

**TOWN OF OCEAN RIDGE
BOARD OF ADJUSTMENT MEETING
AGENDA**



**December 18, 2024 at 9:00 AM
Town Hall - Meeting Chambers**

COMMISSION

Chair Bruce Hindin
Vice Chair Betty Bingham
Member Arthur Ziev
Member Victor Martel
Member Robert Sloat
Alt. Member Nicholas Arsali
Alt. Member John Lipscomb

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DISCUSSION / ACTION ITEMS

1. Approve Minutes of the November 20, 2024 Meeting.
2. (2ND CONTINUATION) An application submitted by Angel Darlene Johnston, as owner, for a parcel of property located at 26 Harbour Drive South, Ocean Ridge, FL 33435, requesting a variance from the provisions of the Land Development Code, Chapter 64, Zoning, Article III, Supplemental Regulations, Section 64-41; Accessory uses, buildings and structures generally- to permit a sun trellis to be located 2'6" from the legal property line. The variance would allow for 2'6" setback for the sun trellis from the property line and a relief of 22'6" from 25' required setback. The property is located at 26 Harbour Drive South, property control number 46-43-45-27-09-000-0320 and legally described as RIDGE HARBOUR ESTATES LT 32
3. An application submitted by Natalie Sweeney, as applicant, for a parcel of property located at 15 Tropical Dr., Ocean Ridge, FL 33435, requesting a variance from the provisions of the Land Development Code, Chapter 63, General & Administrative Provisions, Article VII, variance from Section 63-117 Grandfathered uses, lots & structures, which section (d)(1)(a) states that No alteration, extension, enlargement or expansion of a grandfathered structure shall be permitted in a way which increases its noncompliance with present property development regulations of the land use (zoning) district in which it is located. The property is located at 15 Tropical Dr., property control number 46-43-45-34-05-001-0251 and legally described as PALM BEACH SHORE ACRES BLKS A, B & Z E 66 FT OF W 426 FT OF LT 16 (LESS S 10 FT TROPICAL DR R/W) BLK A.

ADJOURNMENT

If a person decides to appeal any decision made by the Board of Adjustment 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.

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 (646) 749-3122 and using 284-378-493 as the access code. You may join from your computer, tablet or smartphone. <https://meet.goto.com/284378493>

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

BOARD OF ADJUSTMENT MEETING MINUTES
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CALL TO ORDER

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

ROLL CALL

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

Chair Bruce Hindin	Present
Vice Chair Betty Bingham	Present
Member Arthur Ziev	Present
Member Victor Martel	Present
Member Robert Sloat	Present

PLEDGE OF ALLEGIANCE

Chair Hindin led the pledge of allegiance.

DISCUSSION/ACTION ITEMS

1. **Approval of the Minutes of October 16, 2024, meeting.**

Vice Chair Bingham moved to adopt the minutes of October 16, 2024; seconded by Member Sloat. Motion carried 5-0.

2. **Approve the 2025 Meeting Dates**

Chair Hindin moved to approve the 2025 Meeting Dates excluding August: seconded by Member Bingham. Motion carried 5-0.

4. **An application submitted by Helen Asir, as owner, for parcel of property located at 5920 n Ocean Blvd, Ocean Ridge, FL 33435, requesting a variance from the provisions of the Land Development Code, Chapter 67, Building & Building Regulations, Article III, Division I, variance from Section 67-37 Roof Systems, which section (b) (1) limits the second-floor tie beam height beam height to 24',to allow a total height of 28'. The applicant is also requesting a 2' height variance to allow an increase in the usable flat roof area from 14' to 16' as required in Section 64-1(f)(3). The property is located at 5920 N Ocean Blvd, property control number 46-43-45-27-08-000-0453 and legally described as AMENDED PL OF BOYNTONS SUB N 110 FT OF S 210 FT OF MUCK LT 45 LYG W OF SR A1A (Out of Order)**

Town Clerk Avery read the item by title only.

Chair Hindin explained that this is a quasi-judicial hearing and asked if any board members had any ex-parte communications with the applicant, owner, or builder. Member Sloat stated that he only visited the site. Member Bingham stated that she visited the site. Chair Hindin stated that he had not visited the site recently, but he had visited the site previously when the parcel was brought previously before the board. Member Martel stated that he recently had not visited the site, but had visited the site previously when the parcel was brought before the Board and Member Ziev had no ex-parte communications.

Town Clerk Avery swore in those who wished to give testimony.

Town Planner O'Gorman gave his report with an explanation of the item. He recommended that the Board

BOARD OF ADJUSTMENT MEETING MINUTES
NOVEMBER 20, 2024

consider the information supplied by the staff report, the applicant, and the testimony at the hearing to decide whether to approve or deny the variance.

Joseph Asir, the owner, gave his presentation.

Chair Hindin opened the floor for public comment.

Terry Brown – stated he was neither for nor against the project and gave further details.

Helen Asir – explained their hardship.

Member Bingham asked a question about the applicant building the structure within the Town ordinances, and Town Planner O’Gorman answered her question. There was a discussion regarding the ceiling height of the first and second floors.

Noemi Barreiro, the owner's architect, explained the height of the request for the first and second floors.

Chair Hindin asked a question regarding the 16ft request, and should the project exceed 50 %, would the applicant have to go back to meet the current code, Town Planner O’Gorman answered his questions.

Member Martel mentioned that variances should be granted only if all the criteria are met.

Town Attorney Goddeau stated that she agreed with Member Martel's comment and reiterated that all criteria should be met for approval and should the criteria not meet the standards, the Board should deny the variance.

Chair Hindin closed the quasi-judicial hearing and asked if there was any board discussion.

The board agreed that the variance did not meet the criteria.

Member Martel moved to deny the variance request for 5920 N Ocean Blvd: seconded by Member Sloat. Motion carried 5-0.

3. **(CONTINUATION)An application submitted by Angel Darlene Johnston, as owner, for a parcel of property located at 26 Harbour Drive South, Ocean buildings, 33435, requesting a variance from the provisions of the Land Development Code, Chapter 64, Zoning, Article III, Supplemental Regulations, Section 64-41; Accessory uses, buildings and structures generally – to permit a sun trellis to be located 2’6” from the legal property line. The variance would allow for 2’6” setback for the sun trellis from the property line and a relief of 22’6” from 25’ required setback. The property is located at 26 Harbour Drive South, property control number 46-43-45-27-09-000-0320 and legally described as RIDGE HARBOUR ESTATES LT 32 (exact legal description located at Town Hall). (Out of Order)**

Town Clerk Avery read the item by title only.

Chair Hindin explained that this is a quasi-judicial hearing and asked if any board members had any ex-parte communications with the applicant, owner, or builder. Member Sloat stated that he visited the property and responded to an email. Member Bingham stated that she visited some people in the area, looked at the property, and spoke to neighbors in the area. Chair Hindin received an email and visited the property. Member Martel stated that he did not visit the property, he only sought guidance from the Town

BOARD OF ADJUSTMENT MEETING MINUTES
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Commission. Member Ziev stated that he received the email and did not visit the site.

Town Clerk Avery swore in those who wished to give testimony.

Town Planner O’Gorman explained that this item was tabled at the previous hearing.

Bob McCallister, Palm Beach Pergola, presented the item.

Darlene Johnston, the owner, explained that the Mayor and Building Official visited the property and advised her on the safest way to build the sun trellis.

Building Official Crisafulle provided clarification on what he advised the owner.

Chair Hindin opened the floor for public comment and there were none.

There was a discussion regarding the consequences of placing the structure on the seawall. The board had asked questions about the sun trellis location, building what was previously approved, and whether the neighbors supported the variance.

Building Official Crisafulle clarified that the footer would be into the pool deck with the current plans.

Town Attorney Goddeau reiterated that the responsibility of the Town Building Official is to provide advice and ensure professionals hired by property owners complete a job.

Member Bingham asked the board members if any of them spoke with any of the neighbors in the area besides herself. Member Martel advised that he spoke with several neighbors and the other board members advised none.

Chair Hindin closed the quasi-judicial hearing and asked if there was any board discussion.

The board discussed approval or denial of the variance request.

Member Bingham moved to table the request until the next month to find an equitable solution; seconded by Member Sloat. Motion denied 3-2.

Chair Hindin moved to table for one month with the applicant providing current letters of support from current neighbors within 300 ft and other relevant information, seconded by Member Sloat. Motion carried 5-0

ADJOURNMENT

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Board of Adjustment on December 18, 2024.

Bruce Hindin, Chair

ATTEST:

Kelly Avery, Town Clerk

Town of Ocean Ridge, Florida
Board of Adjustment Agenda Memorandum

To:	Board of Adjustment Members
From:	Corey O’Gorman, Town Planner
Meeting Date:	December 18, 2024
Subject:	26 Harbour Dr. South – Variance Application

1. PETITION DESCRIPTION

APPLICANT: Angel Darlene Johnston

OWNER: Angel Darlene Johnston

ADDRESS: 26 Harbour Drive S. Ocean Ridge, Florida 33435

ZONING DISTRICT: RSF

REQUEST: The applicant is requesting a variance from Section 64-41 Accessory Structures referencing 64-1(j)(2) setbacks in an RSF Zoning District to allow a sun trellis to extend 22’6” into the 25’ rear yard setback and located 2’ 6” from the rear property line.

2. BACKGROUND

On November 17, 2021, the Board of Adjustment approved a variance to allow for construction of a sun trellis to be located 7’ 3” from the rear property line allowing an extension of 17’9” into the 25’ rear yard setback. The variance was approved with the condition that it only applies to the current home, the structure installed can be repaired or replaced for the same but cannot be reconfigured. Subsequently the applicant submitted application for permit, however delays obtaining engineering information caused the variance to expire. On May 17, 2023 the Board of Adjustment approved an identical variance to reinstate the prior approval, along with a variance for a 2’ encroachment for a second-floor balcony.

On October 16, 2024 the Board of Adjustment heard a request for variance to allow the support posts for the sun trellis to be located 2’ 6” from the rear property line (see Exhibit “B” Variance Application). The Board considered the application and tabled the decision to the November 20, 2024 meeting pending receipt of additional information from the applicant, and when reheard the Board postponed action until the December 18, 2024 meeting.

Town of Ocean Ridge, Florida
Board of Adjustment Agenda Memorandum

To:	Board of Adjustment Members
From:	Corey O’Gorman, Town Planner
Meeting Date:	November 20, 2024
Subject:	26 Harbour Dr. South – Variance Application

1. PETITION DESCRIPTION

APPLICANT: Angel Darlene Johnston

OWNER: Angel Darlene Johnston

ADDRESS: 26 Harbour Drive S. Ocean Ridge, Florida 33435

ZONING DISTRICT: RSF

REQUEST: The applicant is requesting a variance from Section 64-41 Accessory Structures referencing 64-1(j)(2) setbacks in an RSF Zoning District to allow a sun trellis to extend 22’6” into the 25’ rear yard setback and located 2’ 6” from the rear property line.

2. BACKGROUND

On November 17, 2021, the Board of Adjustment approved a variance to allow for construction of a sun trellis to be located 7’ 3” from the rear property line allowing an extension of 17’9” into the 25’ rear yard setback. The variance was approved with the condition that it only applies to the current home, the structure installed can be repaired or replaced for the same but cannot be reconfigured. Subsequently the applicant submitted application for permit, however delays obtaining engineering information caused the variance to expire. On May 17, 2023 the Board of Adjustment approved an identical variance to reinstate the prior approval, along with a variance for a 2’ encroachment for a second-floor balcony.

On October 16, 2024 the Board of Adjustment heard a request for variance to allow the support posts for the sun trellis to be located 2’ 6” from the rear property line (see Exhibit “B” Variance Application). The Board considered the application and tabled the decision to the November 20, 2024 meeting pending receipt of additional information from the applicant.

Town of Ocean Ridge, Florida
Board of Adjustment Agenda Memorandum

To: Board of Adjustment Members
From: Corey O’Gorman, Town Planner
Meeting Date: October 16, 2024
Subject: 26 Harbour Dr. South – Variance Application

1. PETITION DESCRIPTION

APPLICANT: Angel Darlene Johnston
OWNER: Angel Darlene Johnston
ADDRESS: 26 Harbour Drive S. Ocean Ridge, Florida 33435

ZONING DISTRICT: RSF

REQUEST: The applicant is requesting a variance from Section 64-41 Accessory Structures referencing 64-1(j)(2) setbacks in an RSF Zoning District to allow a sun trellis to extend 22’6” into the 25’ rear yard setback and located 2’ 6” from the rear property line.

2. BACKGROUND

On November 17, 2021, the Board of Adjustment approved a variance to allow for construction of a sun trellis to be located 7’ 3” from the rear property line allowing an extension of 17’9” into the 25’ rear yard setback. The variance was approved with the condition that it only applies to the current home, the structure installed can be repaired or replaced for the same but cannot be reconfigured. Subsequently the applicant submitted application for permit, however delays obtaining engineering information caused the variance to expire. On May 17, 2023 the Board of Adjustment approved an identical variance to reinstate the prior approval, along with a variance for a 2’ encroachment for a second-floor balcony (see Exhibit “A” Order of the Board of Adjustment).

Subsequently, the applicant applied for and received a permit to construct the sun trellis and during construction a conflict with existing improvements was discovered making it impractical to install the support posts for the sun trellis where proposed. This conflict requires that the support post be shifted further into the setback area due to other conflicts closer to the house. In addition, the support posts were located as close to the home as possible to meet structural engineering and code requirements. This application requests additional setback variance to allow the support posts for the sun trellis to be located 2’ 6” from the rear property line (see Exhibit “B” Variance

Application). Because the Town Code requires accessory structures such as the sun trellis structure to meet all setbacks and the rear of the main structure is located very close to the rear setback, there is no space for the sun trellis on the property without approval of a variance (see Exhibit "C" Plan View).

3. STAFF ANALYSIS.

Section 63-73 of the Town Code states that "when literal or strict enforcement of the provisions of the land development code would cause unusual, exceptional or unnecessary difficulties or undue hardship or injustice because of the size of the tract to be subdivided, its topography, the condition or nature of adjoining areas or the existence of other unusual physical conditions, the board may vary or modify the requirements set forth herein after receiving and reviewing the report of the administrative official. No variance shall be granted if it has the effect of nullifying the intent and purposes of the land development code. In granting variances, the board may require such conditions as well secure the objectives of the land development code."

Section 63-73.a. states that "variances will not be processed unless a written application on forms prescribed by the department and a fee have been submitted to the administrative official demonstrating:

1. That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands within the zoning district; and
2. That a literal interpretation of the provisions of this land development code would deprive the applicant of rights commonly enjoyed by other properties within the zoning district; and
3. That the special conditions and circumstances do not result from the action of the applicant; and
4. That the granting of the variances requested will not confer on the applicant any special privilege that is denied to other lands within the zoning district."

The Town of Ocean Ridge Land Development Code Variance Application requires that the applicant provide a statement of reasons or basis for the variance requested and specifies that the statement must address items "a" through "g". Below is a listing of those items "a" through "g" and attached to the application is "Exhibit D" in which the applicant's addresses the items noted above.

Section 63-73.b. of the Town code enables the Board of Adjustments to approve a variance provided the requirements of that code section are met, that the reasons set forth in the application justify the granting of the variance, and subject to the criteria listed below. Staff review of the criteria relative to each variance is provided below.

- a. That special conditions and circumstances existing which are peculiar to the land involved and which are not applicable to other lands within the zoning district;

Response: When the existing single-family home was constructed in 1997 it was setback 53' from the front property line leaving a rather large front yard area but

a very little rear yard space. In doing so, there is only 3' of space on the rear of the home to provide a second-floor balcony, and no space to add outdoor covered areas such as the proposed sun trellis. In addition, the location of the existing swimming pool and deck area requires shifting of the support posts.

- b. That the special conditions and circumstances do not result from the action of the applicant;

Response: The special conditions and circumstances are the result of the layout of the house and swimming pool on the lot both of which were constructed in 1997 by Burdge Contracting.

- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands, buildings, or structures in the same zoning district.

Response: Most homes in this zoning district are designed to meet the front yard setback and are designed to provide space in the rear yard for outdoor spaces which comply with the setback. Granting the variance would enable the sun trellis to be generally consistent with similar spaces on other homes in this zoning district.

- d. That literal interpretation of the provisions of this land development code would deprive the applicant of rights commonly enjoyed by other properties within the zoning district.

Response: Most homes in this zoning district are designed to meet the front yard setback and are designed to provide ample space in the rear yard for outdoor spaces and balconies. Literal interpretation would prevent the modest extension of the sun trellis support structure enabling outdoor shade areas similar to other homes in the same zoning district.

- e. That the variance granted is the minimum variance that would make possible the reasonable use of the land, building or structure.

Response: The variance request for the sun trellis support posts is 22'6" and due to the location of other site improvements and structural design of the trellis is the minimum needed for the construction of the structure.

- f. That the granting of the variance will be in harmony with the general intent and purpose of the Ordinance.

Response: If the variance were granted there would remain a 2' 6" setback from the support post of the sun trellis to the property line, and the sun trellis structure is completely open on the sides with a louvered roof area limiting its purpose to provide shade and not encroaching on any neighboring properties.

- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Response: Extension of the sun trellis would not create any potential to be injurious to the area.

4. BOARD ACTION.

Section 63-73.b. states that "to approve a variance the board shall find following:

1. That the requirements of this section have been met; and,
2. That the reasons set forth in the application justify the granting of the variance; and,
3. That special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district; and,
4. That special conditions and circumstances do not result from the actions of the applicant; and,
5. That granting the variance requested will not confer on the applicant any special privilege that is denied by this land development code to other lands, buildings or structures in the same zoning district; and,
6. That literal interpretation of the provisions of this land development code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this land development code; and,
7. That literal interpretation of the provisions of this land development code would work unnecessary and undue hardship on the applicant; and,
8. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and,
9. That the grant of the variance will be in harmony with the general intent and purpose of the land development code; and,
10. That such variance will not be injurious to the surrounding area and would not impair desirable general development of the neighborhood or the community as proposed in the comprehensive plan, or otherwise detrimental to the public welfare."

In addition to the above, Section 63-73 provides the following requirements for the Board of Adjustment when considering an application for variance:

1. Financial hardship is not to be considered alone as sufficient evidence of a hardship in the grant of a variance.
2. Under no circumstances, except as permitted in this section, shall the board of adjustment grant a variance to permit a use not generally permitted in the zoning district involved, or on the grounds of nonconforming or grandfathered use of neighboring lands, structures or buildings in the zoning district or of pre-existing conditions or neighboring lands which are contrary to the land development code.
3. In granting any variance the board may prescribe conditions and safeguards in conformance with the land development code. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this land development code.

4. The board of adjustment may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed, or both. Unless a specific time limit is prescribed by the board of adjustment, a variance granted under the provisions of this land development code shall automatically lapse if building construction, in accordance with the plans for which such variance was granted, has not been initiated within six months from the date of granting of such variance by the board or, if judicial proceedings to review the board's decision are instituted, from the date of entry of the final order in such proceedings, including all appeals. The town manager is authorized to approve one automatic six-month extension of time to commence construction pursuant to a variance. Any request for additional time shall be presented to the board of adjustment.
5. Any variance granted by the board shall be noted in its official minutes along with the reasons which justify the granting thereof and required conditions and safeguards.

5. STAFF RECOMMENDATION

Town Staff recommends that the Board of Adjustments consider the information supplied by the applicant, this report, testimony at the hearing, and other relevant information to make its decision.

TOWN OF OCEAN RIDGE**6450 NORTH OCEAN BOULEVARD
OCEAN RIDGE, FLORIDA 33435**www.oceanridgeflorida.com
(561) 732-2635 ♦ FAX (561) 737-8359**LYNNE LADNER
TOWN MANAGER &
FINANCE DIRECTOR****KELLY AVERY
TOWN CLERK****MAYOR
GEOFF PUGH****VICE MAYOR
STEVE COZ****COMMISSIONERS
CAROLYN CASSIDY
PHILIP BESLER
KENNETH KALEEL**Angel Darlene Johnston
26 Harbour Drive South
Ocean Ridge, FL 33435**RE:** Request for Variance at 26 Harbour Drive South to permit a sun trellis to be located 7' 3" from the legal property line and to permit the extension of the second-floor balcony by 2'.

Dear Ms. Johnston,

Enclosed is the Town of Ocean Ridge Development Order for the above referenced variance request granted on May 17, 2023 by the Board of Adjustment. Since the Board of Adjustment did not set a specific time limit for construction, the variance granted shall automatically lapse if construction of the project for which such variance was granted has not been initiated within six months from May 17, 2023. See Section 63-73(3)(f) of the Town Code of Ordinances. The Town Manager may approve one automatic six-month extension of time to commence construction based upon a variance.

Any development order issued by the Town of Ocean Ridge is contingent on the applicant meeting all applicable requirements of the State of Florida, Palm Beach County, and the Town of Ocean Ridge in the applicant's building permit submittal, which will be reviewed by the Building, Zoning, and Engineering Departments of the Town of Ocean Ridge. Any questions in regards to building permit submittal, please contact Lindsay Winters, Building Clerk, at 561-732-2635 or via email at Lwinters@oceanridgeflorida.com.

Important: *If your building permit submittal includes any changes to your variance approval, please contact Town staff. All modifications to the variance approval must be evaluated by Town staff and processed accordingly. If a modification is substantial, the building permit submittal may need to be re-reviewed by the Board of Adjustment, as determined by the Building Official or Zoning Official. Finally, a copy of this transmittal letter and the attached Development Order must be presented with your building permit submittal.*

If you have any questions, please do not hesitate to contact Kelly Avery, Town Clerk, at 561-732-2635 or kavery@oceanridgeflorida.com.

Sincerely,

Kelly Avery, Town Clerk

**ORDER OF THE BOARD OF ADJUSTMENT
OF THE TOWN OF OCEAN RIDGE, FLORIDA**

PROJECT NAME: 26 Harbour Drive South

APPLICANT/CONTACT: Angel Darlene Johnstone

LOCATION OF PROPERTY: 26 Harbour Drive South, Ocean Ridge, FL 33435

PCN: 46-43-45-27-09-000-0320

DATE OF HEARING: May 17, 2023

APPROVAL SOUGHT: Requesting a variance from Section 64-1(j)(2), 64-57 and 67-36 to allow an existing second-floor balcony to extend 2' into the 25' rear yard setback, and a sun trellis to extend 17'9" into the 25' rear yard setback.

THIS MATTER came to be heard before the Board of Adjustment of the Town of Ocean Ridge, Florida, on the date of hearing stated above. The Board, having considered the Applicant's application and materials submitted, having reviewed the staff report, and having heard testimony from the Applicant, members of Town staff, consultants and the public, hereby finds as follows:

1. Application for the Variance Request was made by the Applicant in a manner consistent with the requirements of the Town's Land Development Regulations.
2. The request for a variance must meet all of the criteria as set forth in section 63-73 of the Town's Code of Ordinances before relief can be granted. The Board determined that:
 - A. Special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands within the zoning district. This criterion HAS been met.
 - B. A literal interpretation of the provisions of this land development code would deprive the applicant of rights commonly enjoyed by other properties within the zoning district. This criterion HAS been met.
 - C. The special conditions and circumstances do not result from the action of the applicant. This criterion HAS been met.
 - D. The granting of the variance requested will not confer on the applicant any special privilege that is denied to other lands within the zoning district. This criterion HAS been met.
3. The Applicant's variance request is hereby **GRANTED** subject to the following conditions:
 - a. Approval is subject to the plans for the second-floor balcony meeting all structural, electrical, and applicable laws for weight bearing.
 - b. The variance will run exclusively with the structure of the single-family.

**ORDER OF THE BOARD OF ADJUSTMENT
OF THE TOWN OF OCEAN RIDGE, FLORIDA**

- c. The variance approval is limited to the proposed structure referred to as “sun trellis” with the dimensions, materials, and configuration to match the variance application. The proposed structure cannot be enclosed or reconfigured or any additional items added.
 - d. The structure can be repaired or replaced for the same.
4. This Order is effective June 14, 2023.

For the Board of Adjustment



Kelly Avery, Town Clerk

DATE: ____6/14/23____



LAND DEVELOPMENT CODE VARIANCE APPLICATION

The completed application must be filed at least **forty-five (45) days** prior to the date of the Commission/Board meeting at which the application is to be considered. Please contact the Town Hall for any questions, and to schedule the required pre-application meeting.

The undersigned applicant(s) hereby petitions the Town of Ocean Ridge Board of Adjustment to call a public hearing(s) after due public notice, the cost of which is hereby assumed by the undersigned for the purpose of considering a variance to the Town's Land Development Code, as described herein.

APPLICANT(S) NAME: Angel Darlene Johnston
 PROPERTY ADDRESS: 26 HARBOUR Drive South, Ocean Ridge, FL 33435
 EMAIL ADDRESS: darCAR@9650@gmail.com
 PHONE: 561. 523. 8939

INSTRUCTIONS FOR COMPLETION OF APPLICATION

1. All properties within a single application must be contiguous (immediately adjacent) to one another, and the Administrative Official may require more than one (1) application if the property concerned contains more than five (5) acres, or the fee paid for one (1) application would not equal the cost of processing the same.
2. No variance application shall be accepted by the Administrative Official for filing unless it is presented on the official forms provided by the town, and is filed with **an original plus seven (7) copies, including all exhibits as listed below, for a total submission of eight (8) packets.**
We will also need a digital copy of the entire packet either emailed or on a flash drive.
3. Before any application is submitted, the applicant is required to schedule a pre-application meeting. The fee for this meeting will be \$250 that will be reduced from the \$1,500 variance fee, if the applicant chooses to apply afterwards.
4. Before any application is deemed "filed", it must be complete (with all required information as stated below), and the **filing fee of \$1,500.00** (non-refundable) must be received by the Town Staff.
5. An application is complete only when it is executed in affidavit form (sworn) by:
 - a. the owner or owners of at least seventy-five (75%) per cent of the property described in the application; or
 - b. the tenant or tenants, with the owners' written (sworn) consent; or
 - c. the duly authorized agent(s), with the owners' power of attorney (not including members of the Florida Bar); or
 - d. the contract purchasers, with the filing of a copy of the Contract of Sale and Purchase; or
 - c. the Administrative Official; or
 - d. any person aggrieved by a development order or requirement.



TOWN OF OCEAN RIDGE

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

NATURE OF THE REQUEST FOR VARIANCE

64-1
67-36
Section 64-57 of the Town of Ocean Ridge, Land Development Code requires _____
A revision of existing variance.

The applicant requests a variance to permit: A revision of existing variance.
to mount the last 2'6" from property line.

DESCRIPTION OF PROPERTY

A copy of the latest recorded deed is attached hereto as **Exhibit A**. The Property Control No. 46-43-45-27-09-000-0320 and the subject property is located approximately 400 feet from the intersection of A1A and Harbour Dr S., on the (north) east, south, west) side of _____ Street.

JUSTIFICATION OF VARIANCE

1. Section 63-34 of the Town of Ocean Ridge Land Development Code requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Sections 63-2 and 63-34 of the Code, and should be attached and marked as **Exhibit B**. The statement must include comments on each of the following individually, marked "a" through "g" as listed below:

- a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.
- b. That the special conditions and circumstances do not result from the actions of the applicant.
- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands, buildings, or structures in the same zoning district.
- d. That literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Ordinance and would work unnecessary and undue hardship on the applicant.
- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- f. That the granting of the variance will be in harmony with the general intent and purpose of the Ordinance.
- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

TOWN OF OCEAN RIDGE

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THE FOLLOWING REQUIRED GRAPHIC INFORMATION SHALL BE ATTACHED TO THIS APPLICATION, AND MARKED AS REQUIRED

1. **Exhibit C:** Surveys submitted must be sealed by a Land Surveyor licensed by the State of Florida at a scale prescribed by the Town containing the following:
 - a. An accurate legal description of the property.
 - b. A computation of the size of the tract to the nearest one-tenth (1/10) of an acre.
 - c. The survey must have been prepared for the current property owner, contract purchaser, or owners' agent or attorney, and regardless of when prepared, must contain all updated information such as latter property revisions including but not limited to fencing, walls, structures, driveways or walkways.
2. **Exhibit D:** The location of the subject parcel plotted by an engineer or surveyor registered in the State of Florida on a copy of the official's zoning map of the Town or a reasonable facsimile thereof.
3. **Exhibit E:** A property owners' location drawing showing all property owner's information required below and their relation to the subject parcel:
4. **Exhibit F:** A complete list of all property owners, mailing addresses, one (1) set of mailing labels, and legal descriptions of all property within three hundred (300) feet of the subject parcel as recorded as prepared by the Palm Beach County Property Appraiser's office. Postage paid envelopes need to be provided as well.
5. **Exhibit G:** A statement of the applicant's equitable or title interest in the property, accompanied by one of the following:
 - a. If joint and several ownership, a written consent by all owners of a record, or
 - b. if a contract purchaser, a copy of the Contract for Sale and Purchase, plus the written consent of the owners, or
 - c. If an authorized agent, a copy of the Agency Agreement, or Power of Attorney giving the consent of the owners, or
 - d. If a lessee, a copy of the lease agreement and written consent of the owners, or
 - e. If a corporation or other business entity, the name of the officer or person responsible for the application and written proof that said person has the authority to represent the corporation or other business entity, or
 - f. If more than one owner, the title owners of a least seventy-five (75) percent of the property described in the application must provide written consent.
6. **Exhibit H:** Each application for variance shall include the following information to be shown on a Site Plan of the property:

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- a. The exact location of all structures on the property, showing distance from the property line(s) and other structures.
- b. The exact location of the property related to the public street or easement on which the property fronts.
- c. The exact location of driveways and fences of the subject property.
- d. An accurate indication of what and where the variance is as it relates to the existing structures on the property and to the nearest property or properties which the relief sought would affect.
- e. All pertinent information, such as drawings of details, landscaping, detailed measurements, parking, public and private utilities, and other information designed to provide a factual basis for the consideration of the variance shall be included on the Site Plan.
- f. Plans for Multiple Dwelling Units **are to be reviewed for off-street parking and landscaping by the Administrative Official prior** to filing an Application for Variance.

OFFICIAL FILING FEE

1. The Official Filing fee for each request for variance or appeal shall be fifteen hundred (\$1,500.00) dollars. **This fee is non-refundable.**
2. Should there be expenses over and above the fifteen hundred dollar (\$1,500.00) fee, the Applicant shall remit the balance to the Town upon being notified of the amount due, and prior to public hearing on the application.
3. Payment may be made only in U.S. Currency, cashier's, personal, or business check on a U. S. bank. All checks shall be made payable to the "Town of Ocean Ridge". The issuance of a non-collectable check shall be subject to an additional administrative fee of one hundred (\$100.00) dollars. Checks issued on non-sufficient funds ("NSF") or closed accounts shall be prosecuted as provided by law.

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APPEAL ADDENDUM

In addition to other forms and requirements, the filing of an Appeal from the decision of the Administrative Official requires a detailed description of the basis for the challenge to such decision. The Applicant shall provide complete facts and circumstances which the Applicant believes constitute a violation of the Town's Land Development Code (LDC), and a clear description of the LDC section(s) which are alleged to have been violated.

