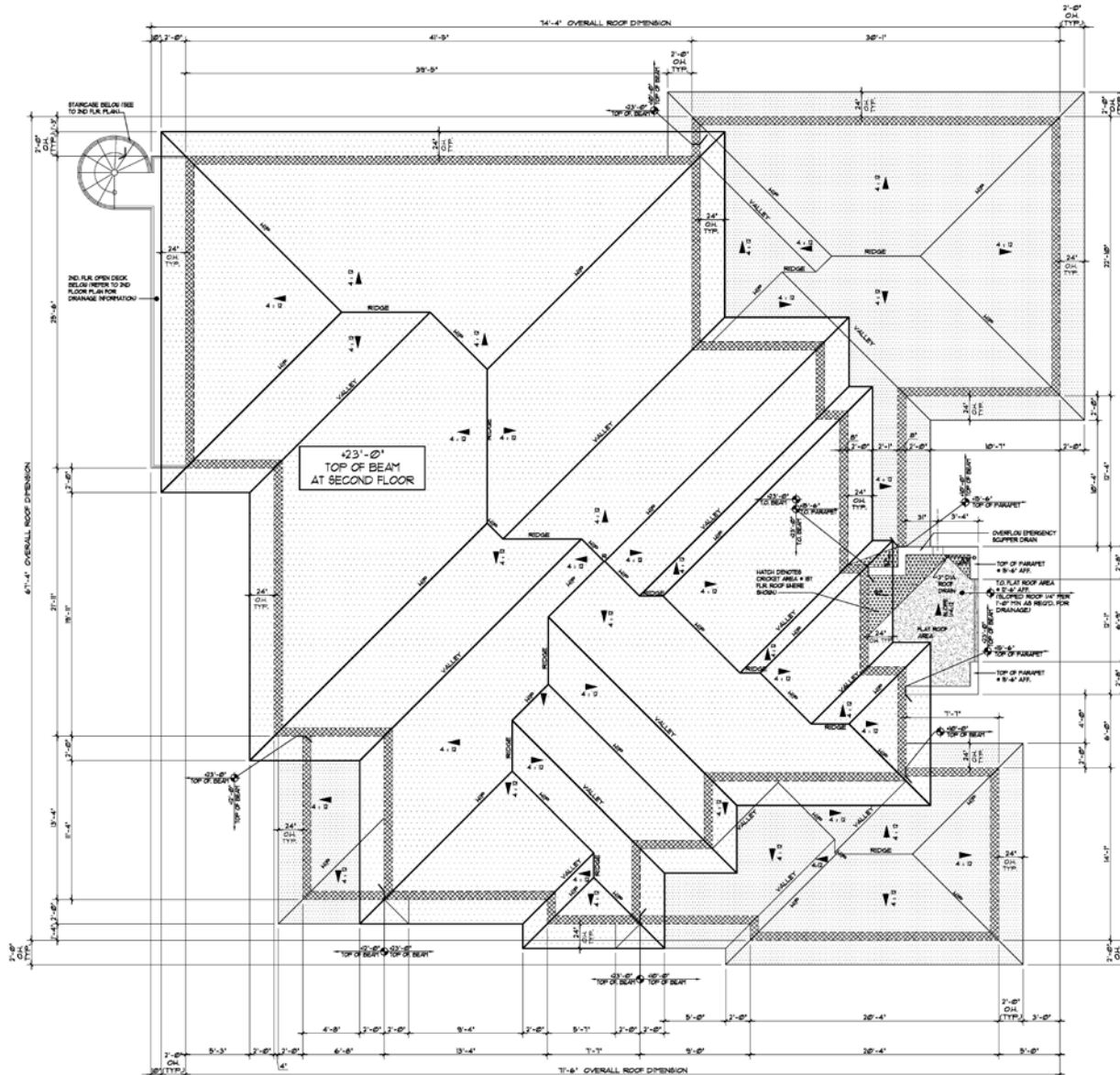
3000 N MILITARY TRAIL, SUITE 209
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PHONE: 561-361-0081 FAX: 561-361-0080
EMAIL: info@rwb.com

RWB
LIMITED
ARCHITECTURE

PROJECT # 20-008
DATE 09/08/2014
SHEET #

A1.5
EXTERIOR MATERIAL

AA260000640



REVISIONS

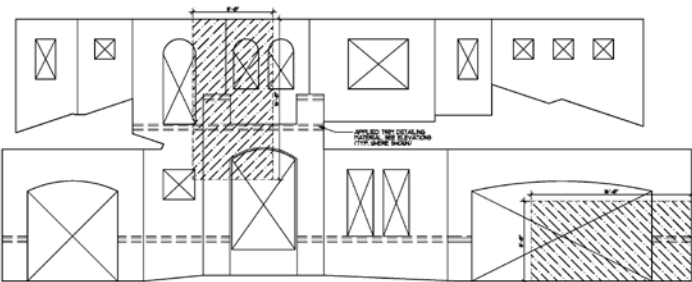
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ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING: 1. ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING: 2. ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING: 3. ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING: 4. ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING: 5. ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING: 6. ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING: 7. ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING: 8. ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING: 9. ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING: 10. ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING:

Olivera Residence
6726 N. Ocean Blvd.
Ocean Ridge, Florida
Palm Beach County

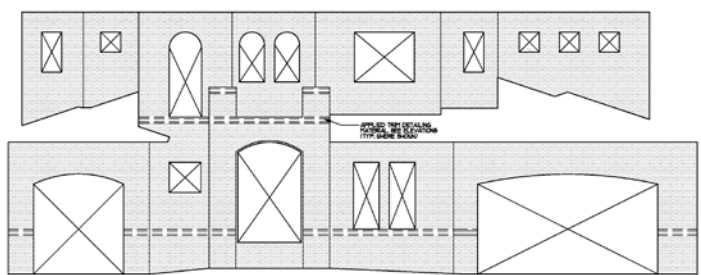


FRONT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



FRONT ELEVATION (EAST)
SCALE: 1/32" = 1'-0"

SOLID WALLS (TOWN CODE SEC. 64 - 2 FIGURE)



FRONT ELEVATION (EAST)
SCALE: 3/16" = 1'-0"

WINDOWS AND DOOR COVERAGE AT FRONT ELEVATION (TOWN CODE SEC. 64 - 1 FIGURE):

AREA OF WINDOWS AND DOORS: = 478 S.F.
AREA OF FRONT ELEVATION: = 1,550 S.F.
478 S.F./1550 S.F. = 30.8% PROVIDED (15% MINIMUM REQUIRED)

3000 N. MILITARY TRAIL, SUITE 209
BOCA RATON, FLORIDA 33441
PHONE: 561-361-0001 FAX: 561-361-0000
EMAIL: info@rwb.com

RWB
LIMITES
ARCHITECTURE

PROJECT # 23-018
DATE 03/08/24
SHEET #

A5.0

FRONT ELEVATION PROP. WALL
WINDOW/DOOR COVERAGE

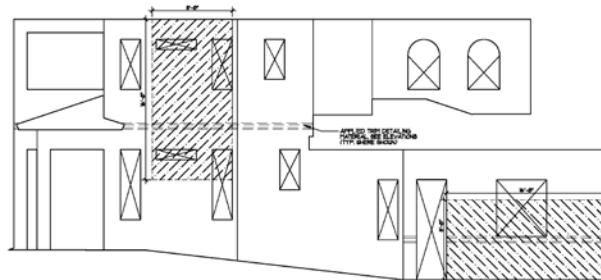
A425000540



SEE STRUCTURAL SHEETS S-101 & S-102 FOR
UNIFORM & DOOR DESIGN PRESSURES

LEFT SIDE ELEVATION (SOUTH)

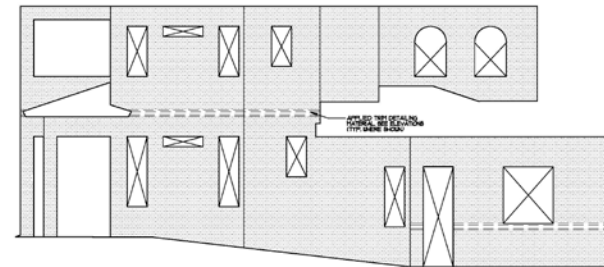
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION (SOUTH)

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

SOLID WALLS (TOWN CODE SEC. 64 - 2 FIGURE)



LEFT SIDE ELEVATION (SOUTH)

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

WINDOWS AND DOOR COVERAGE AT FRONT ELEVATION (TOWN CODE SEC. 64 - 1 FIGURE)

AREA OF WINDOWS AND DOORS: = 172 S.F.
AREA OF FRONT ELEVATION: = 1,149 S.F.
172 S.F./1,149 S.F. = 15% PROVIDED (15% MINIMUM REQUIRED)

REVISIONS

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REVISIONS
1. 01/11/2024
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9. 01/11/2024
10. 01/11/2024

Olivera Residence
6726 N. Ocean Blvd.
Ocean Ridge, Florida
Palm Beach County

3000 N. MILITARY TRAIL, SUITE 209
BOCA RATON, FLORIDA 33441
TEL: 561-361-0001 FAX: 561-361-0005
EMAIL: INFO@RWBLIMBRES.COM

RWB
L i m b r e s
A R C H I T E C T U R E

PROJECT # 23-008

DATE 03/08/24

SHEET #

A5.1

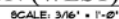
LEFT SIDE ELEVATION PROP.
WALL WINDOW/DOOR COVERAGE

A325000540

Olivera Residence
726 N. Ocean Blvd.
Ocean Ridge, Florida
Palm Beach County



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



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

3000 N MILITARY TRAIL, SUITE 209
BOCA RATON, FLORIDA 33431
PHONE 561-361-0081 FAX 561-361-0085
E-MAIL: mail@web-arch.com

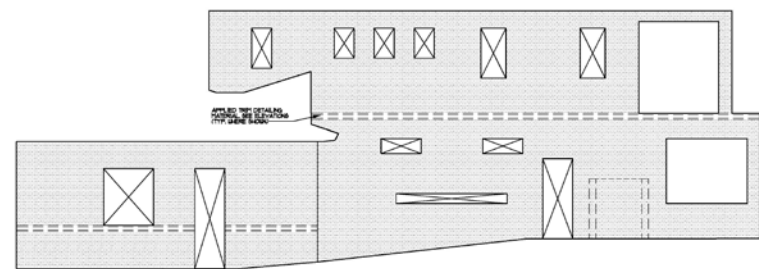
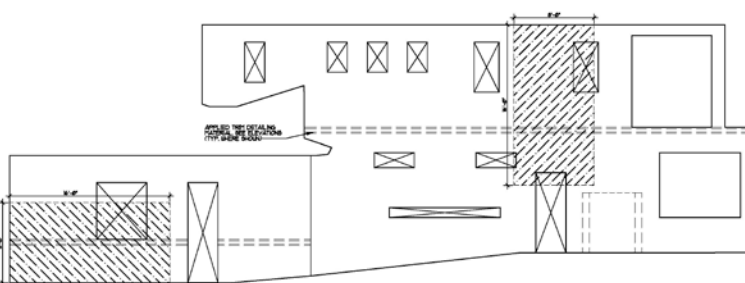
RWB
L i n a r e s

SHEET #

A5.2

REAR ELEVATION/PROP. WALL
WINDOW /DOOR COVERAGE

AA26000540



AREA OF WINDOWS AND DOORS: = 200 S.F.
AREA OF FRONT ELEVATION: = 1,338 S.F.
200 S.F./1,338 S.F. = 15% PROVIDED (15% MINIMUM REQUIRED)

REVISIONS

Olivera Residence
6726 N. Ocean Blvd.
Ocean Ridge, Florida
Palm Beach County

3000 N. MILITARY TRAIL, SUITE 209
BOCA RATON, FLORIDA 33441
PHONE: 561-981-0001 FAX: 561-981-0000
EMAIL: info@rwb.com

RWB
LIMITES
ARCHITECTURE

PROJECT: 20-008
DATE: 10/20/2024
SHEET: 1

A5.3
RIGHT SIDE ELEVATION/PROP.
WALL WINDOW/DOOR COVERAGE

A425000540

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

To:	Planning & Zoning Board Members
From:	Corey O’Gorman, Town Planner
Meeting Date:	October 15, 2024
Subject:	113 Island Drive S – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: Steve Petrucci, Bella Homes

OWNER: CLK Investments LLC

ADDRESS: 113 Island Drive South, 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 a proposed new home which includes five (5) bedrooms, an office, six (6) full bathrooms and one (1) half bath, a one (1) car and a two (2) car garage, a pool, spa and covered loggia. The original application was submitted in 2021 for DPR, the plan was approved, an early work permit was issued but the permit never issued and the DPR expired. This application was submitted August 19, 2024, Town staff generated comments which were addressed by the applicant, and the Town Staff is recommending approval of the revisions subject to review by the Planning and Zoning Board and 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 approval subject to the conditions from the Development Plan Review Report of 9/24/24 (e.g., revision to the 2nd floor Guest Suite bathroom) and Town Engineer comments dated 9-30-24, and review of the project in accordance with Section 63-56 as noted above.

PLAN REVIEW REPORT
113 Island Drive South.
August 30, 2024/REV 1 September 24, 2024

This Development Plan Review Report is for a proposed two-story home at the property located at 113 Island Drive. The proposed includes five (5) bedrooms, an office, six (6) full bathrooms and one (1) half bath, a one (1) car and a two (2) car garage, a pool, spa and cover loggia. This review references the site and architectural plans prepared by Opus Homes D+E LLC dated 08/15/24, and landscape plans prepared by Carter & Associates Landscape Architects Inc, dated 7/15/24, Civil plans prepared by EnviroDesign Associates dated 08/15/24 and survey prepared by Landtec Surveying dated 5/17/23. **This revision is based on plans received on 9/19/24, and recommends approval with the conditions noted below.**

PCN: 46-43-45-22-10-000-1130
FLU: Single Family
Zoning: RSF

This review is based the checklist for development plan review, requirements of the Town of Ocean Ridge RSF Zoning District in Chapter 64, Article I, Section 64-2 and related sections of Article III Supplemental Regulations of the Code of Ordinances in relationship to the subject plans. This Plan Review Report has the following comments:

- ~~The Land Development Action Application lists Charlie & Lisa Dahlem, and CLK Investments LLC as the Property Owners, however the Property Appraiser lists only CLK Investments and the deed states that the LLC is a Nevada Corporation. Please provide clarification on ownership and provide information regarding Charlie & Lisa Dahlem's relationship to the corporation.~~ **Nevada Dept of State lists Charles Dahlem as Manager of the LLC which addresses the comment.**
- ~~Please provide a survey less than a year old which includes certification to title information ensuring that all easements and encumbrances of record are shown.~~

~~Section 64-1(e)(2) — Background: This Code section specifies the requirement for “substantial articulation” on all facades of the home, and the south elevation on sheet P-5 does not appear to comply with this requirement.~~

~~Comment: Please revise the south elevation to show compliance with this code requirement.~~

Section 64-1(j)(2) Background: This code section allows that exterior balconies, bay windows, exterior chimneys, or other architectural features which do not measure more than 25 square feet in the horizontal plane, and eaves which do not extend more than three feet from the vertical wall of the building shall not be considered as encroachments in the setback. Sheet

SP-1 shows "Edge of Balcony Above" which illustrates a balcony encroachment and while sheet P-2 shows a balcony encroachment, it also appears to show the bathroom in Guest Suite #2 also encroaching into the side setback.

Comment: Please provide a calculation for the balcony encroachment to demonstrate compliance with the 25 SF maximum allowance, and revise the drawings as needed to ensure that there are no other setback encroachments. **This comment is partially addressed by providing calculations. However, it still appears that the bathroom in Guest Suite #2 is still encroaching into the setback, and must be modified to be consistent with the setback.**

~~Section 64-1(j)(3) — This code section allows maximum building height shall be no more than 24 feet for single-story buildings or 36 feet for two-story buildings, measured to the ridge of the roof or highest point of the structure. In addition, where the finish floor elevation is above seven (7) feet NAVD, for every foot above seven (7) feet, there shall be a corresponding decrease of one (1) foot in maximum building height. The proposed finished floor elevation is 10', so the maximum building height is 33' for this two-story structure. Sheets P-5 and P-6 show the height measured from the finished floor to the ridge of the roof but do not take into consideration the parapet structures which extend above the ridge.~~

~~Comment: Please revise sheets P-5 and P-6 to properly dimension the overall building height as noted above.~~

~~Section 64-44(c) — Background: This code section states that the height of walls and fences located in the front yard setback shall not exceed four feet in height, and six feet in height in the side yard measured from the lowest grade opposite such point of measurement. Please note that yards abutting a waterway are considered a front yard as are yards abutting the street.~~

~~Comment: Sheet SP-1 shows proposed privacy walls but does not provide any details on height. Please provide details for all walls and/or fences showing compliance with the maximum height limitations.~~

~~Section 64-45(4) — Background: Driveway access to lots shall not be located closer than ten feet from the adjacent lot property line.~~

~~Comment: Please revise sheet SP-1 to provide the setback dimension from the south side property line.~~

~~Section 64-46(a) — Background: This code section states that single-family and two-family dwellings shall include one (1) parking space for every bedroom or room that would qualify as a bedroom. In addition, the code requires a fully enclosed garage to accommodate two full-size vehicles at minimum of 10 feet by 20 feet, and for every two bedrooms above four bedrooms, an additional garage parking space shall be provided. As designed, the “office” shown on Sheet P-1 qualifies as a bedroom, and as such there are a total of six (6) bedrooms which requires a minimum of three (3) garage spaces at 10 x 20, and three (3) exterior spaces at 9 x 18. Because of the configuration of the two (2) car garage, not all three (3) garage spaces are 10 x 20.~~

~~Comment: Please revise all plans as appropriate to provide the required three (3) garage spaces at 10 x 20.~~

~~Section 64-60. — Background: This code section states that unenclosed and uncovered decks, patios, driveways, parking areas, steps, stoops, and terraces shall be setback at least five (5) feet from any property line or right-of-way line, whichever is closer. Sheet SP-1 shows steps in the side yard area, but their setback is not dimensioned.~~

~~Comment: Please revise the plans to include the five (5) foot setback dimension to comply with this section of the code.~~

September 30, 2024

To: Kelly Avery, Town Clerk

From: Tara Bamber, PE 

**Re: 113 Island Drive South
Developmental Plan Review
Engenuity Group Project No. 00020.10**

We reviewed the following which were received on 9-27-24:

1. Civil Plans, 5 sheets, revised 9-27-24, by EnviroDesign.
2. Site Plan, 1 sheet, dated 8-15-24, by Opus Homes.
3. Landscape & Irrigation Plans, 2 sheets, revised 9-27-24, by Carter & Associates.
4. SWM Calcs, 4 sheets, dated September 2024, by EnviroDesign.
5. Comment Response Letter, 1 sheet, dated 9-26-24, by EnviroDesign.
6. Comment Response Letter, 1 sheet, dated 9-27-24, by Carter & Associates.

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

1. The Landscape plan does not match the Site and Civil plans. I suggest scheduling a meeting to resolve discrepancies.
2. Pre-Construction approval shall be provided from the City of Boynton Beach for the existing and proposed water service.
3. Approval from Palm Beach County Health Department will be required at time of building permit. Per our updated requirement, "All drainage features must be shown on the septic site plan and must have an approval stamp by the PBC Health Department."
4. The Town is in the beginning processes of evaluating a requirement to upgrade seawalls for new construction/additions, which may be in effect by the time of this project's building permit application.
5. Additional comments may 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 113 Island Dr

DATA CALCULATIONS FOR NEW STRUCTURES

SITE DATA CALCULATIONS

ZONING DISTRICT	RSP
FUTURE LAND USE DESIGNATION	BF
TOTAL SITE AREA	13,295 S.F. 35% 4653
BASE FLOOD ELEVATION (FEMA)	AE 6.00' NAVD (CURRENT FEMA ELEV.)
BASE FLOOD ELEVATION (FEMA 2019)	AE 9.00' NAVD (FUTURE FEMA ELEV.)
FINISHED FLOOR ELEVATION	10.00' NAVD
PROPOSED ONE STORY BEAM HT	ELEV.+13'-0"
PROPOSED TWO STORY BEAM HT	ELEV.+24'-0"
PROPOSED ON SITE PARKING	3 ENCLOSED PARKING 5 OPEN PARKING 8 TOTAL PROVIDED PARKING

	MAX	PROPOSED
13,295 S.F.	4786 S.F.	#SQUARE FEET # PERCENTAGE
FLOOR AREA RATIO (MAXIMUM 36%)	4722 4,784 S.F.	355 36.4 %
LOT COVERAGE (MAXIMUM 35%)	3474 3,370 S.F.	26.1 25.3 %
AREAS INCLUDED FOR LOT COVERAGE:		
1st FLOOR A/C AREA		
GARAGE (2)		
COVERED PATIO		
COVERED ENTRY		

	SQUARE FEET	PERCENTAGE
* MY CALC'S	*	*
FIRST FLOOR A/C	2193 2064 S.F.	16.5 15.4 %
SECOND FLOOR A/C	2164 198 S.F.	16.3 14.4 %
TWO STORY AREA OVER 1' (MINUS 300 S.F.)	47 S.F.	0.4 %
TOTAL A/C	4357 4021 S.F.	32.8 30.2 %
GARAGE (2 GARAGES)	715 743 S.F.	5.4 5.7 %
COVERED PATIO	423 422 S.F.	3.2 3.1 %
COVERED MASTER PORCH	N/A	0 %
COVERED ENTRY	207 129 S.F.	1.6 0.9 %
COVERED BALCONY (REAR)	N/A	0 %
TOTAL UNDER ROOF	5997 5335 S.F.	45.1 40.1 %
OPEN BALCONY	244 304 S.F.	2.2 2.3 %
TOTAL FLOOR AREA	5253 5639 S.F.	39.5 42.4 %
BUILDING FOOTPRINT	3474 3370 S.F.	26.1 25.3 %
SEPTIC TANK & DRAINFIELD	615 415 S.F.	4.6 4.6 %
PAVED AREA/POOL	4127 4127 S.F.	31.0 31.0 %
TOTAL IMPERVIOUS AREA	7901 7504 S.F.	59.4 56.5 %
TOTAL PERVIOUS AREA	5394 5791 S.F.	40.6 43.5 %

BUILDING HEIGHT (ONE STORY)	15'-6 1/16" A.F.F.
BUILDING HEIGHT (TWO STORY)	30'-11 5/16" A.F.F.

BUILDING SETBACKS	REQUIRED	PROPOSED
FRONT YARD SETBACK (EAST)	25'-0"	25'-2 3/4"
REAR YARD SETBACK (WEST)	25'-0"	24'-5 3/8"
SIDE YARD SETBACK (SOUTH)	15'-0"	15'-0"



OPUS HOMES

design + engineering

Richard@OpusHomes.net

Ph: 561-577-8786

8-15-24

SPECIALTY ENGINEERING
AND DESIGN, LLC1599 SW 30th AVE.
SUITE #1
BOYNTON BEACH, FL 33426

FL CA #009217

561 - 752 - 5440

2nd FL OR 1st FL
62.3 %GARY McDOUGLE, PE FL #56214
D. MARK LEBLANC, PE FL #35683
D. ADAM LEBLANC, PE FL #77012

LEGALLY IN ANY FORM WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF OPUS HOMES INCORPORATED.



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 Building Clerk and/or Town Clerk at 561-732-2635 or via email LBurns@oceanridgeflorida.com and/or KArmstrong@oceanridgeflorida.com to schedule a meeting to submit the application packages.

Check Applicable Approval Being Requested

- | | |
|--|--|
| ☐ Annexation | ☐ PRD Amendment |
| ☐ Comprehensive Plan Amendment | ☐ Plat or Re-Plat |
| ☐ Construction East of the CCCL | ☐ Re-Zoning |
| ☒ Development Plan Review | ☐ Site Plan Review |
| ☐ Planned Residential Development (PRD) | ☐ Special Exception |

This application is being submitted for the property located at:

113 Island Dr

Property Owner(s)	Applicant (if different than Owner)
Name(s): Charlie & Lisa Dahlem CLK Investments LLC	Name: Steve Petrucci 3 Hudson Ave, LLC
Address: 3300 Natchez Lane Luiville, KY 40206	Address: 2001 W Cypress Creek Rd, Suite 102B Fort Lauderdale, FL 33309
Phone: (502) 648-1072	Phone: (954) 709-0106
Email: charlie@dahlem.com	Email: steve@bellahomes.us

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.



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General Data

Project Name: Dahlem Residence

Project Location Address: 113 Island Dr

Exact Legal Description of Property: MC CORMICK MILE ADD 1 LT 113

Property Control No: 46-43-45- 22-10-000-1130

Existing Zoning: RSF (Single Family Residence)

Proposed Zoning (if applicable to application): N/A

Existing Land Use: Single Family Residence

Proposed Land Use: Single Family Residence

First Floor Living Elevation (For CCCL Application): N/A

Total Site Area: 13,408 Sq. Ft.: 0.3078 Acres:

Flood Zone Category: AE EL.=6.00' NAVD (AE el.9.00' NAVD)

Existing Comprehensive Plan Designation (if applicable to application):
N/A

Proposed Comprehensive Plan Designation (if applicable to application):
N/A

Is the site currently served by public water? ☒ Yes ☐ No

Is the site currently served by public sewer? ☐ Yes ☒ No

Existing Bedrooms: 0 Proposed Bedrooms: 5

Existing Bathrooms: 0 Proposed Bathrooms: 6 & 1 Half baths

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

Commercial: Total Square Footage: N/A Number of Buildings: N/A



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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 Building Permit to construct a 2 story CBS Single Family Residence.

The proposed structure will have 5 Bedrooms, 5 Full Bathrooms, 1 Half Bathroom, 3 Car Garage, Covered Loggia & Swimming Pool.

The proposed finish floor elevation of the main living area is 10.00' NAVD and the proposed height of the building is 30'-11 5/16" (Maximum Roof Height) above finish floor.

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.

This request is fully compliant with the Florida Building Code 2023 (8th Edition) and the Town of Ocean Ridge's Comprehensive Plan.

The proposed structure does not alter the land use, occupancy, or traffic patterns.

The design of the proposed structure conforms to all RSF zoning design guidelines and it is harmonious with the building character of the community.

TOWN OF OCEAN RIDGE

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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: Steve Petrucci	
Company Name: Bella Homes	
Address: 901 George Bush Blvd Delray Beach FL 33483	
Phone: (954) 709-0106	Email: steve@bellahomes.us
Developer:	
Name:	
Company Name:	
Address:	
Phone:	Email:
Planner:	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Architect: Designer	
Name: Richard Brummer	Florida Registration No.:
Company Name: Opus Homes D+E LLC	
Address: 455 NE 5th Avenue D-332, Delray Beach FL 33483	
Phone: (561) 577-8786	Email: Richard@opushomes.net
Landscape Architect	
Name: Dan Carter	Florida Registration No.: LA 831
Company Name: Carter & Associates Landscape Architects Inc	
Address: 74 NE 5th Avenue, Delray Beach FL 33843	
Phone: (561) 272-9621	Email: dhclainc@bellsouth.net
Engineer	
Name: Brian Beckers	Florida Registration No.: 42696
Company Name: Enviro Design Associates Inc	
Address: 1855 SW 2nd Street Delray Beach FL 33445	
Phone: (561) 274-6500	Email: brian@envdesign.com

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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.

[Signature]
Applicant Signature
Applicant is: ☒ Owner ☐ Lessee ☒ Agent
STEPHEN PETRUCCI
Printed Name of Applicant

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 14 day of AUGUST, 2024 who is personally known to me or has produced _____ as identification and who did (or did not) take an oath.

[Signature]
Notary Signature (for Applicant)
02/07/26
Commission Expiration

Seal/Stamp



Accepted For Review

Town Official: _____ Date: _____ Fee Paid: _____

Traffic concurrency letter included? ☐ Yes ☐ No

Is this a Development Plan Review resubmittal? ☐ Yes ☐ No

Approval, Conditional Approval, or Denial

☐ Zoning Review Date: _____

☐ Engineering Review Date: _____

☐ Building Review Date: _____

☐ Town Commission, Date: _____

☐ Planning & Zoning Commission, Date: _____

☐ Board of Adjustment, Date: _____

Conditions of Approval:

[illegible]



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DATA CALCULATIONS FOR NEW STRUCTURES

(NEW SINGLE FAMILY, MULTI-FAMILY HOMES, ETC.)

SITE DATA CALCULATIONS FOR PROPERTY AT: 113 Island Dr			COLUMN FOR ZONING OFFICIAL USE ONLY	
*TOTAL SITE AREA	13,295	Sq. Ft.	Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	9.00' NAVD			
FINISHED FLOOR ELEVATION (NAVD)	10.00' NAVD			
			ZONING REVIEW	
PROPOSED			PROPOSED	
	Sq. Ft.	%	Sq. Ft.	%
FLOOR AREA RATIO	4,784	35.9%		
LOT COVERAGE	3,370	25.3%		
			ZONING REVIEW	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.	%
FIRST FLOOR A/C	2,056	15.4%		
SECOND FLOOR A/C	1,965	14.8%		
TOTAL A/C	4,021	30.2%		
GARAGE	763	5.7%		
COVERED PATIO	422	3.1%		
COVERED ENTRY	129	0.9%		
COVERED BALCONY (REAR)	0	0%		
COVERED BALCONY (FRONT)	0	0%		
TOTAL UNDER ROOF	5,335	40.1%		
OPEN BALCONY	304	2.3%		
TOTAL FLOOR AREA	5,639	42.4%		
BUILDING FOOTPRINT	3,370	25.3%		
SEPTIC TANK & DRAINFIELD	615	4.6%		
PAVED AREA	4,127	31.0%		
TOTAL IMPERVIOUS	7,504	56.5%		
TOTAL PERVIOUS	5,791	43.5%		
			ZONING REVIEW	
FEET			FEET	
BUILDING HEIGHT	30'-11 5/16"			
BUILDING SETBACKS:				
FRONT	25'-2 3/4"			
REAR	26'-5 3/8"			
SIDE INTERIOR	15'-5" (NORTH) - 16'-0 1/4" (SOUTH)			
SIDE CORNER	N/A			
WATERWAY	N/A			
DRIVEWAY	N/A			
PREPARED BY & DATE: Richard Brummer - 08.10.24				

TOWN OF OCEAN RIDGE

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www.oceanridgeflorida.com



Affidavit to Appoint Agent

Please check one of the following:

- | | |
|---|--|
| ☐ Annexation | ☐ Plat or Re-Plat |
| ☒ Building Permit (Revisions, etc.) | ☐ Re-Zoning |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan Review |
| ☐ Concept Plan Review | ☐ Special Exception |
| ☐ Construction East of the CCCL | ☐ Variance |
| ☐ PRD Amendment | ☐ Other _____ |
| ☐ Planned Residential Development (PRD) | |

1. He/She is fee simple owner of the following described property, to wit: (Provide Property Address and Legal Description)

113 ISLAND DRIVE S., OCEAN RIDGE, FL 33435

2. He/She desires to submit a LAND DEVELOPMENT application to the Town of Ocean Ridge, Florida.
3. He/She has appointed STEVE PETRUCCI to act as agent in his/her behalf to accomplish the above.
4. He/She affirms and certifies that he/she understands and agrees to comply with the Town of Ocean Ridge Land Development Code. He/She further certifies that the statements, plans and all information submitted as a part of this application are true and correct to the best of his/her knowledge. Further, he/she understand that this application and attachments become part of the Official Records of the Town of Ocean Ridge, Florida and are not returnable.

State of Florida
County of Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this day 30th of May, 2024.

Charles J. Dahlem
Signature of Property Owner

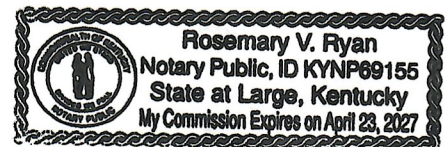
CHARLES J. DAHLEM
Property Owner Printed Name

Rosemary V. Ryan
Notary Public Signature

ROSEMARY V. RYAN
Notary Printed Name

My Commission Expires 4/23/2027.

(SEAL)



Personally Known: ☒ or ID: _____ (Type of Identification Provided)

Prepared by and return to:

Janitza Rodriguez
Firm Title Corporation
14201 West Sunrise Boulevard, Suite 203
Sunrise, FL 33323
(954) 686-7344
File Number: 2023-908

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13th day of March, 2024 between 113 Island Dr, LLC, a Florida limited liability company, whose post office address is 2001 West Cypress Creek Road, Suite 102B, Fort Lauderdale, FL 33309, grantor, and CLK Investments LLC, a Nevada limited liability company whose post office address is 1531 Ormsby Station Court, Louisville, Kentucky, 40223, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida** to-wit:

Lot 113, Addition No. 1, McCormick Mile, according to the plat thereof as recorded in Plat Book 25, Page 181, Public Records of Palm Beach County, Florida.

Parcel Number: 46-43-45-22-10-000-1130

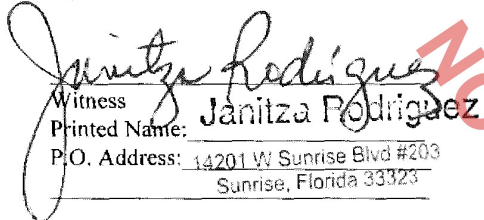
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2023.

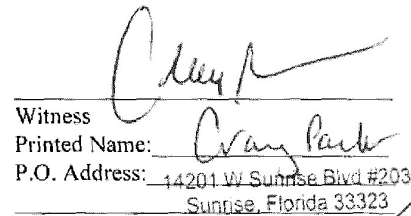
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Printed Name: Janitza Rodriguez
P.O. Address: 14201 W Sunrise Blvd #203
Sunrise, Florida 33323

113 Island Dr, LLC, a Florida limited liability company
By Bella Homes LLC, a Florida limited liability company, its Manager

By: Stephen Petrucci, Manager and Sole Member


Witness
Printed Name: Craig Parker
P.O. Address: 14201 W Sunrise Blvd #203
Sunrise, Florida 33323

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence, this 12th day of March, 2024 by Stephen Petrucci, as Manager and Sole Member of Bella Homes LLC, a Florida limited liability company, the Manager of 113 Island Dr, LLC, a Florida limited liability company, who has produced drivers' licenses as identification.

[Seal]



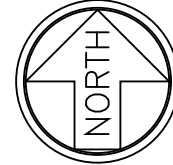
JANITZA RODRIGUEZ
Commission # HH 003586
Expires June 7, 2024
Bonded Thru Digital Notary Services


Notary Public Janitza Rodriguez
Print Name: _____
My Commission Expires: 6/7/2024

LOCATION MAP



PROJECT LOCATION



CODE RESEARCH

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

ELECTRICAL NOTES:

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

PLUMBING NOTES

- SANITARY LINES SHALL BE OF CAST IRON, OR PVC (SCHEDULE 40) AS APPROVED BY THE BUILDING OFFICIAL.
- WATER LINES SHALL BE COPPER (UNLESS NOTED OTHERWISE).
- CONDENSE LINES SHALL BE 3/4" Ø PVC (SCHEDULE 40), INSULATED WITH 1/2" AMAFLEX.
- HOT WATER LINES INSULATED WITH 1" AMAFLEX ABOVE.
- PROVIDE AIR CHAMBER WITH ALL WATER SUPPLIES.
- COPPER WATER LINES RUN UNDER SLAB SHALL BE PROTECTED BY MINIMUM OF 12" OF EARTH COVER, 1" AMAFLEX (HOT WATER ONLY) AND SLEEVED TO 12" ABOVE SLAB.
- PROVIDE CONDENSE DRIP PAN UNDERNEATH ELECTRIC WATER HEATERS. METAL PANS SHALL BE GALVANIZED AND RUSTPROOF. PROVIDE DRAIN LINE FROM DRIP PAN TO EXTERIOR OF BUILDING.
- SHOWER HEADS TO HAVE FLOW CONTROL DEVICE TO GIVE MAXIMUM FLOW OF (2½) GALLONS PER MINUTE EACH.
- HOSE BIBS TO BE PROVIDED WITH BACK FLOW PREVENTER.
- ELECTRIC WATER HEATER SHALL HAVE A STAND BY LOSS NOT TO EXCEED 4.0 WATTS PER SQUARE FOOT TO TANK SERVICE AREA .
- PLUMBING FIXTURES, TRIM, ACCESSORIES, COLORS, ETC. SHALL BE SELECTED. (SEE BUILDER TO VERIFY)
- ALL POOL PLUMBING AND RELATED EQUIPMENT SHALL BE PROVIDED BY POOL SUBCONTRACTOR AND SHALL BE PERMITTED SEPARATELY. SEE POOL SUBCONTRACTOR'S ENGINEERED SHOP DRAWING. PLUMBING CONTRACTOR SHALL PROVIDE (2) TWO COPIES OF THE "AS-BUILT" PLUMBING RISER DIAGRAM TO THE ARCHITECT OF RECORD.
- THE PLUMBING SUBCONTRACTOR SHALL PROVIDE A HOSE BIB AT THE POOL EQUIPMENT LOCATION (VERIFY LOCATION WITH OWNER) AND SHALL LOCATE A POOL-FILL LINE WITH A VACUUM BREAKER. PLUMBING SUBCONTRACTOR SHALL COORDINATE WITH POOL SUBCONTRACTOR AND SHALL ALSO PROVIDE A LINE, TIED DIRECTLY FROM THE "FILL" LOCATION, UNDER POOL DECK (SLEEVED IN PVC PIPE) INTO TILE BAND AREA OF POOL AND COORDINATE SAME WITH SUBCONTRACTOR.
- ALL CLEAN OUTS TO GRADE.
- NO VENT STACKS SHALL PASS THROUGH ROOF CRICKETS OR VALLEYS.
- SIZE AND LOCATION OF CLEAN OUTS SHALL CONFORM TO ALL LOCAL BUILDING CODE.
- FIXTURE SUPPLY SIZES SHALL CONFORM TO ALL LOCAL BUILDING CODE.
- PLUMBER TO DIVERT ALL VENTS TO REAR ELEVATION.

GENERAL NOTES:

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

GENERAL FLOOR PLAN NOTES:

- SEE FOUND, PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS, FILLED BLOCK CELLS, ETC.
- VERIFY ALL MASONRY & WD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.
- USE WATER-RESISTANT GYP. BOARD IN ALL BATHROOMS & OTHER WET AREAS.
- PROVIDE WOOD BACKING BEHIND CABINETS, SHELVES, BATH ACCESSORIES, ETC.
- GLAZING CONTRACTOR SHALL PROVIDE A CLEAR OPENING NOT LESS THAN 20" IN WITH, 24" IN HEIGHT AND MIN. OF 5.7 S.F. IN AREA. BOTTOM EDGE OF SUCH OPENING SHALL NOT BE MORE THAN 44" AFF. AND NO PART OF THE OPERATING MECHANISM SHALL BE MORE THAN 54" AFF. THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOK, SPECIAL KNOWLEDGE OR EFFORT.
- ALL GLASS SHOWER & TUB ENCLOSURES SHALL BE TEMPERED GLASS.
- EMERGENCY EGRESS DOOR - DO NOT SHUTTER.
- DOORS BETWEEN GARAGE & HOUSE MUST BE SOLID CORE 1 3/4" THICK W/ 2x4 SOLID RABBETED JAMB, OR A C-LABEL METAL DOOR & JAMB. DOORS TO HAVE AUTOMATIC CLOSER AS INDICATED IN DOOR SCHEDULE.
- GENERAL CONTRACTOR TO FIELD VERIFY ALL WINDOW & DOOR SIZES/OPENINGS PRIOR TO ORDERING FROM SUPPLIER.
- FOR ALL EXTERIOR DOORS/WINDOWS, PRODUCT APPROVAL IS REQUIRED. SUBMIT TO ARCHITECT OR ENGINEER FOR REVIEW AND TO BUILDING DEPT. FOR APPROVAL.
- GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZED WHERE LESS THAN 60" ABOVE FLOOR OF TUB OR SHOWER.
- ALL GLASS IN DOORS & ALL SLIDING GLASS DOORS TO BE TEMPERED GLASS.
- G.C. TO COORDINATE THRESHOLD FOR ALL DOORS ON MASONRY WALL.
- OPERABLE WINDOWS WITH MORE THEN ONE LOCKING POINT SHALL HAVE ONLY ONE POINT OF OPERATION.)

DOOR / WINDOW NOTES

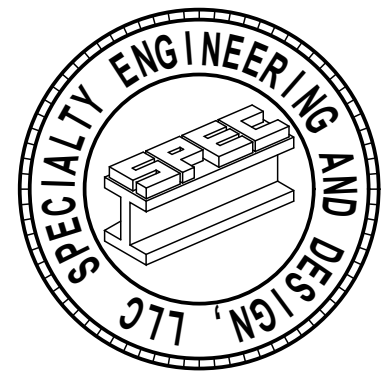
- SEE PLAN AND ELEVATIONS FOR HIGH GLASS SIZE AND LOCATIONS.
- ALL GLAZING SHALL COMPLY WITH CHAPTER 24. OF F.B.C. 2023 RES. 8TH EDITION.
- SEE DETAIL SHEETS FOR ANCHORAGE OF ALL DOOR JAMBS, HEADS AND SILLS. ALSO REFER TO DETAIL SHEET FOR ANCHORAGE OF GARAGE DOOR BUCKS.
- ALL WINDOWS AND GLASS IN EXT. DOOR TO BE IMPACT-RESISTANT GLASS.
- EGRESS WINDOWS SHALL COMPLY WITH SEC. 1005.4.2/F.B.C. 2023 RES. 8TH EDITION EACH EGRESS WINDOW SHALL PROVIDE A CLEAR OPENING NOT LESS THAN 20" IN WITH, 24" IN HEIGHT AND MIN. OF 5.7 S.F. IN AREA. BOTTOM EDGE OF SUCH OPENING SHALL NOT BE MORE THAN 44" AFF. AND NO PART OF THE OPERATING MECHANISM SHALL BE MORE THAN 54" AFF. THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOK, SPECIAL KNOWLEDGE OR EFFORT.
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INDEX OF DRAWINGS

SHEET NO.	SHEET CONTENTS
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SP-2	SITE AREA PLAN
A-1	GRAPHIC PLAN OF HOUSE AREAS
A-2	GRAPHIC ELEVATION/OPENING RATIO
P-1	GROUND FLOOR PLAN
P-2	SECOND FLOOR PLAN
P-3	ROOF PLAN
P-4	WINDOW & DOOR SCHEDULES
P-5	BUILDING ELEVATIONS
P-6	BUILDING ELEVATIONS
P-7	PROPOSED RENDERINGS
P-8	PROPOSED RENDERINGS
P-9	NEXT DOOR PROPERTIES PICTURES
P-10	NEXT DOOR PROPERTIES PICTURES



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113 ISLAND DR

113 ISLAND DRIVE
TOWN OF OCEAN RIDGE, FLORIDA

REVISIONS:

M.E.P. ENGINEER

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TELEPHONE: 561-752-5440

SUBMITTALS:
OCEAN RIDGE
SUBMITTAL: 08.15.24

PROJECT #: 24-1135
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

COVER
SHEET

CVR

CLIENT

CHARLIE & LISA DAHLEM
CLK INVESTMENTS LLC
3300 NATCHEZ LANE
LOUVILLE, KY 40206

DESIGNER

OPUS HOMES
DESIGN & ENGINEERING
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STRUCTURAL

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LANDSCAPE

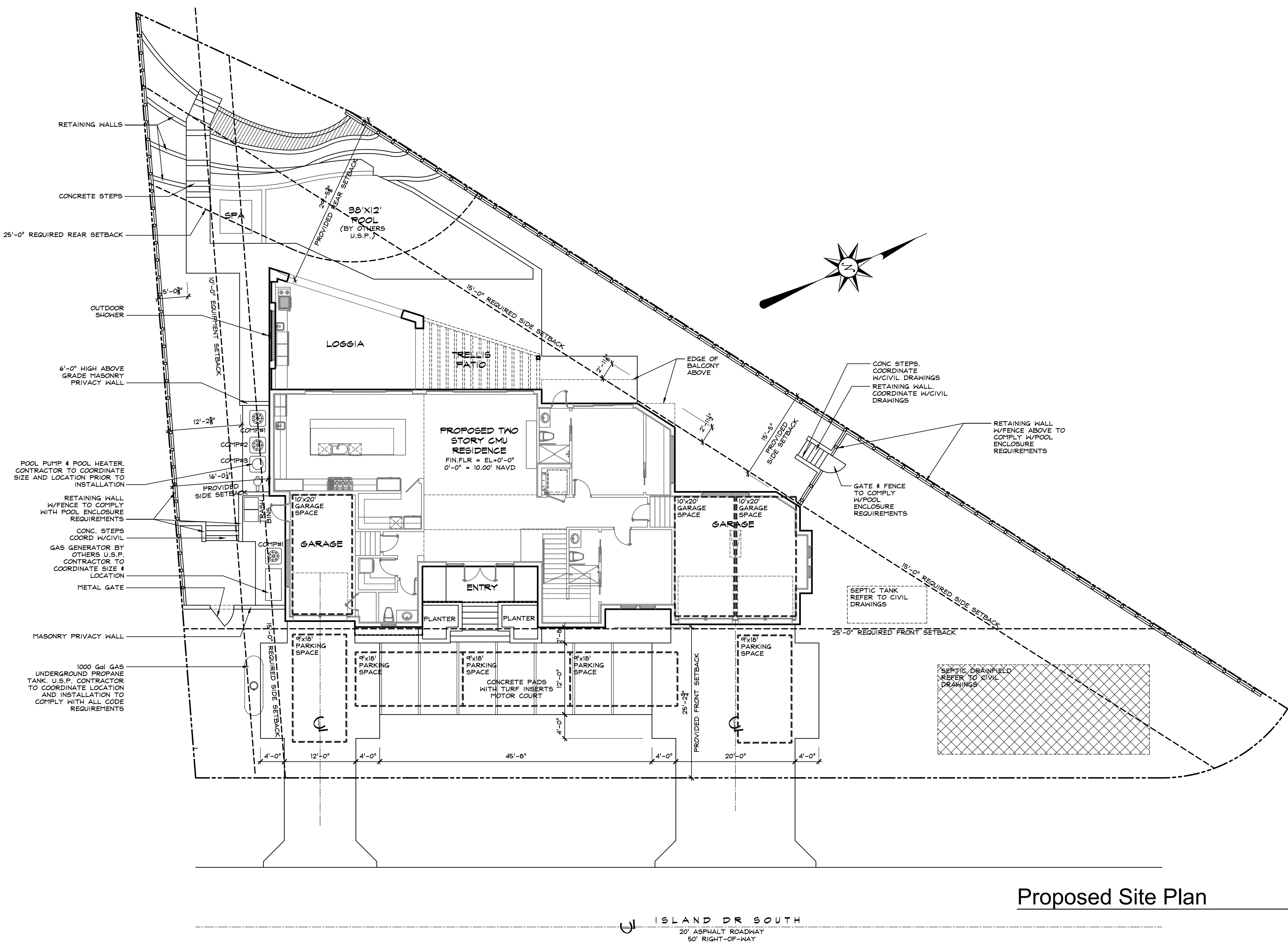
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ARCHITECT
74 NE 5TH AVENUE
DELRAY BEACH, FL 33483
TELEPHONE: 561-272-9621

CIVIL ENGINEER

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

LAND SURVEYOR

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



Proposed Site Plan

Scale: 1"=10'-0"

TOWN OF OCEAN RIDGE

DATA CALCULATIONS FOR NEW STRUCTURES

SITE DATA CALCULATIONS

ZONING DISTRICT	RSF
FUTURE LAND USE DESIGNATION	SF
TOTAL SITE AREA	19,246 S.F.
BASE FLOOD ELEVATION (FEMA)	AE 6.00' NAVD (CURRENT FEMA ELEV.)
BASE FLOOD ELEVATION (FEMA 2019)	AE 9.00' NAVD (FUTURE FEMA ELEV.)
FINISHED FLOOR ELEVATION	10.00' NAVD
PROPOSED ONE STORY BEAM HT	ELEV.+13'-0"
PROPOSED TWO STORY BEAM HT	ELEV.+24'-0"
PROPOSED ON SITE PARKING	3 ENCLOSED PARKING 5 OPEN PARKING 8 TOTAL PROVIDED PARKING

	PROPOSED	
	SQUARE FEET	PERCENTAGE
FLOOR AREA RATIO (MAXIMUM 36%)	4,784 S.F.	35.9 %
LOT COVERAGE (MAXIMUM 35%)	3,970 S.F.	25.3 %
AREAS INCLUDED FOR LOT COVERAGE:		
1st FLOOR A/C AREA		
GARAGE (2)		
COVERED PATIO		
COVERED ENTRY		

	SQUARE FEET	PERCENTAGE
FIRST FLOOR A/C	2056 S.F.	15.4 %
SECOND FLOOR A/C	1918 S.F.	14.4 %
TWO STORY AREA OVER 16' (MINUS 300 S.F.)	47 S.F.	0.4 %
TOTAL A/C	4021 S.F.	30.2 %
GARAGE (2 GARAGES)	763 S.F.	5.7 %
COVERED PATIO	422 S.F.	3.1 %
COVERED MASTER PORCH	N/A	0 %
COVERED ENTRY	129 S.F.	0.9 %
COVERED BALCONY (REAR)	N/A	0 %
TOTAL UNDER ROOF	5335 S.F.	40.1 %
OPEN BALCONY	304 S.F.	2.3 %
TOTAL FLOOR AREA	5639 S.F.	42.4 %
BUILDING FOOTPRINT	3370 S.F.	25.3 %
SEPTIC TANK & DRAINFIELD	615 S.F.	4.6 %
PAVED AREA/POOL	4127 S.F.	31.0 %
TOTAL IMPERVIOUS AREA	7504 S.F.	56.5 %
TOTAL PERVIOUS AREA	5741 S.F.	43.5 %

BUILDING HEIGHT (ONE STORY)	18'-6 11/16" A.F.F.
BUILDING HEIGHT (TWO STORY)	30'-11 5/16" A.F.F.

