

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



**January 21, 2025 at 9:00 AM
Town Hall - Meeting Chambers**

COMMISSIONERS

Chair P. Shields Ferber
Vice Chair Kenneth Kaleel
Member Neal Sigety
Member Marc de Baptiste
Member Fady Khairallah
Alt. Member Polly Joa
Alt. Member Jason Sutherland

ADMINISTRATION

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – (3-minute individual limit for items not on the agenda)

APPROVAL OF MINUTES

1. Adopt Minutes of the December 17, 2024 Regular Meeting.

DISCUSSION / ACTION ITEMS

2. Quasi-Judicial Hearing: 29 Hibiscus Way
3. Discuss the Possibilities to Allow Outdoor Spaces/Accessory Structures (kitchens, pergolas, etc) to be Constructed Within the Setbacks

PUBLIC HEARING ITEMS

4. Comprehensive Plan Amendment 2025 adopting Evaluation and Appraisal Report (EAR) Comprehensive Plan Amendments

COMMISSIONER COMMENTS

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

ADJOURNMENT

**THE NEXT MEETING OF THE PLANNING & ZONING BOARD WILL BE HELD
ON TUESDAY, FEBRUARY 18, 2025, AT 9:00 AM AT TOWN HALL.**

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

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

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

PLANNING & ZONING COMMISSION MEETING MINUTES
DECEMBER 17, 2024

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

CALL TO ORDER

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

ROLL CALL

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

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

PLEDGE OF ALLEGIANCE

Chair Ferber led the Pledge of Allegiance.

PUBLIC COMMENT

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

APPROVAL OF MINUTES

1. Adopt Minutes of the November 19, 2024, Regular Meeting.

Member De Baptiste suggested a correction to the minutes.

Vice Chair Kaleel moved to adopt the minutes of November 19, 2024, as amended; seconded by Member Sigety. Motion carried 5-0.

DISCUSSION/ ACTION ITEMS

2. Quasi-Judicial Hearing: Development Plan Review for 44 Bimini Cove Dr.

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

Town Planner O’Gorman introduced the project and recommended approval, subject to conditions outlined in the staff report by the Town Engineer and the Planning and Zoning Officials.

Town Engineer Bamber stated that there are landscaping conflicts that must be resolved. The Board asked for clarification, and she explained the conflicts.

Zoning Official Palacios stated that the project meets the calculations and restrictions for zoning.

PLANNING & ZONING COMMISSION MEETING MINUTES
DECEMBER 17, 2024

Felisha O'Neill, Architect, presented a slide presentation of the proposed project. She explained the style of the home, materials, renderings, and elevation of the home.

Kelsey Boyd, Landscaper, provided details on the landscaping plan. She described the details of the several types of plants included in the landscape.

Chair Ferber opened the floor for public comment.

Mark Poklop, 42 Bimini Cove Drive, asked questions about the front landscaping, artificial turf, and hedges.

Brian Grossberg, Architect, voiced his concerns about the level of fill due to the current FEMA guidelines. There was a discussion about the current grade of the property, the amount of fill needed, and clarification needed on the square footage.

Kenneth Mudd, 41 Bimini Cove Drive, voiced his concerns about the drainage issues. There was a discussion regarding pipes in the drainage easements.

Mr. Poklop spoke about runoff issues on Inlet Cay.

Chair Ferber closed the floor for public comment.

Vice Chair Kaleel asked if the owners were present, and the owners Maryann Ricci and Kyle Robertson introduced themselves.

The Board discussed the characteristics of the property and suggested that the property be softened.

Ray Sohn, 29 Eleuthera Drive, questioned if a wall was being installed beyond the pool deck and his question was answered.

Vice Chair Kaleel moved to approve the Development Plan Review Application for 44 Bimini Cove Drive subject to all conditions outlined by staff, and drainage easement. Motion carried 5-0.

WORKSHOP DISCUSSION ITEMS

3. Required Comp Plan Updates

Town Planner O'Gorman introduced the item.

Jim Fleischman provided input on the proposed amendments addressing the questions and requests from last month's meeting.

There was a discussion regarding the agreement between the City of Boynton Beach and the Town to obtain their water supply. Further discussion ensued about reducing water supply usage.

Vice Chair Kaleel stated that he did not agree with the change and suggested that the water supply is not reduced across the board.

PLANNING & ZONING COMMISSION MEETING MINUTES
DECEMBER 17, 2024

Terry Brown – commented on the water supply section.

Mr. Fleischman continued discussing the proposed changes to the comp plan. A discussion ensued regarding modular homes.

Chair Ferber questioned the high-density zoning and Town Attorney Goddeau explained the code on medium and residential density.

Town Planner O’Gorman suggested creating a new future land use designation in the “Medium-Density and High-Density Districts” and eliminating the Multiple-Family Districts.

Vice Chair Kaleel moved to approve the draft comp plan updates; seconded by Member Sigety. Motion carried 5-0.

Member Sigety informed the Commission that he would not attend the January meeting.

There was a consensus to advertise for the Public Hearing in January.

COMMISSIONER COMMENTS

There was none.

ADJOURNMENT

Member De Baptiste moved to adjourn the meeting; seconded by Member Sigety. Motion carried 5-0.

Meeting adjourned at 10:48 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on January 21, 2025.

Shields Ferber, Chair

Attest:

Kelly Avery, Town Clerk

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

To: Planning & Zoning Board Members
From: Corey O’Gorman, Town Planner
Meeting Date: January 21, 2025
Subject: 29 Hibiscus Way – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: Diaz + Lang Architects, LLC
OWNER: Hibiscus Way LLC
ADDRESS: 29 Hibiscus Way, Ocean Ridge, Florida 33435

ZONING DISTRICT: RSF

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

2. BACKGROUND

As described in the Land Development Action Application, the applicant is requesting Development Plan Review (DPR) approval for construction of a new two-story home consisting of four (4) bedrooms, three (3) full baths and one (1) half baths, a two-car and a one-car carport, a pool and a pool deck. The application was submitted on October 15, 2024 for DPR, Town staff generated comments which were addressed by the applicant, and the Town Staff is recommending approval of the revisions subject to review by the Planning and Zoning Board and with conditions noted in the attached Staff memo’s.

3. BOARD ACTION.

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

- (1) *The planning and zoning commission shall use the review criteria as set forth herein when reviewing site plans.*
 - a. *Relationship of building to site:*
 - 1. The site should be planned to accomplish a desirable transition with the streetscape. The overall balance and proportion of the proposed building will be considered.

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

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

4. STAFF RECOMMENDATION

Town Staff recommends approval subject to the conditions in the attached staff memo's and review of the project in accordance with Section 63-56 as noted above.

PLAN REVIEW REPORT
29 Hibiscus Way
10/22/24/REV November 20 ,2024

This Plan Review Report is for the Development Plan Review application at 29 Hibiscus Way which includes the demolition of the current residence and the construction of a new two-story home. The proposed development includes four (4) bedrooms, three (3) full bath and one-half bath, two-car garage, and swimming pool. This review references site and architectural plans prepared by Diaz+Lang Architects LLC dated 09/09/24; survey prepared by Bob Buggee the Surveyor dated 08/30/24; civil plans prepared by Haley Engineering; and, landscape plans prepared by Lynn Bender Landscape Architecture., dated 08/01/24. ***This revised report is based on revisions received on 11/13/24, and recommends approval with conditions noted below.***

PCN: 46-43-45-27-12-000-0180
FLU: Single-Family Residential
Zoning: RSF

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

The Development Plan Review Checklist includes specific requirements for the following items, and the checklist is attached with these items highlighted for reference.

- Building elevations showing window/door calculations and compliance with articulation requirement.
 - ~~Comment: please revise Sheets A-04 through A-07 to provide the information required.~~ **Comment Addressed.**
- Roof plan including calculations of square footages.
 - ~~Comment: please revise sheet A-03 Roof Plan to provide the required square footage calculation for assistance in determining total lot coverage.~~ **Comment Addressed.**
- Floor plans with square footages of spaces for calculation of total FAR and relationship between the 1st and 2nd floors.
 - ~~Comment: please revise sheet A-01 and A-02 to provide the square footage breakdowns to assist in calculation the FAR.~~ **Comment Addressed.**
- Boundary survey age and content.
 - ~~Comment: please revise the survey to reference title report and show any easements and encumbrances of record, and provide the total square footage.~~ **Comment Addressed.**

- **New Comment/Condition of Approval: Any renovations or new construction related to the dock and seawall must comply with Town Code Section 64-77 as applicable.**

Section 64-1(e) Background: This code section specifies that the area devoted to window and door shall be a minimum of 15%, and that all elevations including front, side, and rear elevations, there shall be other signification articulation.

~~**Comment: Please revise sheets A-04, A-05, A-06, and A-07 to include the window/door calculations and show compliance with the articulation requirement as noted above. It appears that portions of the side elevation on sheet A-06 and A-07 may not comply. The minimum requirement is 15% which would be 112.8 SF, where sheet A-7 indicates 112 SF. Although this is a very minor deviation, the 15% is a minimum requirement and the plans must be revised prior to issuance of a building permit to reflect the minimum.**~~

Section 64-1(j)(2) Background: This code requires a minimum setback of 25' from the waterway. Although there appears to be 25' from the rear property line to the principal structure, Sheet SP-01 shows the dimensions inconsistently, and the site data shows it as 15'.

~~**Comment: Please revise sheet SP-01 to ensure that the principal structure setback (which is measured from the support posts for the rear covered patio) is at least 25', and please revise the 15' setback notation on the plan and in the site data to be 25'. Comment Addressed.**~~

Section 64-1(j)(6) Background: This code states that the maximum floor area of all finished floors under roof shall be 36 percent of the total lot area.

~~**Comment: The site data tabulation on sheet SP-01 indicates a FAR of 35.8%, but it does not indicate what was included in the total 3,646 square feet attributed to the FAR. Please provide a table calculation on floor plan sheets A-01 and A-02 with all applicable rooms and spaces that were included in the calculation, and as noted above regarding checklist items. Comment Addressed.**~~

Section 64-42 (b) Background: This code section requires a 5' setback for the swimming pool from property lines and 5' distance to the primary building.

~~**Comment: Please revise Sheet SP-01 to show the distance from the pool to the primary building which is measured from the support post for the covered patio. Comment Addressed.**~~

Section 64-44 (c) This codes section states that the height of walls and fences located in the front yard setback shall not exceed four feet and side or rear yard setback shall not exceed six feet in heigh.

~~**Comment: Please revise Sheet SP-01 to provide the dimensions of all proposed walls and fences on the site plan sheet. Note that the yard fronting on a waterway is also considered the front yard for purposes of wall/fence height. Comment Addressed.**~~

Section 64-45 Background: This code section requires that driveways are located no closer than 10' from the adjacent lot property line.

~~**Comment: The driveway appears to meet this require but no dimension is provided. Please revise Sheet SP-01 to show the dimension. Comment Addressed.**~~

Section 64-46 Background: This code section requires 1 parking space per bedroom or room which qualifies as a bedroom, a fully-enclosed garage to accommodate two full-sized vehicles, and parking spaces dimensioned at 10 x 20 for garage spaces and 9 x 18 for exterior spaces.

~~**Comment: Please revise sheets SP-01 and/or A-01 to show the 2-car garage dimensions at 10' x 20' for the interior spaces and show two exterior parking spaces at 9' x 18'. Comment Addressed.**~~

Section 64-50 Background: This code section requires a minimum setback of 10' for pool, air conditioning and other similar equipment, and includes states that generators shall meet or exceed setbacks for accessory/principal structures, but in cases where the setback cannot be reasonably achieved, the generator setback may be 5' from the side or rear.

~~**Comment: Please revise Sheet SP-01 to show the setback of all mechanical equipment, and if the generator does not meet the principal building setbacks provide an explanation of how this setback "cannot be reasonably achieved". Comment Addressed.**~~

Section 64-60 Background: This section requires that unenclosed and uncovered decks, patios, driveways, parking areas, steps, stoops, and terraces shall be

setback at least five feet from any property line or right-of-way line, whichever is close.

Comment: Please revise sheet SP-01 show setbacks for all relevant improvements. Although it appears that all proposed improvements comply with setbacks, this comment was not addressed. The plans must be revised prior to issuance of a building permit to ensure compliance with this code section.

Section 66-142 (c)

Background: This code section requires that artificial turf/synthetic grass shall be allowed in rear and side yards, but not to exceed 25% of the total lot area which is defined as a side or rear yard minus the area of the primary structure.

Comment: ~~Please revise Sheet SP-01 to provide calculation of the proposed artificial turf.~~ Comment Addressed.

December 24, 2024

To: Kelly Avery, Town Clerk

From: Tara Bamber, PE 

**Re: 29 Hibiscus Way
Developmental Plan Review
Engenuity Group Project No. 00020.10**

We reviewed the following which were received on 12-16-24:

1. Civil Plans, 5 sheets, revised 12-12-24, by Haley Engineering, Inc.
2. Landscape Plans, 4 sheets, revised 12-6-24, by LBLA, Inc.
3. Site Plan, 1 sheet, revised 12-3-24, by Diaz & Lang Architects.
4. Boundary Survey, 1 sheet, revised 10-29-24, by Bob Buggee, Inc.
5. Surface Water Mngt. Calcs, 5 sheets, dated 12-2-24, by Haley Engineering, Inc.
6. Response Letter, 2 sheets, dated 12-12-24, by Haley Engineering, Inc.
7. Response Letter, 1 sheet, dated 12-6-24, by LBLA, Inc.
8. TOR Land Development Application, 24 sheets.

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

1. Provide geotechnical report indicating the site specific "k" value.
2. Pre-Construction approval shall be provided from the City of Boynton Beach for the existing/proposed water service.
3. Approval from Palm Beach County Health Department will be required at time of building permit. Per our updated requirement, "All drainage features must be shown on the septic site plan and must have an approval stamp by the PBC Health Department."
4. Additional comments may be asked at time of building permit including prior comments on Civil Plan, Sheet 1.

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

**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



29 Hibiscus

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

APPLICANT FILL OUT: PROPERTY ADDRESS:				ZONING DISTRICT: _____					
APPLICANT USE				ZONING OFFICIAL USE ONLY					
*TOTAL SITE AREA				Sq. Ft. 10,166 SF		Sq. Ft. 10,166			
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)				6.0 NAVD		6.0 NAVD			
FINISHED FLOOR ELEVATION (NAVD)				9.0 NAVD		9.0 NAVD			
ZONING OFFICIAL USE ONLY		APPLICANT USE		ZONING REVIEW					
		EXISTING		PROPOSED					
		Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%		
FLOOR AREA RATIO (MAXIMUM 34%) 3,660 SF				3,646	35.8%	3,575	35.2		
LOT COVERAGE (MAXIMUM 35%) 3,558 SF				3,210	31.6%	3,371	33.2		
ZONING OFFICIAL USE ONLY		APPLICANT USE		ZONING REVIEW					
		EXISTING		PROPOSED		EXISTING		PROPOSED	
		Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
*PERCENTAGE FROM TOTAL SITE AREA									
FIRST FLOOR UNDER A/C (_____)				2,034	20.00	2,193	21.6		
SECOND FLOOR UNDER A/C (_____)				1,108	10.89	1,011	10.0		
TOTAL UNDER A/C (_____)				3,142	30.90	3,204	31.5		
TOTAL FLOOR AREA (_____)				3,142	30.90	3,823	37.6		
TOTAL UNDER ROOF (_____)				4,699	46.22	4,739	46.6		
FLAT ROOF (_____)				N/A	N/A				
TOTAL ROOF (_____)				3,125	30.74	3,125	30.7		
GARAGE (_____)				504	4.96	495	04.9		
COVERED PATIO (_____)				517	5.09	543	05.3		
COVERED ENTRY (_____)				155	1.52	160	01.6		
COVERED BALCONY (REAR) (_____)				232	2.28	223	02.2		
COVERED BALCONY (FRONT) (_____)				149	1.47	120	01.2		
OPEN BALCONY (_____)				581	5.72	573	05.6		
BUILDING FOOTPRINT (_____)				3,210	31.58	3,371	33.2		
SEPTIC TANK & DRAINFIELD (_____)				962	9.46	962	09.5		
PAVED AREA (Includes Pool Area)				2,336	22.98	2,336	23.0		
SYNTHETIC TURF (_____)				372	3.65	372	03.7		
TOTAL IMPERVIOUS (INCLUDES SYNTHETIC TURF)				5,546	54.55	6,079	59.8		
TOTAL PERVIOUS (_____)				4,620	45.45	4,087	40.2		
ZONING OFFICIAL USE ONLY		APPLICANT USE		ZONING REVIEW					
		EXISTING		PROPOSED		EXISTING		PROPOSED	

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	FEET	FEET	FEET	FEET
BUILDING HEIGHT ()		33'-7"		
BUILDING SETBACKS:				
FRONT ()		25		
REAR ()		NA		
SIDE INTERIOR ()		15		
SIDE CORNER ()		NA		
WATERWAY ()		25		
DRIVEWAY ()		NA		

Prepared By: Donald Headdon Lang AIA Date: 10.09.2024

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

APPLICANT FILL OUT: PROPERTY ADDRESS:		ZONING DISTRICT:		
	APPLICANT USE	ZONING OFFICIAL USE ONLY		
*TOTAL SITE AREA	Sq. Ft.	Sq. Ft.		
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)				
FINISHED FLOOR ELEVATION (NAVD)				
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW		
	PROPOSED	PROPOSED		
	Sq. Ft. %	Sq. Ft.	%	
FLOOR AREA RATIO (MAXIMUM %)				
LOT COVERAGE (MAXIMUM %)				
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW		
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft. %	Sq. Ft.	%	
FIRST FLOOR UNDER A/C ()				
SECOND FLOOR UNDER A/C ()				
TOTAL UNDER A/C ()				
TOTAL FLOOR AREA ()				
TOTAL UNDER ROOF ()				
FLAT ROOF ()				
TOTAL ROOF ()				
GARAGE ()				
COVERED PATIO ()				
COVERED ENTRY ()				
COVERED BALCONY (REAR) ()				
COVERED BALCONY (FRONT) ()				
OPEN BALCONY ()				
BUILDING FOOTPRINT ()				
SEPTIC TANK & DRAINFIELD ()				



DIAZ + LANG ARCHITECTS

29 Hibiscus Way – Architectural Narrative

The main access to the site is from AIA, heading west on Hibiscus Way to the cull-de sac at the end of the street which extends to the Intracoastal Waterway.

The hierarchy of the existing homes on Hibiscus Way is defined by the medium size existing structures to larger structures on the intracoastal, the transition in between consists of a combination of 1 and 2 story structures.

There is a blend of architectural styles consisting of Florida traditional architecture such as lots 33 and 40 with other traditional mediterranean styles such lots 32, 36 and 37.

29 Hibiscus has been meticulously, and carefully design as a 2-story low scale structure to be compatible in scale and style with the existing street structures. The massing consists of 1 and 2 story elements to be consist with the surrounding streetscape.

In addition, the landscape design was created to delicately and elegantly complement the house to the existing street scape.

The site is located on the south side of Hibiscus Way providing the lot with southern exposure on the canal water way side. 29 Hibiscus Way is a 2-story Florida coastal style home that showcases covered porches and balconies at the front facade with a large covered loggia and rear pool patio on the waterway (south) side, these elements complement, and at the same time enhance the neighborhood style and character.

In addition, the structure design provides open spaces to safeguard from the harsh Florida sun promoting air movement, while at the same time providing scale and character. The structure on the second floor reduces the massing skillfully using the balconies, covered porches and rear veranda as transition of scale from the 1st floor structure to maintain an overall proportion consistent with the stablished neighborhood character.

The architecture style of the proposed structure maintains a coherent style dialog with the surrounding street and neighborhood architecture, thru the coastal elements that complement the structure such as a 5:12 low pitch metal roof, balconies, shutters, window design and overall fenestration.

The colors in addition, provide a fresh transition between the existing structures and the proposed residence while adding a new crisp feel to the new proposed home.

The proposed design for 29 Hibiscus Way meets all of the required relationships with the site, neighborhood architecture, street and town scale and the overall design requirements by the Town of Ocean Ridge.

DIAZ + LANG ARCHITECTS

One West Camino Real, Suite 101A, Boca Raton, Florida 33432
Phone: (561) 750 5551 - E-mail: Architects@Langarchitect.net

THIS INSTRUMENT PREPARED
BY AND RETURN TO:

Daniel J. Probst, Esq.
Brookmyer, Hochman, Probst & Jonas, P.A.
800 Village Square Crossing, Suite 214
Palm Beach Gardens, Florida 33410
(561) 624-2110

Parcel I.D. No.: 46-43-45-27-12-000-0180

WARRANTY DEED

THIS WARRANTY DEED is made as of July 22, 2024, between Robert C. Groelle and Catherine Groelle, Individually and as Trustees of the Robert C. Groelle Living Trust dated February 8, 2013, herein the "Grantors" whose address is 14391 Wither Close, Wellington, FL 33414, and HIBISCUS WAY LLC, A Florida Limited Liability Company, with an address 14391 Wither Close, Wellington, FL 33414, herein the "Grantee."

(As used herein, the terms Grantors and Grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

WITNESSETH, that the Grantors in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable considerations paid by the Grantee, receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantee forever all of those certain properties in Palm Beach County, Florida, described as follows:

Lot 18, Ocean Ridge Beach, according to the Plat thereof, as recorded in Plat Book 25, Page 24, of the Public Records of Palm Beach County, Florida

The foregoing legal description was provided to the preparer without the benefit of a survey or a title search and the preparer accepts no liability or responsibility whatsoever for any inaccuracies or improprieties contained therein or relating thereto.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the Grantee in fee simple. And the Grantors do hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

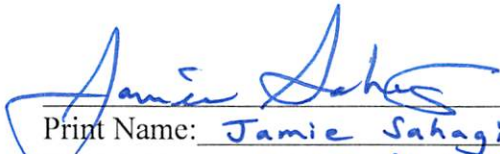
This conveyance is subject to covenants, easements and restrictions of record and ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.


NOTE TO TAX COLLECTOR: The Grantor is the owner of all the interest in the Grantee, and this property is not encumbered by a mortgage, and no documentary stamp tax is due on this conveyance.


Grantors warrant that this is not their homestead within the meaning set forth in the Constitution of the State of Florida.


IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:


Print Name: Jamie Sahagian
Print Address: 8668 Pluto Terrace,
Lake Park, FL 33403


Robert C. Groelle, individually and as Co-Trustee


Print Name: Daniel J. Probst
Print Address: _____


Catherine Groelle, individually and as Co-Trustee

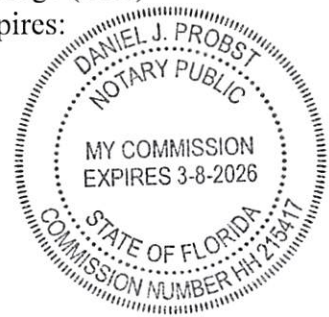
STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of July, 2024, by Robert C. Groelle and Catherine Groelle, who are personally well known to me or who have produced _____ as identification and who did take an oath.

NOTARY PUBLIC:


State of Florida at Large (Seal)
My commission expires:



TOWN OF OCEAN RIDGE

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



Land Development Action Application

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

This application is being submitted for the property located at:

29 Hibiscus Way, Ocean Ridge, FL 33435

Check Applicable Approval Being Requested

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

Property Owner(s)	Applicant (if different than Owner)
Name(s): HIBISCUS WAY LLC	Name: Diaz + Lang Architects, LLC Donald Headdon Lang AIA
Address: 14391 Wither Close Wellington, FL 33414	Address: One West Camino Real Suite 101A Boca Raton, FL 33432
Phone: (561) 379-2432	Phone: (561) 750-5551
Email: robertgroelle@gmail.com	Email: dlang@langarchitect.net

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

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General Data

Project Name: 29 Hibiscus Way

Project Location Address: 29 Hibiscus Way, Ocean Ridge, FL 33435

Exact Legal Description of Property: LOT 18, OCEAN RIDGE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Property Control No: 46-43-45- 27-12-000-0180

Existing Zoning: RSF (Single Family Residential)

Proposed Zoning (if applicable to application): RSF (Single Family Residential)

Existing Land Use: Single Family Residence

Proposed Land Use: Single Family Residence

First Floor Living Elevation (For CCCL Application): 9.0 NGVD

Total Site Area: 10,166 SF Sq. Ft.: 10,166 SF Acres: .233 AC

Flood Zone Category: AE

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

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

Is the site currently served by public water? Yes No

Is the site currently served by public sewer? Yes No

Existing Bedrooms: 5 Proposed Bedrooms: 4

Existing Bathrooms: 2 Proposed Bathrooms: 4 1/2

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

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

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

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

Requesting site plan approval to construct a new 2-story cbs single family residence and demolition of the existing 1-story residence. The new structure will have 4 bedrooms, 4 baths, 1 powder cabana room, 2 car garage along with new swimming pool and site amenities

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

This request is fully compliant with the 2023 Florida Building Code and the Town of Ocean Ridge zoning regulations along with the comprehensive plan. The proposed structure does not alter land use, occupancy or traffic patterns. The design of the proposed structure conforms to all RSF zoning design guidelines and is harmonious with the building character within the community. In addition, the existing structure is in disrepair and a visual eyesore to the neighboring properties.