The information provided shall be used by the Board of Adjustment in determining probable cause to believe the Administrative Official's decision in the matter described. The Board of Adjustment shall make an initial determination regarding probable cause. If a finding of "no probable cause" is determined, the hearing shall thereafter be adjourned, and the aggrieved party shall have a further right to file a Petition for Writ of Certiorari with the Circuit Court, in and for Palm Beach County, Florida.

If "probable cause" is found by the Board of Adjustment, the appellant shall immediately bring his/her case forward. While deemed an "appeal", the hearing before the Board of Adjustment shall be a quasi-judicial, evidentiary hearing, with the right to present and confront all evidence and witnesses. The Board shall observe fundamental due process requirements, including notice and the right to be heard. However, the Florida Rules of Evidence and Rules of Civil or Appellate Procedure shall not be so strictly enforced as to prohibit relevant hearsay or other relevant information coming before the Board. The appellant and the Administrative Official shall each have one half (1/2) hour within which to present their respective cases, unless otherwise determined by the Board. The Board shall thereafter be free to question either party and shall decide the matter after making "findings of fact" and "determination of law". Any decision of the Board of Adjustment shall be appealed, if at all, within thirty (30) days of being rendered, in writing, as provided by law and Rules of Appellate Procedure.

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APPLICANT'S CERTIFICATION

STATE OF FLORIDA

COUNTY OF PALM BEACH

The undersigned Applicant(s) swears or affirms, under penalty of perjury, that he/she (they) understand and will comply with the provisions of the Town of Ocean Ridge Land Development Code, and in particular Sections 63-73 and 63-34 (only if a variance is requested). The undersigned further certifies the foregoing statements made herein, together with all exhibits attached hereto, or later presented at a hearing in this cause, are true to the best of his/her (their) knowledge and belief.

Danielle Buzzetta
(Witness)

D. Johnson
(SIGNATURE OF APPLICANT(S))

Danielle Buzzetta

Angel Darlene Johnston (Witness)
(Type/Print Name of Applicant(s))

APPLICANT IS:

☒ Owner

26 Harbour Dr. South
(Street Address)

☐ Contract Purchaser

Ocean Ridge, FL 33435
(City and State)

☐ Other

(explain)

561.523.8939
(Telephone/Fax Numbers)

NAME OF OWNER(S)

IF OTHER THAN APPLICANT(S):

(Mailing Address)

(Email Address)

SWORN TO AND SUBSCRIBED BEFORE ME BY MEANS OF PHYSICAL ☒ PRESENCE OR ☐
ONLINE NOTARIZATION ON THIS 9th DAY OF August, 2024.

Susan Ammons-Tate
Notary Public, State of Florida - At Large
My Commission Expires: 6-7-2025



☐ Personally Known or ☒ Type of Identification Produced: FLDL

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The undersigned Applicant(s) swears or affirms, under penalty of perjury, that he/she (they) the foregoing statements made herein, together with all exhibits attached hereto, or later presented at a hearing in this cause, are true to the best of his/her (their) knowledge and belief.

Danielle Buzzetta
(Witness)

D. Johnson
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TOWN OF OCEAN RIDGE, FLORIDA FOR OFFICIAL TOWN USE ONLY

DATE OF OFFICIAL ACCEPTANCE: _____ OFFICIAL FILE NUMBER: _____

DATE OF AGENDA CERTIFICATION: _____ LAND USE DISTRICT: _____

FILING FEE PAID: _____ ADVERTISING FEE (AMOUNT PAID): _____

BY: _____

ADMINISTRATIVE COMMENTS

Type of Variance/Appeal:

Size of Parcel: _____ sq. feet Dimensions of Lot

Comments or Recommendation:

TOWN MANAGER
ADMINISTRATIVE OFFICIAL

BOARD OF ADJUSTMENT ACTION

PUBLIC HEARING DATE:

CONTINUANCES GRANTED:

FINAL ACTION TAKEN:

TOWN OF OCEAN RIDGE

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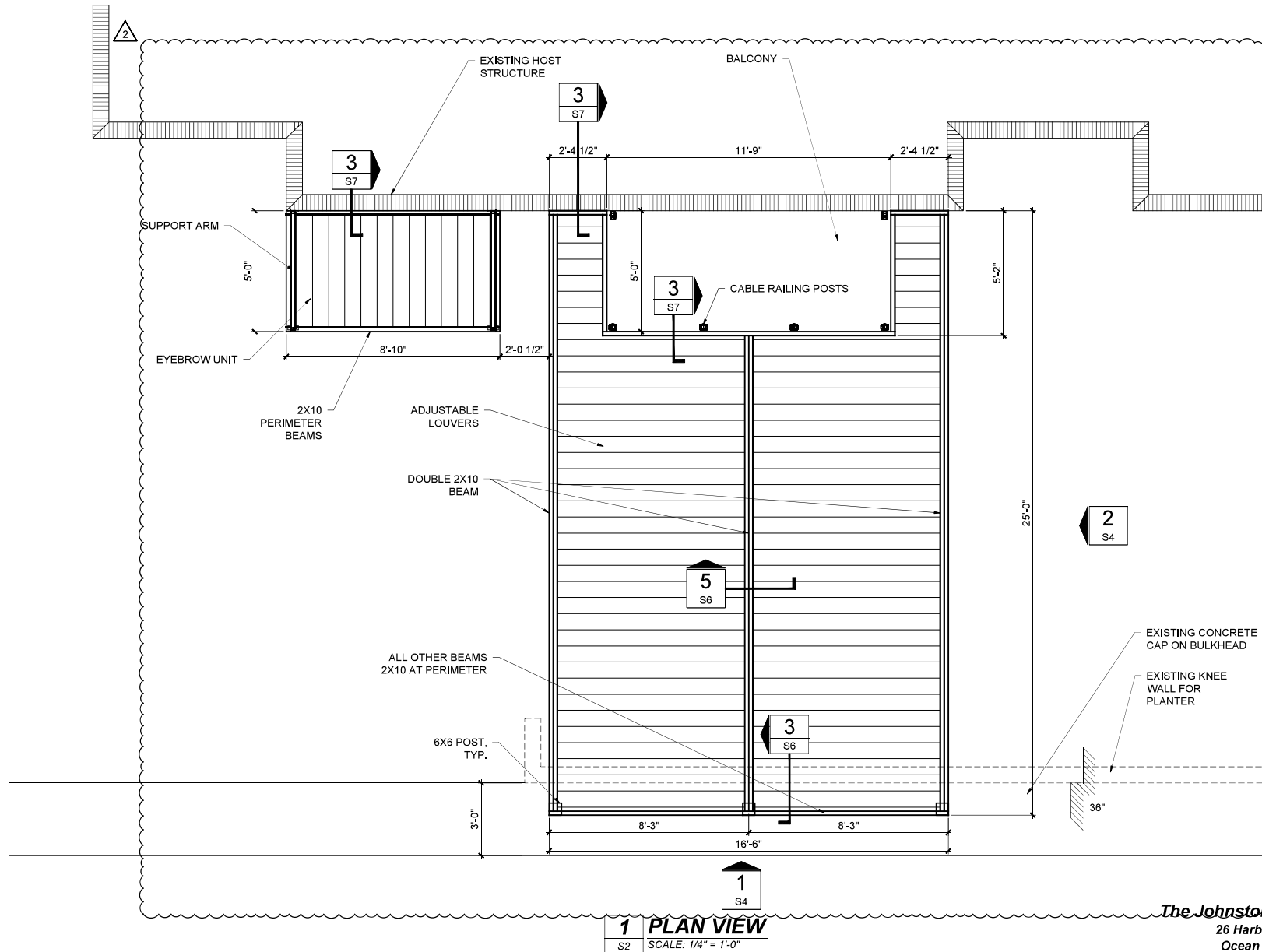
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HISTORIC PROPERTY ADDENDUM

1. The applicant represents that the structure on the property described herein does not have "significant historic value", because of the following: (attach additional sheet(s), if necessary)

2. The applicant represents that the cost and practical feasibility of repairing or restoring the structure on the property described herein is not reasonable because of the following:



1 PLAN VIEW
S2 SCALE: 1/4" = 1'-0"



2 Apr 17, 2024
1 Aug 16, 2021



DE STEFANO
ENGINEERING GROUP, P.L.L.C.
Sarasota Florida 34240
Phone: (941) 371-1724
Fax: (941) 847-0870
27383
Certificate of Authorization Number
www.DeStefanoEngineering.com



The Johnston Residence
26 Harbour Drive South.
Ocean Ridge, FL 33435
April 30, 2021 File:214351

S2
of 7

NATURE OF THE REQUEST FOR VARIANCE

The applicant requests a revision to the already approved variance to permit: A Sun Trellis has already been approved to be built, the structure demands tow support posts to meet the stringent code of the Miami Dade Hurricane approval. The approved permit calls for the post placement to be located 7' 3" back from the legal property line, which is a variance of 17' 9" from the 25' existing setback demanded. The applicant asks for a revision allowing the post placement to be 2' 6' from the property line which would be 22' 6" of the existing setback of 25'.

JUSTIFICATION OF VARIANCE

1. Section 63-34 of the Town of Ocean Ridge Land Development Code requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Sections 63-2 and 63-34 of the Code, and should be attached and marked as **Exhibit B. The statement must include comments on each of the following individually, marked "a" through "g" as listed below:**

a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

Most of the original points made which granted the variance in the first place have been included in this document to assist the governing body to recall the unique circumstances effecting this location. The new and current request will be clearly identified and the original will properly labeled as well.

Original: The applicant's home, 26 Harbour Drive South, Ocean Ridge is approximately 1,000 feet from the ocean.

The average wind speed for Ocean Ridge is approximately 10 mph, however the wind blowing directly off the surf tends to be stronger.

The applicant's home is nestled at the precise base of the ridge.

When the wind comes off the ocean across A1A, the entrance to Harbor Drive South is a wide access point, and the flow comes straight up the street until it meets a home right on the corner. This forces the wind to immediately change direction and since it is blowing on a westward path it finds a spot between the first two homes where it changes direction and turns this corner sending it directly down the Ridge and towards the flat area where the applicant's home and the canal meet.

This change of wind flow magnifies the winds steady speed, and the flow approaches 20 or 25 mph. This wind speed is steady, on days when it is gusty it can be double. On days when it is stormy you cannot go in the back yard because the wind force approaches gale force conditions.

This increased wind speed is known as downwash and without deflection and left on automatic tends to serve as the gateway for the wind. It is generally accepted within the meteorological societies that these areas tend to take the pounding to the betterment of all other surrounding properties.

In the science of wildfires, engineers work diligently to locate these natural formations causing the wind tunnel effect so that entire tracts of the forest can be cutdown to create paths to protect the adjacent areas.

The applicant's backyard is ground zero for the wind tunnel effect as the wind off the ocean needs a place to go when it comes down the ridge.

Additionally, the sun follows a straight-line east to west directly over the property line. From 8:00 am to 7:00 pm the constant exposure to direct sunlight is unrelenting, there is no shade.

The special reason, or the basis for the request of a variance is to seek relief from the suns harsh intensity while being able to put up a shade trellis that will not blow into the canal.

The applicant is begging for the possibility of having a home with an outdoor area that can be used and enjoyed.

It is the intent of this variance request to show why the applicant, and the engineer, have discovered the only practical way to provide the shade and rain protection and meet all the stringent code of the Miami Dade hurricane approval.

The applicant would like to stress that every conceivable solution has been explored, any option that has been available through the years has been paid for only to have it prove worthless like all the others. Several multi thousand-dollar umbrellas and several hundred-pound bases have been purchased and thrown away, the wind just picks them up and hurls them into the canal or the pool. A portable temporary cabana was purchased and put up at the cost of several thousand dollars, it lasted three days until the wind turned it into a kite that almost went flying down the canal. The applicant has tried canvas sails, same result. It was not until the applicant learned of and researched the current shade structure that there was ever a possibility to correcting the circumstance. The aluminum louvered roof is an engineered solution that is the answer to the applicant's prayer, the trellis appears to be tailor made for the conditions at 26 Harbour Drive South. This is the home where the applicant has lived for over twenty years and wants to remain

the rest of her life, she is begging this board to allow her to have a shade structure where her family can use the backyard and enjoy it.

New Request: during the original variance hearings several modified sets of engineering drawings were offered, and every attempt was made to meet the city inspector's requests, when the final compromise was reached the applicant was extremely grateful and had the engineer produce the final approved drawings. Upon the beginning of the commencement, it became clear that while the structure could be engineered to meet the setback, the post location would conflict with the existing pool and its coping on one side and buckle the retaining knee wall which serves as support for the raised deck on the opposite side bringing the project to a standstill. Both post placements require a different area to be mounted. The applicant had the engineer come out to the house to make a personal walk through of the site and it was concluded that the simplest easiest and most powerful way to mount the posts will be directly to the bulkhead deck which is supported with pilings and has been approved by the army corps of engineers. See engineering drawings included.

b. That the special conditions and circumstances do not result from the actions of the applicant.

Original: The special conditions and circumstances concerning the sun, and the wind have nothing to do with the applicant, these are direct forces stemming from nature. When the applicant purchased the home many years ago, she was a young female first time homebuyer. Her experience with outdoor living was next to zero. It was not evident at the time that her lovely home had such deep-seated limitations. The property has approximately 50% of the available lot as empty space from the front of the home to the street. The back of the house has absolutely no lanai or extended soffit or anything which most of all the neighbors enjoy. For whatever the reason when this home was built there was never any provisions made to provide shade of any kind for this particular dwelling. Had this home been built 10 or 20 foot closer to the street her backyard would provide all the ample space necessary to create an outdoor are that could be used and cherished. If there is any special condition or circumstance it is that almost every other home in the surrounding area has some facility that was built into the structure providing shade or relief from the pervasive sun, the fact that this home has none, and then is further prohibited by a 25' setback when the entire area is only 28' leaving a total of 3 feet makes it extremely restrictive and basically prevents the pursuit of any happiness.

c. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands, buildings, or structures in the same zoning district.

The variance is being requested because there is a a 25' setback from the edge of the canal encroaching back toward the house.

The applicant has exhausted all and every avenue of research and expert opinion to discover “why” the 25’ setback exists.

The applicant has been made fully aware that the reason and purpose for the setback is to make certain that any homeowners bordering the property in a 300-foot radius would not be effected by losing any sightline view from their property looking out toward the applicant’s home.

As a result, the applicant has contacted every homeowner individually and shared with them the circumstance and the intended solution.

Because the applicant has been neighbors with almost all of the residents for many years most of them have been to the applicant’s home for social events and are aware of the lack of shade and how uncomfortable it is in the heat.

Each neighboring homeowner has looked at the property from their backyard and looked at the applicants’ renderings and has given their consent and permission stating that not only will their sight line not be impeded, rather it will be an enhancement over a barren deck, the addition of a beautiful shade structure, with clean minimalist lines will enhance their view from the backyard and increase the value of their home.

d. That literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Ordinance and would work unnecessary and undue hardship on the applicant.

Almost every homeowner has a porch or a lanai providing some shade protection attached to their house, the applicant has spent thousands of dollars during the past twenty years of living at the property here in Ocean Ridge, during that time the applicant has learned with firsthand experience that the pervasive heat from the sun destroys the very best solar fabrics on the market.

It is unfortunate but after a minimum of 2 years of direct daily exposure to the elements they have to be replaced at a considerable expense usually in the range of a thousand dollars.

The daily pounding makes the fabric sun bleached and hard, what causes the rapid deterioration is the summer rains, after the fabric becomes saturated, than the sun comes out and dries it up, since the fabric becomes brittle shortly after, it begins to tear and leak and then its worthless.

Added to this the applicant has had to deal with the wind tunnel effect at the base of the ridge which lifts the umbrella off the deck and either throws the umbrella into the pool or worse into the canal which then costs more money to have someone retrieve it because the base is so heavy.

It would be easy if the base of the umbrella was mounted to the deck however that would also be an encroachment upon the 25' setback because it would then be considered a permeant structure.

In fact, there would be no difference with a 6-inch base and post for an umbrella, then the 6 inch post for the shade structure.

The only purpose of the post is to secure it from blowing over. The shade structure will need 2 posts to secure it in position.

The engineer has come up with a solution that would allow the homeowner to cover a table for her family to sit and dine at while being protected from the rain and sun with the absolute minimalist requirements; 2 posts.

New Request: The engineer has designed a solution where the structure can be mounted directly to the super strong bulkhead wall using 2 posts so the area can be covered. The applicant is requesting instead of the cantilevered posts coming back 5' 3" from the edge of the structure (which has been approved) that the structure be extended 2' and the posts be mounted 2' 6" from the property line, using 22' 6" of the 25' setback.

Original: Attached is the engineers letter providing the details explaining why this shade structure would meet the Miami Dade hurricane code requirements and meet the needs of the city.

The applicant has long tolerated these costly financial burdens and endured the unusual burden that comes with having a beautiful backyard that cannot be used.

It is from these difficulties that the applicant humbly seeks relief and asks this respected body for understanding.

e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

The applicant's home is exceedingly modest. The entire lot of land is 107' long x 94' wide or 10,058 square feet of total space.

From the front of the house to the road is 53.1', that represents 4,982 square foot, or 49.5% of unused space.

the house is 26.1' with a 15' easement on either side, or approximately 1,670 square foot big representing 16.6% of the total lot space.

The entire backyard is 27.8', or 2,613.2 square foot or 26% of the total lot space.

The rear setback is 25' from the canal. The setback equates to 2,350 square foot or 23.36% of the total lot

Since the entire backyard is 2,613.2 square feet and the setback is 2,350 feet the setback limits the homeowner to only being able to use 263 foot or 2.6% of her entire lot space for a backyard.

The 263 feet of available space only allows the applicant to cover 2' 9 1/2" of her backyard. This space does not allow enough room for one chair.

If the variance is granted the structure will be 10' off the deck. The structure will have 2 – 6-inch posts. The shade structure is engineered to meet all the stringent code in order to receive the Miami Dade hurricane approval.

f. That the granting of the variance will be in harmony with the general intent and purpose of the Ordinance.

If the ordinance as explained to the applicant is to protect the sightline from all the surrounding neighbors, it is not only in harmony it is welcomed and fondly anticipated by one and all.

g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

If the variance is granted then rather than the shade structure being injurious to the area, it will offer a very much needed breathing space for all neighboring homeowners who want to be outdoors, and at the same time experience shade plus a breeze.

While the wind tunnel effect is in force the constant blowing coupled with the sun light heat creates a blowtorch environment, the shade structure plus the wind will provide a cool place which could contribute to the public welfare.

**THE FOLLOWING REQUIRED GRAPHIC INFORMATION
SHALL BE ATTACHED TO THIS APPLICATION, AND MARKED AS REQUIRED**

1. **Exhibit C:** Surveys submitted must be sealed by a Land Surveyor licensed by the State of Florida at a scale prescribed by the Town containing the following:

- a. An accurate legal description of the property.

Survey attached

The applicant's home is exceedingly modest. The entire lot of land is 107' long x 94' wide or 10,058 square feet of total space.

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Since the entire backyard is 2,613.2 square feet and the setback is 2,350 feet the setback limits the homeowner to only being able to use 263 foot or 2.6% of her entire lot space for a backyard.

b. A computation of the size of the tract to the nearest one-tenth (1/10) of an acre.

The tract is 107' x 94' 10,058 square foot or 2.3/10 of an acre or said another way slightly less than a quarter acre exactly .23% of an acre.

The applicant's home is exceedingly modest. The entire lot of land is 107' long x 94' wide or 10,058 square feet of total space.

From the front of the house to the road is 53.1', that represents 4,982 square foot, or 49.5% of unused space.

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Since the entire backyard is 2,613.2 square feet and the setback is 2,350 feet the setback limits the homeowner to only being able to use 263 foot or 2.6% of her entire lot space for a backyard.

- c. The survey must have been prepared for the current property owner, contract purchaser, or owners' agent or attorney, and regardless of when prepared, must contain all updated information such as latter property revisions including but not limited to fencing, walls, structures, driveways or walkways.

Survey attached

2. **Exhibit D:** The location of the subject parcel plotted by an engineer or surveyor registered in the State of Florida on a copy of the official's zoning map of the Town or a reasonable facsimile thereof.

Ocean ridge zoning map attached

3. **Exhibit E:** A property owners' location drawing showing all property owner's information required below and their relation to the subject parcel:

4. **Exhibit F:** A complete list of all property owners, mailing addresses, one (1) set of mailing labels, and legal descriptions of all property within three hundred (300) feet of the subject parcel as recorded as prepared by the Palm Beach County Property Appraiser's office.

5. **Exhibit G:** A statement of the applicant's equitable or title interest in the property, accompanied by **one** of the following:

This is going to be a copy of Darlenes deed

- a. If joint and several ownership, a written consent by all owners of a record, or
- b. if a contract purchaser, a copy of the Contract for Sale and Purchase, plus the written consent of the owners, or
- c. If an authorized agent, a copy of the Agency Agreement, or Power of Attorney giving the consent of the owners, or
- d. If a lessee, a copy of the lease agreement and written consent of the owners, or
- e. If a corporation or other business entity, the name of the officer or person responsible for the application and written proof that said person has the authority to represent the corporation or other business entity, or
- f. If more than one owner, the title owners of a least seventy-five (75) percent of the property described in the application must provide written consent.

6. **Exhibit H:** Each application for variance shall include the following information to be shown on a Site Plan of the property:

- a. The exact location of all structures on the property, showing distance from the property line(s) and other structures.

Attached screen shots of survey with red and blue highlight markings

- b. The exact location of the property related to the public street or easement on which the property fronts.

Attached screen shots of survey with red and blue highlight markings

- c. The exact location of driveways and fences of the subject property.

Attached screen shots of survey with red and blue highlight markings

- d. An accurate indication of what and where the variance is as it relates to the existing structures on the property and to the nearest property or properties which the relief sought would affect.

Ocean ridge zoning map attached

- e. All pertinent information, such as drawings of details, landscaping, detailed measurements, parking, public and private utilities, and other information designed to provide a factual basis for the consideration of the variance shall be included on the Site Plan.

Attached engineering drawings, ocean ridge zoning map, survey and renderings

- f. Plans for Multiple Dwelling Units **are to be reviewed for off-street parking and landscaping by the Administrative Official prior** to filing an Application for Variance.

Not applicable















GENERAL NOTES:

DESIGN CRITERIA

THE STRUCTURAL SYSTEM FOR BUILDING DEPICTED HERE ON HAS BEEN DESIGNED ACCORDING TO THE 2020 7TH EDITION OF THE FLORIDA BUILDING CODE, ASCE 7-16, AND 2015 ALUMINUM DESIGN MANUAL.

THE STRUCTURE HAS BEEN DESIGNED TO RESIST THE FOLLOWING SUPERIMPOSED LOADS.

ROOF DEAD: 2 PSF + SELF-WEIGHT
ROOF LIVE: 12 PSF

WIND LOADS ON THE STRUCTURE HAVE BEEN CALCULATED IN ACCORDANCE WITH ASCE 7-16 FOR THE FOLLOWING: BASIC WIND SPEED: 170 MPH (3 SECOND GUST), RISK CATEGORY: II, EXPOSURE CATEGORY: D, PARTIALLY OPEN 30 PERCENT SOLID. ENCLOSURE CLASSIFICATION PER ASCE 7-16, TABLE 26.13-1 (FOR 4-SIDED RECTANGULAR LOUVERED AWNINGS)

LOAD COMBINATIONS:

D+0.6W 0.6D+0.6W D+L

DESIGN OF LOUVERED RIGID CANOPY IS PER SECTION 3105.5.1 OF THE FBC, RIGID AWNINGS AND CANOPY SHUTTERS. LOUVERED BLADES SHALL BE REPOSITIONED TO THE VERTICAL OPEN POSITION DURING PERIODS OF HIGH WIND VELOCITY. UNIT IS EQUIPPED WITH A WIND SENSOR WHICH WILL OPEN LOUVERS AT 45MPH.

PER FBC SECTION 3105.5.3, CONTRACTOR SHALL POST WITH A LEGIBLE AND READILY VISIBLE DECAL OR PRINTED INSTRUCTIONS TO THE OWNER OR TENANT TO REMOVE OR REPOSITION THE STRUCTURE OR PART THEREOF DURING SUCH PERIODS OF TIME AS DESIGNATED BY THE US WEATHER BUREAU AS BEING A HURRICANE WARNING OR ALERT. THE WARNING LABEL SHOULD READ AS FOLLOWS:

"THIS RIGID AWNING MUST HAVE LOUVERED BLADES REPOSITIONED TO THE VERTICAL POSITION DURING A HURRICANE WARNING OR ALERT AS DESIGNATED BY THE U.S. WEATHER BUREAU (FBC SECTION 3105.5.3)."

A CONTINUOUS LOAD PATH BETWEEN FOUNDATIONS, COLUMNS, AND BEAMS ARE INTENDED BY THESE DRAWINGS AND SHALL BE FIELD VERIFIED.

THE LOUVERED ROOFING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH AZENCO R-BLADE LOUVERED ROOFING SYSTEM.

THE CONTRACTOR IS RESPONSIBLE FOR WATERPROOFING.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE SUITABLE SEQUENCING, MEANS AND METHODS OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO THE ADDITION OF NECESSARY SHORING, TIE DOWNS, TEMPORARY BRACING, ETC.

THE INFORMATION USED AND CONTAINED HEREIN IS BASED ON CONTRACTOR SUPPLIED DATA AND MEASUREMENTS. DESTEFANO ENGINEERING GROUP, PL (DEG) HAS NOT VISITED THIS JOB SITE. DIMENSIONS AND EXISTING CONDITIONS SHALL BE FIELD VERIFIED. DEG ASSUMES NO RESPONSIBILITY OR LIABILITY IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. DEG SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO RE-EVALUATE OUR WORK UPON DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS, FABRICATION, AND/OR INSTALLATION OF MATERIALS.

MATERIAL SPECIFICATIONS

ALUMINUM:

ALUMINUM SHALL BE A MINIMUM OF 6063-T6 UNLESS NOTED OTHERWISE
FINISH COLOR TO BE SELECTED BY OWNER FROM MANUFACTURES STANDARD COLORS FOR STANDARD EXTRUSIONS.

CONCRETE FASTENERS TO BE 410 STAINLESS STEEL TITANS AS MANUFACTURED BY SIMPSON STRONG TIES OR APPROVED EQUAL.

ALL SMS SCREWS ARE 410 STAINLESS #14 x 1" SELF-TAPPING METAL SCREWS (SMS) TYPICAL UNLESS OTHERWISE NOTED.

EXTRUDED STRUCTURAL TUBE OR PIPE: ALLOY SHALL BE BE 6061-T6, 6005-T6, 6063-T6. OR AS NOTED ON DRAWINGS AND CONFORMING TO ASTM B429.

EPS PANEL TO BE 3"X.030X2LB EPS COMPOSITE AS MANUFACTURED BY ELITE ALUMINUM OR EQUAL.

FOUNDATIONS

SEE STRUCTURAL DRAWINGS AND STRUCTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION.

BY VISUAL OBSERVATION, SOIL AT THE SITE IS SAND (OR SAND AND ROCK) WITH AN ASSUMED SOIL BEARING CAPACITY OF 2000 PSF.

PERFORM ALL CONCRETE WORK IN ACCORDANCE WITH ACI 318, THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.

CONCRETE SHALL BE AN APPROVED MIX PROPORTIONED TO ACHIEVE STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX.4000 PSI FOR FOUNDATIONS

CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C-94 FOR MEASURING, MIXING, TRANSPORTING, ETC. MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS.

REINFORCING STEEL:

REINFORCING STEEL: ASTM A615, GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, 315, 318, AND CRSI MANUAL OF STANDARD PRACTICE. REINFORCING STEEL SHALL BE, FREE FROM OIL, SCALE AND RUST, AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS.