BUILDING SETBACKS	REQUIRED	PROPOSED
FRONT YARD SETBACK (EAST)	25'-0"	25'-2 3/4"
REAR YARD SETBACK (WEST)	25'-0"	24'-5 3/8"
SIDE YARD SETBACK (NORTH)	15'-0"	15'-5"
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LEGAL DESCRIPTION

LOT 113, ADDITION NO. ONE OF MCCORMICK MILE, AS RECORDED IN PLAT BOOK 25, PAGE(S) 181, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA
PROPERTY ADDRESS: 113 ISLAND DR, OCEAN RIDGE, FL 33435

SECOND FLOOR TO FIRST FLOOR RATIO

	SQUARE FEET	PERCENTAGE
FIRST TO SECOND FLOOR AREA RATIO	1918/3370x100 S.F.	56.9%
AREAS INCLUDED IN 1ST FLOOR:		
1st FLOOR A/C AREA		
GARAGE (2)		
COVERED PATIO		
COVERED ENTRY		
AREAS INCLUDED IN 2ND FLOOR:		
2nd FLOOR A/C AREA		
COVERED BALCONIES		

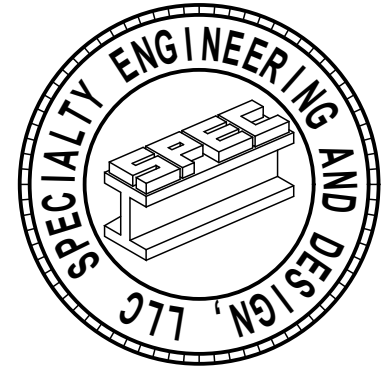
FLAT ROOF AREA

	SQUARE FEET	PERCENTAGE
MAX ALLOWABLE FLAT ROOF RATIO	N/A	N/A

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



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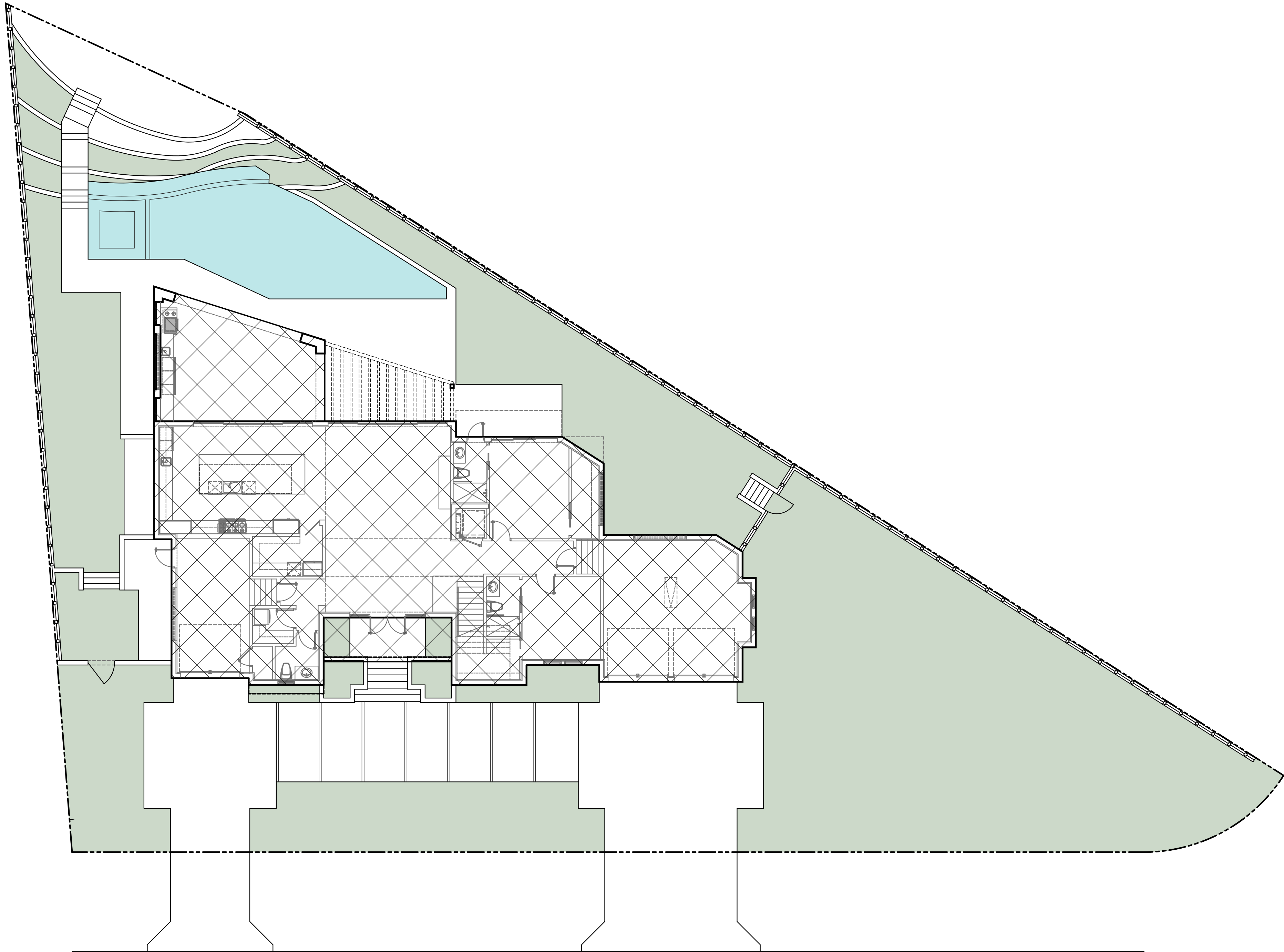
REVISIONS:

SUBMITTALS:
OCEAN RIDGE
SUBMITTAL: 08.15.24

PROJECT #: 24-1135
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

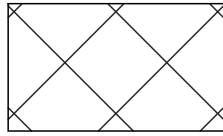
SITE PLAN

SP-1



Site Area Plan

Scale: 1"=10'-0"

	BUILDING FOOTPRINT	3,370 SF
	PERVIOUS AREAS	5,791 SF
	POOL AREA	625 SF
	HARDSCAPE AREA	3,510 SF

TOWN OF OCEAN RIDGE	
DATA CALCULATIONS FOR NEW STRUCTURES	
SITE DATA CALCULATIONS	
ZONING DISTRICT	RSF
FUTURE LAND USE DESIGNATION	SF
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AREAS INCLUDED FOR LOT COVERAGE:		
1st FLOOR A/C AREA		
GARAGE (2)		
COVERED PATIO		
COVERED ENTRY		

	SQUARE FEET	PERCENTAGE
	—	
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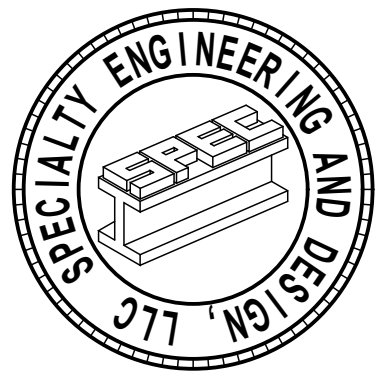
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SECOND FLOOR TO FIRST FLOOR RATIO		
	SQUARE FEET	PERCENTAGE
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1st FLOOR A/C AREA		
GARAGE (2)		
COVERED PATIO		
COVERED ENTRY		
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2nd FLOOR A/C AREA		
COVERED BALCONIES		

FLAT ROOF AREA		
	SQUARE FEET	PERCENTAGE
MAX ALLOWABLE FLAT ROOF RATIO	N/A	N/A



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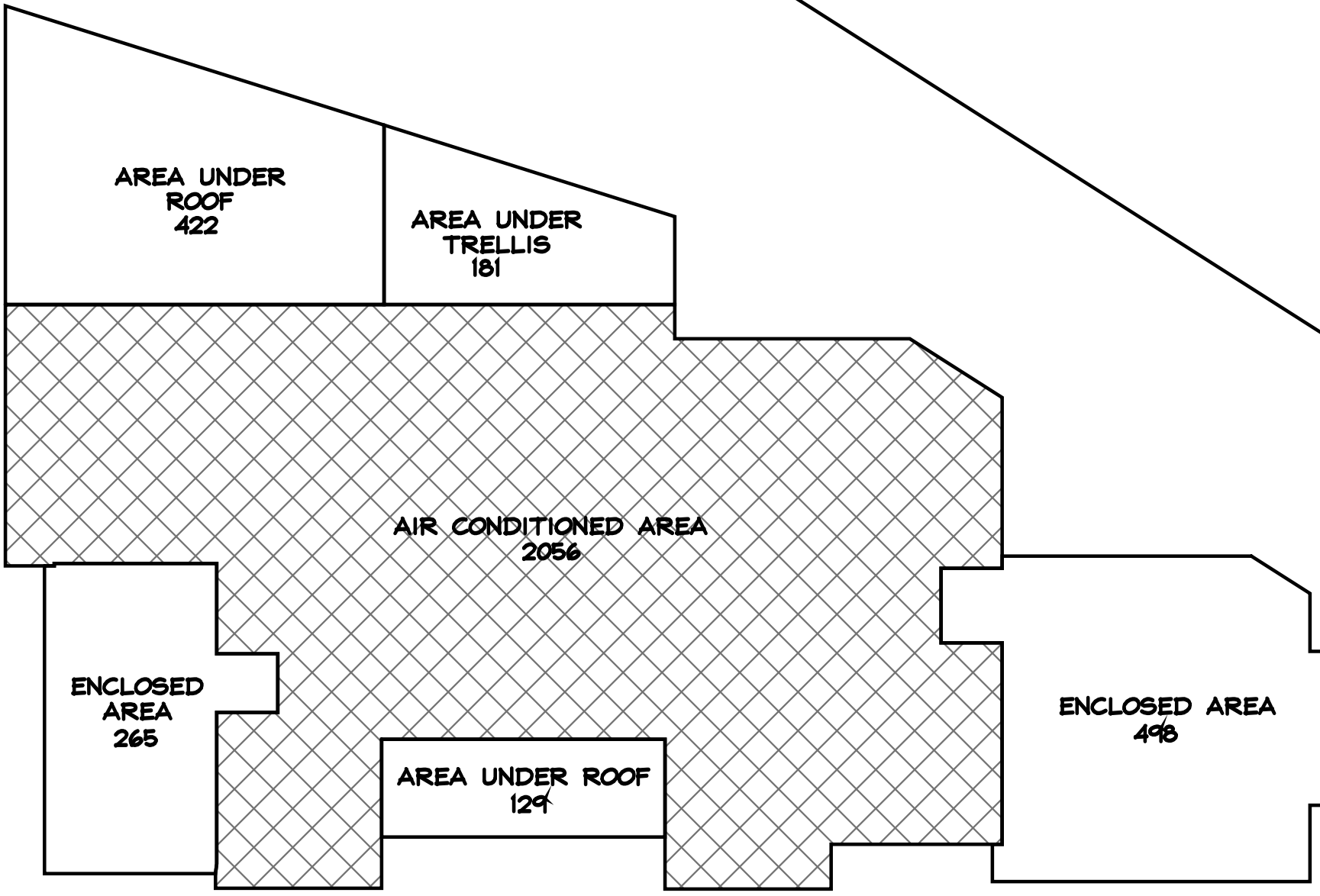
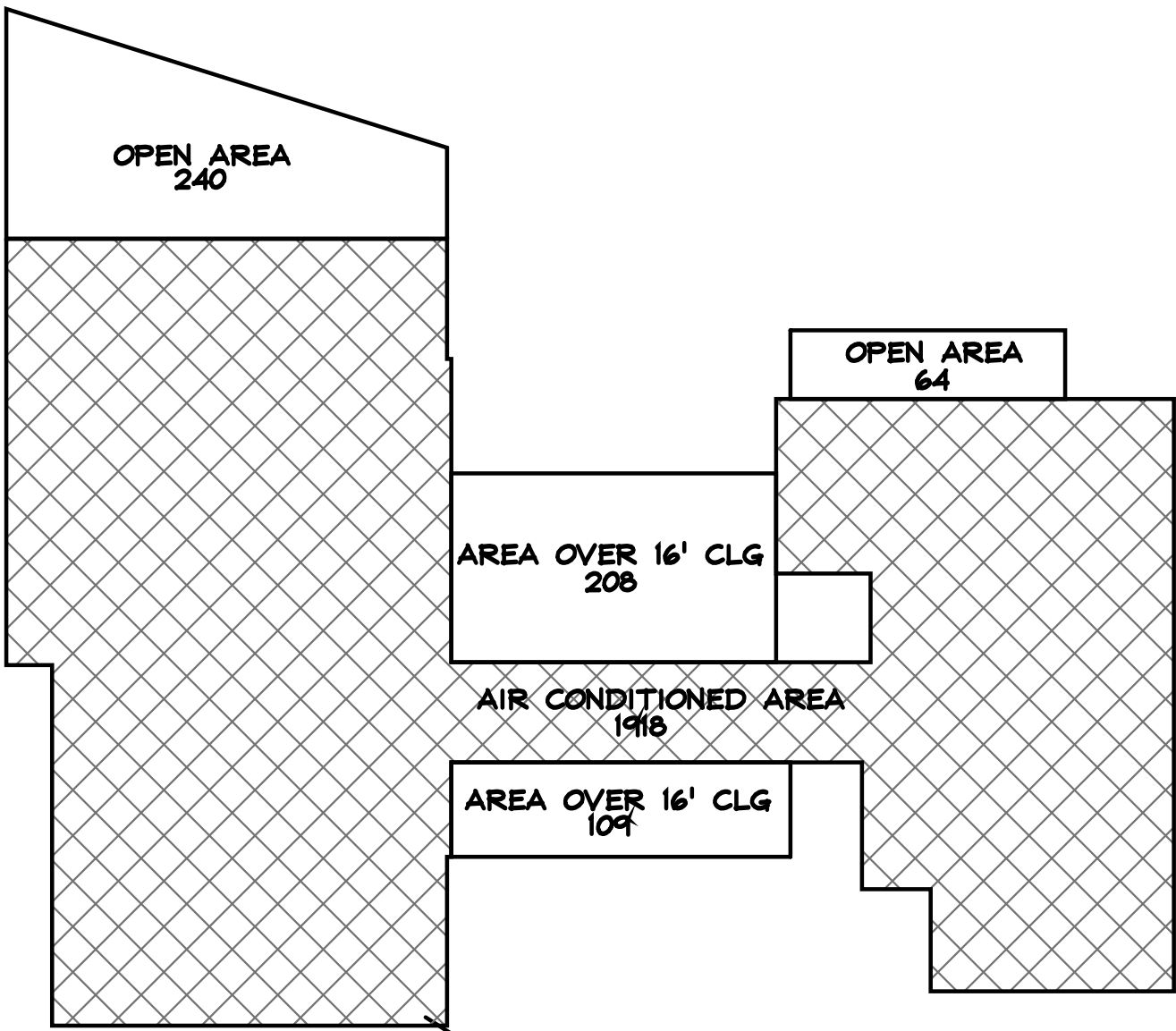
REVISIONS:

SUBMITTALS:
OCEAN RIDGE SUBMITTAL: 08.15.24

PROJECT #: 24-1135
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

SITE AREA PLAN

SP-2



TOWN OF OCEAN RIDGE

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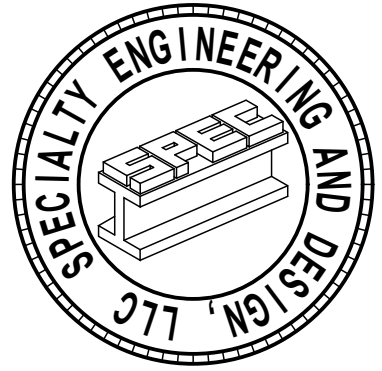
BUILDING SETBACKS		
	REQUIRED	PROPOSED
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SIDE YARD SETBACK (NORTH)	15'-0"	15'-5"
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SECOND FLOOR TO FIRST FLOOR RATIO

	SQUARE FEET	PERCENTAGE
FIRST TO SECOND FLOOR AREA RATIO	1918/3370x100 S.F.	56.9%
AREAS INCLUDED IN 1ST FLOOR: 1st FLOOR A/C AREA GARAGE (2) COVERED PATIO COVERED ENTRY AREAS INCLUDED IN 2ND FLOOR: 2nd FLOOR A/C AREA COVERED BALCONIES		



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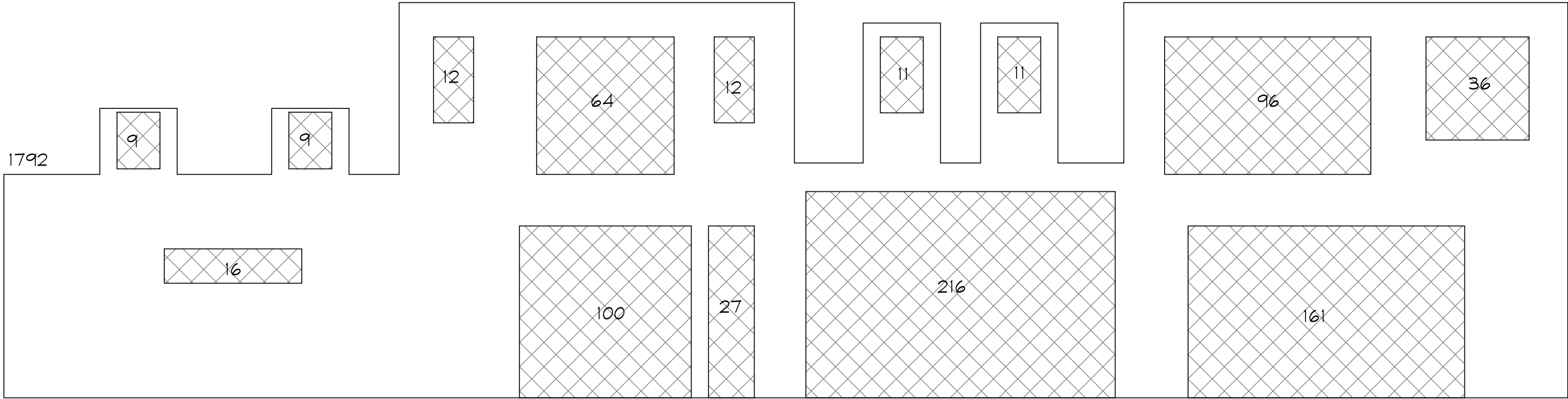
REVISIONS:

SUBMITTALS:
OCEAN RIDGE SUBMITTAL: 08.15.24

PROJECT #: 24-1135
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

BUILDING
AREA
CALCULATION

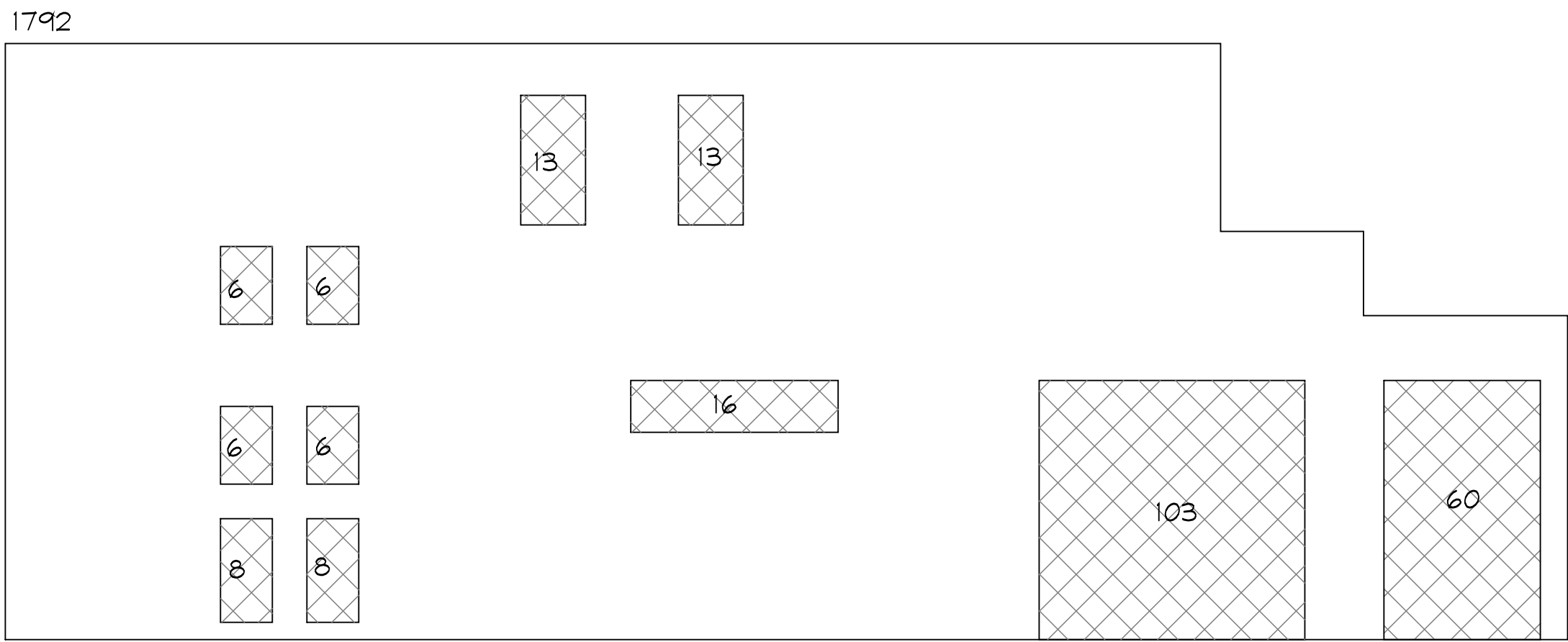
A-1



WEST ELEVATION WINDOW AREA CALCULATIONS		
	AREA	PERCENTAGE
ELEVATION AREA	1,792 SF	100 %
MIN. WIN/DOOR AREA ALLOWED	269 SF	15 %
WIN/DOOR AREA PROVIDED	780 SF	44 %

Proposed West Elevation

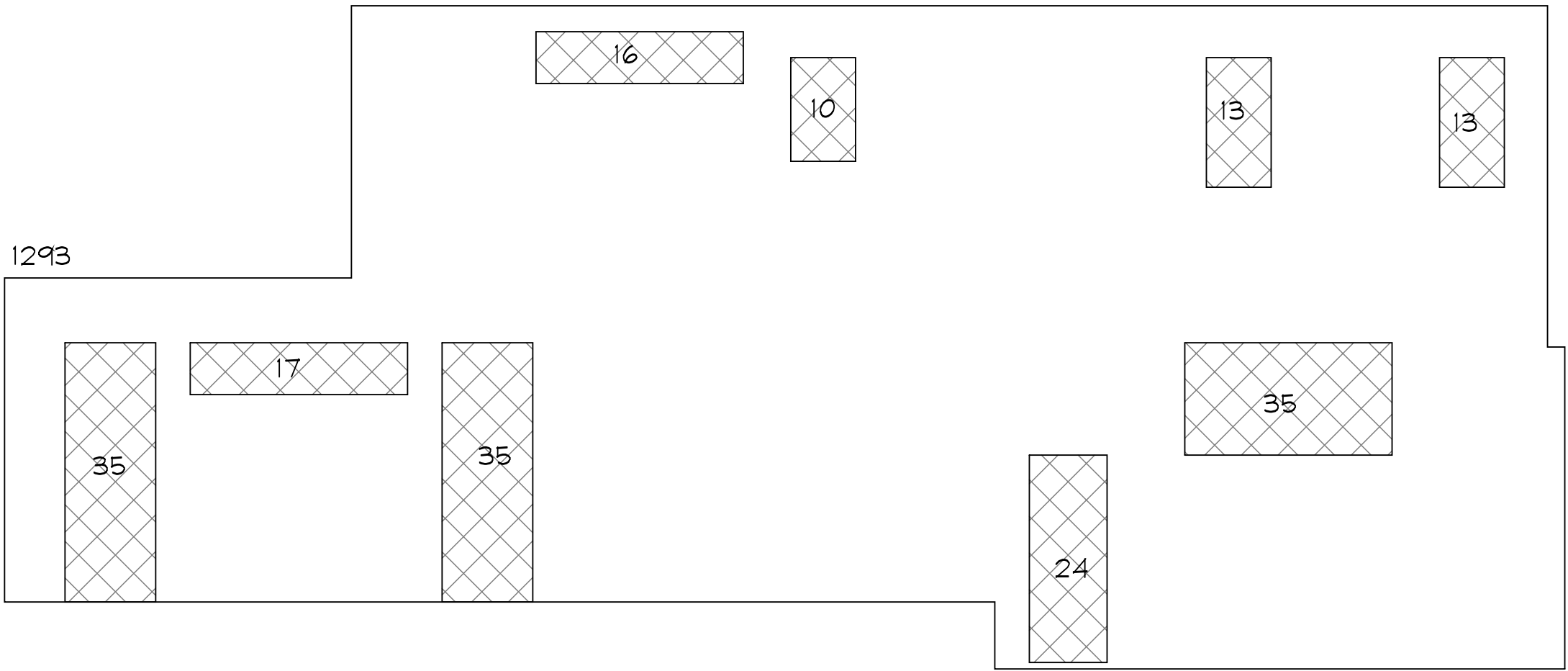
Scale: 3/16"=1'-0"



NORTH ELEVATION WINDOW AREA CALCULATIONS		
	AREA	PERCENTAGE
ELEVATION AREA	1,264 SF	100 %
MIN. WIN/DOOR AREA ALLOWED	190 SF	15 %
WIN/DOOR AREA PROVIDED	245 SF	19 %

Proposed North Elevation

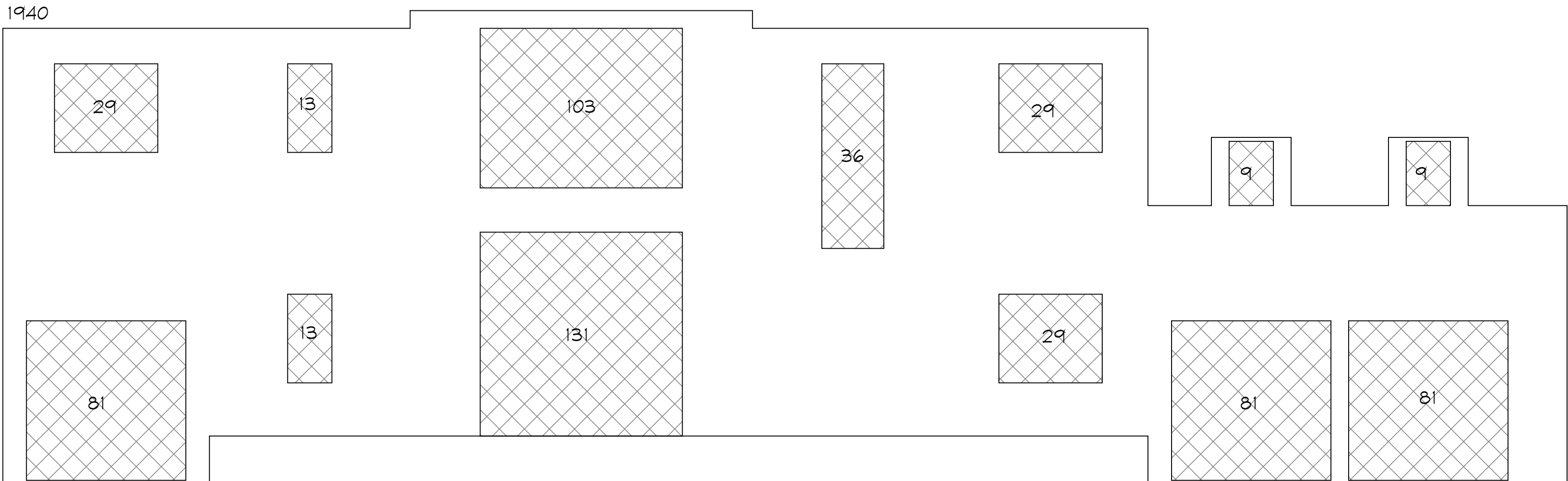
Scale: 3/16"=1'-0"



SOUTH ELEVATION WINDOW AREA CALCULATIONS		
	AREA	PERCENTAGE
ELEVATION AREA	1,293 SF	100 %
MIN. WIN/DOOR AREA ALLOWED	194 SF	15 %
WIN/DOOR AREA PROVIDED	196 SF	15 %

Proposed South Elevation

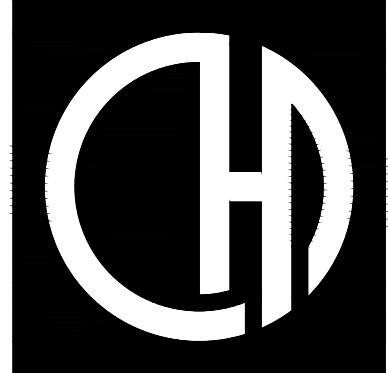
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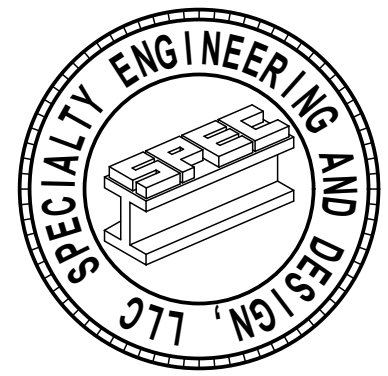
EAST ELEVATION WINDOW AREA CALCULATIONS		
	AREA	PERCENTAGE
ELEVATION AREA	1,940 SF	100 %
MIN. WIN/DOOR AREA ALLOWED	296 SF	15 %
WIN/DOOR AREA PROVIDED	644 SF	33 %

Proposed East Elevation

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



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

113 ISLAND DR

113 ISLAND DRIVE
TOWN OF OCEAN RIDGE, FLORIDA

REVISIONS:

SUBMITTALS:
OCEAN RIDGE SUBMITTAL: 08.15.24

PROJECT #: 24-1135
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

ELEVATIONS
OPENING
RATIO

A-2



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

PLANES

TOWN OF OCEAN RIDGE, FLORIDA

REVISIONS:

UBMITTALS:
CEAN 08.15.24
IDGE
UBMITTAL:

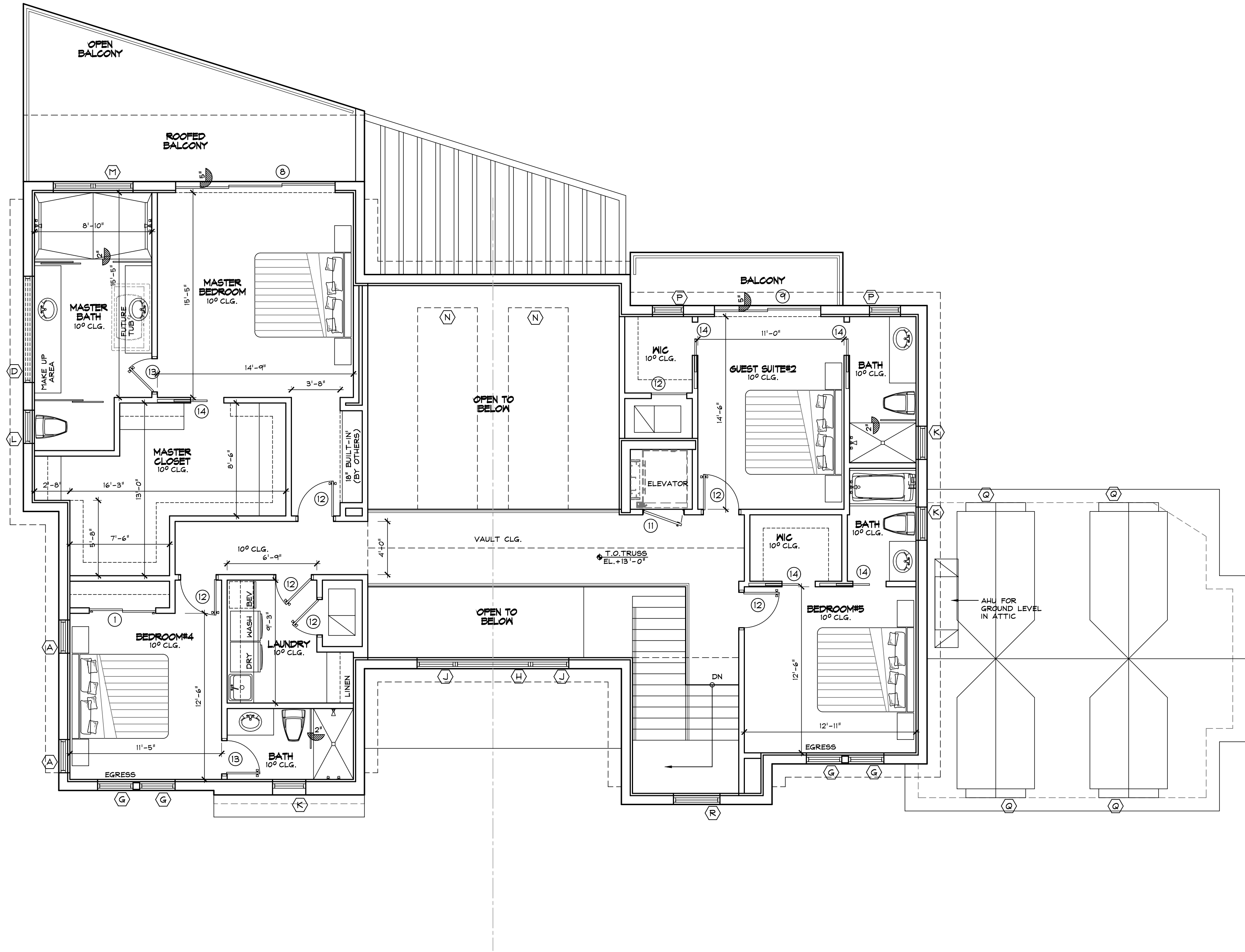
PROJECT #: 24-1135
DESIGNER: RB
DRAWN BY: RB
LAN RB
REVIEW:

GROUND FLOOR PLAN

P-1

Proposed Ground Floor Plan

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

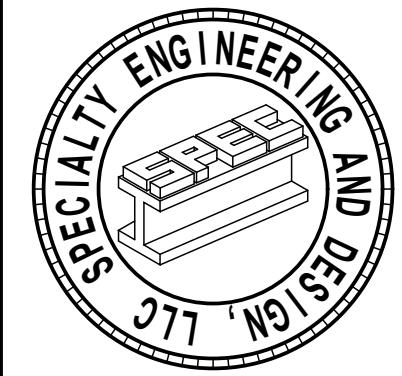


Proposed Second Floor Plan
Scale: 3/16"=1'-0"

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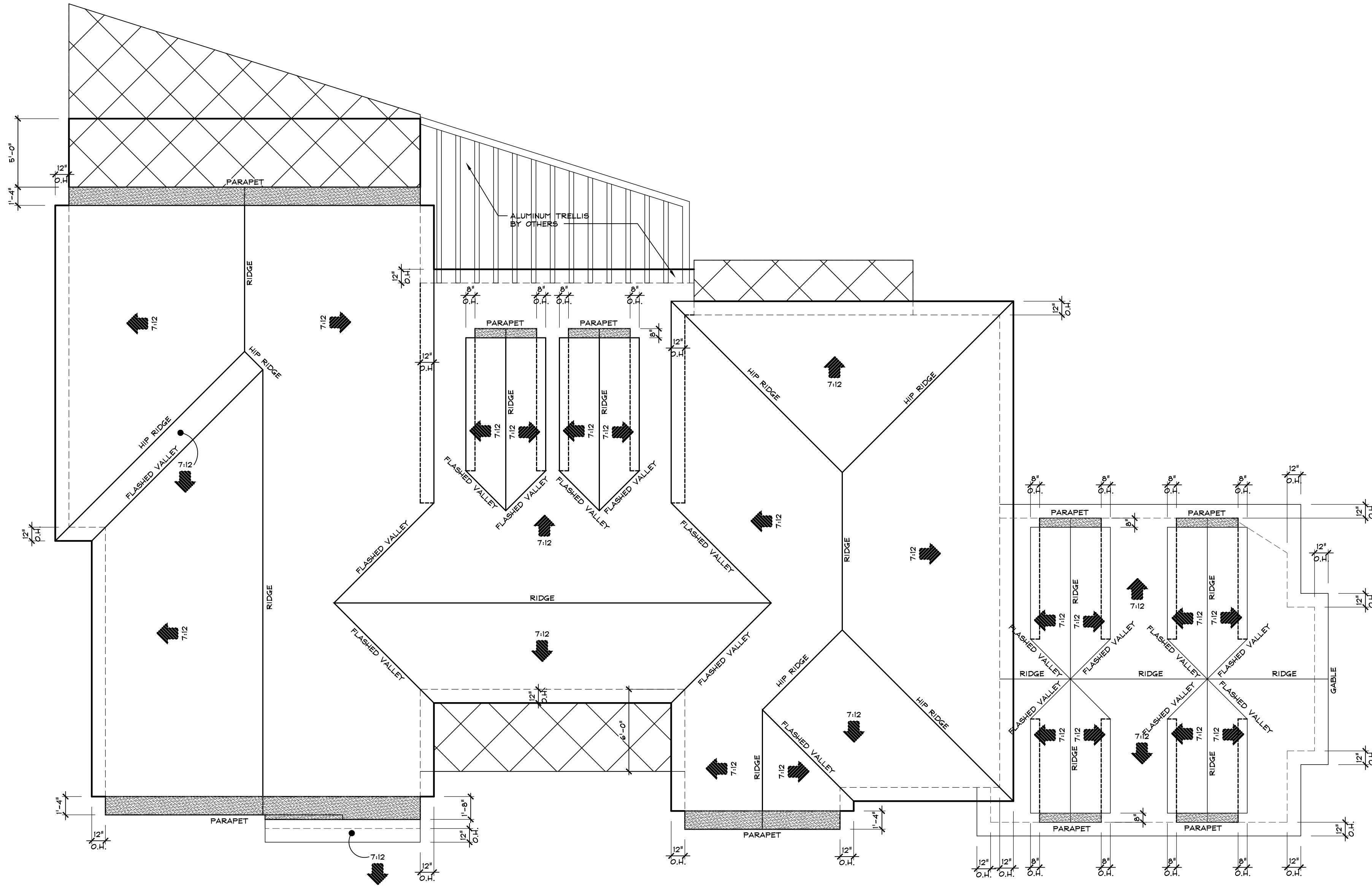
REVISIONS:

SUBMITTALS:
OCEAN RIDGE
SUBMITTAL: 08.15.24

PROJECT #: 24-1135
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

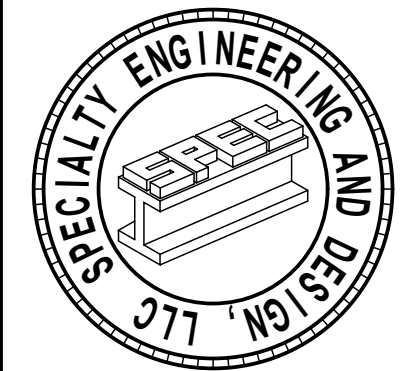
SECOND
FLOOR
PLAN

P-2



Proposed Roof Plan

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



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113 ISLAND DR
113 ISLAND DRIVE
TOWN OF OCEAN RIDGE, FLORIDA

REVISIONS:	
SUBMITTALS:	08.15.24
OCEAN RIDGE SUBMITTAL:	
PROJECT #:	24-1135
DESIGNER:	RB
DRAWN BY:	RB
PLAN REVIEW:	RB

ROOF PLAN

P-3

[illegible]

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

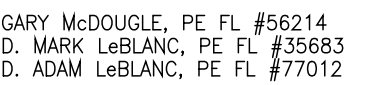
The image displays nine architectural drawings of window and door configurations, labeled 1 through 9. Each drawing includes dimensions and labels for its components.

- Configuration 1:** A double door with a transom above. Dimensions: 11'-8" (transom), 3'-0" (left door), 5'-8" (right door), 3'-0" (transom), 5'-4" (door height). Label: 1.
- Configuration 2:** A double door with a transom above. Dimensions: 9'-0" (transom), 3'-10 1/2" (left door), 5" (right door), 3'-10 1/2" (left door), 5" (right door), 5'-10" (door height), 1'-11" (transom). Label: 2.
- Configuration 3:** A single door with a transom above. Dimensions: 3'-0" (transom), 2'-8" (door height). Label: 3.
- Configuration 4:** A double door with a transom above. Dimensions: 18'-0" (transom), EQ (equal parts), 10'-0" (door height). Label: 4.
- Configuration 5:** A double door with a transom above. Dimensions: 18'-0" (transom), EQ (equal parts), 12'-0" (door height). Label: 5.
- Configuration 6:** A single door with a transom above. Dimensions: 2'-8" (transom), 2'-4" (door height), 8'-0" (transom), 10'-0" (door height). Label: 6.
- Configuration 7:** A double door with a transom above. Dimensions: 10'-0" (transom), EQ (equal parts), 10'-0" (door height). Label: 7.
- Configuration 8:** A double door with a transom above. Dimensions: 12'-0" (transom), EQ (equal parts), 8'-0" (door height). Label: 8.
- Configuration 9:** A double door with a transom above. Dimensions: 8'-0" (transom), EQ (equal parts), 8'-0" (door height). Label: 9.

[illegible]

The image displays 18 architectural drawings of window and door units, labeled A through R, arranged in three rows. Each drawing shows the unit's dimensions and its mounting type relative to a wall or floor line.

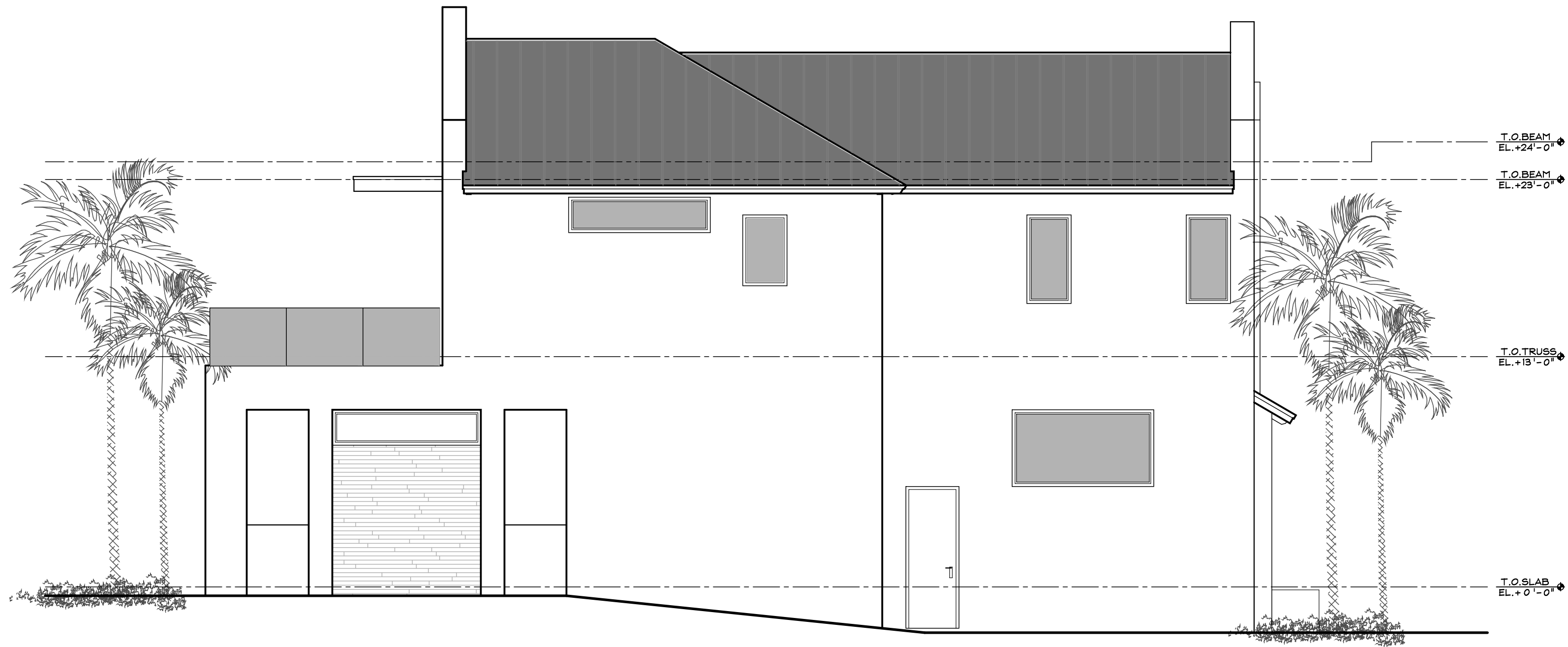
- Row 1 (A-E):**
 - A:** FIXED. Dimensions: 2'-6" wide, 5'-0" high. Mounting: 3'-6" from floor, 8'-0" from wall.
 - B:** FIXED. Dimensions: 8'-0" wide, 4'-4" high. Mounting: 6'-6" from floor, 10'-0" from wall.
 - C:** FIXED. Dimensions: 8'-4 1/2" wide, 2'-0" high. Mounting: 9'-6" from floor, 10'-0" from wall.
 - D:** FIXED. Dimensions: 8'-0" wide, 2'-0" high. Mounting: 8'-0" from floor, 8'-8" from wall.
 - E:** FIXED. Dimensions: 2'-0" wide, 3'-0" high. Mounting: 8'-0" from floor, 9'-0" from wall.
- Row 2 (F-R):**
 - F:** FIXED. Dimensions: 2'-0" wide, 3'-0" high. Mounting: 8'-0" from floor, 9'-0" from wall.
 - G:** CASEMENT. Dimensions: 2'-8" wide, 5'-0" high. Mounting: 3'-6" from floor, 8'-0" from wall.
 - H:** FIXED. Dimensions: 5'-8" wide, 9'-0" high. Mounting: 1'-2" from floor, 10'-0" from wall.
 - I:** FIXED. Dimensions: 2'-10 1/2" wide, 9'-0" high. Mounting: 1'-2" from floor, 10'-0" from wall.
 - J:** FIXED. Dimensions: 2'-6" wide, 5'-0" high. Mounting: 3'-6" from floor, 8'-0" from wall.
 - K:** FIXED. Dimensions: 2'-6" wide, 4'-6" high. Mounting: 4'-2" from floor, 8'-0" from wall.
 - L:** FIXED. Dimensions: 2'-6" wide, 4'-6" high. Mounting: 4'-2" from floor, 8'-0" from wall.
 - M:** FIXED. Dimensions: 6'-0" wide, 7'-0" high. Mounting: 1'-2" from floor, 8'-0" from wall.
- Row 3 (N-R):**
 - N:** FIXED. Dimensions: 2'-6" wide, 4'-5" high. Mounting: 4'-3" from floor, 8'-0" from wall.
 - O:** FIXED. Dimensions: 2'-4" wide, 5'-0" high. Mounting: 3'-6" from floor, 8'-0" from wall.
 - P:** FIXED. Dimensions: 2'-6" wide, 3'-4" high. Mounting: 5'-6" from floor, 8'-0" from wall.
 - Q:** FIXED. Dimensions: 3'-6" wide, 10'-5" high. Mounting: 10'-5" from floor, 8'-0" from wall.