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

Has a Site Plan been previously approved by the Town Commission for this property?
 Yes No If Yes, please note date of previous approval: _____

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

Authorized Agent (if different from Owner):	
Name: Donald Headdon Lang AIA	
Company Name: Diaz + Lang Architects, LLC	
Address: One West Camino Real, Suite 101A, Boca Raton, FL 33432	
Phone: 561-750-5551	Email: dlang@langarchitect.net
Developer:	
Name: Robert Groelle	
Company Name: HIBISCUS WAY LLC	
Address: 14391 Wither Close, Wellington, FL 33414	
Phone: (561) 379-2432	Email: robertgroelle@gmail.com
Planner:	
Name: N/A	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Architect:	
Name: Donald Headdon Lang AIA	Florida Registration No.: AR0011598
Company Name: Diaz + Lang Architects, LLC	
Address: One West Camino Real, Suite 101A, Boca Raton, FL 33432	
Phone: 561-750-5551	Email: dlang@langarchitect.net
Landscape Architect	
Name: Lynn Bender	Florida Registration No.: FL-LA6666715
Company Name: Lynn Bender Landscape Architecture	
Address: 5610 Adair Way	
Phone: 561-644-3237	Email: lbenderlaarch@gmail.com
Engineer	
Name: John Haley	Florida Registration No.: No. 9463
Company Name: Haley Engineering, Inc.	
Address: 1680 S.E. 4th Street, Deerfield Beach, FL 33441	
Phone: 954-260-6194	Email: johnjhaley@comcast.net

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

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

[Signature] Donald Headdon Lang AIA
Applicant Signature Printed Name of Applicant
Applicant is: Owner Lessee Agent

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

[Signature]
Notary Signature (for Applicant)

Commission Expiration



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

APPLICANT FILL OUT: PROPERTY ADDRESS:					ZONING DISTRICT: _____			
	APPLICANT USE				ZONING OFFICIAL USE ONLY			
*TOTAL SITE AREA	Sq. Ft. 10,166 SF				Sq. Ft.			
BASE FLOOD ELEVATION (NAVD) <small>(SOURCE THE FLOOD INSURANCE STUDY)</small>	6.0 NAVD							
FINISHED FLOOR ELEVATION (NAVD)	9.0 NAVD							
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW			
	EXISTING		PROPOSED					
	Sq. Ft.	%	Sq. Ft.	%				
FLOOR AREA RATIO <small>(MAXIMUM _____ %)</small>			3,646	35.8%				
LOT COVERAGE <small>(MAXIMUM _____ %)</small>			3,210	31.6%				
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW			
	EXISTING		PROPOSED		EXISTING		PROPOSED	
	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
*PERCENTAGE FROM TOTAL SITE AREA								
FIRST FLOOR UNDER A/C <small>(_____)</small>			2,034	20.00				
SECOND FLOOR UNDER A/C <small>(_____)</small>			1,108	10.89				
TOTAL UNDER A/C <small>(_____)</small>			3,142	30.90				
TOTAL FLOOR AREA <small>(_____)</small>			3,142	30.90				
TOTAL UNDER ROOF <small>(_____)</small>			4,699	46.22				
FLAT ROOF <small>(_____)</small>			N/A	N/A				
TOTAL ROOF <small>(_____)</small>			3,125	30.74				
GARAGE <small>(_____)</small>			504	4.96				
COVERED PATIO <small>(_____)</small>			517	5.09				
COVERED ENTRY <small>(_____)</small>			155	1.52				
COVERED BALCONY (REAR) <small>(_____)</small>			232	2.28				
COVERED BALCONY (FRONT) <small>(_____)</small>			149	1.47				
OPEN BALCONY <small>(_____)</small>			581	5.72				
BUILDING FOOTPRINT <small>(_____)</small>			3,210	31.58				
SEPTIC TANK & DRAINFIELD <small>(_____)</small>			962	9.46				
PAVED AREA <small>(_____)</small>			2,336	22.98				
SYNTHETIC TURF <small>(_____)</small>			372	3.65				
TOTAL IMPERVIOUS <small>(_____)</small> <small>(INCLUDES SYNTHETIC TURF)</small>			5,546	54.55				
TOTAL PERVIOUS <small>(_____)</small>			4,620	45.45				
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW			
	EXISTING		PROPOSED		EXISTING		PROPOSED	

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	FEET	FEET	FEET	FEET
BUILDING HEIGHT ()		33'-7"		
BUILDING SETBACKS:				
FRONT ()		25		
REAR ()		NA		
SIDE INTERIOR ()		15		
SIDE CORNER ()		NA		
WATERWAY ()		25		
DRIVEWAY ()		NA		

Prepared By: Donald Headdon Lang AIA Date: 10.09.2024

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

APPLICANT FILL OUT: PROPERTY ADDRESS:		ZONING DISTRICT:		
	APPLICANT USE	ZONING OFFICIAL USE ONLY		
*TOTAL SITE AREA	Sq. Ft.	Sq. Ft.		
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)				
FINISHED FLOOR ELEVATION (NAVD)				
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW		
	PROPOSED	PROPOSED		
	Sq. Ft.	%	Sq. Ft.	%
FLOOR AREA RATIO (MAXIMUM %)				
LOT COVERAGE (MAXIMUM %)				
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW		
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.	%
FIRST FLOOR UNDER A/C ()				
SECOND FLOOR UNDER A/C ()				
TOTAL UNDER A/C ()				
TOTAL FLOOR AREA ()				
TOTAL UNDER ROOF ()				
FLAT ROOF ()				
TOTAL ROOF ()				
GARAGE ()				
COVERED PATIO ()				
COVERED ENTRY ()				
COVERED BALCONY (REAR) ()				
COVERED BALCONY (FRONT) ()				
OPEN BALCONY ()				
BUILDING FOOTPRINT ()				
SEPTIC TANK & DRAINFIELD ()				

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Affidavit to Appoint Agent

Please check one of the following:

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Plat or Re-Plat |
| <input checked="" type="checkbox"/> Building Permit (Revisions, etc.) | <input type="checkbox"/> Re-Zoning |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Concept Plan Review | <input type="checkbox"/> Special Exception |
| <input checked="" type="checkbox"/> Construction East of the CCCL | <input type="checkbox"/> Variance |
| <input type="checkbox"/> PRD Amendment | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Planned Residential Development (PRD) | |

1. He/She is fee simple owner of the following described property, to wit: (Provide Property Address and Legal Description)
Lot 18, Ocean Ridge Beach, according to the Plat thereof, as recorded in Plat Book 25, Page 24, of the Public Records of Palm Beach County, Florida
2. He/She desires to submit a _____ application to the Town of Ocean Ridge, Florida.
3. He/She has appointed Donald Lang Architect to act as agent in his/her behalf to accomplish the above.
4. He/She affirms and certifies that he/she understands and agrees to comply with the Town of Ocean Ridge Land Development Code. He/She further certifies that the statements, plans and all information submitted as a part of this application are true and correct to the best of his/her knowledge. Further, he/she understand that this application and attachments become part of the Official Records of the Town of Ocean Ridge, Florida and are not returnable.

State of ~~Florida~~ North Carolina
County of ~~Palm Beach~~ Transylvania

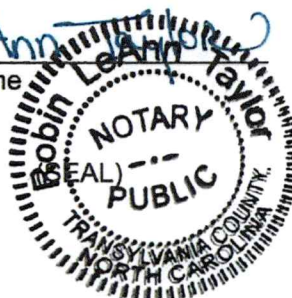
Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on this day 9th of AUGUST, 2024.

[Signature]
Signature of Property Owner

Robert Graelle, Manager Hibiscus Way LLC
Property Owner Printed Name

[Signature]
Notary Public Signature

Robin LeAnn Taylor
Notary Printed Name



My Commission Expires 09/21/2028

Personally Known: _____ or ID: Florida DL (Type of Identification Provided)
GC40 763 54 361



FRONT VIEW RENDERING



REAR VIEW RENDERING

29 HIBISCUS WAY

OCEAN RIDGE, FL 33435

CLIENT: HIBISCUS WAY LLC
 14391 WITHER CLOSE
 WELLINGTON, FL 33414
 ROBERTGROELLE@GMAIL.COM
 PH. (561) 379-2432

ARCHITECT: DIAZ + LANG ARCHITECTS
 ONE WEST CAMINO REAL SUITE 101A
 BOCA RATON, FLORIDA 33432
 DLANG@LANGARCHITECT.NET
 PH. (561)750-5551

CIVIL ENGINEER: JOHN J. HALEY, P.E.
 HALEY ENGINEERING, INC.
 1680 SE 4TH STREET
 DEERFIELD BEACH, FL 33441
 PH. (954)260-6194

SURVEYOR: BOB BUGGEE, INC.
 THE "SURVEYOR"
 P.O. BOX 3887
 BOYNTON BEACH, FLORIDA 33426
 PH. (561)732-7877

LANDSCAPE ARCHITECT: LYNN BENDER
 LANDSCAPE ARCHITECTURE
 5610 ADAIR WAY
 LAKE WORTH, FL 33467
 PH. (561)644-3237
 LBENDERARCH@GMAIL.COM

PROJECT N. 24.112.01
DRAWINGS:
 C-01 COVER SHEET
 S-01 SURVEY
 SP-01 SITE PLAN
 GS-01 GREENSPACE PLAN

ARCHITECTURAL
 R-01 FRONT VIEW RENDERING
 R-02 FRONT LEFT VIEW RENDERING
 R-03 REAR RIGHT VIEW RENDERING
 R-04 REAR VIEW RENDERING
 A-01 FIRST FLOOR PLAN
 A-02 SECOND FLOOR PLAN
 A-03 ROOF PLAN
 A-04 FRONT ELEVATION
 A-05 REAR ELEVATION
 A-06 RIGHT SIDE ELEVATION
 A-07 LEFT SIDE ELEVATION
 A-08 BUILDING SECTION
 A-09 BUILDING SECTION
 SV-01 STREET VIEW

CIVIL
 C-1 PAVING, GRADING, DRAINAGE AND SEPTIC PLAN
 C-2 BEST MANAGEMENT PRACTICES DETAILS
 C-3 PAVING AND DRAINAGE DETAILS
 C-4 DRAINAGE AND SANITARY SEPTIC DETAILS
 C-5 NOTES AND SPECIFICATIONS

LANDSCAPE
 TDP1 EXISTING TREE DISPOSITION PLAN
 LP1 PROPOSED LANDSCAPE PLAN
 LP2 LANDSCAPE DETAILS & SPECIFICATIONS
 IR1 PROPOSED IRRIGATION PLAN
 IR2 IRRIGATION DETAILS AND SPECIFICATIONS

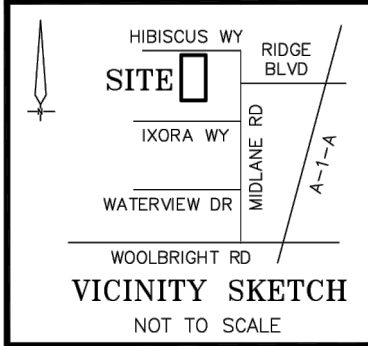
FLORIDA BUILDING CODE
2023 EDITION RESIDENTIAL
 2023 FLORIDA BUILDING CODE - RESIDENTIAL
 2023 FLORIDA BUILDING CODE - PLUMBING
 2023 FLORIDA BUILDING CODE - MECHANICAL
 2023 FLORIDA BUILDING CODE - FUEL GAS
 2020 NATIONAL ELECTRIC CODE
 2023 FLORIDA BUILDING CODE - ENERGY CHAPTER 13
 NFPA 101- LATEST EDITION

ZONING DISTRICT
 OCEAN RIDGE
 ZONING - RSF SINGLE FAMILY RESIDENTIAL

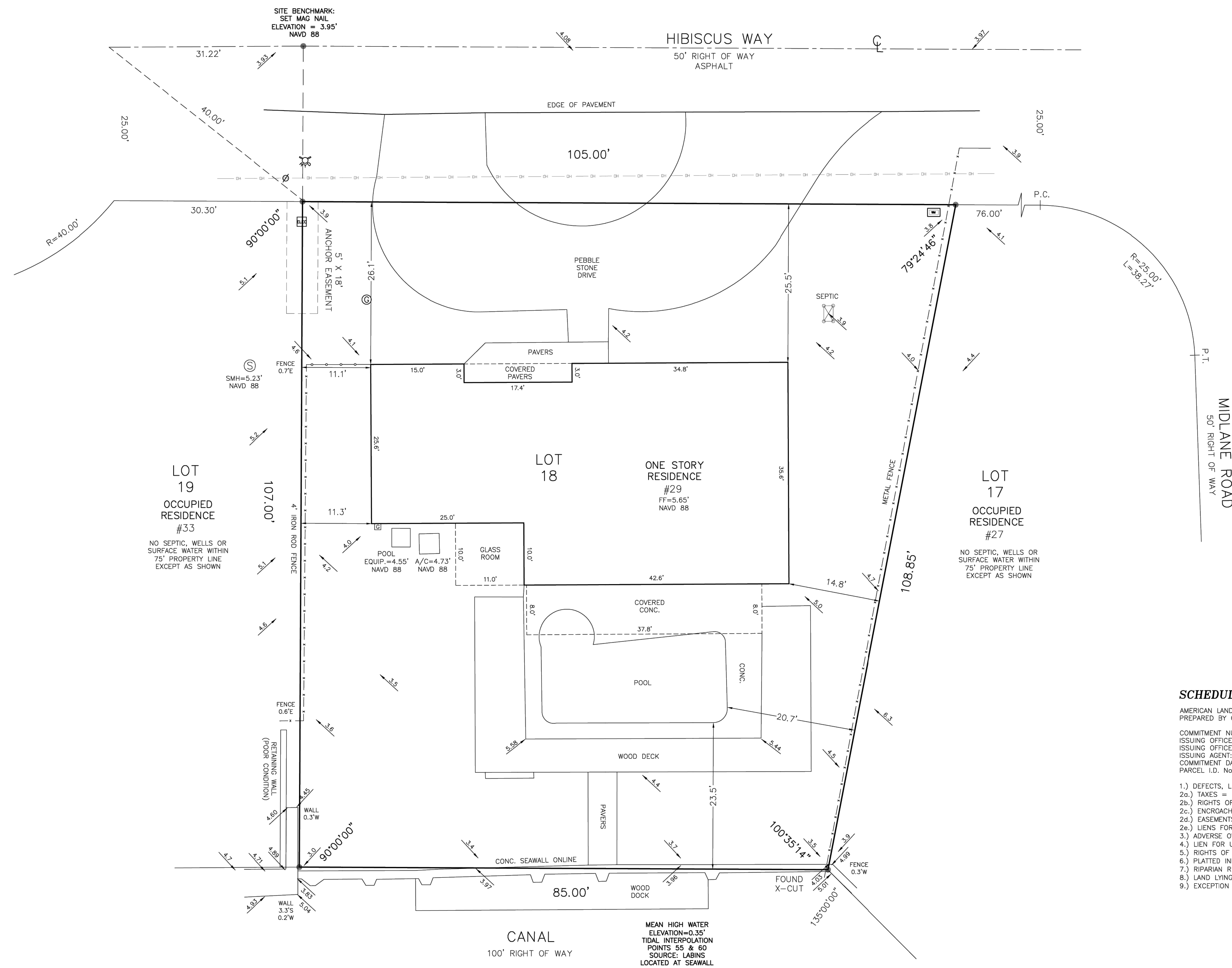
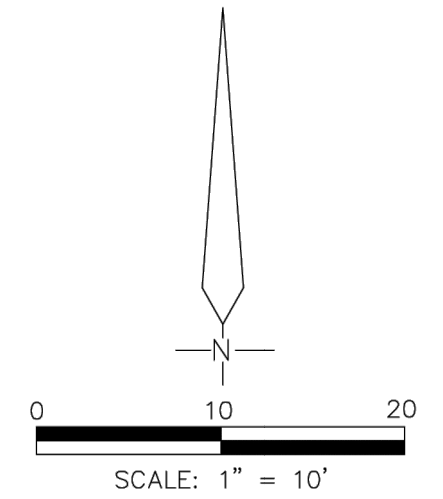
DATES:
 DEVELOPMENT PLAN REVIEW 09-09-2024
 DEVELOPMENT PLAN REVIEW 11-11-2024
 DEVELOPMENT PLAN REVIEW 12-03-2024
 DEVELOPMENT PLAN REVIEW 12-16-2024

CODE RESEARCH	
PROPOSED PROJECT:	SINGLE FAMILY - RESIDENTIAL GROUP R
GOVERNING CODE:	FBCR 8TH EDITION (2023)
MAX. ROOF HEIGHT:	36'-0" (MEAN ROOF HEIGHT)
TYPE OF CONSTRUCTION:	TYPE V UNSPRINKLERED
BUILDING DESIGNED:	ENCLOSED
WIND SPEED:	170 MPH ULTIMATE WIND SPEED
EXPOSURE:	C
ZONING DISTRICT:	RSF (SINGLE FAMILY RESIDENTIAL)
FLOOD ZONE:	X & VE - ELEV. 10'
REQUIRED SET BACKS:	PROVIDED:
FRONT SET BACK = 25'-0"	FRONT SET BACK = 30'-0"
REAR WATERWAY SET BACK = 25'-0"	REAR SET BACK = 29'-3"
SIDE INTERIOR SET BACK = 15'-0"	SIDE INTERIOR (NORTH) = 15'-0"
	SIDE INTERIOR (SOUTH) = 15'-0"

DESIGN PARAMETERS
OCCUPANCY (SINGLE FAMILY, DUPLEX, MULTI-FAMILY, COMMERCIAL, INDUSTRIAL, DESCRIBE) SINGLE FAMILY
EXPOSURE CONDITION C <input checked="" type="checkbox"/> SEC, R301.2.1.4.3 6TH SEDATION (2017) FLORIDA RESIDENTIAL CODE
MEAN ROOF HEIGHT 36'-0" (MEAN ROOF HEIGHT) <input checked="" type="checkbox"/> ASCE 7-10 CHAPTER 26
BUILDING HEIGHT <input checked="" type="checkbox"/> < 60 FT. (MAY USE LOW RISE PROVISIONS OF THE 6TH EDITION (2017) FLORIDA RESIDENTIAL CODE) <input type="checkbox"/> 60 FT. (ASCE 7-10 CHAPTER 26)
BUILDING DESIGNED AS <input type="checkbox"/> PARTIALLY ENCLOSED <input checked="" type="checkbox"/> ENCLOSED <input type="checkbox"/> OPEN <input type="checkbox"/> TESTED (WIND TUNNEL)
IMPORTANCE FACTOR (DETERMINED BY BUILDING USE/OCCUPANCY REFER TO 6TH EDITION (2017) FLORIDA RESIDENTIAL CODE OR ASCE 7-10 CHAPTER 26) 1.0
BASIC WIND VELOCITY PRESSURES: 6TH EDITION (2017) FLORIDA RESIDENTIAL CODE
VERIFY APPROPRIATE POSITIVE /NEGATIVE PRESSURE COEFFICIENT.S. HAVE BEEN APPLIED TO MAIN WIND FORCE RESISTING SYSTEM OR BUILDING ENVELOPE COMPONENT.S. AND CLADDING AS APPLICABLE:
6TH EDITION (2017) FLORIDA RESIDENTIAL CODE-ULTIMATE WIND SPEED 170 (3 SECOND GUST)
BASIC VELOCITY PRESSURE 40 PSF
ASCE 7-10 CH 26-WIND SPEED NA (3 SECOND GUST) BASIC VELOCITY PRESSURE NA PSF
NOTE:ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS, AND SIMILAR ENVELOPE ELEMEN.T.S. MUST BE INDICATED ON CONSTRUCTION PLANS.
ROOF DEAD LOAD (ACTUAL DEAD LOAD OF MATERIAL, USED FOR DETERMINING UPLIFT REACTIONS 5 PSF
SOIL BEARING CAPACITY 2500 PSF
REVIEWED FOR SHEAR WALL REQUIREMEN.T.S. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (IF NO, INDICATE REASON)



Boundary Survey
for
ROBERT GROELLE AND
CATHERINE GROELLE



PROPERTY ADDRESS

29 HIBISCUS WAY
OCEAN RIDGE, FL 33435

FLOOD ZONE

FLOOD ZONE: AE
ELEVATION: 6.0'
TOWN OF OCEAN RIDGE: 125134
PANEL NUMBER: 12099C 0793F
EFFECTIVE DATE: 10-05-17

LEGAL DESCRIPTION

LOT 18, OCEAN RIDGE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID PARCEL OF LAND CONTAINS 10,165 SQUARE FEET OR 0.233 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

EXISTING IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.

SURVEY IS NOT VALID WITHOUT A RAISED SEAL.

BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.

ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. SURVEY PREPARED FOR TITLE CONVEYANCE.

FENCES RUN ALONG PROPERTY LINES. FENCE OWNERSHIP NOT DETERMINED.

ELEVATIONS ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION HIGH ACCURACY NETWORK, NORTH AMERICAN VERTICAL DATUM (N.A.V.D.), 1988.

CERTIFICATION

I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

By: *Robert A. Buggee*
ROBERT A. BUGGEE, FLORIDA LAND SURVEYOR #3302
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA
DATE OF FIELD SURVEY: 05/08/24 Robert A. Buggee JR.
DWG # 1005721A_24X36

REVISIONS:
1.) UPDATE TOPO 05-09-24
2.) ADDED BENCHMARK 08-30-24
3.) 10' SCALE 10-15-24
4.) TITLE REVIEW 10-28-24

SCHEDULE B-II EXCEPTIONS

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NUMBER: 1166225
ISSUING OFFICE FILE NUMBER: KLR BESLER TO GROELLE
ISSUING OFFICE: 427201
ISSUING AGENT: KRISTINA REED, P.A.
COMMITMENT DATE: OCTOBER 15, 2021 at 11:00 P.M.
PARCEL I.D. No. 46-43-45-27-12-000-0180

- 1.) DEFECTS, LIENS, ENCUMBRANCES OR ADVERSE CLAIMS = NOT PLOTTABLE.
- 2a.) TAXES = NOT PLOTTABLE.
- 2b.) RIGHTS OR CLAIMS NOT IN PUBLIC RECORD = NOT PLOTTABLE.
- 2c.) ENCROACHMENT, ENCUMBRANCE OR VIOLATION = NOT PLOTTABLE (NONE).
- 2d.) EASEMENTS NOT RECORDED = NOT PLOTTABLE (NONE PROVIDED).
- 2e.) LIENS FOR SERVICES OR LABOR = NOT PLOTTABLE.
- 3.) ADVERSE OWNERSHIP = NOT PLOTTABLE.
- 4.) LIEN FOR UTILITIES = NOT PLOTTABLE.
- 5.) RIGHTS OF UNRECORDED LESSEES = NOT PLOTTABLE.
- 6.) PLATTED INFO, P.B. 25, PG. 24 = AS SHOWN ON SURVEY.
- 7.) RIPARIAN RIGHTS = NOT PLOTTABLE.
- 8.) LAND LYING WATERWARD OF MRBL = AS SHOWN ON SURVEY (DOCK & SEAWALL).
- 9.) EXCEPTION No. 3 DELETED = NOT PLOTTABLE.

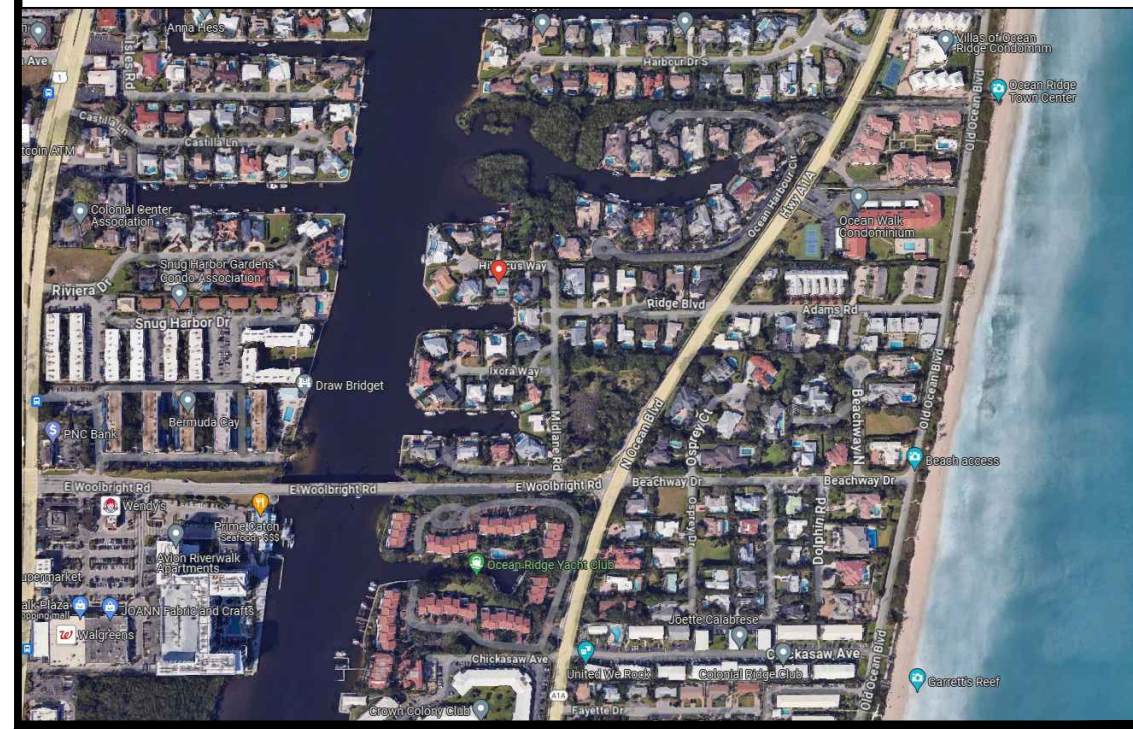
LEGEND:

- = IRON ROD AS NOTED
- CONC. = CONCRETE
- ASPH. = ASPHALT
- (P) = PLAT
- (M) = MEASURED
- ∅ = WOOD UTILITY POLE
- = OVERHEAD WIRES
- ⊙ = UNDERGROUND GAS TANK
- ⊠ = FIRE HYDRANT
- ⊡ = WATER METER
- ⊞ = ELECTRIC UTILITY
- ⊕ = SEWER MANHOLE
- ⊗ = GAS SERVICE
- ⊙ = SPOT ELEVATION

S-01

PREPARED BY:
Bob Buggee, Inc.
the "SURVEYOR"
P.O. BOX 243887
BOYNTON BEACH, FLORIDA, 33424
SURVEY & MAPPING BUSINESS #7890
561-732-7877

LOCATION MAP 29 HIBISCUS WAY, OCEAN RIDGE, FL 33435
 LOT 18, OCEAN RIDGE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