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 IN

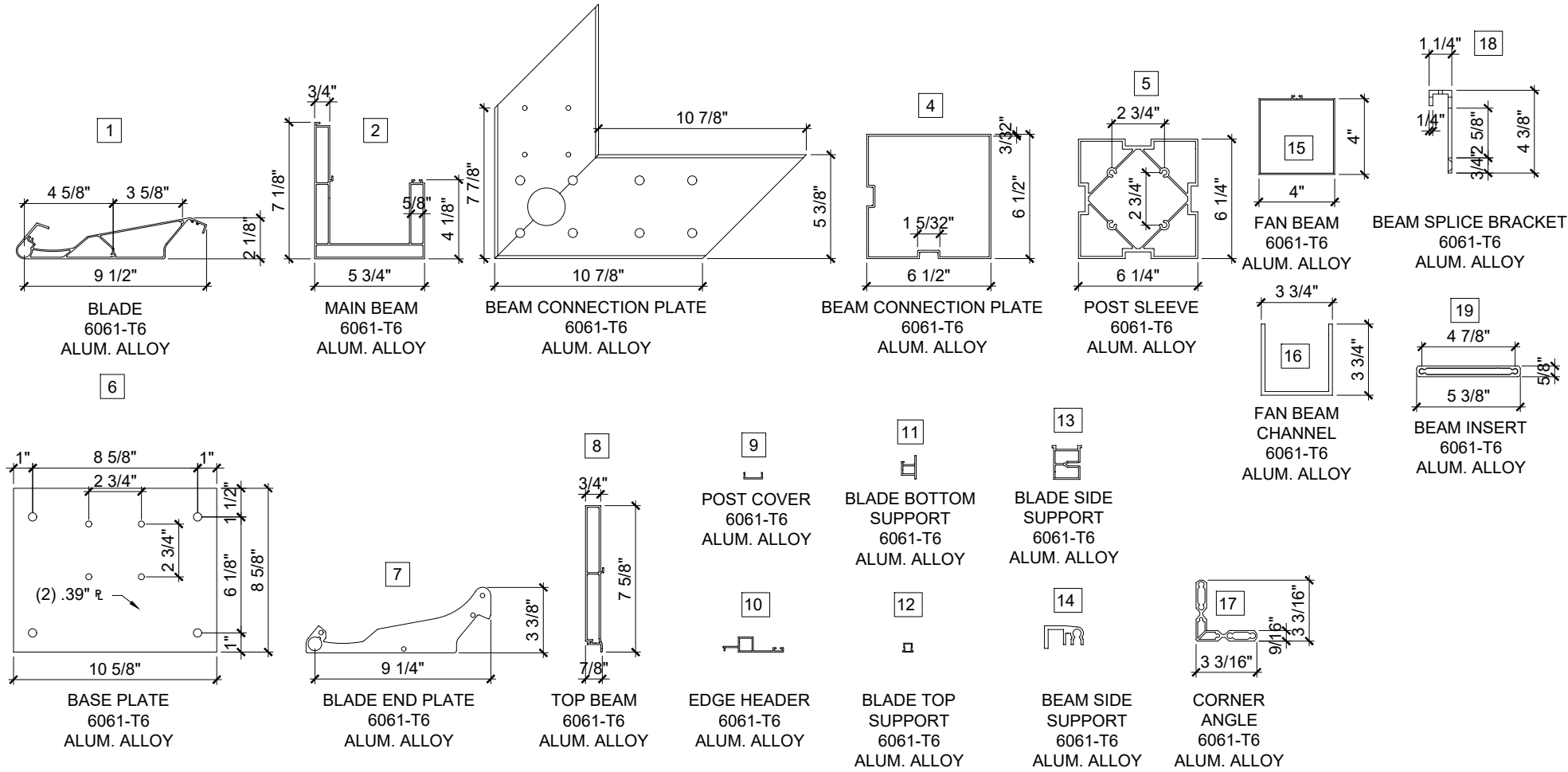
GENERAL CONDITIONS

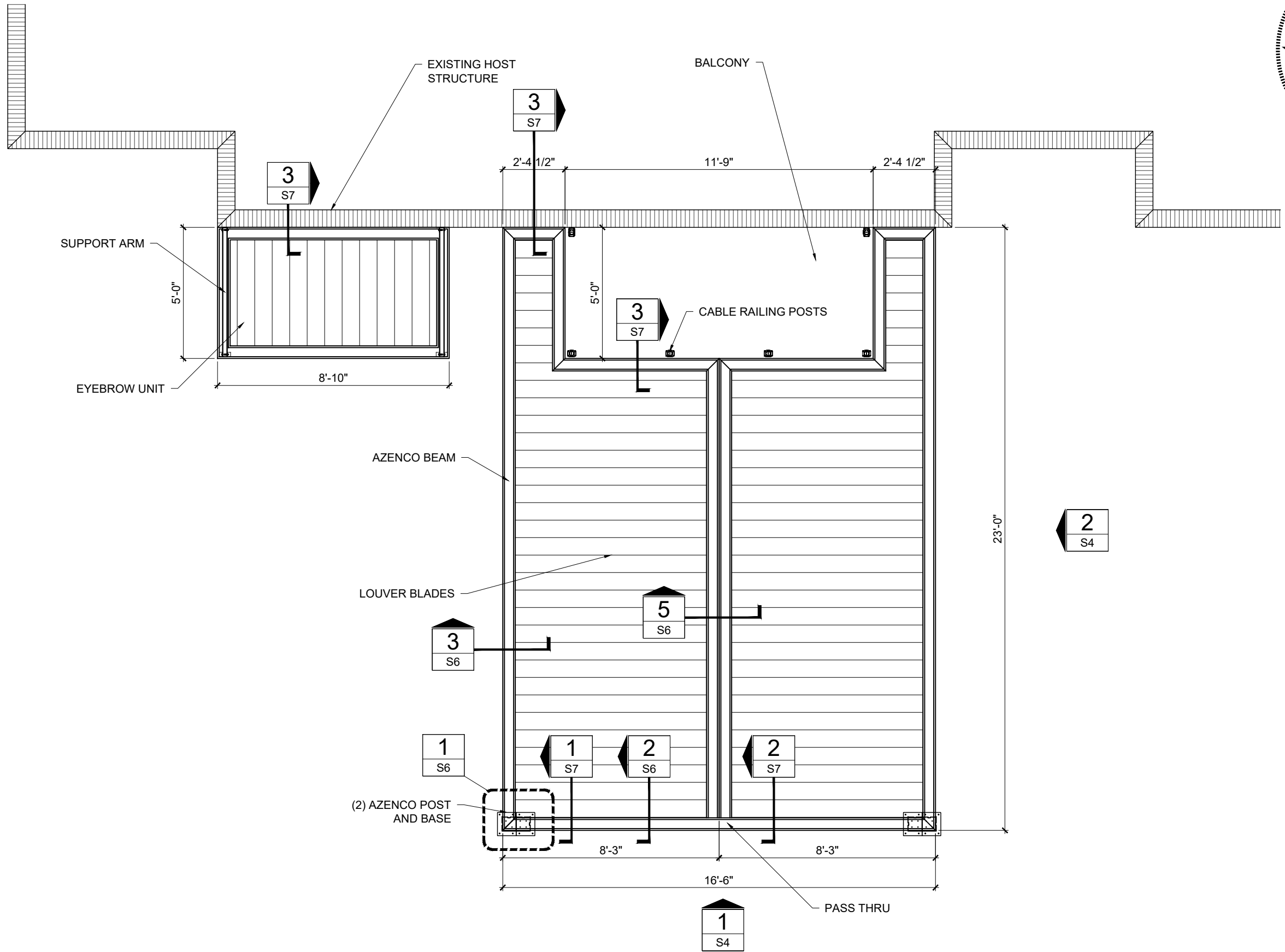
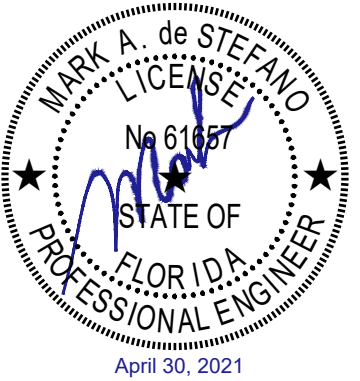
IF THERE ARE ANY DISCREPANCIES HEREIN CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

THIS DESIGN DOES NOT CONSTITUTE THE ENGINEERING OF ANY OTHER STRUCTURES THAT ARE NOT SPECIFICALLY MENTIONED HEREIN. IF THERE ARE ANY DISCREPANCIES THEREIN, CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

ALL WORK PREPARED BY DE STEFANO ENGINEERING GROUP, PL (DEG), IS THE PROPERTY OF DEG AND MAY ONLY BE USED FOR ITS INTENDED USE. THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY DEG AND DEG'S CONSULTANTS ARE INSTRUMENTS OF SERVICE THROUGH WHICH THE WORK TO BE EXECUTED BY CONTRACTOR. AS DESCRIBED REMAIN THE PROPERTY OF DEG. SAID WORK MAY NOT BE USED AT ANY OTHER LOCATION OR FOR ANY OTHER USE WITHOUT PRIOR WRITTEN AUTHORIZATION.

DEG WILL HAVE NO RESPONSIBILITY FOR THE CONTRACTOR'S, CLIENT'S OR OTHER ENTITIES; MEANS, METHODS, TECHNIQUES, AND PROCEDURES USED IN CONSTRUCTION, AND WILL NOT BE HELD LIABLE FOR THE CONTRACTOR'S INADEQUATE OR UNSATISFACTORY PERFORMANCE OF THE WORK.



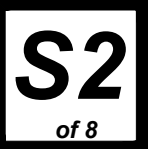


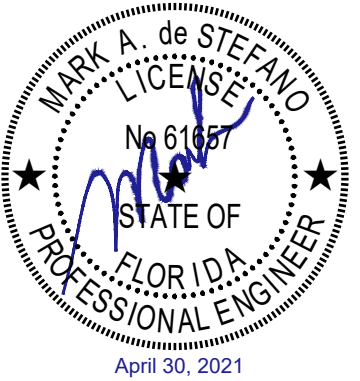
1 PLAN VIEW
S2 SCALE: 1/4" = 1'-0"



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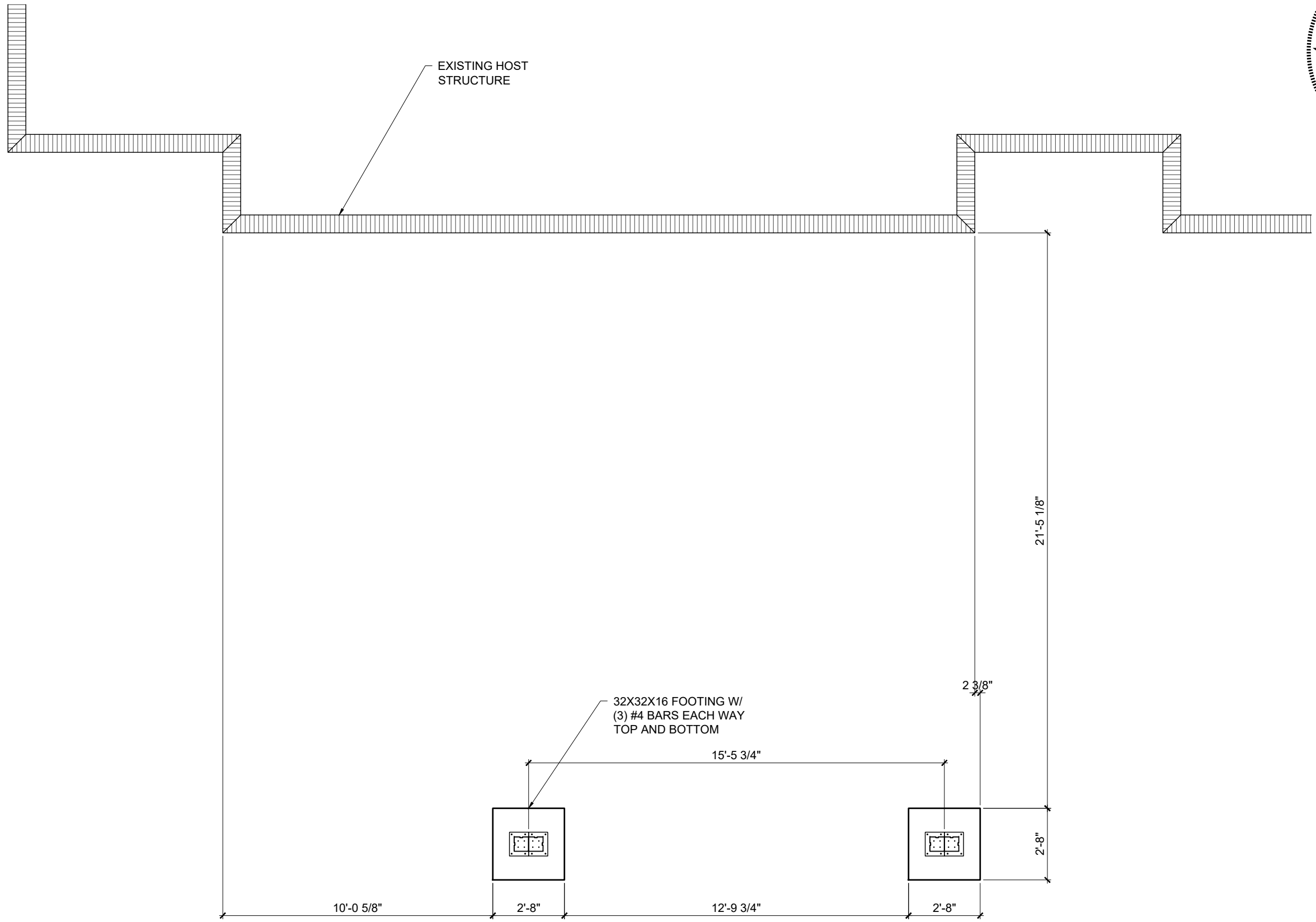




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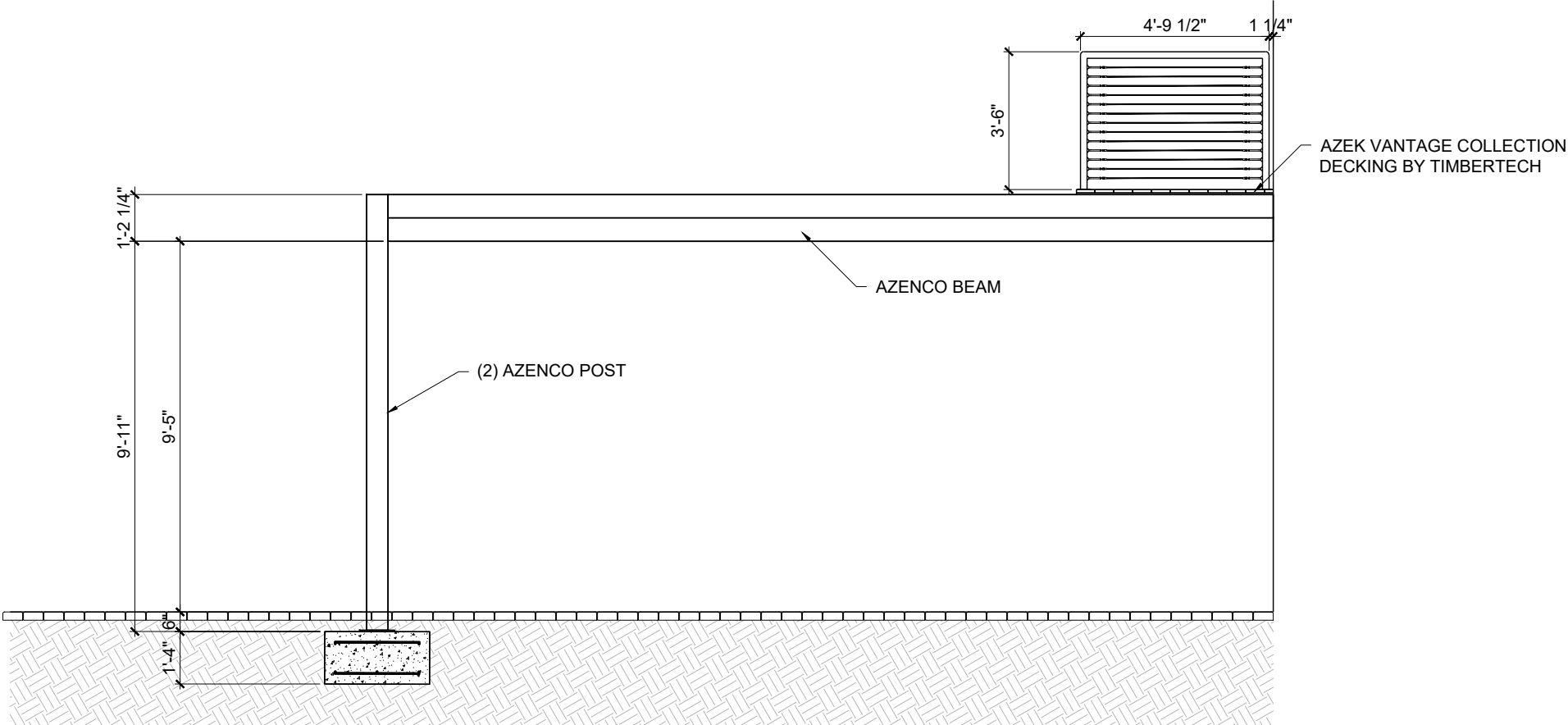
1

S3

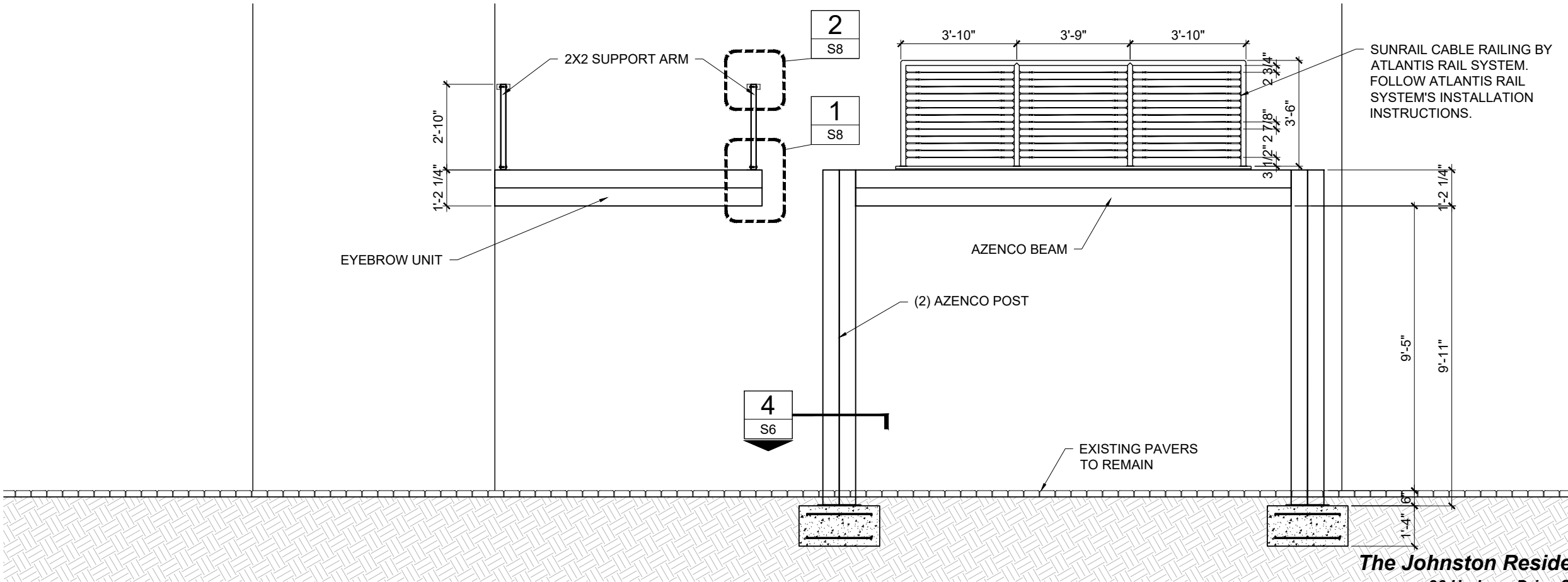
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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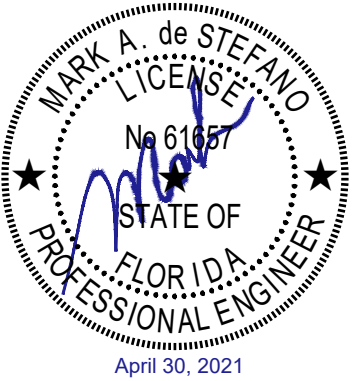




2 SIDE ELEVATION
S4 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
S4 SCALE: 1/4" = 1'-0"

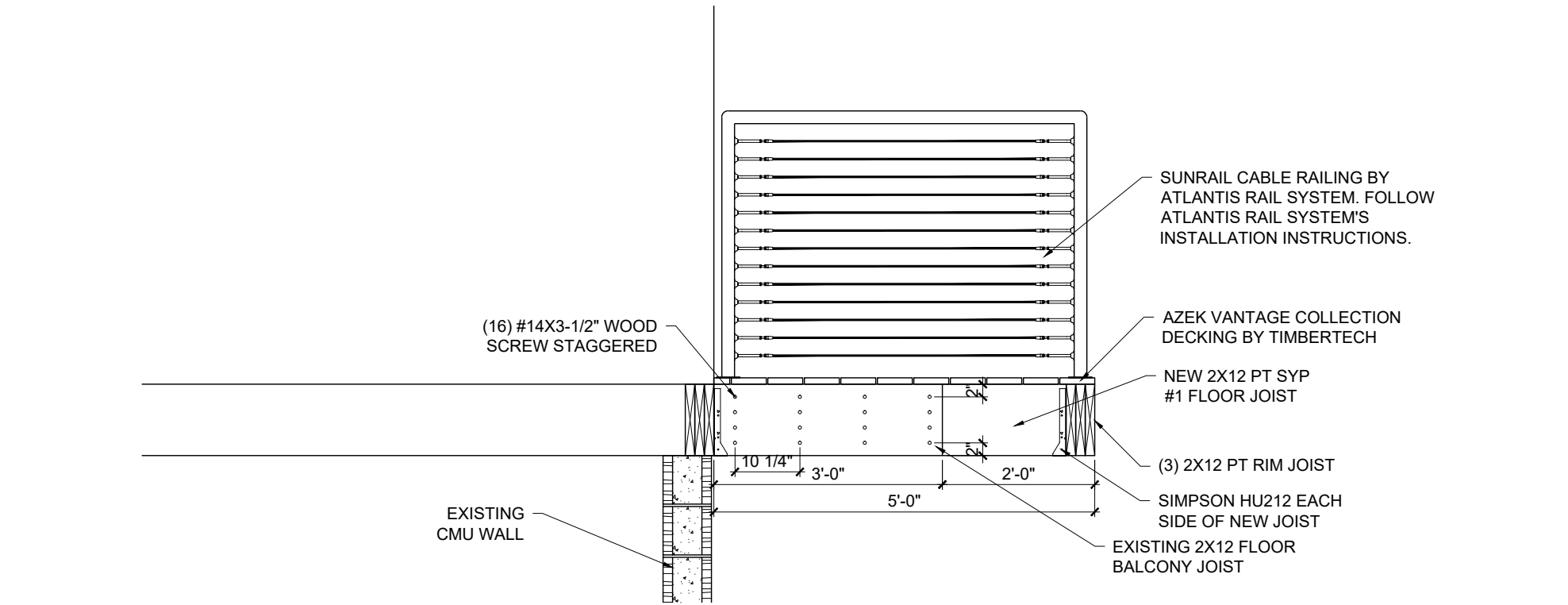
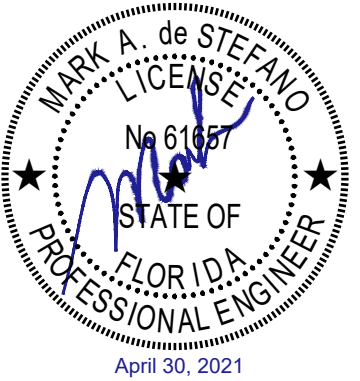


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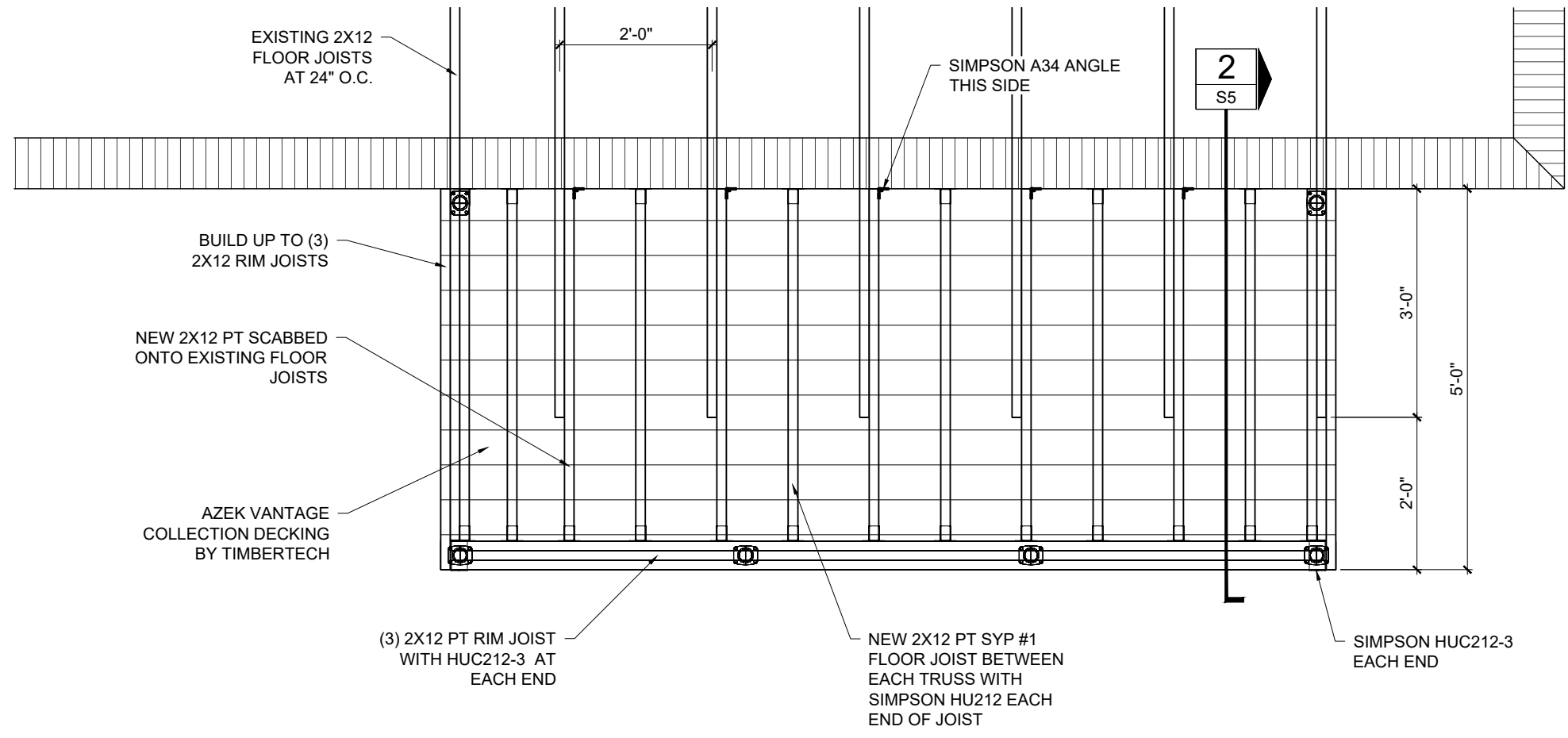


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S4
of 8



2 BALCONY JOIST SECTION
S5 SCALE: 1/2" = 1'-0"



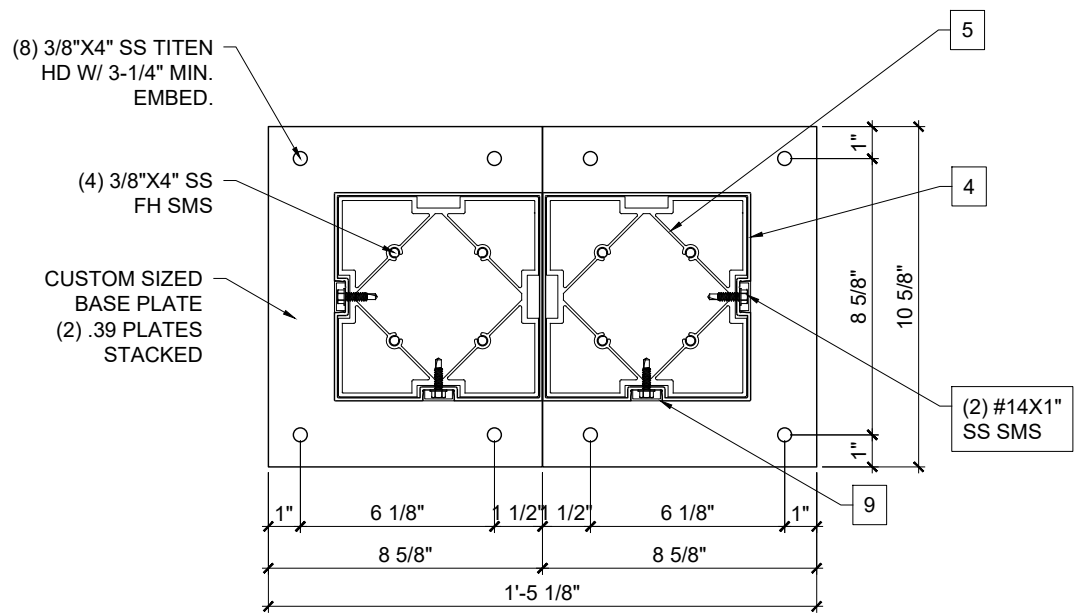
1 BALCONY PLAN VIEW
S5 SCALE: 1/2" = 1'-0"



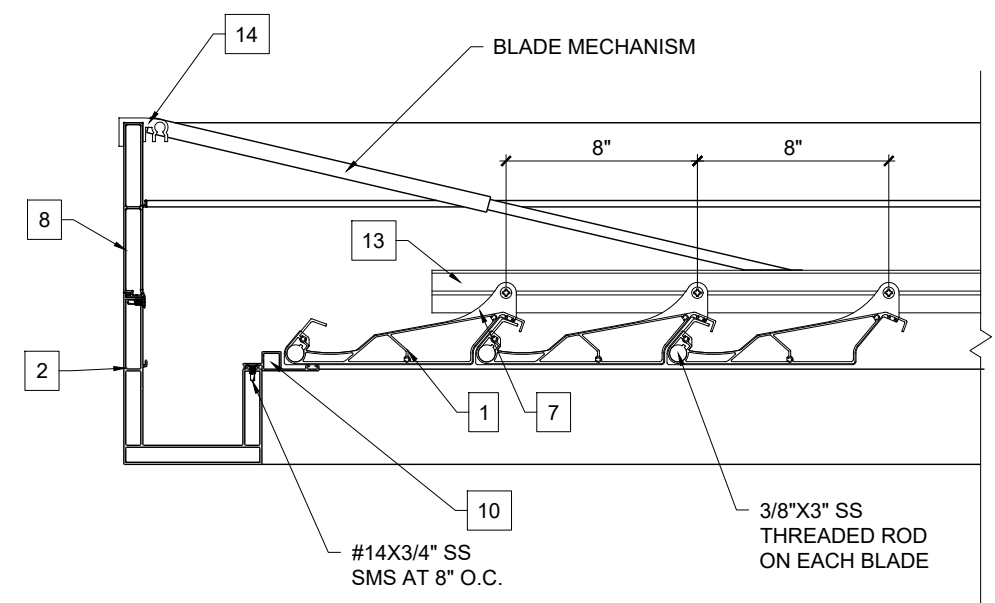
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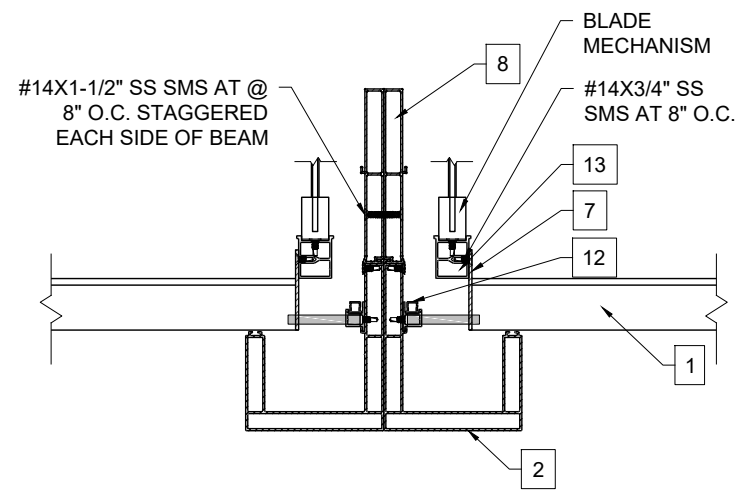




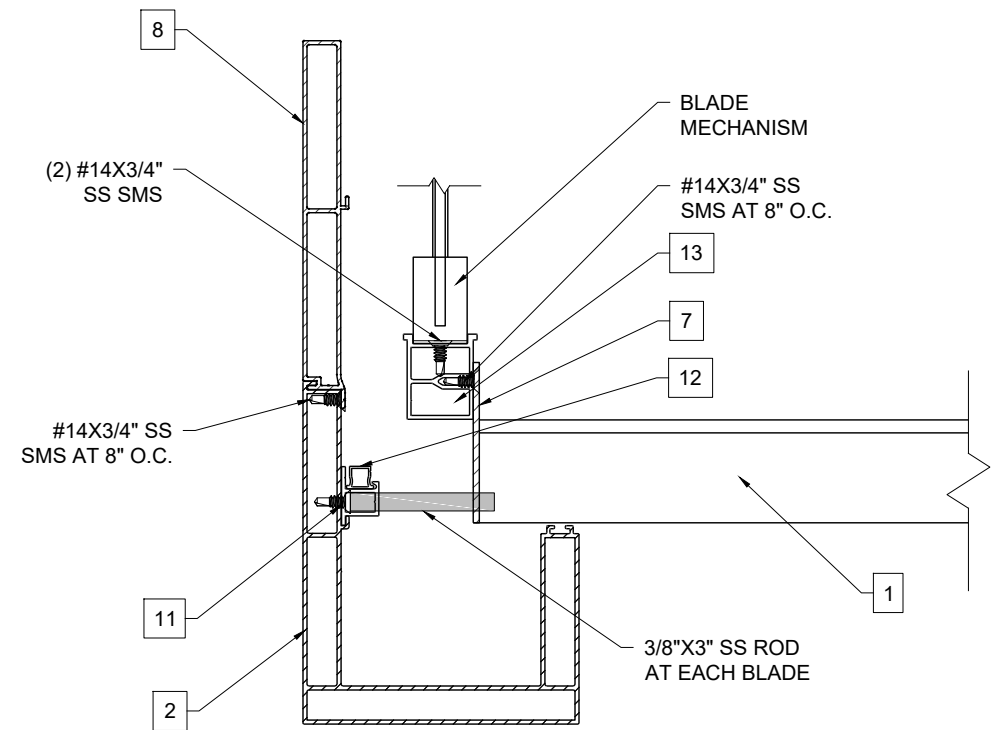
4 DOUBLE POST BASE DETAIL
S6 SCALE: 2" = 1'-0"