113 ISLAND DRIVE
TOWN OF OCEAN RIDGE, FLORIDA

P-4

ELEVATION NOTES	
A	SMOOTH STUCCO FINISH
B	INSULATED GARAGE DOOR BRONZE FINISH. PROVIDE NOA FOR REVIEW
C	LIGHT FIXTURE (TO BE SELECTED BY OWNER)
D	STANDING SEAM METAL ROOF, PROVIDE SAMPLE AND NOA FOR REVIEW
E	IMPACT RESISTANT WINDOW AND DOOR PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL. BRONZE FRAME
F	3" HIGH GLASS RAILING (TO REJECT 4" SPHERE). PROVIDE SHOP DWGS. FOR APPROVAL. BRONZE FINISH
G	HIGH DENSITY FOAM WITH HARD COAT OUTRIGGER
H	14"x24" WITH A 4" RECESS. WITH BRONZE LOUVER INSERT.
J	STONE VENEER. PROVIDE SAMPLE FOR REVIEW
K	8'x16' ELEVATION DIAGRAM REQUIREMENT



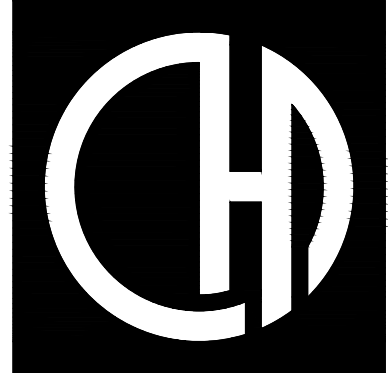
Proposed South Elevation

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

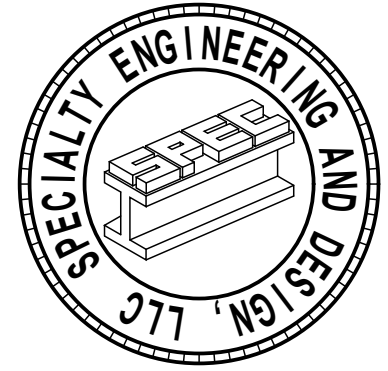


Proposed East Elevation

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



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113 ISLAND DR

113 ISLAND DRIVE
TOWN OF OCEAN RIDGE, FLORIDA

REVISIONS:

SUBMITTALS:
OCEAN RIDGE
SUBMITTAL: 08.15.24

PROJECT #: 24-1135
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

PROPOSED
NORTH &
SOUTH
ELEVATIONS

P-5

ELEVATION NOTES	
A	SMOOTH STUCCO FINISH
B	INSULATED GARAGE DOOR BRONZE FINISH. PROVIDE NOA FOR REVIEW
C	LIGHT FIXTURE (TO BE SELECTED BY OWNER)
D	STANDING SEAM METAL ROOF, PROVIDE SAMPLE AND NOA FOR REVIEW
E	IMPACT RESISTANT WINDOW AND DOOR PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL. BRONZE FRAME
F	36" HIGH GLASS RAILING (TO REJECT 4" SPHERE). PROVIDE SHOP DWGS. FOR APPROVAL. BRONZE FINISH
G	HIGH DENSITY FOAM WITH HARD COAT OUTRIGGER
H	14"x24" WITH A 4" RECESS. WITH BRONZE LOUVER INSERT.
J	STONE VENEER. PROVIDE SAMPLE FOR REVIEW
K	8'x16' ELEVATION DIAGRAM REQUIREMENT



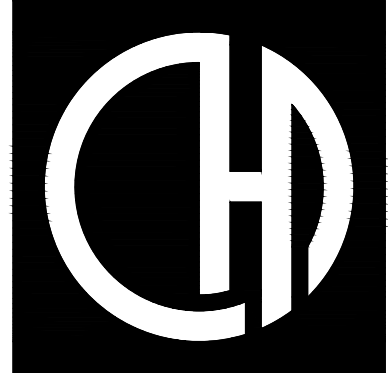
Proposed North Elevation

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

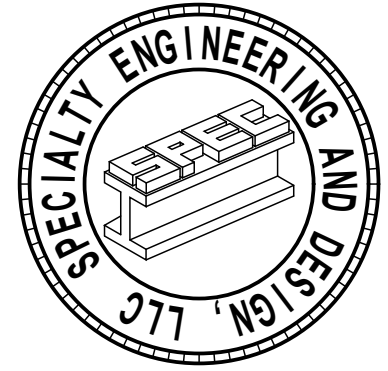


Proposed West Elevation

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



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

113 ISLAND DR

113 ISLAND DRIVE
TOWN OF OCEAN RIDGE, FLORIDA

REVISIONS:

SUBMITTALS:
OCEAN RIDGE SUBMITTAL: 08.15.24

PROJECT #: 24-1135
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

PROPOSED
EAST &
WEST
ELEVATIONS

P-6

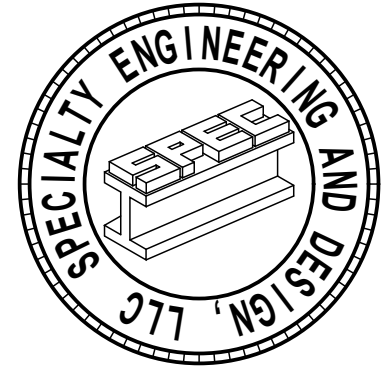


Proposed Renderings

Scale: N.T.S.



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113 ISLAND DR

113 ISLAND DRIVE
TOWN OF OCEAN RIDGE, FLORIDA

REVISIONS:

SUBMITTALS:
OCEAN RIDGE
SUBMITTAL: 08.15.24

PROJECT #: 24-1135
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

PROPOSED
RENDERINGS

P-7

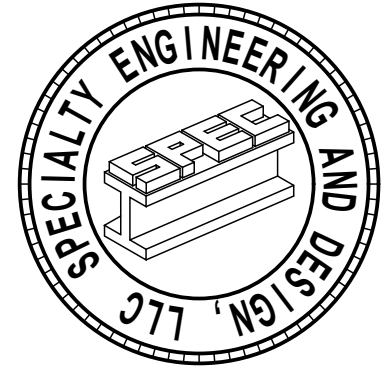


Proposed Renderings

Scale: N.T.S.



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113 ISLAND DR

113 ISLAND DRIVE
TOWN OF OCEAN RIDGE, FLORIDA

REVISIONS:

SUBMITTALS:
OCEAN RIDGE
SUBMITTAL: 08.15.24

PROJECT #: 24-1135
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

PROPOSED
RENDERINGS

P-8



Property to the South (112 Island Dr)
Scale: N.T.S.



Property to the East (82 Island Drive)
Scale: N.T.S.



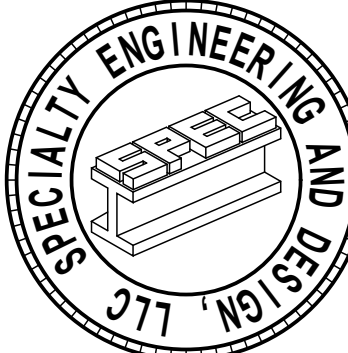
Property to the East (81 Island Dr)
Scale: N.T.S.



Proposed Propoerty (113 Island Dr)
Scale: N.T.S.



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113 ISLAND DR

113 ISLAND DRIVE
TOWN OF OCEAN RIDGE, FLORIDA

REVISIONS:

SUBMITTALS:
OCEAN RIDGE
SUBMITTAL: 08.15.24

PROJECT #: 24-1135
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

NEXT DOOR
PROPERTIES
PICTURES

P-9



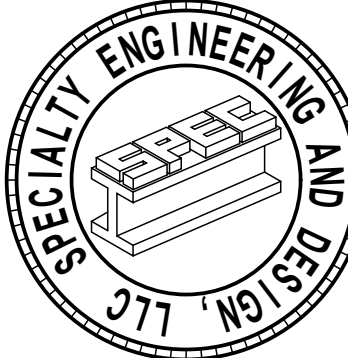
Proposed to the West (114 Marlin Dr)
Scale: N.T.S.



Proposed to the North (127 Marlin Dr)
Scale: N.T.S.



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

113 ISLAND DR	113 ISLAND DRIVE TOWN OF OCEAN RIDGE, FLORIDA
---------------	--

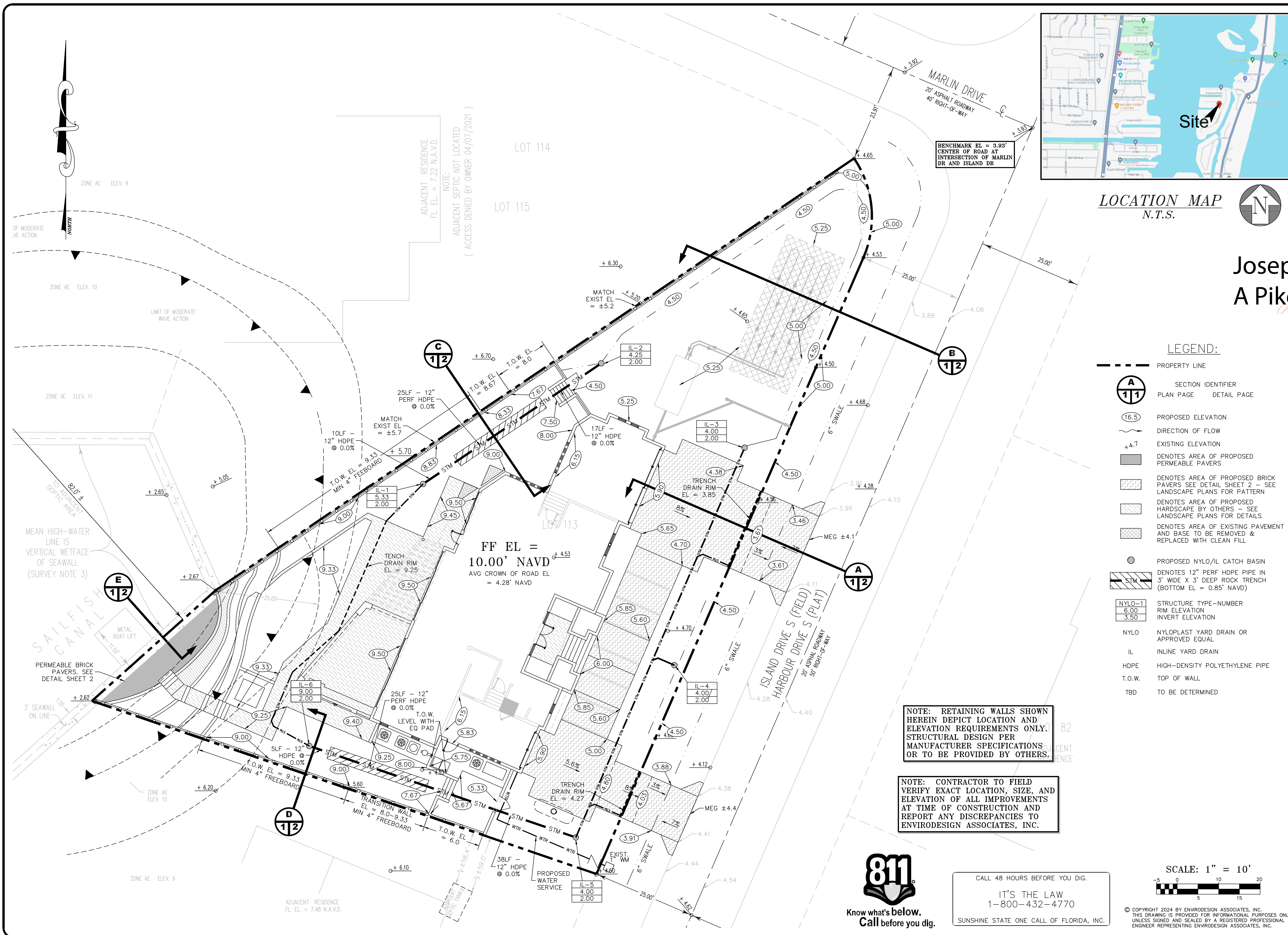
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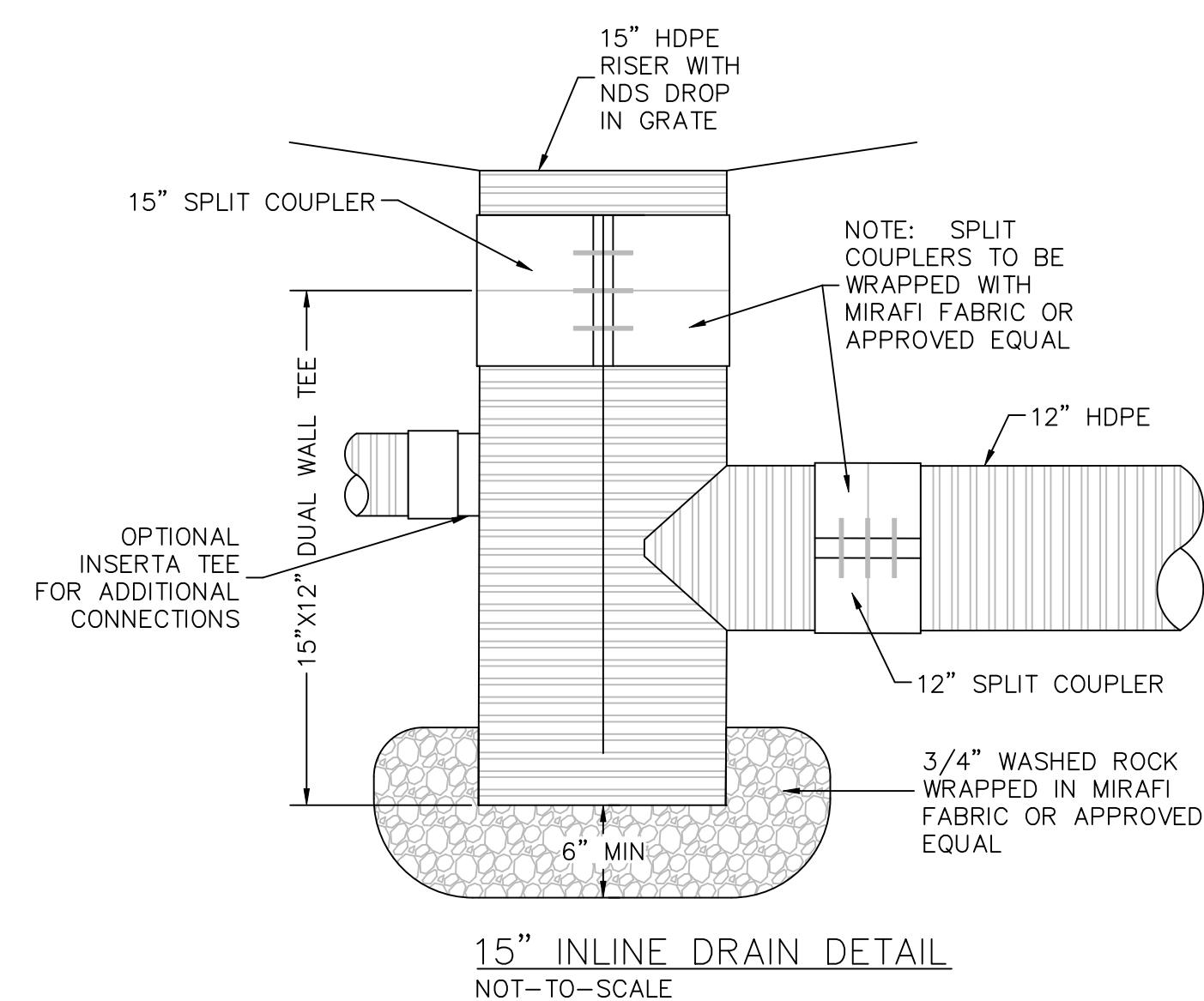
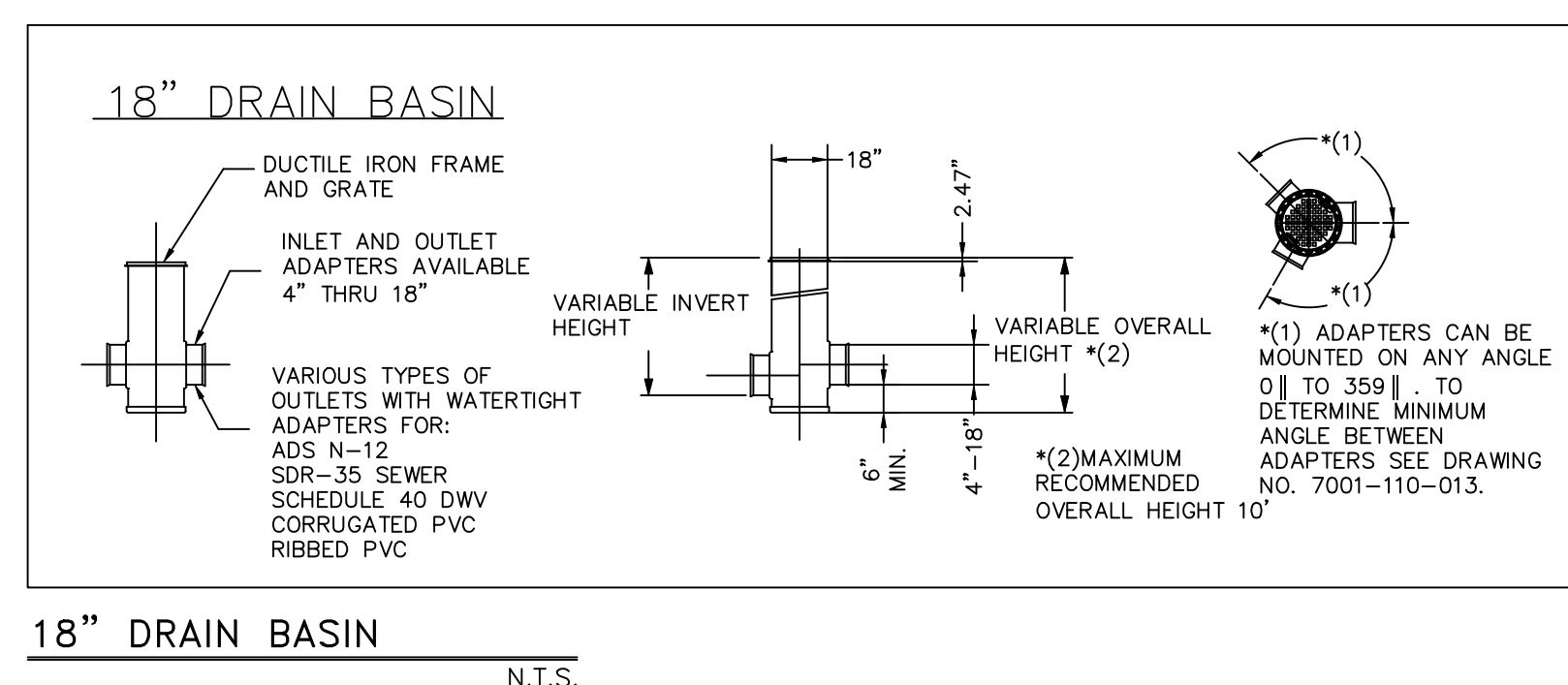
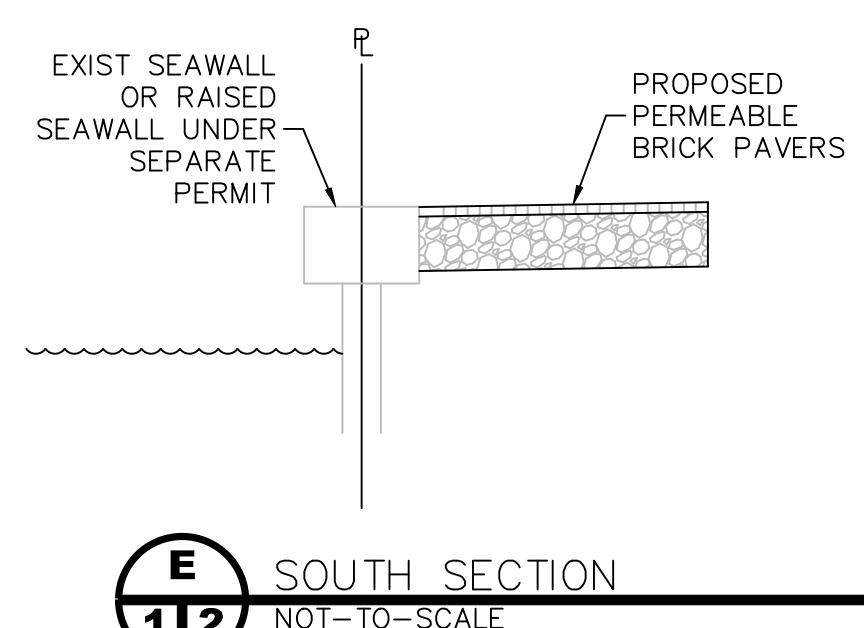
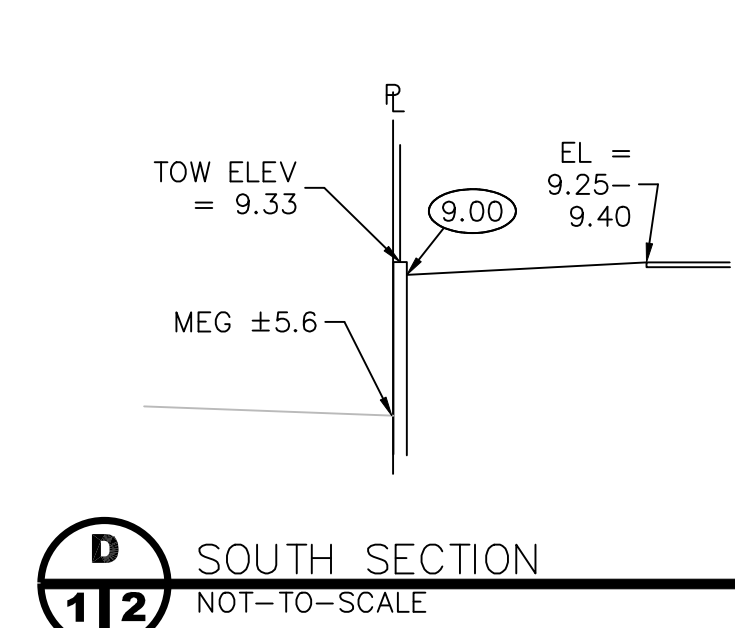
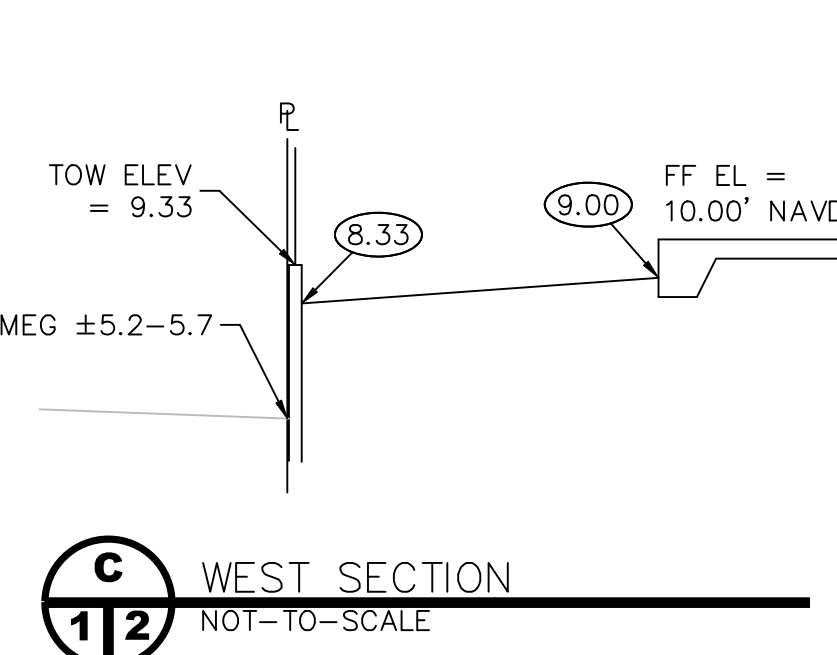
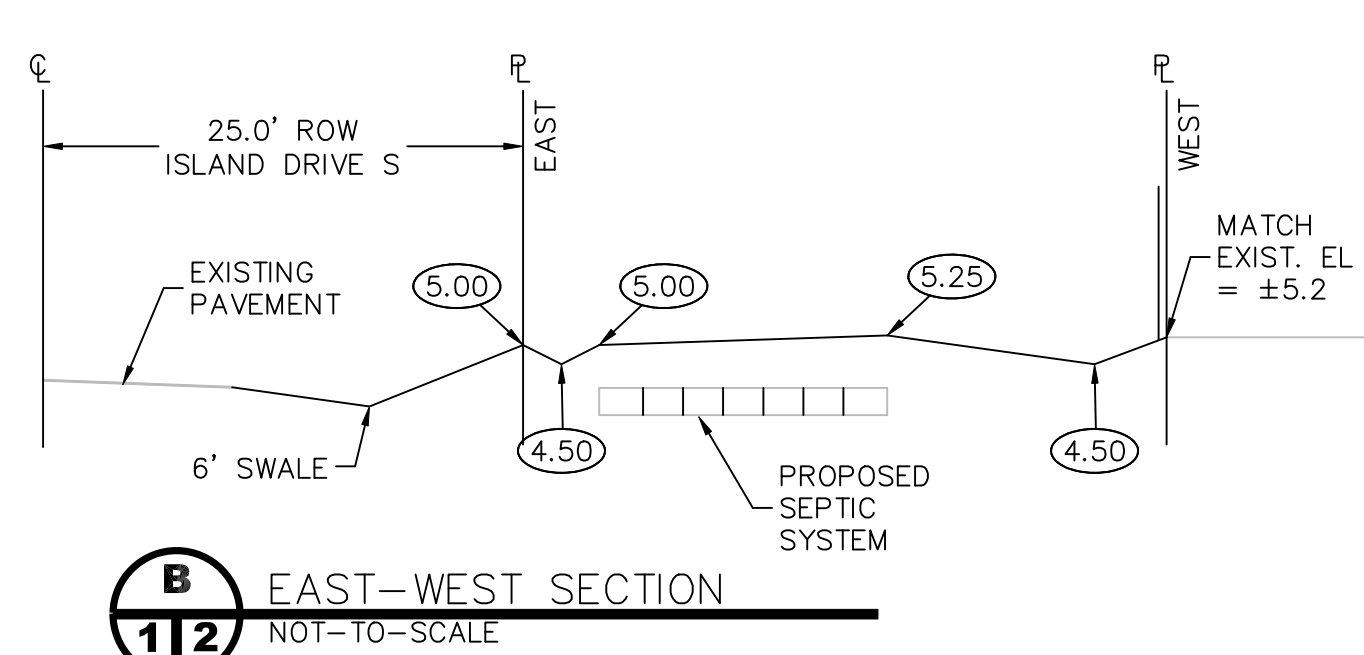
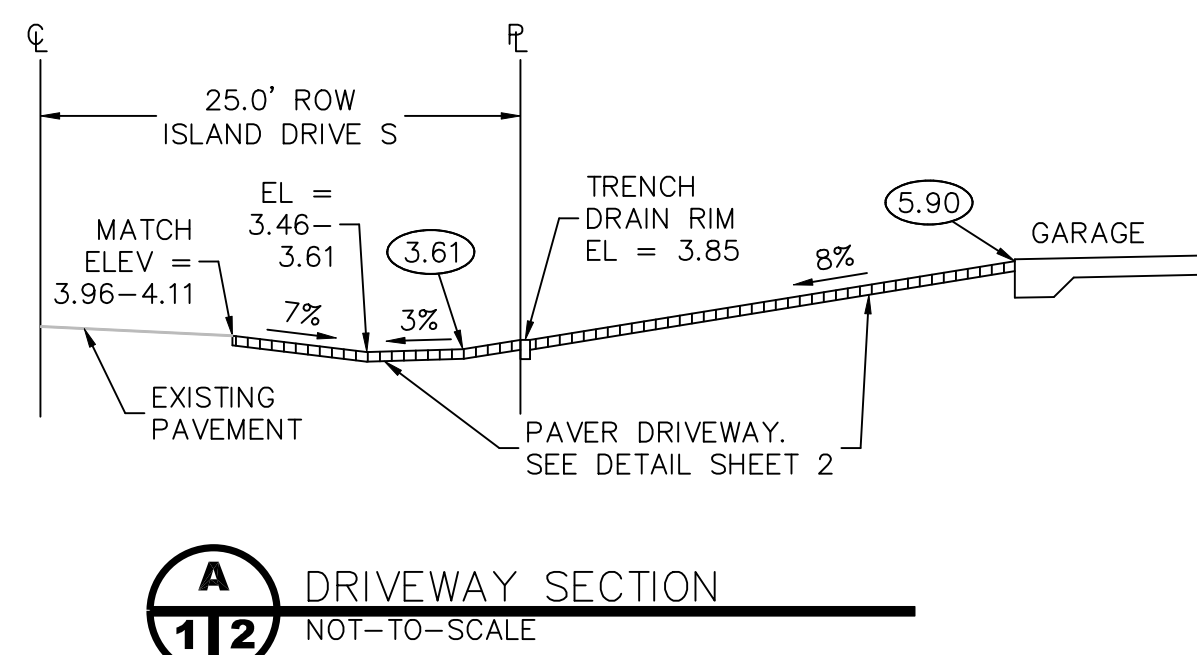
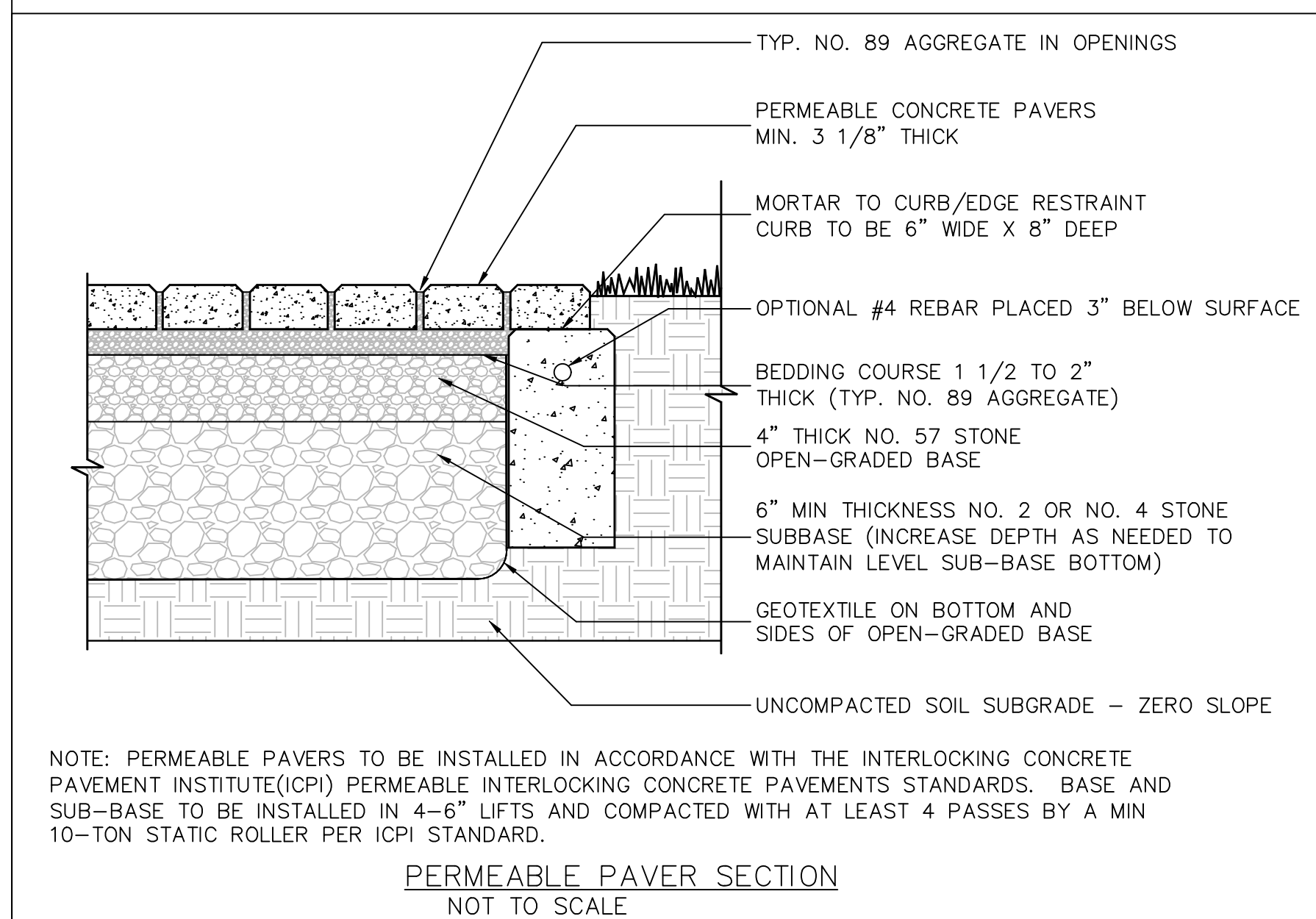
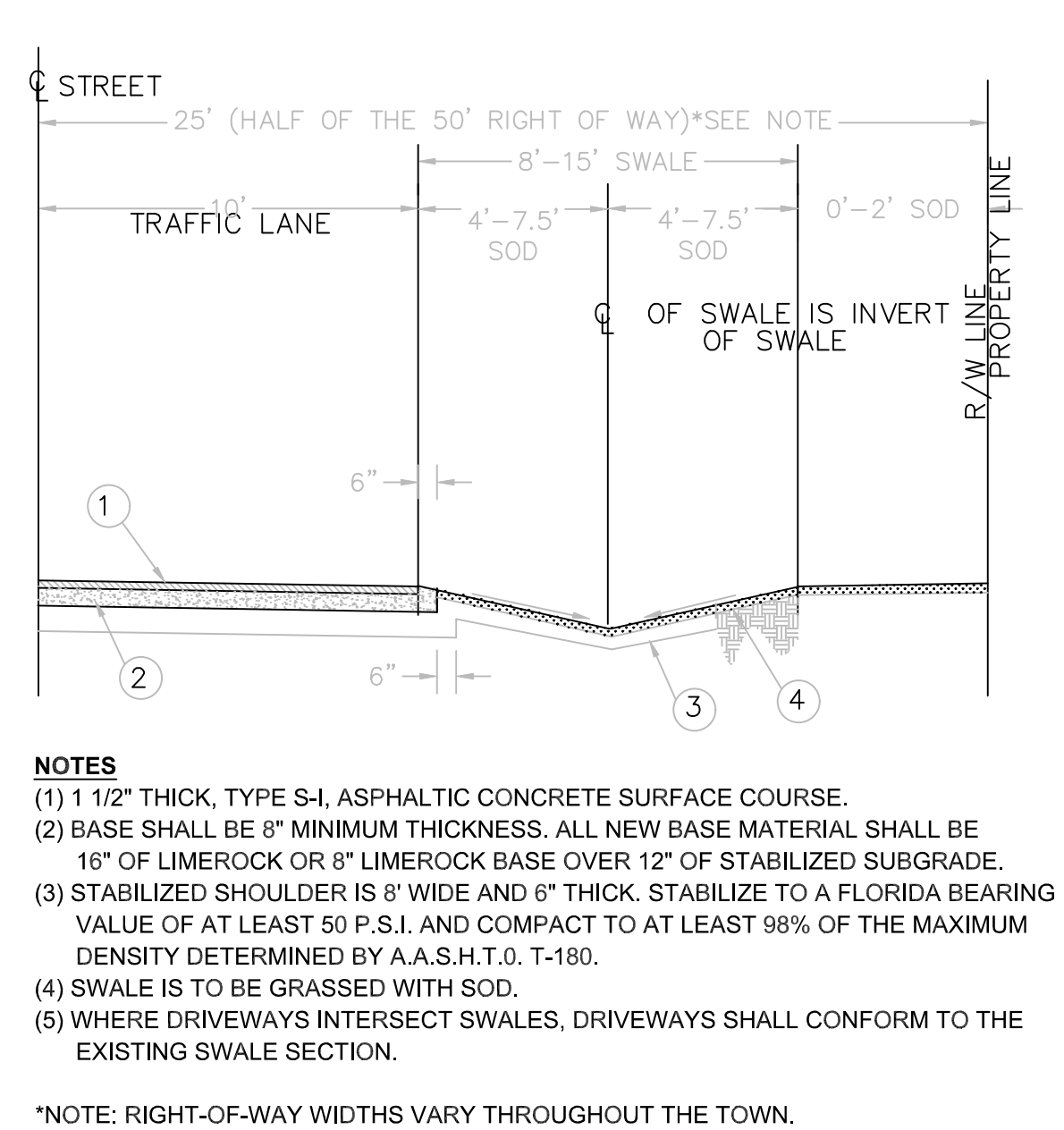
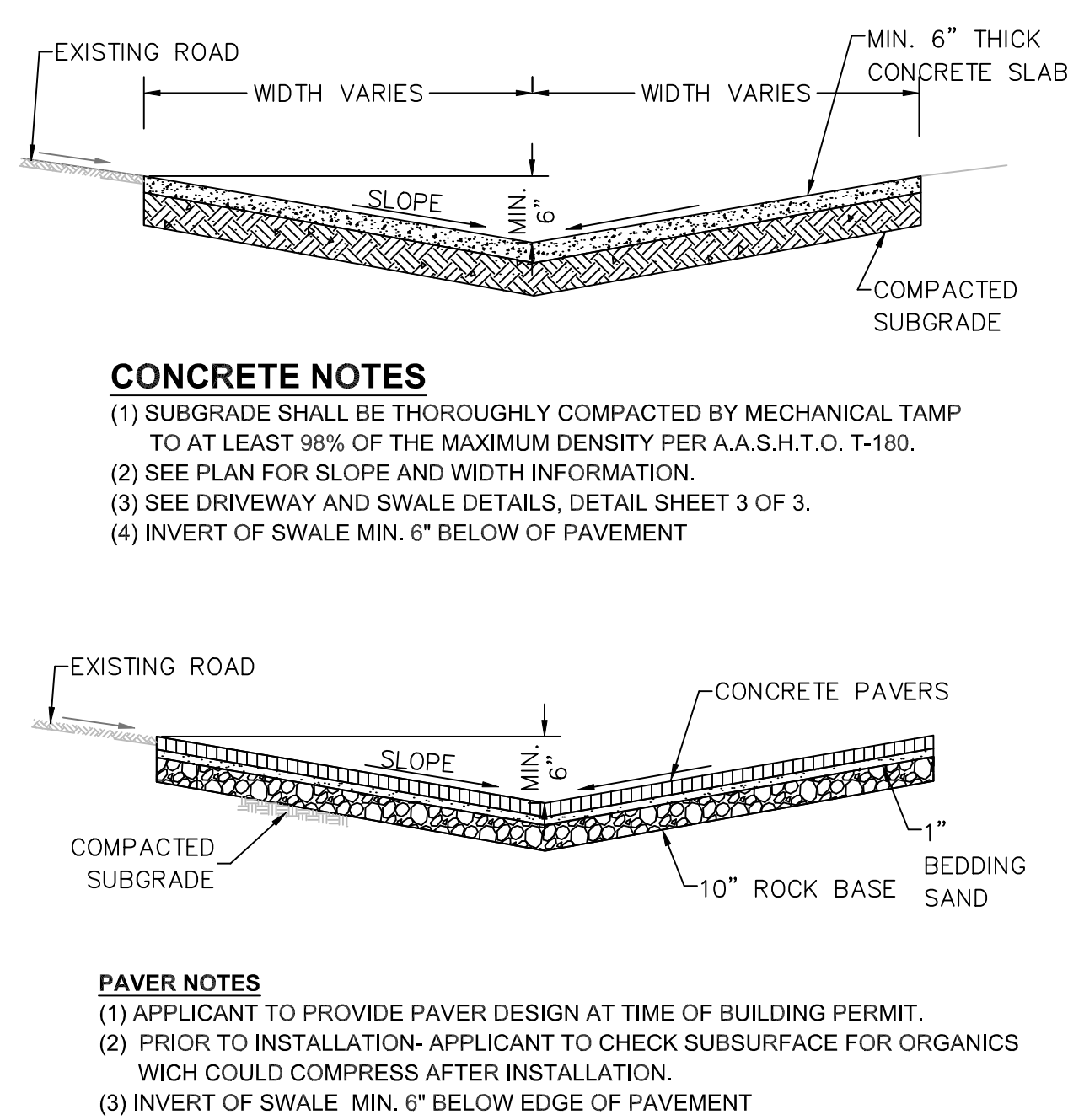
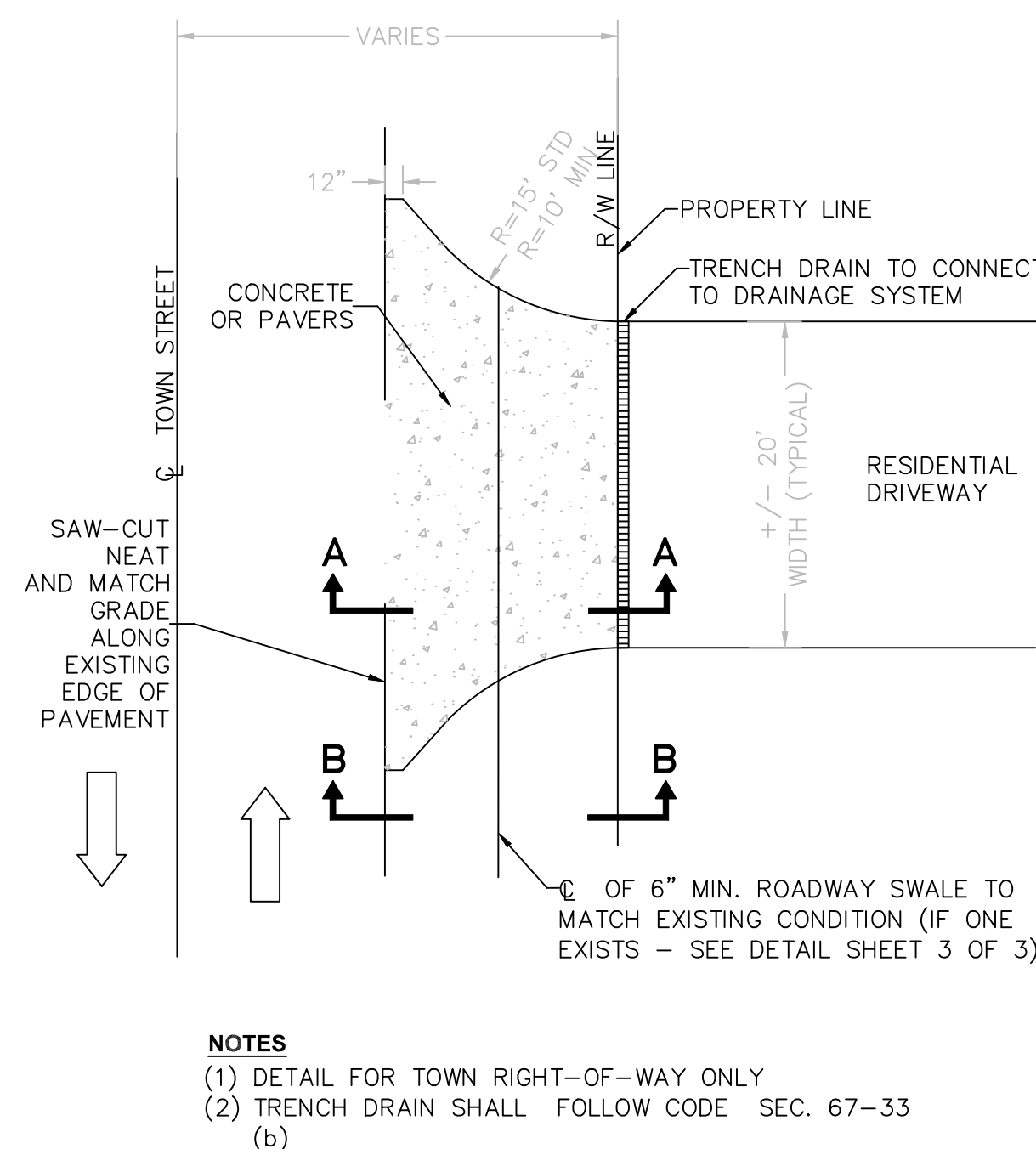
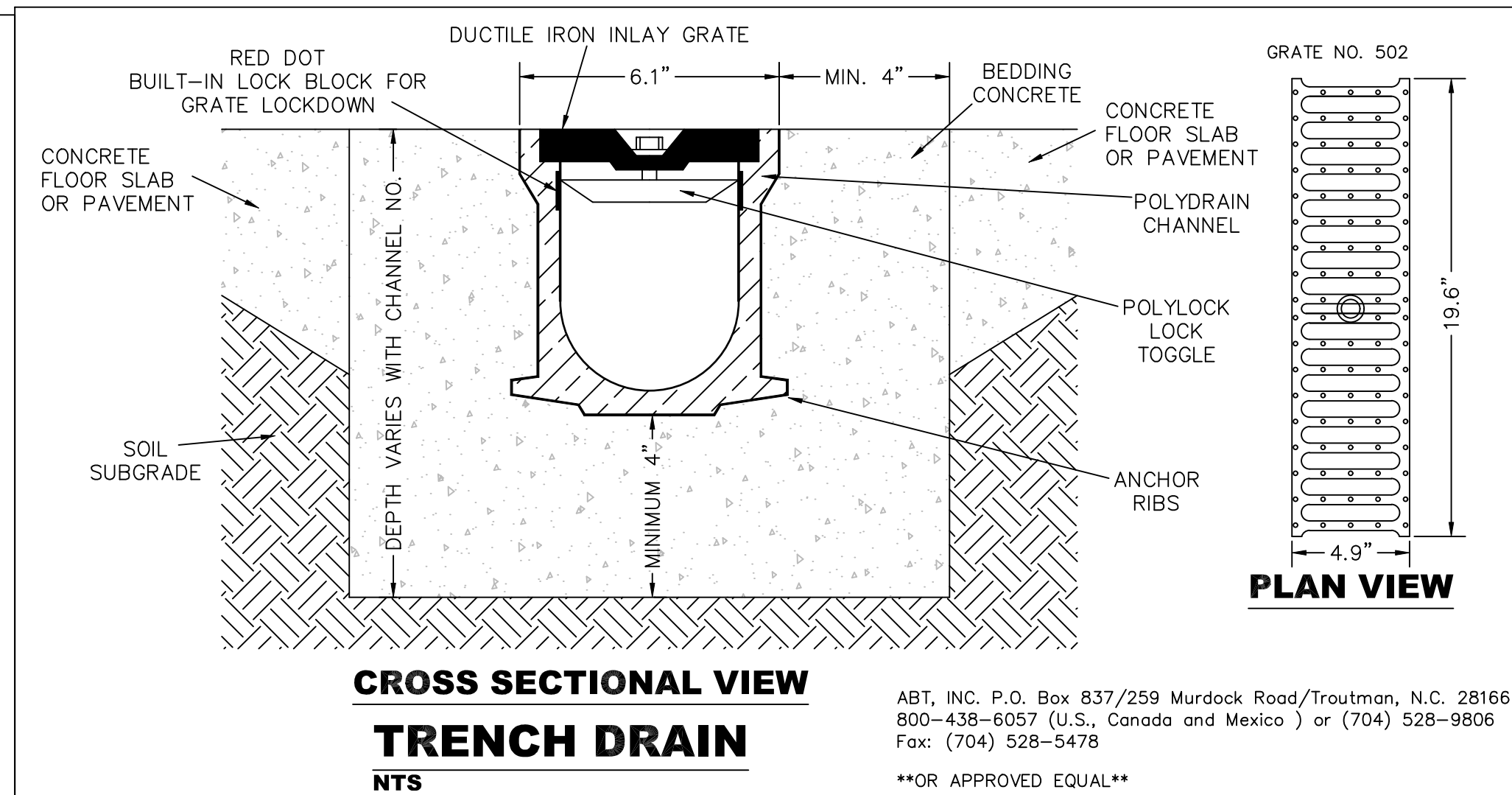
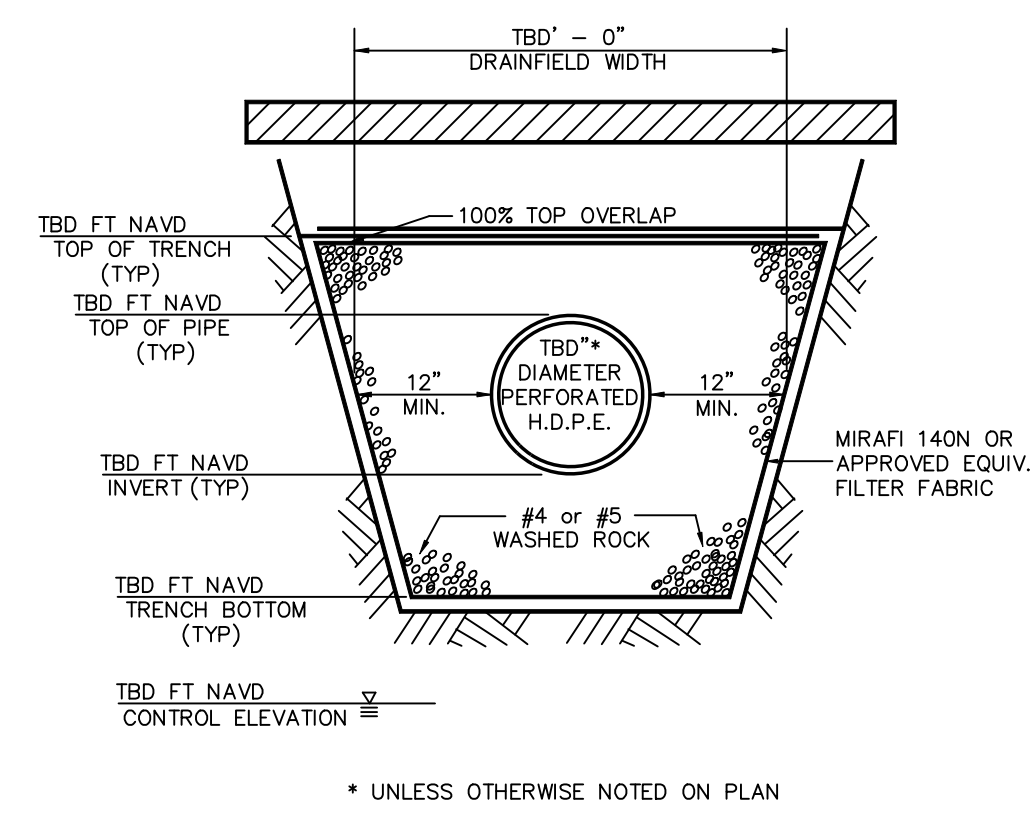
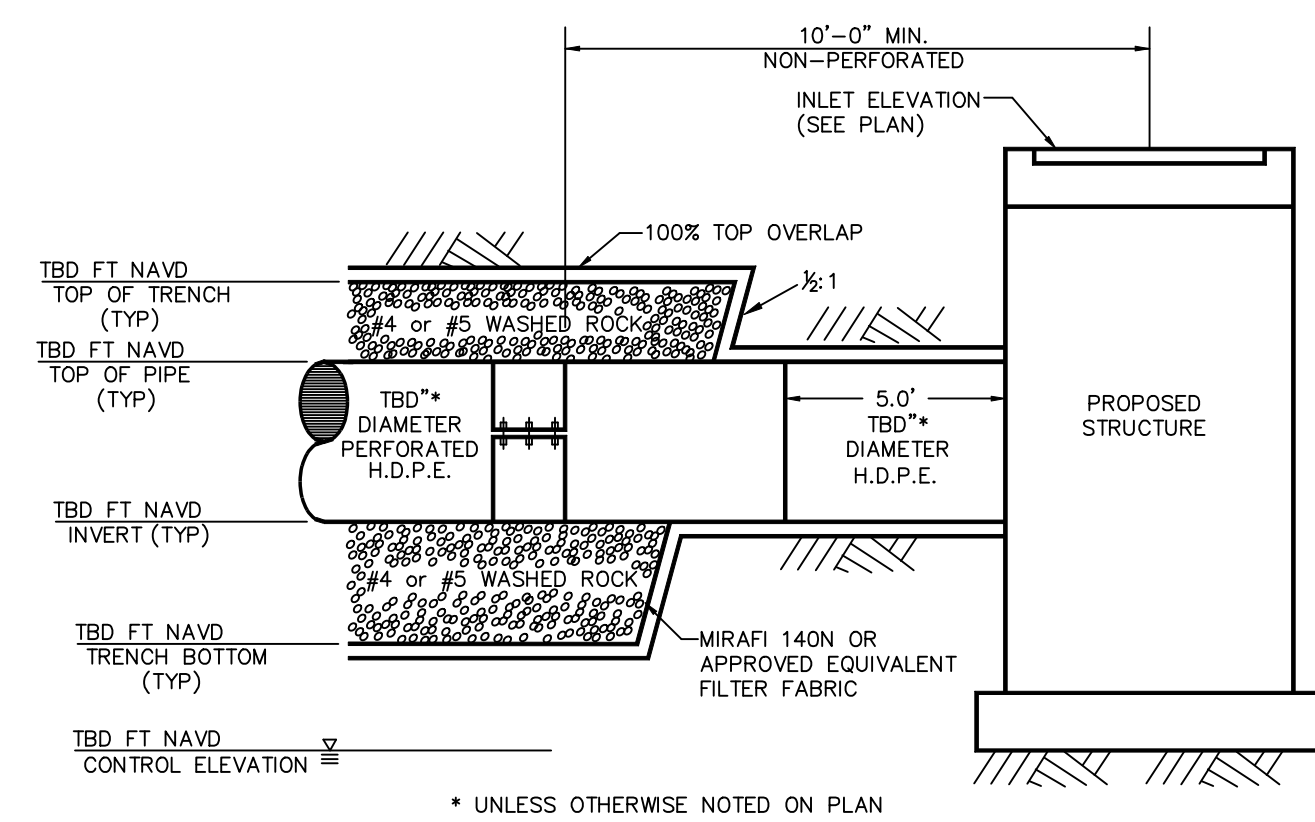
SUBMITTALS:
OCEAN RIDGE
SUBMITTAL: 08.15.24