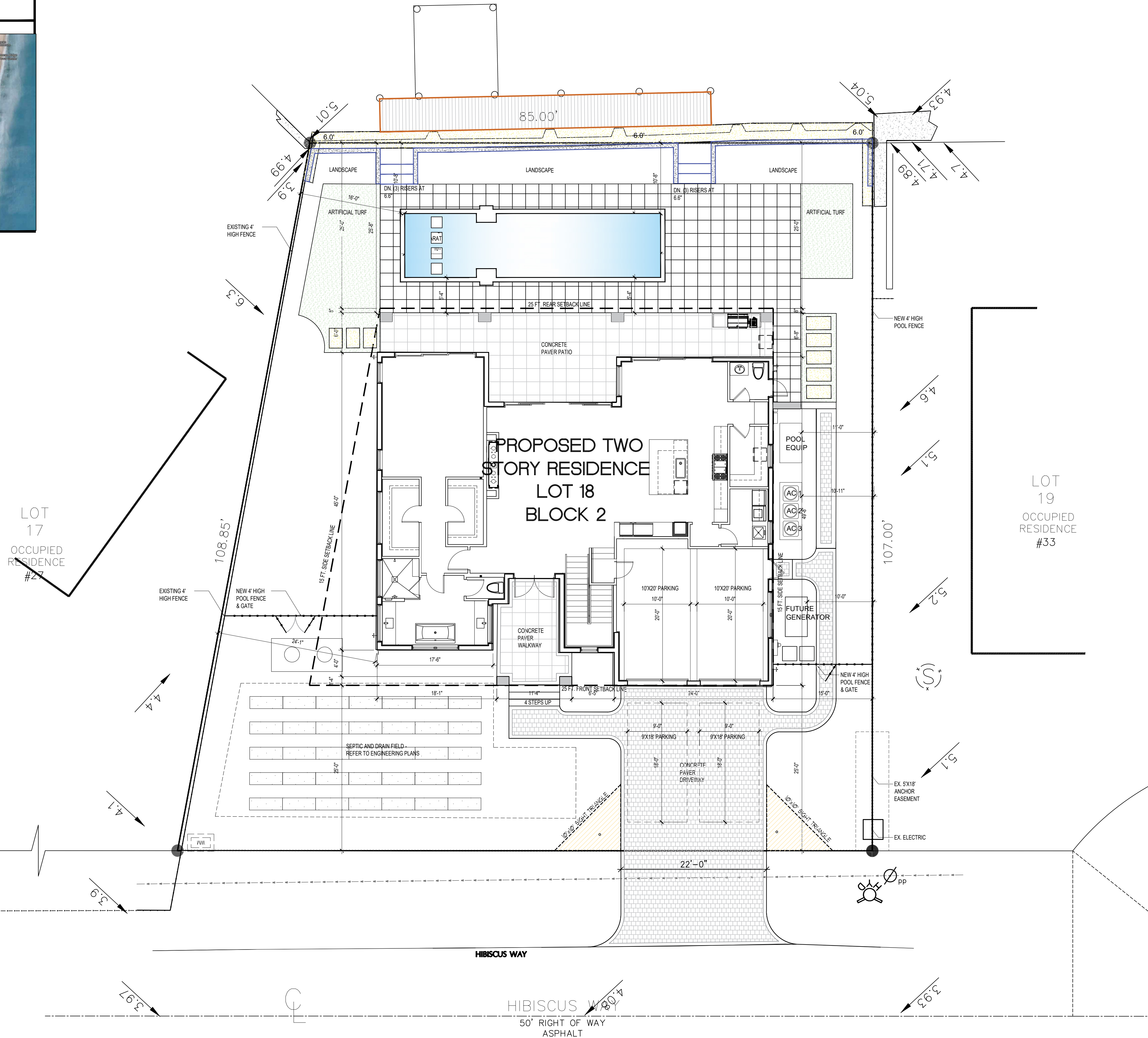


FLOOD ZONE: AE
 ELEVATION: 6.0'
 TOWN OF OCEAN RIDGE: 125134
 PANEL NUMBER: 12099C 0793F
 EFFECTIVE DATE: 10-05-17

MIDLANE ROAD
 50' RIGHT OF WAY

LOT 17
 OCCUPIED RESIDENCE #27

LOT 19
 OCCUPIED RESIDENCE #33



OCEAN RIDGE ZONING - RSF

MAXIMUM LOT COVERAGE	
LOT AREA	10,165 SQ. FT.
MAX ALLOWABLE LOT COVERAGE AT 35%	3,557 SQ. FT.
PROPOSED NEW BUILDING LOT COVERAGE	3,210 SQ. FT.
PROPOSED LOT COVERAGE PATIO 3,210 / 10,165 =	31.6%

MAXIMUM FLOOR AREA	
LOT AREA	10,165 SQ. FT.
MAX ALLOWABLE FLOOR AREA AT 36%	3,659.4 SQ. FT.
PROPOSED NEW BUILDING FLOOR AREA	3,646 SQ. FT.
PROPOSED FLOOR AREA RATIO 3,646 / 10,165 =	35.8%

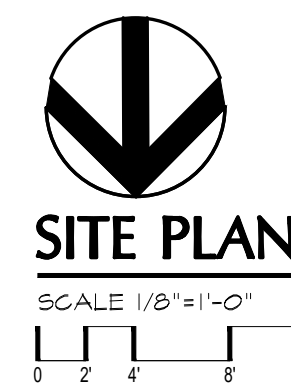
SECOND FLOOR TO FIRST FLOOR RATIO	
MAX ALLOWABLE 2ND/1ST FLOOR RATIO	75%
PROPOSED NEW BUILDING FLOOR RATIO 2FL/1FL 1,489/ 3,210	46%
2FL= SECOND FLR AREA 1,108 + COVERED BALCONY (REAR) 232(FRONT) 149 = 1,489 SQ. FT.	
1FL= GRND FLR AREA 2,034 + GAR 504 + COV PATIO/LOGGIA 517+COV ENT 155 = 3,210 SQ. FT.	

ROOF AREA CALCULATIONS		
ENTIRE ROOF AREA	3,125 SQ. FT.	
FLAT ROOF	0 SQ. FT.	
	REQUIRED	PROPOSED
MAX ALLOWABLE FLAT ROOF RATIO	< 20 %	0.0 %

SITE DATA		
LOT SET BACK	REQUIRED	PROPOSED
FRONT YARD SETBACK	25'-0"	25'-0"
REAR YARD SETBACK	25'-0"	25'-8"
EAST SIDE YARD SET BACK	15'-0"	15'-0"
WEST SIDE YARD SET BACK	15'-0"	15'-0"
MAX. BUILDING HEIGHT	36'-0"	33'-7"
EXISTING BUILDING FLOOR ELEVATION	VACANT LOT	
EXISTING FLR ELEVATION	5.65' NAVD	
MIN. ALLOWED FLR ELEVATION (FEMA)	9.0' NAVD	

OPEN SPACE		
OPEN SPACE		4,431 SQ. FT.
OPEN SPACE (4,431 SQ. FT. - 861 DRAIN FIELD)		3,570 SQ. FT.
	REQUIRED	PROPOSED
MIN. ALLOWABLE OPEN SPACE (4,431 SQ. FT./10,166)	> 25 %	43.58%

AREA CALCULATIONS	
GROUND FLOOR AREA	2,034 SQ. FT.
SECOND FLOOR AREA	1,108 SQ. FT.
TOTAL FLOOR AREA	3,142 SQ. FT.
GARAGE	504 SQ. FT.
COVERED PATIO/LOGGIA	517 SQ. FT.
COVERED ENTRY	155 SQ. FT.
COVERED BALCONY (REAR)	232 SQ. FT.
COVERED BALCONY (FRONT)	149 SQ. FT.
TOTAL AREA UNDER ROOF	4,699 SQ. FT.
OPEN BALCONY (REAR)	581 SQ. FT.
TOTAL AREA	5,280 SQ. FT.
BUILDING FOOT PRINT	3,210 SQ. FT.
PAVED AREA/POOL DECK/MISC	2,336 SQ. FT.
TOTAL IMPERVIOUS AREA	5,546 SQ. FT.
TOTAL PERVIOUS AREA	4,620 SQ. FT.
SEPTIC DRAINFIELD	861 SQ. FT.
ARTIFICIAL TURF - 4,231 SQ. FT. X .25 SF MAX. = 1,057.8 SQ. FT.	372 SQ. FT. PROVIDED



REVISION DATES

SUBMITTAL DATES	
DEVELOPMENT PLAN REVIEW	09-09-2024
DEVELOPMENT PLAN REVIEW	11-11-2024
DEVELOPMENT PLAN REVIEW	12-03-2024

PROJECT NO:	24.112.01
PROJECT MGR:	DHL
DRAWN BY:	DHL/MS
TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL MUNICIPAL ORDINANCES. ALL DRAWINGS, SPECIFICATIONS OR WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT WRITTEN CONSENT OF THE FLORIDA LICENSED ARCHITECT OF RECORD. COPYRIGHT 2024 DIAZ + LANG ARCHITECTS, LLC.	

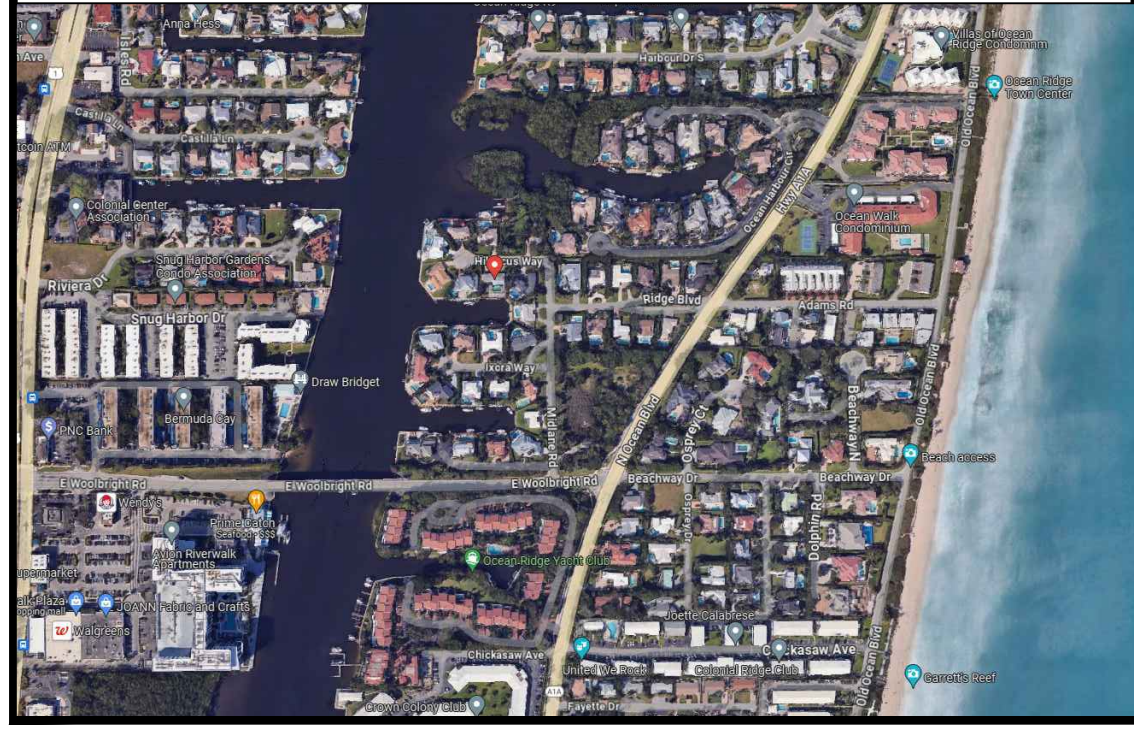
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 ARCHITECT
 ARCHITECTURE AND PLANNING

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 ARCHITECTS
 ONE WEST CAMINO REAL SUITE 101A BOCA RATON FL 33432
 561-750-5551 WWW.DIAZLANGARCHITECTS.COM

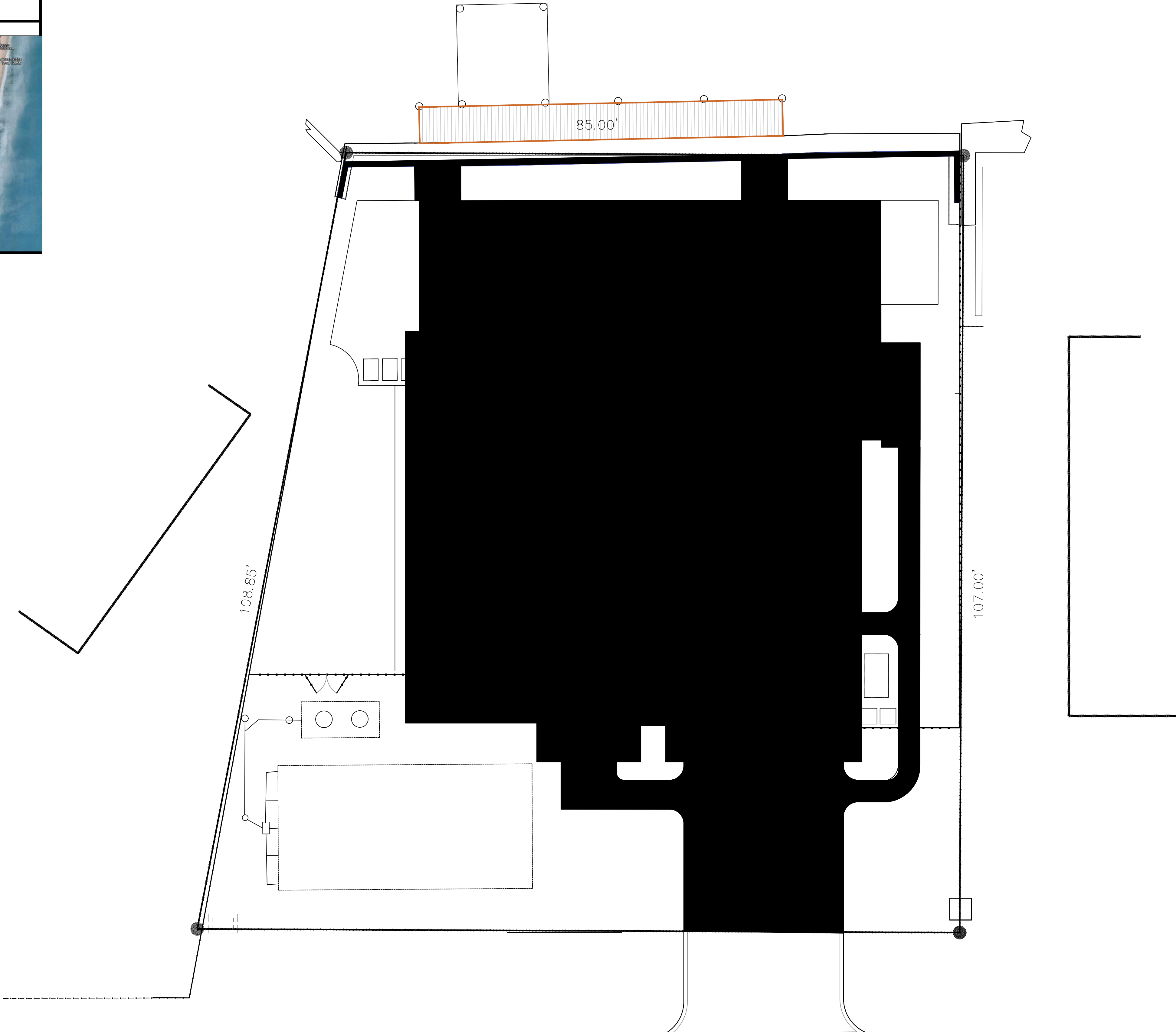
HIBISCUS WAY LLC
CUSTOM SINGLE FAMILY RESIDENCE
 29 HIBISCUS WAY, OCEAN RIDGE, FLORIDA 33435




SHEET:
SP-01

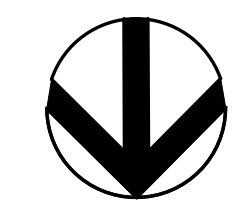
LOCATION MAP 29 HIBISCUS WAY, OCEAN RIDGE, FL 33435
 LOT 18, OCEAN RIDGE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



FLOOD ZONE: AE
 ELEVATION: 6.0'
 TOWN OF OCEAN RIDGE: 125134
 PANEL NUMBER: 12099C 0793F
 EFFECTIVE DATE: 10-05-17



OCEAN RIDGE ZONING - RSF		
GREEN SPACE CALCULATIONS		
LOT AREA		10,166 SQ. FT.
 ROOFED STRUCTURES AND ASSOCIATED AREAS		3,528 SQ. FT.
 HARDSCAPE, PATIOS, DRIVEWAYS, ETC.		2,275 SQ. FT.
 GREEN SPACE		4,363 SQ. FT.
TOTAL AREA		10,166 SQ. FT.



GREENSPACE PLAN

SCALE 1/8"=1'-0"
 0 2 4 8 16'


REVISION DATES

SUBMITTAL DATES

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DEVELOPMENT PLAN REVIEW	11-11-2024
DEVELOPMENT PLAN REVIEW	12-03-2024

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 AIA0001598
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CUSTOM SINGLE FAMILY RESIDENCE
 29 HIBISCUS WAY, OCEAN RIDGE, FLORIDA 33435

SHEET:
GS-01



FRONT VIEW RENDERING

NOT TO SCALE

REVISION DATES:

SUBMITTAL DATES:

DEVELOPMENT PLAN REVIEW	09-09-2024
DEVELOPMENT PLAN REVIEW	11-11-2024
DEVELOPMENT PLAN REVIEW	12-03-2024

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29 HIBISCUS WAY, OCEAN RIDGE, FLORIDA 33435

SHEET:

R-01



FRONT LEFT VIEW RENDERING

NOT TO SCALE

REVISION DATES

SUBMITTAL DATES:

DEVELOPMENT PLAN REVIEW	09-09-2024
DEVELOPMENT PLAN REVIEW	11-11-2024
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SHEET:

R-02



REAR RIGHT VIEW RENDERING
NOT TO SCALE

REVISION DATES:

SUBMITTAL DATES:

DEVELOPMENT PLAN REVIEW	09-09-2024
DEVELOPMENT PLAN REVIEW	11-11-2024
DEVELOPMENT PLAN REVIEW	12-03-2024

PROJECT NO: 24.112.01
PROJECT MGR: DHL
DRAWN BY: DHL/MS

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29 HIBISCUS WAY, OCEAN RIDGE, FLORIDA 33435

SHEET:
R-03



REAR VIEW RENDERING

NOT TO SCALE

REVISION DATES:

SUBMITTAL DATES:

DEVELOPMENT PLAN REVIEW	09-09-2024
DEVELOPMENT PLAN REVIEW	11-11-2024
DEVELOPMENT PLAN REVIEW	12-03-2024

PROJECT NO: 24.112.01
 PROJECT MGR: DHL
 DRAWN BY: DHL/MS

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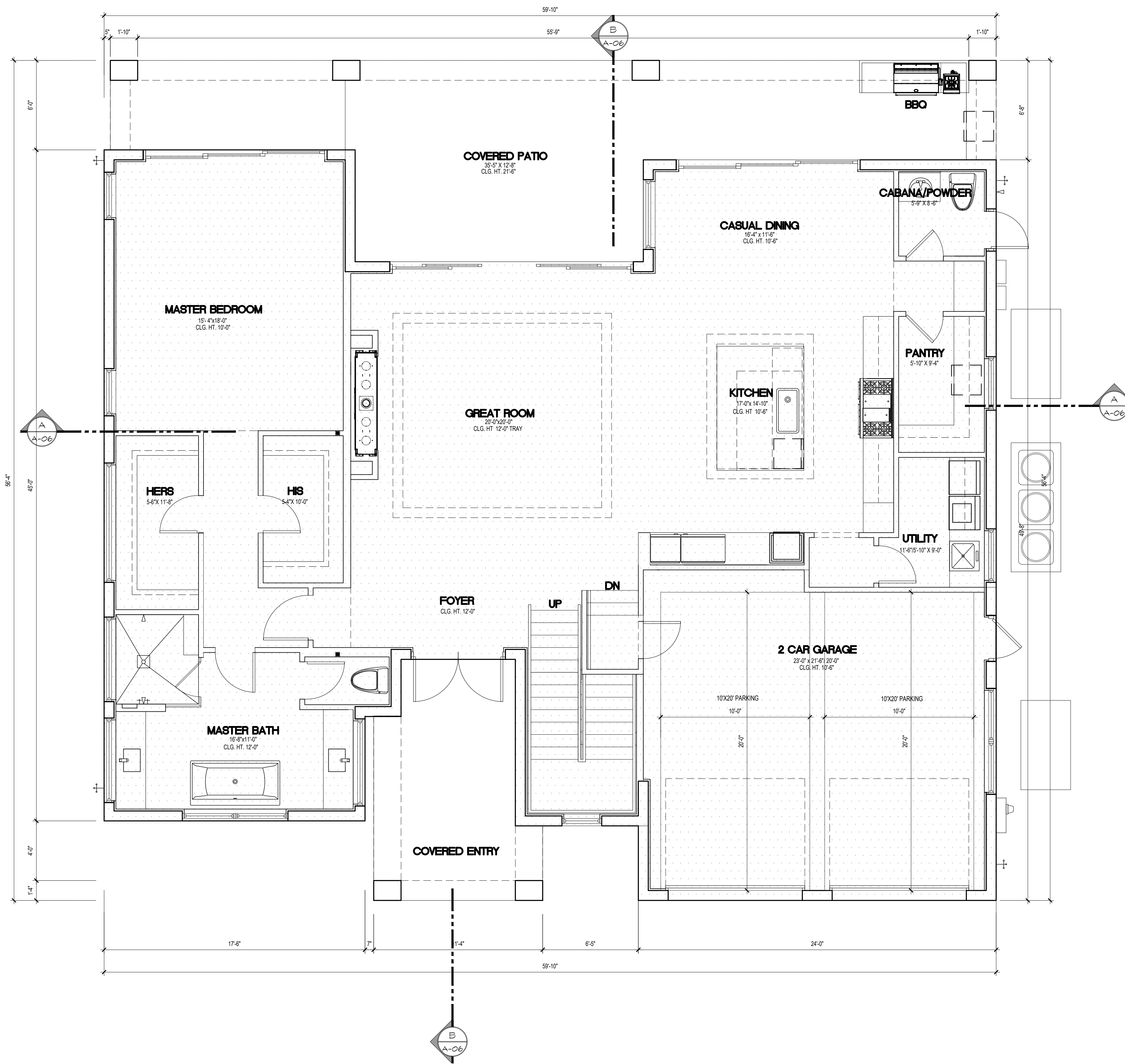
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 29 HIBISCUS WAY, OCEAN RIDGE, FLORIDA 33435

SHEET:
R-04



AREA CALCULATIONS	
REQUIRED	PROVIDED
LOT AREA	10,166 SQ.FT.
* LOT AREA COVERAGE MAX ALLOWED 35% = 3,558.1 SF	3,210 SQ.FT. 31.5%
AREA RATIO MAX ALLOWED INCLUDING	
ALL AC AREAS + GARAGE 36% = 3,660 SF	3,646 SQ.FT. 35.8%
* FIRST FLOOR UNDER A/C (FAR)	2,034 SQ.FT.
SECOND FLOOR UNDER A/C (FAR)	1,108 SQ.FT.
TOTAL LIVING UNDER A/C	3,142 SQ.FT.
NON A/C AREAS:	
* 2 CAR GARAGE (FAR)	504 SQ.FT.
* COVERED PATIO	511 SQ.FT.
COVERED BALCONY	232 SQ.FT.
OPEN BALCONY	581 SQ.FT.
* COVERED ENTRY	155 SQ.FT.
COVERED FRONT BALCONY	149 SQ.FT.
HOUSE TOTAL:	5,280 SQ.FT.

FIRST FLOOR PLAN
 SCALE 1/4"=1'-0"
 0 1 2 4 8

REVISION DATES

SUBMITTAL DATES:	
DEVELOPMENT PLAN REVIEW	09-09-2024
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DEVELOPMENT PLAN REVIEW	12-03-2024

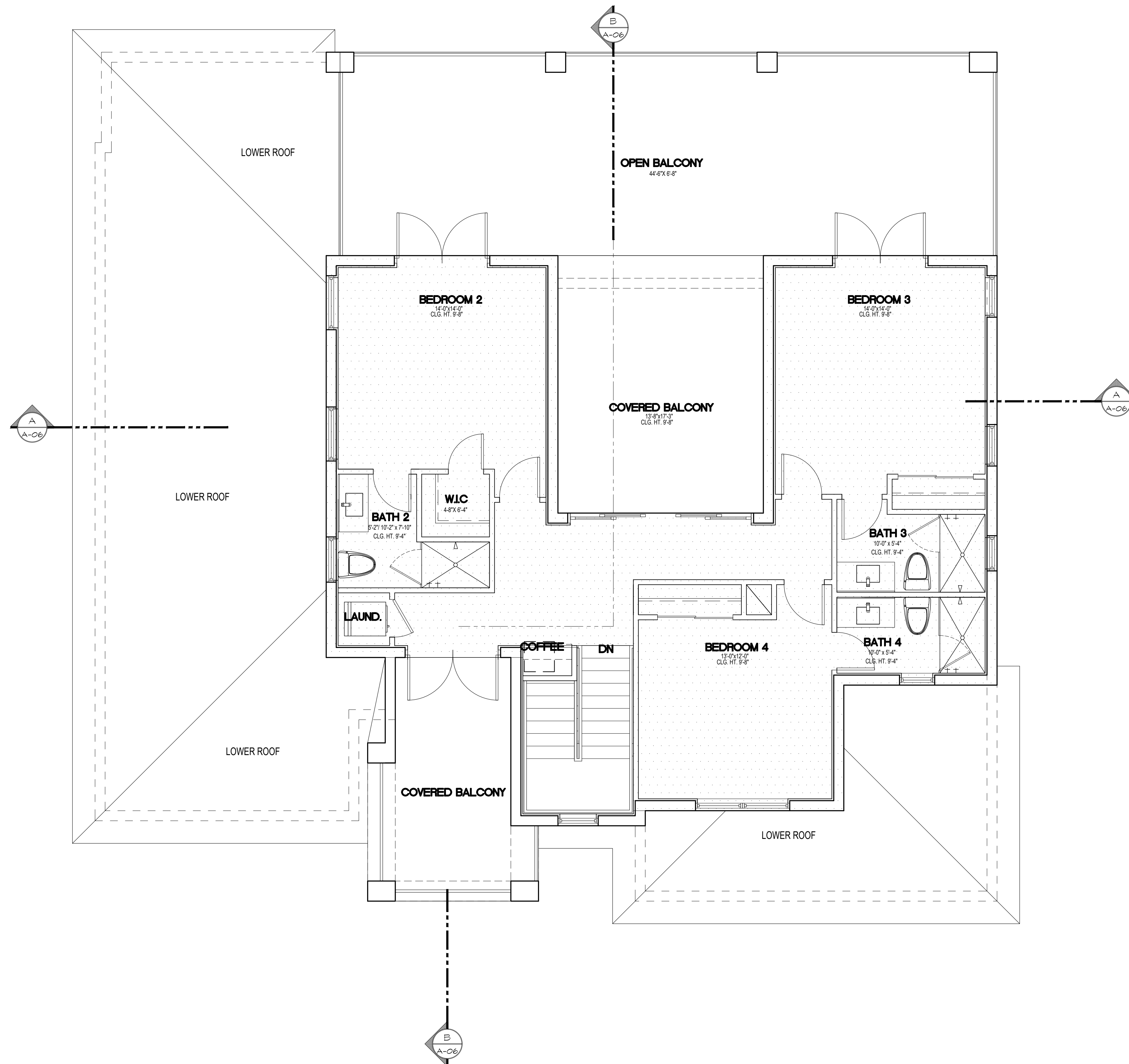
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CUSTOM SINGLE FAMILY RESIDENCE
 29 HIBISCUS WAY, OCEAN RIDGE, FLORIDA 33435

SHEET:
A-01



AREA CALCULATIONS	
REQUIRED	PROVIDED
LOT AREA	10,166 SQ.FT.
* LOT AREA COVERAGE MAX ALLOWED 35% = 3,558 SF	3,210 SQ.FT. 31.5%
AREA RATIO MAX ALLOWED INCLUDING	
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SECOND FLOOR UNDER A/C (FAR)	1,108 SQ.FT.
TOTAL LIVING UNDER A/C	3,142 SQ.FT.
NON A/C AREAS:	
* 2 CAR GARAGE (FAR)	504 SQ.FT.
* COVERED PATIO	517 SQ.FT.
COVERED BALCONY	232 SQ.FT.
OPEN BALCONY	581 SQ.FT.
* COVERED ENTRY	155 SQ.FT.
COVERED FRONT BALCONY	149 SQ.FT.
HOUSE TOTAL:	5,280 SQ.FT.