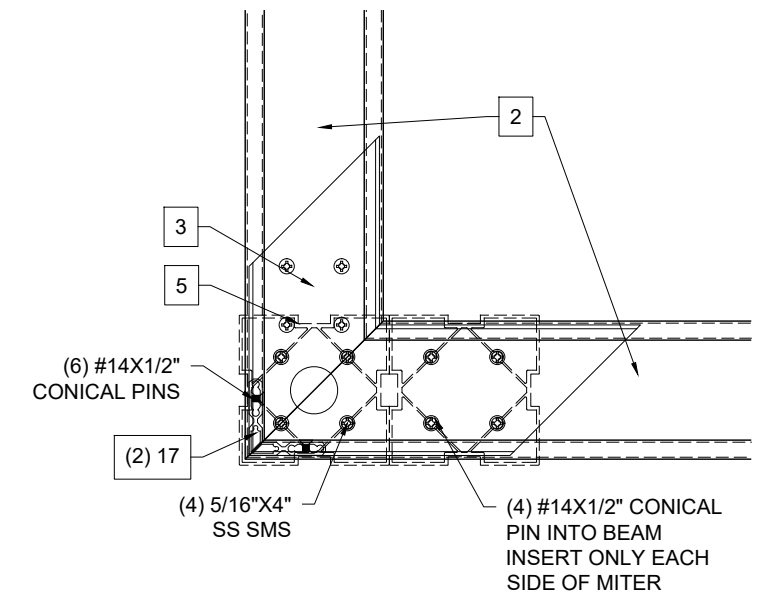
2 BLADE SECTION
S6 SCALE: 1-1/2" = 1'-0"



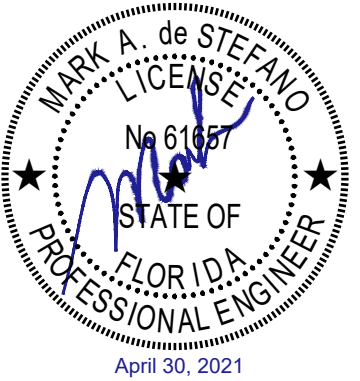
5 DOUBLE BEAM SECTION
S6 SCALE: 1-1/2" = 1'-0"



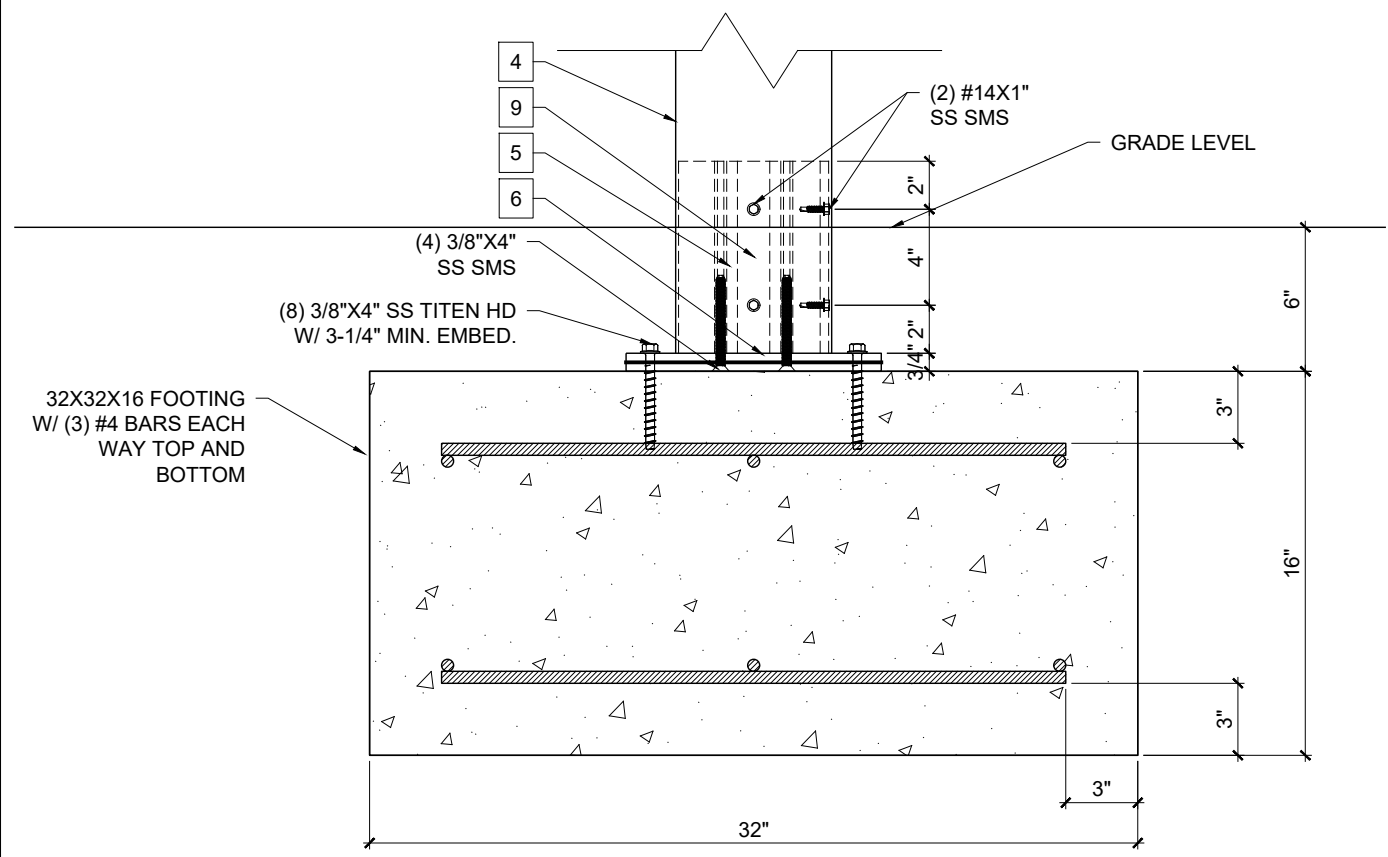
3 MAIN BEAM BLADE SECTION
S6 SCALE: 3" = 1'-0"



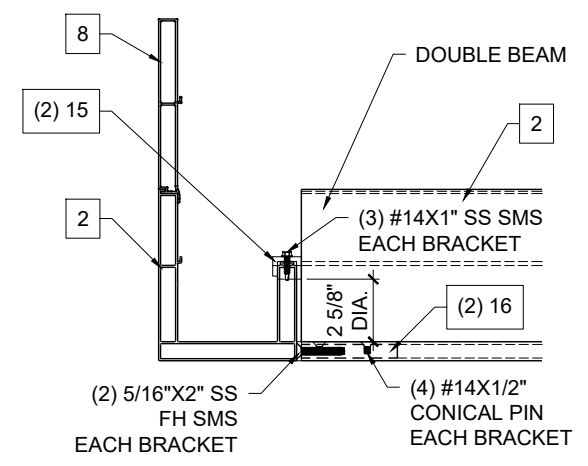
1 CORNER ASSEMBLY AT POST
S6 SCALE: 1-1/2" = 1'-0"



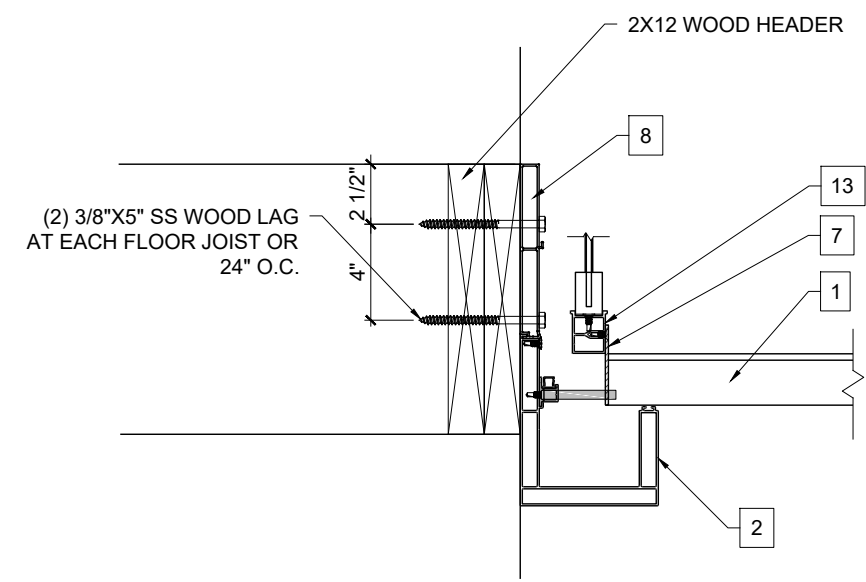
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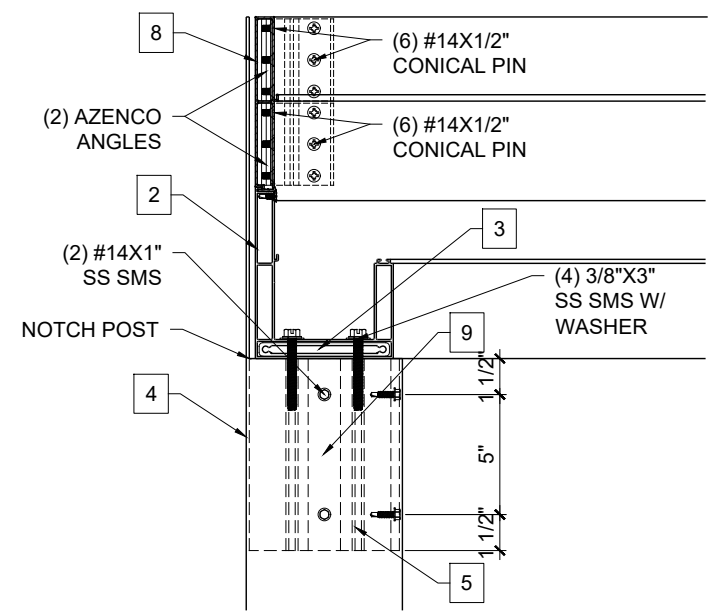
6 TYPICAL FOUNDATION PLAN
S7 SCALE: 1-1/2" = 1'-0"



2 PASS THRU BEAM SECTION
S7 SCALE: 1-1/2" = 1'-0"

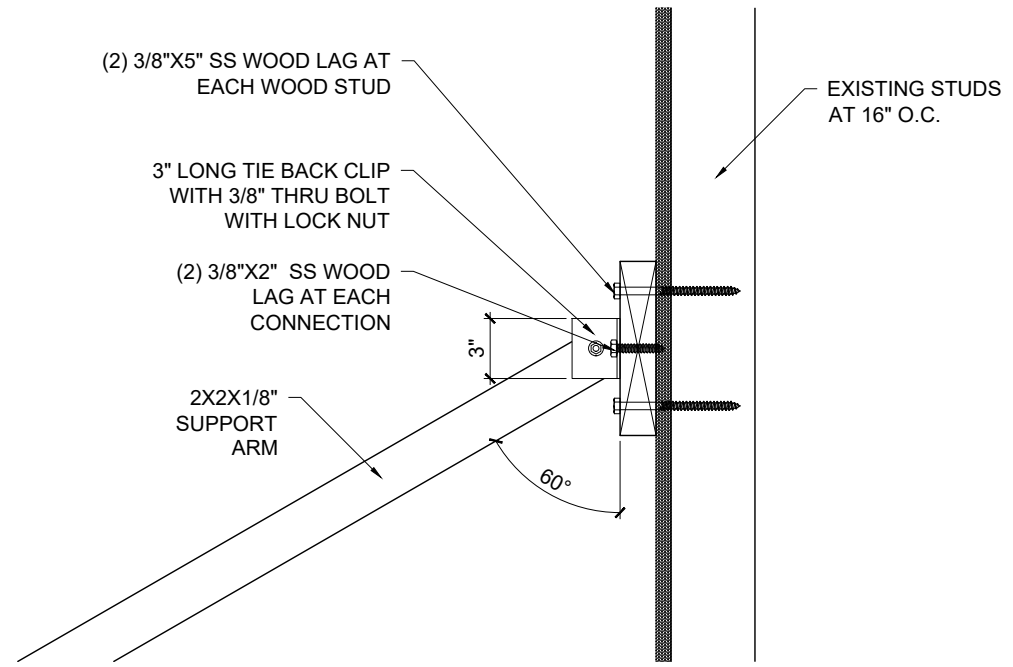
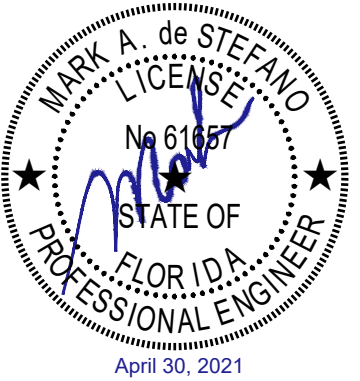


3 BEAM TO WOOD FRAMING
S7 SCALE: 1-1/2" = 1'-0"

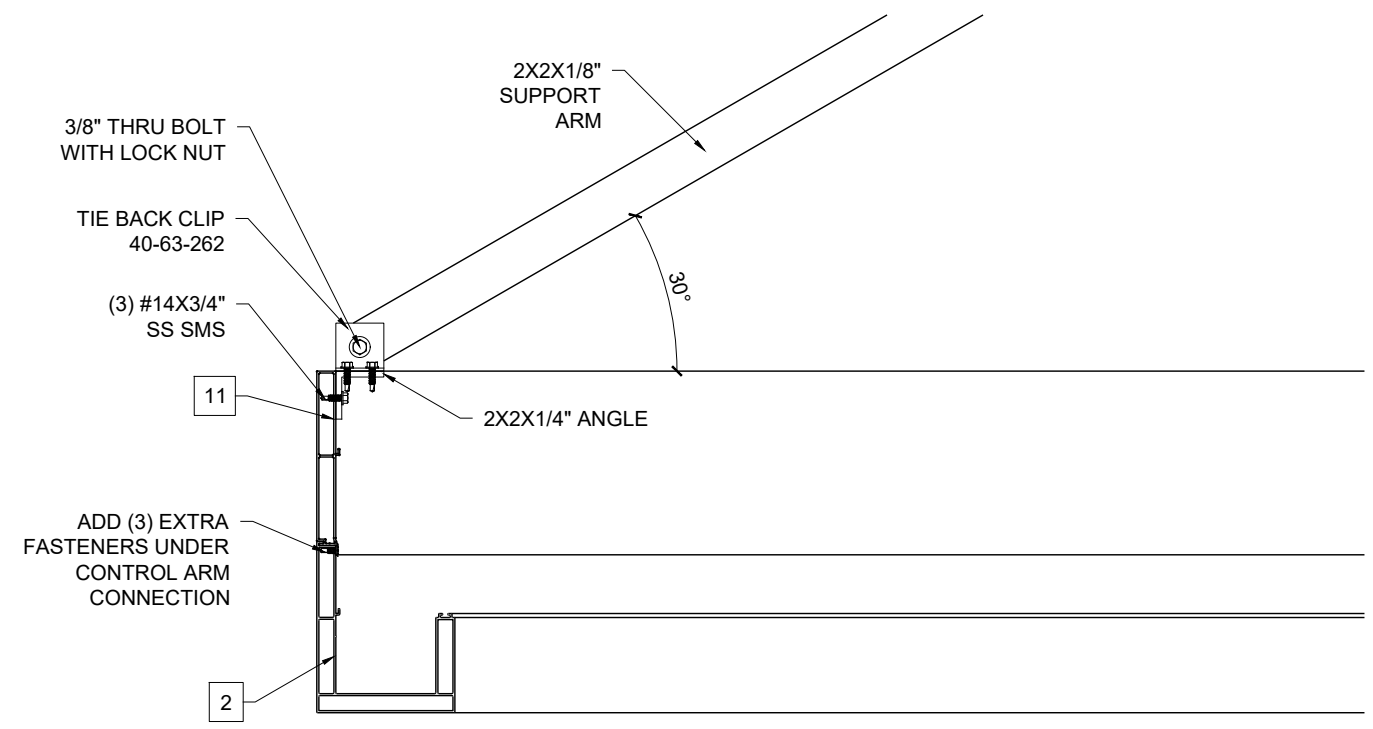


1 BEAM TO POST AT CORNER
S7 SCALE: 1-1/2" = 1'-0"

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2 UPPER CONTROL ARM ATTACHMENT
S8 SCALE: 1-1/2" = 1'-0"



1 LOWER CONTROL ARM ATTACHMENT
S8 SCALE: 1-1/2" = 1'-0"



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Town of Ocean Ridge, Florida
Board of Adjustment Agenda Memorandum

To:	Board of Adjustment Members
From:	Corey O’Gorman, Town Planner
Meeting Date:	December 18, 2024
Subject:	15 Tropical Drive – Variance Application

1. PETITION DESCRIPTION

APPLICANT: Natalie Sweeney, Lifecare Design, Inc.

OWNER: Jozef Berisaj

ADDRESS: 15 Tropical Drive, Ocean Ridge, Florida

PARCEL #: 46-43-45-34-05-001-0251

ZONING
DISTRICT: RMM – Residential Medium Density

REQUEST: The applicant is requesting a variance from Section 63-117(d)(1)a which prohibits additions, expansions or alterations to existing nonconforming building, to allow expansion of existing nonconforming units. This application requests the ability to construct additions, expansions and alterations to the existing structure including allowing enlargement of one unit from 373 square feet to 522 square feet, another from 373 square feet to 448 square feet, and the third is the addition of a new 943 square foot unit on the second floor.

2. BACKGROUND

The existing structure contains a total of four units, three of which are efficiencies and one a one-bedroom unit, with square footages below 500 square feet per unit. The property is 66’ x 84’ or 5544 square feet or 0.12 acres, and according to the PB County Property Appraiser the structure was constructed in 1950.

The applicant is proposing to leave one unit in its current configuration, combine three of the units to create two larger units at approximately 448 and 522 square feet, and construction a fourth unit as a second floor addition at approximately 943 square feet, including the first floor stair access.

The RMM zoning allows no more than five (5) units per acre and with 0.12 acres the maximum number of units allowed is one (1). As such the units are nonconforming, and section 63-117(d)(1)a prohibits the addition, expansion or alteration of nonconformities. This application requests a variance from those provisions of the

nonconforming section of the Town Code in order to allow the proposed expansion of two (2) of the units, and to allow the addition of the fourth unit.

3. STAFF ANALYSIS.

Section 63-73 of the Town Code states that "when literal or strict enforcement of the provisions of the land development code would cause unusual, exceptional or unnecessary difficulties or undue hardship or injustice because of the size of the tract to be subdivided, its topography, the condition or nature of adjoining areas or the existence of other unusual physical conditions, the board may vary or modify the requirements set forth herein after receiving and reviewing the report of the administrative official. No variance shall be granted if it has the effect of nullifying the intent and purposes of the land development code. In granting variances, the board may require such conditions as well secure the objectives of the land development code."

Section 63-73.a. states that "variances will not be processed unless a written application on forms prescribed by the department and a fee have been submitted to the administrative official demonstrating:

1. That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands within the zoning district; and
2. That a literal interpretation of the provisions of this land development code would deprive the applicant of rights commonly enjoyed by other properties within the zoning district; and
3. That the special conditions and circumstances do not result from the action of the applicant; and
4. That the granting of the variances requested will not confer on the applicant any special privilege that is denied to other lands within the zoning district."

The Town of Ocean Ridge Land Development Code Variance Application requires that the applicant provide a statement of reasons or basis for the variance requested and specifies that the statement must address items "a" through "g". Below is a listing of those items "a" through "g" and attached to the application is "Exhibit B" in which the applicant's addresses the items noted above.

Section 63-73.b. of the Town code enables the Board of Adjustments to approve a variance provided the requirements of that code section are met, that the reasons set forth in the application justify the granting of the variance, and subject to the **criteria** listed below. Staff review of the criteria relative to each variance is provided below.

- a. That special conditions and circumstances existing which are peculiar to the land involved and which are not applicable to other lands within the zoning district;

Staff Response

The conditions and circumstances cited by the applicant are regarding the allowable density for and the size of the subject site, and location of the building on the site. These conditions and circumstances are common to other properties

in the multifamily zoned districts and are not peculiar to the land involved. Nearby properties that exceed the allowable density and are smaller than currently permitted are: 11 Tropical with 4 units, and only 1 is allowed; 15 Tropical with 3 units, and only 1 is allowed; 16 Tropical with 2 units, and only 1 is allowed; 7 Tropical with 2 units, and only 1 is allowed; and 5 Tropical with 2 units, and only 1 is allowed. As such this criterion is not met.

- b. That the special conditions and circumstances do not result from the action of the applicant;

Staff Response

The conditions and circumstances cited by the applicant are regarding the allowable density for and the size of the subject site, and location of the building on the site, which apply to other lands in the same zoning district. As such this criterion is not met.

- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands, buildings, or structures in the same zoning district.

Staff Response

The conditions and circumstances cited by the applicant are regarding the allowable density for and the size of the subject site, and location of the building on the site, which are common to other properties in the same zoning district, and granting the variance would violate the zoning regulations for allowable density which is not permitted to any other property in the same zoning district. The density allowed on this site is 5 units per acre which permits one (1) unit, the proposed four (4) unit project equates to over 33 units per acre which also exceeds the allowable density in the Comprehensive Plan. As such this criterion is not met.

- d. That literal interpretation of the provisions of this land development code would deprive the applicant of rights commonly enjoyed by other properties within the zoning district.

Staff Response

The conditions and circumstances cited by the applicant are regarding the allowable density for and the size of the subject site, and location of the building on the site. Literal interpretation of the density provisions of the land development code would be a consistent application of the code required for all properties in the Town of Ocean Ridge. As such this criterion is not met.

- e. That the variance granted is the minimum variance that would make possible the reasonable use of the land, building or structure.

Staff Response

The conditions and circumstances are regarding the allowable density for and the size of the subject site, and the proposal is to construct alterations, enlargements and additions to existing units and structures. The existence and maintenance of

the existing units is a reasonable use of the structure. As such this criterion is not met.

- f. That the granting of the variance will be in harmony with the general intent and purpose of the Ordinance.

Staff Response

The conditions and circumstances cited by the applicant are regarding the allowable density for and the size of the subject site, and location of the building on the site, and granting a variance to allow alterations, enlargements and additions to existing units and structures would be contrary to the general intent and purpose of the code, and would violate the allowable density in the Comprehensive Plan. As such this criterion is not met.

- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Staff Response

The conditions and circumstance are regarding the allowable density for and the size of the subject site, and would not be injurious to the area or detrimental to the public welfare. As such this criterion is met.

1. BOARD ACTION.

Section 63-73.b. states that "to approve a variance the board shall find following:

1. That the requirements of this section have been met; and,
2. That the reasons set forth in the application justify the granting of the variance; and,
3. That special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district; and,
4. That special conditions and circumstances do not result from the actions of the applicant; and,
5. That granting the variance requested will not confer on the applicant any special privilege that is denied by this land development code to other lands, buildings or structures in the same zoning district; and,
6. That literal interpretation of the provisions of this land development code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this land development code; and,
7. That literal interpretation of the provisions of this land development code would work unnecessary and undue hardship on the applicant; and,
8. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and,
9. That the grant of the variance will be in harmony with the general intent and purpose of the land development code; and,
10. That such variance will not be injurious to the surrounding area and would not impair desirable general development of the neighborhood or the

community as proposed in the comprehensive plan, or otherwise detrimental to the public welfare.”

In addition to the above, **Section 63-73** provides the following requirements for the Board of Adjustment when considering an application for variance:

1. Financial hardship is not to be considered alone as sufficient evidence of a hardship in the grant of a variance.
2. Under no circumstances, except as permitted in this section, shall the board of adjustment grant a variance to permit a use not generally permitted in the zoning district involved, or on the grounds of nonconforming or grandfathered use of neighboring lands, structures or buildings in the zoning district or of pre-existing conditions or neighboring lands which are contrary to the land development code.
3. In granting any variance the board may prescribe conditions and safeguards in conformance with the land development code. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this land development code.
4. The board of adjustment may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed, or both. Unless a specific time limit is prescribed by the board of adjustment, a variance granted under the provisions of this land development code shall automatically lapse if building construction, in accordance with the plans for which such variance was granted, has not been initiated within six months from the date of granting of such variance by the board or, if judicial proceedings to review the board's decision are instituted, from the date of entry of the final order in such proceedings, including all appeals. The town manager is authorized to approve one automatic six-month extension of time to commence construction pursuant to a variance. Any request for additional time shall be presented to the board of adjustment.
5. Any variance granted by the board shall be noted in its official minutes along with the reasons which justify the granting thereof and required conditions and safeguards.

4. STAFF RECOMMENDATION

The Board of Adjustment should consider the information provided in the staff report, the testimony provided at the meeting, public comment and approve or disapprove the variance based on compliance with the criteria for granting a variance.

November 12, 2024

To: Kelly Avery, Town Clerk

From: Tara Bamber, PE 

**Re: 15 Tropical Drive
Variance Review Comment Letter
Engenuity Group Project No. 00020.10**

We reviewed the following received through email on 11-4-24:

1. Site Plan & Front Elevation, 1 sheet (SP-1), dated 1-22-24, by Lifecare Design Inc.
2. Boundary Survey, 1 sheet, dated 2-17-24, by All County Surveyors
3. PBC HD Existing System & System Repair Evaluation, 1 sheet, dated 10-4-24

The following comments will need to be addressed prior to permit approval:

1. It appears the project will go over the 50% substantial improvements therefore provide the following in the Zoning Information on Sheet SP-1, Required vs. Proposed/Existing Table:
 - a. 67-32(e) Finished Floor elevation of the first floor shall be 9.0' NAVD.
 - b. 63-17(a)(2) Include new septic system and drainfield with sizing for all units.
 - c. 67-33 Include drainage system with connected trench drain at edge of parking stalls.

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

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

TOWN OF OCEAN RIDGE

6450 N. Ocean Blvd., Ocean Ridge, FL 33435

561.732.2635 Main ♦ permits@oceanridgeflorida.com ♦ www.oceanridgeflorida.com



63-117(d)(1)a. NATURE OF THE REQUEST FOR VARIANCE

Section _____ of the Town of Ocean Ridge, Land Development Code requires no alterations or additions to grandfathered building _____

The applicant requests a variance to permit: 4 units but with different configuration as follows, the first one is a one bedroom apartment that remains as is with 431 SF, the other three studios of approx. 373 SF will be enlarged to 522 Sf for the second unit, and 448 SF for the third unit. The fourth unit will be raised to the NAVD line with the entrance in the existing building with a total of 943 SF total as shown in the drawing.

DESCRIPTION OF PROPERTY

A copy of the latest recorded deed is attached hereto as **Exhibit A**. The Property Control No. 46-43-45-34-05-001-0251 and the subject property is located approximately 300 feet from the intersection of Tropical Drive and A1A, on the (north) side of Street.

JUSTIFICATION OF VARIANCE

1. Section 63-34 of the Town of Ocean Ridge Land Development Code requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Sections 63-2 and 63-34 of the Code, and should be attached and marked as **Exhibit B**. **The statement must include comments on each of the following individually, marked "a" through "g" as listed below:**

- a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.
- b. That the special conditions and circumstances do not result from the actions of the applicant.
- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands, buildings, or structures in the same zoning district.
- d. That literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Ordinance and would work unnecessary and undue hardship on the applicant.
- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- f. That the granting of the variance will be in harmony with the general intent and purpose of the Ordinance.
- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

TOWN OF OCEAN RIDGE

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LAND DEVELOPMENT CODE VARIANCE APPLICATION

The completed application must be filed at least **forty-five (45) days** prior to the date of the Commission/Board meeting at which the application is to be considered. Please contact the Town Hall for any questions, and to schedule the required pre-application meeting.

The undersigned applicant(s) hereby petitions the Town of Ocean Ridge Board of Adjustment to call a public hearing(s) after due public notice, the cost of which is hereby assumed by the undersigned for the purpose of considering a variance to the Town's Land Development Code, as described herein.

APPLICANT(S) NAME: NATALIE SWEENEY (LIFECARE DESIGN INC.)
PROPERTY ADDRESS: 15 TROPICAL DRIVE OCEAN RIDGE FL
EMAIL ADDRESS: N.SWEENEY@LIFECAREDESIGN.COM
PHONE: 860-726-4672 CELL: 203-448-7390

INSTRUCTIONS FOR COMPLETION OF APPLICATION

1. All properties within a single application must be contiguous (immediately adjacent) to one another, and the Administrative Official may require more than one (1) application if the property concerned contains more than five (5) acres, or the fee paid for one (1) application would not equal the cost of processing the same.
2. No variance application shall be accepted by the Administrative Official for filing unless it is presented on the official forms provided by the town, and is filed with **an original plus seven (7) copies, including all exhibits as listed below, for a total submission of eight (8) packets.**
3. Before any application is submitted, the applicant is required to schedule a pre-application meeting. The fee for this meeting will be \$250 that will be reduced from the \$1,500 variance fee, if the applicant chooses to apply afterwards.
4. Before any application is deemed "filed", it must be complete (with all required information as stated below), and the **filing fee of \$1,500.00** (non-refundable) must be received by the Town Staff.
5. An application is complete only when it is executed in affidavit form (sworn) by:
 - a. the owner or owners of at least seventy-five (75%) per cent of the property described in the application; or
 - b. the tenant or tenants, with the owners' written (sworn) consent; or
 - c. the duly authorized agent(s), with the owners' power of attorney (not including members of the Florida Bar); or
 - d. the contract purchasers, with the filing of a copy of the Contract of Sale and Purchase; or
 - c. the Administrative Official; or
 - d. any person aggrieved by a development order or requirement.