PROJECT #: 24-1135
DESIGNER: RB
DRAWN BY: RB
PLAN REVIEW: RB

NEXT DOOR
PROPERTIES
PICTURES

P-10

[illegible]



Know what's below.
Call before you dig.

CALL 48 HOURS BEFORE YOU DIG.

IT'S THE LAW
1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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ENGINEER REPRESENTING ENVIRODESIGN ASSOCIATES, INC.

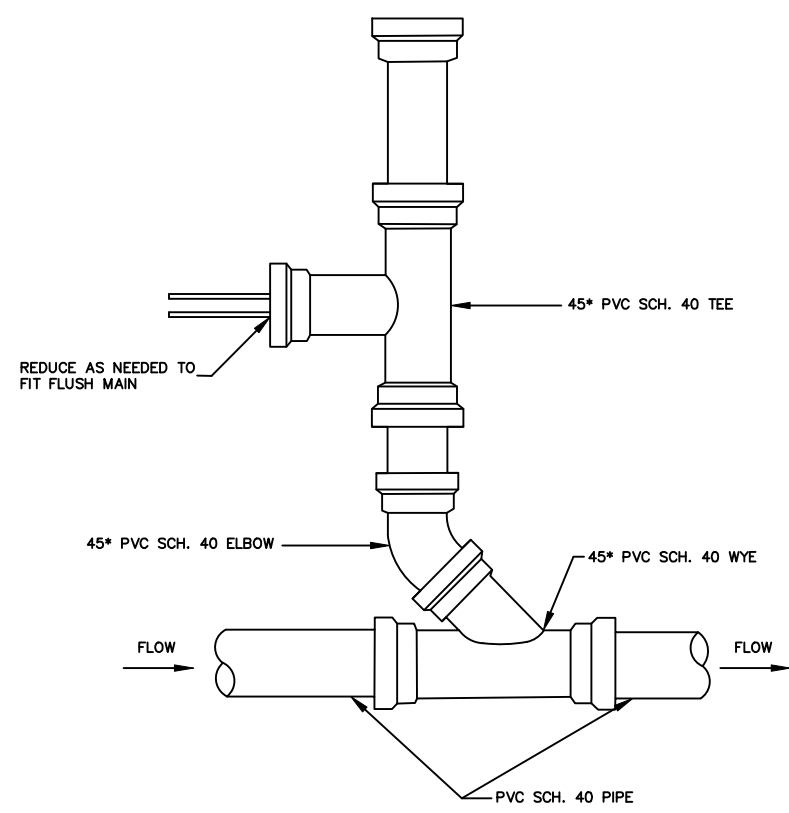
PAVING & DRAINAGE DETAILS FOR:
SINGLE FAMILY RESIDENCE
1113 ISLAND DRIVE SOUTH
OCEAN RIDGE, FLORIDA

 EnviroDesign
Associates Inc.
www.envirdesign.com

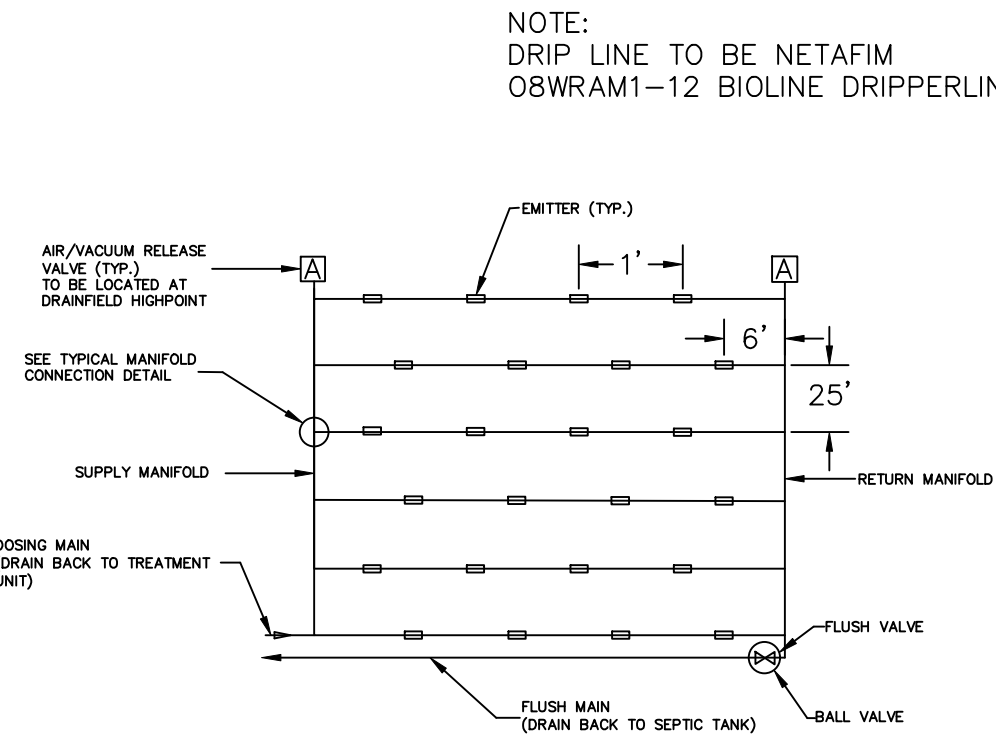
ENGINEERS • ENVIRONMENTAL CONSULTANTS

FLORIDA CERTIFICATE OF AUTHORIZATION No. ES006
18-0000000-00000000
Delroy Beach, Florida 33435
Phone: (561) 274-7000 Fax: (561) 274-8558

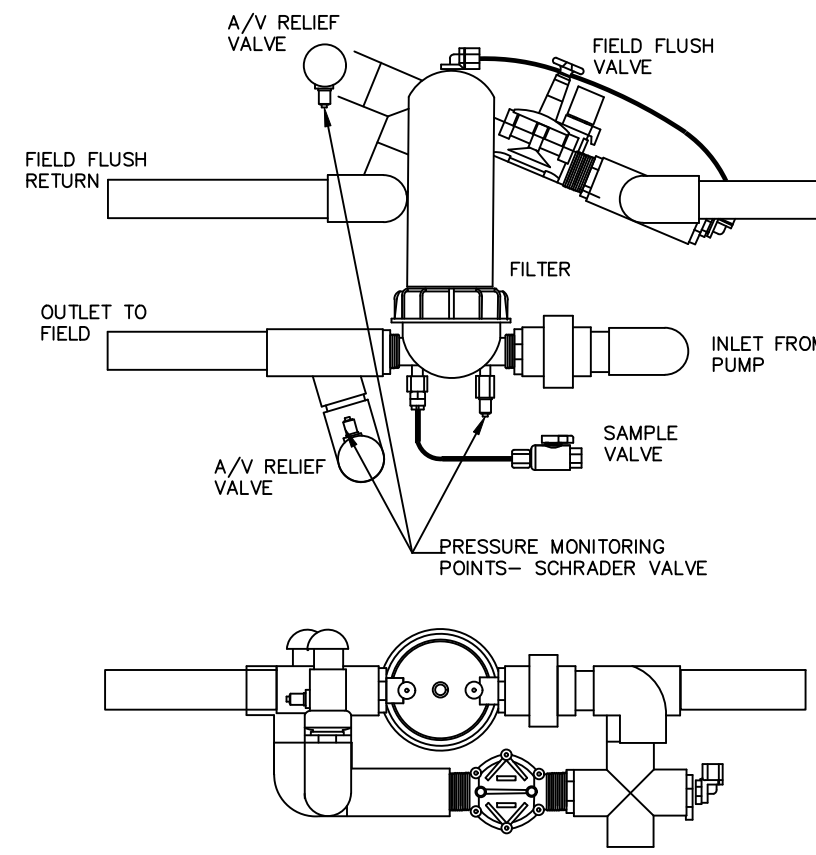
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CHECKED: J.A.P.
DATE: 09/27/24
JOB NO. 21016-DT
SHEET NO 2 OF



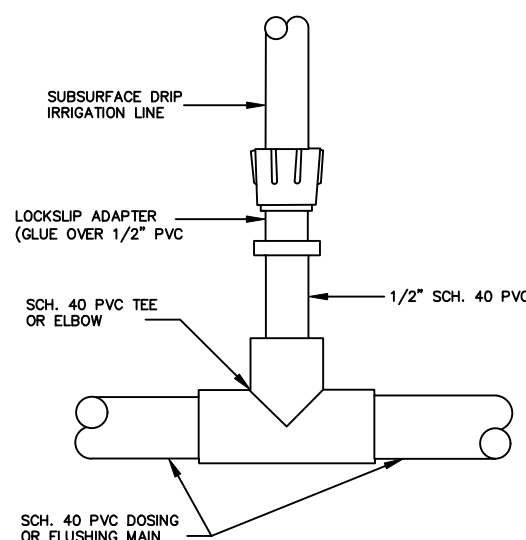
FLUSH MAIN CONNECTION DETAIL
N.T.S.



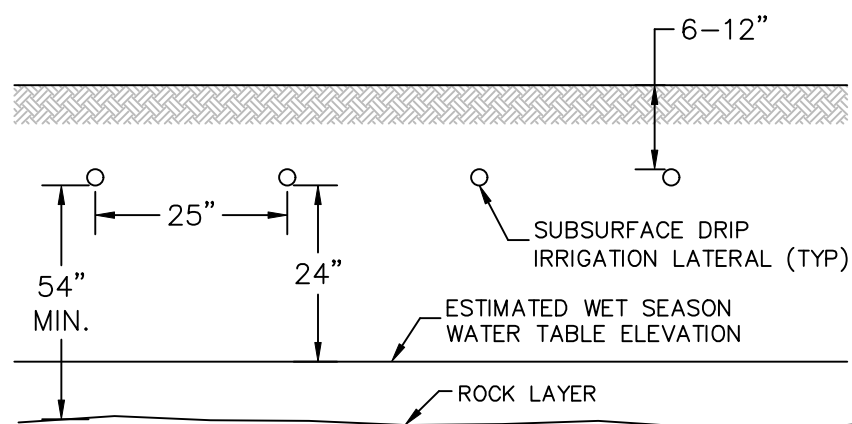
TYPICAL DRIP IRRIGATION FIELD LAYOUT
N.T.S.



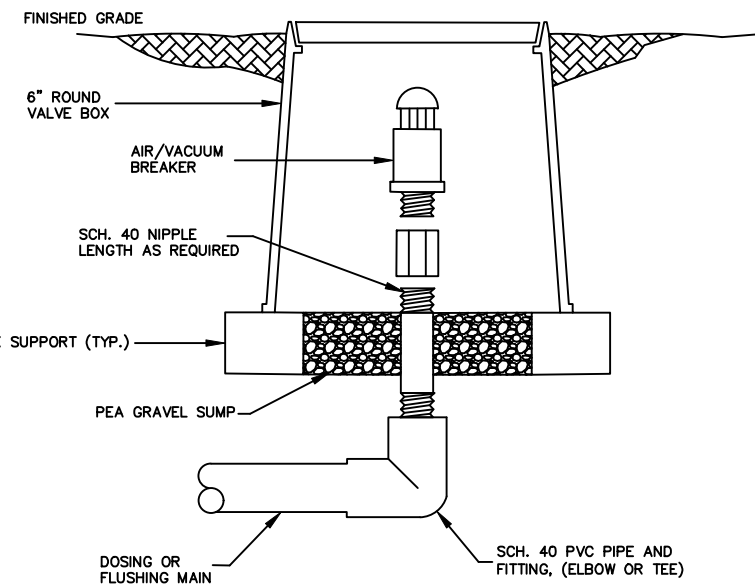
20" AUTO HOOT RISER CONNECTIONS DETAIL
N.T.S.



MANIFOLD CONNECTION DETAIL
N.T.S.

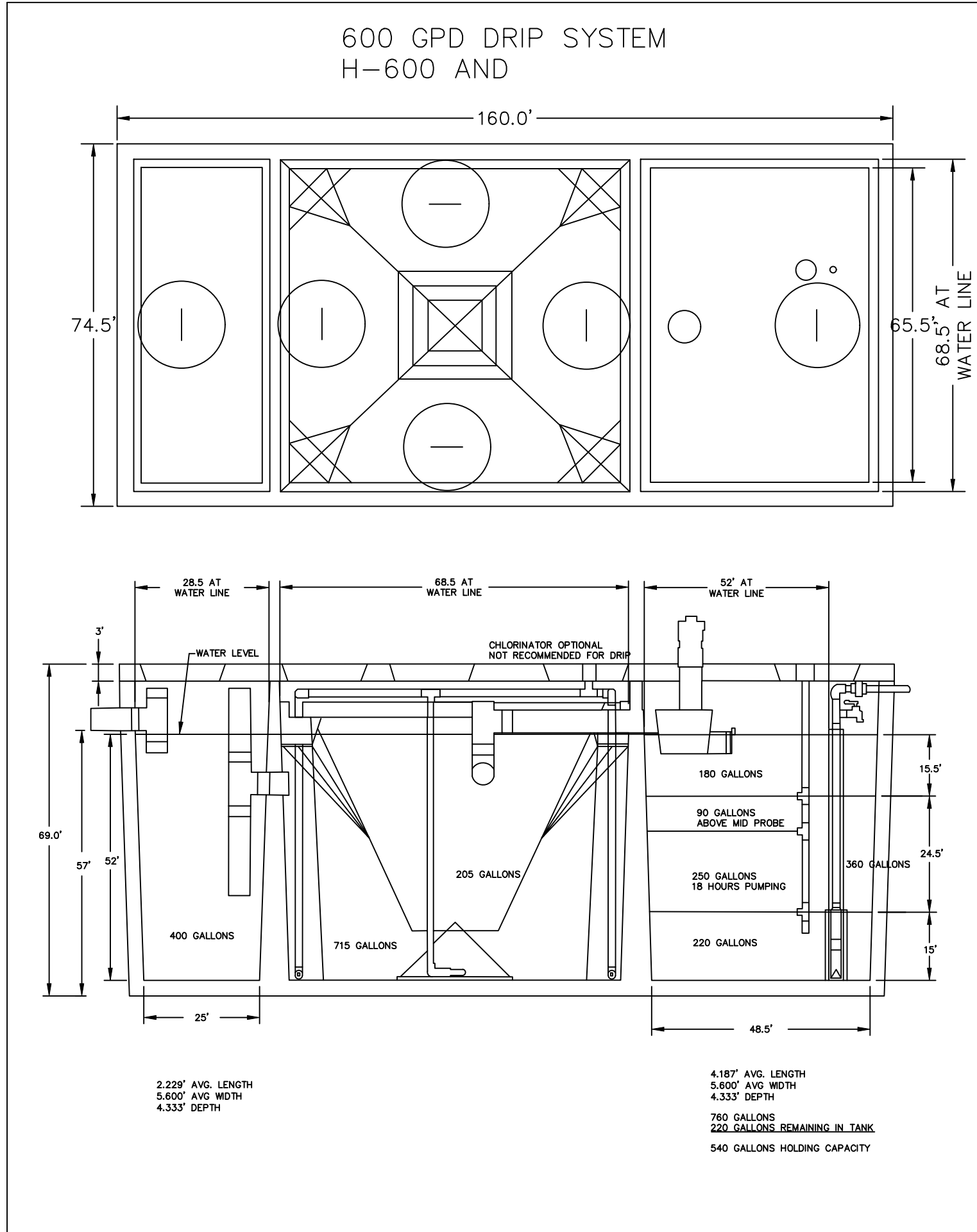
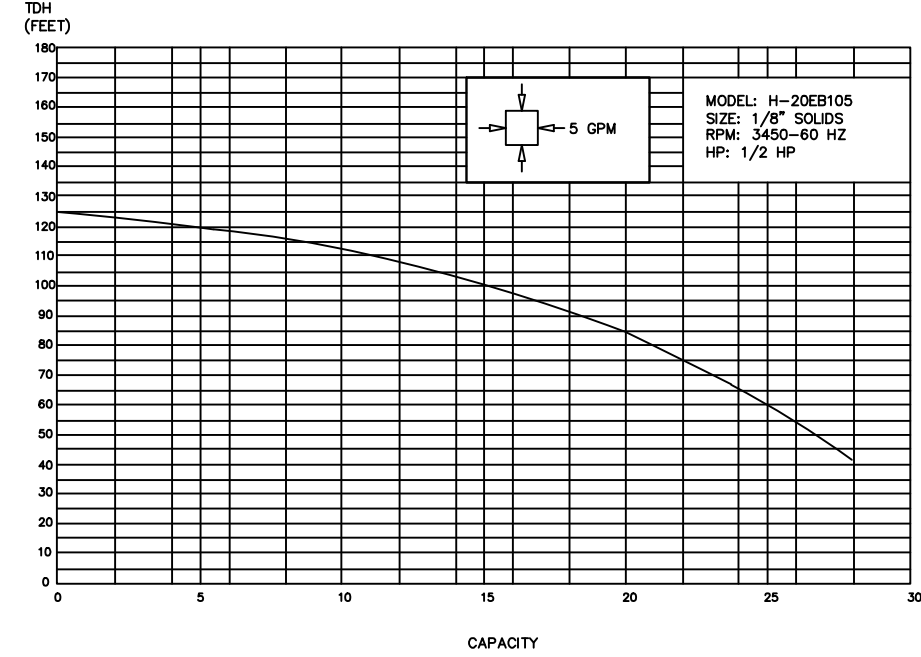


DRIP IRRIGATION FIELD CROSS-SECTION
N.T.S.



AIR/VACUUM RELEASE VALVE
N.T.S.

HOOT BLASTER MODEL: H-20EB105



GENERAL NOTES

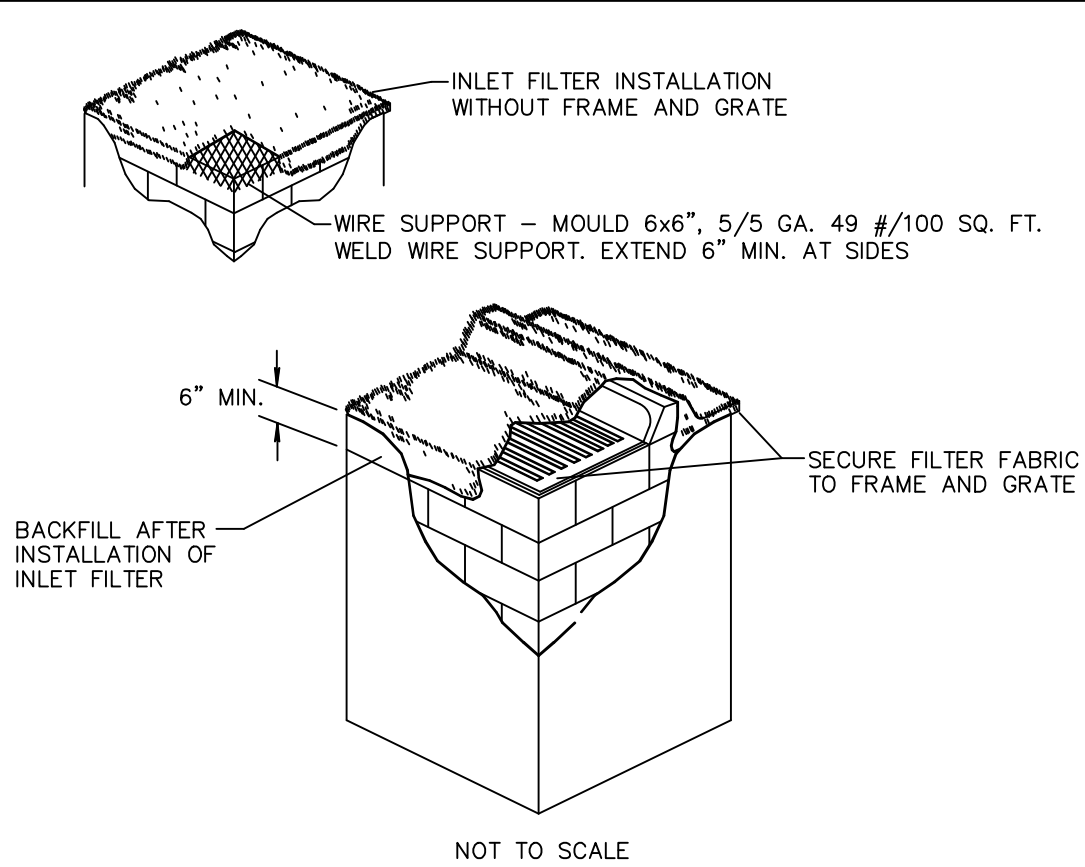
- CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PERMANENT REFERENCE MONUMENTS DISTURBED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY NOT DEPICT ACTUAL LOCATIONS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR LOCATION AND DEPTH OF THEIR LINES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE DEENERGIZING OF POWER LINES AND/OR HOLDING POWER POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE REPLACEMENT OF TRAFFIC LOOPS IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COAST TO THE OWNER.
- ALL ELEVATIONS REFER TO N.G.V.D. 1929. MINIMUM FINISHED FLOOR ELEVATION FOR ANY RESIDENTIAL STRUCTURE SHALL BE SET AT OR ABOVE ELEVATION THE MINIMUM 100-YR FLOOD STAGE AS PER FEMA FLOOD INSURANCE RATE MAP - REFER TO FINISHED FLOOR ELEVATION SHOWN ON PLANS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OR INSTALLATION AS REQUIRED BY THE ENGINEER OR BY THE APPROPRIATE GOVERNING AGENCIES.
- CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR, AT NO ADDITIONAL COST TO THE OWNER, ALL NECESSARY PERMITS, FEES AND LICENSES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE REQUIRED NOTICES AND COMPLYING WITH ALL PERMIT(S) CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE HOLDING OF OTHER UTILITY POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- ALL CONCRETE SHALL DEVELOP 2500 p.s.i. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FDOT SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 p.s.i. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.
- ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY.
- ENVIRODESIGN ASSOC. INC. SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS OR THE GENERAL PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY TO THE WORKERS IN ACCORDANCE WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATIONS (OSHA) REQUIREMENTS AND THE SAFETY OF THE GENERAL PUBLIC.
- THE CONTRACTOR SHALL CALL SUNSHINE 1-800-432-4770 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES (OR DIAL 811).
- CORRUGATED ALUMINUM PIPE USED BENEATH PAVEMENT SHALL BE IN CONFORMANCE WITH SEC. 8.24.E.5.i
- NO DRAINAGE STRUCTURES OR IMPROVEMENTS ARE PERMITTED WITHIN REQUIRED PLANTER AREAS/ISLANDS INCLUDING FIRE HYDRANTS, BACKFLOW PREVENTION DEVICES AND/OR FIRE DEPARTMENT CONNECTIONS.
- ALL LIMEROCK AND BASE MATERIALS SHALL BE REMOVED FROM THE PLANTER AREAS/ISLANDS AND REPLACED WITH APPROPRIATE PLANTING SOIL PRIOR TOT THE LANDSCAPING OF THE SITE.
- THE REMOVAL OF ANY TREE ON THE SITE IS PROHIBITED WITHOUT THE REQUIRED MUNICIPAL PERMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED TESTS AND SHALL SUBMIT REPORTS BY AN INDEPENDENT AND DULY-LICENSED TESTING LABORATORY. SHOULD ANY TESTS FAIL TO MEET SPECIFICATION OF THE APPLICABLE CODES OR AS SHOWN HEREIN, THE CONTRACTOR SHALL, AT THEIR EXPENSE, CORRECT ALL DEFICIENT WORK AND SUBMIT LABORATORY TEST RESULTS SHOWING COMPLIANCE WITH THE APPROPRIATE SPECIFICATIONS.
- ALL WORK SHALL BE PERFORMED IN A SAVE AND WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES REQUIRED TO BEGIN THE WORK.
- THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERTY TEST AND INSPECT THE COMPLETED WORK.
- THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF THE PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- ALL UNSUITABLE MATERIAL SUCH AS MUCH, MARL, AND DEBRIS SHALL BE REMOVED FROM THE LIMITS OF CONSTRUCTION AND LEGALLY DISPOSED OF. AT THE ENGINEER'S DIRECTION, MUCH MAY BE STOCKPILED ON THE SITE AT DESIGNATED LOCATIONS FOR USE IN LANDSCAPING.
- RECORD DRAWINGS: THE CONTRACTOR SHALL COMPLETE "RECORD DRAWING" (AS-BUILT) INFORMATION RELATIVE TO PIPE LENGTHS, MATERIALS AND ANY DEVIATION FROM THE PLANS AND PROVIDE A COPY OF ANY SUCH DEVIATIONS TO THE OWNER AND ENGINEER FOR FINAL ACCEPTANCE OF THE CONTRACTOR'S WORK PRODUCT.

SEPTIC SYSTEM DESIGN NOTES

- GENERAL NOTES:
- CONTRACTOR TO FIELD LOCATE ANY UNDERGROUND UTILITIES, CABLES, ETC., PRIOR TO CONSTRUCTION AND REPAIR ANY OF THE SAME DAMAGED DURING CONSTRUCTION.
 - SEED, SOD, MULCH, OR OTHERWISE STABILIZE ALL DISTURBED AREAS AFTER CONSTRUCTION.
 - BI-ANNUAL MAINTENANCE IS REQUIRED. THIS MAINTENANCE SHALL BE PROVIDED BY A CERTIFIED MAINTENANCE PROFESSIONAL.
 - SEPTIC TANK SHALL HAVE 900 GALLONS OF LIQUID RETENTION, UNLESS SPECIFIED OTHERWISE ON PLANS.
 - SEPTIC TANK TO BE FITTED WITH APPROVED TRAFFIC BEARING TOP AND MANHOLE COVERS IN ANY LOCATION WHERE THE TANK WILL BE UNDER VEHICLE LOADS.
 - SEPTIC TANK TO BE PUMPED ONCE EVERY TWO YEARS (MINIMUM) TO REMOVE SOLIDS.
 - ALL SEPTIC SYSTEM CONSTRUCTION TO BE IN ACCORDANCE WITH 64E-6, F.A.C.
 - A COPY OF THE SIGNED MAINTENANCE AGREEMENT IS REQUIRED BEFORE FINAL APPROVAL BY THE HEALTH DEPARTMENT.
 - AN ANNUAL OPERATING PERMIT MUST BE OBTAINED FROM THE HEALTH DEPARTMENT PRIOR TO FINAL SYSTEM APPROVAL.
 - EMERGENCY/CONTINGENCY PLAN: IN THE EVENT OF A SYSTEM FAILURE, WATER USE WILL IMMEDIATELY BE RESTRICTED TO MINIMUM USAGE AND THE SEPTIC TANK WILL BE PUMPED BY A LICENSED TANK PUMPING CONTRACTOR AS NEEDED AND THE SEPTAGE TAKEN TO A LICENSED DISPOSAL FACILITY. EACH COMPONENT OF THIS TREATMENT/PURIFICATION AND EFFLUENT DISPOSAL SYSTEM WILL BE EXAMINED FOR ITS CONTRIBUTION TO THE SYSTEM FAILURE. THE COMPONENT(S) THAT CONTRIBUTE TO FAILURE WILL BE REPAIRED OR REPLACED UNTIL SYSTEM OPERATION CAN BE RESTORED. SYSTEM ELEMENTS WILL BE REPLACED UNTIL THE CAUSE OF THE FAILURE IS ISOLATED AND CORRECTED. WITH PROPER INSPECTIONS AND MAINTENANCE, SYSTEM FAILURE SHOULD BE LIMITED TO MINOR COMPONENT FAILURE AND NOT OVERALL SYSTEM FAILURE. MECHANICAL AND ELECTRICAL COMPONENTS WILL BE REPLACED AS NEEDED.
 - PHYSICAL COMPONENTS SUCH AS PIPES, TANKS, EMITTERS AND FILTERS WILL BE INSPECTED AND CLEANED OR REPLACED AS NEEDED.
 - HOOT AEROBIC TREATMENT UNIT REQUIRES 230 VOLT, 30 AMP, SINGLE PHASE MINIMUM POWER SOURCE. ELECTRICAL COMPONENTS SHALL BE INSTALLED BY A LICENSED ELECTRICIAN.
 - ALL COMPONENTS OF THE HOOT AEROBIC TREATMENT SYSTEM AND SUBSURFACE DRIP IRRIGATION SYSTEM TO BE SUPPLIED BY GEORGE W. SHEPARD & SON, INC., P.O BOX 202, NAPLES, FL 34106. PHONE (239) 261-0607

I CERTIFY THAT ENGINEERING FEATURES OF THIS PERFORMANCE BASED TREATMENT SYSTEM HAVE BEEN SPECIFIED BY ME AND CONFORM TO THE ENGINEERING PRINCIPLES APPLICABLE TO SUCH PROJECTS. IN MY PROFESSIONAL JUDGMENT, THIS SYSTEM, WHEN PROPERLY CONSTRUCTED, OPERATED, AND MAINTAINED, WILL ACHIEVE THE ESTABLISHED PERFORMANCE STANDARDS AND COMPLY WITH APPLICABLE STATUTES OF THE STATE OF FLORIDA AND RULES OF THE HEALTH DEPARTMENT.

BY:	BAB	REVISIONS:	NO.	DATE	9/16/24	NO CHANGES
BY:	BAB	REVISIONS:	NO.	DATE	9/27/24	NO CHANGE
NOT VALID WITHOUT ENGINEER'S SEAL						JOSEPH A. PIKE, P.E. FL REG # 42696
SEPTIC SYSTEM DETAILS FOR: SINGLE FAMILY RESIDENCE 113 ISLAND DRIVE SOUTH OCEAN RIDGE, FLORIDA						EnviroDesign Associates Inc. www.envirodesign.com ENGINEERS • ENVIRONMENTAL CONSULTANTS FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506 298 Pineapple Grove Way Delray Beach, Florida 33444 Phone: (561) 274-6500 Fax: (561) 274-8558
DRAWN: B.A.B.						
CHECKED: J.A.P.						
DATE: 9/27/24						
JOB NO. 21016-DTL						
SHEET NO. 4 OF 5						



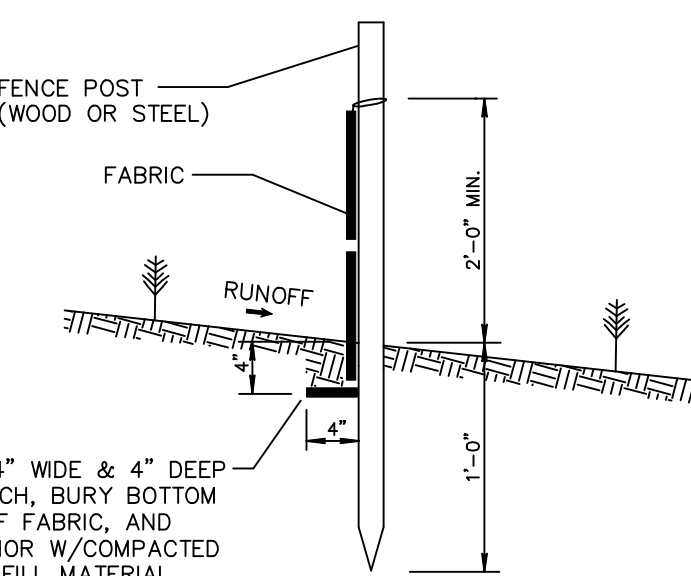
NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

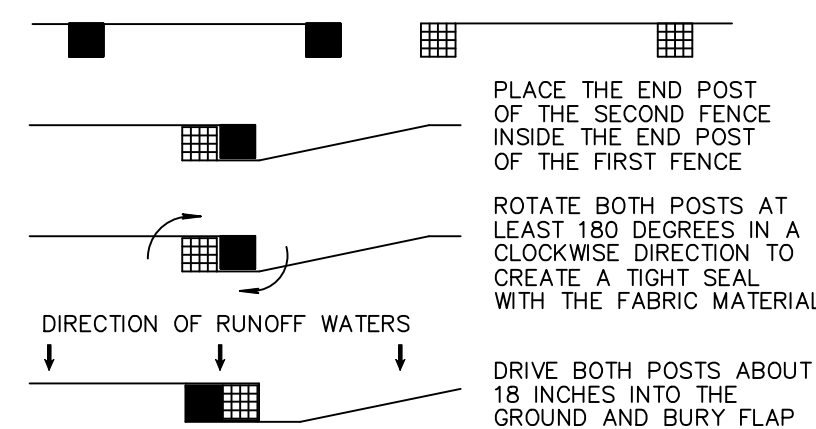
A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

INLET FILTER DETAIL



SILT FENCE SECTION
NOT TO SCALE

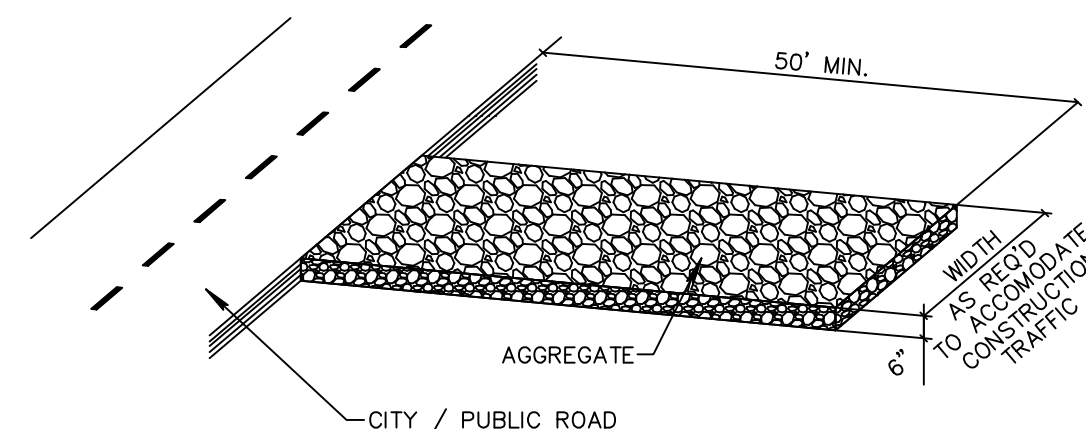


ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL
Sheet 2 of 2

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT. REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
11. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
12. DISCHARGE FROM Dewatering OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

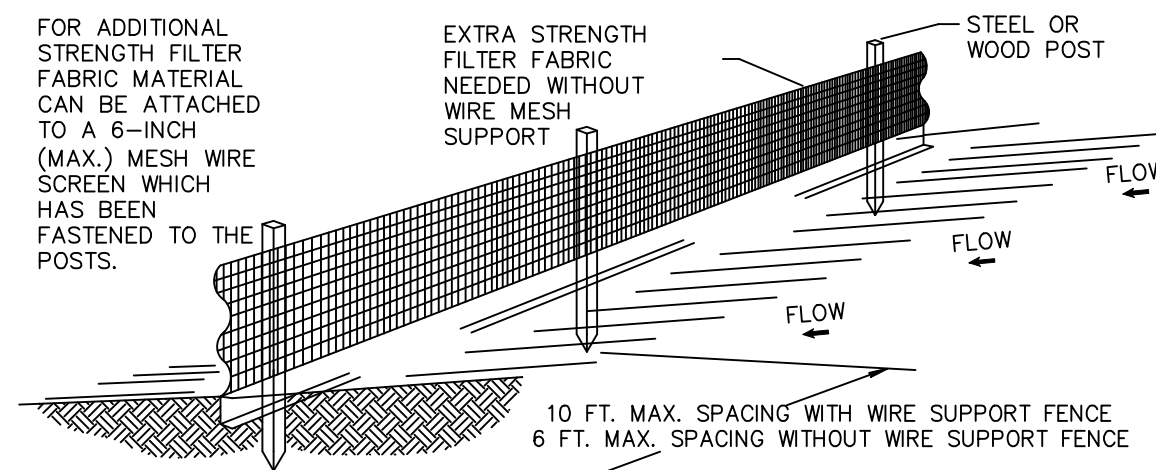
EROSION CONTROL NOTES DETAIL



NOTE:

A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO.1), AT LEAST 6-INCHES THICK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

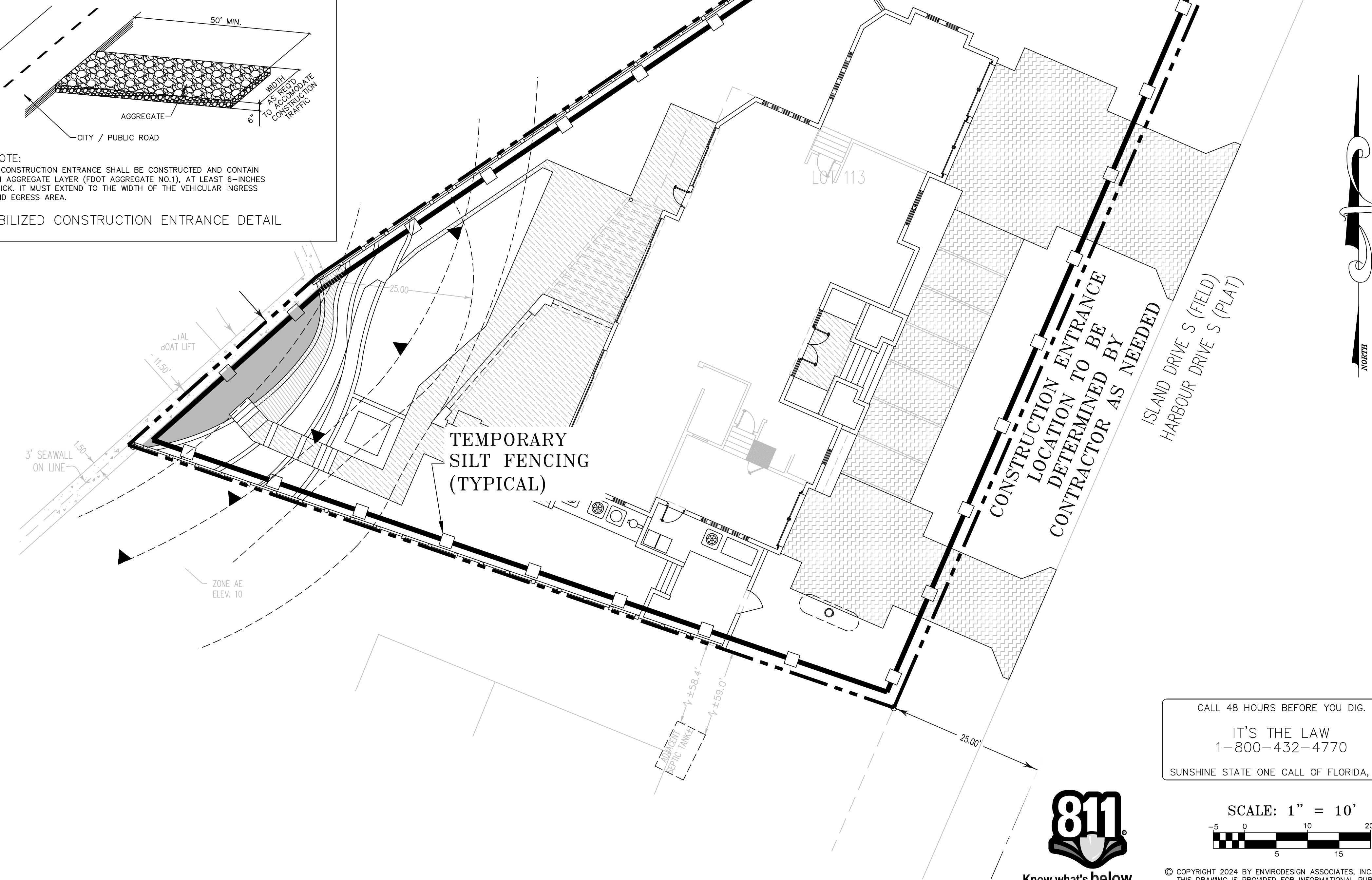
STABILIZED CONSTRUCTION ENTRANCE DETAIL



NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL
Sheet 1 of 2



CALL 48 HOURS BEFORE YOU DIG.