SECOND FLOOR PLAN
 SCALE 1/4"=1'-0"
 0 1 2 4 8

REVISION DATES

SUBMITTAL DATES:	
DEVELOPMENT PLAN REVIEW	09-09-2024
DEVELOPMENT PLAN REVIEW	11-11-2024
DEVELOPMENT PLAN REVIEW	12-03-2024

PROJECT NO: 24.112.01
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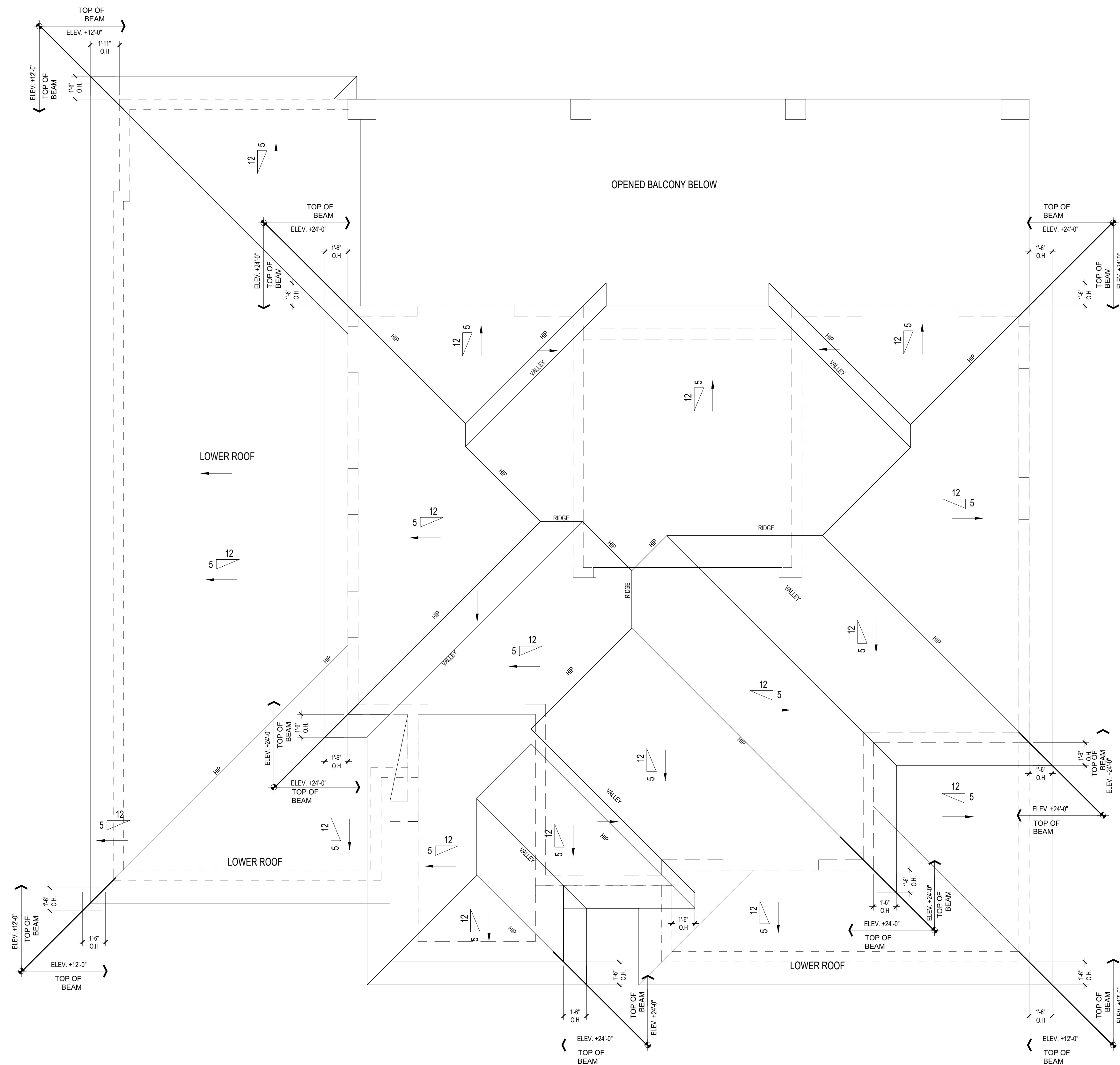
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 29 HIBISCUS WAY, OCEAN RIDGE, FLORIDA 33435

SHEET:
A-02



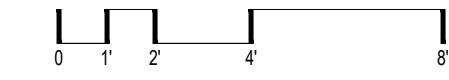
AREA CALCULATIONS

REQUIRED	PROVIDED
LOT AREA	10,166 SQ.FT.
* LOT AREA COVERAGE MAX ALLOWED 35% = 3,558 SF	3,210 SQ.FT. 31.5%
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ALL AC AREAS + GARAGE 36% = 3,660 SF	3,646 SQ.FT. 35.8%
NON A/C AREAS:	
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* COVERED PATIO	517 SQ.FT.
COVERED BALCONY	232 SQ.FT.
OPEN BALCONY	501 SQ.FT.
* COVERED ENTRY	155 SQ.FT.
COVERED FRONT BALCONY	144 SQ.FT.
HOUSE TOTAL:	5,280 SQ.FT.



ROOF PLAN

SCALE 1/4"=1'-0"



REVISION DATES:

SUBMITTAL DATES:

DEVELOPMENT PLAN REVIEW	09-09-2024
DEVELOPMENT PLAN REVIEW	11-11-2024
DEVELOPMENT PLAN REVIEW	12-03-2024

PROJECT NO: 24.112.01
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HIBISCUS WAY LLC
CUSTOM SINGLE FAMILY RESIDENCE
 29 HIBISCUS WAY, OCEAN RIDGE, FLORIDA 33435

SHEET:
A-03



FRONT ELEVATION

SCALE 1/4"=1'-0"
 0 1 2 4 8

TOTAL ELEVATION AREA	1,060 SF
15 % REQUIRED	159 SF
PROVIDED 15.1 %	160 SF

DASHED LINE INDICATES
 8'x 16' FENESTRATION RECTANGLE

BUILDING COLORS	ELEVATION NOTES
BUILDING COLOR - SHERWIN WILLIAMS 7005 PURE WHITE	A STANDING SEAM METAL ROOF - BRONZE COLOR (OWNER TO SELECT)
RAILING/GATE/LOUVERS - SHERWIN WILLIAMS 7675 SEALSKIN	B SMOOTH STUCCO FINISH
FASCIA/SOFFIT - SHERWIN WILLIAMS 7675 SEALSKIN	C STUCCO LAP SIDING
WINDOW/DOOR FRAMES - BRONZE	D STUCCO CORNER BAND
GARAGE DOOR - SHERWIN WILLIAMS 7675 SEALSKIN	E STUCCO SURROUND
METAL ROOF - SHERWIN WILLIAMS 7675 SEALSKIN	F STUCCO FRIEZE 12" HIGH
	G DECORATIVE APPLIED 24" HIGH BRACKET
	H 42" H. ALUM. HERRINGBONE RAILING (BRONZE) PROVIDE SHOP DWGS. FOR APPROVAL
	J IMPACT RESISTANT WINDOW (BRONZE FINISH)
	K IMPACT RESISTANT DOOR (BRONZE FINISH)
	L IMPACT RESISTANT GARAGE DOOR W/BRONZE FRAME
	M LIGHT FIXTURE
	N DECORATIVE WOOD BRACKET 8" HIGH
	O ALUMINUM LOUVERED DECORATIVE SHUTTERS
	P RAISED STUCCO BAND

REVISION DATES

SUBMITTAL DATES

DEVELOPMENT PLAN REVIEW	09-09-2024
DEVELOPMENT PLAN REVIEW	11-11-2024
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DONALD HEADDON LANG, AIA
 A0001598
 ARCHITECTURE AND PLANNING



HIBISCUS WAY LLC
CUSTOM SINGLE FAMILY RESIDENCE
 29 HIBISCUS WAY, OCEAN RIDGE, FLORIDA 33435

SHEET:
A-04



REAR ELEVATION

SCALE 1/4"=1'-0"
 0 1 2 4 8

BUILDING COLORS	ELEVATION NOTES
BUILDING COLOR - SHERWIN WILLIAMS 7005 PURE WHITE	A STANDING SEAM METAL ROOF - BRONZE COLOR (OWNER TO SELECT)
RAILING/GATE/LOUVERS - SHERWIN WILLIAMS 7675 SEALSKIN	B SMOOTH STUCCO FINISH
FASCIA/SOFFIT - SHERWIN WILLIAMS 7675 SEALSKIN	C STUCCO LAP SIDING
WINDOW/DOOR FRAMES - BRONZE	D STUCCO CORNER BAND
GARAGE DOOR - SHERWIN WILLIAMS 7675 SEALSKIN	E STUCCO SURROUND
METAL ROOF - SHERWIN WILLIAMS 7675 SEALSKIN	F STUCCO FRIEZE 12"HIGH
	G DECORATIVE APPLIED 24" HIGH BRACKET
	H 42" H. ALUM. HERRINGBONE RAILING (BRONZE) PROVIDE SHOP DWGS. FOR APPROVAL
	J IMPACT RESISTANT WINDOW (BRONZE FINISH)
	K IMPACT RESISTANT DOOR (BRONZE FINISH)
	L IMPACT RESISTANT GARAGE DOOR W/BRONZE FRAME
	M LIGHT FIXTURE
	N DECORATIVE WOOD BRACKET 8" HIGH
	O ALUMINUM LOUVERED DECORATIVE SHUTTERS
	P RAISED STUCCO BAND

TOTAL ELEVATION AREA	1,232 SF
15 % REQUIRED	184.8 SF
PROVIDED 52.5 %	647 SF

--- DASHED LINE INDICATES
 --- 8'x 16' FENESTRATION RECTANGLE

REVISION DATES

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PROJECT NO: 24.112.01
 PROJECT MGR: DHL
 DRAWN BY: DHL/MS

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DONALD HEADDON LANG, AIA
 AIA0011598
 ARCHITECTURE AND PLANNING



HIBISCUS WAY LLC
CUSTOM SINGLE FAMILY RESIDENCE
 29 HIBISCUS WAY, OCEAN RIDGE, FLORIDA 33435

SHEET:
A-05



RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"
 0 1 2 4 8

TOTAL ELEVATION AREA	1,080 SF
15 % REQUIRED	162 SF
PROVIDED 15.6 %	169 SF

--- DASHED LINE INDICATES
 8'x 16' FENESTRATION RECTANGLE

BUILDING COLORS	ELEVATION NOTES
BUILDING COLOR - SHERWIN WILLIAMS 7005 PURE WHITE	A STANDING SEAM METAL ROOF - BRONZE COLOR (OWNER TO SELECT)
RAILING/GATE/LOUVERS - SHERWIN WILLIAMS 7675 SEALSKIN	B SMOOTH STUCCO FINISH
FASCIA/SOFFIT - SHERWIN WILLIAMS 7675 SEALSKIN	C STUCCO LAP SIDING
WINDOW/DOOR FRAMES - BRONZE	D STUCCO CORNER BAND
GARAGE DOOR - SHERWIN WILLIAMS 7675 SEALSKIN	E STUCCO SURROUND
METAL ROOF - SHERWIN WILLIAMS 7675 SEALSKIN	F STUCCO FRIEZE 12"HIGH
	G DECORATIVE APPLIED 24" HIGH BRACKET
	H 42" H. ALUM. HERRINGBONE RAILING (BRONZE) PROVIDE SHOP DWGS. FOR APPROVAL
	J IMPACT RESISTANT WINDOW (BRONZE FINISH)
	K IMPACT RESISTANT DOOR (BRONZE FINISH)
	L IMPACT RESISTANT GARAGE DOOR W/BRONZE FRAME
	M LIGHT FIXTURE
	N DECORATIVE WOOD BRACKET 8" HIGH
	O ALUMINUM LOUVERED DECORATIVE SHUTTERS
	P RAISED STUCCO BAND

REVISION DATES

SUBMITTAL DATES

DEVELOPMENT PLAN REVIEW	09-09-2024
DEVELOPMENT PLAN REVIEW	11-11-2024
DEVELOPMENT PLAN REVIEW	12-03-2024

PROJECT NO: 24.112.01
 PROJECT MGR: DHL
 DRAWN BY: DHL/MS

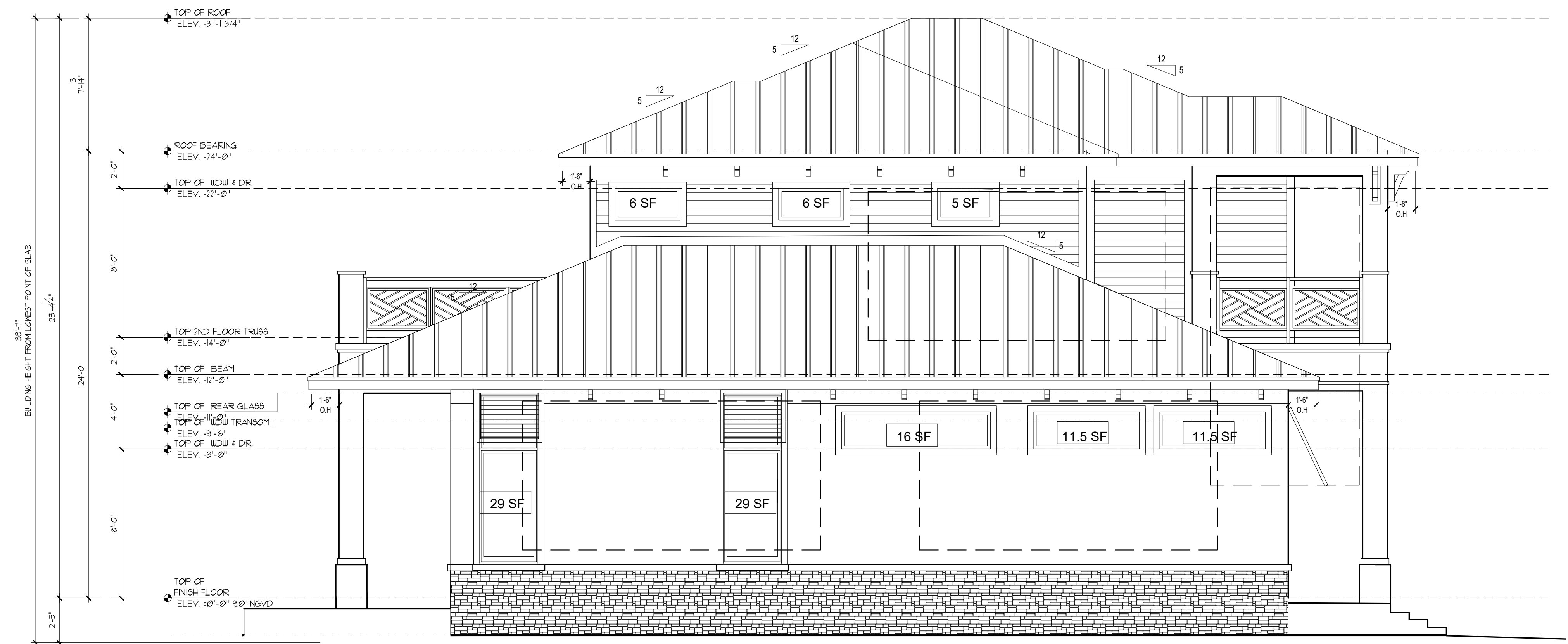
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 A00011598
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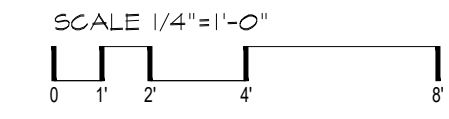
DIAZ + LANG ARCHITECTS
 ONE WEST CAMINO REAL SUITE 301A BOCA RATON FL 33432
 561-750-5551 WWW.DIAZLANGARCHITECTS.COM

HIBISCUS WAY LLC
 CUSTOM SINGLE FAMILY RESIDENCE
 29 HIBISCUS WAY, OCEAN RIDGE, FLORIDA 33435

SHEET:
A-06



LEFT SIDE ELEVATION



TOTAL ELEVATION AREA	752 SF
15 % REQUIRED	112.8 SF
PROVIDED 15 %	114 SF

DASHED LINE INDICATES
8'x 16' FENESTRATION RECTANGLE

BUILDING COLORS	ELEVATION NOTES
BUILDING COLOR - SHERWIN WILLIAMS 7005 PURE WHITE	A STANDING SEAM METAL ROOF - BRONZE COLOR (OWNER TO SELECT)
RAILING/GATE/LOUVERS - SHERWIN WILLIAMS 7675 SEALSKIN	B SMOOTH STUCCO FINISH
FASCIA/SOFFIT - SHERWIN WILLIAMS 7675 SEALSKIN	C STUCCO LAP SIDING
WINDOW/DOOR FRAMES - BRONZE	D STUCCO CORNER BAND
GARAGE DOOR - SHERWIN WILLIAMS 7675 SEALSKIN	E STUCCO SURROUND
METAL ROOF - SHERWIN WILLIAMS 7675 SEALSKIN	F STUCCO FRIEZE 12"HIGH
	G DECORATIVE APPLIED 24" HIGH BRACKET
	H 42" H. ALUM. HERRINGBONE RAILING (BRONZE) PROVIDE SHOP DWGS. FOR APPROVAL
	J IMPACT RESISTANT WINDOW (BRONZE FINISH)
	K IMPACT RESISTANT DOOR (BRONZE FINISH)
	L IMPACT RESISTANT GARAGE DOOR W/BRONZE FRAME
	M LIGHT FIXTURE
	N DECORATIVE WOOD BRACKET 8" HIGH
	O ALUMINUM LOUVERED DECORATIVE SHUTTERS
	P RAISED STUCCO BAND

REVISION DATES

SUBMITTAL DATES

DEVELOPMENT PLAN REVIEW	09-09-2024
DEVELOPMENT PLAN REVIEW	11-11-2024
DEVELOPMENT PLAN REVIEW	12-03-2024

PROJECT NO: 24.112.01
 PROJECT MGR: DHL
 DRAWN BY: DHL/MS

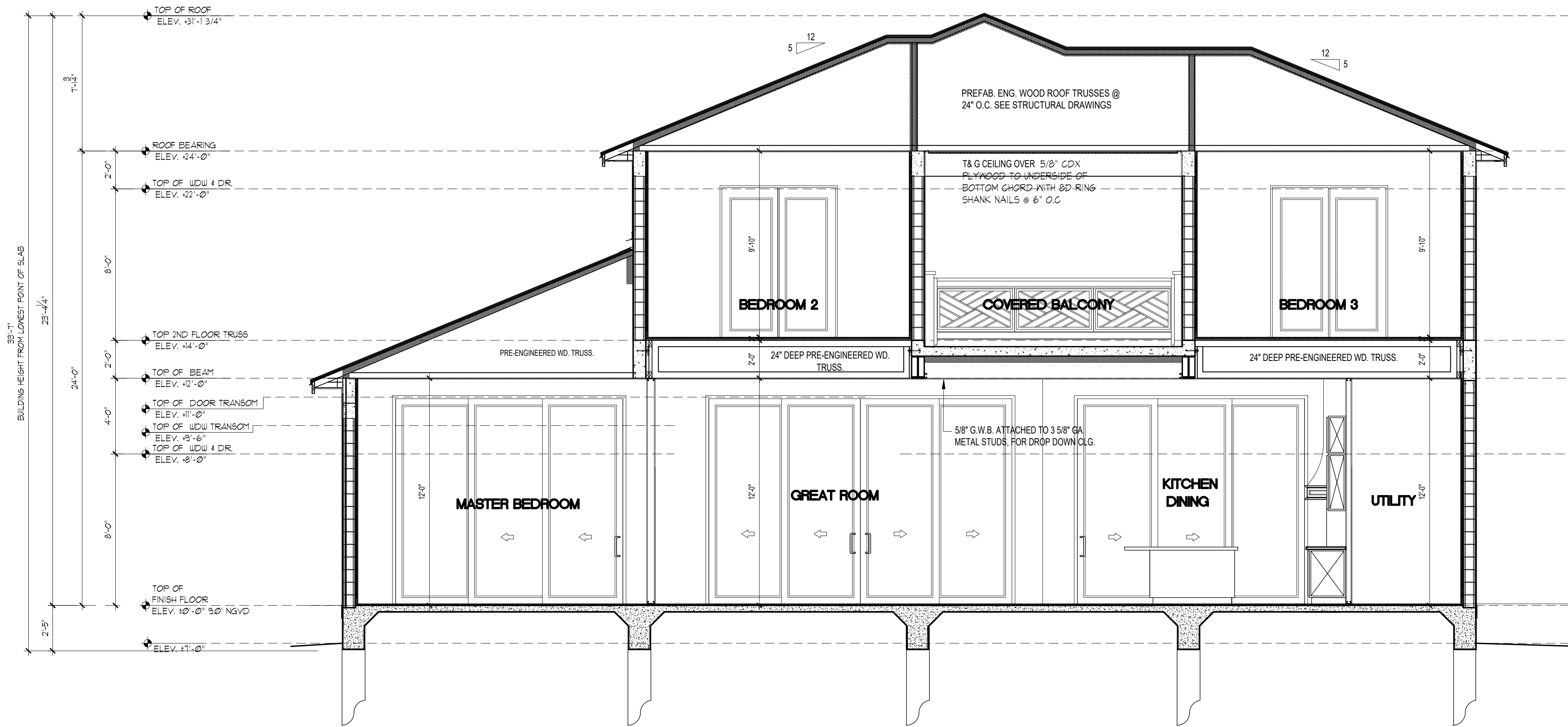
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HIBISCUS WAY LLC
CUSTOM SINGLE FAMILY RESIDENCE
 29 HIBISCUS WAY, OCEAN RIDGE, FLORIDA 33435

SHEET:
A-07



SECTION A-A
 SCALE 1/4"=1'-0"
 0 1 2 4 8

REVISION DATES

SUBMITTAL DATES

DEVELOPMENT PLAN REVIEW	09-09-2024
DEVELOPMENT PLAN REVIEW	11-11-2024
DEVELOPMENT PLAN REVIEW	12-03-2024

PROJECT NO.: 24.112.01
 PROJECT MGR.: DHL
 DRAWN BY: DHL/MS

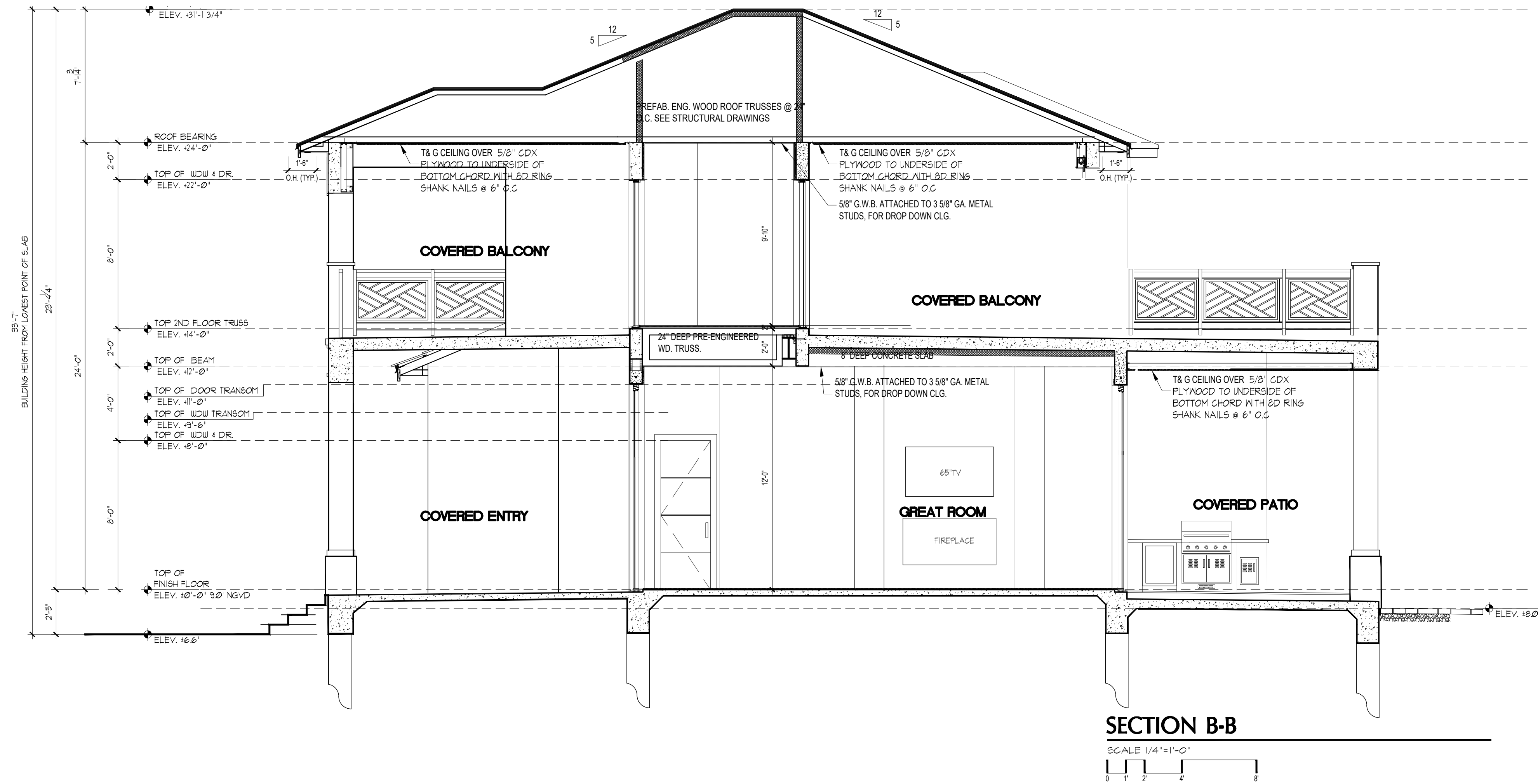
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DONALD HEADDON LANG, AIA
 ARO011598
 ARCHITECTURE AND PLANNING



HIBISCUS WAY LLC
 CUSTOM SINGLE FAMILY RESIDENCE
 29 HIBISCUS WAY, OCEAN RIDGE, FLORIDA 33435

SHEET:
A-08



REVISION DATES

SUBMITTAL DATES

DEVELOPMENT PLAN REVIEW	09-09-2024
DEVELOPMENT PLAN REVIEW	11-11-2024
DEVELOPMENT PLAN REVIEW	12-03-2024

PROJECT NO: 24.112.01
 PROJECT MGR: DHL
 DRAWN BY: DHL/MS

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CUSTOM SINGLE FAMILY RESIDENCE
 29 HIBISCUS WAY, OCEAN RIDGE, FLORIDA 33435