**THE FOLLOWING REQUIRED GRAPHIC INFORMATION
SHALL BE ATTACHED TO THIS APPLICATION, AND MARKED AS REQUIRED**

1. **Exhibit C:** Surveys submitted must be sealed by a Land Surveyor licensed by the State of Florida at a scale prescribed by the Town containing the following:
 - a. An accurate legal description of the property.
 - b. A computation of the size of the tract to the nearest one-tenth (1/10) of an acre.
 - c. The survey must have been prepared for the current property owner, contract purchaser, or owners' agent or attorney, and regardless of when prepared, must contain all updated information such as latter property revisions including but not limited to fencing, walls, structures, driveways or walkways.
2. **Exhibit D:** The location of the subject parcel plotted by an engineer or surveyor registered in the State of Florida on a copy of the official's zoning map of the Town or a reasonable facsimile thereof.
3. **Exhibit E:** A property owners' location drawing showing all property owner's information required below and their relation to the subject parcel:
4. **Exhibit F:** A complete list of all property owners, mailing addresses, one (1) set of mailing labels, and legal descriptions of all property within three hundred (300) feet of the subject parcel as recorded as prepared by the Palm Beach County Property Appraiser's office. Postage paid envelopes need to be provided as well.
5. **Exhibit G:** A statement of the applicant's equitable or title interest in the property, accompanied by one of the following:
 - a. If joint and several ownership, a written consent by all owners of a record, or
 - b. if a contract purchaser, a copy of the Contract for Sale and Purchase, plus the written consent of the owners, or
 - c. If an authorized agent, a copy of the Agency Agreement, or Power of Attorney giving the consent of the owners, or
 - d. If a lessee, a copy of the lease agreement and written consent of the owners, or
 - e. If a corporation or other business entity, the name of the officer or person responsible for the application and written proof that said person has the authority to represent the corporation or other business entity, or
 - f. If more than one owner, the title owners of a least seventy-five (75) percent of the property described in the application must provide written consent.
6. **Exhibit H:** Each application for variance shall include the following information to be shown on a Site Plan of the property:

TOWN OF OCEAN RIDGE

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- a. The exact location of all structures on the property, showing distance from the property line(s) and other structures.
- b. The exact location of the property related to the public street or easement on which the property fronts.
- c. The exact location of driveways and fences of the subject property.
- d. An accurate indication of what and where the variance is as it relates to the existing structures on the property and to the nearest property or properties which the relief sought would affect.
- e. All pertinent information, such as drawings of details, landscaping, detailed measurements, parking, public and private utilities, and other information designed to provide a factual basis for the consideration of the variance shall be included on the Site Plan.
- f. Plans for Multiple Dwelling Units **are to be reviewed for off-street parking and landscaping by the Administrative Official prior** to filing an Application for Variance.

OFFICIAL FILING FEE

1. The Official Filing fee for each request for variance or appeal shall be fifteen hundred (\$1,500.00) dollars. **This fee is non-refundable.**
2. Should there be expenses over and above the fifteen hundred dollar (\$1,500.00) fee, the Applicant shall remit the balance to the Town upon being notified of the amount due, and prior to public hearing on the application.
3. Payment may be made only in U.S. Currency, cashier's, personal, or business check on a U. S. bank. All checks shall be made payable to the "Town of Ocean Ridge". The issuance of a non-collectable check shall be subject to an additional administrative fee of one hundred (\$100.00) dollars. Checks issued on non-sufficient funds ("NSF") or closed accounts shall be prosecuted as provided by law.

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APPLICANT'S CERTIFICATION

STATE OF FLORIDA

COUNTY OF PALM BEACH

The undersigned Applicant(s) swears or affirms, under penalty of perjury, that he/she (they) understand and will comply with the provisions of the Town of Ocean Ridge Land Development Code, and in particular Sections 63-73 and 63-34 (only if a variance is requested). The undersigned further certifies the foregoing statements made herein, together with all exhibits attached hereto, or later presented at a hearing in this cause, are true to the best of his/her (their) knowledge and belief.

Shruti Seice
(Witness)

Natalie Sweeney
(SIGNATURE OF APPLICANT(S))

Natalie Sweeney
(Witness)

Shruti Mallik

(Type/Print Name of Applicant(s))

APPLICANT IS:

1429 Park St Ste 201

(Street Address)

☐ Owner

☐ Contract Purchaser

Hartford, CT 06106

(City and State)

☒ Other Lifecare Design Inc. Architect representative
(explain)

860-726-46720203-448-7390

(Telephone/Fax Numbers)

NAME OF OWNER(S)

IF OTHER THAN APPLICANT(S):

128 King Ave. Yonkers NY 10704 3529

(Mailing Address)

Jozef Berisaj

jghomeimprovement@mail.com

(Email Address)

SWORN TO AND SUBSCRIBED BEFORE ME BY MEANS OF PHYSICAL ☐ PRESENCE OR ☐
ONLINE NOTARIZATION ON THIS 9 DAY OF December 2024

Ryan D. Young
Notary Public, State of Florida - At Large
My Commission Expires:



RYAN D. YOUNG
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMM. EXP: 09/30/2029

☐ Personally Known or ☒ Type of Identification Produced: CT DL

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TOWN OF OCEAN RIDGE, FLORIDA FOR OFFICIAL TOWN USE ONLY

DATE OF OFFICIAL ACCEPTANCE: _____ OFFICIAL FILE NUMBER: _____

DATE OF AGENDA CERTIFICATION: _____ LAND USE DISTRICT: _____

FILING FEE PAID: _____ ADVERTISING FEE (AMOUNT PAID): _____

BY: _____

ADMINISTRATIVE COMMENTS

Type of Variance/Appeal:

Size of Parcel: _____ sq. feet Dimensions of Lot

Comments or Recommendation:

TOWN MANAGER
ADMINISTRATIVE OFFICIAL

BOARD OF ADJUSTMENT ACTION

PUBLIC HEARING DATE:

CONTINUANCES GRANTED:

FINAL ACTION TAKEN:

TOWN OF OCEAN RIDGE

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HISTORIC PROPERTY ADDENDUM

1. The applicant represents that the structure on the property described herein does not have "significant historic value", because of the following: (attach additional sheet(s), if necessary)

n/a

2. The applicant represents that the cost and practical feasibility of repairing or restoring the structure on the property described herein is not reasonable because of the following:

n/a

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APPLICANT'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned Applicant(s) swears or affirms, under penalty of perjury, that he/she (they) the foregoing statements made herein, together with all exhibits attached hereto, or later presented at a hearing in this cause, are true to the best of his/her (their) knowledge and belief.

[Signature]
(Witness)

[Signature]
(SIGNATURE OF APPLICANT(S))

Shruti Mallik

Natalie Sweeney (Witness)
(Type/Print Name of Applicant(s))

SWORN TO AND SUBSCRIBED BEFORE ME BY MEANS OF PHYSICAL ☒ PRESENCE OR ☐
ONLINE NOTARIZATION ON THIS 4 DAY OF December, 2024

[Signature]
Notary Public, State of Florida - At Large
My Commission Expires:

(Seal)

☐ Personally Known or ☒ Type of Identification Produced: CTDL



RYAN D. YOUNG
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMM. EXP: 09/30/2029

TOWN OF OCEAN RIDGE

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APPEAL ADDENDUM

In addition to other forms and requirements, the filing of an Appeal from the decision of the Administrative Official requires a detailed description of the basis for the challenge to such decision. The Applicant shall provide complete facts and circumstances which the Applicant believes constitute a violation of the Town's Land Development Code (LDC), and a clear description of the LDC section(s) which are alleged to have been violated.

The information provided shall be used by the Board of Adjustment in determining probable cause to believe the Administrative Official's decision in the matter described. The Board of Adjustment shall make an initial determination regarding probable cause. If a finding of "no probable cause" is determined, the hearing shall thereafter be adjourned, and the aggrieved party shall have a further right to file a Petition for Writ of Certiorari with the Circuit Court, in and for Palm Beach County, Florida.

If "probable cause" is found by the Board of Adjustment, the appellant shall immediately bring his/her case forward. While deemed an "appeal", the hearing before the Board of Adjustment shall be a quasi-judicial, evidentiary hearing, with the right to present and confront all evidence and witnesses. The Board shall observe fundamental due process requirements, including notice and the right to be heard. However, the Florida Rules of Evidence and Rules of Civil or Appellate Procedure shall not be so strictly enforced as to prohibit relevant hearsay or other relevant information coming before the Board. The appellant and the Administrative Official shall each have one half (1/2) hour within which to present their respective cases, unless otherwise determined by the Board. The Board shall thereafter be free to question either party and shall decide the matter after making "findings of fact" and "determination of law". Any decision of the Board of Adjustment shall be appealed, if at all, within thirty (30) days of being rendered, in writing, as provided by law and Rules of Appellate Procedure.

CFN 20240009233
 OR BK 34765 PG 712
 RECORDED 1/9/2024 3:47 PM
 AMT: \$1,150,000.00
 DEED DOC \$8,050.00
 Palm Beach County, Florida
 Joseph Abruzzo, Clerk
 Pgs: 712 - 713; (2pgs)

Prepared by and return to:

Ryan S. Shipp
 Clear2Close Title & Escrow LLC
 814 W Lantana Road #2B
 Lantana, FL 33462
 561-600-0448
 File Number: C429523

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of December, 2023 between **Anthony E. Losito and Amelia C. Losito, husband and wife, Individually and as Co-Trustees of the Amelia C. Losito Revocable Trust under agreement dated May 7, 2007** whose post office address is **6385 Indian Wells Blvd, Boynton Beach, FL 33437**, grantor, and **Jozef Berisaj, a single man** whose post office address is **128 King Avenue, Yonkers, NY 10704**, 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:

The West 66 feet of the East 200 feet of the West 560 feet of Lot 16, less the South 15 feet thereof, Block "A", Palm Beach Shore Acres (Ocean Boulevard Estates) according to the plat thereof as recorded in Plat Book 7, Page 15, Public Records of Palm Beach County, Florida.

Parcel Identification Number: 46-43-45-34-05-001-0251

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, 2023**.

DoubleTime®

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:

Jamie Steinberg
Witness Name: JAMIE STEINBERG
Witness Address: 1225 MAELVA BLVD
WILMINGTON FL 33449

Ashley Johnson
Witness Name: Ashley Johnson
Witness Address: 711 N. 5th Street
Lantana, FL 33462

Amelia C. Losito
Amelia C. Losito, Individually and as Co-Trustee of the
Amelia C. Losito Revocable Trust under agreement dated
May 7, 2007,

Anthony E. Losito
Anthony E. Losito, Individually and as Co-Trustee of the
Amelia C. Losito Revocable Trust under agreement dated
May 7, 2007,

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of December, 2023 by Anthony E. Losito and Amelia C. Losito, Individually and as Co-Trustees of the Amelia C. Losito Revocable Trust under agreement dated May 7, 2007, who ☐ are personally known or ☒ have produced a driver's license as identification.

AND US PASSPORT

[Notary Seal]



Jamie Steinberg
Notary Public

Printed Name: _____

My Commission Expires: _____



MAY 23, 2024

Town Hall of Ocean Ridge
6450 N. Ocean Blvd.
Ocean Ridge,
Florida, 33435

RE: EXHIBIT B, STATEMENT OF SPECIAL REASONS

Predicated on the objectives presented on Sections 63-2 and 63-34 of the Code, please see below comments a through g with our responses in blue.

a. that special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

We have a unique condition; the lot is under 7500 sf. with 4 dwelling units below 850 sf. that today wouldn't be allowed under the current code. The other unique condition is that the building is set closer to the west and rear setbacks that allow for a septic field that shouldn't be disturbed and is sized for 4 units.

b. that the special conditions and circumstances do not result from the actions of the applicant.

The land and building are in the same state from the day the new owner purchased the property.

LIFECARE DESIGN INC.
architecture - planning-interiors

c. that granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands, buildings, or structures in the same zoning district.

In comparison to the other properties on the street, our proposed footprint of 33.5% is in keeping with the range of footprints in the neighborhood (17%- 35.6%) the existing footprint is 31.8%. With 672 sf on top of the existing building, we are keeping the footprint to a minimum. Several properties on the street have second floors, therefore we are not asking for special privilege by asking to add to the single-story building. The proposed addition respects all setbacks and the .45 total floor area ratio to the lot size as per code 64-2 (e)(6).

d. that literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Ordinance and would work unnecessary and undue hardship on the applicant.

The applicant would like to enjoy a unit as a full-time resident with code compliant space the same way several other properties on this street also have a main home, owner resided, with a few small rentals (notably 11 and 27 Tropic Dr.) The owner will not increase unit density, still four units total, 3 units will remain on ground level, unit 1 remains as is, unit 2 increases in size, unit 3 increases in size and unit 4 has an entrance between unit 2 and 3 to the level above the NAVD line.

1429 park street suite 201
hartford, ct. 06106 -2236
telephone 860 726 4672
www.lifecaredesign.com
hcb@lifecaredesign.com

LIFECARE DESIGN INC IS A MEMBER OF THE UNITED STATES GREEN BUILDING COUNCIL



e. that the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

The 871 sf addition that we are requesting helps us comply with minimum new square footage per code for a 1-bedroom unit. To achieve the additional square footage and to remove non-compliance elements, we are proposing to remove the back shed which sits on the setback to the property line and to remove the stairs that lead to the roof.

f. that the granting of the variance will be in harmony with the general intent and purpose of the Ordinance.

The addition proposed has been thoughtfully designed so as to consider the existing building and side yard and context within the neighborhood and the mid-century modern style of the existing building. Positioned in the middle of the lot and set back from the front façade, shadows from the building will not cast on neighbors and there is only a small footprint over the yard with open space below walled with breezeblocks. The new style reflects the mid-century details of the existing building. It is harmonious with the neighboring homes and posed no public nuisance.

g. that such a variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

This addition would not be injurious. The additional 90sf of roof will catch only a small amount of stormwater to add to the existing gutters. The yard is minimally impacted as well. The septic field is not affected by the placement of piers and breezeblock infill below allows any flood waters to move freely. The grading and drainage system are to remain.

Responses to Section 63-73 Variances, points 1-10:

1. That the requirements of this section have been met.

We have met all of the requirements within the zoning regulations as well as the submission requirements.

2. That the reasons set forth in the application justify the granting of the variance

We feel that what we have shown in the submission demonstrates well that we should have this variance granted. The lot itself gives the owner hardship and we do have square footage available as per 64-2(e)(6).

3. That special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district

(a) above: We have a unique condition; the lot is under 7500 sf. with 4 dwelling units below 850 sf. that today wouldn't be allowed under the current code. The other unique condition is that the building is set closer



to the west and rear setbacks that allow for a septic field that shouldn't be disturbed and is sized for 4 units.

4. That special conditions and circumstances do not result from the actions of the applicant

(b) above: The land and building are in the same state from the day the new owner purchased the property.

5. That granting the variance requested will not confer on the applicant any special privilege that is denied by this land development code to other lands, buildings or structures in the same zoning district

(c) above: In comparison to the other properties on the street, our proposed footprint of 33.5% is in keeping with the range of footprints in the neighborhood (17%- 35.6%) the existing footprint is 31.8%. With 672 sf on top of the existing building, we are keeping the footprint to a minimum. Several properties on the street have second floors, therefore we are not asking for special privilege by asking to add to the single-story building. The proposed addition respects all setbacks and the .45 total floor area ratio to the lot size as per code 64-2 (e)(6).

6. That literal interpretation of the provisions of this land development code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this land development code.

(d) above: The applicant would like to enjoy a unit as a full-time resident with more ample space the same way several other properties on this street also have a main home, owner resided, with a few small rentals (notably 11 and 27 Tropic Dr.) The owner will not increase unit density, the four rental units below will be converted to 2 and the last unit (at the north end) will be the 3rd unit with addition above, not as a rental unit, but as an owner-occupied 2-bedroom unit of 1200 sf.

7. That literal interpretation of the provisions of this land development code would work unnecessary and undue hardship on the applicant.

The literal interpretation of this code would create extreme hardship given that the existing lot configuration allows for the building and septic field to exist side by side. To hypothetically tear down the existing building and build to code a structure with the same square footage proposed and with compliant side and rear setbacks would destroy the septic area and not allow any rental units and have the entire structure raised 9' above grade.



8. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

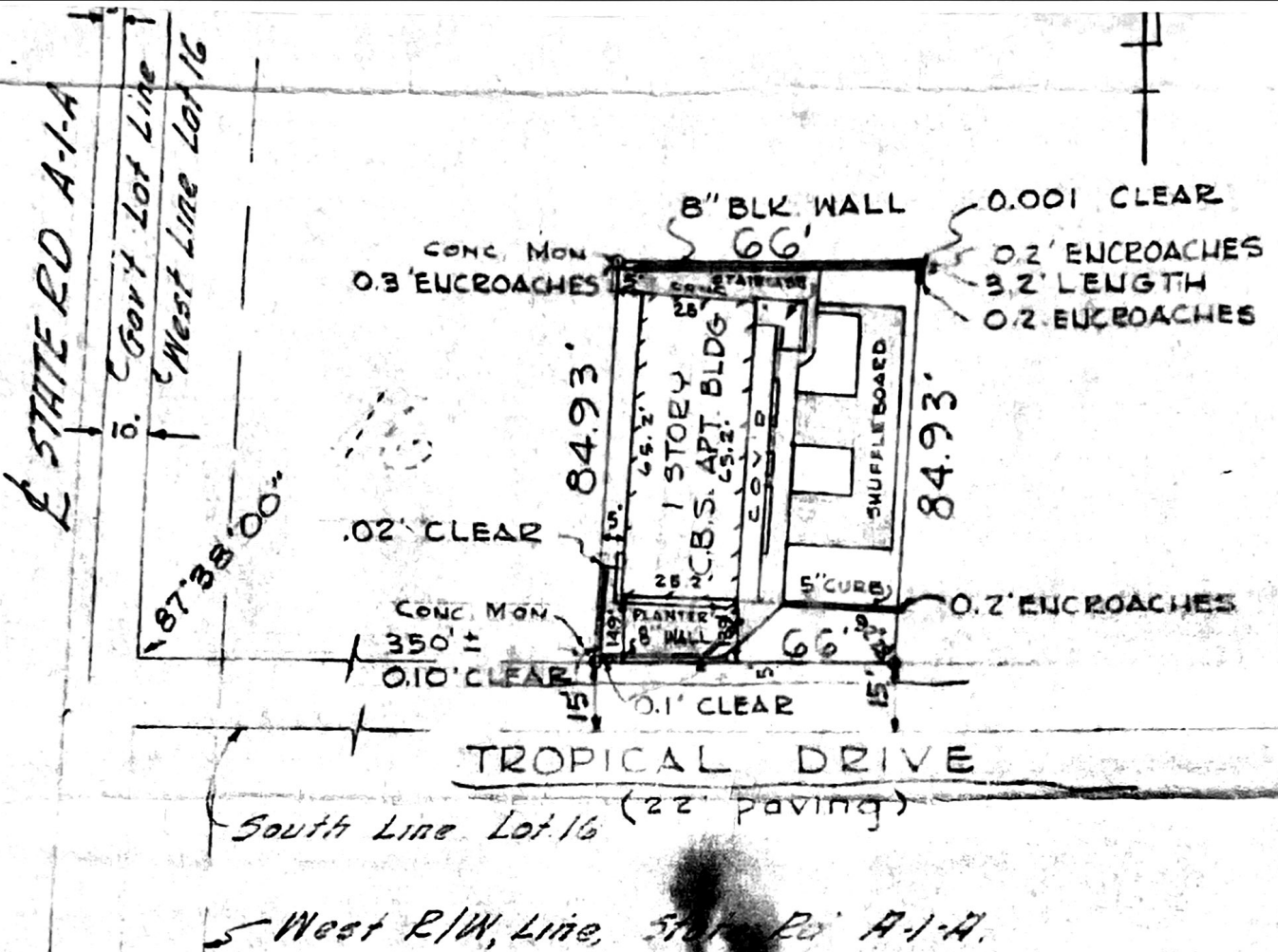
(e) above: The 872 sf that we are requesting helps us comply with minimum new square footage per code for a 1-bedroom unit respecting the setbacks and the 45% allowed of the lot sf.

9. That the grant of the variance will be in harmony with the general intent and purpose of the land development code.

(f) above: The addition proposed has been thoughtfully designed so as to consider the existing building and side yard and context within the neighborhood and the mid-century modern style of the existing building. Positioned in the middle of the lot and set back from the front façade, shadows from the building will not cast on neighbors and there is only a small footprint over the yard with open space below walled with breezeblocks. The new style reflects the mid-century details of the existing building. It is harmonious with the neighboring homes and posed no public nuisance.

10. That such variance will not be injurious to the surrounding area and would not impair desirable general development of the neighborhood or the community as proposed in the comprehensive plan, or otherwise detrimental to the public welfare.

(g) above: This addition would not be injurious. The additional 168sf (minus what was already the sunshade over walkway) of roof will catch only a small amount of stormwater to add to the existing gutters. The yard is minimally impacted as well. The septic field is not affected by the placement of piers and breezeblock infill below allows any flood waters to move freely. The grading and drainage system are to remain and will be enhanced with a trench drain at the parking.



DESCRIPTION

THE WEST 66 FEET OF THE EAST 200 FEET OF THE WEST 560 FEET OF LOT 16, LESS THE SOUTH 15 FEET THEREOF, BLOCK A, PALM BEACH SHORE ACRES

SURVEY FOR:
J.E. & R.L. GOWEN

DATE JUNE 15, 1964 SCALE 1"=40' PLAT BOOK No. 7 PAGE No. 15

O'BRIEN, SUITER & O'BRIEN, INC.
LAND SURVEYORS

I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey made under my direction, and that said survey is accurate to the best of my knowledge and belief, and there are no encroachments, as shown.



Registered Land Surveyor
Florida Certificate No. 1601

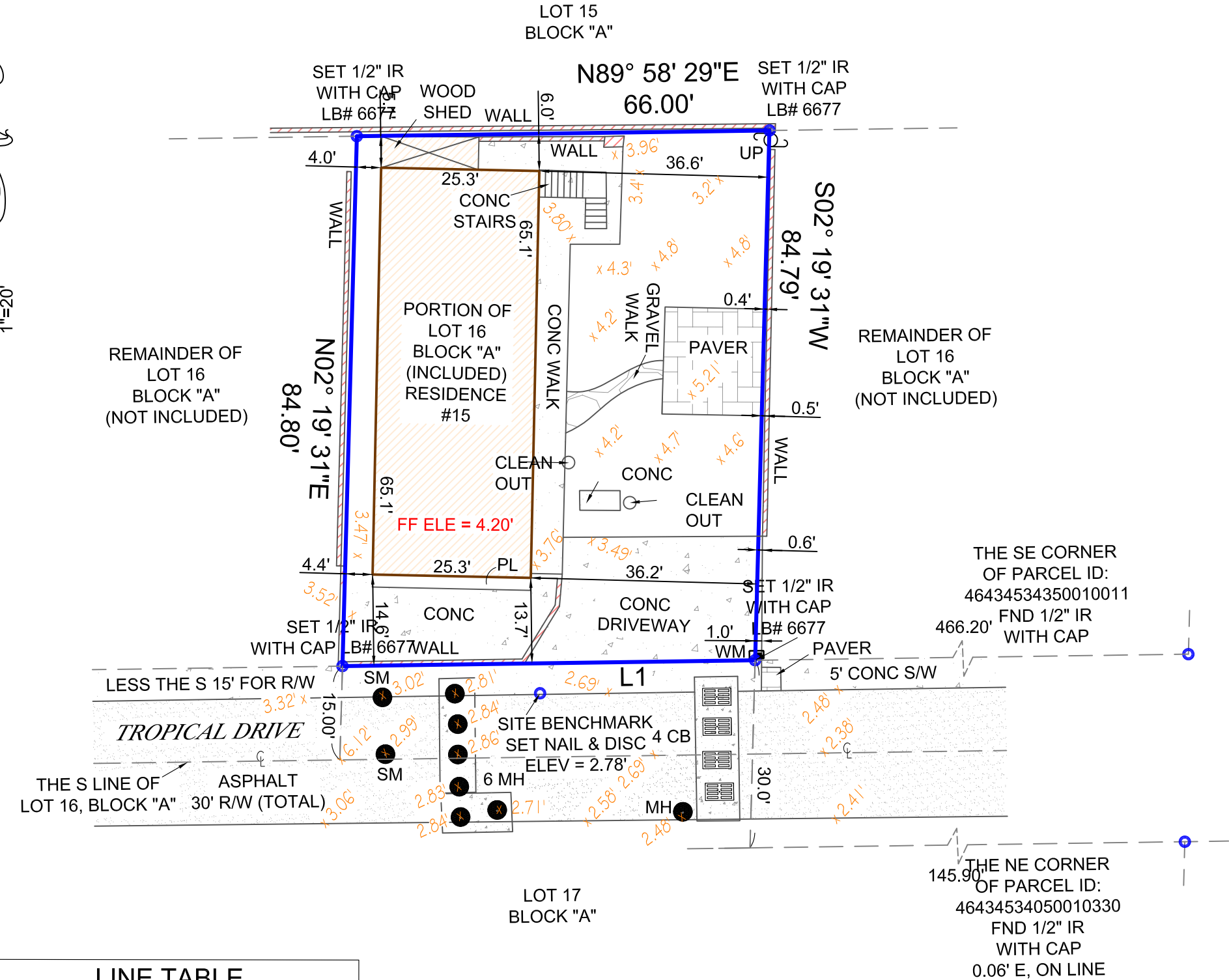
- GENERAL LEGEND:**
- A/C = AIR CONDITIONER
 - AF = ALUMINUM FENCE
 - BCR = BROWARD COUNTY RECORDS
 - BM = BENCHMARK
 - CB = CATCH BASIN
 - CBS = CONCRETE BLOCK STRUCTURE
 - CBW = CINDERBLOCK WALL
 - CHATT = CHATTAHOOCHEE
 - C/L = CENTERLINE
 - CLF = CHAIN LINK FENCE
 - CME = CANAL MAINTENANCE EASEMENT
 - CO = CLEAN OUT
 - CONC = CONCRETE
 - D = DELTA (CENTRAL ANGLE)
 - DE = DRAINAGE EASEMENT
 - E = EAST
 - EB = ELECTRIC BOX
 - ELE = ELEVATION
 - X 0.00' = ELEVATION
 - EOP = EDGE OF PAVEMENT
 - EOW = EDGE OF WATER
 - FDH = FOUND DRILLHOLE
 - FF = FINISHED FLOOR
 - FH = FIRE HYDRANT
 - FN = FOUND NAIL
 - FND = FOUND
 - FPL = FLORIDA POWER AND LIGHT
 - IF = IRON FENCE
 - IP = IRON PIPE
 - IR = IRON ROD
 - INV = INVERT
 - L = ARC LENGTH
 - LP = LIGHT POLE
 - LME = LAKE MAINTENANCE EASEMENT
 - N = NORTH
 - N/A = NO BASE FLOOD (FOR FLOOD ZONE X)
 - N&D = NAIL & DISC
 - NO ID = NO IDENTIFICATION
 - MF = METAL FENCE
 - MH = MAN HOLE
 - OH = OVERHEAD CABLES
 - OR = OFFICIAL RECORD BOOK
 - O/S = OFFSET
 - PB = PLAT BOOK
 - PBCR = PALM BEACH COUNTY RECORDS
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - PG = PAGE
 - PL = PLANTER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - P&M = PLAT AND MEASURED
 - PP = POOL PUMP
 - PRC = POINT OF REVERSE CURVATURE
 - PVCF = POLYVINYL CHLORIDE FENCE
 - R = RADIUS
 - R/W = RIGHT OF WAY
 - S = SOUTH
 - S/W = SIDEWALK
 - SIR = SET 1/2" IRON ROD #6677
 - SND = SET NAIL & DISC
 - TYP = TYPICAL
 - UE = UTILITY EASEMENT
 - W = WEST
 - WF = WOOD FENCE
 - WM = WATER METER
 - WV = WATER VALVE

- OVERHEAD CABLES (OH)
- POLYVINYL CHLORIDE FENCE (PVCF)
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- METAL FENCE (MF)
- ° DEGREE SYMBOL
- AT&T BOX
- CATCH BASIN
- CENTERLINE
- LIGHT POLE
- CABLE TV RISER (CA/TV)
- UTILITY BOX
- FIRE HYDRANT
- ELECTRIC BOX
- VALVE
- WATER METER
- UTILITY POLE
- SEWER CLEANOUT
- SEWER MANHOLE

BOUNDARY SURVEY

PROPERTY ADDRESS:

15 TROPICAL DRIVE,
OCEAN RIDGE, FL 33435



LINE TABLE		
	BEARING	LENGTH
L1	S89° 57' 41"W	66.00'

LEGAL DESCRIPTION: EXHIBIT C
THE WEST 66 FEET OF THE EAST 200 FEET OF THE WEST 560 FEET OF LOT 16, LESS THE SOUTH 15 FEET THEREOF, BLOCK "A", PALM BEACH SHORE ACRES (OCEAN BOULEVARD ESTATES) ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATIONS:
JOZEF BERISAJ

SURVEYORS NOTES:
(1.) BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF LOT 16 (OR 4280, PG 208) (S 89°57'41" W) PER THE RECORD PLAT AND ARE ASSUMED.
(2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
(3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
(4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
(5.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
(6.) SURVEY PURPOSE FOR PERMITTING TO ADD SECOND FLOOR.
(7.) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UNLESS OTHERWISE NOTED. BENCHMARK REFERENCE: PALM BEACH COUNTY BENCHMARK #BLC5, ELEVATION=7.81 (NAVD 1988)
(8.) ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

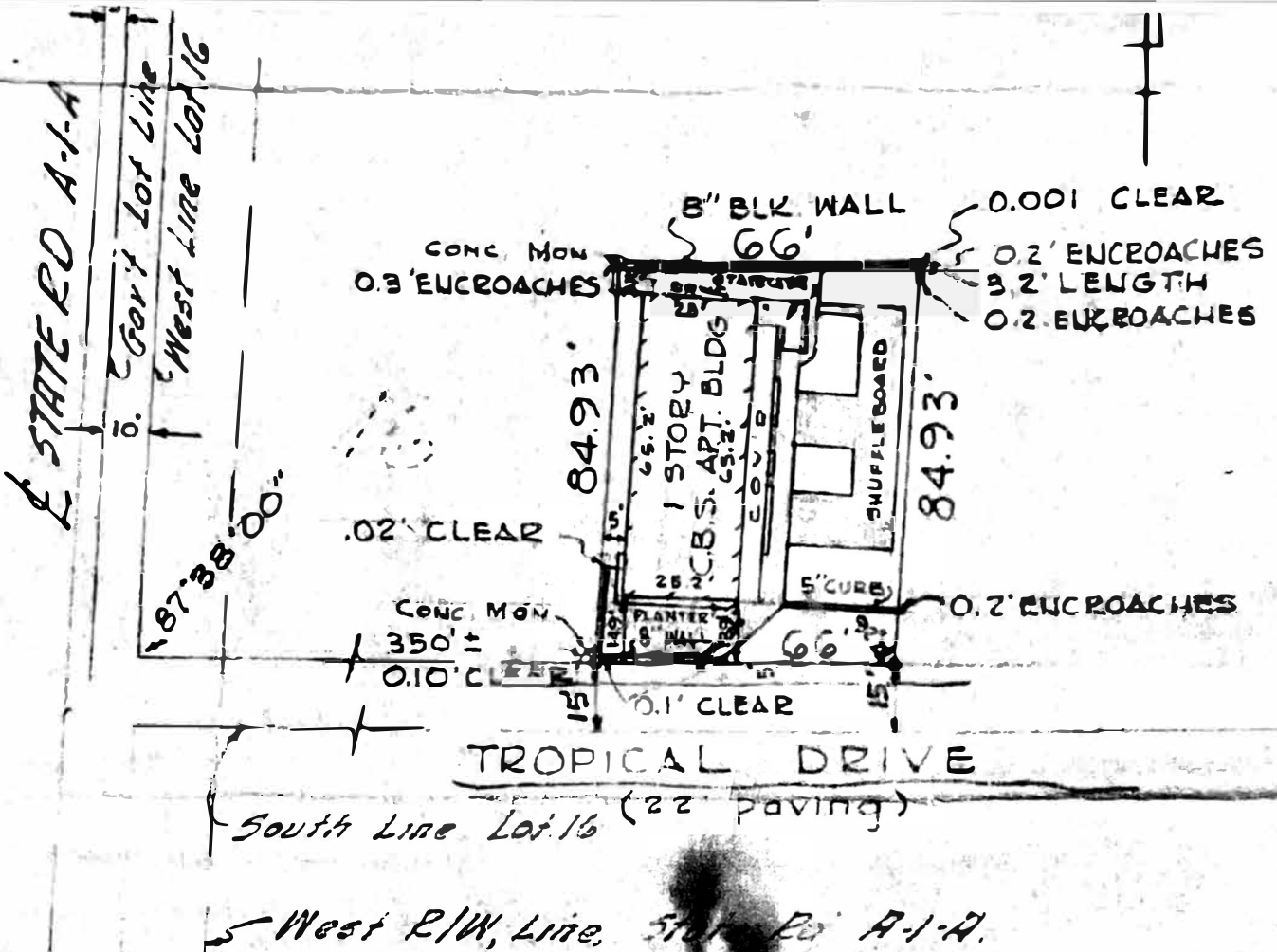
PEDRO L. MARTINEZ, PSM., STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 5443
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS

PROFESSIONAL SURVEYORS AND MAPPERS

LICENSE NO. 6677
OFFICE: (954) 777-4747
FAX: (954) 777-2707

5400 SOUTH UNIVERSITY DRIVE
DAVIE, FLORIDA 33328 SUITE 216



DESCRIPTION

THE WEST 66 FEET OF THE EAST 200 FEET OF THE WEST 360 FEET OF LOT 16, LESS THE SOUTH 15 FEET THEREOF, BLOCK A, PALM BEACH SHORE ACRES

SURVEY FOR:
J.E. & R.L. GOWEN

DATE JUNE 15, 1964 | SCALE 1" = 40' | PLAT BOOK No. 7 | PAGE No. 15

O'BRIEN, SUITER & O'BRIEN, INC.
LAND SURVEYORS

I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey made under my direction, and that said survey is accurate to the best of my knowledge and belief, and there are no encroachments, as shown.