IT'S THE LAW
1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



SCALE: 1" = 10'

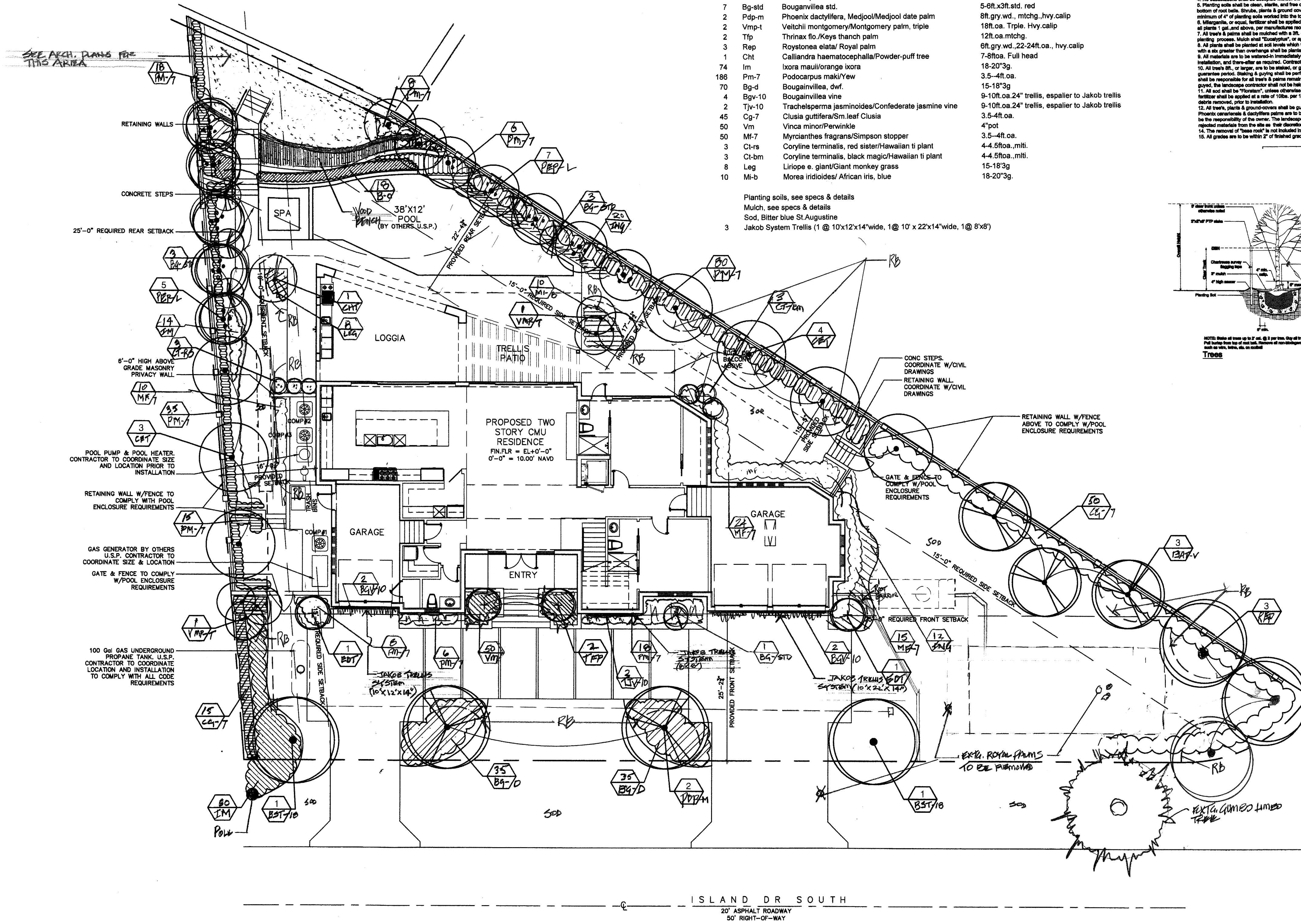


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ENGINEER REPRESENTING ENVIRODESIGN ASSOCIATES, INC.

POLLUTION PREVENTION PLAN FOR:
SINGLE FAMILY RESIDENCE
113 ISLAND DRIVE SOUTH
OCEAN RIDGE, FLORIDA

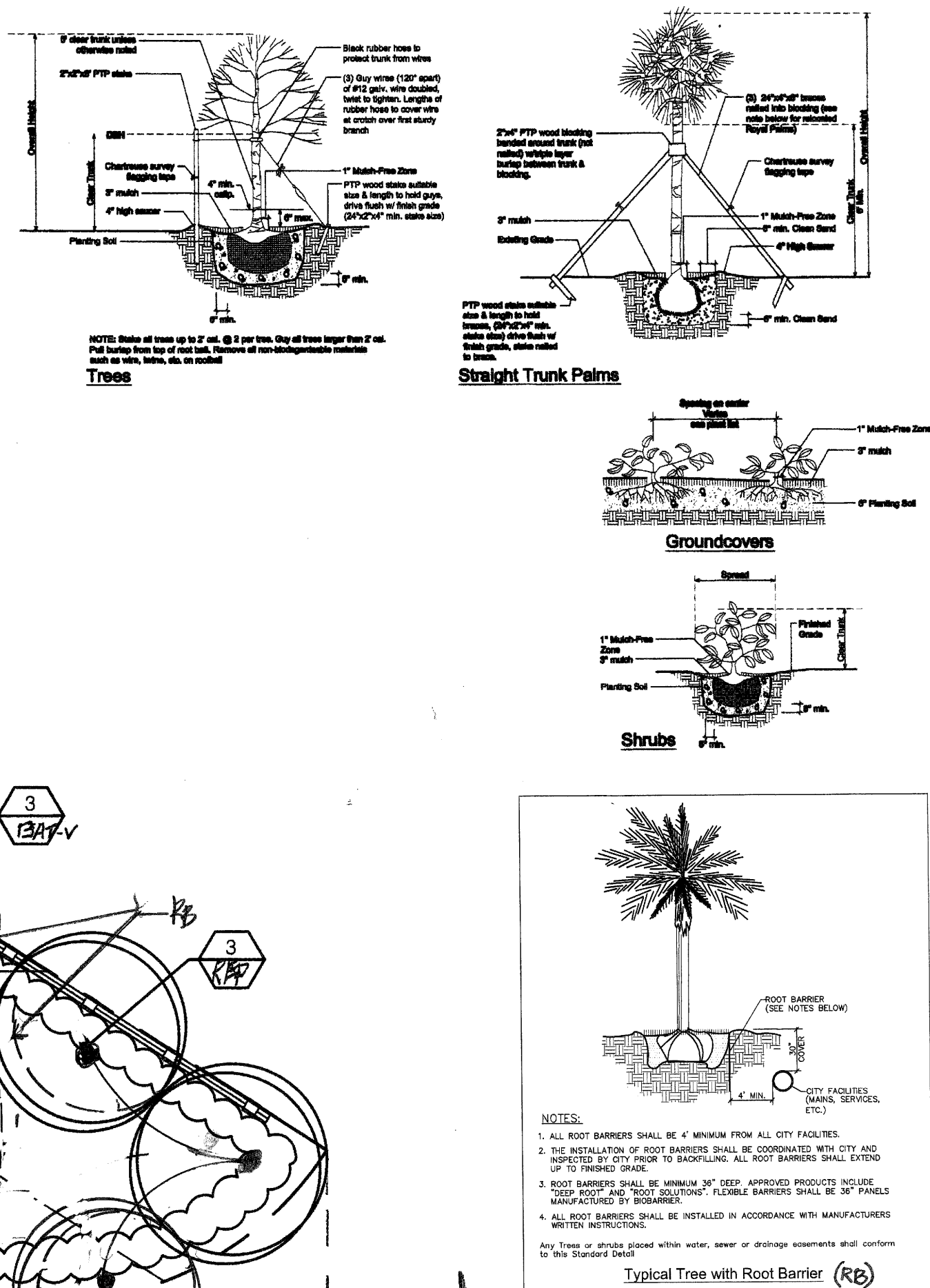
EnviroDesign Associates Inc.
www.envirodesign.com
ENGINEERS • ENVIRONMENTAL CONSULTANTS
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506
1855 Dr. Andres Way, Delroy Beach, Florida 33445
Phone: (561) 274-6500 Fax: (561) 274-8558

DRAWN:
B.A.B.
CHECKED:
J.A.P.
DATE:
09/27/24
JOB NO.
21016-ENG
SHEET NO.
5 OF 5



MATERIAL SCHEDULE			
(7.13.24, 8.5.24)			
Qty	KEY	BOTANICAL / COMMON NAME	SIZE
12	Pep-l	Ptycosperma e. Lineare/Lineare alexander	18ft. oa. hvy. mlti
2	Bst*	Bursera simaruba/Gumbo limbo	16x8ft. 6ft. cl. 5' calip
2	Edt	Ealocarpus decipens/ Japanese blueberry tree	10x4ft. 6ft. cl. 5' calip
3	Bat-v	Bulnesia arborea/ Vera-wood tree	14x7ft. 6ft. cl.
7	Cel	Conocarpus erectus/ Green buttonwood tree	16x8ft. 6ft. cl. full heads
7	Bg-std	Bougainvillea std.	5-6ft. x 3ft. std. red
2	Pdp-m	Phoenix dactylifera, Medjool/Medjool date palm	8ft. gry. wd., mtchg., hvy. calip
2	Vmp-t	Vetichil montgomery/Montgomery palm, triple	12ft. oa. Triple. Hvy. calip
2	Tfp	Thrinax fl. Keys thanch palm	12ft. oa. mtchg.
3	Rep	Roystonea elata/ Royal palm	6ft. gry. wd., 22-24ft. oa., hvy. calip
1	Chf	Calliandra haematocephala/Powder-puff tree	7-8ft. oa. Full head
74	Im	Ixora mauri/orange ixora	18-20'3g.
186	Pm-7	Podocarpus maki/Yew	3.5-4ft. oa.
70	Bg-d	Bougainvillea, dwf.	15-18'3g.
4	Bgv-10	Bougainvillea vine	9-10ft. oa. 24" trellis, espalier to Jakob trellis
2	Tjv-10	Trachelospermum jasminoides/Confederate jasmine vine	9-10ft. oa. 24" trellis, espalier to Jakob trellis
45	Cg-7	Clusia guttifera/Sm. leaf Clusia	3.5-4ft. oa.
50	Vm	Vinca minor/Periwinkle	4" pot
50	Mf-7	Myrcianthes fragrans/Simpson stopper	3.5-4ft. oa.
3	Ct-rs	Coryline terminalis, red sister/Hawaiian ti plant	4-4.5ft. oa. mlti.
3	Ct-bm	Coryline terminalis, black magic/Hawaiian ti plant	4-4.5ft. oa. mlti.
8	Leg	Liriope e. giant/Giant monkey grass	15-18'3g.
10	Mi-b	Morea iridioides/ African iris, blue	18-20'3g.
Planting soils, see specs & details			
Mulch, see specs & details			
Sod, Bitter blue St. Augustine			
3	Jakob System Trellis (1 @ 10'x12'x14" wide, 1 @ 10' x 22'x14" wide, 1 @ 8'x8')		

- ORIGINAL LANDSCAPE NOTES:**
- All plant material shall be P1, #1, or better, as per the latest edition of P1, Grades & Standards. All "Specimen" quality materials shall be P1, Fancy, and shall be pre-approved by the Landscape Architect.
 - All plant materials shall be true to name & size, as per P1, Grades & Standards. Plant materials which do not meet, or exceed these standards will not be accepted.
 - Quantities, sizes, and locations of plants will be determined by the plan and material schedule. Sizes of the specified plants shall also precede over the container size. Spacing of the ground covers will be determined by the material schedule. Quantities shown on the material schedule are to be used as a guideline. The landscape contractor shall be responsible for the actual quantities shown on the plan. The plants will take precedence over the material schedule. Check quantities.
 - No substitutions shall be accepted without the Landscape Architect's written approval. All substitutions requests shall be made in writing.
 - Planting soils shall be clean, sterile, and free of debris. Soil shall consist of 50% P1, medium, 50% coarse sand. Trees shall be installed with a minimum of 12" on sides & bottom of root balls. Shrubs, plants & ground covers shall be installed with a minimum of 12" on sides & bottom of root balls. Rooted cuttings shall be installed with a minimum of 4" of planting soil rooted into the top 12" of the existing soil. Balled palms and Potted palms shall be installed with a clean well drained sand.
 - Malfunction, or equal, fertilizer shall be applied to all plantings, per manufacturer's recommendations. In addition, "Agriform" (20-10-5) shall also be applied to all plants, 1 gal. and above, per manufacturer's recommendations.
 - All trees & palms shall be installed with a 3/4" diameter stake, 2" minimum depth. All planting bays shall receive 2" finished depth, mulch upon completion of planting. Mulch shall be "Flamingo" or approved equal. NO COMPOST MULCH SHALL BE UTILIZED ON THE PROJECT.
 - All plants shall be planted at soil levels which they were previously grown. Shrubs and hedges are to be planted 20" away from any wall, or structure. Materials with a 4" or greater than overhang shall be planted so as to not impede the natural growth habit of the plant.
 - All materials are to be watered-in immediately after planting, so as to remove all air pockets. All materials are to be hand-watered for a minimum of 1 week after installation, and thereafter as required. Contractor shall advise the owner of any additional hand-watering requirements.
 - All trees 8ft. or larger, are to be staked, or guyed, to provide ample support such that materials remain straight & true in an up-right position through the guarantee period. Staking & guying shall be performed at the option of the landscape contractor, except where required by code. However, the landscape contractor shall be responsible for all trees & palms remaining straight & true through the guarantee period. In the event that a material shifts after it has been properly staked, or guyed, the landscape contractor shall not be held responsible.
 - All soil shall be "Flamingo" unless otherwise specified. Soil shall be clean, green, well-sorted, and free of debris, weeds, diseases, or insects. A complete 6-8-4 fertilizer shall be applied at a rate of 10lbs. per 1,000sq. ft. Soil is to be watered to a depth of 2" immediately after application. Gravel is to be related smooth, and all debris removed prior to installation.
 - All trees, plants & ground-covers shall be guaranteed for a period of 120 days, and all palms are for a period of one year, after the date of substantial completion. Potted container plants & ground-covers are to be maintained, per grower/producer's recommendations, by a qualified person, or firm. Said maintenance program shall be the responsibility of the owner. The landscape invoice will be deemed as rejection of the plant materials. The landscape contractor shall remove any, or all of the rejected materials from the site as their discretion.
 - The removal of "tree roots" is not included in the landscape contract.
 - All grades are to be within 2" of finished grades, prior to the landscape contractor commencing work.



REVISIONS	BY
8.5.24 Per Owner Rqst	DC
9.17.24 Rvsd Per City Cmmnts, Civil Conflicts	DC
9.27.24 Per City Cmmnts dated 9.23.24	DC

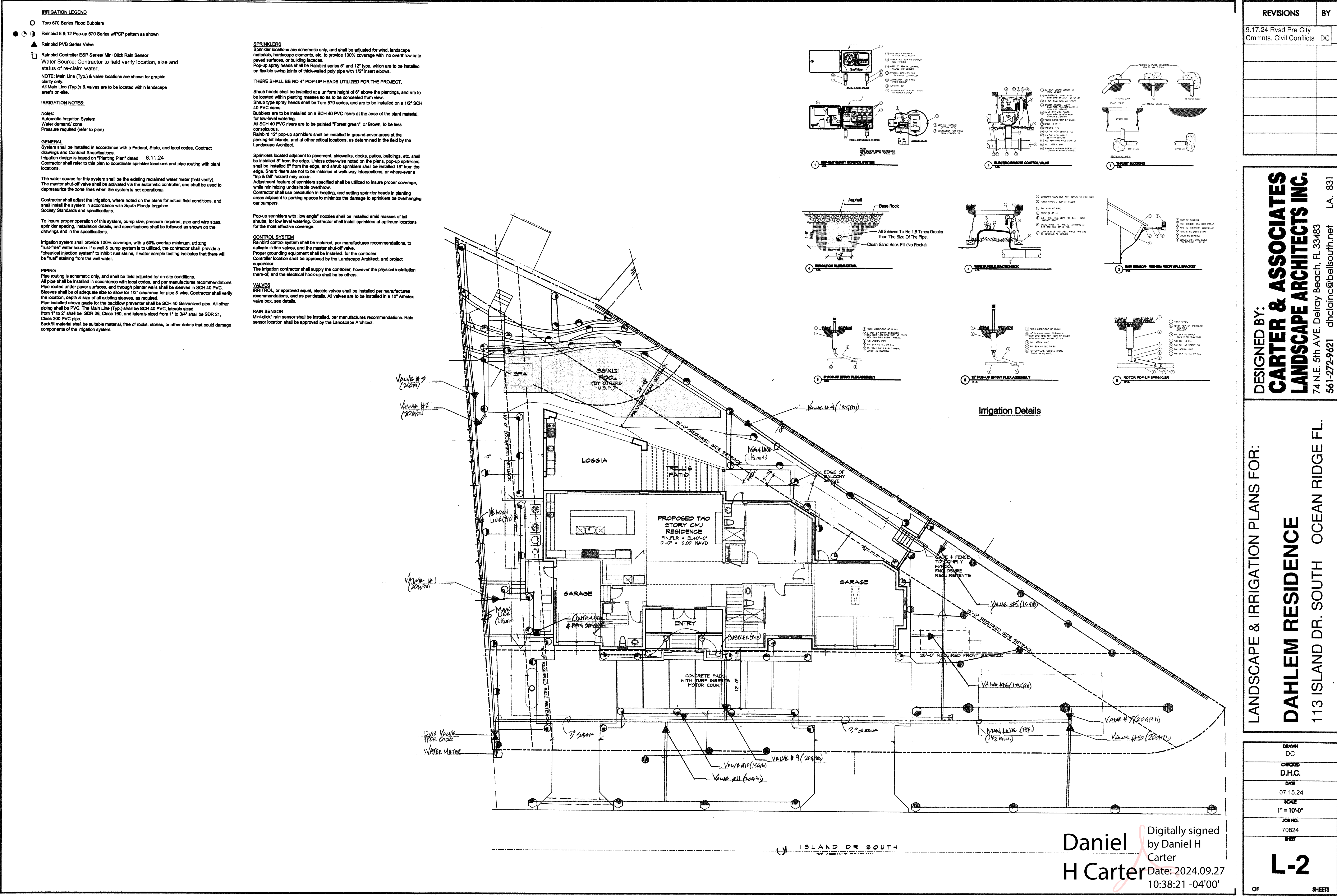
DESIGNED BY:
CARTER & ASSOCIATES
LANDSCAPE ARCHITECTS INC.
74 N.E. 5th Ave. Delray Beach, FL 33483
LA 831
561-272-9621

Landscape for:
Dahlem Residence
113 Island Drive South
Ocean Ridge, Florida

DRAWN	SKP
CHECKED	D.H.C.
DATE	07.08.2024
SCALE	1" = 10'-0"
JOB NO.	070824
SHEET	L-1
OF	SHEETS

Daniel H Carter
Digitally signed by Daniel H Carter
Date: 2024.09.27 10:37:43 -04'00'





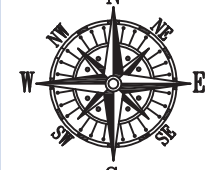
REVISIONS	BY
9.17.24 Rvsd Pre City Cmmnts, Civil Conflicts	DC

DESIGNED BY:
CARTER & ASSOCIATES
LANDSCAPE ARCHITECTS INC.
74 N.E. 5th Ave. Delray Beach, FL 33483
561-272-9621 dnc@clainc.com

LANDSCAPE & IRRIGATION PLANS FOR:
DAHLEM RESIDENCE
113 ISLAND DR. SOUTH OCEAN RIDGE FL.

DRAWN	DC
CHECKED	D.H.C.
DATE	07.15.24
SCALE	1" = 10'-0"
JOB NO.	70824
SHEET	L-2
OF	SHEETS

Daniel H Carter
Digitally signed by Daniel H Carter
Date: 2024.09.27 10:38:21 -04'00'



SCALE: 1"=20'

BOUNDARY AND TIDAL WATER SURVEY

LEGAL DESCRIPTION:

LOT 113, BLOCK, ADDITION NO. ONE OF MCCORMICK MILE, AS RECORDED IN PLAT BOOK 25, PAGE(S) 181, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.

PROPERTY ADDRESS:

113 ISLAND DRIVE SOUTH
OCEAN RIDGE, FL 33435

INVOICE NUMBER: 101249-SE

DATE OF FIELD WORK: 05/10/2023

CERTIFIED TO

HINMAN, HOWARD & KATTELL, LLP
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CAPITAL FUNDING FINANCIAL, LLC
113 ISLAND DR, LLC

FLOOD ZONE: AE

FLOOD MAP: 12099C

PANEL: 0791

SUFFIX: F

PANEL DATE: 10/05/2017

BASE FLOOD ELEVATION OR DEPTH: 6 NAVD 1988

COMMUNITY NUMBER: 125130

BENCHMARK: INLET 315

ELEVATION: 24.09

GENERAL NOTES:

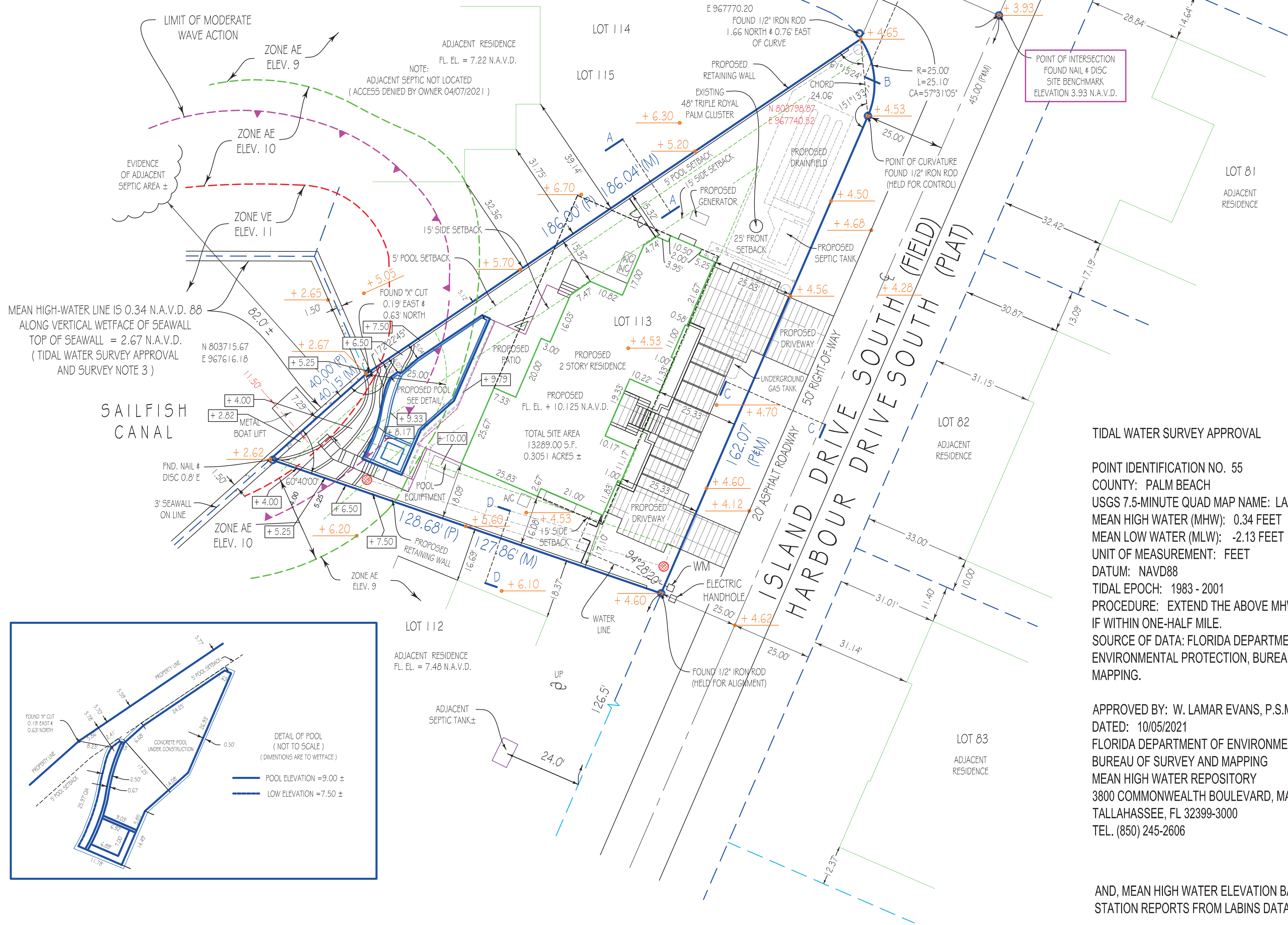
- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.
- THE "TITLE WATER SURVEY" PORTION OF THIS SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.



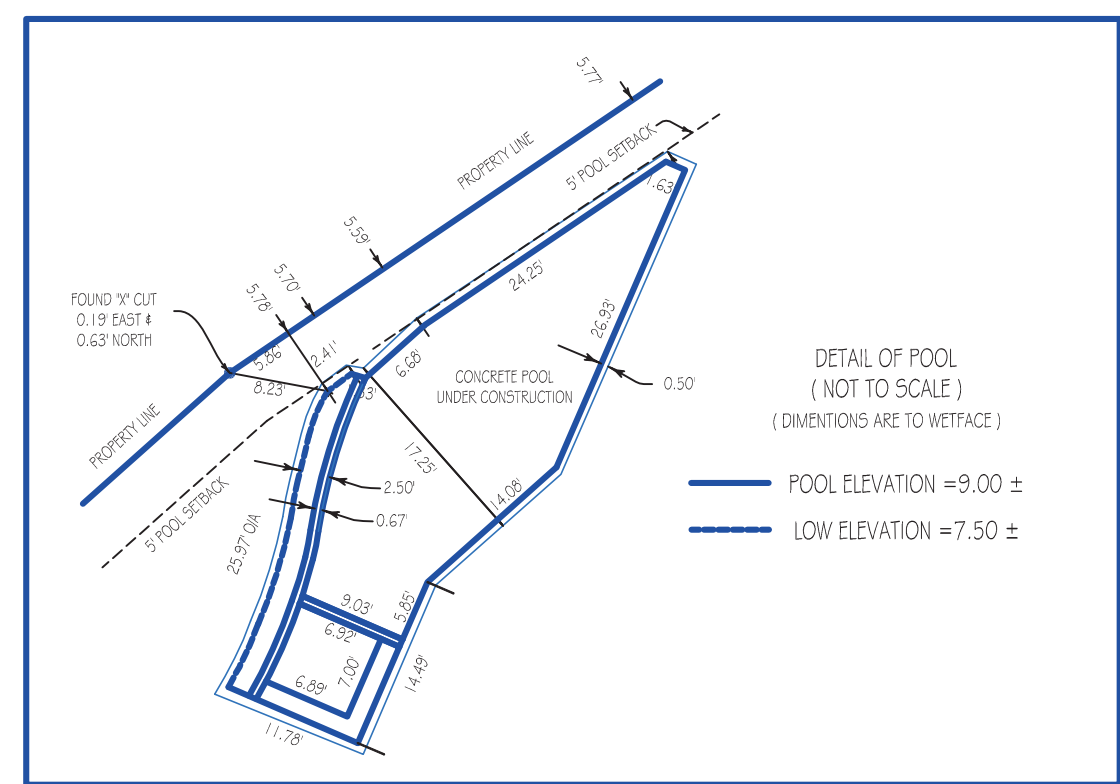
AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

VACINITY MAP

(NOT-TO-SCALE)



MEAN HIGH-WATER LINE IS 0.34 N.A.V.D. 88
ALONG VERTICAL WETFACE OF SEAWALL
TOP OF SEAWALL = 2.67 N.A.V.D.
(TIDAL WATER SURVEY APPROVAL
AND SURVEY NOTE 3)



Elevations, if shown:

Revisions:

Benchmark: P.B.C.B.M. "INLET-315"	01/18/2021 SITE PLAN B. ZAB	04/27/2022 REVISE POOL B. ZAB
Benchmark Elev.: 25.62 N.G.V.D. (24.09 N.A.V.D.)	01/25/2021 PERMIT COMMENTS B. ZAB	03/06/2023 LOCATE POOL FORMS B. ZAB
Benchmark Datum: N.G.V.D. 29	04/07/2021 SEPTIC LOCATION B. ZAB	03/13/2023 REVISE POOL FORMS B. ZAB
Elevations on Drawing are in: N.G.V.D. 29 ☐ N.A.V.D. 88 ☒	05/03/2021 ADD FLOOD ZONE LINES B. ZAB	05/17/2023 AS-BUILT POOL B. ZAB
	08/24/2021 LOCATE WATER METER B. ZAB	
	07/19/2021 REVISE FLOOR ELEVATION B. ZAB	
	10/08/2021 REVISE PER COMMENTS B. ZAB	
	01/14/2022 REVISE SITE PLAN B. ZAB	
	01/20/2022 REVISE SEPTIC SYSTEM B. ZAB	
	02/11/2022 REVISE PER COMMENTS B. ZAB	

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A or AL = ARC LENGTH
CA = CENTRAL ANGLE
CATV = CABLE TV RISER
CF = CALCULATED FROM FIELD
CR = CALCULATED FROM RECORD
CH = CHORD DISTANCE
C/O = CLEANOUT
CONC. = CONCRETE
DE = DRAINAGE EASEMENT
EL or ELEV = ELEVATION
EM = ELECTRIC METER
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
L = LEGAL DESCRIPTION
M = MEASURED
OHC = OVERHEAD CABLE
P = PLAT
PI = POINT OF INTERSECTION
PT = POINT OF TANGENCY
PC = POINT OF CURVE
PRC = POINT OF REVERSE CURVE
PCC = POINT OF COMPOUND CURVE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PH = POOL HEATER
PP = POOL PUMP
R = RADIUS
SEC = SECTION
TWP = TOWNSHIP
TR = TELEPHONE RISER
UE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE

LINE TYPES:

BOUNDARY
BUILDING
EASEMENT
CHAIN LINK FENCE
WOOD FENCE
PLASTIC FENCE
OVERHEAD CABLE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

UTILITY POLE
WELL
LIGHT POLE
CATCH BASIN
FIRE HYDRANT
MANHOLE
WATER VALVE
WATER METER
HANDICAP PARKING SPACE
PARTY WALL
SEC. QTR. CORNER
SEPTIC LID
SEPTIC TANK
SECTION CORNER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY AND TIDAL WATER SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

Digitally signed by Pablo A Alvarez
DN: c=US, o=Florida,
dnQualifier=A01410C0000018973AE
9DDC0007F8C1, cn=Pablo A Alvarez
Date: 2023.10.13 15:47:55 -04'00'

SIGNATURE

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274
(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

DATE 10/13/2023

BEARING REFERENCE:

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE
BOAT LIFT CROSS THE WESTERLY BOUNDARY LINE.

This survey has been issued by the following Landtec Surveying office:

700 W. Hillsboro Blvd. Suite 4-100

Deerfield Beach, FL 33441

Office: (561) 367-3587 Fax: (561) 465-3145

www.LandtecSurvey.com

PLEASE NOTE:
SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.
NO APPROVAL FOR CONSTRUCTION HAS BEEN MADE BY THIS OFFICE.

Job Number: 101249-SE

Drawn By: A.L.

Date of Field Work: 01/20/2020



SURVEY NOTES

- FLOOD ZONE INFORMATION AND FLOOD ZONE LINES AS SHOWN HEREON ARE APPROXIMATE AND SCALED FROM THE NATIONAL FIMA FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP OF PALM BEACH COUNTY, FLORIDA. PANEL 791 MAP NUMBER 12099C0791G, DATED "PRELIMINARY" 12/20/2019 VERSION 2.6.3.4
- PROPERTY AND ADJACENTS ARE SERVICED BY PUBLIC UTILITIES. NO WELLS OR SEPTIC SYSTEMS VISIBLE WITHIN 75 FEET OF SUBJECT PROPERTY AT TIME OF SURVEY.
- SAILFISH CANAL IS TIDALLY INFLUENCED AND DOES NOT REQUIRE A MEAN HIGH WATER DETERMINATION TO ESTABLISH THE PROPERTY BOUNDARY (PLATTED).

BY VIRTUE OF A CONSTRUCTED SEAWALL, THE HORIZONTAL POSITION OF MEAN HIGH WATER (0.34) IS DETERMINED ALONG THE VERTICAL WETFACE OF SAID SEAWALL.

TIDAL WATER SURVEY APPROVAL

POINT IDENTIFICATION NO. 55

COUNTY: PALM BEACH

USGS 7.5-MINUTE QUAD MAP NAME: LAKE WORTH

MEAN HIGH WATER (MHW): 0.34 FEET

MEAN LOW WATER (MLW): -2.13 FEET

UNIT OF MEASUREMENT: FEET

DATUM: NAVD88

TIDAL EPOCH: 1983 - 2001

PROCEDURE: EXTEND THE ABOVE MHW HEIGHT TO JOB IF WITHIN ONE-HALF MILE.

SOURCE OF DATA: FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEY AND MAPPING.

APPROVED BY: W. LAMAR EVANS, P.S.M.

DATED: 10/05/2021

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF SURVEY AND MAPPING
MEAN HIGH WATER REPOSITORY

3800 COMMONWEALTH BOULEVARD, MAIL STATION 105

TALLAHASSEE, FL 32399-3000

TEL. (850) 245-2606

AND, MEAN HIGH WATER ELEVATION BASED ON PUBLISHED TIDE
STATION REPORTS FROM LABINS DATABASE

**TOWN OF OCEAN RIDGE AMENDMENTS TO THE
FLORIDA BUILDING CODE, 8th EDITION (2023)**

**FLORIDA BUILDING CODE -
BUILDING VOLUME
CHAPTER 1, ADMINISTRATION**

**TECHNICAL AMENDMENTS
FLORIDA BUILDING CODE - BUILDING VOLUME
SECTION 1609.3, WIND LOADS & MAPS**

EFFECTIVE NOVEMBER XX, 2024

Town of Ocean Ridge
6450 N. Ocean Blvd. Ocean Ridge Florida 33435
Phone: (561) 723-2635 Fax: (561) 737-8359

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CHAPTER 1
ADMINISTRATION
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Chapter 1

Scope and Administration

PART 1—SCOPE AND APPLICATION

SECTION 101 **GENERAL**

101.1 Title. These regulations shall be known as the Florida Building Code, hereinafter referred to as "this code."

101.2 Scope. The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height, shall comply with the Florida Building Code, Residential.

2. Code Requirements that address snow loads and earthquake protection are pervasive; they are left in place but shall not be utilized or enforced because Florida has no snow load or earthquake threat.

101.2.1 Appendices. (Reserved)

101.2.2 Florida Building Code, Residential Construction standards or practices which are not covered by the Florida Building Code, Residential Volume shall be in accordance with the provisions of the Florida Building Code, Building.

101.3 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters, code officials, and emergency responders during emergency operations.

101.3.1 Quality control. Quality control of materials and workmanship is not within the purview of this code, except as it relates to the purposes stated herein.

101.3.2 Warranty and Liability. The permitting, plan review or inspection of any

building, system or plan by this jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. This jurisdiction shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting. Further, no Building Division employee shall be liable in tort for damage from such conditions, in accordance with Section 768.28 Florida Statutes, as may be amended or replaced.

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.11 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Gas. The provisions of the Florida Building Code, Fuel Gas shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.2 Mechanical. The provisions of the Florida Building Code, Mechanical shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

101.4.3 Plumbing. The provisions of the Florida Building Code, Plumbing shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

101.4.4 Property maintenance. The provision of Chapter 67, Article VII of the Town of Ocean Ridge Code of Ordinances governs the maintenance of existing properties in the Town of Ocean Ridge except as otherwise regulated by this code.

101.4.5 Fire prevention. For provisions related to fire prevention, refer to the Florida Fire Prevention Code. The Florida Fire Prevention Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.6 Energy. The provisions of the Florida Building Code, Energy Conservation shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.7 Existing buildings. The provisions of the Florida Existing Building Code shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

101.4.8 Accessibility. For provisions related to accessibility, refer to the Florida Building Code, Accessibility.

101.4.9 Manufactured buildings. For additional administrative and special code requirements, see Section 458, Florida Building Code. Building, and Rule 61-41 Florida Administrative Code.

101.4.10 Electrical. The provisions of Chapter 27 of the Florida Building Code, Building Volume, and Part VIII – Electrical, of the Florida Building Code Residential Volume, 5th Edition (2017) shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.11 Article 18 Flood Damage Prevention. Chapter 66 Article II of the Town of Ocean Ridge Land Development Regulations, shall be considered part of the requirements of this code relative to flood control. Conflicting requirements between the Florida Building Code and Article II shall be resolved in favor of the requirement that offers the greatest degree of flood damage prevention or alternatives that would provide an equivalent degree of flood damage prevention and an equivalent method of construction.

101.5 Building Official. Whenever, the building official is mentioned in this code, it is also intended to mean the building official's designee, wherever applicable.

101.6 Department. Whenever department is mentioned in this code, it is also intended to mean Building Division, where applicable.

SECTION 102 APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.1.1 The Florida Building Code does not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements and owner specifications or programmatic requirements which do not pertain to and govern the design, construction, erection, alteration, modification, repair or demolition of public or

private buildings, structures or facilities or to programmatic requirements that do not pertain to enforcement of the Florida Building Code. Additionally, a local code enforcement agency may not administer or enforce the Florida Building Code, Building to prevent the siting of any publicly owned facility, including, but not limited to, correctional facilities, juvenile justice facilities, or state universities, community colleges, or public education facilities, as provided by law.

102.2 Building. The provisions of the Florida Building Code shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the Florida Building Code, Existing Building. The following buildings, structures and facilities, except for those located in a Special Flood Hazard Area are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the legislature and provided by law:

- (a) Building and structures specifically regulated and preempted by the federal government.
- (b) Railroads and ancillary facilities associated with the railroad.
- (c) Nonresidential farm buildings on farms.
- (d) Temporary buildings or sheds used exclusively for construction purposes.
- (e) (Reserved).
- (f) Those structures or facilities of electric utilities, as defined in Section 366.02, Florida Statutes, which are directly involved in the generation, transmission, or distribution of electricity.
- (g) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.
- (h) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.
- (i) Service providers of water, sewer, storm, gas, cable, telephone, or other similar utility systems are exempt to the point of service connection for the building or structure. Additional telecommunication exemptions may be found in Section 489.503(14), Florida Statutes.

However, these structures may be subject to local zoning and/or land development regulations.

102.2.1 In addition to the requirements of Section 553.79 and 553.80, Florida Statutes, facilities subject to the provisions of Chapter 395, Florida Statutes, and Part II of Chapter 400, Florida Statutes, shall have facility plans reviewed and construction surveyed by the state agency authorized to do so under the requirements of Chapter 395, Florida Statutes, and Part II of Chapter 400, Florida Statutes, and the certification requirements of the federal government.

102.2.2 Residential buildings or structures moved into or within a county or municipality shall not be required to be brought into compliance with the state minimum building code in force at the time the building or structure is moved, provided:

1. The building or structure is structurally sound and in occupiable condition for its intended use;
2. The occupancy use classification for the building or structure is not changed as a result of the move;
3. The building ~~is-has~~ not been substantially remodeled;
4. Current fire code requirements for ingress and egress are met;
5. Electrical, gas and plumbing systems meet the codes in force at the time of construction and are operational and safe for reconnection; and
6. Foundation plans are sealed by a professional engineer or architect licensed to practice in this state, if required by the Florida Building Code, Building for all residential buildings or structures of the same occupancy class.
7. The requirements of Florida Building Code, Existing Building Volume, are also satisfied.

102.2.3 The building official shall apply the same standard to a moved residential building or structure as that applied to the remodeling of any comparable residential building or structure to determine whether the moved structure is substantially remodeled. The cost of the foundation on which the moved building or structure is placed shall not be included in the cost of remodeling for purposes of determining whether a moved building or structure has been substantially remodeled.

102.2.4 This section does not apply to the jurisdiction and authority of the Department of Agriculture and Consumer Services to inspect amusement rides or the Department of Financial Services to inspect state-owned buildings and boilers.

102.2.5 Each enforcement district shall be governed by a board, the composition of which

shall be determined by the affected localities.

1. At its own option, each enforcement district or local enforcement agency may adopt rules granting to the owner of a single-family residence one or more exemptions from the Florida Building Code relating to:
 - (a) Addition, alteration, or repairs performed by the property owner upon his or her own property, provided any addition or alteration shall not exceed 1,000 square feet (93 m²) or the square footage of the primary structure, whichever is less.
 - (b) Addition, alteration, or repairs by a non-owner within a specific cost limitation set by rule, provided the total cost shall not exceed \$5,000 within any 12-month period.
 - (c) Building and inspection fees.
2. The exemptions under subparagraph 1 do not apply to single-family residences that are located in mapped flood hazard areas, as defined in the code, unless the enforcement district or local enforcement agency has determined that the work, which is otherwise exempt, does not constitute a substantial improvement, including the repair of substantial damage, of such single-family residences.
3. Each code exemption, as defined in sub-subparagraphs 1a, 1b, and 1c shall be certified to the local board 10 days prior to implementation and shall only be effective in the territorial jurisdiction of the enforcement district or local enforcement agency implementing it.
4. Each enforcement district or local enforcement agency may establish an alternative permitting program for replacing nonstructural components of building systems in a residential dwelling unit. A licensed contractor performing such work for the resident shall also be exempt from individual permits and inspections if either the owner or the licensed contractor obtains a valid Annual Permit per Section 105.1.1 of this code and all such work is reported as required in Section 105.1.2 of this code for compliance evaluation. No added capacity, system expansion or new building work of any type shall be excluded from individual permit and inspection by this provision.

102.2.6 This section does not apply to traditional swings and other standard playground equipment accessory to a one- or two-family dwelling, as determined by the building official. Exempt structures covered under this section may still be subject to zoning permits.

Exception: Electrical service to such playground equipment shall be in accordance with Chapter 27 of this code or Part VIII, Electrical, of the Florida Building Code Residential Volume, ~~5th Edition (2017)~~ 8th Edition (2023), as applicable.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2 of this code.

102.4.1 Conflicts. Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code or the Florida Codes listed in Section 101.4, the provisions of this code or the Florida Codes listed in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.

102.5 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions of this code.

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this section provided in this code, the Florida Building Code, Existing Building, the Florida Fire Prevention Code, or Chapter 67, Article VII of the Town of Ocean Ridge Code of Ordinances.

102.6.1 Buildings not previously occupied. A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of the Florida Building Code or Florida Residential Code, as applicable, for new construction or with any current permit for such occupancy.

102.6.2 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the Florida Building Code, Existing Building Volume; Florida Fire Prevention Code; the Palm Beach County Property Maintenance Code Chapter 67, Article VII of the Town of Ocean Ridge Code of Ordinances; the codes referenced in Section 101.4 of this code; or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

102.7 Relocation of manufactured buildings.

1. Relocation of an existing manufactured building does not constitute an alteration.

2. A relocated building shall comply with wind speed requirements of the new location, using the appropriate wind speed map. If the existing building was manufactured in compliance with the Standard Building Code (prior to March 1, 2002), the wind speed map of the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the Florida Building Code (on or after March 1, 2002), the wind speed map of the Florida Building Code shall be applicable.
3. A relocated building shall comply with the flood hazard area requirements of the new location, if applicable.

102.8 Existing mechanical equipment. An agency or local government may not require that existing mechanical equipment located on or above the surface of a roof be installed in compliance with the requirements of the Florida Building Code except during reroofing when the equipment is being replaced or moved during reroofing and is not in compliance with the provisions of the Florida Building Code relating to roof-mounted mechanical units.

PART 2-ADMINISTRATION AND ENFORCEMENT

SECTION 103

BUILDING DIVISION

103.1 Creation of enforcement agency. The Building Division is hereby created and the official in charge thereof shall be known as the building official. All code officials employed by the division shall be certified in accordance with Chapter 468, Florida Statutes.

103.2 Appointment. The building official shall be appointed by the appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

103.4 Restrictions on employees. An employee connected with the division shall not be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, structure, service, system, or in the making of plans or of specifications thereof, unless he/she is the owner of such. This employee shall not engage in any other work which is inconsistent with his/her duties, or conflicts with the interests of the division, or which violates Florida Statutes Section 112.313(7)(a).

SECTION 104

DUTIES AND POWERS OF THE BUILDING OFFICIAL

104.1 General. The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code

and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

104.2 Applications and permits. The building official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, and service systems, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas. For applications for reconstruction, rehabilitation, repair, alteration, addition or other improvement of existing buildings or structures located in flood hazard areas, the building official shall determine if the proposed work constitutes substantial improvement or repair of substantial damage. Where the building official determines that the proposed work constitutes substantial improvement or repair of substantial damage, and where required by this code, the building official shall require the building to meet the requirements of Sections 1612 or R322 of this code, and Chapter 66 Article II, Flood Damage Prevention.

104.3 Notices and orders. The building official shall issue all necessary notices or orders to ensure compliance with this code.

104.4 Inspections. The building official shall make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

104.5 Identification. The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Right of entry.

104.6.1 Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If

entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

104.6.2 When the building official obtains a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building, structure, or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to this code.

104.7 Department records. The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

104.8 Liability. The building official, any board member or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be civilly or criminally rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

104.8.1 Legal defense. Any suit or criminal complaint instituted against an officer, employee or board member because of an act performed by that officer, employee or board member in the lawful discharge of duties and under the provisions of this code shall be defended by legal representatives of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the building official shall be constructed and installed in accordance with such approval.

104.9.1 Used materials and equipment. The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless approved by the building official.

104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department.

104.10.1 Flood hazard areas. The building official shall coordinate with the floodplain

administrator to review request submitted to the building official that seek approval to modify the strict application of the flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to Section 66-22.

104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed alternative meets all of the following: design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability, level of sanitation, and safety. The building official shall require that sufficient evidence or proof be submitted to substantiate any claim made regarding the alternative.

1. The alternative material, design or method of construction is satisfactory and complies with the intent of the provisions of this code.
2. The material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code as it pertains to the following:
 - 2.1. Quality
 - 2.2. Strength
 - 2.3. Effectiveness
 - 2.4. Fire Resistance
 - 2.5. Durability
 - 2.6 Safety
 - 2.7 Level of Sanitation

Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved.