SHEET:
A-09



LOT 27



LOT 29 - SUBJECT PROPERTY



LOT 29 - SUBJECT PROPERTY



LOT 33



LOT 37



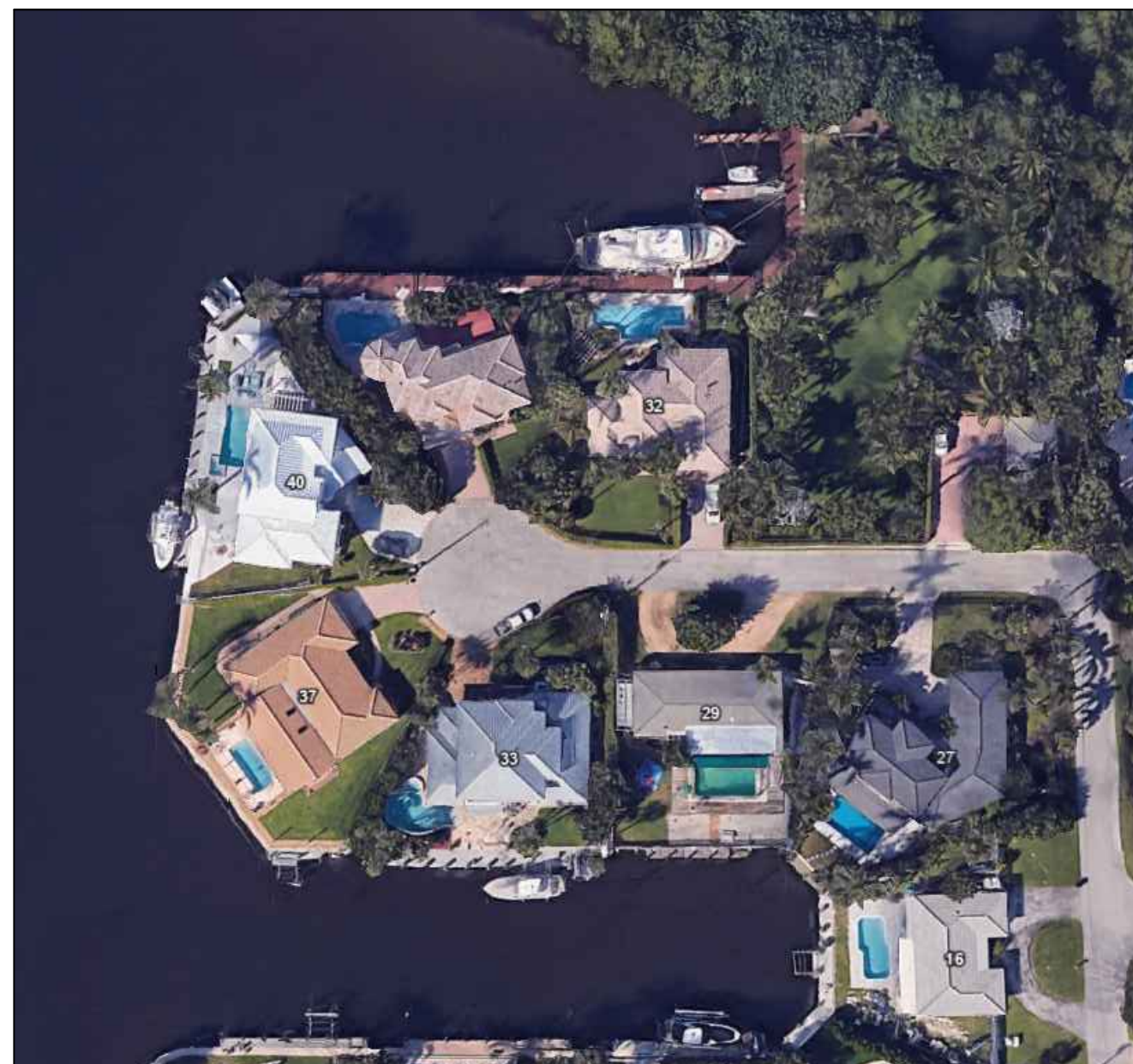
LOT 40



LOT 36



LOT 32



KEY MAP

NOT TO SCALE

REVISION DATES	

SUBMITTAL DATES	
DEVELOPMENT PLAN REVIEW	09-09-2024
DEVELOPMENT PLAN REVIEW	11-11-2024

PROJECT NO: 24.112.01
 PROJECT MGR: DHL
 DRAWN BY: DHL/MS

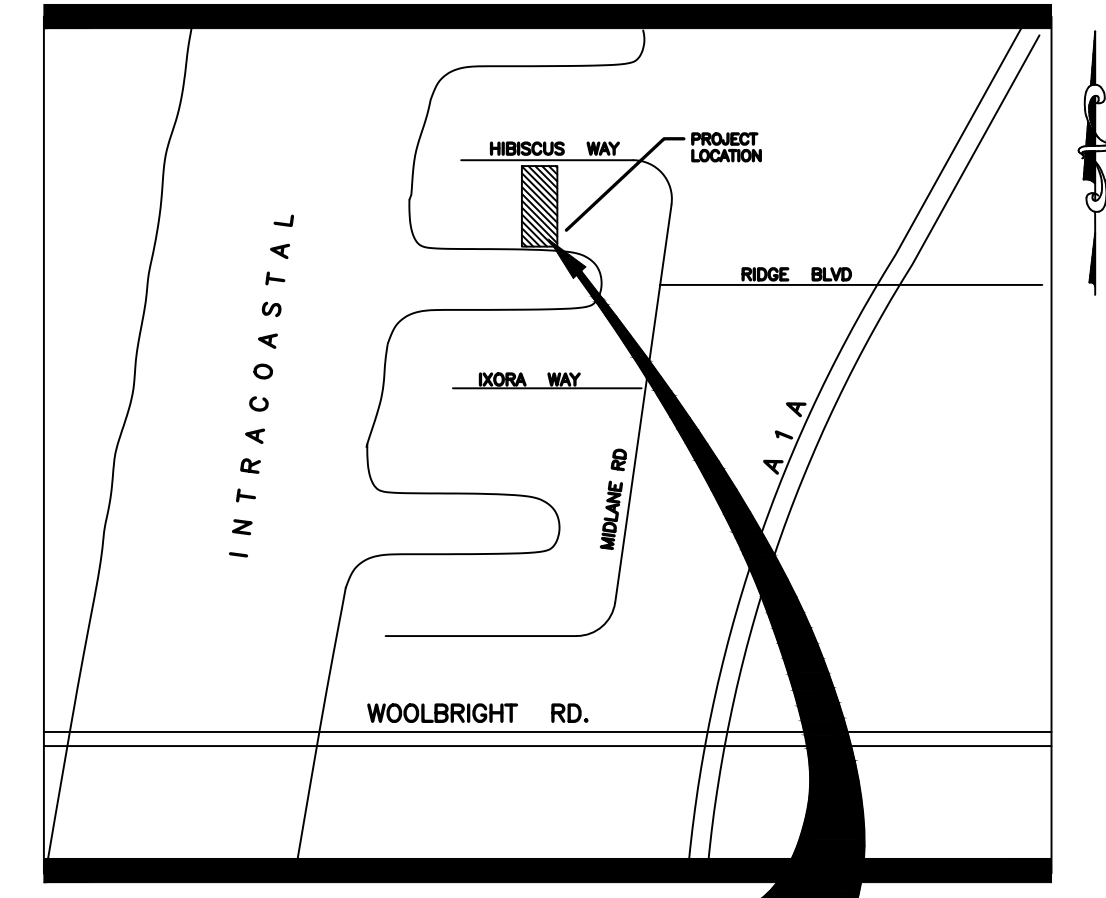
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 AIA0011598
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HIBISCUS WAY LLC
CUSTOM SINGLE FAMILY RESIDENCE
 29 HIBISCUS WAY, OCEAN RIDGE, FLORIDA 33435

SHEET:
SV-01



LOCATION SKETCH
N.T.S.

LEGAL DESCRIPTION:
LOT 18, OCEAN RIDGE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- LEGEND:**
- EXISTING ELEVATION
 - PROPOSED ELEVATION
 - PROPOSED RUNOFF FLOW
 - CATCH BASIN
 - TO BE REMOVED
 - TO BE VERIFIED
 - EXISTING ASPHALT TO REMAIN
 - PAVER BLOCK
 - UNOBSTRUCTED AREA
 - SOIL BORING LOCATION (NAVD)
 - ELEVATION CONTOUR
 - PROPERTY LINE
 - EXISTING TREE TO REMAIN

AREA COVERAGES:

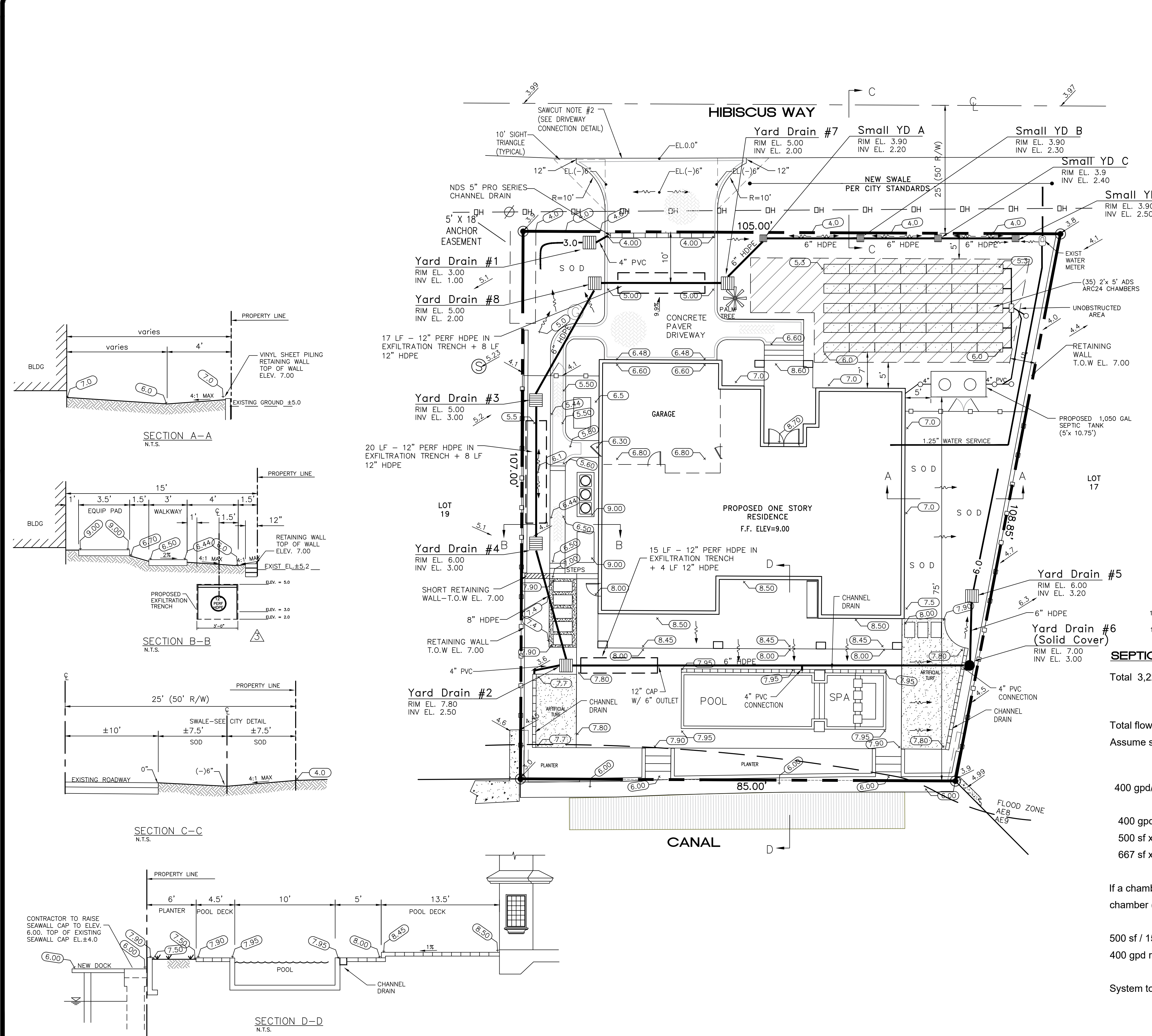
BUILDING AREA (BLDG FOOTPRINT)	= 3,210 SF = 0.054 ACRE	23.0 %
POOL DECK AND PAVEMENT AREA	= 2,336 SF = 0.074 ACRE	31.6 %
PERVIOUS AREA	= 4,620 SF = 0.106 ACRE	45.4 %
TOTAL AREA	= 10,165 SF = 0.233 ACRE	100 %

*INCLUDES ARTIFICIAL TURF

- NOTES:**
- JURISDICTION : TOWN OF OCEAN RIDGE
 - WET SEASON WATER TABLE = 1.00 NAVD
 - 10 YEAR - 1 DAY RAINFALL = 10 INCHES
 - 25 YEAR - 1 DAY RAINFALL = 11.5 INCHES
 - 100 YEAR - 1 DAY RAINFALL = 15.0 INCHES

- CONSTRUCTION NOTES:**
- CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF EXISTING WATER SERVICE TO BUILDING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INFORMATION.
 - CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF EXISTING SANITARY SEWER LATERAL SERVICE TO BUILDING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INFORMATION.
 - EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY BOB BUGGEE INC, SURVEY, LLC.
 - ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF OCEAN RIDGE ENGINEERING.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
 - THE LOCATION OF EXISTING FACILITIES WERE PLOTTED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
 - ALL SIDEWALKS AND PATIOS SHALL BE SLOPED AWAY FROM HOUSE.
 - MAXIMUM GRASS SLOPES SHALL NOT EXCEED 4:1.
 - CONTRACTOR SHALL COORDINATE GRADING PLAN WITH LANDSCAPE ARCHITECT.
 - REMOVE ALL ORGANIC AND DELERIOUS MATERIAL BETWEEN THE EDGE OF PAVEMENT AND RIGHT OF WAY LINE (15' SODDED SWALE). NO MATERIAL OF F.D.O.T. CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED IN THE RIGHT OF WAY.
 - ALL ELEVATIONS SHOWN ARE IN NORTH AMERICAN VERTICAL DATUM 1988.

- SAWCUT NOTES:**
- MATCH NEW PAVEMENT/PAVER GRADE TO BACK OF SIDEWALK ELEVATION OF NEW SIDEWALK.
 - SAWCUT EXISTING PAVEMENT. MATCH NEW PAVEMENT GRADE TO EXIST. ASPHALT GRADE.
- FEMA NOTES:**
- FLOOD ZONE = AE
2019 FEMA BASE FLOOD ELEV = 8.0
CONTROL PANEL No. = 12099C-0793-G
DATE: 12/20/24



SEPTIC CONSTRUCTION NOTES:

- ALL SEPTIC TANK AND DRAINFIELD CONSTRUCTION MUST BE IN ACCORDANCE WITH CHAPTER 64E-6, FLORIDA ADMINISTRATION CODE.
- ALL SEPTIC SYSTEMS AND SEPTAGE STABILIZATION FACILITIES SHALL BE PLACED NO CLOSER THAN; 75 FEET FROM A PRIVATE POTABLE WELL, 50 FEET FROM A NON-POTABLE WELL, 10 FEET FROM A STORM SEWER PIPE, 15 FEET FROM THE DESIGN HIGH WATER LINE OF RETENTION AREAS, 5 FEET FROM BUILDING FOUNDATIONS OR SWIMMING POOLS, 10 FEET FROM POTABLE WATER LINES, 15 FEET FROM GROUNDWATER INTERCEPTOR DRAINS, AND 75 FEET FROM BOUNDARIES OF SURFACE WATER BODIES.
- CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF EXISTING WATER MAINS IN AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INFORMATION.
- CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF EXISTING UTILITIES IN AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INFORMATION.
- A MINIMUM UNOBSTRUCTED AREA MUST BE 1.5 TIMES AS LARGE AS THE REQUIRED DRAINFIELD ABSORPTION AREA 75% OF THE UNOBSTRUCTED AREA MUST MEET MINIMUM SETBACK CRITERIA STATED ABOVE.
- PLUMBING CONTRACTOR TO VERIFY ALLOWABLE SANITARY INVERT EXISTING BUILDING RELATIVE TO FINISH FLOOR ELEVATION PRIOR TO CONSTRUCTION.
- TOP ELEVATION OF SEPTIC TANK CAN BE NO LOWER THAN 12" BELOW FINISH FLOOR ELEVATION.
- BENCHMARK DESCRIPTION: (SEE "SITE BENCHMARK")
- CONTRACTOR TO ADHERE TO ALL APPLICABLE AGENCIES, REGULATIONS AND STANDARDS.
- A MINIMUM UNOBSTRUCTED AREA MUST BE 1.5 TIMES AS LARGE AS THE REQUIRED DRAINFIELD ABSORPTION AREA 75% OF THE UNOBSTRUCTED AREA MUST MEET MINIMUM SETBACK CRITERIA STATED ABOVE.
- PLUMBING CONTRACTOR TO VERIFY ALLOWABLE SANITARY INVERT EXISTING BUILDING RELATIVE TO FINISH FLOOR ELEVATION PRIOR TO CONSTRUCTION.
- TOP ELEVATION OF SEPTIC TANK CAN BE NO LOWER THAN 12" BELOW FINISH FLOOR ELEVATION.
- BENCHMARK DESCRIPTION: (SEE "SITE BENCHMARK")
- CONTRACTOR TO ADHERE TO ALL APPLICABLE AGENCIES, REGULATIONS AND STANDARDS.
- ALL ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD).
- NGVD TO NAVD CONVERSION = 1.58 FT

SEPTIC TANK CALCULATIONS:

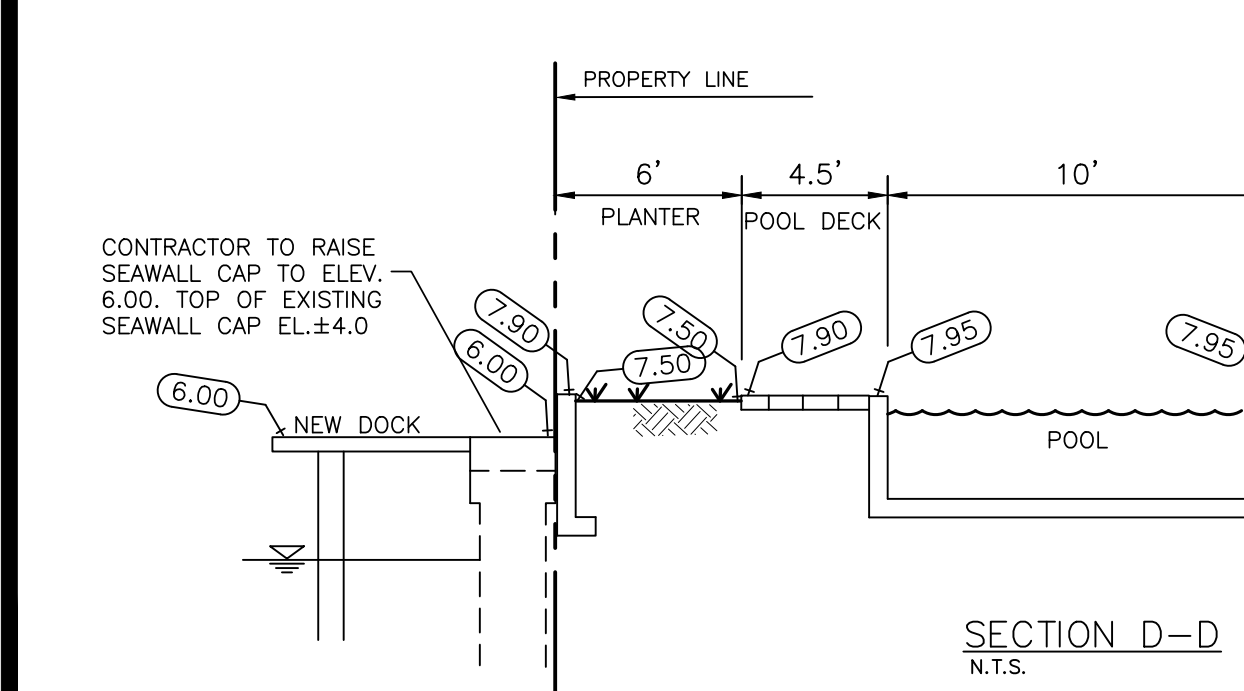
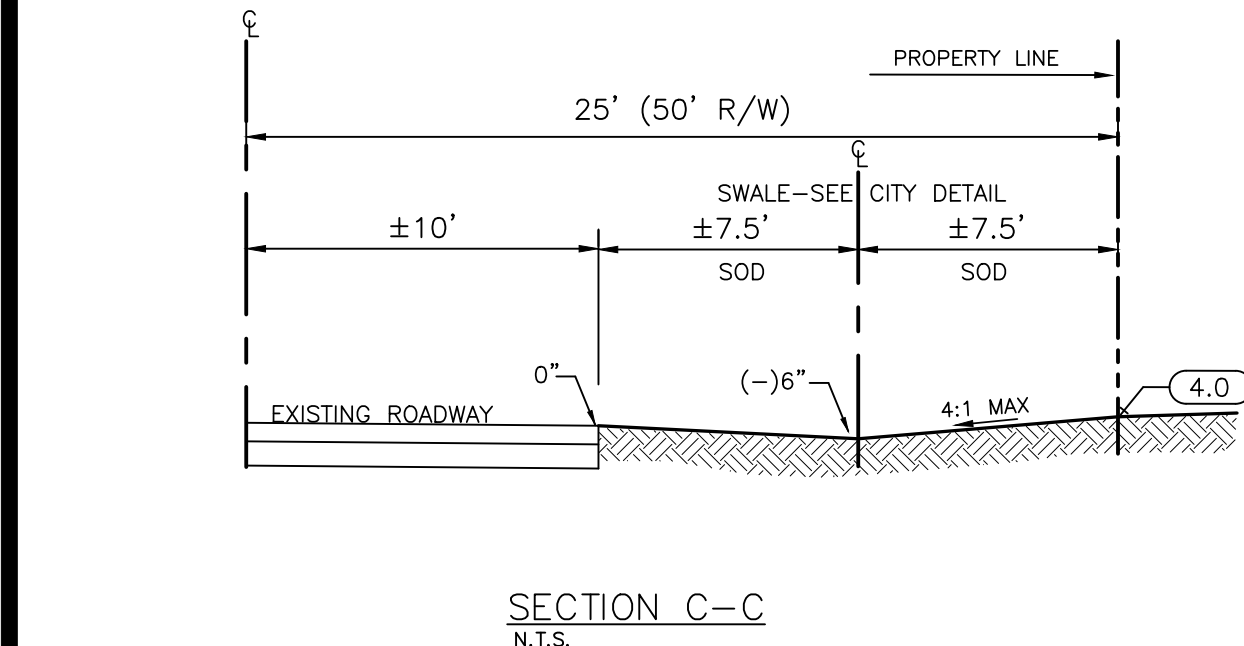
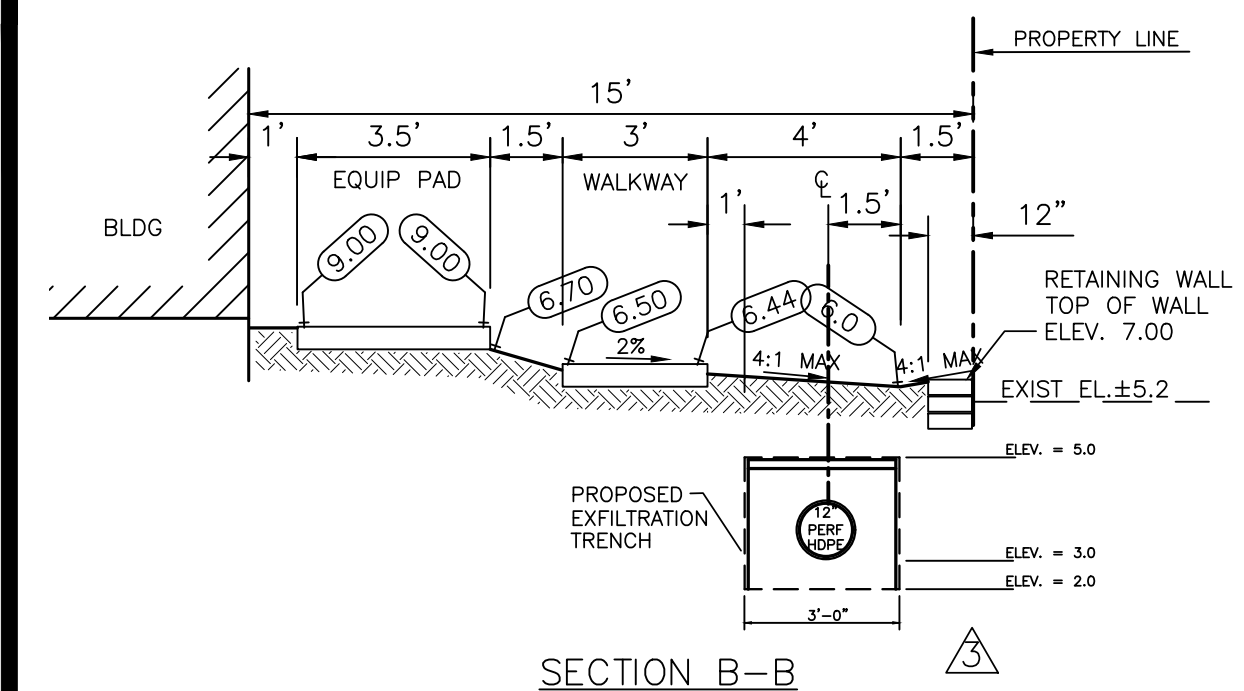
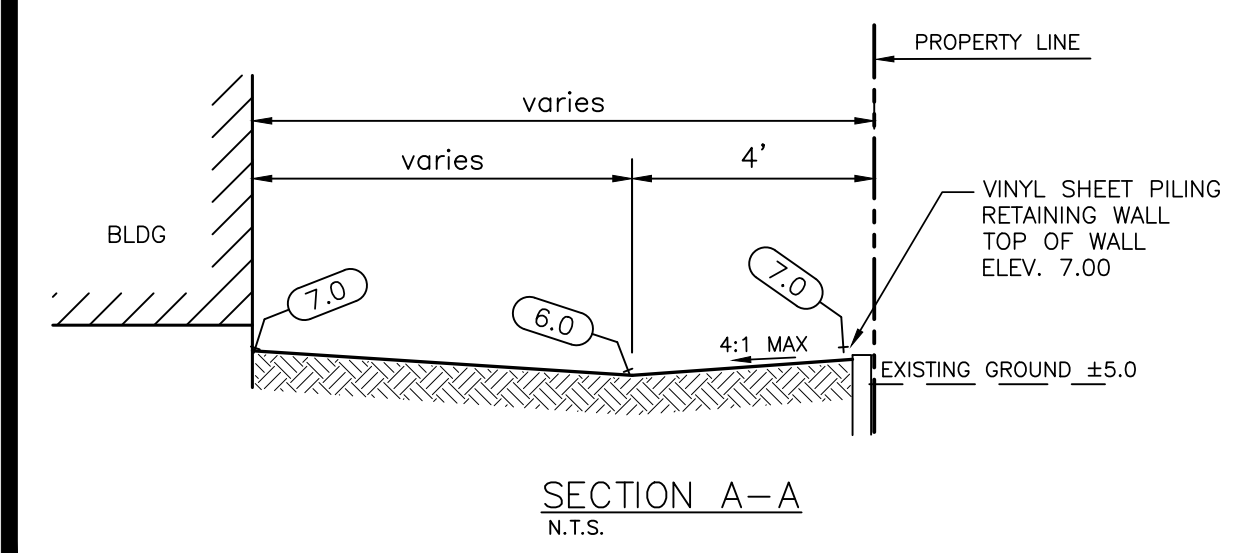
Total 3,222 sf A/C space , 4 bedrooms
4 bedrooms (3,300 sf max) = 400gpd

Total flow = 400 gpd
Assume sandy soil loading rate = 0.8 gpd/sf (Trench)
= 0.6 gpd/sf (Bed)

400 gpd / 0.8 = 500 sf drainfield trench type(Dose System Not Required)
400 gpd / 0.6 = 667 sf drainfield bed type (Dose System Not Required)
500 sf x 1.5 = 750 sf unobstructed area, 962 sf Provided
667 sf x 1.5 = 1,000 sf unobstructed area

If a chamber type or MPS-9 Bundle type drainfield is used, each chamber (2ft x 5ft) = 15 sf drainfield
500 sf / 15 sf = 34 chambers will be required for 500 sf. of drainfield
400 gpd requires 1,050 Gallon Septic Tank

System to be permitted with Palm County Health Department



Designed	J.J.H.
Drawn	E.L.H.
Checked	J.J.H.