Donald J. O'Brien
Registered Land Surveyor
Florida Certificate No. 1601



JOSEF BARISAJ
15 TROPICAL DRIVE APARTMENT RENOVATION

15 Tropical Drive
Orange Ridge, FL 33435

[illegible]

drawin g titl e

ZONING MAP SITE LOCATION

scale:	designer:	drawn by:	checked by:
as indicated	h.c.b.	e.s.	h.c.b.

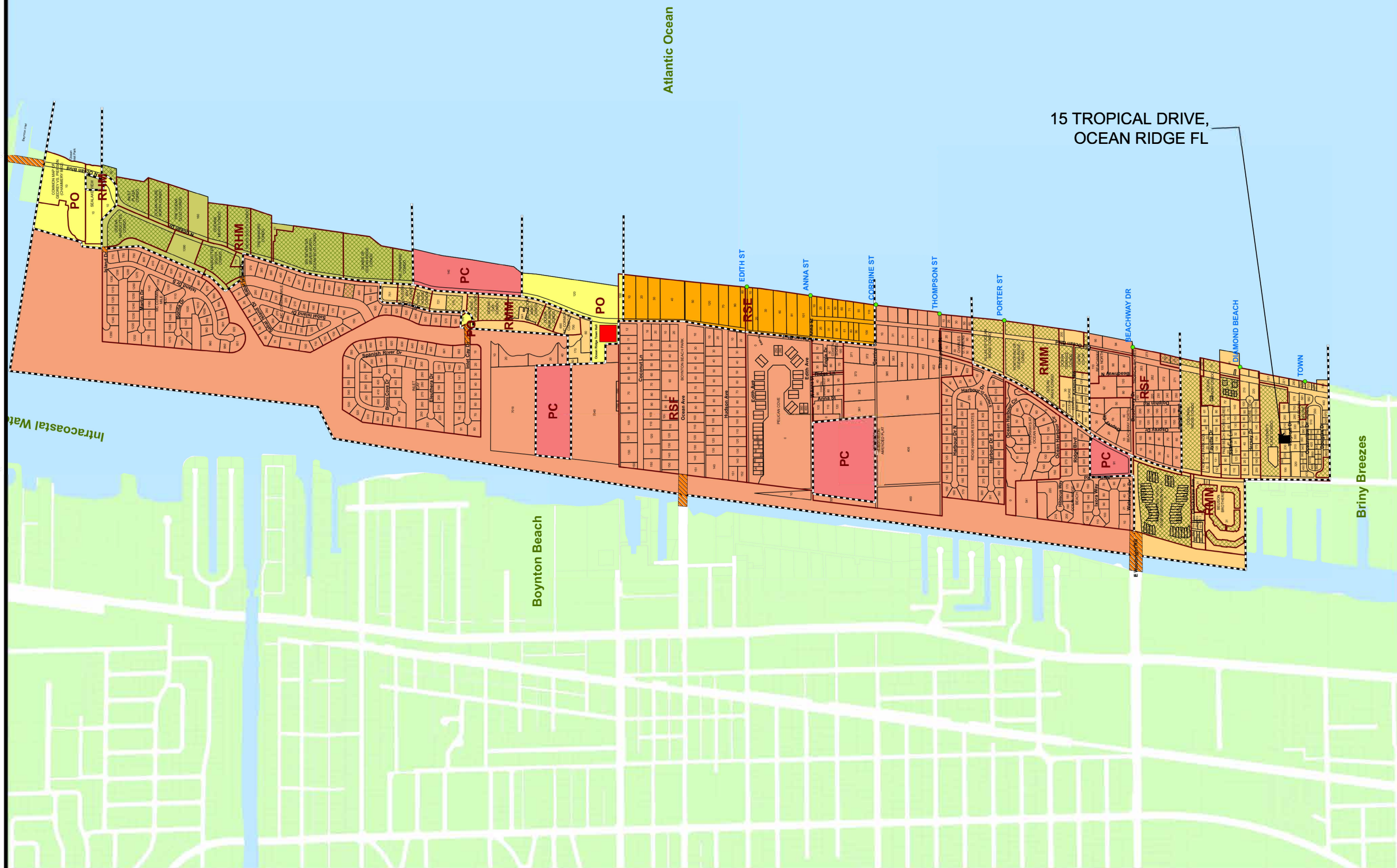
project no.:	date:
24595	01/22/2024

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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sheet number	sheet
SP-1	X of X

THIS DOCUMENT SHALL NOT BE MODIFIED IN ANYWAY BY ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A REGISTERED ARCHITECT. EVERY DRAWING SEALED AND SIGNED BY A REGISTERED ARCHITECT COULD BE MODIFIED ONLY BY A REGISTERED ARCHITECT AND THE NATURE OF SUCH MODIFICATION DESCRIBED SHALL BE FOLLOWED BY THE DATE OF MODIFICATION PLUS THE SEAL AND SIGNATURE OF THE ARCHITECT MAKING SUCH MODIFICATION.

① ZONING MAP SITE LOCATION




Enginers • Surveyors • GIS Mappers
 4011 Bluebird Road, West Palm Beach, FL 33405
 561.833.2400
 www.engenuitygroup.com

PC - Preservation/Conservation
 PO - Public Ownership
 RHM - High Density Multiple Family Residential
 RMD - Medium Density Multiple Family Residential
 RSE - Single Family Residential
 RSM - Single Family Residential State
 RMW - Medium Density Multiple Family Residential
 Subdivisions
 Multiple Family Units
 Beach Coves Over
 Zone Limits

**Town of Ocean Ridge
Zoning Map
Palm Beach County, Florida**

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SHEET NO.	DATE	DESIGN	SCALE	PROJECT NAME
	8/10/2008	NASSAR MEMORIAL	1" = 1 Mile	
LISE TROPEJE				

00020.14

EXHIBIT D

Parcel Control Number:	46-43-45-34-05-001-0251	Location Address:	15 TROPICAL DR 1		
Owners:	BERISAJ JOZEF	Municipality:	OCEAN RIDGE		
Mailing Address:	128 KING AVE, , YONKERS NY 10704 3529				
Last Sale:	DEC-2023	Book/Page#:	34765 / 00712	Price:	\$1,150,000
Property Use Code:	0800 - MULTIFAMILY < 5 UNITS	Zoning:	RMM - MEDIUM DENSITY MULTI-FAMILY		
Legal Description:	PALM BEACH SHORE ACRES BLKS A, B & Z E 66 FT OF W 426 FT OF LT 16 (LESS S 10 FT TROPICAL DR R/W) BLK A	Total SF:	2004	Acres	0.1374

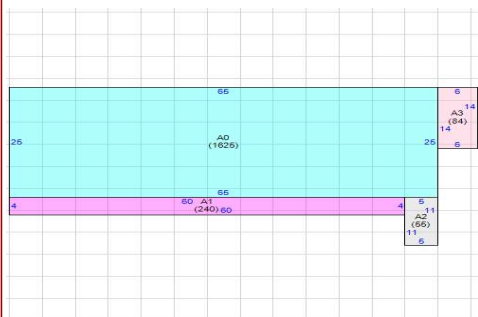


2023 Taxes

Improvement Value	\$113,561		
Land Value	\$906,084	Ad Valorem	\$14,513
Total Market Value	\$1,019,645	Non Ad Valorem	\$412
Assessed Value	\$666,093	Total Tax	\$14,925
Exemption Amount	\$0	2023 Qualified Exemptions	
Taxable Value	\$666,093	Applicants	

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	1625
UOP Unfinished Open Porch	240
UST Unfinished Storage	55
UST Unfinished Storage	84
Total Square Footage : 2004	
Total Area Under Air : 1625	

Extra Features

Description	Year Built	Unit
Patio	1950	360
Wall	1950	120

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

Structural Details (Building 1)

Description	
1 Exterior Wall 1	MSY: CB STUCCO
2 Year Built	1950
3 Air Condition Desc.	NO HTG/AC
4 Heat Type	NONE
5 Heat Fuel	NONE
6 Bed Rooms	3
7 Full Baths	3
8 Half Baths	1
9 Exterior Wall 2	NONE
10 Roof Structure	FLAT
11 Roof Cover	ROLLED COMPOSITION
12 Interior Wall 1	DRYWALL
13 Interior Wall 2	N/A
14 Floor Type 1	TERAZZO MONOLITHIC
15 Floor Type 2	N/A
16 Stories	1

Property Detail

Parcel Control Number: 46-43-45-34-05-001-0251 Location Address: 15 TROPICAL DR 1
 Owners: BERISAJ JOZEF Municipality: OCEAN RIDGE
 Mailing Address: 128 KING AVE, , YONKERS NY 10704 3529
 Last Sale: DEC-2023 Book/Page#: 34765 / 00712 Price: \$1,150,000
 Property Use Code: 0800 - MULTIFAMILY < 5 UNITS Zoning: RMM - MEDIUM DENSITY MULTI-FAMILY
 Legal Description: PALM BEACH SHORE ACRES
 BLKS A, B & Z E 66 FT OF W 426
 FT OF LT 16 (LESS S 10 FT
 TROPICAL DR R/W) BLK A
 Total SF: 2004 Acres 0.1374

**2023 Values**

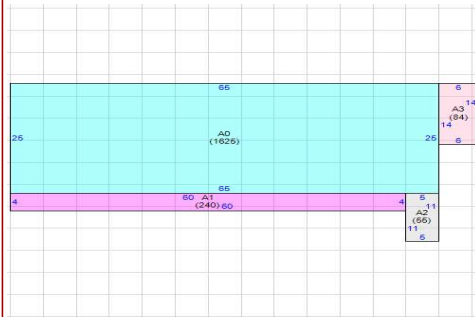
Improvement Value \$113,561
 Land Value \$906,084
 Total Market Value \$1,019,645
 Assessed Value \$666,093
 Exemption Amount \$0
 Taxable Value \$666,093

2023 Taxes

Ad Valorem \$14,513
 Non Ad Valorem \$412
 Total Tax \$14,925

2023 Qualified Exemptions**Applicants**

All values are as of January 1st each year.

Building Footprint (Building 1)**Subarea and Square Footage (Building 1)**

Description	Area Sq. Footage
BAS Base Area	1625
UOP Unfinished Open Porch	240
UST Unfinished Storage	55
UST Unfinished Storage	84
Total Square Footage : 2004	
Total Area Under Air : 1625	

Extra Features

Description	Year Built	Unit
Patio	1950	360
Wall	1950	120

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

Structural Details (Building 1)

Description	
1 Exterior Wall 1	MSY: CB STUCCO
2 Year Built	1950
3 Air Condition Desc.	NO HTG/AC
4 Heat Type	NONE
5 Heat Fuel	NONE
6 Bed Rooms	3
7 Full Baths	3
8 Half Baths	1
9 Exterior Wall 2	NONE
10 Roof Structure	FLAT
11 Roof Cover	ROLLED COMPOSITION
12 Interior Wall 1	DRYWALL
13 Interior Wall 2	N/A
14 Floor Type 1	TERAZZO MONOLITHIC
15 Floor Type 2	N/A
16 Stories	1

Owner : BERISAJ JOZEF PCN: 46434534050010251 1 of 1

Property Appraiser GIS - Property Detail list by parcel control number

Buffer:						
<u>46434534050010251</u>	Acres	0.14	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
BERISAJ JOZEF	Value \$	1,019,645.00	Price \$	1,150,000.00	PUSE MULTIFAMILY < 5 UNITS	E 66 FT OF W 426 FT OF LT 16 (LESS S 10 FT TROPICAL
128 KING AVE	Taxbl \$	666,093.00	Date	12/18/2023 1	TaxDist 46984	DR R/W) BLK A
	Bldg \$	113,561.00	Book	34765		
YONKERS NY 10704 3529	Land \$	906,084.00	Page	712	NAV	
Buffer: 300						
<u>46434534040000120</u>	Acres	0.13	Sales instr	QC	MTG	SHORE VIEW LT 12
WASSERMAN THOMAS K &	Value \$	1,034,396.00	Price \$	100.00	PUSE SINGLE FAMILY	
36 HERSEY DR	Taxbl \$	170,239.00	Date	3/1/1981 12:00	TaxDist 46984	
	Bldg \$	154,230.00	Book	03480		
OCEAN RIDGE FL 33435 7017	Land \$	880,166.00	Page	0057	NAV	
<u>46434534040000130</u>	Acres	0.13	Sales instr	QC	MTG	SHORE VIEW LT 13
MACHEK LESTER P &	Value \$	1,096,539.00	Price \$	10.00	PUSE SINGLE FAMILY	
34 HERSEY DR	Taxbl \$	0.00	Date	6/28/2022 12:00	TaxDist 46984	
	Bldg \$	216,373.00	Book	33686		
OCEAN RIDGE FL 33435 7017	Land \$	880,166.00	Page	322	NAV	
<u>46434534040000140</u>	Acres	0.20	Sales instr	WD	MTG	SHORE VIEW LT 14 & E 1/2 OF LT 15
30 HERSEY LLC	Value \$	1,928,497.00	Price \$	1,695,000.00	PUSE MULTIFAMILY < 5 UNITS	
30 HERSEY DR	Taxbl \$	1,556,116.00	Date	6/2/2021 12:00	TaxDist 46984	
	Bldg \$	957,496.00	Book	32590		
BOYNTON BEACH FL 33435 7017	Land \$	971,001.00	Page	911	NAV	
<u>46434534040000151</u>	Acres	0.20	Sales instr	QC	MTG	SHORE VIEW W 1/2 OF LT 15 & LT 16
ERICKSON RAYMOND G &	Value \$	1,171,048.00	Price \$	10.00	PUSE SINGLE FAMILY	
22 HERSEY DR	Taxbl \$	140,162.00	Date	1/11/2017 12:00	TaxDist 46984	
	Bldg \$	200,047.00	Book	28845		
OCEAN RIDGE FL 33435 7017	Land \$	971,001.00	Page	1687	NAV	

Property Appraiser GIS - Property Detail list by parcel control number

<u>46434534040000170</u>	Acres	0.13	Sales instr	WD	MTG	SHORE VIEW	LT 17
TARRANT JAMES M	Value \$	1,072,674.00	Price \$	10.00	PUSE SINGLE FAMILY		
20 HERSEY DR	Taxbl \$	240,063.00	Date	3/21/2023 12	TaxDist 46984		
	Bldg \$	192,508.00	Book	34240			
OCEAN RIDGE FL 33435 7017	Land \$	880,166.00	Page	1698	NAV		
<u>46434534040000180</u>	Acres	0.13	Sales instr	WD	MTG	SHORE VIEW	LT 18
HERSEY DR 18 LLC	Value \$	1,895,850.00	Price \$	2,000,000.00	PUSE SINGLE FAMILY		
1495 BLACK ROCK TPKE STE 2A	Taxbl \$	1,819,347.00	Date	12/31/2021 1	TaxDist 46984		
	Bldg \$	1,015,684.00	Book	33204			
FAIRFIELD CT 06825 4165	Land \$	880,166.00	Page	1817	NAV		
<u>46434534040000190</u>	Acres	0.13	Sales instr	WD	MTG	SHORE VIEW	LT 19
CONNOLLY JAMES M &	Value \$	1,024,997.00	Price \$	325,000.00	PUSE SINGLE FAMILY		
12 HERSEY DR	Taxbl \$	225,663.00	Date	7/27/2009 12	TaxDist 46984		
	Bldg \$	144,831.00	Book	23365			
BOYNTON BEACH FL 33435 7017	Land \$	880,166.00	Page	1856	NAV		
<u>46434534050010180</u>	Acres	0.20	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z	
CURRIE CHRISTOPHER M &	Value \$	1,208,377.00	Price \$	10.00	PUSE MULTIFAMILY < 5 UNITS	E 100 FT OF W 760 FT OF LT 16 (LESS S 10 FT	
27 TROPICAL DR	Taxbl \$	391,511.00	Date	2/22/2006 12	TaxDist 46984	TROPICAL DR R/W) BLK A	
	Bldg \$	231,883.00	Book	20083			
BOYNTON BEACH FL 33435 7026	Land \$	976,494.00	Page	265	NAV		
<u>46434534050010190</u>	Acres	0.30	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z	
HENRIS APARTMENTS INC	Value \$	1,243,398.00	Price \$	400,000.00	PUSE MFR 5 TO 9 UNITS	E 126.05 FT OF W 144.05 FT OF LT 16 BLK A	
430 KELSEY PARK DR	Taxbl \$	1,037,687.00	Date	7/31/1996 12	TaxDist 46984		
	Bldg \$	326,984.00	Book	9399			
PALM BEACH GARDENS FL 33410 4512	Land \$	916,414.00	Page	1485	NAV		
<u>46434534050010200</u>	Acres	0.23	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z	
JOFFE LYL A &	Value \$	1,304,446.00	Price \$	949,000.00	PUSE MULTIFAMILY < 5 UNITS	E 99.95 FT OF W 360.05 FT OF LT 16 BLK A	
11 TROPICAL DR	Taxbl \$	1,114,282.00	Date	3/5/2021 12:01	TaxDist 46984		
	Bldg \$	298,162.00	Book	32277			
OCEAN RIDGE FL 33435 7026	Land \$	1,006,284.00	Page	432	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

<u>46434534050010210</u>	Acres	0.16	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
SICA PHYLLIS C	Value \$	2,234,946.00	Price \$	2,295,000.00	PUSE SINGLE FAMILY	E 68 FT OF W 560 FT OF LT 16 BLK A
19 TROPICAL DR	Taxbl \$	1,363,335.00	Date	8/16/2018 12	TaxDist 46984	
	Bldg \$	1,307,336.00	Book	30073		
BOYNTON BEACH FL 33435	Land \$	927,610.00	Page	1048	NAV	
<u>46434534050010230</u>	Acres	0.15	Sales instr	RD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
STARR WENDY P &	Value \$	1,105,103.00	Price \$	325,000.00	PUSE MULTIFAMILY < 5 UNITS	ELY 64 FT OF WLY 260.05 FT OF LT 16 BLK A
7 TROPICAL DR	Taxbl \$	496,850.00	Date	3/27/2015 12	TaxDist 46984	
	Bldg \$	186,326.00	Book	27437		
BOYNTON BEACH FL 33435 7026	Land \$	918,777.00	Page	1278	NAV	
<u>46434534050010240</u>	Acres	0.12	Sales instr	QC	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
LEKANIDES PHYLLIS K TRUST	Value \$	998,491.00	Price \$	10.00	PUSE MULTIFAMILY < 5 UNITS	WLY 52 FT OF ELY 116 FT OF WLY 260.05 FT OF LT 16 BLK A
22 TROPICAL DR	Taxbl \$	599,386.00	Date	3/13/2023 12	TaxDist 46984	
	Bldg \$	171,686.00	Book	34176		
BOYNTON BEACH FL 33435 7027	Land \$	826,805.00	Page	1748	NAV	
<u>46434534050010250</u>	Acres	0.15	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
VAN VLIET GREGORY	Value \$	1,066,297.00	Price \$	185,000.00	PUSE SINGLE FAMILY	E 66 FT OF W 492 FT OF LT 16 BLK A
17 TROPICAL DR	Taxbl \$	179,246.00	Date	7/1/1987 12:00	TaxDist 46984	
	Bldg \$	143,333.00	Book	05373		
OCEAN RIDGE FL 33435 7026	Land \$	922,964.00	Page	0001	NAV	
<u>46434534050010260</u>	Acres	0.23	Sales instr	QC	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
DIBELLA FAMILY TRUST	Value \$	1,315,076.00	Price \$	10.00	PUSE MFR 5 TO 9 UNITS	E 100 FT OF W 660 FT OF LT 16 BLK A
31 LAKEVIEW AVE	Taxbl \$	1,126,244.00	Date	9/27/2006 12	TaxDist 46984	
	Bldg \$	310,050.00	Book	21184		
DANVERS MA 01923 1260	Land \$	1,005,026.00	Page	1412	NAV	
<u>46434534050010280</u>	Acres	0.23	Sales instr	QC	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
LEKANIDES PHYLLIS K &	Value \$	1,320,569.00	Price \$	10.00	PUSE SINGLE FAMILY	E 100 FT OF W 672 FT OF LT 17 BLK A
22 TROPICAL DR	Taxbl \$	547,625.00	Date	3/13/2023 12	TaxDist 46984	
	Bldg \$	316,269.00	Book	34176		
BOYNTON BEACH FL 33435 7027	Land \$	1,004,300.00	Page	1695	NAV	

Property Appraiser GIS - Property Detail list by parcel control number

<u>46434534050010300</u>	Acres	0.23	Sales instr	LE	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
KROPP PATRICIA E	Value \$	1,167,020.00	Price \$	10.00	PUSE MULTIFAMILY < 5 UNITS	E 100 FT OF W 472 FT OF LT 17 BLK A
16 TROPICAL DR	Taxbl \$	177,911.00	Date	10/14/2008 1	TaxDist 46984	
	Bldg \$	162,720.00	Book	22908		
BOYNTON BEACH FL 33435 8717	Land \$	1,004,300.00	Page	804	NAV	
<u>46434534050010310</u>	Acres	0.23	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
2050 BENTLEY LLC	Value \$	1,106,273.00	Price \$	1,200,000.00	PUSE MULTIFAMILY < 5 UNITS	E 100 FT OF W 372 FT OF LT 17 BLK A
6179 VIA VENETIA S	Taxbl \$	1,106,273.00	Date	3/18/2022 12	TaxDist 46984	
	Bldg \$	101,973.00	Book	33399		
DELRAY BEACH FL 33484 6463	Land \$	1,004,300.00	Page	1372	NAV	
<u>46434534050010320</u>	Acres	0.52	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
C P I REAL ESTATE INC	Value \$	2,031,826.00	Price \$	1,550,000.00	PUSE MULTIFAMILY 10 UNITS OR MOI	W 272 FT OF LT 17 (LESS W 18 FT N OCEAN BLV
3500 45TH ST STE 11	Taxbl \$	1,972,280.00	Date	4/15/2005 12	TaxDist 46984	& N 10 FT TROPICAL DR R/WS) BLK A
	Bldg \$	726,826.00	Book	18494		
WEST PALM BEACH FL 33407 1899	Land \$	1,305,000.00	Page	535	NAV	
<u>46434534050010330</u>	Acres	0.23	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
MANUEL GEORGE &	Value \$	1,168,440.00	Price \$	105,000.00	PUSE SINGLE FAMILY	E 100 FT OF W 572 FT OF LT 17 BLK A
20 TROPICAL DR S	Taxbl \$	771,431.00	Date	4/1/1991 12:(	TaxDist 46984	
	Bldg \$	164,140.00	Book	06787		
OCEAN RIDGE FL 33435 7027	Land \$	1,004,300.00	Page	0552	NAV	
<u>46434534050010340</u>	Acres	0.11	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
36 OCEANVIEW LLC	Value \$	908,800.00	Price \$	920,000.00	PUSE SINGLE FAMILY	NLY 65.42 FT OF E 75 FT OF WLY 350 FT OF LT 18 BLK A
401 W LANTANA RD STE 5	Taxbl \$	825,616.00	Date	11/22/2021 1	TaxDist 46984	A/K/A LT 8 & E 1/2 OF LT 9 BLUE OCEAN SUB UNREC
	Bldg \$	129,366.00	Book	33127		
LAKE WORTH FL 33462 1725	Land \$	779,434.00	Page	151	NAV	
<u>46434534050010350</u>	Acres	0.07	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
IMMO FRANCIOS MARCIL INC	Value \$	604,758.00	Price \$	1,100,000.00	PUSE VACANT	NLY 65.38 FT OF E 50 FT OF WLY 400 FT OF LT 18 BLK A
301 CH BENOIT	Taxbl \$	604,758.00	Date	3/15/2022 12	TaxDist 46984	A/K/A LT 7 BLUE OCEAN SUB UNREC
SAINT SAUVEUR QC	Bldg \$	0.00	Book	33387		
J0R 1R7 CANADA	Land \$	604,758.00	Page	728	NAV	

Property Appraiser GIS - Property Detail list by parcel control number

<u>46434534050010360</u>	Acres	0.07	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
IMMO FRANCIOS MARCIL INC	Value \$	605,085.00	Price \$	1,100,000.00	PUSE VACANT	NLY 65.32 FT OF E 50 FT OF WLY 450 FT OF LT 18 BLK A
301 CH BENOIT	Taxbl \$	605,085.00	Date	3/15/2022 12	TaxDist 46984	A/K/A LT 6 BLUE OCEAN SUB UNREC
SAINT SAUVEUR QC	Bldg \$	0.00	Book	33387		
J0R 1R7 CANADA	Land \$	605,085.00	Page	728	NAV	
<u>46434534050010370</u>	Acres	0.07	Sales instr	QC	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
CORDEIRO DOLORES TRUST	Value \$	635,742.00	Price \$	100.00	PUSE SINGLE FAMILY	NLY 65.5 FT OF E 50 FT OF WLY 150 FT OF LT 18 BLK A
66 GROVE ST	Taxbl \$	429,396.00	Date	8/16/2019 12	TaxDist 46984	A/K/A LT 11 BLUE OCEAN SUB UNREC
	Bldg \$	59,516.00	Book	30852		
WINCHESTER MA 01890 3844	Land \$	576,226.00	Page	952	NAV	
<u>46434534050010380</u>	Acres	0.11	Sales instr		MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
STEERE RICHARD T	Value \$	837,215.00	Price \$		PUSE SINGLE FAMILY	NLY 65.47 FT OF E 75 FT OF WLY 275 FT OF LT 18 BLK A
40 OCEANVIEW DR	Taxbl \$	158,996.00	Date		TaxDist 46984	A/K/A W 1/2 OF LT 9 & LT 10 BLUE OCEAN SUB UNREC
	Bldg \$	58,653.00	Book			
BOYNTON BEACH FL 33435 7315	Land \$	778,562.00	Page		NAV	
<u>46434534050010390</u>	Acres	0.11	Sales instr	00	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
SHUDLICK PAMELA J	Value \$	836,553.00	Price \$	30,000.00	PUSE SINGLE FAMILY	NLY 65.32 FT OF E 75 FT OF WLY 525 FT OF LT 18 BLK A
26 OCEANVIEW DR	Taxbl \$	106,265.00	Date	1/1/1975 12:00	TaxDist 46984	A/K/A LT 5 BLUE OCEAN SUB UNREC
	Bldg \$	55,268.00	Book	02410		
OCEAN RIDGE FL 33435 7315	Land \$	781,285.00	Page	0676	NAV	
<u>46434534050010410</u>	Acres	0.11	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
LAKE SPENSER ROBERT	Value \$	918,043.00	Price \$	630,000.00	PUSE MULTIFAMILY < 5 UNITS	NLY 65.28 FT OF E 75 FT OF WLY 600 FT OF LT 18 BLK A
22 OCEANVIEW DR	Taxbl \$	517,238.00	Date	12/4/2020 12	TaxDist 46984	A/K/A LT 4 BLUE OCEAN SUB UNREC
	Bldg \$	135,996.00	Book	31997		
OCEAN RIDGE FL 33435 7315	Land \$	782,047.00	Page	1319	NAV	
<u>46434534050010420</u>	Acres	0.15	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
STOMEL FAMILY TRUST	Value \$	1,079,489.00	Price \$	1,396,000.00	PUSE MULTIFAMILY < 5 UNITS	PT OF LTS 18 & 19 BLK A LYG S OF & ADJ TO OCEANVIEW DR
6782 N OCEAN BLVD	Taxbl \$	681,035.00	Date	8/24/2023 12	TaxDist 46984	R/W IN OR20720P281 A/K/A LTS 21 & 22 BLUE OCEAN SUB UNREC
	Bldg \$	157,469.00	Book	34532		
BOYNTON BEACH FL 33435 3350	Land \$	922,020.00	Page	313	NAV	