104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building off for the period required for retention of public records.

104.12 Requirements not covered by this code. Any requirements necessary for the strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this or other technical codes, shall be determined by the building official.

SECTION 105 PERMITS

105.1 Required. Any contractor, owner or owner's authorized agent in accordance with Florida Statute Chapter 489 who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building, tenancy or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing, fire protection systems, accessible elements, flood resistant elements, site drainage elements, the installation of which is regulated by this code or , Chapter 66 Article II or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

105.1.1 Annual facility permit. In lieu of an individual permit for each alteration to an existing electrical, gas, mechanical or plumbing or interior nonstructural office system(s), the building official is authorized to issue an annual permit for any occupancy to facilitate routine or emergency service, repair, refurbishing, minor renovations of service systems or manufacturing equipment installations/relocations. The building official shall be notified of major changes and shall retain the right to make inspections at the facility site as deemed necessary. An annual facility permit shall be assessed with an annual fee and shall be valid for one year from date of issuance. A separate permit shall be obtained for each facility and for each construction trade, as applicable. The permit application shall contain a general description of the parameters of work intended to be performed during the year.

105.1.2 Annual facility permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated. The building official is authorized to revoke such permit, and deny future permits, if code violations are found to exist.

105.1.3 Food permit. In accordance with 500.12, Florida Statutes, a food permit from the Department of Agriculture and Consumer Services is required of any person who operates a food establishment or retail store.

105.1.4 Public swimming pool. The local enforcing agency may not issue a building permit to construct, develop, or modify a public swimming pool without proof of application, whether complete or incomplete, for an operating permit pursuant to Section 514.031, Florida Statutes. A certificate of completion or occupancy may not be issued until such operating permit is issued. The local enforcing agency shall conduct their review of the building permit application upon filing and in accordance with Chapter 553, Florida Statutes. The local enforcing agency may confer with the Department of Health, if necessary, but may not delay the building permit application review while awaiting comment from the Department of Health.

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction, to include work in any special flood hazard area. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida Building Code, and requirements of Chapter 66 Article II. As determined by the building official, permits shall not be required for the following:

Building:

1. Building permits are not required for replacement or repair work having a fair market value of less than \$1,000.00 including overhead, profit, design fees, materials and labor, providing, however, that such work will not adversely affect the structural integrity, fire rating, exit access or egress requirements.
2. Cabinets and countertops with no reconfiguration for one- and two-family dwellings, painting, papering, carpeting, and similar finish work, with no electrical or plumbing work.
3. Temporary motion picture, television and theater sets and scenery.
4. Traditional swings and other standard playground equipment accessory to detached one and two-family dwellings, as determined by the building official, but they may be subject to Zoning permits.
5. Retractable awnings supported by an exterior wall that do not require additional support or electric in Groups R-3 and U occupancies, but such permits may be subject to Zoning permits.
6. Non-fixed and movable fixtures, cases, racks, and counters not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles, or repair and replacement of like for like common household electrical fixtures, switches, and outlets on the load side of the electrical source.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas, except as exempted by Florida Statute Chapter 489.503(14).

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Portable self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. The installation, replacement, removal or metering of any electrical load management control device where installed by a utility service provider.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
3. The replacement of common household plumbing fixtures to existing supply lines and outlets in one- and two-family dwellings. This does not include water heaters, bathtubs, and showers.

105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next business day to the building official. Notification shall be given to the building official, including the work address, nature of emergency, and scope of work immediately, or by the next business day.

105.2.2. Minor repairs. Ordinary minor repairs may be made with the approval of the building official without a permit, provided the repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

105.2.3 Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

105.3 Application for permit. To obtain a permit, the applicant shall first file an application in writing or electronically on a form furnished by the building department for that purpose.

Permit application forms shall be in the format prescribed by a local administrative board, if applicable, and must comply with the requirements of Section 713.135(5) and (6), Florida Statutes.

Each application shall be inscribed with the date of application, and the code in effect as of that date. For a building permit for which an application is submitted prior to the effective date of the Florida Building Code, the state minimum building code in effect in the permitting jurisdiction on the date of the application governs the permitted work for the life of the permit and any extension granted to the permit.

Effective October 1, 2017, a local enforcement agency shall post each type of building permit application on its website. Completed applications must be able to be submitted electronically to the appropriate building department. Accepted methods of electronic submission include, but are not limited to, e-mail submission of applications in portable document format or submission of applications through an electronic fill-in form available on the building department's website or through a third-party submission management software. Payments, attachments, or drawings required as part of the permit application may be submitted in person in a non-electronic format, at the discretion of the building official.

105.3.1 Action on application. Except for applications filed without the prerequisite fees,

the building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. No review will be performed prior to receipt of required submittal fees. If submittal fees are not paid within ten (10) days of receipt of an application, the application shall become null and void. Upon review, if the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefore. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefore as soon as practicable. When authorized through contractual agreement with a school board, in acting on applications for permits, the building official shall give first priority to any applications for the construction of, or addition or renovation to, any school or educational facility.

105.3.1.1 If a state university, Florida college or public school district elects to use a local government's code enforcement offices, fees charged by counties and municipalities for enforcement of the Florida Building Code on buildings, structures, and facilities of state universities, state colleges, and public school districts shall not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the code.

105.3.1.2 No permit may be issued for any building construction, erection, alteration, modification, repair, or addition unless the applicant for such permit provides to the enforcing agency which issues the permit any of the following documents which apply to the construction for which the permit is to be issued and which shall be prepared by or under the direction of an engineer registered under Chapter 471, Florida Statutes:

1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than \$125,000.
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 Florida Statutes, may design a fire sprinkler system of 49 or fewer heads; ~~and~~ may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of not more than 49 heads, notwithstanding the size of the existing fire sprinkler system; ~~or may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation or deletion of 249 or fewer sprinklers, notwithstanding the size of the existing fire sprinkler system, if there is no change of occupancy of the affected areas, as defined in this code and the *Florida Fire Prevention Code*, and there is no change in the water demand as defined in NFPA 13, "Standard for the Installation of Sprinkler Systems," and if the occupancy hazard classification as defined in NFPA 13 is reduced or remains the same as a result of the alteration.~~

3. Heating, ventilation, and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity which is designed to accommodate 100 or more persons or for which the system costs more than \$125,000. This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one, two, three or four-family structure.

An air-conditioning system may be designed by an installing air-conditioning contractor certified under Chapter 489, Florida Statutes, to serve any building or addition which is designed to accommodate fewer than 100 persons and requires an air-conditioning system with a value of \$125,000 or less; and when a 15-ton-per system or less is designed for a singular space of a building and each 15-ton system or less has an independent duct system. Systems not complying with the above require design documents that are to be sealed by a professional engineer.

Example 1: When a space has two 10-ton systems with each having an independent duct system, the contractor may design these two systems since each unit (system) is less than 15 tons.

Example 2: Consider a small single-story office building which consists of six individual offices where each office has a single three-ton package air conditioning heat pump. The six heat pumps are connected to a single water cooling tower. The cost of the entire heating, ventilation and air-conditioning work is \$47,000 and the office building accommodates fewer than 100 persons. Because the six mechanical units are connected to a common water tower this is considered to be an 18-ton system.

NOTE: It was further clarified by the Commission that the limiting criteria of 100 persons and \$125,000 apply to the building occupancy load and the cost for the total air-conditioning system of the building.

4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than \$5,000.

Exception: Simplified permitting process for fire alarm system projects.

(1) As used in this section, the term:

- (a)“Contractor” means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under Part II of Chapter 489, Florida Statutes.**
- (b)“Fire alarm system project” means a fire alarm system alteration of a total of 20 or fewer initiating devices and notification devices, or the installation or replacement of a fire communicator connected to an existing fire alarm control**

panel in an existing commercial, residential, apartment, cooperative or condominium building.

(c) "Fire sprinkler system project" means a fire protection system alteration of a total of 20 or fewer fire sprinklers in which the sprinklers are of the same K-factor and located in spaces where there is no change of hazard classification or increased system coverage area, or the installation or replacement of an equivalent fire sprinkler system component in an existing commercial, residential, apartment, cooperative, or condominium building. For purposes of this paragraph, a component is equivalent if the component has the same or better characteristics, including electrical, hydraulic, pressure losses, and required listings and spacing as the component being replaced.

(2) A local enforcement agency:

(a) May require a contractor, as a condition of obtaining a permit for a fire alarm system project or fire sprinkler system project, to submit a completed application and payment.

(b) May not require a contractor to submit plans or specifications as a condition of obtaining a permit for a fire alarm system project or fire sprinkler system project.

(3) A local enforcement agency must issue a permit for a fire alarm system project or fire sprinkler system project in person or electronically.

(4) A local enforcement agency must require at least one inspection of a fire alarm system project or fire sprinkler system project to ensure compliance with applicable codes and standards. If a fire alarm system project or fire sprinkler system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.

(5) (a) For a fire sprinkler alarm system project, a contractor must keep a copy of the plans and specifications at the fire alarm system project worksite and make such plans and specifications available to the inspector at each inspection.

(b) For a fire sprinkler system project to alter an existing fire protection system, a contractor must keep a copy of the plans and specifications at the fire sprinkler system project worksite and make such plans and specifications available to the inspector at each inspection.

(c) For a fire sprinkler system project to install or replace a component, a contractor must keep a copy of the manufacturer's installation instructions and any pertinent testing instructions needed to certify or accept the component at the fire sprinkler system project worksite and make such documents available to the inspector at each inspection.

5. Electrical documents. See Florida Statutes 471.003(2)(h). Any electrical or plumbing or air-conditioning and refrigeration system meeting the following thresholds are required to be designed by a Florida Registered Engineer. The system requires an electrical system with a value of over \$125,000; and requires an aggregate service capacity of over 600 amperes (240 volts) on a residential electrical system or over 800 amperes (240 volts) on a commercial or

industrial electrical system.

NOTE: It was further clarified by the Commission that the limiting factor of 240 volt or over is required to be designed by an Engineer.

Documents requiring an engineer seal by this part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 471.025, Florida Statutes.

6. All public swimming pools and public bathing places defined by and regulated under Chapter 514, Florida Statutes

105.3.1.3 Reviewing application for building permit.

1. When reviewing an application for a building permit, the building official may not request additional information from the applicant more than three times, unless the applicant waives such limitation in writing.
2. If the building official requests additional information from an applicant and the applicant submits the requested additional information to the building official within 30 days after receiving the request, the building official must, within 15 days after receiving such information:
 - a. Determine if the application is properly completed;
 - b. Approve the application;
 - c. Approve the application with conditions;
 - d. Deny the application; or
 - e. Advise the applicant of information, if any, that is needed to deem the application properly completed or to determine the sufficiency of the application.
3. If the building official makes a second request for additional information from the applicant and the applicant submits the requested additional information to building official within 30 days after receiving the request, the building official must, within 10 days after receiving such information:
 - a. Determine if the application is properly completed;
 - b. Approve the application;
 - c. Approve the application with conditions;
 - d. Deny the application; or
 - e. Advise the applicant of information, if any, that is needed to deem the application properly completed or to determine the sufficiency of the application.
4. Before a third request for additional information may be made, the applicant must be offered an opportunity to meet with the building official to attempt to resolve outstanding issues. If the building official makes a third request for additional information from the applicant and the applicant submits the requested additional information to the building official within 30 days after receiving the request, the building official must, within 10 days after receiving such information unless the applicant waived the building official's limitation in writing, determine that the application is complete and:

- a. Approve the application;
- b. Approve the application with conditions; or
- c. Deny the application.

5. If the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the local government, at the applicant's request, must process the application and either approve the application, approve the application with conditions, or deny the application.

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned becoming null and void if required application fees are not paid within 10 calendar days of filing, or six months of inactivity, abandonment, or failure to respond to requested corrections during the application process after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing prior to the abandonment date, with justifiable cause demonstrated. Abandoned applications shall be subject to destruction in accordance with state law. The fee for extension of a permit application shall be set forth by the administrative authority. There may be fees or requirements from other government agencies for permit application extensions.

105.3.3 An enforcing authority may not issue a building permit for any building construction, erection, alteration, modification, repair or addition unless the permit either includes on its face or there is attached to the permit the following statement: "NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, such as the requirement for Home or Property Owners Association approval, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies."

105.3.4 A building permit for a single-family residential dwelling must be issued within 30 working days of application therefore unless unusual circumstances require a longer time for processing the application or unless the permit application fails to satisfy the Florida Building Code or the enforcing agency's laws or ordinances.

105.3.5 Identification of minimum premium policy. Except as otherwise provided in Chapter 440, Florida Statutes, Workers' Compensation, every employer shall, as a condition to receiving a building permit, show proof that it has secured compensation for its employees as provided in Section 440.10 and 440.38, Florida Statutes.

105.3.6 Asbestos removal contractor exemption. Refer to Section 105.9 of this code for additional requirements. A licensed asbestos removal contractor is not required when moving, removal or disposal of asbestos-containing materials on a residential building where the owner occupies the building, the building is not for sale or lease, and the work is performed

according to the owner-builder limitations provided in this paragraph and Florida Statutes Chapter 489.103(7). To qualify for exemption under this paragraph, an owner must personally appear and sign the building permit application. The permitting agency shall provide the person with a disclosure statement in substantially the following form:

Disclosure Statement: State law requires asbestos abatement to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own asbestos abatement contractor even though you do not have a license. You must supervise the construction yourself. You may move, remove or dispose of asbestos-containing materials on a residential building where you occupy the building and the building is not for sale or lease, or the building is a farm outbuilding on your property. If you sell or lease such building within 1 year after the asbestos abatement is complete, the law will presume that you intended to sell or lease the property at the time the work was done, which is a violation of this exemption. You may not hire an unlicensed person as your contractor. Your work must be done according to all local, state and federal laws and regulations which apply to asbestos abatement projects. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.

105.3.7 Applicable Code for Manufactured Buildings. Manufacturers should be permitted to complete all buildings designed and approved prior to the effective date of a new code edition, provided a clear signed contract is in place. The contract shall provide specific data mirroring that required by an application for permit, specifically, without limitation, date of execution, building owner or dealer, and anticipated date of completion. However, the construction activity must commence within 6 months of the contract's execution. The contract is subject to verification by the Department of Business and Professional Regulation.

105.3.8 Public right of way. A permit shall not be issued by the building official for the construction, alteration, or relocation of any building, structure, equipment or system impacting any street, alley or public lane, unless the applicant has received a right of way permit from the authority having jurisdiction over the right of way.

105.3.9 No contract required. The building official may not require a contract between a builder and owner for the issuance of a building permit or as a requirement for the submission of a building permit application.

105.4 Conditions of the permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other federal, state and local laws, ordinances, codes and regulations. Permits presuming to give authority to violate or cancel the provisions of this code or of any other federal, state and local laws, ordinances, codes and regulations shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the

correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure that is in violation of this code or of any other federal, state and local laws, ordinances, codes and regulations.

105.4.1 Permit intent. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

105.4.1.1 If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

105.4.1.2 If a new permit, or revalidation (renewal) of the original permit, is not obtained within six months from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

105.4.1.3 Work shall be considered to be in active progress when the permit has received an approved inspection within six months. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process, or due to action by an environmental or archeological agency having jurisdiction. The building official is authorized to grant, in writing, one extensions of time, for period not more than 6 months. The extension shall be requested in writing and justifiable cause demonstrated, prior to expiration.

105.4.1.4 The fee for renewal, reissuance and extension of a permit shall be set forth by the administrative authority. There may be fees or requirements from other government agencies for permit extensions and renewals.

105.4.1.5 Any Building permit work that has not received a certificate of occupancy or certificate of completion within two years from the date of original issuance shall be considered expired. If a new building permit is not obtained in accordance with section 105.4.1.2 herein, within 30 days of the expiration of the expired building permit, the construction shall be subject to unsafe structure abatement proceedings.

105.4.1.6 After the building official issues a permit, the building official may not make or require any substantive changes to the plans or specifications except changes required for compliance with the Florida Building Code, the Florida Fire Prevention Code, or the Life

Safety Code, or local amendments thereto. If the building official makes or requires substantive changes to the plans or specifications after a permit is issued, the building official must identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide the information to the permitholder in writing.

105.5 Expiration. Every permit issued shall become inactive or expired pursuant to Section 105.4.1 of this code and shall be renewed pursuant to Section 105.4.1.1 of this code before the work may resume. Permits that remain inactive or expired for more than six months shall lose all rights vested in the permit pursuant to Section 105.4.1.2 of this code. In order to complete the work authorized under a permit which has lost all vested rights, the permit holder and property owner shall be responsible to either remove the work from the site or obtain a new permit to complete all work in accordance with the current code requirements and approved permitted plans. Inspections performed and accepted prior to expiration may be accepted subject to the discretion of the building official.

105.5.1 Additional options for closing a permit. Pursuant to Section 553.79(17)(a), A property owner, regardless of whether the property owner is the one listed on the application for the building permit, may close a building permit by complying with the following requirements:

1. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in this state to perform the work necessary to satisfy the conditions of the permit and to obtain any necessary inspections in order to close the permit. If a contractor other than the original contractor listed on the permit is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that he or she performs.
2. The property owner may assume the role of an owner-builder, in accordance with ss. 489.103(7) and 489.503(6), Florida Statutes.
3. If a building permit is expired and its requirements have been substantially completed, as determined by the local enforcement agency, the permit may be closed without having to obtain a new building permit, and the work required to close the permit may be done pursuant to the building code in effect at the time the local enforcement agency received the application for the permit, unless the contractor has sought and received approval from the local enforcement agency for an alternative material, design, or method of construction.
4. The building official may close a building permit 6 years after the issuance of the permit, even in the absence of a final inspection, if the building official determines that no apparent safety hazards exist.
5. For purposes of this section, the term “close” means that the requirements of the permit have been satisfied.

~~The building official is authorized to reject new permit applications from a contractor who holds more than 5 inactive permits.~~

~~**105.5.1.1** For the purposes of this subsection, a closed permit shall mean a permit for which all requirements for completion have been satisfied or a permit that has been administratively cancelled by the building official.~~

~~**105.5.1.2** For the purposes of this subsection, an open permit shall mean a permit that has not satisfied all requirements for completion as defined in 105.5.1.1.~~

~~**105.5.1.3** Contractors who hold more than 5 expired permits and are actively working to resolve them may obtain new permits subject to the approval of the building official.~~

105.5.2 The building official is authorized to administratively close expired or inactive trade permits after three hundred and sixty-five days (365) of expiration when no safety hazard exists and no code violations have been previously identified.

105.5.3 Closing out or resolving open or expired permits shall be the responsibility of the permit applicant and the property owner. Failure to close out or resolve open permits may result in a referral of the matter to the proper authority by the building official.

105.6 Denial or revocation. Whenever a permit required under this section is denied or revoked because the plan, or the construction, erection, alteration, modification, repair, or demolition of a building, is found by the local enforcing agency to be not in compliance with the Florida Building Code, the local enforcing agency shall identify the specific plan or project features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the permit applicant. If the local building code administrator or inspector finds that the plans are not in compliance with the Florida Building Code, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the permit applicant.

105.6.1 Arm's-Length Purchasers. Pursuant to Florida Statutes Section 553.79(18)(a), the building official may not deny issuance of a building permit to; issue a notice of violation to; or fine, penalize, sanction, or assess fees against an arms-length purchaser of a property for value solely because a building permit applied for by a previous owner of the property was not closed. The building official shall maintain all rights and remedies against the property owner and contractor listed on the permit.

105.6.2 Pursuant to Florida Statutes Section 553.79(18)(b), the building official may not

deny issuance of a building permit to a contractor solely because the contractor is listed on other building permits that were not closed.

~~105.6.1~~105.6.3 Misrepresentation of application. The building official may revoke a permit or approval, issued under the provisions of this code, when there has been any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based.

~~105.6.2~~105.6.4 Violation of code provisions. The building official may require correction or revoke a permit upon determination by the building official that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the building, structure, electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of this code.

105.7 Placement of permit. The building permit or copy shall be kept on the site of the work until the completion of the project.

105.8 Notice of commencement. In accordance with Section 713.135, Florida Statutes, when any person applies for a building permit, the authority issuing such permit shall print on the face of each permit card in no less than 14-point, capitalized, boldfaced type: "WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of Section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Refer to Section 105.3.6 "Asbestos Removal Contractor Exemption" of this code for additional requirements.

105.10 Certificate of protective treatment for prevention of termites. A weather-resistant job-site posting board shall be provided to receive duplicate treatment certificates as each required protective treatment is completed, providing a copy for the person the permit is issued to and another copy for the building permit files. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used, to establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval. For a bait system, see Section 1816.1.7 of the Florida Building Code for contract document requirements.

105.11 Notice of termite protection. A permanent sign which identifies the termite treatment provider and need for reinspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel.

105.12 Work starting before permit issuance. Upon written request and approval of the building official, the scope of work delineated in the building permit application and plan may be started prior to the final approval and issuance of the permit, provided any work completed is entirely at risk of the permit applicant and the work does not proceed past the first required inspection. This provision only applies to the Florida Building Code, all other agency approvals necessary for construction must be secured prior to this provision being applied.

105.13 Phased permit approval. After submittal of the appropriate construction documents, the building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's and owner's own risk with the building operation and without assurance that a permit for the entire structure will be granted. Corrections may be required to meet the requirements of the technical codes. This provision only applies to the Florida Building Code, all other agency approvals necessary for construction must be secured prior to this provision being applied.

105.14 Permit issued on basis of an affidavit. The building official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. Whenever a permit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions which, in the opinion of the building official, are hazardous or complex, the building official shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity to the permit, provide copies of inspection reports as inspections are performed, and upon completion make and file with the building official written affidavit that the work has been done in conformity to the reviewed plans and with the structural provisions of the technical codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the building official. The building official shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, Florida Statutes, and that any person conducting inspections is qualified as a building inspector under Part III of Chapter 468, Florida Statutes. Nothing hereof shall preclude plan review or inspections by the building official (See also Section 107.6 of this code.)

Exception: Permit issued on basis of an affidavit shall not extend to the flood load and flood resistance requirements of the Florida Building Code and the building official shall

review and inspect those requirements.

105.15 Opening protection. When any activity requiring a building permit, not including roof covering replacement or repair work associated with the prevention of degradation of the residence, that is applied for on or after July 1, 2008, and for which the estimated cost is \$50,000 or more for a site built single-family detached residential structure that is located in the wind borne debris region as defined in this Code and that has an insured value of \$750,000 or more, or, if the site built single-family detached residential structure is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$750,000 or more; opening protections as required within this Code or Florida Building Code, Residential for new construction shall be provided.

Exception: Single family residential structures permitted subject to the Florida Building Code are not required to comply with this section, unless constructed as a partially enclosed structure without opening protection.

105.16 Inspection of existing residential building not impacted by construction.

- (a) A local enforcing agency, and any local building code administrator, inspector, or other official or entity, may not require as a condition of issuance of a one- or two-family residential building permit the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought.
- (b) This subsection does not apply to a building permit sought for:
 - 1. A substantial improvement as defined in Section 161.54, Florida Statutes or as defined in the Florida Building Code.
 - 2. A change of occupancy as defined in the Florida Building Code.
 - 3. A conversion from residential to nonresidential or mixed use pursuant to Section 553.507(2)(a), Florida Statutes or as defined in the Florida Building Code.
 - 4. A historic building as defined in the Florida Building Code.
- (c) This subsection does not prohibit a local enforcing agency, or any local building code administrator, inspector, or other official or entity, from:
 - 1. Citing any violation inadvertently observed in plain view during the ordinary course of an inspection conducted in accordance with the prohibition in paragraph

- (a).
2. Inspecting a physically nonadjacent portion of a building, structure, or real property that is directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought in accordance with the prohibition in paragraph (a).
 3. Inspecting any portion of a building, structure, or real property for which the owner or other person having control of the building, structure, or real property has voluntarily consented to the inspection of that portion of the building, structure, or real property in accordance with the prohibition in paragraph (a).
 4. Inspecting any portion of a building, structure, or real property pursuant to an inspection warrant issued in accordance with Sections 933.20-933.30, Florida Statutes.

105.17 Streamlined low-voltage alarm system installation permitting.

1. As used in this section, the term:

- (a) "Contractor" means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the Florida Department of Business and Professional Regulation under part II of Chapter 489, Florida Statutes or by the Palm Beach County Construction Industry Licensing Board under Chapter 67-1876, Laws of Florida.
- (b) "Low-voltage alarm system project" means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in Section 489.505, Florida Statutes, including video cameras and close-circuit television systems used to signal or detect a burglary, fire, robbery or medical emergency, that is hardwired and operating at low voltage, as defined in the National Electrical Code Standard 70, Current Edition, or a new or existing low-voltage electric fence, and ancillary components or equipment attached to such a system, or fence, including, but not limited to, home-automation equipment, thermostats, closed-circuit television systems, access controls, battery recharging devices and video cameras.
- (c) "Low-voltage electric fence" means an alarm system, as defined in s. 489.505, that consists of a fence structure and an energizer powered by a commercial storage battery not exceeding 12 volts which produces an electric charge upon contact with the fence structure.
- (d) "Wireless alarm system" means a burglar alarm system or smoke detector that is

not hardwired.

2. Notwithstanding any provision of this Code, this section applies to all low-voltage alarm system projects for which a permit is required by a local enforcement agency. However, a permit is not required to install, maintain, inspect, replace, or service a wireless alarm system, including any ancillary components or equipment attached to the system.
3. A low-voltage electric fence must meet all of the following requirements to be permitted as a low-voltage alarm system project and no further permit shall be required for the low-voltage alarm system project other than as provided in this section:
 - (a) The electric charge produced by the fence upon contact must not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International Electrotechnical Commission Standard No. 60335-2-76, Current Edition.
 - (b) A nonelectric fence or wall must completely enclose the low-voltage electric fence. The low-voltage electric fence may be up to 2 feet higher than the perimeter nonelectric fence or wall.
 - (c) The low-voltage electric fence must be identified using warning signs attached to the fence at intervals of not more than 60 feet.
 - (d) The low-voltage electric fence shall not be installed in an area zoned exclusively for single-family or multi-family residential use.
 - (e) The low-voltage electric fence shall not enclose the portions of a property which are used for residential purposes.
4. This section does not apply to the installation or replacement of a fire alarm, or access control system affecting required means of egress as required by Florida Building Code Chapter 10, if a plan review is required.
5. A local enforcement agency shall make uniform basic permit labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost as indicated in Section 553.793, Florida Statutes. The local enforcement agency may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm.
 - (a) A local enforcement agency may not require a contractor, as a condition of purchasing a label, to submit information other than identification information of

the licensee and proof of registration or certification as a contractor.

(b) A label is valid for 1 year after the date of purchase and may only be used within the jurisdiction of the local enforcement agency that issued the label. A contractor may purchase labels in bulk for one or more unspecified current or future projects.

6. A contractor shall post an unused uniform basic permit label in a conspicuous place on the premises of the low-voltage alarm system project site before commencing work on the project.
7. A contractor is not required to notify the local enforcement agency before commencing work on a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a Low-Voltage Alarm System Project as provided under subsection (7) to the local enforcement agency within 14 days after completing the project. A local enforcement agency may take disciplinary action against a contractor who fails to timely submit a Uniform Notice of a Low-Voltage Alarm System Project.
8. The Uniform Notice of a Low-Voltage Alarm System Project may be submitted electronically or by facsimile if all submissions are signed by the owner, tenant, contractor, or authorized representative of such persons. The Uniform Notice of a Low-Voltage Alarm System Project shall be in the format prescribed by the local enforcement agency and must comply with the requirements of Section 553.793(7), Florida Statutes.
9. A local enforcement agency may coordinate directly with the owner or customer to inspect a low-voltage alarm system to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.
10. A municipality, county, district, or other entity of local government may not adopt or maintain in effect any ordinance or rule regarding a low-voltage alarm system project that is inconsistent with this section.
11. A uniform basic permit label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section.

The provisions of this act are not intended to impose new or additional licensure requirements on persons licensed in accordance with the applicable provisions of chapter 489, Florida Statutes.

SECTION 106

FLOOR AND ROOF DESIGN LOADS

106.1 Live loads posted. Where the live loads for which each floor or portion thereof of a

commercial or industrial building is or has been designed to exceed 50 psf (2.40 kN/m²), such design live loads shall be conspicuously posted by the owner or the owner's authorized agent in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices. For residential construction where roof trusses have been designed for 30 psf for light attic storage, a durable sign shall be posted in the attic area at final building inspection.

106.2 Issuance of certificate of occupancy. A certificate of occupancy required by Section 111 of this code shall not be issued until the floor and attic load signs, required by Section 106.1 of this code, have been installed.

106.3 Restrictions on loading. It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a building, structure or portion thereof, a load greater than is permitted by this code.

SECTION 107 SUBMITTAL DOCUMENTS

107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application in accordance with Section 553.79, Florida Statute. The construction documents shall be prepared and signed and sealed by a registered design professional where required by Chapter 471, Florida Statutes & 61G15 Florida Administrative Code (FAC) or Chapter 481, Florida Statutes & 61G1 FAC. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. Electronic media documents shall be submitted when required by the building official, in a format acceptable to the building official, and may require only one set of submittals.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

If the design professional is an architect, interior designer, or engineer legally registered under the laws of the State of Florida regulating the practice of architecture or interior design as provided for in Chapter 481, Florida Statutes, Part I, or landscape architecture as provided for in Chapter 481, Florida Statutes, Part II, or engineering as provided for in Chapter 471, Florida Statutes, then he or she shall affix his or her official seal to said drawings, specifications and accompanying data, as required by Florida Statute.

107.2 Construction documents. Construction documents shall be in accordance with Sections 107.2.1 through 107.2.6 of this code.

107.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All information, drawings, specifications and accompanying data shall bear the name and signature of the person responsible for the design. (See also Section 107.1 of this code.)

107.2.1.1 For roof assemblies required by this code, the construction documents shall illustrate, describe and delineate the type of roofing system, materials, fastening requirements, flashing requirements and wind resistance rating that are required to be installed. Product evaluation and installation shall indicate compliance with the wind criteria required for the specific site or a statement by an architect or engineer certifying suitability for the specific site must be submitted with the construction documents.

107.2.1.2 Additional data. The building official may require details, computations, stress diagrams, and other data necessary to describe the construction or installation and the basis of calculations. All drawings, specifications and accompanying data required by the building official to be prepared by an architect or engineer shall be affixed with their official seal, signature and date as state law requires.

107.2.1.3 Quality of building plans. Building plans shall be drawn to a minimum 1/8 inch scale upon substantial paper, cloth or other acceptable medium. The building official may establish, through Division policy, other standards for plans and specifications, including electronic format, in order to provide conformity to its electronic permit review and record retention program. This policy may include such things as minimum size, shape, contrast, clarity, or other items related to records management. Electronic media must be compatible with the archive requirements.

107.2.2 Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance to this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

107.2.3 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress including the exit, the exit access, and the path of the exit discharge to the public way in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and 1-1, the construction documents shall designate the number of occupants to be accommodated

on every floor, and in all rooms and spaces.

107.2.4 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

107.2.5 Exterior balcony and elevated walking surfaces. Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain or irrigation, and the structural framing is protected by an impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

107.2.6 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines and between buildings, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The site plan shall include accessible parking and accessible routes as required by the FBC Accessibility when applicable. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

107.2.6.1 Design flood elevations. Where design flood elevations are not specified, they shall be established in accordance with Section 1612.3.1 of this code. Design flood elevations shall be uniformly specified utilizing the currently effective NAVD 88.

107.2.6.2 For the purpose of inspection and record retention, site plans for a building may be maintained in the form of an electronic copy at the worksite. These plans must be open to inspection by the building official or a duly authorized representative, as required by the Florida Building Code.

107.2.7 Structural information. The construction documents shall provide the information specified in Section 1603 of this code and include shoring details, where applicable, for new construction and alterations. Where construction includes excavation,

shoring details shall demonstrate protection of the angle of repose for foundation systems of existing adjacent structures.

107.3 Examination of documents. The building official shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

Exceptions:

1. Building plans approved pursuant to Section 553.77(5), Florida Statutes, and state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly (including utility crossover connections) and construction at the site are subject to local permitting and inspections. Photocopies of plans approved according to FAG 61-41.009, Florida Administrative Code, shall be sufficient for local permit application documents of record for the modular building portion of the permitted project.
2. Industrial construction on sites where design, construction and fire safety are supervised by appropriately licensed design and inspection professionals and which contain adequate in-house fire departments and rescue squads is exempt, subject to approval by the building official, from review of plans and inspections, providing the appropriate licensed design and inspection professionals certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire-safety inspectors.

107.3.1 Approval of construction documents. When the building official issues a permit, the construction document shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

107.3.2 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within six months after the effective date of this code and has not been abandoned.

107.3.3 Phased approval. (See also Section 105.13 of this code.) The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the

foundation or other parts of a building or structure shall proceed at the holder's and owner's own risk with the building operation and without assurance that a permit for the entire structure will be granted. This provision only applies to the Florida Building Code; all other agency approvals necessary for construction must be secured prior to this provision being applied.

107.3.4 Design professional in responsible charge. Where it is required that documents be prepared by a registered design professional, the building official shall be authorized to require the owner or the owner's authorized agent to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner or the owner's authorized agent shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner or the owner's authorized agent if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. Successor registered design professional in responsible charge licensed under Chapter 471 Florida Statutes shall comply with Section 471.025(4) Florida Statute, and the procedure set forth in 61G15-27.001 Florida Administrative Code; or licensed under Chapter 481, Florida Statutes, shall comply with Section 481.221(6), Florida Statute, and the procedure set forth in 61G1-18.002 Florida Administrative Code.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. Those products which are regulated by FAC Rule 61G20 shall be reviewed and approved in writing by the designer of record prior to submittal for jurisdictional approval.

107.3.4.1 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official. The building official may specify the timing of deferred submittals.

Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official.

Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the building official.

107.3.4.2 Certifications by contractors authorized under the provisions of Section

489.115(4)(b)2, Florida Statutes, shall be considered equivalent to sealed plans and specifications by a person licensed under Chapter 471, Florida Statutes, or Chapter 481 Florida Statutes, by local enforcement agencies for plans review for permitting purposes relating to compliance with the wind-resistance provisions of the code or alternate methodologies approved by the Florida Building Commission for one- and two-family dwellings. Local enforcement agencies may rely upon such certification by contractors that the plans and specifications submitted conform to the requirements of the code for wind resistance. Upon good cause shown, local government code enforcement agencies may accept or reject plans sealed by persons licensed under Chapters 471, 481 or 489, Florida Statutes.

107.3.5 Minimum plan review criteria for buildings. The examination of the documents by the building official shall include the following minimum criteria and documents: a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration penetrations; flashing; and rough opening dimensions; and all exterior elevations:

Commercial Buildings:

Building

1. Site requirements:
 - Parking
 - Fire
 - access
 - Vehicle
 - loading
 - Driving/turning radius
 - Fire hydrant/water supply/post indicator valve (PIV)
 - Set back/separation (assumed property lines)
 - Location of specific tanks, water lines and
 - sewer lines
 - Flood hazard areas, flood zones, and design flood elevations
2. Occupancy group and special occupancy requirements shall be determined.
3. Minimum type of construction shall be determined ([see Table 504.3a](#)).~~(see Table 503).~~
4. Fire-resistant construction requirements shall include the following components:
 - Fire-resistant separations
 - Fire-resistant protection for type of construction
 - Protection of openings and penetrations of rated walls
 - Fire blocking and draftstopping and calculated fire resistance
5. Fire suppression systems shall include:

- Early warning smoke evacuation systems
- Schematic fire sprinklers
- Standpipes
- Pre-engineered systems
- Riser diagram

6. Life safety systems shall be determined and shall include the following requirements:

- Occupant load and egress capacities
- Early warning Smoke control
- Stair pressurization Systems schematic
- Safeguards during construction, as applicable

7. Occupancy load/egress requirements shall include:

- Occupancy load
- Gross
- Net
- Means of egress
- Exit access
- Exit
- Exit discharge
- Stairs construction/geometry and protection
- Doors
- Emergency lighting and exit signs
- Specific occupancy requirements
- Construction requirements
- Horizontal exits/exit passageways

8. Structural requirements shall include:

- Soil conditions/analysis
- Termite protection
- Design loads
- Wind requirements
- Building envelope (including Section 107.2.4 of this code)
- Impact resistant coverings or systems
- Structural calculations (if required)
- Foundation
- Flood requirements in accordance with Section 1612 of this code, including lowest floor elevations, enclosures, flood damage-resistant materials
- Wall systems
- Floor systems
- Roof systems
- Threshold inspection plan
- Stair systems

9. Materials shall be reviewed and shall at a minimum include the following:

Wood
Steel
Aluminum
Concrete
Plastic
Glass
Masonry
Gypsum board and plaster
Insulating (mechanical)
Roofing
Insulation
Building envelope portions of the Energy Code (including calculation and mandatory requirements)

10. Accessibility requirements shall include the following:

Site requirements
Accessible route
Vertical accessibility
Toilet and bathing facilities
Drinking fountains
Equipment
Special occupancy requirements
Fair housing requirements

11. Interior requirements shall include the following:

Interior finishes (flame spread/smoke development)
Light and ventilation
Sanitation

12. Special systems:

Elevators
Escalators
Lifts

13. Commercial Energy Code submittal

14. Swimming pools:

Barrier requirements
Spas
Wading pools

15. Location and installation details. The specific location and installation details of each fire door, fire damper, ceiling damper and smoke damper shall be shown and properly identified on the building plans by the designer.

Electrical

1. Electrical:
 - Wiring
 - Services
 - Feeders and branch circuits
 - Overcurrent protection
 - Grounding
 - Wiring methods and materials
 - GFCIs
 - Electrical requirements of the Energy Code
2. Equipment
3. Special occupancies
4. Emergency systems
5. Communication systems
6. Low voltage
7. Load calculations
8. Design flood elevation

Plumbing

1. Minimum plumbing facilities
2. Fixture requirements
3. Water supply piping
4. Sanitary drainage
5. Water heaters
6. Vents
7. Roof drainage
8. Back flow prevention
9. Irrigation

10. Location of water supply line

11. Grease traps

12. Environmental requirements

13. Plumbing riser

14. Design flood elevation

Mechanical

1. Energy calculations

2. Exhaust systems:
Clothes dryer exhaust
Kitchen equipment exhaust
Specialty exhaust systems

3. Equipment

4. Equipment location

5. Make-up air

6. Roof-mounted equipment

7. Duct systems

8. Ventilation

9. Combustion air

10. Chimneys, fireplaces and vents

11. Appliances

12. Boilers

13. Refrigeration

14. Bathroom ventilation

15. Laboratory

16. Design flood elevation

17. Smoke and/or Fire Dampers

Gas

1. Gas piping
2. Venting
3. Combustion air
4. Chimneys and vents
5. Appliances
6. Type of gas
7. Fireplaces
8. LP tank location
9. Riser diagram/shutoffs
10. Design flood elevation

Demolition

1. Asbestos removal

Residential (one- and two-family)

1. Site requirements:
 - Set back/separation (assumed property lines)
 - Location of septic tanks
2. Fire-resistant construction (if required)
3. Fire protection systems, when required
4. Smoke and/or carbon monoxide alarm detector locations
5. Egress
 - Egress window size and location, stairs construction requirements

6. Structural requirements shall include:
 - Wall section from foundation through roof, including assembly and materials, connector tables, wind requirements, and structural calculations (if required)
 - Termite protection
 - Design loads
 - Wind requirements
 - Building envelope (including Section 107.2.4 of this code)
 - Structural calculations (if required)
 - Foundation
 - Wall systems
 - Floor systems
 - Roof systems
7. Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, equipment, and flood damage-resistant materials
8. Accessibility requirements: show/identify accessible bath
9. Impact resistant coverings or systems
10. Residential Energy Code submittal
11. Electrical:
 - Electric service riser with wire sizes, conduit detail and grounding detail
 - Complete load calculations, Panel schedules
12. Mechanical:
 - Equipment and location, Duct systems
13. Plumbing:
 - Plumbing riser
14. Gas:
 - Gas piping
 - Venting
 - Combustion air
 - Chimneys and vents
 - Appliances
 - Type of gas
 - Fireplaces
 - LP tank location

Riser diagram/shutoffs

15. Swimming Pools

Barrier requirements

Spas

Wading pools

Exemptions

Plans examination by the building official shall not be required for the following work:

1. Replacing existing equipment such as mechanical units, water heaters, etc.;
2. Reroofs (as determined by the building official);
3. Minor electrical, plumbing and mechanical repairs;
4. Annual maintenance permits;
5. Prototype plans:
Except for local site adaptations, siding, foundations and/or modifications. Except for structures that require waiver; and
6. Manufactured buildings plan except for foundations and modifications of buildings on site and as listed below in manufactured buildings/housing.

Manufactured buildings/housing

1. Site requirements
Setback/separation (assumed property lines)
Location of septic tanks (if applicable)
2. Structural
Wind zone
Flood Anchoring
Blocking
3. Plumbing
List potable water source and meter size (if applicable)
4. Mechanical Exhaust systems
Clothes dryer exhaust Kitchen equipment exhaust
5. Electrical exterior disconnect location

107.4 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended/revised set of construction documents.

107.5 Retention of construction documents. One set of approved construction documents shall be retained by the building official for a period of not less than six months from date of completion of the permitted work, or as required by state or local laws.

107.6 Affidavits. The building official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The building official may without any examination or inspection accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the building official copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical or plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance with the requirements of the technical codes. Where the building official relies upon such affidavit, the architect or engineer shall assume full responsibility for compliance with all provisions of the technical codes and other pertinent laws or ordinances. The building official shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, Florida Statutes, and that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, Florida Statutes. Nothing shall preclude plan review or inspections by the building official (See also Section 105.14 of this code). On applications in which private provider services are utilized, all time frames shall adhere to time frames as indicated in Florida Statutes section 553.791(7).

107.6.1 Building permits issued on the basis of an affidavit in special flood hazard areas. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Parts 59 and 60), the authority granted to the building official to issue permits, to rely on inspections, and to accept plans and construction documents on the basis of affidavits and plans submitted pursuant to Sections 105.14 and 107.6 of this code, shall not extend to the flood load and flood resistance construction requirements of the Florida Building Code.

107.6.2 Affidavits provided pursuant to Section 553.791, Florida Statutes. For a building or structure in a flood hazard area, the building official shall review any affidavit certifying compliance with the flood load and flood-resistant construction requirements of the *Florida Building Code*.

107.7 If the local building code administrator or inspector finds that the plans are not in compliance with the Florida Building Code, the local building code administrator or inspector shall identify

the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. If the building code administrator, plans examiner, or inspector requests another local enforcing agency employee or a person contracted by the local enforcing agency to review the plans and that employee or person identifies specific plan features that do not comply with the applicable codes, the building code administrator, plans examiner, or inspector must provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the permit applicant.

SECTION 108

TEMPORARY STRUCTURES AND USES

108.1 General. The building official is authorized to require a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service but shall not be permitted for more than six months. The building official is authorized to grant extensions for demonstrated cause.

108.2 Conformance. Temporary structures and uses shall comply with the requirements in Section 3103 of this code.

108.3 Temporary power. The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70 (National Electrical Code [NEC]).

108.4 Termination of approval. The building official is authorized to terminate a permit for a temporary structure or use and to order the temporary structure be removed or the use be discontinued.

SECTION 109

FEES

109.1 Payment of fees. An application shall not be valid and shall not be reviewed until the applicable fees have been paid. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. For permitting purposes, permit valuations shall include total replacement value of work, including materials and labor, for which the permit is being

issued, such as structural, electrical, gas, mechanical, plumbing equipment, interior finish, related site work, architectural and design fees, marketing costs, overhead, and profit, excluding only land value. Valuation references may include the latest published data of national construction cost analysis services, such as Marshall-Swift, Means, etc., or as published by International Code Council. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed quantity estimates, or bona fide signed contracts, acceptable to the building official. Final building permit valuation shall be set by the building official.

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or without prior approval from the building official as permitted in Section 105.2.2 or 105.12 of this code shall be subject to a penalty fee ~~established by the building official that shall be in addition to the required permit fees or as provided by local ordinance as established in Chapter 66, Article III, Division 2, Section 67-58(c) of the Town of Ocean Ridge Land Development Regulations, as may be amended from time to time~~. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be applied for within three (3) business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a penalty fee. The payment of a penalty fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.

109.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

109.6 Refunds. The building official is authorized to establish and publish a refund policy through local ordinance or resolution.

SECTION 110 INSPECTIONS

110.1 General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent

to cause the work to remain accessible and exposed for inspection purposes. The building official shall be permitted to require a boundary line survey prepared by a qualified surveyor whenever the boundary lines cannot be readily determined in the field. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

110.1.1 Manufacturers and fabricators. When deemed necessary by the building official, he/she shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.

110.1.2 Inspection service. The building officialⁿ may make, or cause to be made, the inspections required by Section 110 of this code. He or she may accept reports of department inspectors, independent inspectors, or of recognized inspection services, provided that after investigation he/she is satisfied as to their licensure, qualifications and reliability. A certificate required by any provision of this code shall not be based on such reports unless the same are certified by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the building official. The building official shall ensure that all persons making such inspections shall be certified in accordance to Chapter 468 Florida Statutes; or licensed under Chapter 471 or 481 Florida Statutes.

The building official may require the owner to employ an inspection service in the following instances:

1. For buildings or additions of Type I construction;
2. For all major structural alterations;
3. Where the concrete design is based on compressive strength in excess of 3000 pounds per square inch;
4. For pile driving;
5. For buildings with an area greater than 20,000 square feet;
6. For buildings more than two stories in height; or
7. For buildings and structures of unusual design or methods of construction.

Such inspectors shall be present when work is underway on the structural elements of the building to adequately attest to its compliance. Such inspectors shall be a registered architect or engineer. An employee of the architect or engineer licensed under Chapter 468, Part XII, Florida Statutes may perform the inspections under the direction of and with final certification from the architect or engineer. Such inspectors shall submit weekly progress reports including the daily inspections to the building official, and including a code

compliance opinion of the resident inspector.

At the completion of the construction work or project, the architect or engineer shall submit a certificate of compliance to the building official, stating that the work was done in compliance with this code and in accordance with the permitted drawing. Final inspection shall be made by the building official before a Certificate of Occupancy or Certificate of Completion is issued; and confirmation inspections may be made at any time to monitor activities and resident inspectors.

110.1.3 Affidavit for inspection. With specific prior approval of, and in a format acceptable to the building official, an affidavit for certification of inspection may be accepted from the permit qualifier; when accompanied by extensive photographic evidence of sufficient detail to demonstrate code compliance. The photographic evidence shall be comprehensive in the display of the installation and/or construction and job location identifiers. The affidavit and accompanying photographs shall be provided to the inspector onsite, at the next scheduled inspection. If the photographs are found to be insufficient by the building official to demonstrate compliance with this code and/or the permitted document, or clearly display location identifiers, or are missing, the inspector shall require the contractor to obtain the services of a registered Florida professional engineer to inspect and certify the installation and/or construction.

110.1.3.1 Exception: Affidavits may not be accepted for inspection of elements of construction which require inspection by the local jurisdiction under the requirements of Title 44, Code of Federal Regulations, Parts 59 and 60, and the local flood damage prevention ordinance.