NO.	DATE	REVISION	BY
11-12-24		revised per city comments	
12-1-24		revised per city comments	
12-12-24		revised per city comments	

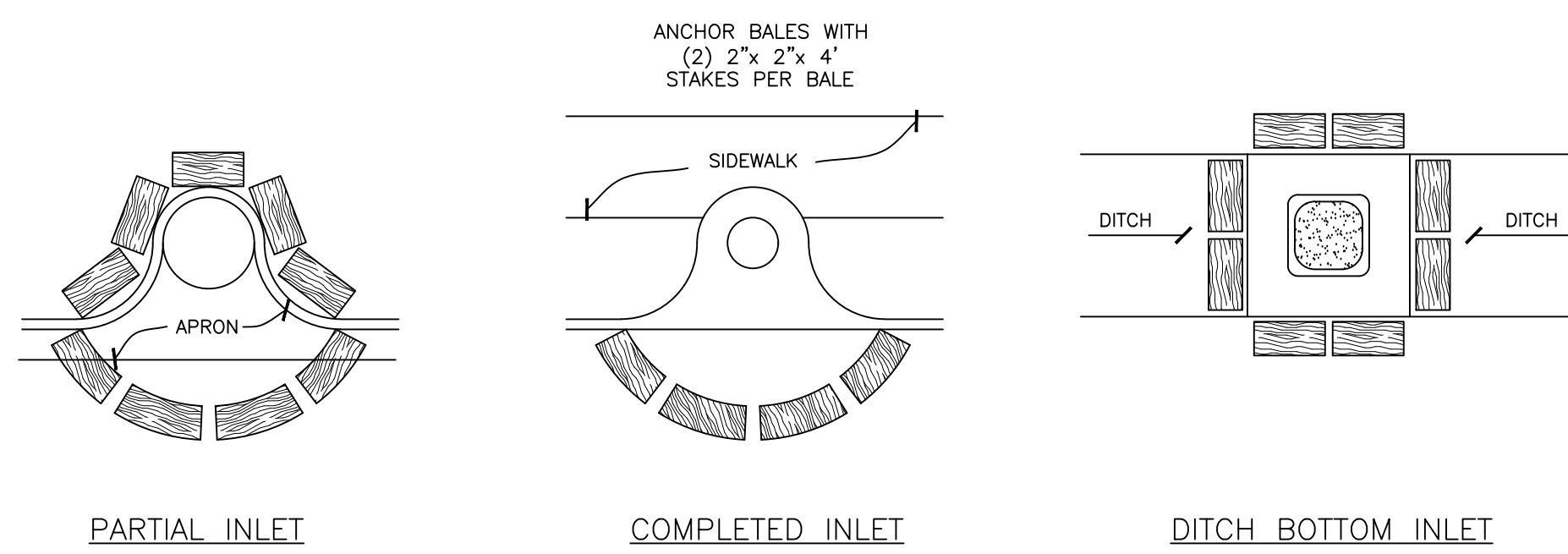
HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street - Deerfield Beach, Fla. 33441
Phone: (954) 260-6194
Email: johnjhaley@comcast.net
F.B.P.E. Authorization No. 9463

GROELLE RESIDENCE
29 HIBISCUS WAY
OCEAN RIDGE, FLORIDA

**PAVING, GRADING,
DRAINAGE, AND
SEPTIC SYSTEM PLAN**

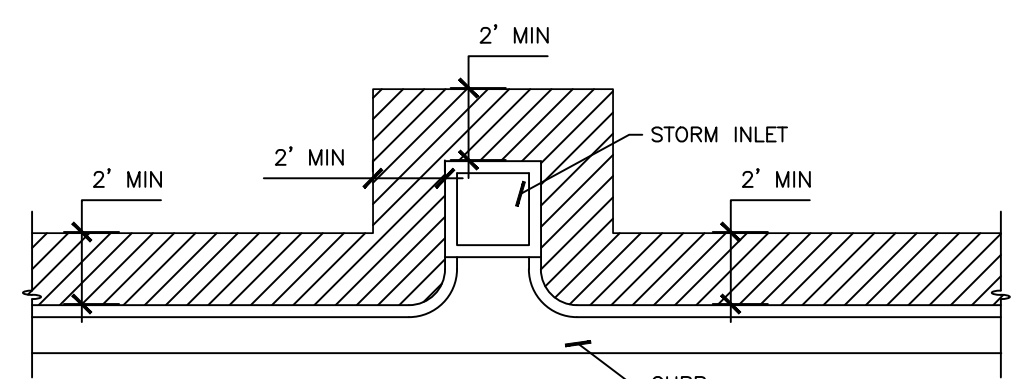
APPROVED: _____ DATE: _____
JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE	PROJECT NUMBER	1
1" = 10'	24-3168	5



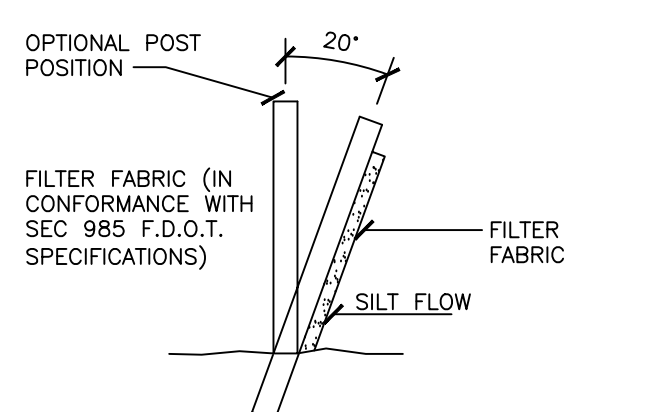
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

FIGURE 6



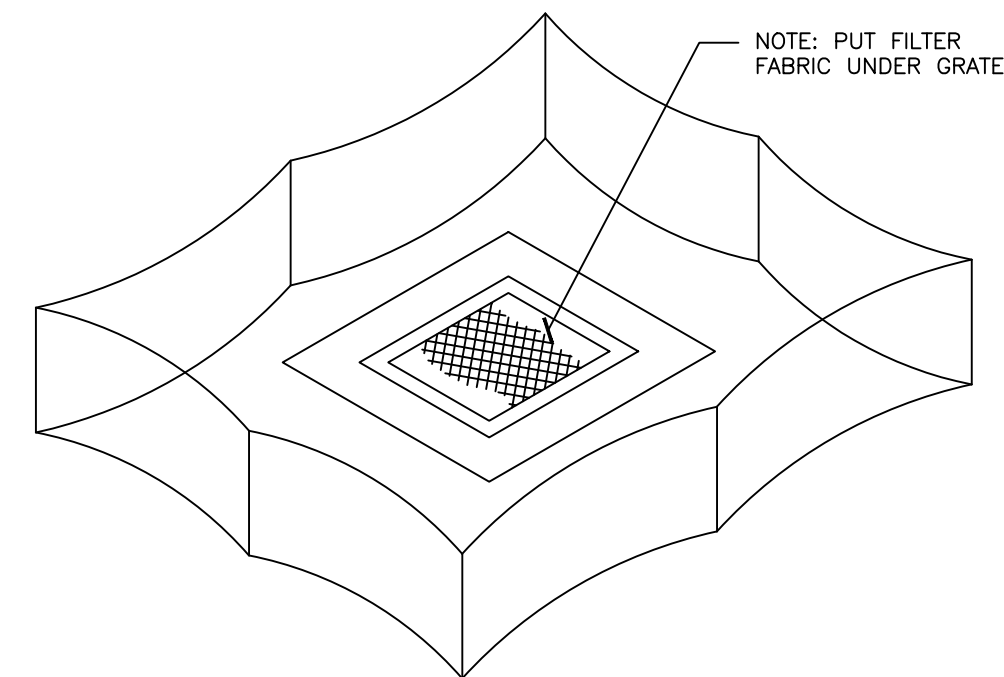
SOD ALONG CURB AND AROUND INLET

FIGURE 9



TEMPORARY SEDIMENT SUMP (ONLY IF NEEDED)

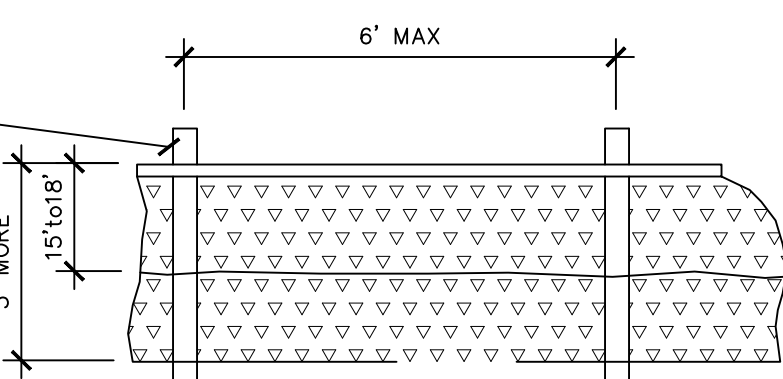
FIGURE 10



STAKED SILK BARRIER OR SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

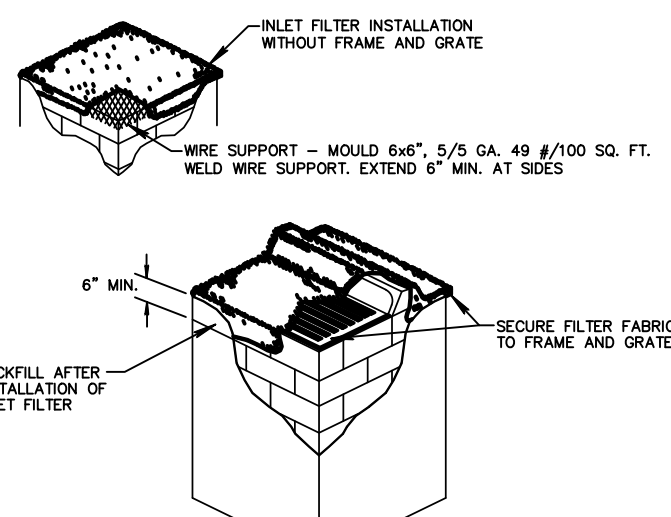
FIGURE 7

- POST OPTIONS:
WOOD 2 1/2" MIN
WOOD 2"x4" OAK 1 1/2" x 1 1/2" STEEL
1.33 LBS/FT. MIN)

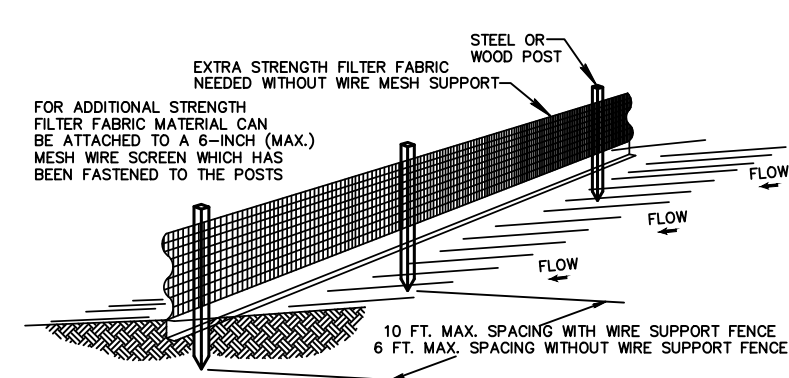


TYPICAL SILT FENCE

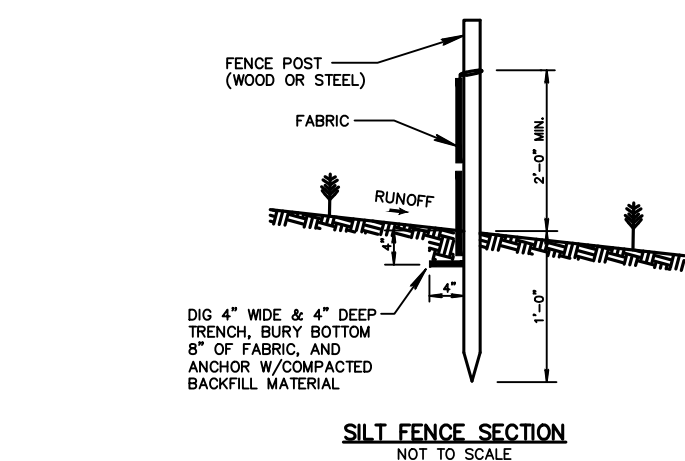
FIGURE 2



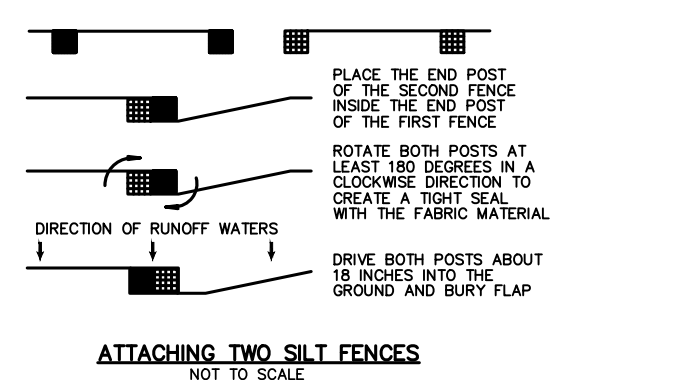
INLET FILTER DETAIL



SILT FENCE INSTALLATION DETAIL D 9.1a

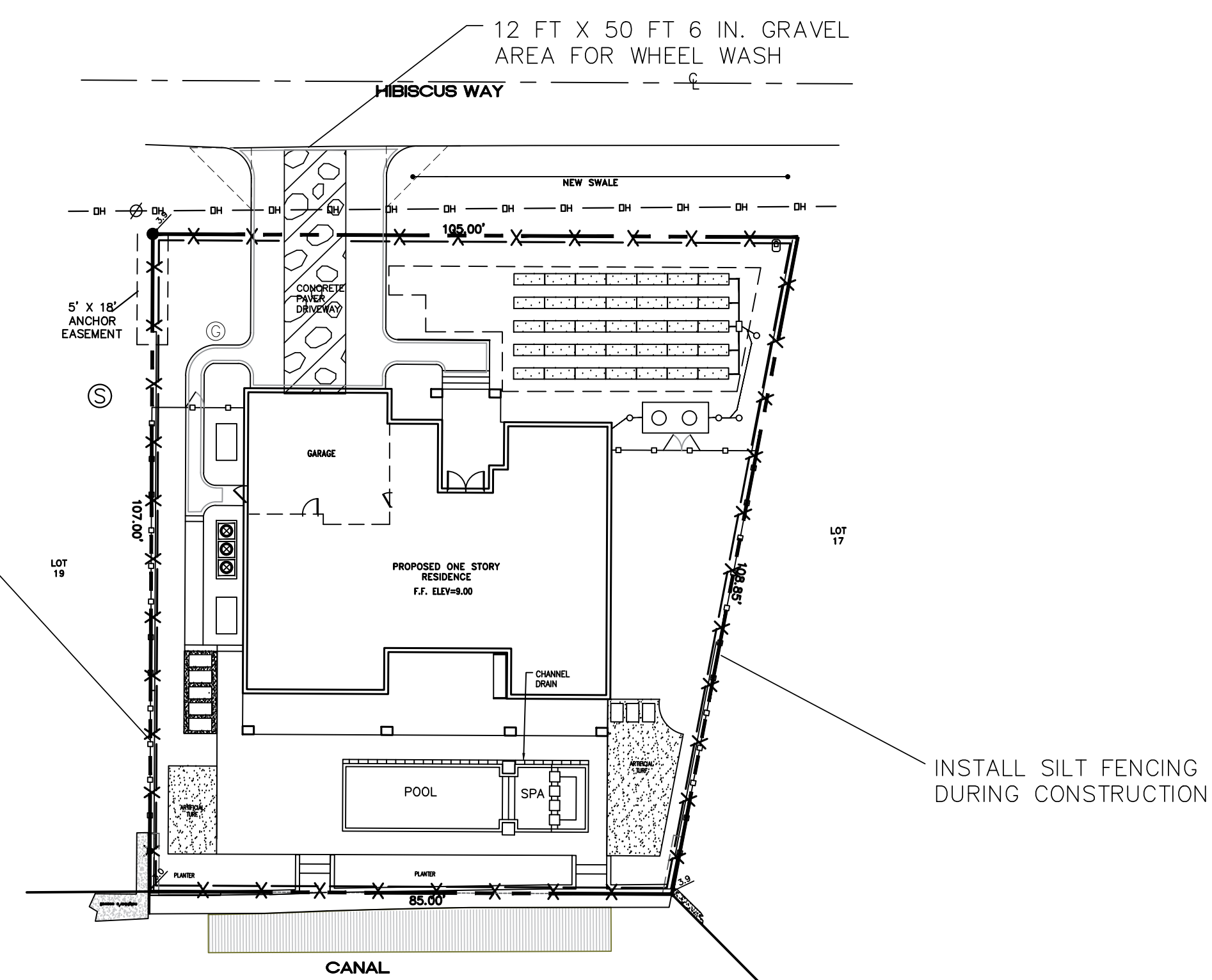


CONSTRUCTION ENTRANCE SECTION



ATTACHING TWO SILT FENCES

SILT FENCE INSTALLATION DETAIL D 9.1b



BEST MANAGEMENT PRACTICES PLAN

SCALE 1"=20'-0"

BEST MANAGEMENT PRACTICES

SECTION A GENERAL EROSION CONTROL

- A.1 General erosion control BMP's shall be employed to minimize soil erosion and potential lake slope cover-ins. While the various techniques required will be site and plan specific, they should be employed as soon as possible during construction activities.
- A.2 Cleared site development areas not continually scheduled for construction activities shall be covered with hay or overseeded and periodically watered sufficient to stabilize the temporary groundcover.
- A.3 Slopes of banks retention/detention ponds shall be constructed not steeper than 4H:1V from top of bank to two feet below normal water level as shown in Figure 5.
- A.4 All grass slopes constructed steeper than 4H:1V shall be sodded as soon as practical after their construction as shown in Figure 8.
- A.5 Sod shall be placed for a 3-foot wide strip adjoining all curbing and around all inlets as shown in Figure 9. Sod shall be placed before silt barriers, shown in Figure 5, are removed.
- A.6 Where required to prevent erosion from sheet flow across bare ground from entering a lake or swale, a temporary sediment sump shall be constructed as shown in Figure 10. The temporary sediment sump shall remain in place until vegetation is established on the ground draining to the sump.

- B.4 Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease and lubricants from entering site drainage features including stormwater collection and treatment systems. Contractors shall provide brood dikes, hay bales or silt screens around, and sediment sumps within, such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use absorbent filter pads to clean up spills as soon as possible after occurrence.
- B.5 Silt barriers, any silt which accumulates behind the barriers, and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION C CONTROL OF WIND EROSION

- C.1 Wind erosion shall be controlled by employing the following methods as necessary and appropriate:
 - a. Bare earth areas shall be watered during construction as necessary to minimize the transport of fugitive dust. It may be necessary to limit construction vehicle speed if bare earth has not been effectively watered. In no case shall fugitive dust be allowed to leave the site under construction.
 - b. As soon as practical after completion of construction, bare earth areas shall be vegetated.
 - c. At any time both during and after site construction that watering and/or vegetation are not effective in controlling wind erosion and/or transport of fugitive dust, other methods as are necessary for such control shall be employed. These methods may include erection of dust control fences. If required, dust control fences shall be constructed in accordance with the detail for a silt fence shown in Figure 2, except the minimum height shall be 4 feet.

SECTION B PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

- B.1 Surface water quality shall be maintained by employing the following BMP's in the construction planning and construction of all improvements.
- B.2 Where practical, stormwater shall be conveyed by swales. Swales shall be constructed as shown in Figure 5.
- B.3 Erosion control measures shall be employed to minimize turbidity of surface waters located downstream of any construction activity. While the various measures required will be site specific, they shall be employed as needed in accordance with the following:
 - a. In general erosion shall be controlled at the furthest practical upstream location.
 - b. Stormwater inlets shall be protected during construction as shown in Figures 6 and 7. Protection measures shall be employed as soon as practical during the various stages of inlet construction. Silt barriers shall remain in place until sodding around inlets is complete.

Designed	J.J.H.
Drawn	E.L.H.
Checked	J.J.H.

NO.	DATE	REVISION	BY
11-12-24		revised per city comments	

HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street - Deerfield Beach, Fla. 33441
Phone: (954) 260-6194
Email: johnjhaley@comcast.net
F.B.P.E. Authorization No. 9463

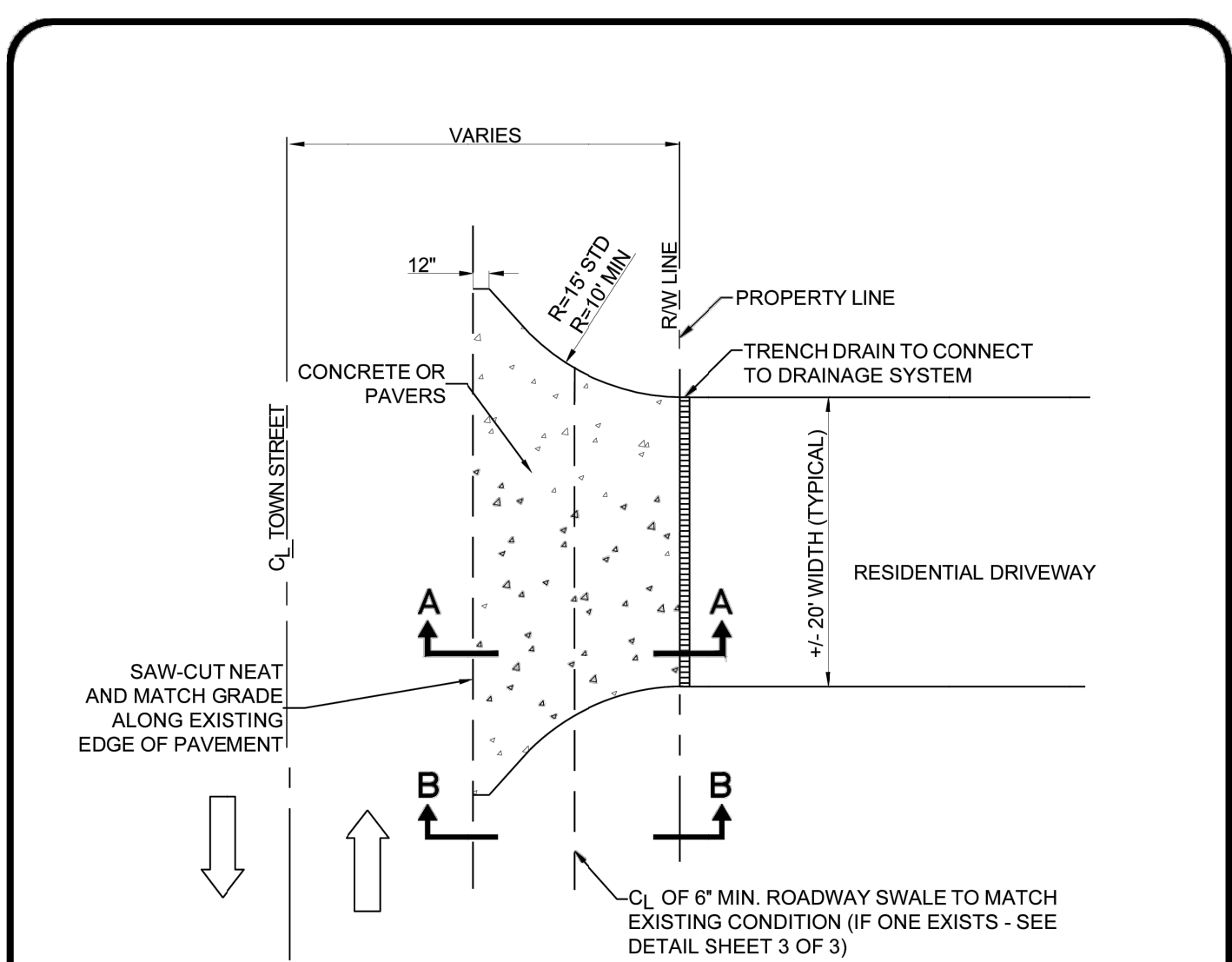
GROELLE RESIDENCE
29 HIBISCUS WAY
OCEAN RIDGE, FLORIDA

BEST MANAGEMENT PRACTICES DETAILS

APPROVED: _____
DATE: _____
JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE	PROJECT NUMBER
N.T.S.	24-3168

2
5



- NOTES**
- (1) DETAIL FOR TOWN RIGHT-OF-WAY ONLY
 - (2) TRENCH DRAIN SHALL FOLLOW CODE SEC. 67-33 (b)

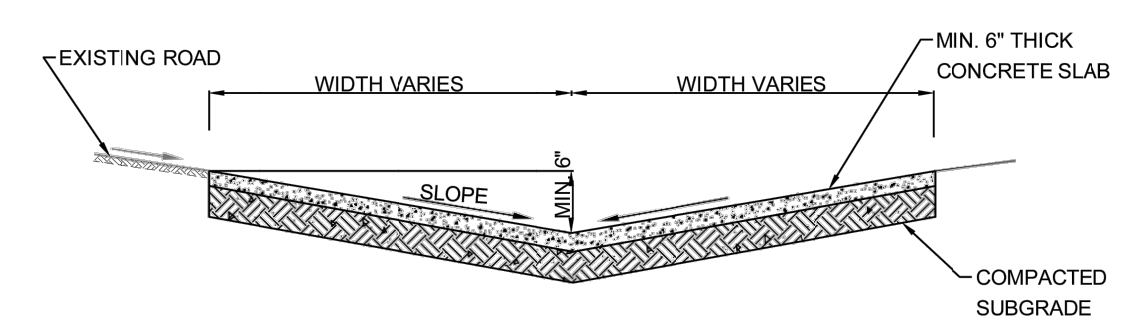
RESIDENTIAL DRIVEWAY AND SWALE DETAILS
PLAN VIEW
N.T.S.