Property Appraiser GIS - Property Detail list by parcel control number

<u>46434534050010450</u>	Acres	0.08	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
FRIEDLANDER KATHY L	Value \$	671,725.00	Price \$	10.00	PUSE SINGLE FAMILY	PT OF LTS 19 & 20 BLK A LYG N OF & ADJ TO DOUGLAS DR R/W
37 DOUGLAS DR	Taxbl \$	153,567.00	Date	1/13/2012 12	TaxDist 46984	IN OR3077P774 A/K/A LT 32 BLUE OCEAN SUB UNREC
	Bldg \$	58,255.00	Book	24966		
BOYNTON BEACH FL 33435 7307	Land \$	613,470.00	Page	1778	NAV	
<u>46434534050010460</u>	Acres	0.08	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
ROBY KATHERINE W TRUST	Value \$	745,391.00	Price \$	10.00	PUSE SINGLE FAMILY	PT OF LTS 19 & 20 BLK A LYG N OF & ADJ TO DOUGLAS DR R/W
2 LITTLE CLUB RD	Taxbl \$	678,500.00	Date	6/1/2023 12:	TaxDist 46984	IN OR15437P148 A/K/A LT 31 BLUE OCEAN SUB UNREC
	Bldg \$	131,921.00	Book	34566		
DELRAY BEACH FL 33483 7520	Land \$	613,470.00	Page	1257	NAV	
<u>46434534050010480</u>	Acres	0.09	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
CERULLO JAMES A	Value \$	624,650.00	Price \$	100,000.00	PUSE VACANT	PT OF LTS 18 & 19 BLK A LYG S OF & ADJ TO OCEANVIEW DR R/W
55 DOUGLAS CIR	Taxbl \$	255,949.00	Date	4/5/2002 12:	TaxDist 46984	IN OR13585P1325 A/K/A LT 17 BLUE OCEAN SUB UNREC
	Bldg \$	0.00	Book	13585		
BOYNTON BEACH FL 33435 7307	Land \$	624,650.00	Page	1325	NAV	
<u>46434534050010490</u>	Acres	0.12	Sales instr	QC	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
BARONE PHILIP A	Value \$	896,645.00	Price \$	100.00	PUSE SINGLE FAMILY	NLY 87.67 FT OF E 75 FT OF WLY 150 FT OF LT 18 BLK A IN
52 OCEANVIEW DR	Taxbl \$	131,138.00	Date	8/1/1997 12:	TaxDist 46984	OR9949P1188 A/K/A LT 12 BLUE OCEAN SUB UNREC
	Bldg \$	90,749.00	Book	09949		
OCEAN RIDGE FL 33435 7315	Land \$	805,896.00	Page	1188	NAV	
<u>46434534050010500</u>	Acres	0.08	Sales instr	RD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
DOMBROSKI LIA ELISE &	Value \$	729,118.00	Price \$	0.00	PUSE SINGLE FAMILY	PT OF LTS 18 & 19 BLK A LYG S OF & ADJ TO OCEANVIEW DR R/W
27 OCEANVIEW DR	Taxbl \$	122,912.00	Date	12/22/2006 1	TaxDist 46984	IN OR21238P1499 A/K/A LT 23 BLUE OCEAN SUB UNREC
	Bldg \$	115,648.00	Book	21238		
OCEAN RIDGE FL 33435 7314	Land \$	613,470.00	Page	1499	NAV	
<u>46434534050010510</u>	Acres	0.23	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
2050 BENTLEY LLC	Value \$	1,325,824.00	Price \$	1,600,000.00	PUSE MULTIFAMILY < 5 UNITS	PT OF LTS 18 & 19 BLK A LYG S OF & ADJ TO OCEANVIEW DR R/W
PO BOX 3042	Taxbl \$	1,322,329.00	Date	8/25/2021 12	TaxDist 46984	IN OR2505P1340 A/K/A LTS 25 & 26 BLUE OCEAN SUB UNREC
	Bldg \$	323,944.00	Book	32830		
CHAPEL HILL NC 27515 3042	Land \$	1,001,880.00	Page	1288	NAV	

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<u>46434534050010550</u>	Acres	0.50	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
POLAR PALM PROPERTIES LP	Value \$	2,234,758.00	Price \$	1,050,000.00	PUSE MULTIFAMILY 10 UNITS OR MOI	PT OF LTS 18 THRU 20 BLK A LYG BET OCEANVIEW DR &
22 DOUGLAS DR	Taxbl \$	2,079,190.00	Date	7/26/2012 12	TaxDist 46984	DOUGLAS DR R/WS IN OR21814P1665 A/K/A LTS 27-A, 27-B,
	Bldg \$	842,758.00	Book	25378		
OCEAN RIDGE FL 33435 7308	Land \$	1,392,000.00	Page	1251	NAV	
<u>46434534050010590</u>	Acres	0.08	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
FRONZAGLIA MATTHEW &	Value \$	725,948.00	Price \$	450,000.00	PUSE SINGLE FAMILY	PT OF LTS 18 & 19 BLK A LYG S OF & ADJ TO OCEANVIEW DR
25 OCEANVIEW DR	Taxbl \$	357,577.00	Date	2/28/2019 12	TaxDist 46984	R/W IN OR13649P1057 A/K/A LT 24 BLUE OCEAN SUB UNREC
	Bldg \$	112,478.00	Book	30458		
OCEAN RIDGE FL 33435 7314	Land \$	613,470.00	Page	107	NAV	
<u>46434534050010600</u>	Acres	0.11	Sales instr	WD	MTG	PALM BEAACH SHORE ACRES BLKS A, B & Z
SMITH PERRY E &	Value \$	1,014,368.00	Price \$	627,000.00	PUSE MULTIFAMILY < 5 UNITS	PT OF LTS 18 & 19 BLK A LYG S OF & ADJ TO OCEANVIEW DR R/W
11545 OLD OCEAN BLVD APT F	Taxbl \$	680,912.00	Date	7/28/2020 12	TaxDist 46984	IN OR16345P1114 A/K/A E 1/2 OF LT 19 & LT 20 BLUE OCEAN SUB
	Bldg \$	221,213.00	Book	31653		
BOYNTON BEACH FL 33435 7358	Land \$	793,155.00	Page	74	NAV	
<u>46434534050010610</u>	Acres	0.11	Sales instr	QC	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
KNOTT MEGAN E	Value \$	848,254.00	Price \$	10.00	PUSE SINGLE FAMILY	PT OF LTS 18 & 19 BLK A LYG S OF & ADJ TO OCEANVIEW DR R/W
49 OCEANVIEW DR	Taxbl \$	382,807.00	Date	7/12/2019 12	TaxDist 46984	IN OR17333P1028 A/K/A LT 18 & LT 19 (LESS E 1/2) BLUE OCEAN
	Bldg \$	74,919.00	Book	30757		
BOYNTON BEACH FL 33435 7314	Land \$	773,335.00	Page	863	NAV	
<u>46434534050010630</u>	Acres	0.08	Sales instr	QC	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
FLACK CHARLES E &	Value \$	712,779.00	Price \$	10.00	PUSE SINGLE FAMILY	PT OF LTS 19 & 20 BLK A LYG N OF & ADJ TO DOUGLAS DR R/W
921 SW 35TH AVE	Taxbl \$	645,572.00	Date	10/12/2021 1	TaxDist 46984	IN OR21973P1271 A/K/A LT 33 BLUE OCEAN SUB UNREC
	Bldg \$	99,309.00	Book	32963		
BOYNTON BEACH FL 33435 8513	Land \$	613,470.00	Page	679	NAV	
<u>46434534050010640</u>	Acres	0.08	Sales instr	LE	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
SMOLLEN RIMA H &	Value \$	718,950.00	Price \$	10.00	PUSE SINGLE FAMILY	PT OF LTS 19 & 20 BLK A LYG N OF & ADJ TO DOUGLAS DR R/W
45 DOUGLAS DR	Taxbl \$	102,940.00	Date	11/28/2007 1	TaxDist 46984	IN OR22354P1515 A/K/A LT 34 BLUE OCEAN SUB UNREC
	Bldg \$	105,480.00	Book	22354		
OCEANRIDGE FL 33435 7307	Land \$	613,470.00	Page	1515	NAV	

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<u>46434534050010650</u>	Acres	0.08	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
JULIANO BRETT &	Value \$	689,109.00	Price \$	403,000.00	PUSE SINGLE FAMILY	PT OF LTS 19 & 20 BLK A LYG N OF & ADJ TO DOUGLAS DR R/W
20797 CIPRES WAY	Taxbl \$	460,200.00	Date	8/25/2015 12:	TaxDist 46984	IN OR20539P1246 A/K/A LT 35 BLUE OCEAN SUB UNRED
	Bldg \$	75,639.00	Book	27782		
BOCA RATON FL 33433 1624	Land \$	613,470.00	Page	907	NAV	
<u>46434534050010750</u>	Acres	0.17	Sales instr	WD	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
COOKE WAYNE &	Value \$	1,907,790.00	Price \$	1,400,000.00	PUSE SINGLE FAMILY	E 76 FT OF W 748 FT OF LT 17 BLK A
28 TROPICAL DR	Taxbl \$	1,205,335.00	Date	1/8/2020 12:	TaxDist 46984	
	Bldg \$	961,570.00	Book	31152		
OCEAN RIDGE FL 33435 7027	Land \$	946,220.00	Page	274	NAV	
<u>46434534050010790</u>	Acres	0.08	Sales instr	QC	MTG	PALM BEACH SHORE ACRES BLKS A, B & Z
MENDEL AMANI	Value \$	737,830.00	Price \$	35,000.00	PUSE SINGLE FAMILY	PT OF LTS 19 & 20 BLK A LYG N OF & ADJ TO DOUGLAS DR R/W
25 DOUGLAS DR	Taxbl \$	179,770.00	Date	8/13/2020 12:	TaxDist 46984	IN OR16104P1123 A/K/A LT 30 BLUE OCEAN SUB UNREC
	Bldg \$	124,360.00	Book	31677		
BOYNTON BEACH FL 33435 7307	Land \$	613,470.00	Page	1620	NAV	
<u>46434534350010011</u>	Acres	0.00	Sales instr	QC	MTG	TURTLE BEACH COND
OWEN JACQUELINE E &	Value \$	1,322,739.00	Price \$	275,000.00	PUSE CONDOMINIUM	UNIT I-A-1
5111 N OCEAN BLVD APT A	Taxbl \$	1,132,075.00	Date	2/23/2021 12:	TaxDist 46984	
	Bldg \$	1,322,739.00	Book	32280		
BOYNTON BEACH FL 33435 7089	Land \$	0.00	Page	1202	NAV	
<u>46434534350010012</u>	Acres	0.00	Sales instr	WD	MTG	TURTLE BEACH COND
HURLBURT ROGER H JR &	Value \$	1,273,739.00	Price \$	879,000.00	PUSE CONDOMINIUM	UNIT I-A-2
5111 N OCEAN BLVD # B	Taxbl \$	493,707.00	Date	6/5/2013 12:	TaxDist 46984	
	Bldg \$	1,273,739.00	Book	26123		
OCEAN RIDGE FL 33435 7089	Land \$	0.00	Page	1089	NAV	
<u>46434534350010013</u>	Acres	0.00	Sales instr	QC	MTG	TURTLE BEACH COND
NEMOSA FLORIDA LLC	Value \$	1,273,739.00	Price \$	10.00	PUSE CONDOMINIUM	UNIT I-A-3
234 COLONY RD	Taxbl \$	1,273,739.00	Date	9/8/2022 12:	TaxDist 46984	
	Bldg \$	1,273,739.00	Book	33850		
LONGMEADOW MA 01106 1217	Land \$	0.00	Page	1283	NAV	

Property Appraiser GIS - Property Detail list by parcel control number

<u>46434534350010014</u>	Acres	0.00	Sales instr	WD	MTG		TURTLE BEACH COND
OUELLET JEAN PIERRE	Value \$	1,322,739.00	Price \$	1,010,000.00	PUSE	CONDOMINIUM	UNIT I-A-4
23 SPRINGGROVE	Taxbl \$	1,132,075.00	Date	4/28/2014 12	TaxDist	46984	
MONTREAL QC	Bldg \$	1,322,739.00	Book	26770			
H2V 3J1 CANADA	Land \$	0.00	Page	304	NAV		
<u>46434534350020011</u>	Acres	0.00	Sales instr	QC	MTG		TURTLE BEACH COND
FEINSTEIN MARK D &	Value \$	1,627,000.00	Price \$	0.00	PUSE	CONDOMINIUM	UNIT II-A-1
5109 N OCEAN BLVD APT A	Taxbl \$	745,826.00	Date	5/5/2015 12:	TaxDist	46984	
	Bldg \$	1,627,000.00	Book	27535			
BOYNTON BEACH FL 33435 7066	Land \$	0.00	Page	1984	NAV		
<u>46434534350020012</u>	Acres	0.00	Sales instr	WD	MTG		TURTLE BEACH COND
DARCY MAUREEN	Value \$	1,557,000.00	Price \$	10.00	PUSE	CONDOMINIUM	UNIT II-A-2
5109 N OCEAN BLVD UNIT A2	Taxbl \$	567,139.00	Date	5/21/2008 12	TaxDist	46984	
	Bldg \$	1,557,000.00	Book	22659			
OCEAN RIDGE FL 33435 7066	Land \$	0.00	Page	1107	NAV		
<u>46434534350020013</u>	Acres	0.00	Sales instr	WD	MTG		TURTLE BEACH COND
BRODY MARK &	Value \$	1,557,000.00	Price \$	10.00	PUSE	CONDOMINIUM	UNIT II-A-3
5109 N OCEAN BLVD APT C	Taxbl \$	829,383.00	Date	9/30/2016 12	TaxDist	46984	
	Bldg \$	1,557,000.00	Book	28709			
OCEAN RIDGE FL 33435 7066	Land \$	0.00	Page	315	NAV		
<u>46434534350020014</u>	Acres	0.00	Sales instr	WD	MTG		TURTLE BEACH COND
GEOBOB LLC	Value \$	1,404,000.00	Price \$	1,500,000.00	PUSE	CONDOMINIUM	UNIT II-A-4
3900 PARK EAST DR STE 200	Taxbl \$	1,404,000.00	Date	12/1/2021 12	TaxDist	46984	
	Bldg \$	1,404,000.00	Book	33134			
CLEVELAND OH 44122 4359	Land \$	0.00	Page	1778	NAV		
<u>46434534350020015</u>	Acres	0.00	Sales instr	WD	MTG		TURTLE BEACH COND
5109E NORTH OCEAN BLVD ASSOCIATES LLC	Value \$	1,104,000.00	Price \$	10.00	PUSE	CONDOMINIUM	UNIT II-A-5
5109 N OCEAN BLVD APT E	Taxbl \$	946,220.00	Date	3/23/2017 12	TaxDist	46984	
	Bldg \$	1,104,000.00	Book	28976			
BOYNTON BEACH FL 33435 7066	Land \$	0.00	Page	1341	NAV		

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<u>46434534350020016</u>	Acres	0.00	Sales instr	WD	MTG		TURTLE BEACH COND
WALDMAN STEVE M &	Value \$	1,104,000.00	Price \$	1,300,000.00	PUSE	CONDOMINIUM	UNIT II-A-6
5109 N OCEAN BLVD APT F	Taxbl \$	1,054,000.00	Date	3/18/2022 12	TaxDist	46984	
	Bldg \$	1,104,000.00	Book	33428			
OCEAN RIDGE FL 33435 7066	Land \$	0.00	Page	1357	NAV		
<u>46434534350020017</u>	Acres	0.00	Sales instr	WD	MTG		TURTLE BEACH COND
LEMAY LIVING TRUST &	Value \$	934,000.00	Price \$	10.00	PUSE	CONDOMINIUM	UNIT II-A-7
106 DE GRANDMONT ST	Taxbl \$	801,020.00	Date	1/24/2014 12	TaxDist	46984	
SAINT AUGUSTIN DE DESMAURES QC	Bldg \$	934,000.00	Book	26869			
G3A 1G5 CANADA	Land \$	0.00	Page	1968	NAV		
<u>46434534350020018</u>	Acres	0.00	Sales instr	WD	MTG		TURTLE BEACH COND
LEMAY LIVING TRUST &	Value \$	978,000.00	Price \$	696,500.00	PUSE	CONDOMINIUM	UNIT II-A-8
5109 N OCEAN BLVD APT H	Taxbl \$	837,320.00	Date	10/1/2013 12	TaxDist	46984	
	Bldg \$	978,000.00	Book	26362			
BOYNTON BEACH FL 33435 7066	Land \$	0.00	Page	913	NAV		
<u>46434534350030010</u>	Acres	0.00	Sales instr	WD	MTG		TURTLE BEACH COND
FIVE 08605 ONTARIO INC	Value \$	779,000.00	Price \$	100.00	PUSE	CONDOMINIUM	UNIT III-B-1
307-35 FONTENAY COURT	Taxbl \$	667,920.00	Date	4/1/1994 12:00	TaxDist	46984	
ETOBICOKE ON	Bldg \$	779,000.00	Book	08556			
M9A 0E2 CANADA	Land \$	0.00	Page	0411	NAV		
<u>46434534350030020</u>	Acres	0.00	Sales instr	WD	MTG		TURTLE BEACH COND
CHENEY MARK W &	Value \$	779,000.00	Price \$	734,500.00	PUSE	CONDOMINIUM	UNIT III-B-2
5107 N OCEAN BLVD UNIT III-B2	Taxbl \$	275,093.00	Date	6/15/2007 12	TaxDist	46984	
	Bldg \$	779,000.00	Book	21847			
OCEAN RIDGE FL 33435 7088	Land \$	0.00	Page	1939	NAV		
<u>46434534350030030</u>	Acres	0.00	Sales instr	WD	MTG		TURTLE BEACH COND
7650710 CANADA INC	Value \$	815,000.00	Price \$	330,000.00	PUSE	CONDOMINIUM	UNIT III-B-3
800 RENE LEVESQUE BLVD WEST STE 2300	Taxbl \$	698,170.00	Date	10/20/2011 1	TaxDist	46984	
MONTREAL QC	Bldg \$	815,000.00	Book	24833			
H3B 1X9 CANADA	Land \$	0.00	Page	1435	NAV		

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<u>46434534350040031</u>	Acres	1.00	Sales instr	QC	MTG		TURTLE BEACH COND
KOCHLING JOSEF &	Value \$	735,000.00	Price \$	10.00	PUSE	CONDOMINIUM	UNIT IV-C-1
5105 N OCEAN BLVD APT A	Taxbl \$	488,274.00	Date	4/5/2016 12:00	TaxDist	46984	
	Bldg \$	735,000.00	Book	28302			
OCEAN RIDGE FL 33435 7087	Land \$	0.00	Page	143	NAV		
<u>46434534350040032</u>	Acres	1.00	Sales instr	WD	MTG		TURTLE BEACH COND
BUTLER SUSAN H	Value \$	693,000.00	Price \$	520,000.00	PUSE	CONDOMINIUM	UNIT IV-C-2R
5105 N OCEAN BLVD APT B	Taxbl \$	592,900.00	Date	3/19/2015 12:00	TaxDist	46984	
	Bldg \$	693,000.00	Book	27415			
BOYNTON BEACH FL 33435 7087	Land \$	0.00	Page	640	NAV		
<u>46434534350040033</u>	Acres	1.00	Sales instr	WD	MTG		TURTLE BEACH COND
THOMPSON WILLIAM &	Value \$	693,000.00	Price \$	610,000.00	PUSE	CONDOMINIUM	UNIT IV-C-3
2550 S 1200 E	Taxbl \$	592,900.00	Date	4/20/2018 12:00	TaxDist	46984	
	Bldg \$	693,000.00	Book	29825			
ZIONSVILLE IN 46077 9601	Land \$	0.00	Page	1728	NAV		
<u>46434534350040034</u>	Acres	1.00	Sales instr	WD	MTG		TURTLE BEACH COND
SCHWERLING PAUL J &	Value \$	771,710.00	Price \$	640,000.00	PUSE	CONDOMINIUM	UNIT IV-C-4R
5105 N OCEAN BLVD APT D	Taxbl \$	721,710.00	Date	6/3/2019 12:00	TaxDist	46984	
	Bldg \$	771,710.00	Book	30670			
OCEAN RIDGE FL 33435 7023	Land \$	0.00	Page	1438	NAV		
<u>46434534350060021</u>	Acres	0.00	Sales instr	WD	MTG		TURTLE BEACH COND
DEWEEES ARLYN A	Value \$	657,680.00	Price \$	10.00	PUSE	CONDOMINIUM	UNIT VI-B-1
5101 N OCEAN BLVD APT A	Taxbl \$	231,800.00	Date	7/5/2023 12:00	TaxDist	46984	
	Bldg \$	657,680.00	Book	34583			
BOYNTON BEACH FL 33435 7067	Land \$	0.00	Page	793	NAV		
<u>46434534350060022</u>	Acres	0.00	Sales instr	WD	MTG		TURTLE BEACH COND
TUCKER BYRON &	Value \$	795,000.00	Price \$	850,000.00	PUSE	CONDOMINIUM	UNIT VI-B-2
5101 N OCEAN BLVD APT B	Taxbl \$	706,432.00	Date	9/10/2021 12:00	TaxDist	46984	
	Bldg \$	795,000.00	Book	32881			
BOYNTON BEACH FL 33435 7067	Land \$	0.00	Page	1550	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

<u>46434534350060023</u>	Acres	0.00	Sales instr	WD	MTG		TURTLE BEACH COND
BENEDICT BRIAN &	Value \$	657,000.00	Price \$	595,000.00	PUSE	CONDOMINIUM	UNIT VI-B-3
5101 N OCEAN BLVD APT C	Taxbl \$	369,379.00	Date	9/17/2020 12:	TaxDist	46984	
	Bldg \$	657,000.00	Book	31796			
OCEAN RIDGE FL 33435 7067	Land \$	0.00	Page	890	NAV		
<u>46434534440000010</u>	Acres	1.00	Sales instr	WD	MTG		CORAL RIDGE COND UNIT 1
SANTINO FRANK V TRUST	Value \$	169,100.00	Price \$	10.00	PUSE	CONDOMINIUM	
2162 SW PERRY TER	Taxbl \$	169,100.00	Date	2/6/2019 12:	TaxDist	46984	
	Bldg \$	169,100.00	Book	30456			
STUART FL 34997 7939	Land \$	0.00	Page	1802	NAV		
<u>46434534440000020</u>	Acres	1.00	Sales instr	WD	MTG		CORAL RIDGE COND UNIT 2
SANTINO FRANK V TRUST	Value \$	163,300.00	Price \$	10.00	PUSE	CONDOMINIUM	
2162 SW PERRY TER	Taxbl \$	163,300.00	Date	2/6/2019 12:	TaxDist	46984	
	Bldg \$	163,300.00	Book	30456			
STUART FL 34997 7939	Land \$	0.00	Page	1802	NAV		
<u>46434534440000030</u>	Acres	1.00	Sales instr	QC	MTG		CORAL RIDGE COND UNIT 3
LEKANIDES ATHENA &	Value \$	163,300.00	Price \$	10.00	PUSE	CONDOMINIUM	
1555 S FEDERAL HWY APT 201	Taxbl \$	163,300.00	Date	3/13/2023 12:	TaxDist	46984	
	Bldg \$	163,300.00	Book	34176			
DELRAY BEACH FL 33483 5049	Land \$	0.00	Page	1574	NAV		
<u>46434534440000040</u>	Acres	1.00	Sales instr	QC	MTG		CORAL RIDGE COND UNIT 4
LEKANIDES ATHENA &	Value \$	163,300.00	Price \$	10.00	PUSE	CONDOMINIUM	
1555 S FEDERAL HWY APT 201	Taxbl \$	163,300.00	Date	3/13/2023 12:	TaxDist	46984	
	Bldg \$	163,300.00	Book	34176			
DELRAY BEACH FL 33483 5049	Land \$	0.00	Page	1602	NAV		
<u>46434534440000050</u>	Acres	1.00	Sales instr	WD	MTG		CORAL RIDGE COND UNIT 5
MCCLOSKEY DONALD L JR &	Value \$	163,300.00	Price \$	130,000.00	PUSE	CONDOMINIUM	
2 OCEANVIEW DR UNIT 5	Taxbl \$	44,991.00	Date	9/1/1994 12:	TaxDist	46984	
	Bldg \$	163,300.00	Book	08476			
BOYNTON BEACH FL 33435 7361	Land \$	0.00	Page	0254	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

<u>46434534440000060</u>	Acres	1.00	Sales instr	WD	MTG		CORAL RIDGE COND	UNIT 6
MCCLOSKEY DONALD L JR &	Value \$	169,100.00	Price \$	130,000.00	PUSE	CONDOMINIUM		
2 OCEANVIEW DR # 5	Taxbl \$	169,100.00	Date	9/1/1994 12:00	TaxDist	46984		
	Bldg \$	169,100.00	Book	08476				
BOYNTON BEACH FL 33435 7361	Land \$	0.00	Page	0254	NAV			
<u>46434534460000010</u>	Acres	1.00	Sales instr	WD	MTG		MILEMARK OF OCEAN RIDGE CONDOMINIUM	
SHECKNER CRAIG &	Value \$	882,000.00	Price \$	10.00	PUSE	CONDOMINIUM	UNIT A	
5103 N OCEAN BLVD APT A	Taxbl \$	681,512.00	Date	10/20/2023 12:00	TaxDist	46984		
	Bldg \$	882,000.00	Book	34635				
BOYNTON BEACH FL 33435 7100	Land \$	0.00	Page	1728	NAV			
<u>46434534460000020</u>	Acres	1.00	Sales instr	WD	MTG		MILEMARK OF OCEAN RIDGE CONDOMINIUM	
PLAIA JAMES J &	Value \$	857,000.00	Price \$	860,000.00	PUSE	CONDOMINIUM	UNIT B	
4 SEASIDE PL	Taxbl \$	822,800.00	Date	2/25/2005 12:00	TaxDist	46984		
	Bldg \$	857,000.00	Book	18238				
SEA GIRT NJ 08750 3221	Land \$	0.00	Page	403	NAV			
<u>46434534460000030</u>	Acres	1.00	Sales instr	WD	MTG		MILEMARK OF OCEAN RIDGE CONDOMINIUM	
AMARETTO PARTNERS	Value \$	857,000.00	Price \$	860,000.00	PUSE	CONDOMINIUM	UNIT C	
480 NEW HOLLAND AVE STE 6204	Taxbl \$	822,800.00	Date	2/22/2005 12:00	TaxDist	46984		
	Bldg \$	857,000.00	Book	18197				
LANCASTER PA 17602 2227	Land \$	0.00	Page	613	NAV			
<u>46434534460000040</u>	Acres	1.00	Sales instr	QC	MTG		MILEMARK OF OCEAN RIDGE CONDOMINIUM	
OBRIEN STEPHEN K	Value \$	882,000.00	Price \$	10.00	PUSE	CONDOMINIUM	UNIT D	
5103 N OCEAN BLVD UNIT D	Taxbl \$	692,630.00	Date	12/9/2020 12:00	TaxDist	46984		
	Bldg \$	882,000.00	Book	32040				
OCEAN RIDGE FL 33435 7100	Land \$	0.00	Page	1734	NAV			

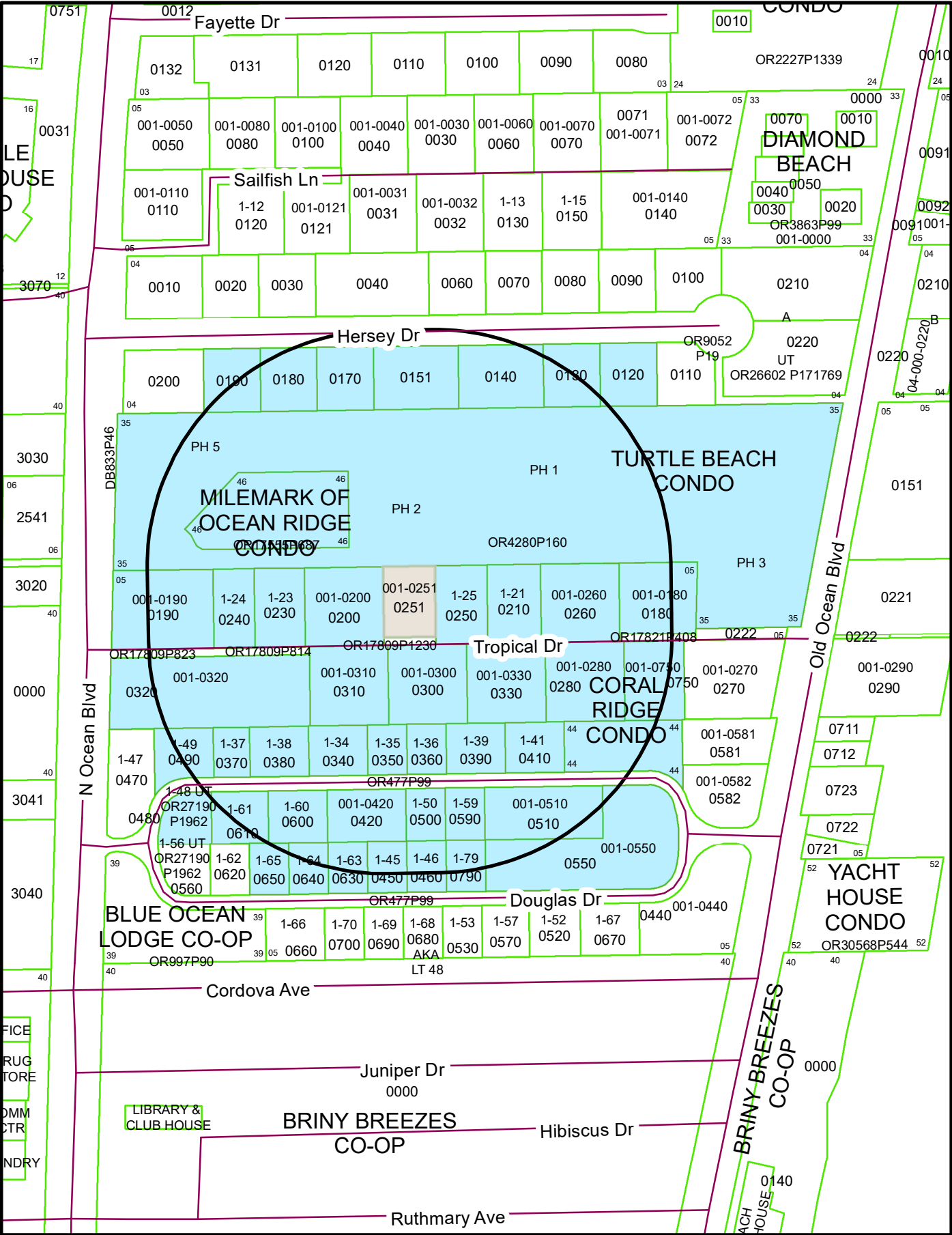
EXHIBIT F

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WASSERMAN THOMAS K & 36 HERSEY DR OCEAN RIDGE FL 33435 7017		SICA PHYLLIS C 19 TROPICAL DR BOYNTON BEACH FL 33435		36 OCEANVIEW LLC 401 W LANTANA RD STE 5 LAKE WORTH FL 33462 1725	
<u>46434534040000130</u>	300	<u>46434534050010230</u>	300	<u>46434534050010350</u>	300
MACHEK LESTER P & 34 HERSEY DR OCEAN RIDGE FL 33435 7017		STARR WENDY P & 7 TROPICAL DR BOYNTON BEACH FL 33435 7026		IMMO FRANCIOS MARCIL INC 301 CH BENOIT SAINT SAUVEUR QC J0R 1R7 CANADA	
<u>46434534040000140</u>	300	<u>46434534050010240</u>	300	<u>46434534050010360</u>	300
30 HERSEY LLC 30 HERSEY DR BOYNTON BEACH FL 33435 7017		LEKANIDES PHYLLIS K TRUST 22 TROPICAL DR BOYNTON BEACH FL 33435 7027		IMMO FRANCIOS MARCIL INC 301 CH BENOIT SAINT SAUVEUR QC J0R 1R7 CANADA	
<u>46434534040000151</u>	300	<u>46434534050010250</u>	300	<u>46434534050010370</u>	300
ERICKSON RAYMOND G & 22 HERSEY DR OCEAN RIDGE FL 33435 7017		VAN VLIET GREGORY 17 TROPICAL DR OCEAN RIDGE FL 33435 7026		CORDEIRO DOLORES TRUST 66 GROVE ST WINCHESTER MA 01890 3844	
<u>46434534040000170</u>	300	<u>46434534050010260</u>	300	<u>46434534050010380</u>	300
TARRANT JAMES M 20 HERSEY DR OCEAN RIDGE FL 33435 7017		DIBELLA FAMILY TRUST 31 LAKEVIEW AVE DANVERS MA 01923 1260		STEERE RICHARD T 40 OCEANVIEW DR BOYNTON BEACH FL 33435 7315	
<u>46434534040000180</u>	300	<u>46434534050010280</u>	300	<u>46434534050010390</u>	300
HERSEY DR 18 LLC 1495 BLACK ROCK TPKE STE 2A FAIRFIELD CT 06825 4165		LEKANIDES PHYLLIS K & 22 TROPICAL DR BOYNTON BEACH FL 33435 7027		SHUDLICK PAMELA J 26 OCEANVIEW DR OCEAN RIDGE FL 33435 7315	
<u>46434534040000190</u>	300	<u>46434534050010300</u>	300	<u>46434534050010410</u>	300
CONNOLLY JAMES M & 12 HERSEY DR BOYNTON BEACH FL 33435 7017		KROPP PATRICIA E 16 TROPICAL DR BOYNTON BEACH FL 33435 8717		LAKE SPENSER ROBERT 22 OCEANVIEW DR OCEAN RIDGE FL 33435 7315	
<u>46434534050010180</u>	300	<u>46434534050010310</u>	300	<u>46434534050010420</u>	300
CURRIE CHRISTOPHER M & 27 TROPICAL DR BOYNTON BEACH FL 33435 7026		2050 BENTLEY LLC 6179 VIA VENETIA S DELRAY BEACH FL 33484 6463		STOMEL FAMILY TRUST 6782 N OCEAN BLVD BOYNTON BEACH FL 33435 3350	
<u>46434534050010190</u>	300	<u>46434534050010320</u>	300	<u>46434534050010450</u>	300
HENRIS APARTMENTS INC 430 KELSEY PARK DR PALM BEACH GARDENS FL 33410 4512		C P I REAL ESTATE INC 3500 45TH ST STE 11 WEST PALM BEACH FL 33407 1899		FRIEDLANDER KATHY L 37 DOUGLAS DR BOYNTON BEACH FL 33435 7307	
<u>46434534050010200</u>	300	<u>46434534050010330</u>	300	<u>46434534050010460</u>	300
JOFFE LYLA & 11 TROPICAL DR OCEAN RIDGE FL 33435 7026		MANUEL GEORGE & 20 TROPICAL DR S OCEAN RIDGE FL 33435 7027		ROBY KATHERINE W TRUST 2 LITTLE CLUB RD DELRAY BEACH FL 33483 7520	