110.2 Preliminary inspection. Subject to the limitations of Florida Statutes Chapter 553, before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

110.2.1 Existing building inspections. Before issuing a permit, the building official may examine or cause to be examined any building, electrical, gas, mechanical, or plumbing systems for which an application has been received for a permit to enlarge, alter, repair, move, demolish, install, or change the occupancy. The building official may inspect the buildings, structures, electrical, gas, mechanical and plumbing systems, from time to time, before, during and upon completion of the work for which a permit was issued. The building official shall make a record of every such examination and inspection and of all observed violations of the technical codes. Additional regulations in the Florida Building Code, Existing Building Volume, may apply.

110.3 Required inspections. The building official upon notification from the permit holder or his or her agent shall make the following inspections, or any other such inspection as deemed necessary and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections

occur and what elements are inspected at each inspection. A complete survey, or special purpose survey may be required before an inspection is approved.

Building

1. Foundation inspection. To be made after trenches are excavated, any required reinforcing steel is in place, forms erected and shall at a minimum include the following building components:

- Stem-wall
- Monolithic slab-on-grade
- Piling/pile caps
- Footers/grade beams

1.1. Slab Inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

A foundation/Form board survey prepared and certified by a registered surveyor may be required, prior to approval of the slab inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions and shall be available at the job site for review by the building inspector. In lieu of providing a survey, the contractor may elect to uncover all property line markers and string-up all property lines in preparation for inspection.

1.2. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification, as required in Section 1612.5 of this code, shall be submitted to the building official.

2. Shell Inspections

2.1. Lintel/tie beams/columns/masonry units. To be made after masonry units, forms, reinforcing steel, shoring, conduit, piping accessories, and other ancillary equipment items are in place, but before any concrete is placed.

2.2. Sheathing inspection. To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:

- Roof sheathing
- Wall sheathing
- Continuous air barrier
- Floor sheathing

- Sheathing fasteners
- Roof/wall dry-in.
- Gypsum board, as required
- Sheathing/cladding inspection

NOTE: Sheathing fasteners installed and found to be missing the structural member (shiners) shall be corrected prior to installation of the dry-in material.

2.3. Roofing inspection. Shall at a minimum be made in at least two inspections and include the following building components:

- Dry-in
- Insulation
- Roof coverings (including In Progress as necessary)
- Insulation on roof deck (according to submitted energy calculation)
- Flashing

2.3.1 Re-Roof sheathing inspection. An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the Existing Building Code may be accepted at the discretion of the building official.

2.4. Framing inspection. To be made after the roof deck or sheathing, all framing, fire blocking and bracing is in place, all concealed wiring, all pipes, chimneys, ducts and vents are complete and are approved and shall at a minimum include the following building components:

- Window/door framing and installation
- Window U-factor/SHGC as indicated on approved calculations
- Vertical cells/columns complete, if applicable
- Lintel/tie beams complete, if applicable
- Framing/trusses/bracing/connectors (including truss layout and engineered drawings)
- Draft stopping/fire blocking
- Fire resistant assemblies, joints, and penetrations, as required
- Curtain wall/ bearing wall framing
- Accessibility.
- Verify rough opening dimensions are within tolerances.
- Window/door buck attachment

2.5. Insulation Inspection: To be made after the framing inspection is approved and the insulation is in place, according to approved energy calculation submittal. Includes wall and ceiling insulation, thermal and ignition barriers.

2.6. Lath and gypsum board inspection. Lath and gypsum board inspections shall be

made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

Exception: Gypsum board that is not part of a fire-resistance-rated assembly or a shear assembly in a single-family dwelling, unless otherwise determined by the building official.

- 3. Final inspection.** To be made after the building is completed, all sub-trade inspections have passed, and the structure is ready for occupancy.

3.1. In flood hazard areas, as part of the final inspection, a final certification of the lowest floor elevation or the elevation to which a building is dry floodproofed, as applicable, shall be submitted to the authority having jurisdiction.

Swimming Pools

1. First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete shell.
2. Steel reinforcement inspection
3. Underground electric inspection.
4. Underground piping inspection including a pressure test.
5. Underground electric inspection under deck area (including the equipotential bonding)
6. Underground piping inspection under deck area.
7. Deck inspection: to be made prior to installation of the deck material (with forms, deck drains, and any reinforcement in place
8. Safety Inspection: Made prior to filling the pool with the bonding connections made, the proper drain covers installed and the final barriers installed.
9. Final pool piping.
10. Final Electrical inspection.
11. Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.

In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17 of this code

Demolition Inspections

1. First inspection (pre-demolition) to be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations.
2. Final inspection (post-demolition) to be made after all demolition work is completed.

Manufactured Building Inspections

1. The building department shall inspect construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility crossovers; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the Florida Building Code. (See also Section 107.3.5 Manufactured/Modular Buildings of this code.) Additional inspections may be required for public educational facilities (see Section 453.27.20 of this code).

Impact Resistant Coverings

Where impact resistant coverings or impact resistant systems are installed, the building official shall perform inspections, at the request of the applicant, on all impact resistant coverings or impact resistant systems to determine the following:

The system indicated on the plans was installed.

The system is installed in accordance with the manufacturer's installation instructions and the product approval.

Electrical

1. Underground inspection. To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, fireblocking and bracing is in place and prior to the installation of wall or ceiling membranes.
3. Power release inspection. To be made after the building electrical system is substantially complete, or completed in phases, with all circuitry installed and electrical fixtures and devices in place, or properly tagged and safed-off.
4. Final inspection. To be made after the building electrical system is complete, all required electrical fixtures are in place and properly connected, tested, and the structure is ready for occupancy.

5. Existing Swimming Pools. To be made after all repairs or alterations are complete, all required electrical equipment, GFCI protection, and equipotential bonding are in place on said alterations or repairs.

Plumbing

1. Underground inspection. To be made after trenches or ditches are excavated, piping installed, and before backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, fireblocking and bracing is in place and all soil, waste, vent, water, and other piping is complete, and prior to this installation of wall or ceiling membranes.
3. Final inspection. To be made after the building plumbing system is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

NOTE: See Section 312 of the Florida Building Code, Plumbing for required tests.

Mechanical

1. Underground inspection. To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, fire blocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
3. Final inspection. To be made after the building mechanical system is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

Gas

1. Underground piping and tanks. To be made after trenches or ditches are excavated, underground gas piping is installed, and before backfill is put in place.
2. Rough piping inspection. To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.
3. Final piping inspection. To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
4. Final inspection. To be made on all new gas work authorized by the permit and such portions

of existing systems as may be affected by new work or any changes, to ensure compliance with all the requirements of this code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

Site Debris

1. The contractor and/or owner of any active or inactive construction project shall be responsible for the cleanup and removal of all construction debris or any other miscellaneous discarded articles during the course of the construction project and prior to receiving final inspection approval. Construction job sites must be kept clean and in a safe condition at all times. (See also Section 110.9 of this code)
2. All debris shall be kept in such a manner as to prevent it from being spread by any means.

110.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job. (See also Section 110.3 of this code)

110.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building services equipment, conduit, piping accessories and other ancillary items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

110.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification shall be submitted to the building official.

110.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

110.3.5 Lath, gypsum board and gypsum panel product inspection. Lath, gypsum board and gypsum panel products inspections shall be made after lathing, gypsum board and gypsum panel products, interior and exterior, are in place, but before any plastering is applied or gypsum board and gypsum panel product joints and fasteners are taped and finished.

110.3.6 Fire- and smoke-resistant penetrations. Protection of joints and penetrations in fire-resistance rated assemblies, smoke barriers and smoke partition shall not be concealed from view until inspected and approved by the building official.

110.3.7 Energy efficiency inspections. Inspections shall be made to determine compliance with FBC, Energy Conservation and confirm with the approved energy code submittal (by appropriate trade) and corresponding mandatory requirements and shall include, but not be limited to, inspections for: corresponding envelope insulation R- and Li-values, fenestration U- value and Solar Heat Gain Coefficient, duct system R-value, and HVAC, lighting, electrical and water-heating equipment efficiency.

110.3.8 Other inspections. In addition to the inspections specified in Sections 110.3 through 110.3.7 of this code, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

110.3.9 Special inspections. Reserved.

110.3.10 Final inspection. The final inspection shall be made after all work required by the building permit is completed.

110.3.10.1 Flood hazard documentation For properties located in a flood hazard area, all required documentation shall be submitted to the building official at the time of the final inspection.

110.3.10.2 Commercial Energy Code documentation. As required by Section C408.2.4.1 of the Energy Conservation Volume, confirmation that the preliminary commissioning report has been received by building owner shall be provided at the time of final mechanical inspection.

110.3.10.3 Residential Energy Code documentation. If required by energy code path submittal (R405), confirmation that the envelope and duct test requirements shall be received by building official.

110.3.11 Termites. Building components and building surroundings required to be protected from termite damage in accordance with Section 1503.7, Section 2304.13 or Section 2304.11.6 of this code, specifically required to be inspected for termites in accordance with Section 2114 of this code or required to have chemical soil treatment in accordance with Section 1816 of this code shall not be covered or concealed until the release from the building official has been received. (See also 105.10 and 105.11 of this code.)

110.3.12 Impact resistant coverings or systems. Where impact resistant coverings or systems are installed to meet requirements of this code, the building official shall schedule adequate inspections of impact resistant coverings or systems to determine the following:

1. The system indicated on the plans was installed.

2. The system is installed in accordance with the manufacturer's installation instructions and the product approval.

110.3.13 Reinforcing steel and structural frames. Reinforcing steel or structural frame work of any part of any building or structure shall not be covered or concealed without first obtaining a release from the building official. Certification that field welding and structural bolted connections meet design requirements shall be submitted to the building official, upon request.

110.4 Inspection agencies. The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

110.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

110.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

110.7 Shoring. For threshold buildings, shoring and associated formwork or falsework shall be designed and inspected by a Florida licensed professional engineer, prior to any required mandatory inspections by the threshold building inspector.

110.7.1 Other shoring. The building official may require engineered shoring drawings and procedures for reshoring for temporary support of vertical and horizontal loads and stabilization of foundation soils when applicable. Inspections are required to ensure the shoring is installed in accordance with the approved engineered shoring drawings. The building official may require the inspections to be made by qualified third parties when deemed necessary. (See also Section 110.1.2 Inspection Services of this code.)

110.8 Threshold building.

110.8.1. During new construction or during repair or restoration projects in which the structural systems or structural loading of a building is being modified, ~~T~~the enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building. The purpose of the structural

inspection plans is to provide specific inspection procedures and schedules so that the building can be adequately inspected for compliance with the permitted documents. The special inspector may not serve as a surrogate in carrying out the responsibilities of the building official, the architect, or the engineer of record. The contractor's contractual or statutory obligations are not relieved by any action of the special inspector.

110.8.2 The special inspector shall determine that a professional engineer who specializes in shoring design has inspected the shoring and reshoring for conformance with the shoring and reshoring plans submitted to the enforcing agency. A fee simple title owner of a building, which does not meet the minimum size, height, occupancy, occupancy classification, or number-of-stories criteria which would result in classification as a threshold building under Section 553.71 (7), Florida Statutes, may designate such building as a threshold building, subject to more than the minimum number of inspections required by the Florida Building Code.

110.8.3 The fee owner of a threshold building shall select and pay all costs of employing a special inspector, but the special inspector shall be responsible to the enforcement agency. The inspector shall be a person certified, licensed or registered under Chapter 471, Florida Statutes, as an engineer or under Chapter 481, Florida Statutes, as an architect.

110.8.4 Each enforcement agency shall require that, on every threshold building:

110.8.4.1 The special inspector, upon completion of the building and prior to the issuance of a certificate of occupancy, shall file a signed and sealed statement with the enforcement agency in substantially the following form: "To the best of my knowledge and belief, the above described construction of all structural load-bearing components complies with the permitted documents, and the shoring and reshoring conforms to the shoring and reshoring plans submitted to the enforcement agency."

110.8.4.2 Any proposal to install an alternate structural product or system to which building codes apply be submitted to the enforcement agency for review for compliance with the codes and made part of the enforcement agency's recorded set of permit documents.

110.8.4.3 All shoring and reshoring procedures, plans and details be submitted to the enforcement agency for recordkeeping. Each shoring and reshoring installation shall be supervised, inspected and certified to be in compliance with the shoring documents by the contractor.

110.8.4.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this Section and Chapter 633, Florida Statutes.

110.8.5 No enforcing agency may issue a building permit for construction of any threshold building except to a licensed general contractor, as defined in Section 489.105(3)(a), Florida Statutes, or to a licensed building contractor, as defined in Section 489.105(3)(b), Florida Statutes, within the scope of her or his license. The named contractor to whom the building permit is issued shall have the responsibility for supervision, direction, management and control of the construction activities on the project for which the building permit was issued.

110.8.6 The building department may allow a special inspector to conduct the minimum structural inspection of threshold buildings required by this code, Section 553.73, Florida Statutes, without duplicative inspection by the building department. The building official is responsible for ensuring that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, Florida Statutes, or certified as a special inspector under Chapter 471 or 481, Florida Statutes. Inspections of threshold buildings required by Section 553.79(5), Florida Statutes, are in addition to the minimum inspections required by Section 110.3 of this code.

110.9 Impact of construction. All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.

110.10 Mandatory structural inspections for condominium and cooperative buildings.

110.10.1 General. The Legislature finds that maintaining the structural integrity of a building throughout its service life is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare. As such, the Legislature finds that the imposition of a statewide structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.

110.10.2 As used in this section, the terms:

(a) "Milestone inspection" means a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural systems as those terms are defined in s. 627.706, Florida Statutes, by a licensed architect or

engineer authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the *Florida Building Code* or the fire safety code.

(b)“Substantial structural deterioration” means substantial structural distress that negatively affects a building’s general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

110.10.3 A condominium association under Chapter 718, *Florida Statutes*, and a cooperative association under Chapter 719, *Florida Statutes*, must have a milestone inspection performed for each building that is three stories or more in height by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If the building is located within 3 miles of a coastline as defined in s. 376.031, *Florida Statutes*, the condominium association or cooperative association must have a milestone inspection performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. The condominium association or cooperative association must arrange for the milestone inspection to be performed and is responsible for ensuring compliance with the requirements of this section. The condominium association or cooperative association is responsible for all costs associated with the inspection. This subsection does not apply to a single- family, two-family, or three-family dwelling with three or fewer habitable stories above ground.

110.10.4 If a milestone inspection is required under this section and the building’s certificate of occupancy was issued on or before July 1, 1992, the building’s initial milestone inspection must be performed before December 31, 2024. If the date of issuance for the certificate of occupancy is not available, the date of issuance of the building’s certificate of occupancy shall be the date of occupancy evidenced in any record of the local building official.

110.10.5 Upon determining that a building must have a milestone inspection, the local enforcement agency must provide written notice of such required inspection to the condominium association or cooperative association by certified mail, return receipt requested.

110.10.6 Within 180 days after receiving the written notice under Section 110.10.5, the condominium association or cooperative association must complete phase one of the milestone inspection. For purposes of this section, completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency.

110.10.7 A milestone inspection consists of two phases:

110.10.7.1 For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and nonhabitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in Section 110.10.7.2, is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.10.8.

110.10.7.2 A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to Section 110.10.8.

110.10.8 Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:

- (a)** Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
- (b)** Indicate the manner and type of inspection forming the basis for the inspection report.
- (c)** Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
- (d)** State whether unsafe or dangerous conditions, as those terms are defined in the *Florida Building Code*, were observed.
- (e)** Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- (f)** Identify and describe any items requiring further inspection.

110.10.9 The association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery and by electronic transmission to unit owners who previously consented to received notice by electronic transmission; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and must publish the full report and

inspector-prepared summary on the association's website, if the association is required to have a website.

110.10.10 A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section.

110.10.11 A board of county commissioners may adopt an ordinance requiring that a condominium or cooperative association schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an association fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

SECTION 111 CERTIFICATE OF OCCUPANCY

111.1 Use and occupancy. A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other federal, state and local laws, ordinances, codes and regulations. Said certificate shall not be issued until all required electrical, gas, mechanical, plumbing and fire protection systems have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by the building official.

Exception: Certificates of occupancy are not required for work exempt from permits under Section 105.2 of this code.

111.2 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety or other agency whose approval is inherent in the building permitting process, the building official shall issue a certificate of occupancy that contains the following:

1. The building permit number;
2. The address of the structure;
3. The name and address of the owner or the owner's authorized agent;
4. A description of that portion of the structure for which the certificate is issued;

5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified;
6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the Building Division authority having jurisdiction;
7. The name of the building official;
8. The edition of the code under which the permit was issued;
9. The use and occupancy, in accordance with the provisions of Chapter 3 of this code;
10. The type of construction as defined in Chapter 6 of this code;
11. The design occupant load;
12. If an automatic sprinkler system is provided, whether the sprinkler system is required; and
13. Any special stipulations and conditions of the building permit.

111.3 Temporary occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid. A temporary/partial Certificate of Occupancy or Certificate of Completion may be issued for a portion or portions of a building that may safely be occupied prior to final completion of the building. The building official may require, once all life safety issues have been complied with, an applicant to provide adequate cash surety for unfinished work or revision of plans until a permanent Certificate of Occupancy or Certificate of Completion is granted. The purpose of the cash surety is to insure completion of work under the permit. Such cash surety shall be equal to one hundred ten percent (110%) of the estimated value of the remaining work, including labor and material, as determined by the design professional. The design professional shall submit a signed and sealed document attesting to the amount required to cover the cash surety. If work has not been completed and all finals requested within 90 days of issuance of the initial Temporary/Partial Certificate of Occupancy or Certificate of Completion, the building official retains the right to have the applicant surrender the cash surety. The building official then may use the surety to finish the remaining work. The surety shall be in the form of cash money, certified check, or cashier's check. The surety shall be returned upon approval of all final inspections and upon written request that has been approved by the building official. This provision is only for the Florida Building Code, all other Agency approvals necessary for construction must be secured

prior to this provision being applied.

111.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code or of any other federal, state, or local law, or any applicable ordinance, code, or regulation.

111.5 Certificate of Completion. Upon satisfactory completion of a building, structure, electrical, gas, mechanical or plumbing system, a Certificate of Completion may be issued. A Certificate of Completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a Certificate of Occupancy.

111.6 Fixturing and Stocking. The building official is authorized to issue approval for fixturing, stocking, training, or decorating, when appropriate, to allow the builder to prepare the structure for permanent occupancy. The building may not be open to the general public or be used for the transaction of any commerce. Such approval must be conditioned upon the approval of the Fire Marshal, when applicable.

111.7 Digital Submittal Requirements for New Construction.

111.7.1 Building Footprints. The building official is authorized to require the submittal of digital shape (CAD) files, in a specific format, depicting a gee-referenced footprint with elevation for all new structures as a condition of the issuance of a Certificate of Occupancy.

111.7.2 Subdivision Topography. The building official is authorized to require the submittal of electronic topographical data and re-delineated 100-year floodplain boundaries for all new subdivisions or lots of record for the purposes of updating and maintaining the community's flood maps.

SECTION 112 SERVICE UTILITIES

112.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until released by the building official and a Certificate of Occupancy or Certificate of Completion is issued. The servicing utility company shall not connect the power supply until notified by the building official.

112.2 Temporary connection. The building official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or

power for the purpose of testing building service systems or for use under a temporary or partial Certificate of Occupancy.

112.3 Authority to disconnect service utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 of this code in case of emergency where necessary to eliminate an immediate hazard to life or property, unsafe condition, or when such utility connection has been made without the approval required by Section 112.1 or 112.2 of this code. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 113

CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, or to consider variances of this code, there shall be a construction board of adjustment and appeals. The construction board of adjustment and appeals shall be appointed by the town commission and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The construction board of adjustment and appeals shall have no authority to waive requirements of this code.

113.3 Qualifications. The construction board of adjustment and~~of~~ appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

113.4 Membership. The Construction Board of Adjustmentⁿ and Appeals shall consist of five members. Such board, whenever possible, shall be composed of an architect, a general contractor or engineer, an electrical contractor, a plumbing contractor and a member at large from the building industry. In the event this town commission has not appointed ~~member~~ members to construction board of adjustments and appeals, this town's board of adjustment shall hear all appeals that would normally be heard by the construction board of adjustments and appeals.

113.5 Powers. (reserved)

113.6 Appeals.~~Notice of appeal.~~ Notice of appeal shall be in writing and filed within 30 calendar days after the building official renders the decision. Appeals shall be in a form acceptable

to the building official.~~(reserved)~~

113.7 Variances. ~~(reserved)~~ The construction board of adjustments and appeals, upon written request and after a hearing, may vary the application of any provision of this code to any particular case when, in its opinion, the enforcement thereof would do manifest injustice and would be contrary to the spirit and purpose of this or the technical codes or public interest, and also finds all of the following:

1. That special conditions and circumstances exist which are peculiar to the building, structure or service system involved and which are not applicable to others.
2. That the special conditions and circumstances do not result from the action or inaction of the applicant.
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this code to other buildings, structures or service system.
4. That the variance granted is the minimum variance that will make possible the reasonable use of the building, structure or service system.
5. That the grant of the variance will be in harmony with the general intent and purpose of this code and will not be detrimental to the public health, safety and general welfare.

Variance requests shall be in a form acceptable to the building official.

113.7.1 Conditions of the variance. In granting the variance, the construction board of adjustment and appeals may prescribe a reasonable time limit within which the action for which the variance is required shall be commenced or completed or both. In addition, the board may prescribe appropriate conditions and safeguards in conformity with this code. Violation of the conditions of a variance shall be deemed a violation of this code.

113.8 Procedures of the board. (reserved)

SECTION 114 VIOLATIONS

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure, system, site, or equipment regulated by this code, or any other laws, ordinances, rules, or regulations; or cause same to be done, in conflict with or in violation of any of the provisions of this code or any applicable law, ordinance, rule or regulation. Such violation shall be a misdemeanor. Each day or portion thereof shall be considered a separate offense.

114.2 Notice of violation. The building official is authorized to serve a notice of violation or stop work order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the

abatement of the violation. (See also Section 115 of this code.)

114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.3.1 Nothing in this section shall prevent the town from imposing fines, liens, or seek injunctive relief, or exercising other enforcement powers as permitted by law.

114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

114.4.1 Code enforcement and penalties of Chapter 162 Florida Statutes Part I shall be authorized if building work begins without payment of all required fees, and for the purposes of enforcing this code, code officials licensed under Florida Statute 468 Part XII are deemed "Code Inspectors," as defined in Florida Statute 162.04.

SECTION 115 STOP WORK ORDER

115.1 Authority. Whenever the building official finds any work regulated by this code or the Town of Ocean Ridge Land Development Regulations being performed in a manner either contrary to the provisions of this code, Town of Ocean Ridge Land Development Regulations, or dangerous or unsafe, the building official is authorized to issue a stop work order.

115.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume. Where an emergency exists, as determined by the building official, the building official shall not be required to give a written notice prior to stopping the work.

115.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT

116.1 Unsafe buildings, structures, equipment, or service systems. ~~or systems.~~ Structures

or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

116.1.1 When the building official determines a building, structure, electrical, gas, mechanical or plumbing system or portion thereof is unsafe, as set forth in this code the building official shall provide the record owner(s) of the real property upon which the unsafe building, structure, system is located, a written notice stating the defects thereof, by certified mail, return receipt requested. This notice shall require the owner within thirty (30) days either to complete specified repairs or improvements, or to demolish and remove the building, structure, electrical, gas, mechanical or plumbing system or portion thereof.

116.1.1.1 In addition to the written notice being sent by certified mail, return receipt requested to the record owner(s) of the real property upon which the unsafe building, structure, equipment or system is located, the building official shall post a copy of the notice in a conspicuous place in the town hall, upon the building, structure, equipment or system, and a copy shall be recorded in the public records of Palm Beach County.

116.1.2 If necessary, the notice shall also require the building, structure, electrical, gas, mechanical, plumbing equipment or service systems or portion thereof to be vacated and/or disconnected, and not reoccupied and/or reconnected until the specified repairs and improvements are completed, inspected and approved by the building official. The building official shall post at each entrance to the building a placard stating: THIS BUILDING IS UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE BUILDING OFFICIAL. This placard shall remain posted until the required repairs are made or demolition is completed. It shall be unlawful for any person, firm or corporation or its officers, agents, or other servants, to remove the posting without written permission of the building official, or for any person to enter the building, structure, equipment or use the building or system(s) except for the purpose of making the required repairs or of demolishing same.

116.1.3 If such owner, agent, or person in control shall fail, neglect, or refuse to comply with notice to repair, rehabilitate, or to demolish, and remove said building, structure, electrical, gas, mechanical or plumbing system or portion thereof, within thirty (30) days of notification by the building official and pursuant to the procedures stated in this section, the town is authorized and empowered, and the building official shall take action to achieve enforcement of the code and/or abatement of the unsafe condition by substantial repair, demolition, or removal of the structure, electrical, gas, mechanical or plumbing system or portion thereof, or in a manner as dictated by the degree of threat posed by the unsafe

condition. The cost of substantially repairing, demolition, removing, and/or otherwise abating the unsafe condition incurred by the town, including the actual work of substantially repairing, demolishing, removing, and/or otherwise abating the unsafe condition, title work costs and expenses, all administrative and legal expenses, publication costs, and other identifiable costs incurred by the town, shall be assessed against the property. All assessments shall be paid in full to the town no less than the close of town business on the twentieth (20) business day after the property owner has received notice of the assessment. Thereafter, the unpaid amount of the assessment will accrue interest at the rate of 12% per annum or at the maximum rate allowed by law, whichever is less.

116.1.4 The thirty (30) day time period contained in Section 116.1.1 of this code may be enlarged by the building official, in a decision which is rendered in writing, upon receipt of the owner's written request for an enlargement of time. In the written request, the owner must show cause as to why the enlargement of time should be granted. In the event that the building official denies the owner's request for an enlargement of time, said decision shall be rendered in writing, and delivered to the owner by certified mail, return receipt requested.

116.1.5 Determinations. Decisions of the building official required by this section shall be in writing. The date of the determination shall be the date it is reduced to writing and signed by the building official.

116.1.6 Relief from the Notice of Demolition. ⁿ An affected owner or duly authorized agent has the right to appeal the notice of demolition to the Construction Board of Adjustment and Appeals. An application of appeal shall be filed in writing and hearing costs paid by the affected owner or duly authorized agent, within thirty (30) days of the date of delivery of the notice, as required in this section. If notice is not successfully delivered to the record owner, the application of appeal should be filed in writing and hearing costs paid by the affected owner within thirty (30) days following the second consecutive week of publication of notice in a newspaper of local circulation. No action shall be taken by the town in connection with a building, structure, electrical, gas, mechanical or plumbing system or portion thereof which is the subject of any appeals procedure relating to demolition, except in cases of emergencies as described in Section 116.2.2 of this code. Every decision of the Construction Board of Adjustment and Appeals shall be final; subject however to such remedy as any aggrieved party might have at law. Such judicial relief shall be sought by the affected party or authorized agent by filing the appropriate petition in the court of jurisdiction within thirty (30) days of the execution of the board order to be appealed.

116.1.7 An affected owner or duly authorized agent has the right to appeal a decision of the building official to deny an extension of time, to the Construction Board of Adjustment and Appeals. An application of appeal should be filed in writing and hearing costs paid by the affected owner or duly authorized agent, within ten (10) days of the date that decision is reduced to writing. The fee to cover hearing costs shall be established

by ordinance or resolution.

116.1.8 Notice of Assessment. Upon completion of the actions undertaken by the town, the building official shall notify in writing the owner that a special assessment has been imposed on the property. The notice shall be delivered by certified mail, return receipt requested. The notice of assessment shall set forth the following:

- (a) A description of the unsafe structure, a description of the actions taken by the town to substantially repair or demolish the building, structure, electrical, gas, mechanical or plumbing system or portion thereof, and the fact that the property has been assessed for the costs incurred by the town to substantially repair or demolish the building, structure, electrical, gas, mechanical or plumbing system or portion thereof.
- (b) The aggregate amount of such costs, and an itemized list of such costs.
- (c) The intent of the town to record the assessment as a lien against the property, if not paid within twenty (20) business days.
- (d) The intent of the town to charge interest at the rate of 12% per annum or at the maximum rate allowed by law, whichever is less, if the assessment is not paid within twenty (20) business days.
- (e) The intent of the town to declare the assessment delinquent and to place the assessment on the tax roll as a non-ad valorem assessment if not paid by the following September 1.
- (f) The potential for the property to be subject to the sale of a tax certificate, bearing interest by law at a rate as high as 18% per annum, if the non-ad valorem assessment is not paid as part of the tax bill on the property.
- (g) The potential for the property to be sold and conveyed by tax deed if the tax certificate is not redeemed by payment of the non-ad valorem assessment in full, plus interest, as required by Florida law.

116.2 Alternative Enforcement proceedings; hearings.

116.2.1 Alternative violation proceedings and hearings for unsafe structures and equipment that do not pose an immediate threat to the public welfare may be conducted before the Special Magistrate in accordance with the provisions set forth in Florida Statute 162. The building official shall act in the role of code inspector as authorized in Section 114 of this code, to initiate enforcement proceedings, and notice shall be in accordance with the provisions of the Statute. The owner of property that is subject to an enforcement proceeding before the Special Magistrate is required to make disclosures as outlined in Florida Statute 162 before a transfer of property, and failure to make the required

disclosures creates a presumption of fraud.

116.2.2 The decision of the building official shall be final in cases of emergency, which, in the opinion of the building official, involve imminent danger to human life or health, or the property of others. The building official shall promptly cause such building, structure, electrical, gas, mechanical or plumbing system or portion thereof to be made safe, secured, or cause its removal. For this purpose, the building official may at once enter such structure or land on which it stands, or abutting land or structures, with such assistance and at such cost as the building official may deem necessary. The building official may order the vacating of adjacent structures and may require the protection of the public by appropriate fence or such other means as may be necessary, and for this purpose may close a public or private way. Taking such action does not create a continuing obligation on the part of the building official to continue with maintaining such building, structure, or system; or create liability for any damage to the property.

116.3 Administrative fines; costs to repair; liens. All costs incurred as a result of actions taken pursuant to Section 116.2 of this code are charged to the responsible party.

116.3.1 All costs associated with taking a case before the Special ~~Master~~ Magistrate shall be recovered where the jurisdiction prevails, whenever one of the orders of the Special Magistrate has not been complied with by the time set for compliance, for each day thereafter during which each violation continues past the date set for compliance, the Special Magistrate may impose a fine. A certified copy of an order imposing a fine, or a fine plus repair, and the costs of prosecuting the case, may be recorded in the public records and shall thereafter constitute a lien against the land where the violation exists and upon any other real or personal property owned by the violator.

116.3.2 Costs associated with the abatement of the violation shall be charged to the owner of the premises involved. If charges are not paid within a ten (10) day period following the billing notification sent by certified mail, the owner of the premises will be charged in the following manner:

1. The building official shall assess the entire cost of such vacation, demolition, or removal against the real property upon which such cost was incurred, which assessment shall include but not be limited to all administrative costs, postal expenses, newspaper publication, and shall constitute a lien upon such property.
2. The Clerk of the Circuit Court shall file such lien in the County's Official Record Book showing the nature of such lien, the amount thereof and an accurate legal description of the property, including the street address, which lien shall be effective from the date of filing and recite the names of all persons notified and interested persons. After three (3) months from the filing of any such lien which remains unpaid, the governing body may foreclose the lien in the same manner as mortgage liens are

foreclosed. Such lien shall bear interest from date of abatement of nuisance at the rate of ten (10) percent per annum and shall be enforceable if unsatisfied as other liens may be enforced by the governing agency.

116.4 Appeals.

116.4.1 An aggrieved party, including the local governing body, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

SECTION 117 VARIANCES IN FLOOD HAZARD AREAS

117.1 Flood hazard areas. Pursuant to Section 553.73(5), Florida Statutes, the variance procedures adopted in Chapter 66 Article II shall apply to requests submitted to the building official for variances to the provisions of Section 1612.4 of the Florida Building Code, Building or, as applicable, the provisions of R322 of the Florida Building Code, Residential. This section shall not apply to Section 3109 of the Florida Building Code, Building.

SECTION 118 (RESERVED)

SECTION 119 SEVERABILITY

If any section, subsection, sentence, clause or phrase of this code is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

ORDINANCE NO. ____

AN ORDINANCE OF THE TOWN OF OCEAN RIDGE, FLORIDA, AMENDING CHAPTER 66, “ENVIRONMENTAL REGULATIONS,” ARTICLE II, “FLOOD DAMAGE PREVENTION,” DIVISION 1, “ADMINISTRATION,” TO UPDATE THE DATE OF THE FLOOD INSURANCE STUDY AND FLOOD INSURANCE RATE MAPS; TO SPECIFY ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS; AND FOR OTHER PURPOSES; AND PROVIDING FOR APPLICABILITY, CODIFICATION, REPEAL OF CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in or Chapter 166 – Municipalities, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has revised and reissued the Flood Insurance Study for Palm Beach County, Florida and Incorporated Areas, with an effective date of ____; and

WHEREAS, the Town Commission for the Town of Ocean Ridge has determined that it is in the public interest to amend Chapter 66 of the Town’s code of ordinances to identify the effective date of the revised Flood Insurance Study and Flood Insurance Rate Maps; and

WHEREAS, the Town of Ocean Ridge participates in the National Flood Insurance Program and participates in the NFIP’s Community Rating System, a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum program requirements and achieved a CRS rating of Class ____ {insert CRS Class #}, making citizens who purchase NFIP flood insurance policies eligible for premium discounts; and

WHEREAS, in 2020, the NFIP Community Rating System established certain minimum prerequisites for communities to qualify for or maintain class ratings of Class 8 or better; and

WHEREAS, to satisfy the prerequisite and for the Town of Ocean Ridge to maintain the current CRS rating, all manufactured homes installed or replaced in special flood hazard areas must be elevated to or above at least the base flood elevation plus 1 foot, which necessitates modification of the existing requirements; and

WHEREAS, the Town Commission for the Town of Ocean Ridge determined that it is in the public interest to amend the floodplain management regulations to better protect manufactured homes and to continue participating in the Community Rating System at the current class rating; and

WHEREAS, Chapter 553, Florida Statutes, allows for local administrative and technical amendments to the *Florida Building Code* that provide for more stringent requirements than those specified in the Code and allows adoption of local administrative and local technical amendments to the Florida Building Code to implement the National Flood Insurance Program and incentives; and

WHEREAS, the Town Commission of the Town of Ocean Ridge previously adopted local amendments to the Florida Building Code and is reformatting those amendments as part of the floodplain management regulations; and,

WHEREAS the Town Commission of the Town of Ocean Ridge finds that the adoption of this Ordinance serves a valid public purpose.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE, FLORIDA, AS FOLLOWS:

SECTION 1 – Findings of Fact: The **WHEREAS** clauses set forth above are adopted and incorporated herein as true findings of fact of the Town Commission and as an exercise of the Town’s home-rule police power.

SECTION 2 – Amendments to Chapter 66: Chapter 66, entitled “Environmental Regulations,” Article II, entitled “Flood Damage Prevention,” Division 1, Entitled “Administration,” is hereby amended as follows (underline denotes added language; ~~strike-through~~ denotes deleted language):

Chapter 66 – ENVIRONMENTAL REGULATIONS

Article II. - Flood Damage Prevention

Division 1. – Administration

Sec. 66-16. General.

- (a) *Title.* These regulations shall be known as the Floodplain Management Ordinance of the Town of Ocean Ridge, hereinafter referred to as "this article."
- (b) *Scope.* The provisions of this article shall apply to all development that is wholly within or partially within any flood hazard area, including but not limited to the subdivision of land; filling, grading, and other site improvements and utility installations; construction, alteration, remodeling, enlargement, improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the Florida Building Code; placement, installation, or replacement of manufactured homes and manufactured buildings; installation or replacement of tanks; placement of recreational vehicles; installation of swimming pools; and any other development.
- (c) *Intent.* The purposes of this article and the flood load and flood resistant construction requirements of the Florida Building Code are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:
 - (1) Minimize unnecessary disruption of commerce, access and public service during times of flooding;

- (2) Require the use of appropriate construction practices in order to prevent or minimize future flood damage;
 - (3) Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;
 - (4) Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
 - (5) Minimize damage to public and private facilities and utilities;
 - (6) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
 - (7) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and
 - (8) Meet the requirements of the National Flood Insurance Program for community participation as set forth in the Title 44 Code of Federal Regulations, Section 59.22.
- (d) *Coordination with the Florida Building Code.* This article is intended to be administered and enforced in conjunction with the Florida Building Code. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the Florida Building Code.
- (e) *Warning.* The degree of flood protection required by this article and the Florida Building Code, as amended by the town, is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. This article ~~ordinance~~ does not imply that land outside of mapped special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the flood insurance study and shown on flood insurance rate maps and the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60 may be revised by the Federal Emergency Management Agency, requiring this town to revise these regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with this article.
- (f) *Disclaimer of liability.* This article shall not create liability on the part of this town commission of Ocean Ridge or by any officer or employee thereof for any flood damage that results from reliance on this article or any administrative decision lawfully made thereunder.

Sec. 66-17. Applicability.

- (a) *General.* Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.
- (b) *Areas to which this article applies.* This article shall apply to all flood hazard areas within this town of Ocean Ridge, as established in section 66-17(c) below.
- (c) *Basis for establishing flood hazard areas.* The Flood Insurance Study for Palm Beach County, Florida and Incorporated Areas dated October 5, 2017 [INSERT DATE], and all

Commented [RQ1]: INSERT DATE after FEMA issues the LFD

subsequent amendments and revisions, and the accompanying flood insurance rate maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this article and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the town clerk's office at 6450 N. Ocean Blvd., Ocean Ridge, Florida 33435.

- (1) Submission of additional data to establish flood hazard areas. To establish flood hazard areas and base flood elevations, pursuant to section 66-20 of this article the floodplain administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the town indicates that ground elevations:
 - a. Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this article and, as applicable, the requirements of the Florida Building Code.
 - b. Are above the closest applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a letter of map change that removes the area from the special flood hazard area.
- (d) *Other laws.* The provisions of this article shall not be deemed to nullify any provisions of local, state or federal law except as otherwise specifically provided.
- (e) *Abrogation and greater restrictions.* This article ordinance supersedes any ordinances or regulations in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing ordinances or regulations including but not limited to land development regulations, zoning ordinances, stormwater management regulations, or the Florida Building Code. In the event of a conflict between this article and any other ordinances or regulations, the more restrictive shall govern. This article ordinance shall not impair any deed restriction, covenant or easement, but any land that is subject to such interests shall also be governed by this article.
- (f) *Interpretation.* In the interpretation and application of this article, all provisions shall be:
 - (1) Considered as minimum requirements;
 - (2) Liberally construed in favor of the governing body; and
 - (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

Sec. 66-18. Duties and powers of the floodplain administrator.

- (a) *Designation.* The town manager is designated as the floodplain administrator. The floodplain administrator may delegate performance of certain duties to other employees.
- (b) *General.* The floodplain administrator is authorized and directed to administer and enforce the provisions of this article. The floodplain administrator shall have the authority to render interpretations of this article consistent with the intent and purpose of this article and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this article without the granting of a variance pursuant to section 66-22 of this article

- (c) *Applications and permits.* The floodplain administrator, in coordination with other pertinent offices of the community, shall:
- (1) Review applications and plans to determine whether proposed new development will be located in flood hazard areas;
 - (2) Review applications for modification of any existing development in flood hazard areas for compliance with the requirements of this article;
 - (3) Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries; a person contesting the determination shall have the opportunity to appeal the interpretation;
 - (4) Provide available flood elevation and flood hazard information;
 - (5) Determine whether additional flood hazard data shall be obtained from other sources or shall be developed by an applicant;
 - (6) Review applications to determine whether proposed development will be reasonably safe from flooding;
 - (7) Issue floodplain development permits or approvals for development other than buildings and structures that are subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code, when compliance with this article is demonstrated, or disapprove the same in the event of noncompliance; and
 - (8) Coordinate with and provide comments to the building official to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of this article.
- (d) *Substantial improvement and substantial damage determinations.* For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the floodplain administrator, in coordination with the building official, shall:
- (1) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
 - (2) Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;
 - (3) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; the determination requires evaluation of previous permits issued for improvements and repairs as specified in the definition of "substantial improvement"; for proposed work to repair damage caused by flooding,

the determination requires evaluation of previous permits issued to repair flood-related damage as specified in the definition of "substantial damage"; and

- (4) Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the Florida Building Code and this article is required.
- (e) *Modifications of the strict application of the requirements of the Florida Building Code.* The floodplain administrator shall review requests submitted to the Building Official that seek approval to modify the strict application of the flood load and flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to section 66-22 of this article.
- (f) *Notices and orders.* The floodplain administrator shall coordinate with appropriate local agencies for the issuance of all necessary notices or orders to ensure compliance with this article.
- (g) *Inspections.* The floodplain administrator shall make the required inspections as specified in section 66-21 of this article for development that is not subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code. The floodplain administrator shall inspect flood hazard areas to determine if development is undertaken without issuance of a permit.
- (h) *Other duties of the floodplain administrator.* The floodplain administrator shall have other duties, including but not limited to:
 - (1) Establish, in coordination with the Building Official, procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to section 66-18(d) above;
 - (2) Require that applicants proposing alteration of a watercourse notify adjacent communities and the Florida Division of Emergency Management, State Floodplain Management Office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);
 - (3) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the flood insurance rate maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within 6 months of such data becoming available;
 - (4) Review required design certifications and documentation of elevations specified by this article and the Florida Building Code and this article to determine that such certifications and documentations are complete;
 - (5) Notify the Federal Emergency Management Agency when the corporate boundaries of this town of Ocean Ridge are modified; and
 - (6) Advise applicants for new buildings and structures, including substantial improvements, that are located in any unit of the Coastal Barrier Resources System established by the Coastal Barrier Resources Act (Pub. L. 97-348) and the Coastal Barrier Improvement Act of 1990 (Pub. L. 101-591) that federal flood insurance is not

available on such construction; areas subject to this limitation are identified on flood insurance rate maps as "Coastal Barrier Resource System Areas" and "Otherwise Protected Areas."

- (i) *Floodplain management records.* Regardless of any limitation on the period required for retention of public records, the floodplain administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this article and the flood resistant construction requirements of the Florida Building Code, including flood insurance rate maps; letters of map change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the Florida Building Code and this article; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this article and the flood resistant construction requirements of the Florida Building Code. These records shall be available for public inspection at the town clerk's office at 6450 N. Ocean Blvd. Ocean Ridge, Florida 33435.

Sec. 66-19. Permits.

- (a) *Permits required.* Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this article, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this article and all other applicable codes and regulations has been satisfied.
- (b) *Floodplain development permits or approvals.* Floodplain development permits or approvals shall be issued pursuant to this article for any development activities not subject to the requirements of the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code. Depending on the nature and extent of proposed development that includes a building or structure, the floodplain administrator may determine that a floodplain development permit or approval is required in addition to a building permit.
 - (1) Buildings, structures and facilities exempt from the Florida Building Code. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Sections 59 and 60), floodplain development permits or approvals shall be required for the following buildings, structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this article:
 - a. Railroads and ancillary facilities associated with the railroad.
 - b. Nonresidential farm buildings on farms, as provided in F.S. § 604.50.
 - c. Temporary buildings or sheds used exclusively for construction purposes.

- d. Mobile or modular structures used as temporary offices.
 - e. Those structures or facilities of electric utilities, as defined in section F.S. § 366.02, which are directly involved in the generation, transmission, or distribution of electricity.
 - f. Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.
 - g. Family mausoleums not exceeding 250 square feet in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
 - h. Temporary housing provided by the department of corrections to any prisoner in the state correctional system.
 - i. Structures identified in F.S. § 553.73(10)(k), are not exempt from the Florida Building Code if such structures are located in flood hazard areas established on flood insurance rate maps
- (c) *Application for a permit or approval.* To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the town. The information provided shall:
- (1) Identify and describe the development to be covered by the permit or approval.
 - (2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
 - (3) Indicate the use and occupancy for which the proposed development is intended.
 - (4) Be accompanied by a site plan or construction documents as specified in section 66-20 of this article.
 - (5) State the valuation of the proposed work.
 - (6) Be signed by the applicant or the applicant's authorized agent.
 - (7) Give such other data and information as required by the floodplain administrator.
- (d) *Validity of permit or approval.* The issuance of a floodplain development permit or approval pursuant to this article shall not be construed to be a permit for, or approval of, any violation of this article, the Florida Building Codes, or any other ordinances or regulations of the town. The issuance of permits based on submitted applications, construction documents, and information shall not prevent the floodplain administrator from requiring the correction of errors and omissions.
- (e) *Expiration.* A floodplain development permit or approval shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the work

commences. Extensions for periods of not more than 180 days each shall be requested in writing and justifiable cause shall be demonstrated.

- (f) *Suspension or revocation.* The floodplain administrator is authorized to suspend or revoke a floodplain development permit or approval if the permit was issued in error, on the basis of incorrect, inaccurate or incomplete information, or in violation of this article or any other ordinance, regulation or requirement of this town.
- (g) *Other permits required.* Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including but not limited to the following:
 - (1) The South Florida Water Management District; section 373.036, F.S.
 - (2) Florida Department of Health for onsite sewage treatment and disposal systems; section 381.0065, F.S. and Chapter 64E-6, F.A.C.
 - (3) Florida Department of Environmental Protection for construction, reconstruction, changes, or physical activities for shore protection or other activities seaward of the coastal construction control line; section 161.141, F.S.
 - (4) Florida Department of Environmental Protection for activities subject to the Joint Coastal Permit; F.S. § 161.055.
 - (5) Florida Department of Environmental Protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.
 - (6) Federal permits and approvals.

Sec. 66-20. Site plans and construction documents.

- (a) *Information for development in flood hazard areas.* The site plan or construction documents for any development subject to the requirements of this article shall be drawn to scale and shall include, as applicable to the proposed development:
 - (1) Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development.
 - (2) Where base flood elevations or floodway data are not included on the FIRM or in the flood insurance study, they shall be established in accordance with section 66-20(b)(2) or (3) below.
 - (3) Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than five acres and the base flood elevations are not included on the FIRM or in the flood insurance study, such elevations shall be established in accordance with section 66-20(b)(1) below.
 - (4) Location of the proposed activity and proposed structures, and locations of existing buildings and structures; in coastal high hazard areas, new buildings shall be located landward of the reach of mean high tide.
 - (5) Location, extent, amount, and proposed final grades of any filling, grading, or excavation.

- (6) Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.
- (7) Delineation of the coastal construction control line or notation that the site is seaward of the coastal construction control line, if applicable.
- (8) Extent of any proposed alteration of sand dunes or mangrove stands, provided such alteration is approved by the Florida Department of Environmental Protection.
- (9) Existing and proposed alignment of any proposed alteration of a watercourse.

The floodplain administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this article but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with this article.

(b) *Information in flood hazard areas without base flood elevations (approximate zone A).*

Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the floodplain administrator shall:

- (1) Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices.
- (2) Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source.
- (3) Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the floodplain administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:
 - a. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices; or
 - b. Specify that the base flood elevation is two feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two feet.
- (4) Where the base flood elevation data are to be used to support a letter of map change from FEMA, advise the applicant that the analyses shall be prepared by a Florida licensed engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

(c) *Additional analyses and certifications.* As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:

- (1) For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in section 66-20(d) below and shall submit the conditional letter of map revision, if issued by FEMA, with the site plan and construction documents.
- (2) For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the Flood Insurance Study or on the FIRM and floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one foot at any point within this town. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as zone AO or zone AH.
- (3) For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in section 66-20(d) below.
- (4) For activities that propose to alter sand dunes or mangrove stands in coastal high hazard areas (zone V), an engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage.
- (d) *Submission of additional data.* When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a letter of map change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a Florida licensed engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

Sec. 66-21. Inspections.