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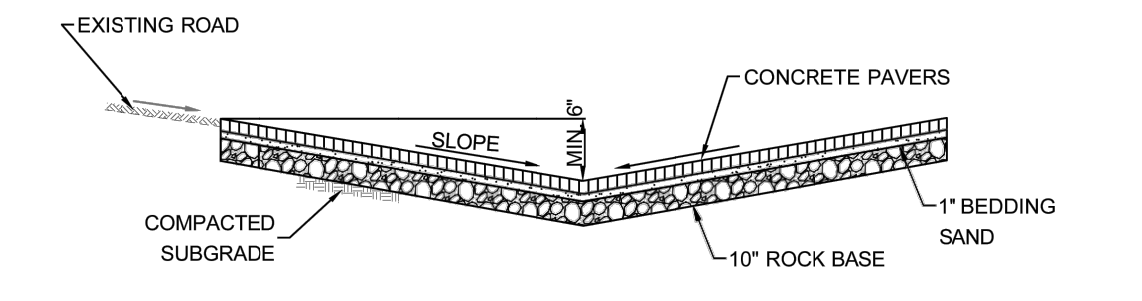
TOWN OF OCEAN RIDGE - DRIVEWAY AND SWALE DETAILS

DATE: SEPT. 2021	<p>A Higher Standard of Excellence</p> <p>1300 N Congress Ave #201, West Palm Beach, Florida 33409 PH (561) 955-1151 • FAX (561) 955-8396 • WWW.ENGENUITYGROUP.COM</p>	SCALE: N.T.S.	SHEET: 1 / 3
PROJECT ENGINEER: ETLB		DRAWN BY:	
CHECKED BY: LAT		JOB No:	00020.10
CHECKED BY:			

J:\Land Projects R2\00020.10 TOWN DETAILS\2021 09 TOR DETAIL 1-PLAN VIEW.dwg DATE: 9/17/2021 12:56 PM



- CONCRETE NOTES**
- (1) SUBGRADE SHALL BE THOROUGHLY COMPACTED BY MECHANICAL TAMP TO AT LEAST 98% OF THE MAXIMUM DENSITY PER A.A.S.H.T.O. T-180.
 - (2) SEE PLAN FOR SLOPE AND WIDTH INFORMATION.
 - (3) SEE DRIVEWAY AND SWALE DETAILS, DETAIL SHEET 3 OF 3.
 - (4) INVERT OF SWALE MIN. 6" BELOW OF PAVEMENT



- PAVER NOTES**
- (1) APPLICANT TO PROVIDE PAVER DESIGN AT TIME OF BUILDING PERMIT.
 - (2) PRIOR TO INSTALLATION- APPLICANT TO CHECK SUBSURFACE FOR ORGANICS WHICH COULD COMPRESS AFTER INSTALLATION.
 - (3) INVERT OF SWALE MIN. 6" BELOW EDGE OF PAVEMENT

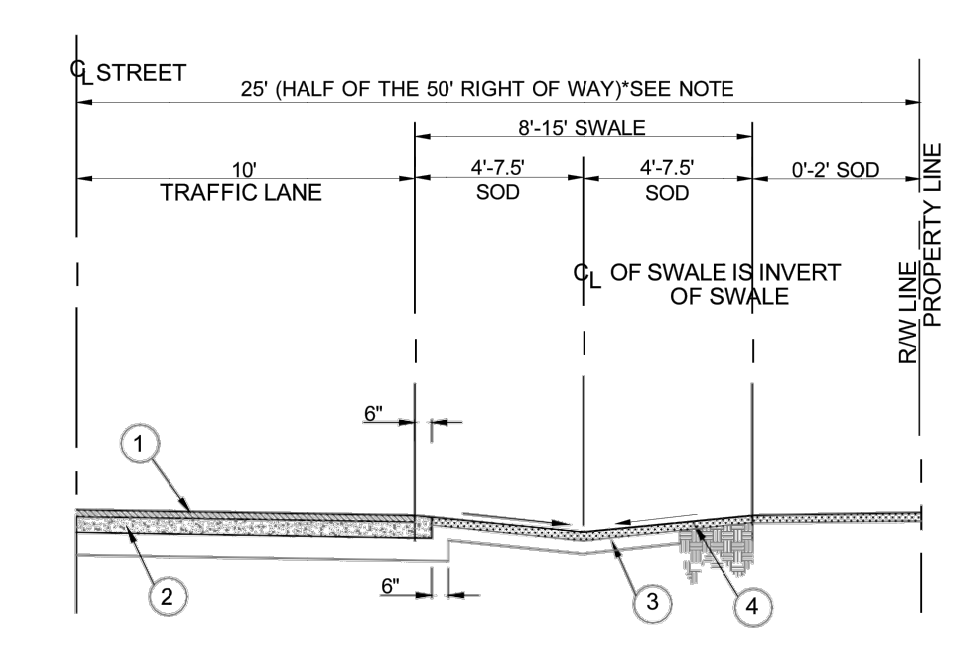
SECTION A-A
DRIVEWAY CROSS SECTION
N.T.S.

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TOWN OF OCEAN RIDGE - DRIVEWAY AND SWALE DETAILS

DATE: SEPT. 2021	<p>A Higher Standard of Excellence</p> <p>1300 N Congress Ave #201, West Palm Beach, Florida 33409 PH (561) 955-1151 • FAX (561) 955-8396 • WWW.ENGENUITYGROUP.COM</p>	SCALE: N.T.S.	SHEET: 1 / 3
PROJECT ENGINEER: ETLB		DRAWN BY:	
CHECKED BY: LAT		JOB No:	00020.10
CHECKED BY:			

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- NOTES**
- (1) 1 1/2" THICK TYPE S4, ASPHALTIC CONCRETE SURFACE COURSE
 - (2) BASE SHALL BE 8" MINIMUM THICKNESS. ALL NEW BASE MATERIAL SHALL BE 18" OF LIMEROCK OR 8" LIMEROCK BASE OVER 12" OF STABILIZED SUBGRADE
 - (3) STABILIZED SHOULDER IS 8' WIDE AND 6" THICK. STABILIZE TO A FLORIDA BEARING VALUE OF AT LEAST 50 P.S.I. AND COMPACT TO AT LEAST 98% OF THE MAXIMUM DENSITY DETERMINED BY A.A.S.H.T.O. T-180.
 - (4) SWALE IS TO BE GRASSED WITH SOD.
 - (5) WHERE DRIVEWAYS INTERSECT SWALES, DRIVEWAYS SHALL CONFORM TO THE EXISTING SWALE SECTION.
- *NOTE: RIGHT-OF-WAY WIDTHS VARY THROUGHOUT THE TOWN.

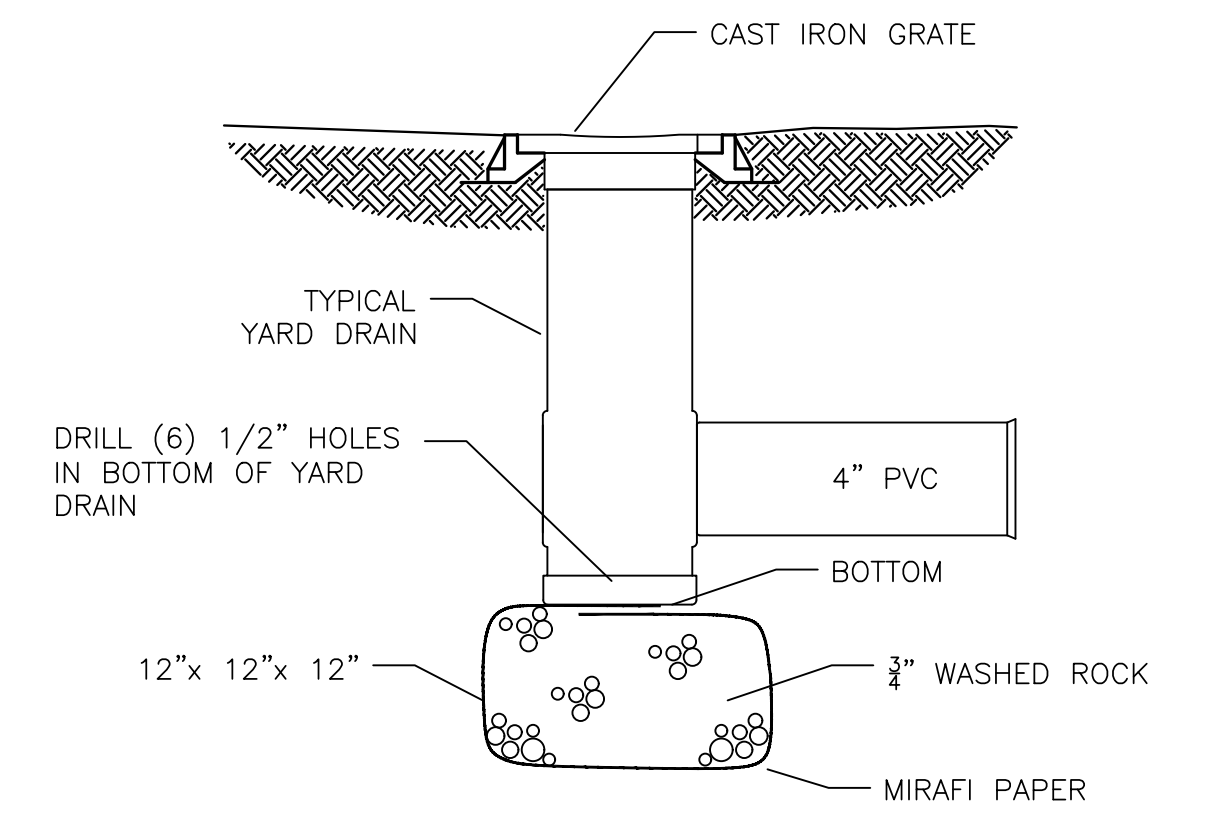
SECTION B-B
TYPICAL SWALE AND STREET CROSS SECTION 50' ROW
N.T.S.

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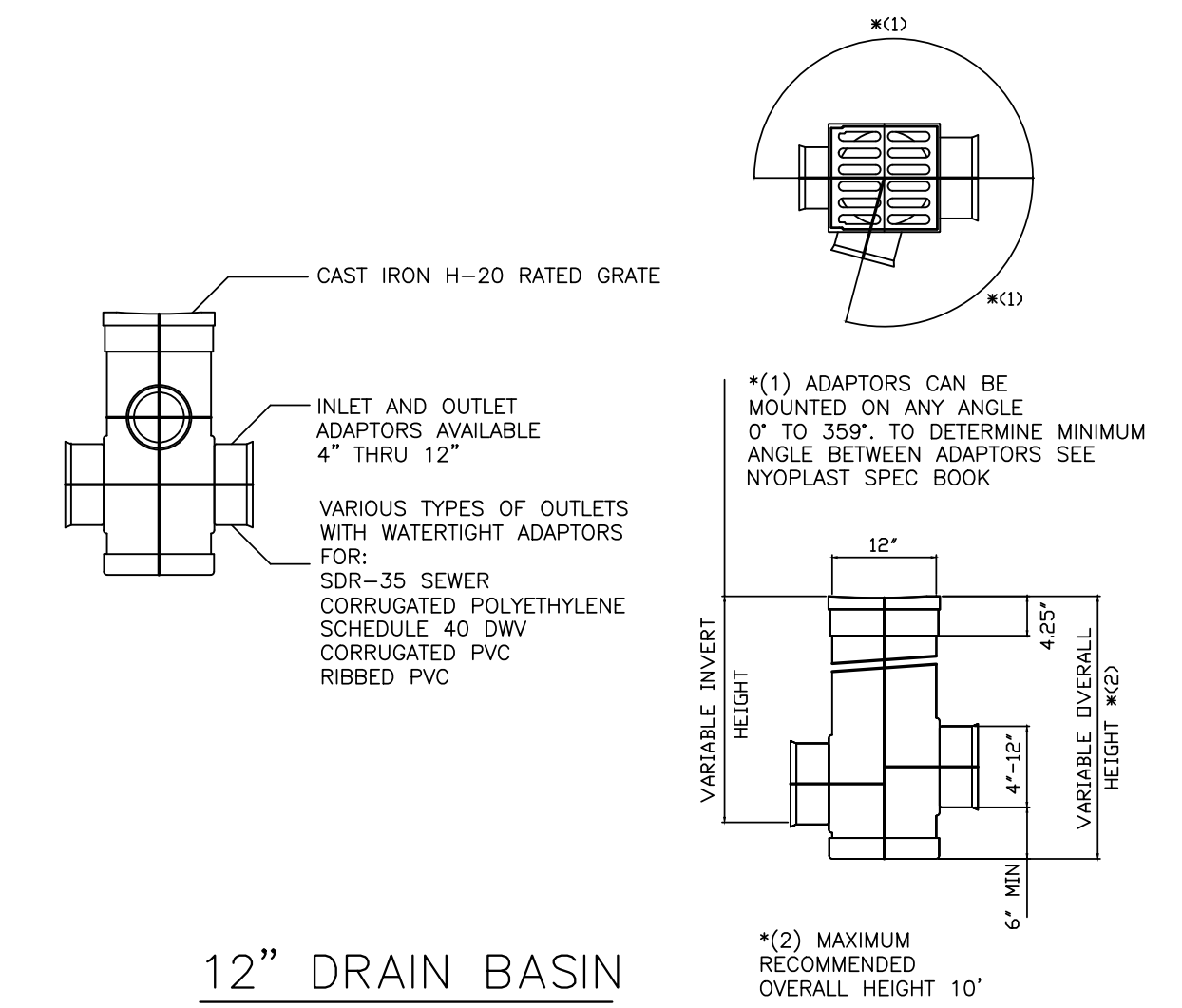
TOWN OF OCEAN RIDGE - DRIVEWAY AND SWALE DETAILS

DATE: SEPT. 2021	<p>A Higher Standard of Excellence</p> <p>1300 N Congress Ave #201, West Palm Beach, Florida 33409 PH (561) 955-1151 • FAX (561) 955-8396 • WWW.ENGENUITYGROUP.COM</p>	SCALE: N.T.S.	SHEET: 3 / 3
PROJECT ENGINEER: ETLB		DRAWN BY:	
CHECKED BY: LAT		JOB No:	00020.10
CHECKED BY:			

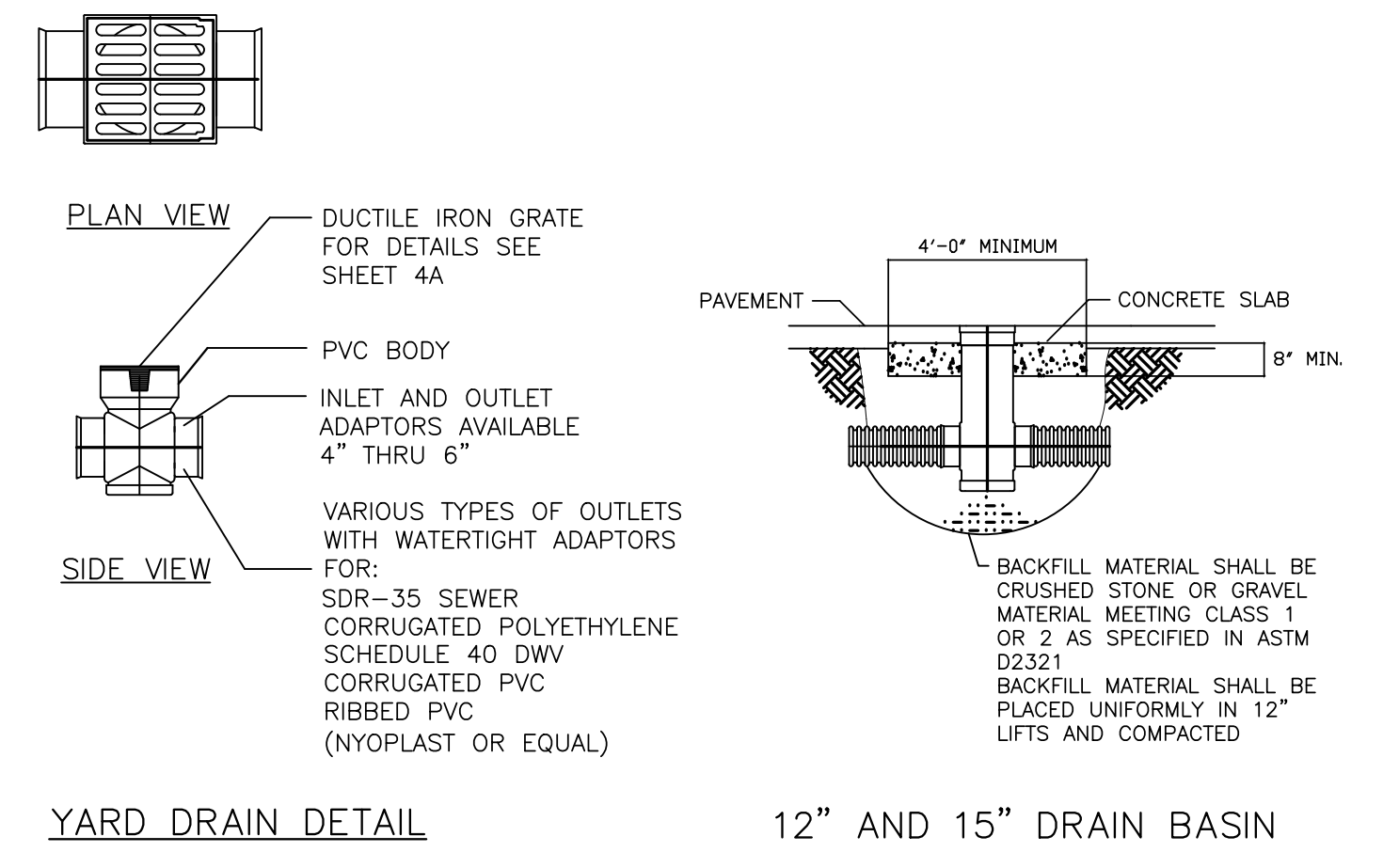
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YARD DRAIN
BOTTOM DETAIL

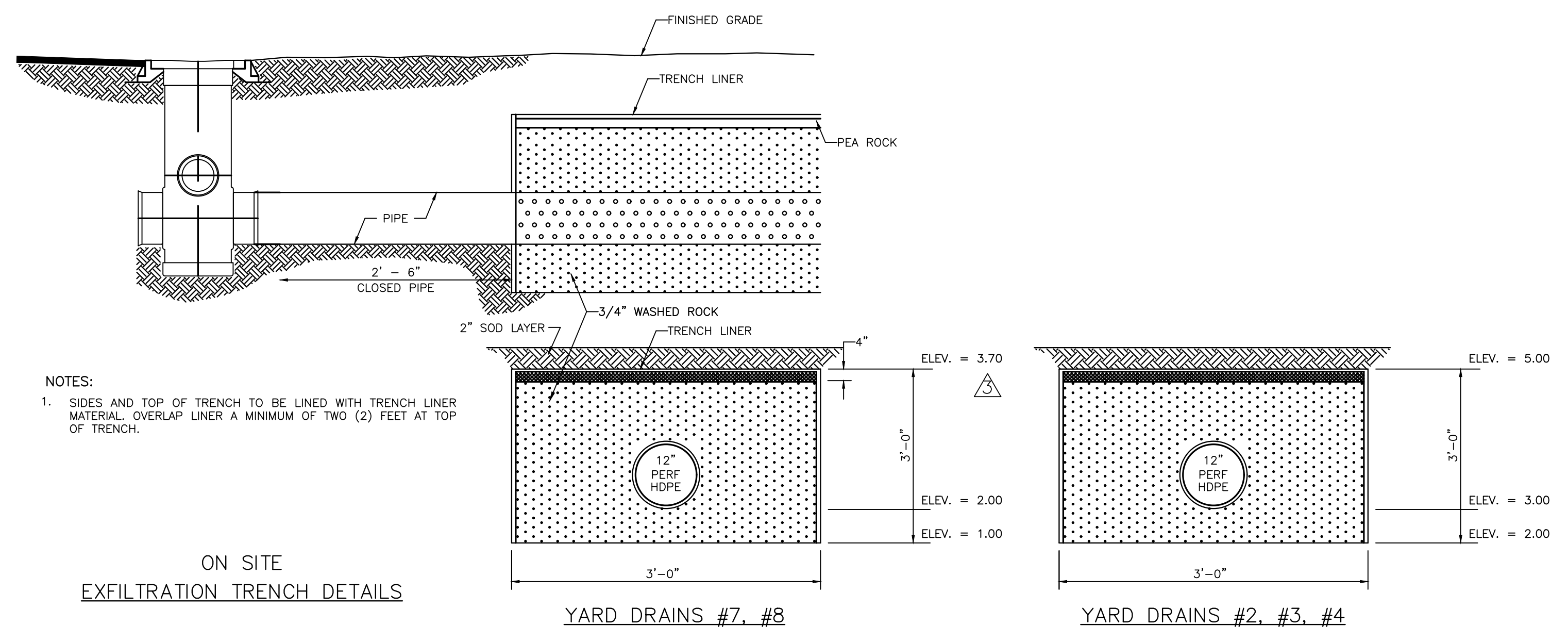


12" DRAIN BASIN



YARD DRAIN DETAIL

12" AND 15" DRAIN BASIN



ON SITE
EXFILTRATION TRENCH DETAILS

YARD DRAINS #7, #8

YARD DRAINS #2, #3, #4

Designed	J.J.H.
Drawn	E.L.H.
Checked	J.J.H.

NO.	DATE	REVISION	BY
11-12-24		revised per city comments	
12-1-24		revised per city comments	
12-12-24		revised per city comments	

HALEY ENGINEERING, INC.
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F.B.P.E. Authorization No. 9463

GROELLE RESIDENCE
29 HIBISCUS WAY
OCEAN RIDGE, FLORIDA

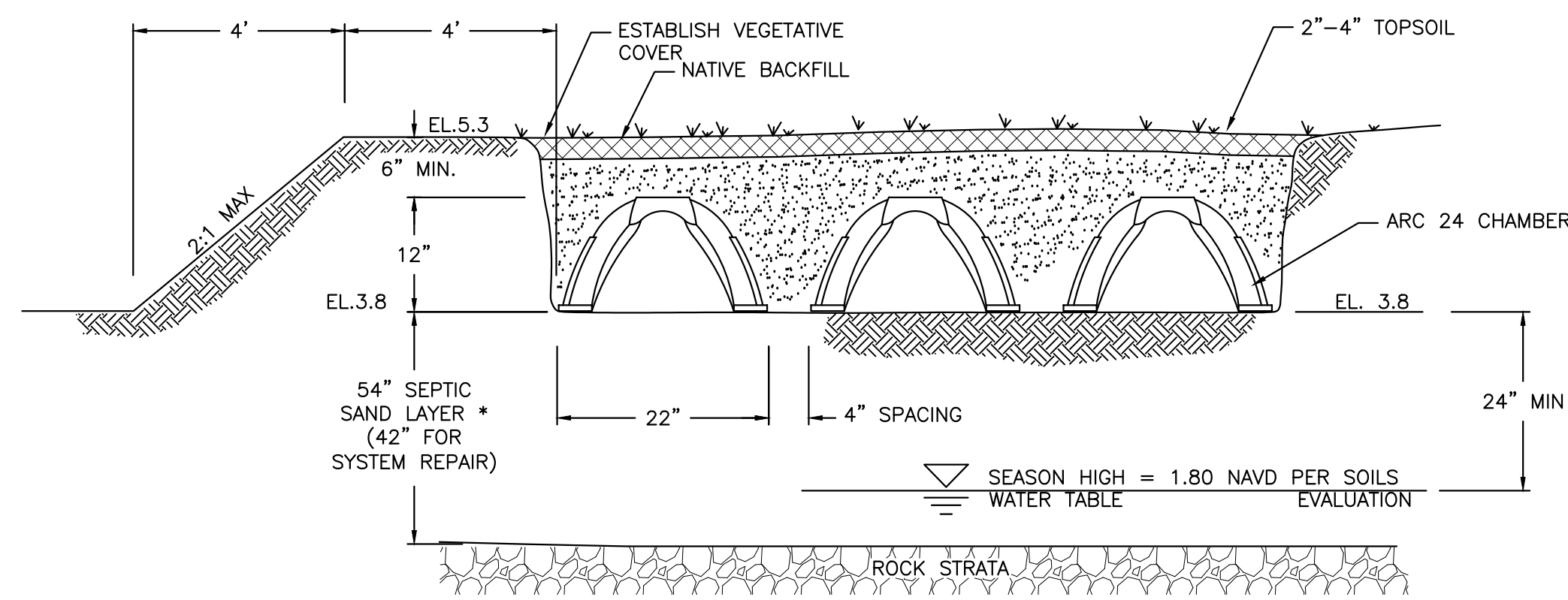
PAVING AND DRAINAGE DETAILS

APPROVED: _____ DATE: _____
JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE: N.T.S.
PROJECT NUMBER: 24-3168

3 / 5

ARC 24 CHAMBERS TRENCH CONFIGURATION



SUBSURFACE CROSS SECTION FOR BED TYPE
N.T.S.