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CERULLO JAMES A 55 DOUGLAS CIR BOYNTON BEACH FL 33435 7307		JULIANO BRETT & 20797 CIPRES WAY BOCA RATON FL 33433 1624		GEOBOB LLC 3900 PARK EAST DR STE 200 CLEVELAND OH 44122 4359	
<u>46434534050010490</u>	300	<u>46434534050010750</u>	300	<u>46434534350020015</u>	300
BARONE PHILIP A 52 OCEANVIEW DR OCEAN RIDGE FL 33435 7315		COOKE WAYNE & 28 TROPICAL DR OCEAN RIDGE FL 33435 7027		5109E NORTH OCEAN BLVD ASSOCIATES LLC 5109 N OCEAN BLVD APT E BOYNTON BEACH FL 33435 7066	
<u>46434534050010500</u>	300	<u>46434534050010790</u>	300	<u>46434534350020016</u>	300
DOMBROSKI LIA ELISE & 27 OCEANVIEW DR OCEAN RIDGE FL 33435 7314		MENDEL AMANI 25 DOUGLAS DR BOYNTON BEACH FL 33435 7307		WALDMAN STEVE M & 5109 N OCEAN BLVD APT F OCEAN RIDGE FL 33435 7066	
<u>46434534050010510</u>	300	<u>46434534350010011</u>	300	<u>46434534350020017</u>	300
2050 BENTLEY LLC PO BOX 3042 CHAPEL HILL NC 27515 3042		OWEN JACQUELINE E & 5111 N OCEAN BLVD APT A BOYNTON BEACH FL 33435 7089		LEMAY LIVING TRUST & 106 DE GRANDMONT ST SAINT AUGUSTIN DE DESMAURES QC G3A 1G5 CANADA	
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POLAR PALM PROPERTIES LP 22 DOUGLAS DR OCEAN RIDGE FL 33435 7308		HURLBURT ROGER H JR & 5111 N OCEAN BLVD # B OCEAN RIDGE FL 33435 7089		LEMAY LIVING TRUST & 5109 N OCEAN BLVD APT H BOYNTON BEACH FL 33435 7066	
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FRONZAGLIA MATTHEW & 25 OCEANVIEW DR OCEAN RIDGE FL 33435 7314		NEMOSA FLORIDA LLC 234 COLONY RD LONGMEADOW MA 01106 1217		FIVE 08605 ONTARIO INC 307-35 FONTENAY COURT ETOBICOKE ON M9A 0E2 CANADA	
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SMITH PERRY E & 11545 OLD OCEAN BLVD APT F BOYNTON BEACH FL 33435 7358		OUELLET JEAN PIERRE 23 SPRINGGROVE MONTREAL QC H2V 3J1 CANADA		CHENEY MARK W & 5107 N OCEAN BLVD UNIT IIII-B2 OCEAN RIDGE FL 33435 7088	
<u>46434534050010610</u>	300	<u>46434534350020011</u>	300	<u>46434534350030030</u>	300
KNOTT MEGAN E 49 OCEANVIEW DR BOYNTON BEACH FL 33435 7314		FEINSTEIN MARK D & 5109 N OCEAN BLVD APT A BOYNTON BEACH FL 33435 7066		7650710 CANADA INC 800 RENE LEVESQUE BLVD WEST STE 2300 MONTREAL QC H3B 1X9 CANADA	
<u>46434534050010630</u>	300	<u>46434534350020012</u>	300	<u>46434534350040031</u>	300
FLACK CHARLES E & 921 SW 35TH AVE BOYNTON BEACH FL 33435 8513		DARCY MAUREEN 5109 N OCEAN BLVD UNIT A2 OCEAN RIDGE FL 33435 7066		KOCHLING JOSEF & 5105 N OCEAN BLVD APT A OCEAN RIDGE FL 33435 7087	
<u>46434534050010640</u>	300	<u>46434534350020013</u>	300	<u>46434534350040032</u>	300
SMOLLEN RIMA H & 45 DOUGLAS DR OCEANRIDGE FL 33435 7307		BRODY MARK & 5109 N OCEAN BLVD APT C OCEAN RIDGE FL 33435 7066		BUTLER SUSAN H 5105 N OCEAN BLVD APT B BOYNTON BEACH FL 33435 7087	

<u>46434534350040033</u>	300	<u>46434534440000060</u>	300
THOMPSON WILLIAM & 2550 S 1200 E ZIONSVILLE IN 46077 9601		MCCLOSKEY DONALD L JR & 2 OCEANVIEW DR # 5 BOYNTON BEACH FL 33435 7361	
<u>46434534350040034</u>	300	<u>46434534460000010</u>	300
SCHWERLING PAUL J & 5105 N OCEAN BLVD APT D OCEAN RIDGE FL 33435 7023		SHECKNER CRAIG & 5103 N OCEAN BLVD APT A BOYNTON BEACH FL 33435 7100	
<u>46434534350060021</u>	300	<u>46434534460000020</u>	300
DEWEES ARLYN A 5101 N OCEAN BLVD APT A BOYNTON BEACH FL 33435 7067		PLAIA JAMES J & 4 SEASIDE PL SEA GIRT NJ 08750 3221	
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TUCKER BYRON & 5101 N OCEAN BLVD APT B BOYNTON BEACH FL 33435 7067		AMARETTO PARTNERS 480 NEW HOLLAND AVE STE 6204 LANCASTER PA 17602 2227	
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BENEDICT BRIAN & 5101 N OCEAN BLVD APT C OCEAN RIDGE FL 33435 7067		OBRIEN STEPHEN K 5103 N OCEAN BLVD UNIT D OCEAN RIDGE FL 33435 7100	
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SANTINO FRANK V TRUST 2162 SW PERRY TER STUART FL 34997 7939		BERISAJ JOZEF 128 KING AVE YONKERS NY 10704 3529	
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SANTINO FRANK V TRUST 2162 SW PERRY TER STUART FL 34997 7939			
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LEKANIDES ATHENA & 1555 S FEDERAL HWY APT 201 DELRAY BEACH FL 33483 5049			
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LEKANIDES ATHENA & 1555 S FEDERAL HWY APT 201 DELRAY BEACH FL 33483 5049			
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MCCLOSKEY DONALD L JR & 2 OCEANVIEW DR UNIT 5 BOYNTON BEACH FL 33435 7361			

EXHIBIT F



Property Appraiser GIS - PCN listing

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Property Appraiser GIS - PCN listing

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EXIBIT G

May 30, 2024

Town of Ocean Ridge
Attn Mrs. Kelly Avery Town Clerck.
6450 North Ocean Boulevard
Florida, 32435

Dear Mrs. Avery,

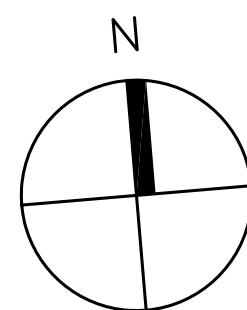
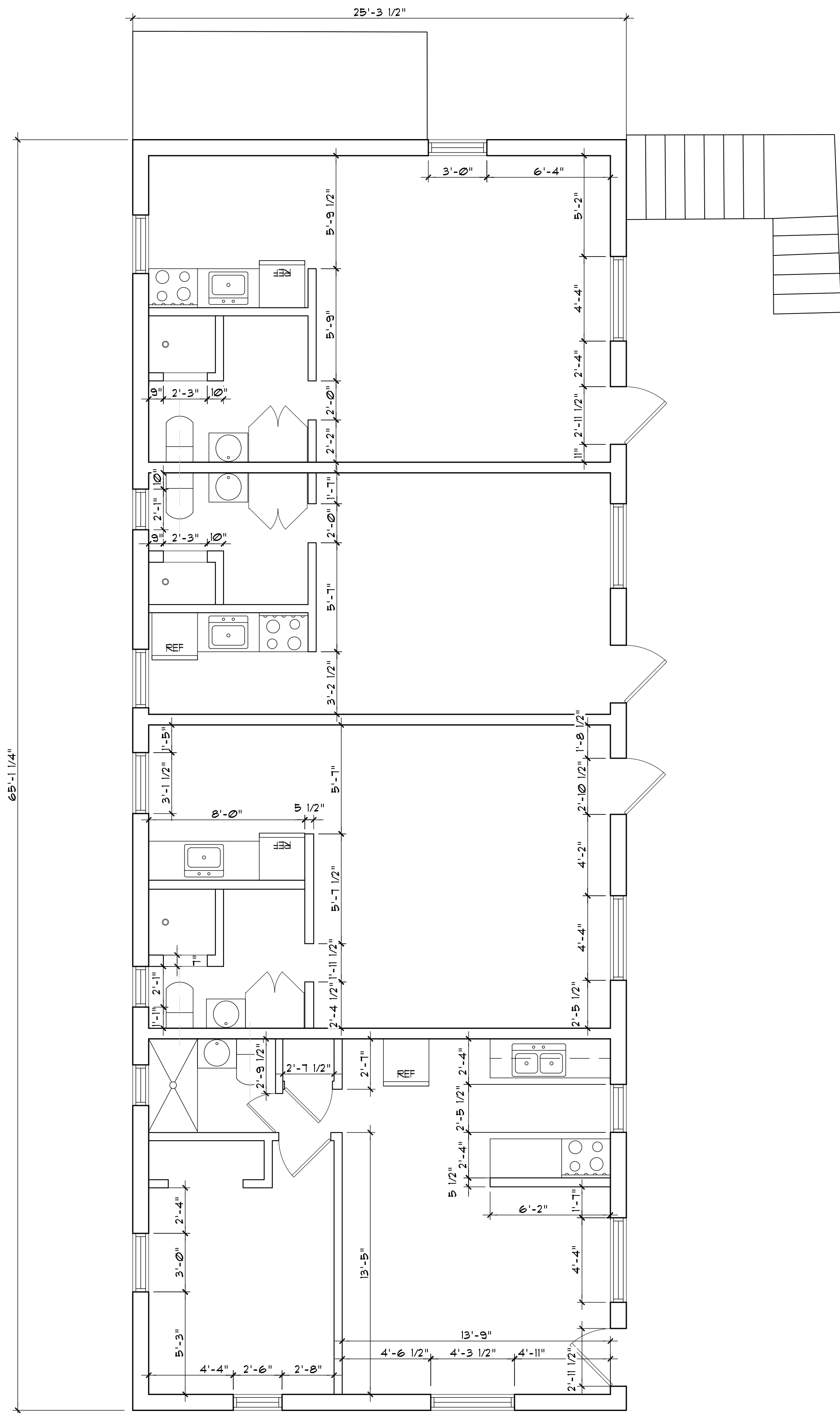
With this document I am authorizing Mrs. Natalie Sweeney, principal of the Architectural Company Lifecare Design Inc, to file on my behalf the documents for the application for variance.

She is my representative in the filling process.

Sincerely

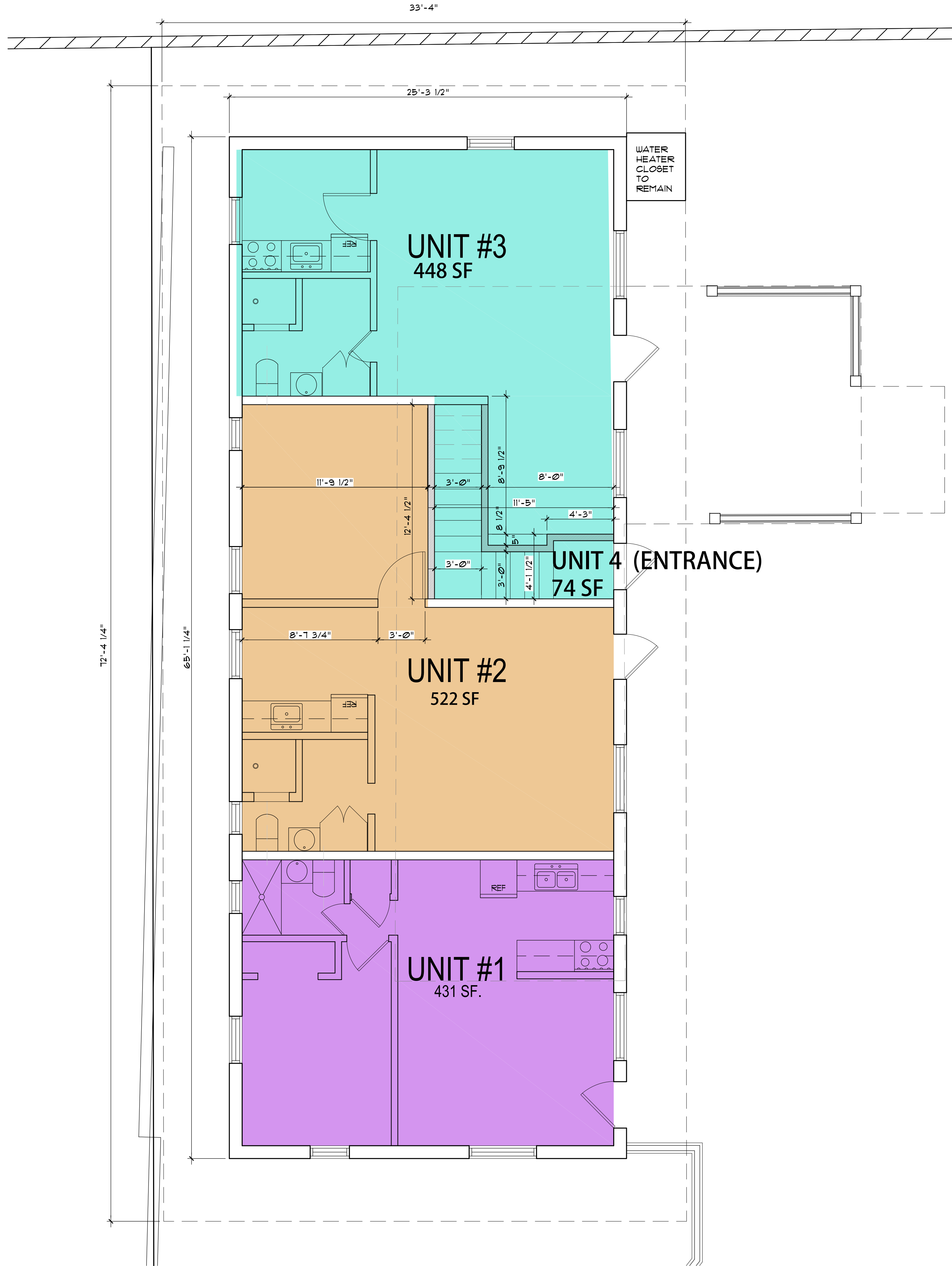
Jozef Barisaj.

!5 Tropical Drive
Ocean Ridge, Florida 32 430



① EXISTING CONDITIONS FLOOR PLAN

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



② PROPOSED 1ST FLOOR PLAN

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

EXHIBIT H



LIFECARE DESIGN INC.
1429 Park St. Ste 201
Hartford Ct. 06106
architecture - planning - interior design

JOSEF BARISAJ
15 TROPICAL DRIVE APARTMENT RENOVATION
15 Tropical Drive
Orange Ridge, FL 33435

issue or revision	date

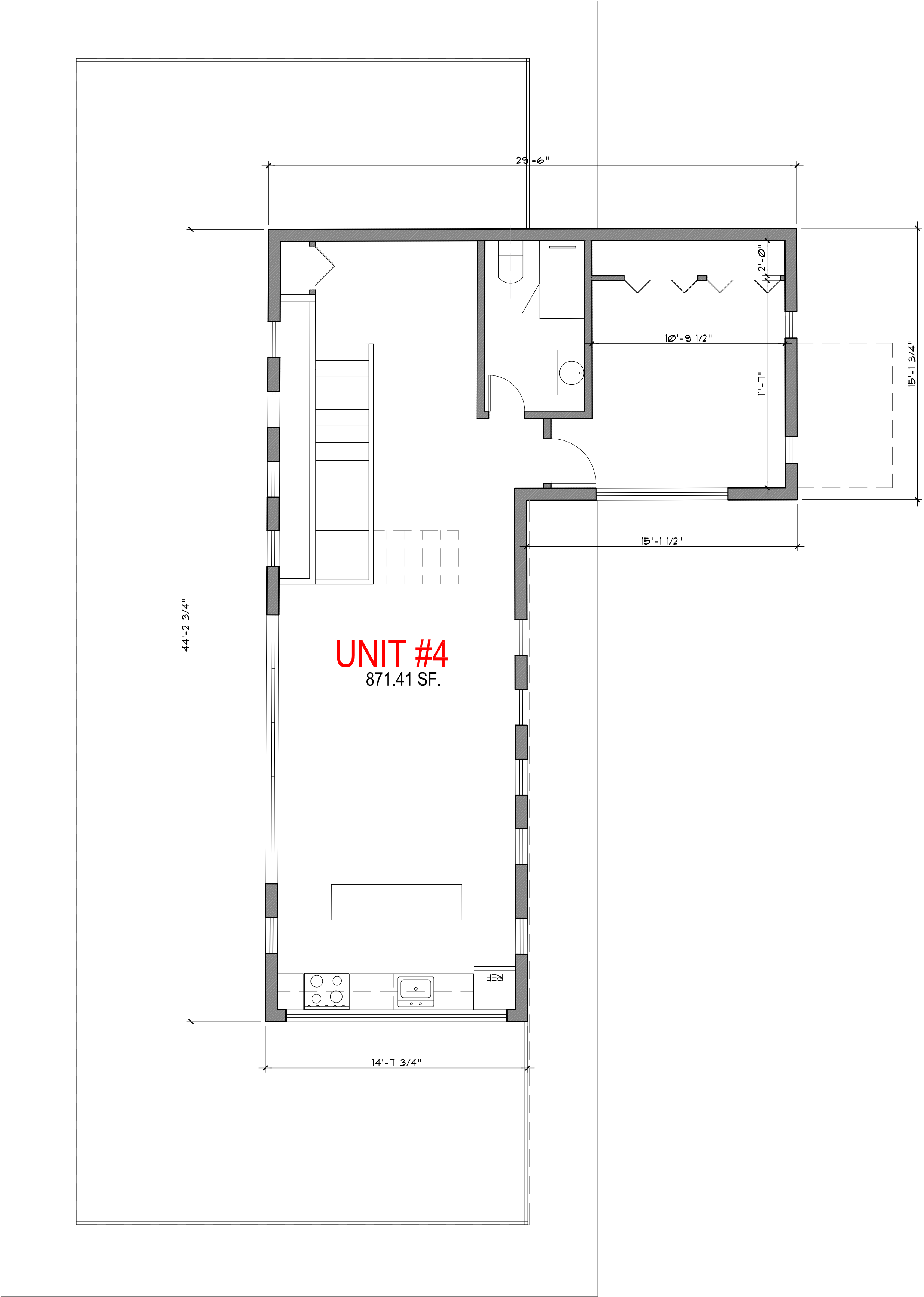
drawing title
PROPOSE 1ST FLOOR PLAN

scale: as indicated	designer: h.c.b.	drawn by: e.s.	checked by: h.c.b.
project no.: 24595	date: 01/22/2024		

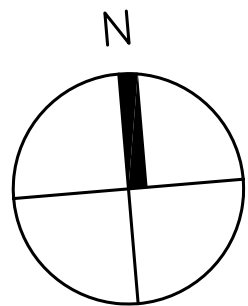
seal

sheet number	sheet
A-1	3 of 4

THIS DOCUMENT SHALL NOT BE MODIFIED IN ANYWAY BY ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A REGISTERED ARCHITECT. EVERY DRAWING SEALED AND SIGNED BY A REGISTERED ARCHITECT COULD BE MODIFIED ONLY BY A REGISTERED ARCHITECT AND THE NATURE OF SUCH MODIFICATION DESCRIBED SHALL BE FOLLOWED BY THE DATE OF MODIFICATION PLUS THE SEAL AND SIGNATURE OF THE ARCHITECT MAKING SUCH MODIFICATION.



UNIT #4
871.41 SF.



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



2 EAST ELEVATION

SCALE: 1/8"=1'-0"

EXHIBIT H



LIFECARE DESIGN INC.
1429 Park St. Ste 201
Hartford Ct. 06106
architecture - planning - interior design

JOSEF BARISAJ
15 TROPICAL DRIVE APARTMENT RENOVATION
15 Tropical Drive
Orange Ridge, FL 33435

issue or revision	date

drawing title
PROPOSE 2ND FLOOR PLAN

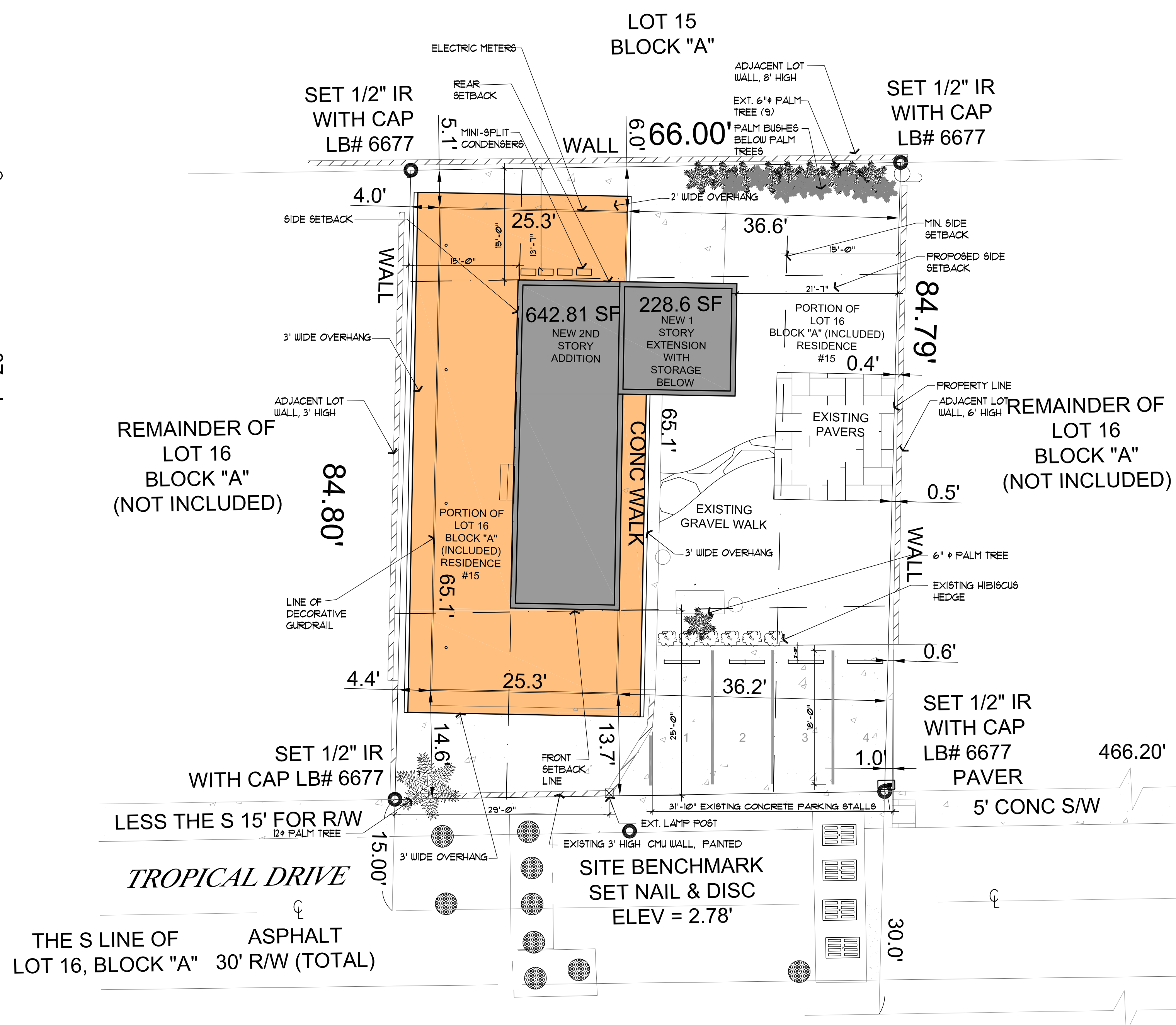
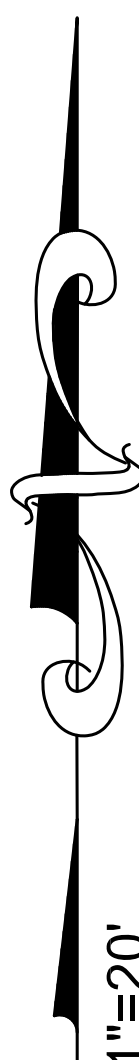
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project no.: 24595	date: 01/22/2024		

seal

sheet number	sheet
A-2	4 of 4

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1 PROPOSED 2ND FLOOR PLAN



① PROPOSED SITE PLAN AND FRONT ELEVATION

SCALE: 1"= 10'- 0"

RMM ZONING DISTRICT	REQUIRED	PROPOSED/EXISTING
64-2 (e) (1) c. Minimum lot area for a multiple-family dwelling:	12,500 square feet for the first unit 6,500 square feet for each additional unit= 32,000 sf	5000 SF EXISTING LOT WITH 4 EXISTING UNITS
64-2 (e) (1) e. Minimum lot dimensions for duplex and multiple-family dwellings are as follows:	Depth: 100 ft Width (interior): 100 ft	Depth: 84.79', existing Width (interior): 66' existing
64-2 (e) (2) Minimum Building Setbacks:	Front: 25 ft Side (interior): 15 ft Rear: 15 ft	Existing Bldg Front: 13.7-14.6 ft Side: 4 4 36.2' ft Rear: 5 ft Proposed Addition Front: 25 ft Side: 15 4 21'-7" Rear: 15 ft
64-2 (e) (3) Maximum Building Height:	36 Ft	24'-11" Ft
64-2 (e) (5) Maximum Floor Area Requirements:	a. Efficiency: 850 square feet. b. One bedroom: 1,000 square feet. c. Two bedrooms: 1,200 square feet.	b. One bedroom: Unit 1: 431 sf, Unit 2: 522 sf, Unit 3: 520 sf and Unit 4: 811.41 sf
64-2 (e) (6) Maximum Floor Area Ratio	45%, not to exceed 2700 sf	Existing: 315% Proposed: 45%, Total floor area=2518.41 sf
64-44 (C) Maximum Fence Height Front Side and Rear Fence:	4 ft high n/a	3 ft high wall and 3' high hibiscus hedge n/a
64-45 Driveway Access	n/a	n/a
64-46 Parking	2 Per Residence	3 Existing spaces provided, 1 per residence
64-50 (a) Mechanical Equipment	10' of side or rear lot line, flat roof permitted	13'-7" of rear lot line, on flat roof

② ZONING INFORMATION

LOT FOOTPRINT: 5596.47 SF
FLOOR AREA RATIO= .45 X 5596.47= 2518.41
SF PROPOSED NEW ADDITION= 2518.41-1647.00(EXISTING BUILDING)= 871.41 SF
BUILDING FOOTPRINT: 1647 SF + 228.6 SF = 1875.6 BUILDING COVERAGE 1ST FLOOR=33.5% 2ND FLR ON TOP OF EX. BLDG: 642.81 SF

EXHIBIT H

LIFECARE DESIGN INC.

1429 Park St. Ste 201
Hartford Ct. 06106

architecture - planning - interior design

JOSEF BARISAJ

15 TROPICAL DRIVE APARTMENT RENOVATION

15 Tropical Drive
Orange Ridge, FL 33435

issue or revision	date
REVISION AS PER P & Z COMMENTS, DATED 10-25-22	02-03-22

drawing title

PROPOSE SITE PLAN AND FRONT ELEVATION

scale:	designer:	drawn by:	checked by:
as indicated	h.c.b.	e.s.	h.c.b.

project no.:	date:
24595	01/22/2024

seal

sheet number	sheet
SP-1	1 of 4

THIS DOCUMENT SHALL NOT BE MODIFIED IN ANYWAY BY ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A REGISTERED ARCHITECT. EVERY DRAWING SEALED AND SIGNED BY A REGISTERED ARCHITECT COULD BE MODIFIED ONLY BY A REGISTERED ARCHITECT AND THE NATURE OF SUCH MODIFICATION DESCRIBED SHALL BE FOLLOWED BY THE DATE OF MODIFICATION PLUS THE SEAL AND SIGNATURE OF THE ARCHITECT MAKING SUCH MODIFICATION.