- (a) *General.* Development for which a floodplain development permit or approval is required shall be subject to inspection.
- (b) *Development other than buildings and structures.* The floodplain administrator shall inspect all development to determine compliance with the requirements of this article and the conditions of issued floodplain development permits or approvals.
- (c) *Buildings, structures and facilities exempt from the Florida Building Code.* The floodplain administrator shall inspect buildings, structures and facilities exempt from the Florida Building Code to determine compliance with the requirements of this article and the conditions of issued floodplain development permits or approvals.

- (d) *Buildings, structures and facilities exempt from the Florida Building Code, lowest floor inspection.* Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a building, structure or facility exempt from the Florida Building Code, or the owner's authorized agent, shall submit to the floodplain administrator:
 - (1) If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a Florida licensed professional surveyor; or
 - (2) If the elevation used to determine the required elevation of the lowest floor was determined in accordance with section 66-20(b)(3)b. of this article, the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.
- (e) *Buildings, structures and facilities exempt from the Florida Building Code, final inspection.* As part of the final inspection, the owner or owner's authorized agent shall submit to the floodplain administrator a final certification of elevation of the lowest floor or final documentation of the height of the lowest floor above the highest adjacent grade; such certifications and documentations shall be prepared as specified in section 66-21(d)
- (f) *Manufactured homes.* The floodplain administrator shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this article and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted to the floodplain administrator.

(Ord. No. 623, § 3, 7-10-2017; Ord. No. 624, § 2, 9-26-2017)

Sec. 66-22. Variances and appeals.

- (a) *General.* The board of adjustment shall hear and decide on requests for appeals and requests for variances from the strict application of this article. Pursuant to section F.S. § 553.73(5) the board of adjustment shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of the Florida Building Code. This section does not apply to Section 3109 of the Florida Building Code, Building.
- (b) *Appeals.* The board of adjustment shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the administration and enforcement of this article. Any person aggrieved by the decision of the board of adjustment may appeal such decision to the circuit court, as provided by Florida Statutes.
- (c) *Limitations on authority to grant variances.* The board of adjustment shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in section 66-22(g) below, the conditions of issuance set forth in section 66-22(h) below, and the comments and recommendations of the floodplain administrator and the Building Official. The board of adjustment has the right to attach such conditions as it deems necessary to further the purposes and objectives of this article.

- (d) *Restrictions in floodways.* A variance shall not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in section 66-20(c) above.
- (e) *Historic buildings.* A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter ~~44-12~~ Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.
- (f) *Functionally dependent uses.* A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use, as defined in this article, provided the variance meets the requirements of section 66-22(d) above, is the minimum necessary considering the flood hazard, and all due consideration has been given to use of methods and materials that minimize flood damage during occurrence of the base flood.
- (g) *Considerations for issuance of variances.* In reviewing requests for variances, the board of adjustment shall consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this article, and the following:
 - (1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
 - (2) The danger to life and property due to flooding or erosion damage;
 - (3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
 - (4) The importance of the services provided by the proposed development to the community;
 - (5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
 - (6) The compatibility of the proposed development with existing and anticipated development;
 - (7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
 - (8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;
 - (9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

- (10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.
- (h) *Conditions for issuance of variances.* Variances shall be issued only upon:
 - (1) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this article or the required elevation standards;
 - (2) Determination by the board of adjustment that:
 - a. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;
 - b. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and regulations; and
 - c. The variance is the minimum necessary, considering the flood hazard, to afford relief;
 - (3) Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the office of the clerk of the court in such a manner that it appears in the chain of title of the affected parcel of land; and
 - (4) If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the floodplain administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25.00 for \$100.00 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

Sec. 66-23. Violations.

- (a) *Violations.* Any development that is not within the scope of the Florida Building Code but that is regulated by this article that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this article, shall be deemed a violation of this article. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this article or the Florida Building Code is presumed to be a violation until such time as that documentation is provided.
- (b) *Authority.* For development that is not within the scope of the Florida Building Code but that is regulated by this article and that is determined to be a violation, the floodplain administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.

- (c) *Unlawful continuance.* Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as provided by law.

Division 2. - Definitions

Sec. 66-24. General.

- (a) *Scope.* Unless otherwise expressly stated, the following words and terms shall, for the purposes of this article, have the meanings shown in division 2.
- (b) *Terms defined in the Florida Building Code.* Where terms are not defined in division 2 and are defined in the Florida Building Code, such terms shall have the meanings ascribed to them in that code.
- (c) *Terms not defined.* Where terms are not defined in this article or the Florida Building Code, such terms shall have ordinarily accepted meanings such as the context implies.

(Ord. No. 623, § 3, 7-10-2017)

Sec. 66-25. Definitions.

Alteration of a watercourse means a dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

Appeal means request for a review of the floodplain administrator's interpretation of any provision of this article.

ASCE 24 means a standard titled Flood Resistant Design and Construction that is referenced by the Florida Building Code. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

Base flood means a flood having a one percent chance of being equaled or exceeded in any given year. [Also defined in FBC, B, Section 1612.2.] The base flood is commonly referred to as the "100-year flood" or the "1-percent-annual chance flood."

Base flood elevation mean the elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD1929), North American Vertical Datum (NAVD-88) or other datum specified on the flood insurance rate map (FIRM). [Also defined in FBC, B, Section 1612.2.]

Basement means the portion of a building having its floor subgrade (below ground level) on all sides. [Also defined in FBC, B, Section 1612.2.]

Coastal construction control line means the line established by the State of Florida pursuant to F.S. § 161.053, and recorded in the official records of the town, which defines that portion of the beach-dune system subject to severe fluctuations based on a 100-year storm surge, storm waves or other predictable weather conditions.

Coastal high hazard area means a special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high

velocity wave action from storms or seismic sources. Coastal high hazard areas are also referred to as "high hazard areas subject to high velocity wave action" or "V Zones" and are designated on flood insurance rate maps (FIRM) as Zone V1-V30, VE, or V.

Design flood means the flood associated with the greater of the following two areas: [Also defined in FBC, B, Section 1612.2.]

- (1) Area with a floodplain subject to a one percent or greater chance of flooding in any year; or
- (2) Area designated as a flood hazard area on the town's flood hazard map, or otherwise legally designated.

Design flood elevation means the elevation of the "design flood," including wave height, relative to the datum specified on the town's legally designated flood hazard map. In areas designated as zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to two feet. [Also defined in FBC, B, Section 1612.2.]

Development means any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities.

Encroachment means the placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

Existing building and existing structure means any buildings and structures for which the "start of construction" commenced before April 9, 1971. [Also defined in FBC, B, Section 1612.2.]

~~*Existing manufactured home park or subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before April 9, 1971.~~

~~*Expansion to an existing manufactured home park or subdivision* means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).~~

Federal Emergency Management Agency (FEMA) means the federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land from: [Also defined in FBC, B, Section 1612.2.]

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood damage-resistant materials means any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Also defined in FBC, B, Section 1612.2.]

Flood hazard area means the greater of the following two areas: [Also defined in FBC, B, Section 1612.2.]

- (1) The area within a floodplain subject to a one percent or greater chance of flooding in any year.
- (2) The area designated as a flood hazard area on this town's flood hazard map, or otherwise legally designated.

Flood insurance rate map (FIRM) means the official map of this town on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to this town. [Also defined in FBC, B, Section 1612.2.]

Flood insurance study (FIS) means the official report provided by the Federal Emergency Management Agency that contains the flood insurance rate map, the flood boundary and floodway map (if applicable), the water surface elevations of the base flood, and supporting technical data. [Also defined in FBC, B, Section 1612.2.]

Floodplain administrator means the office or position designated and charged with the administration and enforcement of this article (may be referred to as the floodplain manager).

Floodplain development permit or approval means an official document or certificate issued by the town, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this article.

Floodway means the channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. [Also defined in FBC, B, Section 1612.2.]

Floodway encroachment analysis means an engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

Florida Building Code means the family of codes adopted by the Florida Building Commission, including: Florida Building Code, Building; Florida Building Code, Residential; Florida Building Code, Existing Building; Florida Building Code, Mechanical; Florida Building Code, Plumbing; Florida Building Code, Fuel Gas.

Functionally dependent use means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

Historic structure means any structure that is determined eligible for the exception to the flood hazard area requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings.

Letter of map change (LOMC) means an official determination issued by FEMA that amends or revises an effective flood insurance rate map or flood insurance study. Letters of map change include:

(1) *Letter of map amendment (LOMA)* means an amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective flood insurance rate map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

(2) *Letter of map revision (LOMR)* means a revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

(3) *Letter of map revision based on fill (LOMR-F)* means a determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with this town's floodplain management regulations.

(4) *Conditional letter of map revision (CLOMR)* means a formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective flood insurance rate map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

Light-duty truck as defined in 40 C.F.R. 86.082-2, any motor vehicle rated at 8,500 pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

- (1) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or
- (2) Designed primarily for transportation of persons and has a capacity of more than twelve persons; or
- (3) Available with special features enabling off-street or off-highway operation and use.

Lowest floor means the lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24. [Also defined in FBC, B, Section 1612.2.]

Manufactured home means a structure, transportable in one or more sections, which is eight feet or more in width and greater than 400 square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer." (Also defined in 15C-1.0101, F.A.C.)

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value means ~~the price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this article, the term refers to the market~~ the value of buildings and structures, excluding the land and other improvements on the parcel. ~~Market value may be established by a qualified independent appraiser, is the~~ actual cash value ~~(in-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction) determined by a qualified independent appraiser, or tax assessment value adjusted to approximate market value by a factor provided by the county property appraiser.~~

New construction means for the purposes of administration of this article and the flood resistant construction requirements of the Florida Building Code, structures for which the "start of construction" commenced on or after April 9, 1971 and includes any subsequent improvements to such structures.

~~*New manufactured home park or subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after April 9, 1971.~~

Park trailer means a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. [Defined in F.S. § 320.01]

Recreational vehicle means a vehicle, including a park trailer, which is: [See F.S. § 320.01]

- (1) Built on a single chassis;
- (2) Four hundred square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light-duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Sand dunes means a naturally occurring accumulations of sand in ridges or mounds landward of the beach.

Special flood hazard area means an area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. [Also defined in FBC, B Section 1612.2.]

Start of construction means the date of issuance of permits for new construction and substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns. Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or

walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Also defined in FBC, B Section 1612.2.]

Substantial damage means damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. The term also includes flood-related damage sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the market value of the structure before the damage occurred. [Also defined in FBC, B Section 1612.2.]

Substantial improvement means any combination of repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure taking place during a five-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. The period of accumulation begins when the first improvement or repair of each building is permitted subsequent to July 10, 2017. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either: [Also defined in FBC, B, Section 1612.2.]

- (1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
- (2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

Variance means a grant of relief from the requirements of this article, or the flood resistant construction requirements of the Florida Building Code, which permits construction in a manner that would not otherwise be permitted by this article or the Florida Building Code.

Watercourse means a river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

DIVISION 3. - FLOOD RESISTANT DEVELOPMENT

Sec. 66-26. Buildings and structures.

- (a) Design and construction of buildings, structures and facilities exempt from the Florida Building Code. Pursuant to section 66-19(b)(1) of this article, buildings, structures, and facilities that are exempt from the Florida Building Code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood resistant construction requirements of ASCE 24. Structures exempt from the Florida Building Code that are not walled and roofed buildings shall comply with the requirements of section 66-31 of this article.

- (b) Buildings and structures seaward of the coastal construction control line. If extending, in whole or in part, seaward of the coastal construction control line and also located, in whole or in part, in a flood hazard area:
 - (1) Buildings and structures shall be designed and constructed to comply with the more restrictive applicable requirements of the Florida Building Code, Building Section 3109 and Section 1612 or Florida Building Code, Residential Section R322.
 - (2) Minor structures and non-habitable major structures as defined in F.S. 161.54, shall be designed and constructed to comply with the intent and applicable provisions of this article and ASCE 24.
 - (3) Shall be subject to the requirements provided in article II of chapter 67.

(c) Florida Building Code, technical amendments.

(1) Cumulative substantial improvement. In the Florida Building Code, Building, and Florida Building Code, Existing Building, definitions for the term "Substantial Improvement" shall be as defined in Section 66-25.

(2) Repetitive flood damage. In the Florida Building Code, Building, and Florida Building Code, Existing Building, definitions for the term "Substantial Damage" shall be as defined in Section 66-25.

(3) Enclosures below required elevations.

a. Enclosed areas below elevated dwellings in coastal high hazard areas (Zone V) and Coastal A Zones are not permitted, except where enclosed by insect screening or open lattice.

b. Enclosed areas below elevated dwellings in flood hazard areas other than coastal high hazard areas (Zone V) and Coastal A Zones shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. Where perimeter walls are permitted, the limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawl space) foundations. Access to enclosed areas shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the building (stairway or elevator).

c. Enclosed areas below elevated buildings other than dwellings shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code.

Sec. 66-27. Subdivisions.

- (a) *Minimum requirements.* Subdivision proposals, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:
 - (1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
 - (2) All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

- (3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.
- (b) *Subdivision plats.* Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:
 - (1) Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats;
 - (2) Where the subdivision has more than 50 lots or is larger than five acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with section 66-20(b)(1) of this article; and
 - (3) Compliance with the site improvement and utilities requirements of section 66-28 of this article.

Sec. 66-28. Site improvements, utilities and limitations.

- (a) *Minimum requirements.* All proposed new development shall be reviewed to determine that:
 - (1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
 - (2) All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and
 - (3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.
- (b) *Sanitary sewage facilities.* All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for onsite sewage treatment and disposal systems in Chapter 64E-6, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and impairment of the facilities and systems.
- (c) *Water supply facilities.* All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in Chapter 62-532.500, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the systems.
- (d) *Limitations on sites in regulatory floodways.* No development, including but not limited to site improvements, and land disturbing activity involving fill or regrading, shall be authorized in the regulatory floodway unless the floodway encroachment analysis required in section 66-20(c)(1) of this article demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.
- (e) *Limitations on placement of fill.* Subject to the limitations of this article, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and

scour. In addition to these requirements, if intended to support buildings and structures (zone A only), fill shall comply with the requirements of the Florida Building Code.

- (f) *Limitations on sites in coastal high hazard areas (zone V).* In coastal high hazard areas, alteration of sand dunes and mangrove stands shall be permitted only if such alteration is approved by the Florida Department of Environmental Protection and only if the engineering analysis required by section 66-20(c)(4) of this article demonstrates that the proposed alteration will not increase the potential for flood damage. Construction or restoration of dunes under or around elevated buildings and structures shall comply with section 66-31(h)(3) of this article

Sec. 66-29. Recreational vehicles and park trailers.

- (a) *Temporary placement.* Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:
 - (1) Be on the site for fewer than 180 consecutive days; or
 - (2) Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.

Sec. 66-30. Tanks.

- (a) *Underground tanks.* Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.
- (b) *Above-ground tanks, not elevated.* Above-ground tanks that do not meet the elevation requirements of section 66-30(c) below shall:
 - (1) Be permitted in flood hazard areas (zone A) other than coastal high hazard areas, provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.
 - (2) Not be permitted in coastal high hazard areas (zone V).
- (c) *Above-ground tanks, elevated.* Above-ground tanks in flood hazard areas shall be attached to and elevated to or above the design flood elevation on a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area.
- (d) *Tank inlets and vents.* Tank inlets, fill openings, outlets and vents shall be:
 - (1) At or above the design flood elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and

- (2) Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

Sec. 66-31. Other development.

- (a) *General requirements for other development.* All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this article or the Florida Building Code, shall:
 - (1) Be located and constructed to minimize flood damage;
 - (2) Meet the limitations of section 66-28(d) of this article if located in a regulated floodway;
 - (3) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;
 - (4) Be constructed of flood damage-resistant materials; and
 - (5) Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.
- (b) *Fences in regulated floodways.* Fences in regulated floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of section 66-28(d) of this article.
- (c) *Retaining walls, sidewalks and driveways in regulated floodways.* Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of section 66-28(d) of this article.
- (d) *Roads and watercourse crossings in regulated floodways.* Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of section 66-28(d) of this article. Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of section 66-20(c)(3) of this article.
- (e) *Concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios and similar nonstructural uses in coastal high hazard areas (Zone V).* In coastal high hazard areas, concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios and similar nonstructural uses are permitted beneath or adjacent to buildings and structures provided the concrete slabs are designed and constructed to be:
 - (1) Structurally independent of the foundation system of the building or structure;
 - (2) Frangible and not reinforced, so as to minimize debris during flooding that is capable of causing significant damage to any structure; and
 - (3) Have a maximum slab thickness of not more than four inches.

- (f) *Decks and patios in coastal high hazard areas (zone V).* In addition to the requirements of the Florida Building Code, in coastal high hazard areas decks and patios shall be located, designed, and constructed in compliance with the following:
- (1) A deck that is structurally attached to a building or structure shall have the bottom of the lowest horizontal structural member at or above the design flood elevation and any supporting members that extend below the design flood elevation shall comply with the foundation requirements that apply to the building or structure, which shall be designed to accommodate any increased loads resulting from the attached deck.
 - (2) A deck or patio that is located below the design flood elevation shall be structurally independent from buildings or structures and their foundation systems, and shall be designed and constructed either to remain intact and in place during design flood conditions or to break apart into small pieces to minimize debris during flooding that is capable of causing structural damage to the building or structure or to adjacent buildings and structures.
 - (3) A deck or patio that has a vertical thickness of more than 12 inches or that is constructed with more than the minimum amount of fill necessary for site drainage shall not be approved unless an analysis prepared by a qualified registered design professional demonstrates no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to the building or structure or to adjacent buildings and structures.
 - (4) A deck or patio that has a vertical thickness of 12 inches or less and that is at natural grade or on nonstructural fill material that is similar to and compatible with local soils and is the minimum amount necessary for site drainage may be approved without requiring analysis of the impact on diversion of floodwaters or wave runup and wave reflection.
- (g) *Other development in coastal high hazard areas (zone V).* In coastal high hazard areas, development activities other than buildings and structures shall be permitted only if also authorized by the appropriate federal, state or local authority; if located outside the footprint of, and not structurally attached to, buildings and structures; and if analyses prepared by qualified registered design professionals demonstrate no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to adjacent buildings and structures. Such other development activities include but are not limited to:
- (1) Bulkheads, seawalls, retaining walls, revetments, and similar erosion control structures;
 - (2) Solid fences and privacy walls, and fences prone to trapping debris, unless designed and constructed to fail under flood conditions less than the design flood or otherwise function to avoid obstruction of floodwaters; and
 - (3) On-site sewage treatment and disposal systems defined in 64E-6.002, F.A.C., as filled systems or mound systems.
- (h) *Nonstructural fill in coastal high hazard areas (zone V).* In coastal high hazard areas:
- (1) Minor grading and the placement of minor quantities of nonstructural fill shall be permitted for landscaping and for drainage purposes under and around buildings.

- (2) Nonstructural fill with finished slopes that are steeper than one unit vertical to five units horizontal shall be permitted only if an analysis prepared by a qualified registered design professional demonstrates no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to adjacent buildings and structures.
- (3) Where authorized by the Florida Department of Environmental Protection or applicable local approval, sand dune construction and restoration of sand dunes under or around elevated buildings are permitted without additional engineering analysis or certification of the diversion of floodwater or wave runup and wave reflection if the scale and location of the dune work is consistent with local beach-dune morphology and the vertical clearance is maintained between the top of the sand dune and the lowest horizontal structural member of the building.

Sec. 66-32. Manufactured homes.

- (a) *General.* All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to section F.S. § 320.8249, and shall comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of this article. If located seaward of the coastal construction control line, all manufactured homes shall comply with the more restrictive of the applicable requirements.
- (b) *Foundations.* All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that:
 - (1) In flood hazard areas (zone A) other than coastal high hazard areas, are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.2 and this article. ~~Foundations for manufactured homes subject to section 66-32(d)(2) are permitted to be reinforced piers or other foundation elements of at least equivalent strength.~~
 - (2) In coastal high hazard areas (zone V), are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.3 and this article.
- (c) *Anchoring.* All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.
- (d) *Elevation.* ~~Manufactured homes that are placed, replaced, or substantially improved shall comply with subsections (1) or (2) of this subsection (d), as applicable. All~~ manufactured homes that are placed, replaced, or substantially improved in flood hazard areas shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the *Florida Building Code*, Residential Section R322.2 (Zone A) or Section R322.3 (Zone V and Coastal A Zone).
 - ~~(1) General elevation requirement. Unless subject to the requirements of section 66-32(d)(2) of this article, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion~~

to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (zone A) or Section R322.3 (zone V).

- (2) ~~Elevation requirement for certain existing manufactured home parks and subdivisions.~~ Manufactured homes that are not subject to section 66-32(d)(1) of this article, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:
- a. ~~Bottom of the frame of the manufactured home is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (zone A) or Section R322.3 (zone V); or~~
 - b. ~~Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade.~~
- (e) *Enclosures.* Enclosed areas below elevated manufactured homes shall comply with the requirements of the Florida Building Code, Residential Section R322.2 or R322.3 for such enclosed areas as applicable to the flood hazard area.
- (f) *Utility equipment.* Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the Florida Building Code, Residential Section R322 as applicable to the flood hazard area.

SECTION 3 – Applicability: For the purposes of jurisdictional applicability, this Ordinance shall apply in the Town of Ocean Ridge, Florida. Unless otherwise required by law, this Ordinance shall apply to all applications for development in flood hazard areas submitted on or after the effective date of this Ordinance.

SECTION 4 - Codification: This Ordinance shall be codified in the Code of Ordinances of the Town of Ocean Ridge, Florida.

SECTION 5 - Repeal of Conflicting Ordinances: All ordinances, resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed.

SECTION 6 - Severability: If any word, clause, sentence, paragraph, section, or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void, or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 7 - Effective Date: This Ordinance shall become effective immediately upon adoption.

FIRST READING this ____ day of _____, 2024.

SECOND AND FINAL READING this ____ day of _____, 2024.

Commissioner _____ offered the foregoing Ordinance and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

	AYE	NAY
GEOFF PUGH, Mayor	_____	_____
STEVE COZ, Vice Mayor	_____	_____
CAROLYN CASSIDY, Commissioner	_____	_____
DAVID HUTCHINS, Commissioner	_____	_____
AINAR AIJALA JR., Commissioner	_____	_____

The Mayor thereupon declared this Ordinance approved and adopted by the Town Commission of the Town of Ocean Ridge, Florida, on second reading, this ____ day of _____, 2024.

TOWN OF OCEAN RIDGE, FLORIDA

BY: _____
Geoff Pugh, Mayor

ATTEST:

BY: _____
Kelly Avery, Town Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
Christy Goddeau, Town Attorney

ORDINANCE NO. 2024-__

AN ORDINANCE OF THE TOWN OF OCEAN RIDGE, FLORIDA, AMENDING ITS LAND DEVELOPMENT CODE AT CHAPTER 67, "BUILDING AND BUILDING REGULATIONS," ARTICLE III, "TECHNICAL CODES AND OTHER CONSTRUCTION STANDARDS," DIVISION 1, "GENERALLY," SECTION 67-31, "ADOPTION OF THE FLORIDA BUILDING CODE AMENDMENTS," TO CLARIFY THAT THE TOWN'S ADMINISTRATIVE AMENDMENTS TO THE FLORIDA BUILDING CODE BY RESOLUTION SHALL HAVE THE FORCE AND EFFECT OF AN ORDINANCE WITHIN THE TOWN; AND SECTION 67-39, "TECHNICAL AMENDMENTS," TO UPDATE AND REMOVE PROVISIONS INTO CHAPTER 66 RELATED TO ELEVATION REQUIREMENTS AND WALLS BELOW DESIGN FLOOR ELEVATION; AMENDING CHAPTER 67, "BUILDING AND BUILDING REGULATIONS," ARTICLE III, "TECHNICAL CODES AND OTHER CONSTRUCTION STANDARDS," DIVISION 2, "ADMINISTRATION AND ENFORCEMENT," SECTION 67-55, "CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS," TO CLARIFY WHO MAY HEAR VARIANCE REQUESTS FROM THE BUILDING CODE; AND DELETING CHAPTER 67, "BUILDING AND BUILDING REGULATIONS," ARTICLE III, "TECHNICAL CODES AND OTHER CONSTRUCTION STANDARDS," DIVISION 3, "AMENDMENTS TO THE FLORIDA BUILDING CODE," TO AVOID ANY CONFUSION WITH THE APPLICATION OF SECTION 67-31; AND PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

WHEREAS, the Town of Ocean Ridge, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, pursuant to subsection 67-31(a), the Florida Building Code as adopted by the state legislature, and as amended from time to time, is incorporated by reference and adopted as the building code for the town; and

WHEREAS, pursuant to subsection 67-31(b), administrative amendments to the Florida Building Code shall be adopted by resolution of the Town Commission and shall be effective within the Town; and

WHEREAS, the Town Commission desires to clarify that administrative amendments to

the Florida Building Code adopted by resolution shall have the same force and effect as a duly adopted ordinance; and

WHEREAS, section 67-60, which adopts administrative amendments to the Florida Building Code 6th Edition (2017) pursuant to resolution, is duplicative of section 67-31; and

WHEREAS, the Town Commission desires to delete section 67-60 to avoid any potential confusion between the applications of sections 67-31 and 67-60; and

WHEREAS, the Town Commission desires to clarify that in the event the Town Commission has not appointed members to the construction board of adjustment and appeals the board of adjustment shall hear all variance requests from the Building Code; and

WHEREAS, this Ordinance has been reviewed by the Town's Planning and Zoning Commission, which recommended approval of the same; and

WHEREAS, nothing in this Ordinance is inconsistent with the goals and objectives of the Town's Comprehensive Plan; and

WHEREAS, the Town Commission for the Town of Ocean Ridge finds that this Ordinance serves a valid public purpose and is in the best interests of the Town of Ocean Ridge.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE, FLORIDA, AS FOLLOWS:

SECTION 1 – Findings of Fact: The **WHEREAS** clauses set forth above are adopted and incorporated herein as true findings of fact of the Town Commission and as an exercise of the Town's home-rule police power.

SECTION 2 – Amendment: Chapter 67, entitled "Building and Building Regulations," Article III, entitled "Technical Codes and Other Construction Standards," Division 1, entitled "Generally," Section 67-31, entitled "Adoption of the Florida Building Code and amendments," is hereby amended to read as follows (underline denotes added language; ~~strike through~~ denotes deleted language):

Chapter 67 – BUILDING AND BUILDING REGULATIONS

Article III. – TECHNICAL CODES AND OTHER CONSTRUCTION STANDARDS

Division 1 – GENERALLY

Sec. 67-31 Adoption of the Florida Building Code and amendments

- (a) The Florida Building Code as adopted by the state legislature, and as amended from time to time, is hereby incorporated by reference and adopted as the building code for the town.

- (1) As required by paragraph 1609.3, of the Florida Building Code, wind speed lines in the area of jurisdiction of the town are hereby established as set forth on the basic wind speed map, which is hereby adopted and incorporated as if fully set forth herein, of which copies have been and are now filed in the office of the clerk of the town.
- (2) Pursuant to table 1604.5 of the Florida Building Code, entitled Risk Category of Buildings and Other Structures, figures 1609A, 1609B and 1609C, establishing ultimate design wind speeds respectively of 170 mph, 190 mph and 160 mph in the town, are hereby adopted and incorporated as if fully set forth herein, copies of which have been and are now filed in the office of the clerk of the town.

- (b) Administrative amendments to the Florida Building Code may ~~shall~~ be adopted by resolution of this town commission, and shall have the same force and effect as an ordinance within the Town, ~~be effective within the town~~ and will be on file with the town clerk.

SECTION 3 – Amendment: Chapter 67, entitled “Building and Building Regulations”, Article III, entitled “Technical Codes and Other Construction Standards”, Division 1, entitled “Generally”, Section 67-39, entitled “Technical Amendments”, is hereby amended to read as follows (underline denotes added language; ~~strike through~~ denotes deleted language):

Chapter 67 – BUILDING AND BUILDING REGULATIONS

Article III. – TECHNICAL CODES AND OTHER CONSTRUCTION STANDARDS

Division I. – GENERALLY

Section 67-39 – Technical amendments.

- (a) Technical amendments to the Florida Building Code, Residential.

R322.2.1 Elevation requirements.

- ~~1. Buildings and structures in flood hazard areas not designated as Coastal A Zones shall have the lowest floors elevated to or above the base flood elevation plus 1 foot or the design flood elevation, whichever is higher.~~
 - ~~2. Buildings and structures in flood hazard areas designated as Coastal A Zones shall have the lowest floors elevated to or above the base flood elevation plus 1 foot (305 mm), or to the design flood elevation, whichever is higher.~~
 - ~~3. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including basement) elevated at least as high above the highest adjacent grade as the depth number specified in feet on the FIRM plus 1 foot, or at least 3 feet if a depth number is not specified.~~
 - ~~4. Basement floors that are below grade on all sides shall be elevated to or above the base flood elevation plus 1 foot or the design flood elevation, whichever is higher.~~
- Exception:** Enclosed areas below the design flood elevation, including basements whose floors are not below grade on all sides, shall meet the requirements of ~~Section R322.2.2.~~

R322.2.2 Enclosed areas below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1. Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. The limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawl space) foundations. Access to enclosed areas shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the building (stairway or elevator).

~~**R322.3.4 Walls below design flood elevation.** Walls are permitted below the elevated floor, provided that such walls are not part of the structural support of the building or structure and:~~

- ~~1. Electrical, mechanical, and plumbing system components are not to be mounted on or penetrate through walls that are designed to break away under flood loads; and~~
- ~~2. Are constructed with insect screening or open lattice; or~~
- ~~3. Are designed to break away or collapse without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system. Such walls, framing and connections shall have a design safe loading resistance of not less than 10 (470 Pa) and no more than 20 pounds per square foot (958 Pa); or~~
- ~~4. Where wind loading values of this code exceed 20 pounds per square foot (958 Pa), the construction documents shall include documentation prepared and sealed by a registered design professional that:~~
 - ~~4.1. The walls below the design flood elevation have been designed to collapse from a water load less than that which would occur during the design flood.~~
 - ~~4.2. The elevated portion of the building and supporting foundation system have been designed to withstand the effects of wind and flood loads acting simultaneously on all building components (structural and nonstructural). Water loading values used shall be those associated with the design flood. Wind loading values used shall be those required by this code.~~

R322.3.5 Enclosed areas below design flood elevation. Enclosed areas below the design flood elevation are not permitted.

Exception: Areas enclosed by insect screening or open lattice.

- (b) Technical amendments to the Florida Building Code, building.

1612.4.2 Additional requirements for enclosed areas. In addition to the requirements of ASCE 24, enclosed areas below the design flood elevation shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators.

Change a definition as follows:

SUBSTANTIAL IMPROVEMENT. Any combination of repair, reconstruction, rehabilitation, alteration, addition or improvement of a building or structure taking place during a 5-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. The period of accumulation begins when the first improvement or repair of each building is permitted subsequent to July 10, 2017. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The term also includes flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

~~(c) Technical amendments to the Florida Building Code, existing building.~~

~~**SUBSTANTIAL IMPROVEMENT.** Any combination of repair, reconstruction, rehabilitation, alteration, addition or improvement of a building or structure taking place during a 5-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. The period of accumulation begins when the first improvement or repair of each building is permitted subsequent to July 10, 2017. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:~~

- ~~1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.~~

~~Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.~~

~~**SUBSTANTIAL DAMAGE.** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The term also includes flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.~~

SECTION 4 - Amendment: Chapter 67, entitled “Building and Building Regulations”, Article III, entitled “Technical Codes and Other Construction Standards”, Division 2, entitled

“Administration and Enforcement”, Section 67-55, entitled “Construction board of adjustment and appeals”, is hereby amended to read as follows (underline denotes added language; ~~strike through~~ denotes deleted language):

Chapter 67 – BUILDING AND BUILDING REGULATIONS

Article III. – TECHNICAL CODES AND OTHER CONSTRUCTION STANDARDS

Division 2 – CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS

Sec. 67-55 Construction board of adjustments and appeals

There is hereby established a board, to be called the construction board of adjustments and appeals, which shall consist of five members. Such board, whenever possible, shall be composed of an architect, a general contractor or engineer, an electrical contractor, a plumbing contractor, and a member at large from the building industry. Such board shall be appointed by the town commission to hold such appointment at its pleasure. The board shall have the power and duty prescribed in the standards and countywide amendments adopted in section 67-31. In lieu of the board established herein, during the term of any agreement between the town and the county wherein the county reviews and issues building permits in the town, the town commission may forward an appeal to be heard before the county construction board of adjustments and appeals, or similar duly authorized appellate body. Application fees and costs shall be as approved by the town commission by resolution. In the event this town commission has not appointed members to the construction board of adjustments and appeals, this town's board of adjustment shall hear all appeals and variance requests that would normally be heard by the construction board of adjustments and appeals.

SECTION 5 – Amendment: Chapter 67, entitled “Building and Building Regulations”, Article III, entitled “Technical Codes and Other Construction Standards”, Division 3, entitled “Amendments to the Florida Building Code”, is **hereby repealed**.

SECTION 6 - Codification: This Ordinance shall be codified in the Code of Ordinances of the Town of Ocean Ridge, Florida.

SECTION 7 - Repeal of Conflicting Ordinances: All ordinances, resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed.

SECTION 8 - Severability: If any word, clause, sentence, paragraph, section, or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void, or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 9 - Effective Date: This Ordinance shall become effective immediately upon adoption.

FIRST READING this ____ day of _____, 2024.

SECOND AND FINAL READING this ____ day of _____, 2024.

Commissioner _____ offered the foregoing Ordinance and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

	AYE	NAY
GEOFF PUGH, Mayor	_____	_____
STEVE COZ, Vice Mayor	_____	_____
CAROLYN CASSIDY, Commissioner	_____	_____
DAVID HUTCHINS, Commissioner	_____	_____
AINAR AIJALA JR., Commissioner	_____	_____

The Mayor thereupon declared this Ordinance approved and adopted by the Town Commission of the Town of Ocean Ridge, Florida, on second reading, this ____ day of _____, 2024.

TOWN OF OCEAN RIDGE, FLORIDA

BY: _____
Geoff Pugh, Mayor

ATTEST:

BY: _____
Kelly Avery, Town Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
Christy Goddeau, Town Attorney

Sec. 64-77. Location, type and height of docks, floating docks and pilings.

- (a) Dockage space and facilities for the mooring of pleasure boats, yachts and noncommercial watercraft shall be permitted in any waterway within the town as an accessory use to the residential occupancy of a lot. No occupancy shall be permitted on any adjacent vacant lot unless there is unity of title. Docks permitted hereunder shall conform to the requirements of the county department of environmental resource management, and the state department of environmental protection, if any.
- (b) No dock shall project more than five feet into any waterway line or established bulkhead line, or extend closer than ten feet to the lot line of any adjacent lot or closer than ten feet to the lot line extended beyond said property line on a line perpendicular to the seawall or bulkhead. Measurements shall be made to the edge of the flat (walking) surface of the dock, without regard to pilings. Pilings shall not be considered in the dimensional measurements so long as no more than a pile width extends beyond the flat (walking) surface of the dock.
- (c) Dolphin pilings, being defined as those kinds or types which are self-supporting and unattached to the dock proper, shall be allowed; provided that they shall not project more than 20 feet into any waterway or extend closer than ten feet to the lot line of any other property, or closer than ten feet to the lot line extended beyond said property line on a line perpendicular to the seawall or bulkhead, and that they shall not interfere with navigation on waters within the town.
- (d) In the case of any dock, wherever located, the height of the dock shall not exceed five feet above the mean low water or the cap of the seawall or bulkhead to which such dock abuts, if any, whichever is higher, and no superstructure shall be constructed thereon, except a railing not to exceed four feet in height.
- (e) Floating platforms or docks for the storage or use of personal watercraft or boats shall be allowed immediately adjacent to the seawall or bulkhead of a lot with a single-family residence. Such platforms shall be moored between the seawall or bulkhead and dolphin pilings, and shall conform to the setback requirements established in paragraphs (b) and (c) above. The installation of such a platform which does not require the installation of pilings does not require a permit from the town. Floating platforms for multifamily developments shall require a permit and shall be allowed only as special exception uses.
- (f) Davits and boat lifts shall be permitted to be attached to the seawall, bulkhead cap, dolphin piling and dock, and the base shall conform to the setback requirements otherwise required herein; the boom or lift shall not extend beyond the area permitted for dolphin pilings.
- (g) Seawalls, bulkheads, docks, dolphin pilings, floating docks, and davits, or boat lifts appurtenant to a seawall or bulkhead, shall require a building permit.

(Ord. No. 540, 3-13-2003)

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

ORDINANCE NO. 2024-__

**AN ORDINANCE OF THE TOWN OF OCEAN RIDGE,
FLORIDA, AMENDING THE LAND DEVELOPMENT
CODE AT CHAPTER 64, “ZONING”, ARTICLE IV,
“MARINAS, DOCKS, AND BULKHEADS”, BY CREATING
A NEW SECTION 64-82, “SEAWALL HEIGHT”, TO
ESTABLISH A MINIMUM HEIGHT FOR ALL SEAWALLS
UNDER CERTAIN CONDITIONS; PROVIDING FOR
CODIFICATION, SEVERABILITY, CONFLICTS, AND AN
EFFECTIVE DATE**

WHEREAS, the Town of Ocean Ridge, Florida (“Town”) is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, section 64-77 of the Town’s Land Development Code provides regulations for location, type, and height of docks, floating docks, and pilings throughout the Town, which includes the relationship between docks and seawalls; and

WHEREAS, to assist in the preservation of the Town’s efforts to mitigate high tide flooding associated with realized and additional sea level rise, the Town seeks to establish a minimum height for seawalls under certain circumstances; and

WHEREAS, the Town’s Planning and Zoning Commission reviewed this Ordinance and found the same is consistent with the Town’s Comprehensive Plan and recommended approval of the Ordinance to the Town Commission; and,

WHEREAS, the Town Commission for the Town of Ocean Ridge finds that this Ordinance is consistent with the Town’s Comprehensive Plan and serves a valid public purpose and is in the best interests of the Town of Ocean Ridge.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE, FLORIDA, AS FOLLOWS:

SECTION 1 – Findings of Fact: The **WHEREAS** clauses set forth above are adopted and incorporated herein as true findings of fact of the Town Commission and that this Ordinance is a lawful exercise of the Town’s police power.

SECTION 2 – Amendment: Chapter 64, entitled “Zoning”, Article IV, entitled “Marinas, Dock and Bulkheads”, by creating a new Section 64-82, to be entitled “Seawall Height”, which shall read as follows (underline denotes added language):

Chapter 64 – ZONING

Article IV. – MARINAS, DOCKS AND BULKHEADS

Sec. 64-82. – Seawall height.

- (a) Commencing on [REDACTED], all new, substantially repaired, or substantially rehabilitated seawalls shall be designed and constructed to have a minimum top elevation of five (5) feet NAVD88.
- (b) For purposes of this section, the following terms shall have the following meanings and shall prevail over definitions contained in other documents or manuals including, but not limited to, the Florida Building Code:
- (1) 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.
- (2) Seawall means a vertical or near vertical (often interlocking) structure, inclusive of the seawall cap and similar, placed between an upland area and/or proposed upland area and a waterway or waterbody for erosion and/or flood control.
- (3) Substantial repair or substantial rehabilitation means:
- (a) any modification to a seawall along more than fifty percent (50%) of the length of a property's shoreline; or,
- (b) any modification or alteration of an existing seawall that exceeds fifty percent (50%) of the fair market replacement cost of an existing seawall as certified by licensed Florida engineer.
- (c) Strictly for the purposes of defining “substantial repair” and “substantial rehabilitation” for this section, the term “seawall” excludes docks, piles, and ancillary concrete footers but shall include concrete docks that are poured monolithically with the seawall.
- (c) To encourage compliance with this section on or before [REDACTED], the town may administratively grant a variance of up to twenty-five percent (25%) of the five (5) feet maximum dock projection into any waterway line as set forth in section 64-77(b) of this land development code. The foregoing administrative variance shall not be granted if such variance is prohibited by any applicable federal, state, and/or local regulations pertaining to docks.
- (d) All seawalls shall be installed at or on the property line and shall not be designed or constructed in any manner to extend into any waterway beyond the property line.
- (e) This section shall not apply to property whose property line is adjacent to the Atlantic Ocean.

SECTION 3 - Codification: This Ordinance shall be codified in the Code of Ordinances of the Town of Ocean Ridge, Florida.

SECTION 4 - Repeal of Conflicting Ordinances: All ordinances, resolutions, or parts of ordinances and resolutions in conflict herewith are hereby repealed.

SECTION 5 - Severability: If any word, clause, sentence, paragraph, section, or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void, or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 6 - Effective Date: This Ordinance shall become effective immediately upon adoption.

FIRST READING this ____ day of _____, 2024.

SECOND AND FINAL READING this ____ day of _____, 2024.

Commissioner _____ offered the foregoing Ordinance and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

	AYE	NAY
GEOFF PUGH, Mayor	_____	_____
STEVE COZ, Vice Mayor	_____	_____
CAROLYN CASSIDY, Commissioner	_____	_____
DAVID HUTCHINS, Commissioner	_____	_____
AINAR AIJALA JR., Commissioner	_____	_____

The Mayor thereupon declared this Ordinance approved and adopted by the Town Commission of the Town of Ocean Ridge, Florida, on second reading, this ____ day of _____, 2024.

TOWN OF OCEAN RIDGE, FLORIDA

BY: _____
Geoff Pugh, Mayor

ATTEST:

BY: _____
Kelly Avery, Town Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
Christy Goddeau, Town Attorney

ORDINANCE NO. 2024-__

AN ORDINANCE OF THE TOWN OF OCEAN RIDGE, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE AT CHAPTER 64, “ZONING”, ARTICLE III, “SUPPLEMENTAL REGULATIONS”, SECTION 64-44, “FENCES, WALLS AND HEDGES”, TO CLARIFY THAT THE REGULATIONS REGARDING HEDGES AND TO CLAIIFY THE LANDSCAPE REGULATIONS REGARDING WALLS AND FENCES FACING THE PUBLIC RIGHT-OF-WAY; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

WHEREAS, the Town of Ocean Ridge, Florida (“Town”) is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, section 64-44 of the Town’s Land Development Code provides regulations for fences, walls, and hedges throughout the Town; and

WHEREAS, the Town seeks to clarify the regulations in section 64-44 regarding hedges within the Town and to clarify the landscape regulations regarding walls and fences facing the public right-of-way; and

WHEREAS, the Town’s Planning and Zoning Commission reviewed this Ordinance and found the same is consistent with the Town’s Comprehensive Plan and recommended approval of the Ordinance to the Town Commission; and,

WHEREAS, the Town Commission for the Town of Ocean Ridge finds that this Ordinance is consistent with the Town’s Comprehensive Plan and serves a valid public purpose and is in the best interests of the Town of Ocean Ridge.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE, FLORIDA, AS FOLLOWS:

SECTION 1 – Findings of Fact: The **WHEREAS** clauses set forth above are adopted and incorporated herein as true findings of fact of the Town Commission and that this Ordinance is a lawful exercise of the Town’s police power.

SECTION 2 – Amendment: Chapter 64, entitled “Zoning”, Article III, entitled “Supplemental Regulations”, Section 64-44, entitled “Fences, Walls and Hedges”, is hereby amended to read as follows (underline denotes added language; ~~strike through~~ denotes deleted language):

Chapter 64 – ZONING

Article III. – SUPPLEMENTAL REGULATIONS

Sec. 64-44. – Fences, Walls and Hedges:

Sec. 64-44. Fences, walls and hedges.

- (a) In all residential districts, fences, walls and hedges may be erected or maintained along or adjacent to a lot line.
- (b) All tennis courts shall be fenced, and, should such fence be greater than six feet in height, it shall be constructed of material allowing no less than 50 percent light and 50 percent air circulation, shall not be roofed and shall be placed subject to all building setback requirements.
- (c) The height of a wall ~~or, fence or hedge~~ located in the front yard shall be measured on the street side of the wall ~~or, fence or hedge~~ from the top of the ~~wall or, fence or hedge, wall or hedge~~. The height of walls and fences located in the front yard setback shall not exceed four feet in height. The height of a wall ~~or, fence or hedge~~ located in a side or rear yard setback shall be measured on either side of the wall ~~or, fence or hedge~~ from the top of the wall ~~or, fence or hedge~~. Walls and fences located in a side or rear yard setback shall not exceed six feet in height from the lowest grade opposite such point of measurement. Where the grade elevation is different on either side of the wall or fence, and the wall or fence is within five feet of the property line, the wall or fence height may be increased, as measured from the lowest grade, by one-half of the difference in elevations, provided that such increase is constructed of lattice, open bars, or other type of nonsolid material which will permit no less than 50 percent light and 50 percent air circulation. Except as may otherwise be provided for in this Code, there shall be no maximum height for hedges.
- (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~~, or other plant material (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 facing the public right-of-way 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 and maintained in accordance with the requirements of this Code.

If at any time, a hedge or other plant material(s) authorized by this section appears to hinder the safe and convenient vehicular or pedestrian movement in the public right-of-way, the Town reserves the right to require all such hedge or other plant material(s) to be trimmed to allow for the safe and convenient flow of vehicular and pedestrian movement in the public right-of-way.

- (e) *Chain link fences; where permitted and prohibited.* No chain link fence shall be permitted to be erected in or across any yard within the town which abuts an improved street or

waterway. Where chain link fences are permitted, they may extend only up to and no further than the setback line of any adjacent yard or portion of the lot which abuts an improved street or waterway. All chain link fences shall be made of or covered in their entirety by vinyl.

- (f) Block walls: No concrete block, or cinder block wall, but not including split face, or other decorative block, shall be erected within the town unless the same shall be finished with stucco with integral color or finished with stucco and painted, or finished with other decorative opaque material so the seams of the blocks are obscured.
- (g) A wall or fence may include lighting or decorative elements which exceed the height limitation herein provided such do not cause off-site lighting or shading effects and do not constitute more than five percent of the cumulative area of the fence.

SECTION 3 - Codification: This Ordinance shall be codified in the Code of Ordinances of the Town of Ocean Ridge, Florida.

SECTION 4 - Repeal of Conflicting Ordinances: All ordinances, resolutions, or parts of ordinances and resolutions in conflict herewith are hereby repealed.

SECTION 5 - Severability: If any word, clause, sentence, paragraph, section, or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void, or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 6 - Effective Date: This Ordinance shall become effective immediately upon adoption.

FIRST READING this ____ day of _____, 2024.

SECOND AND FINAL READING this ____ day of _____, 2024.

Commissioner _____ offered the foregoing Ordinance and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

	AYE	NAY
GEOFF PUGH, Mayor	_____	_____
STEVE COZ, Vice Mayor	_____	_____
CAROLYN CASSIDY, Commissioner	_____	_____
DAVID HUTCHINS, Commissioner	_____	_____
AINAR AIJALA JR., Commissioner	_____	_____

The Mayor thereupon declared this Ordinance approved and adopted by the Town Commission of the Town of Ocean Ridge, Florida, on second reading, this ____ day of _____, 2024.

TOWN OF OCEAN RIDGE, FLORIDA

BY: _____
Geoff Pugh, Mayor

ATTEST:

BY: _____
Kelly Avery, Town Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
Christy Goddeau, Town Attorney