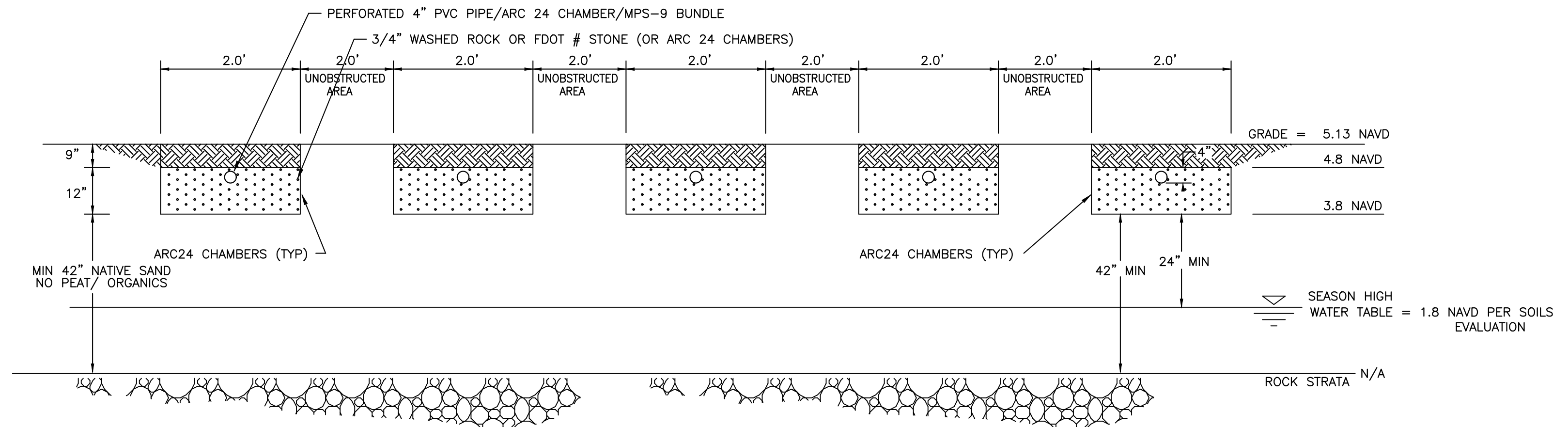
* SAND SHALL BE CLEAN, GRADED, WASHED SAND, RANGING FROM No. 4 SIEVE SIZE TO No.200 SIEVE SIZE SAND GRAINS SHALL NOT MEET CHART SIZE BELOW

Grain Size Specifications (Concrete sand specifications ASTM C33)

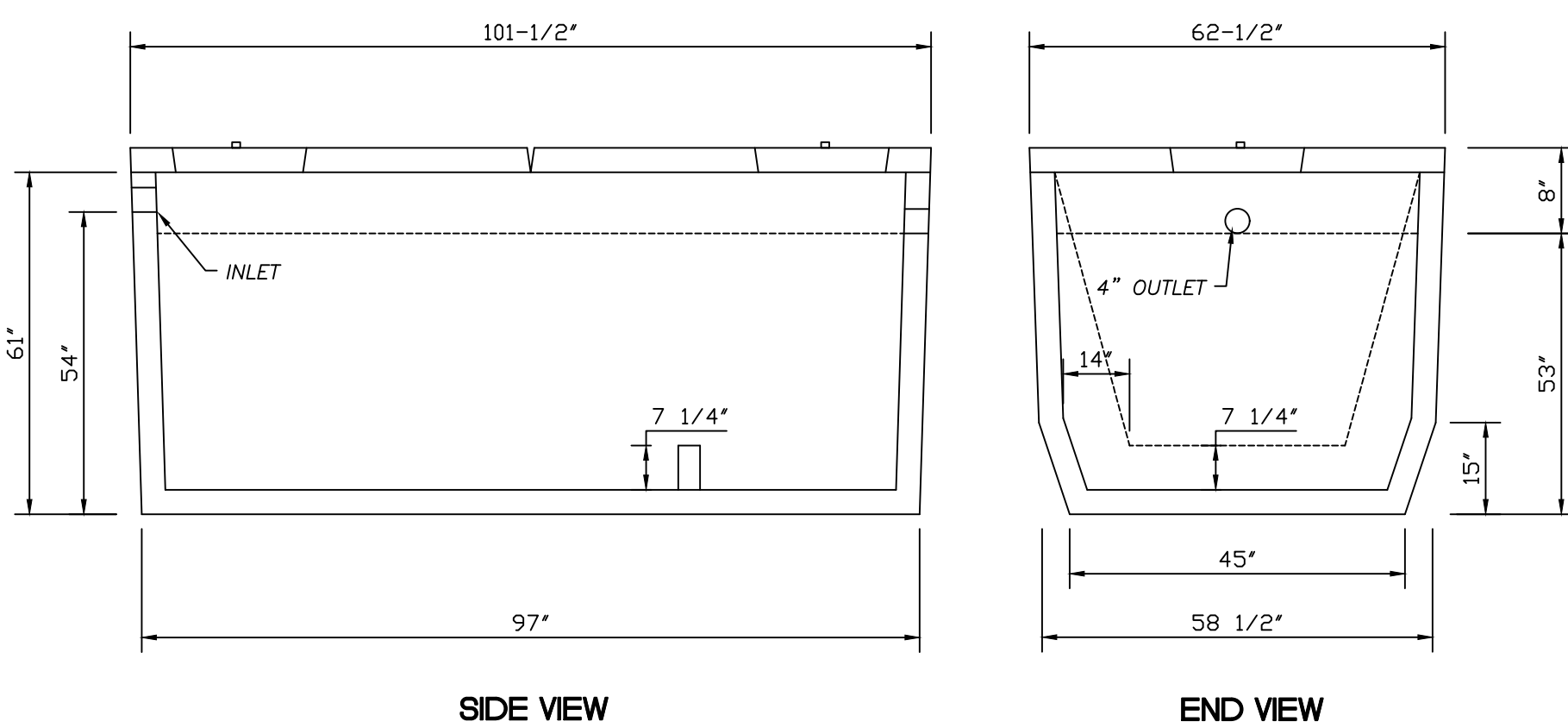
Sieve Size	Particle Size	% Passing
3/8"	9.5 mm	100%
No. 4	4.75 mm	95% - 100%
No. 8	2.36 mm	80% - 100%
No. 16	1.18 mm	50% - 85%
No. 30	0.6 mm	25% - 60%
No. 50	0.3 mm	5% - 30%
No. 100	0.15 mm	0% - 10%
No. 200	0.075 mm	0% - 5%

NOTES*

- *ONLY 5% OR LESS OF THE SAND SHOULD BE PARTICLES 0.075 mm OR SMALLER
- *AGGREGATE MUST BE TESTED IN COMPLIANCE WITH CSA A23.1-04
- *AN AGGREGATE ANALYSIS (SIEVE SIZE REPORT) MAY BE REQUESTED TO VERIFY THE SAND MEETS THE SPECIFICATION



TRENCH DRAINFIELD SYSTEM



1,050 GAL SEPTIC TANK
NOT TO SCALE

TECHNICAL SPECIFICATIONS

5 Inch Pro Series Drain Kit With Metal Grate

Part #: 864GMTL (Includes 2 Galvanized Steel Grates, #800-Channel (1qty.), #813-End Outlet (1qty.), and #812-End Cap (1qty.))
Material: Channel (Polyolefin) Grates (Galvanized Steel)
Color: Light Gray / Galvanized Steel
Fits: 3" (Hub) and 4" (Spigot) Sewer/Drain Pipe
Rebar tie clips for easier installation: Fits #4 Rebar

Class B

- Loads of 61-175 psi.
- Recommended for medium-duty pneumatic tire traffic, autos and light trucks at speeds less than 20 m.p.h.

ADA COMPLIANT

ADA Compliance
 NDS provides a wide selection of grates that are compliant with the Americans with Disabilities Act. The ADA Accessibility Guidelines for Buildings and Facilities Section 4.5.4 specifies that ground and floor grates "shall have spaces no greater than 1/2" (13 mm) wide in one direction."
 We are pleased to provide grates that comply with these requirements, so that no individual need be limited from accessing the area safely and confidently.
 To see if a grate is ADA compliant, please check the description of the product in our NDS Drainage Catalog; products that meet these requirements are marked "ADA compliant."
 Like to find out more about ADA compliance and NDS? Send us your question and we'll be happy to help.

Part #: 864GMTL (Includes 2 Galvanized Steel Grates, #800-Channel (1qty.), #813-End Outlet (1qty.), and #812-End Cap (1qty.))
Material: Channel (Polyolefin) Grates (Galvanized Steel)
Color: Light Gray / Galvanized Steel
Fits: 3" (Hub) and 4" (Spigot) Sewer/Drain Pipe
Rebar tie clips for easier installation: Fits #4 Rebar

Open Surface Area: 19.32 sq. inch per linear ft.
Head Pressure / Flow Rate:
Head (inches) - Max Flow
 1" = 83.58 GPM per foot
 0.5" = 59.10 GPM per foot
Weight per unit: 7.70 lbs.
Screw: #829 Stainless Steel Screw, 4 per grate.
UV Inhibitors

**851 N. Harvard Avenue
 Lindsay, CA 95347
 800-726-1994**

Visit ndspro.com for specs, detail drawings, and case studies

NDS
 WE PUT WATER IN ITS PLACE

Designed	J.J.H.
Drawn	E.L.H.
Checked	J.J.H.

NO.	DATE	REVISION	BY
	11-12-24	revised per city comments	

HALEY ENGINEERING, INC.
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 F.B.P.E. Authorization No. 9463

GROELLE RESIDENCE
 29 HIBISCUS WAY
 OCEAN RIDGE, FLORIDA

DRAINAGE AND SANITARY SEPTIC DETAILS

APPROVED:
 _____ DATE: _____
 JOHN J. HALEY, P.E.
 REGISTERED ENGINEER NO. 40023
 STATE OF FLORIDA

SCALE	PROJECT NUMBER	4 5
N.T.S.	24-3168	

GENERAL NOTES

A. APPLICABLE CODES

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY AND STATE.
2. CONSTRUCTION SAFETY – ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.
3. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH CHAPTER 90-96 OF THE LAWS OF FLORIDA (THE TRENCH SAFETY ACT) AND OSHA STANDARD 29 C.F.R. SECTION 1926.650 SUBPART P. THE CONTRACTOR SHALL SUBMIT WITH HIS CONTRACT A COMPLETED, SIGNED, AND NOTARIZED COPY OF THE TRENCH SAFETY ACT COMPLIANCE STATEMENT. THE CONTRACTOR SHALL ALSO SUBMIT A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY CODES.
4. NO CONSTRUCTION MAY COMMENCE UNTIL THE APPROPRIATE PERMITS HAVE BEEN OBTAINED FROM ALL LOCAL, STATE AND FEDERAL AGENCIES.

B. PRE CONSTRUCTION RESPONSIBILITIES

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND HIMSELF.
2. THE CONTRACTOR SHALL OBTAIN AN SUNSHINE STATE ONE CALL OF FLORIDA CERTIFICATION NUMBER AT LEAST 48 HOURS PRIOR TO PRIOR TO BEGINNING ANY EXCAVATION.
3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

C. INSPECTIONS

1. THE OWNER, ENGINEER, AND LOCAL PERMITTING AGENCIES MAY MAKE INSPECTIONS OF THE WORK AT ANY TIME. THE CONTRACTOR SHALL COOPERATE FULLY WITH ALL INSPECTIONS.

D. SHOP DRAWINGS

1. THE CONTRACTOR SHALL SUBMIT (5) FIVE SETS OF SHOP DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION FOR ALL MATERIALS USED ON THE PROJECT. APPROVED SHOP DRAWINGS FROM THE ENGINEER SHALL THEN BE SUBMITTED BY THE CONTRACTOR TO THE COUNTY OR CITY FOR THEIR APPROVAL. NO CONSTRUCTION SHALL COMMENCE UNTIL THE APPROVED SHOP DRAWINGS HAVE BEEN OBTAINED BY THE CONTRACTOR FROM THE ENGINEER, CITY, AND/OR COUNTY.
2. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOG LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

E. TEMPORARY FACILITIES

1. TEMPORARY UTILITIES – IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO HIS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.
2. TRAFFIC REGULATION – MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MUTCD AND THE FDOT STANDARD SPECIFICATIONS.
3. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC. NO HOLES SHALL BE LEFT OPEN OVERNIGHT.

F. PROJECT SITE

1. DURING CONSTRUCTION THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. UPON COMPLETION OF OPERATIONS, THE CONTRACTOR SHALL DO AS REQUIRED ALL NECESSARY HIGHWAY OR DRIVEWAY, WALK, AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

G. PROJECT RECORD DOCUMENTS

1. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED, INFORMATION RELATIVE TO MANHOLES, VALVES, SERVICES, FITTINGS, LENGTH OF PIPE, INVERT ELEVATIONS, FINISHED GRADE ELEVATIONS AND THE LIKE, SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR. TOP ELEVATIONS @ 100' O.C.
2. PRIOR TO THE PLACEMENT OF ANY ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD "AS-BUILT" PLANS, SHOWING LIMEROCK BASE GRADES, ALL DRAINAGE, WATER, AND SEWER IMPROVEMENTS. PAVING OPERATIONS SHALL NOT COMMENCE UNTIL THE ENGINEER HAS REVIEWED THE "AS-BUILTS" AND THE ENGINEER HAS APPROVED PAVING TO COMMENCE.
3. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR SUBGRADE SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING LIMEROCK BASE MATERIAL.
4. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR LIMEROCK SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING ASPHALT.
5. ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER AND ANY APPLICABLE REVIEWING AGENCY THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
6. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD FIVE COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS (PRINTS) AND ONE MYLAR ORIGINAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED BY THE CONTRACTOR.
7. ALL "AS-BUILT" INFORMATION ON ELEVATIONS OF PAVING, DRAINAGE, WATER, AND SEWER SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR.

8. IT IS THE INTENT THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 1991 TOGETHER WITH "SUPPLEMENTAL SPECIFICATIONS TO THE 1991 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" DATED 1991 BE USED WHERE APPLICABLE FOR THE VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THE WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY; THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT. IF WITHIN A PARTICULAR SECTION, ANOTHER SECTION, ARTICLE, OR PARAGRAPH IS REFERRED TO, IT SHALL BE PART OF THE STANDARD SPECIFICATIONS ALSO. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL AND STATE LAWS, REGULATIONS AND BUILDING CODES WHICH HAVE JURISDICTION IN THE AREA.

H. EARTHWORK AND COMPACTION

- a. GENERAL
 1. NONE OF THE EXISTING MATERIAL IS TO BE INCORPORATED IN THE LIMEROCK BASE.
 2. ALL SUBGRADE UNDER PAVED AREAS SHALL HAVE A MINIMUM LBR VALUE OF 40 AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
 3. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
 4. A 2" BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SODDED.
 5. SOD SHALL BE ST. AUGUSTINE, BITTER BLUE OR FLORATAM AND SHALL BE PLACED ON THE GRADED TOP SOIL AND WATERED TO INSURE SATISFACTORY CONDITION UPON FINAL ACCEPTANCE OF THE PROJECT.
 6. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS OR LAKES, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED.
- b. ON-SITE:
 1. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL WITHIN THREE FEET OF AREAS TO BE PAVED SHALL BE REMOVED.
 2. SUITABLE BACKFILL SHALL BE MINIMUM LBR 40 MATERIAL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 FOR THREE (3) FEET BEYOND THE PERIMETER OF THE PAVING.

K. PAVING

- a. GENERAL:
 1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF LIMEROCK BASE AND PRIOR TO PLACEMENT OF THE PAVEMENT.
 2. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
 3. EDGE OF PAVEMENT SHALL BE SAW CUT.
 4. ALL STREET CORNER PAVEMENT RADII SHALL BE 25 FEET UNLESS OTHERWISE NOTED ON THE PLANS.
 5. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD AND THE CITY OF OCEAN RIDGE "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND THE PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGE OF PAVEMENT AT 50 FEET INTERVALS. THESE "AS-BUILTS" SHALL BE APPROVED BY THE CITY PRIOR TO THE PLACEMENT OF ASPHALT.
- b. MATERIALS:
 1. WHERE PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING BASE COURSE SHALL BE CRUSHED LIMEROCK MIAMI OOLITE WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM (60% FOR LOCAL STREETS AND PARKING AREAS) AND A MINIMUM LIMEROCK BEARING RATIO 100.
 2. PRIME COAT AND TACK COAT SHALL MEET F.D.O.T. STANDARDS.
 3. SURFACE COURSE SHALL BE EQUAL TO F.D.O.T. TYPE S-3 ASPHALT.
 4. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" X 6" NO. 6 GAUGE WIRE MESH.

c. INSTALLATION:

1. LIMEROCK BASE MATERIAL SHALL BE 6 INCHES THICK AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T80-C.
2. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS.
3. ASPHALTIC CONCRETE SHALL BE A MINIMUM OF 1" THICK.
4. PRIME COAT SHALL BE PLACED ON ALL LIMEROCK BASES IN ACCORDANCE WITH F.D.O.T. STANDARDS.
5. TACK COAT SHALL BE PLACED AS REQUIRED IN ACCORDANCE WITH F.D.O.T. STANDARDS.

d. TESTING:

- ALL SUBGRADE, LIMEROCK AND ASPHALT TESTS REQUIRED SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER AND/OR THE CITY OF OCEAN RIDGE.
1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
 2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, AND TAKEN AS DIRECTED BY THE ENGINEER AND THE CITY OF OCEAN RIDGE.
 3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE OWNER EXCEPT THOSE TESTS FAILING TO MEET THE SPECIFIED REQUIREMENTS, WHICH ARE TO BE PAID BY THE CONTRACTOR.

NOTE: LBR AND PROCTOR REPORTS TO BE PROVIDED FOR ALL SUBGRADE AND LIMEROCK BASE MATERIALS PRIOR TO SCHEDULING THE REQUIRED TESTING AND INSPECTIONS.

Z. PAVER BLOCK

- a. GENERAL:
 1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF LIMEROCK BASE AND PRIOR TO PLACEMENT OF THE PAVEMENT.
 2. ALL EXISTING PAVERS CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
 3. PAVING STONES SHALL BE DELIVERED AND UNLOADED AT JOB SITE IN SUCH A MANNER THAT NO DAMAGE OCCURS DURING SHIPPING, HANDLING AND STORAGE.
 4. ALL STREET CORNER PAVEMENT RADII SHALL BE 25 FEET UNLESS OTHERWISE NOTED ON THE PLANS.
 5. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AND BEFORE PLACING PAVERS) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD AND THE CITY OF OCEAN RIDGE "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND THE PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGE OF PAVEMENT AT 50 FEET INTERVALS. THESE "AS-BUILTS" SHALL BE APPROVED BY THE CITY PRIOR TO THE PLACEMENT OF ASPHALT.
- b. MATERIALS:
 1. BASE COURSE SHALL BE CRUSHED LIMEROCK MIAMI OOLITE WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM (60% FOR LOCAL STREETS AND PARKING AREAS) AND A MINIMUM LIMEROCK BEARING RATIO 100.
 2. ALL SOLID CONCRETE PAVING UNITS MUST COMPLY WITH ASTM DESIGNATION C936-82 WITH A MINIMUM COMPRESSIVE STRENGTH OF 8,000 P.S.I.
 3. PAVING STONE THICKNESS SHALL BE BETWEEN 2-3/8" TO 3-1/8".
 4. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 4,000 PSI AND SHALL BE REINFORCED WITH #3 REBAR @ 18" O.C.E.W.

c. INSTALLATION:

1. LIMEROCK BASE MATERIAL SHALL BE 6 INCHES THICK AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T80-C.
2. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS.
3. THE PAVER BEDDING COURSE SHALL BE A WELL GRADED, CLEAN, WASHED SAND WITH 100% PASSING A 3/8" SIEVE SIZE AND A MAXIMUM OF 3% PASSING A No.200 SIEVE SIZE. THE USE OF MASON SAND IS NOT PERMITTED.
4. ALL EDGES OF THE INSTALLED PAVING STONES SHALL BE RESTRAINED. THE TYPE OF EDGE RESTRAINT SHALL BE APPROVED AT LOCATIONS AND TO DETAILS NOTED ON PLANS.

d. TESTING:

- ALL SUBGRADE, AND LIMEROCK TESTS REQUIRED SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER AND/OR THE CITY OF OCEAN RIDGE.
1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE PAVER SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
 2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, AND TAKEN AS DIRECTED BY THE ENGINEER AND THE CITY OF OCEAN RIDGE.
 3. ALL TESTING COSTS SHALL BE PAID FOR BY THE OWNER EXCEPT THOSE TESTS FAILING TO MEET THE SPECIFIED REQUIREMENTS, WHICH ARE TO BE PAID BY THE CONTRACTOR.

PAVER WITH LIMESTONE BASE CONSTRUCTION NOTES

1. CONTRACTOR SHALL GIVE SPECIAL ATTENTION TO ACHIEVE COMPACTION REQUIREMENTS AT AREAS ADJACENT TO EDGE RESTRAINTS, CATCH BASINS, AND UTILITY STRUCTURES.
2. CONTRACTOR SHALL FORM THE INTENDED SURFACE PROFILE OF THE BASE SO THAT THE PAVERS CAN BE PLACED ON A UNIFORM THICKNESS OF BEDDING SAND.
3. SURFACE OF COMPACTED BASE SHALL BE SMOOTH WITH A SURFACE SMOOTHNESS MAXIMUM TOLERANCE OF +/- 3/8" OVER A 10' STRAIGHTEDGE, UNEVEN AREAS OF THE LIMEROCK BASE SURFACE MUST BE MADE LEVEL PRIOR TO PLACING THE BEDDING SAND. BEDDING SAND SHALL NOT BE USED TO COMPENSATE FOR AN UNEVEN BASE.
4. CONTRACTOR SHALL ENSURE THAT ALL SURROUNDINGS CONTAINING EDGES, AND COMPACTED BASE ARE COMPLETED PRIOR TO INITIATING PAVER INSTALLATION.
5. BEDDING SAND SHALL CONFORM TO ASTM C33 (CONCRETE SAND) WITH 0% PASSING NO.200 SIEVE. SPREAD BEDDING SAND AT OPTIMUM MOISTURE CONTENT EVENLY OVER BASE AND SCREED SAND TO AN EVEN THICKNESS OF 1" (+/- 1/8"). THE SCREEDED SAND SHOULD NOT BE DISTURBED.
6. LAY PAVERS IN THE PATTERN INDICATED. MAINTAIN STRAIGHT JOINT LINES. JOINTS BETWEEN PAVERS SHALL BE CONSISTENT AND BETWEEN 1/4" TO 1/2" INCH WIDE.
7. AFTER AN AREA OF PAVERS ARE PLACED, IT SHALL BE COMPACTED WITH A VIBRATING PLATE COMPACTOR, EXERTING 5000 LBS. OF CENTRIFUGAL COMPACTION FORCE, WITH SURFACE CLEAN AND JOINTS UNSANDED. A MINIMUM OF THREE PASSES SHALL BE MADE. PLATE VIBRATOR SHALL HAVE A RUBBER MAT OR ROLLER FEET TO AVOID CHIPPING THE PAVERS.
8. JOINT SAND SHALL BE FINER THAN THE BEDDING SAND TO FACILITATE FILLING OF THE JOINTS THIS CAN BE OBTAINED BY PASSING THE BEDDING SAND THROUGH A No. 8 SIEVE. AFTER THE FIRST PASS OF THE PLATE COMPACTOR, DRY JOINT SAND SHALL BE SWEEP INTO THE JOINTS AND THE PAVERS COMPACTED, REPEAT THE PROCESS UNTIL THE JOINTS ARE FILLED WITH SAND. MET SAND SHALL NOT BE INSTALLED.
9. CONTRACTOR SHALL LEAVE TOP OF PAVERS 1/8" ABOVE FINAL ELEVATION TO COMPENSATE FOR POSSIBLE MINOR SETTING.
10. ALL CUTS TO BE VERTICAL AND TRUE, NO EDGE PIECE TO BE SMALLER THAN 1/2" FULL PAVER SIZE.

Designed J.J.H.
 Drawn E.L.H.
 Checked J.J.H.

11-12-24	revised per city comments		
NO.	DATE	REVISION	BY

HALEY ENGINEERING, INC.
 CIVIL ENGINEERING SERVICES.
 1680 SE 4th Street – Deerfield Beach, Fla. 33441
 Phone: (954) 260-6194
 Email: johnjhaley@comcast.net
 F.B.P.E. Authorization No. 9463

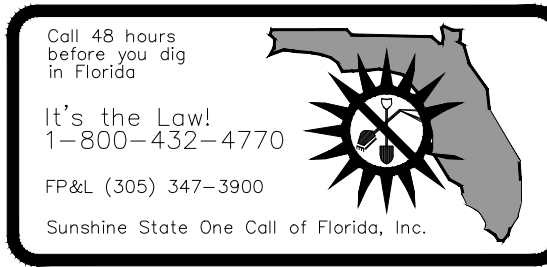
GROELLE RESIDENCE
 29 HIBISCUS WAY
 OCEAN RIDGE , FLORIDA

NOTES AND SPECIFICATIONS

APPROVED: _____ DATE: _____
 JOHN J. HALEY, P.E.
 REGISTERED ENGINEER NO. 40023
 STATE OF FLORIDA

SCALE
 N.T.S.
 PROJECT NUMBER
 24-3168

5
 5



NOTE:
ALL INVASIVE EXOTIC SPECIES
ARE TO BE REMOVED FROM SITE.

SURVEY BASE INFORMATION PROVIDED BY:
Bob Buggee, Inc.
"The Surveyor"
P.O. Box 3887
Boynton Beach, FL 33424 email -
bobbuggee@bellsouth.net

EXISTING TREE DISPOSITION CHART

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CONDITION (%)	PALM CLEAR TRUNK (CT)	HEIGHT (FT)	WIDTH (FT)	PROPOSED TREE DISPOSITION	NOTES
1	Coccoloba uvifera	Seagrape	multi @ base, 4-5 major trunks @ 8-10" cal.	FAIR		25	28	REMOVE	MULTI AT BASE, PREVIOUSLY HAT-RACKED, MAJOR LIMBS CUT AND NEW MULTI-SUCKER GROWTH. CONFLICT WITH O.H.W., MULTIPLE SUCKER GROWTH AT BASE, SIGNS OF DECAY IN LARGE TRUNKS & CO-DOMINANT CROSSED BRANCHING.
2	Roystonea regia	Royal Palm	18"	GOOD	12	22	15	REMOVE	
3	Livistona chinensis	Chinese Fan Palm	12"	GOOD	9	18	12	REMOVE	
4	Syagrus romanzoffiana	Queen Palm	10"	FAIR	22	32	15	REMOVE	

1 Canopy Tree and 3 Palms to be removed

NOTE: All vegetation shall be removed for construction of new residence, grade changes & larger septic & drain field location.

SEE SHEET LP1 FOR PROPOSED NEW PLANTINGS

Per Division 3. Trees - Sec. 66-151. Tree permits.

Sec. 66-151 (h) (3) - Any new single-family or duplex residence shall be exempt from the replacement schedule required herein. Each single building lot shall contain a minimum of one tree per 2,500 square feet of total lot size.



Tree #1, #2 & #3



Tree #2 & #3

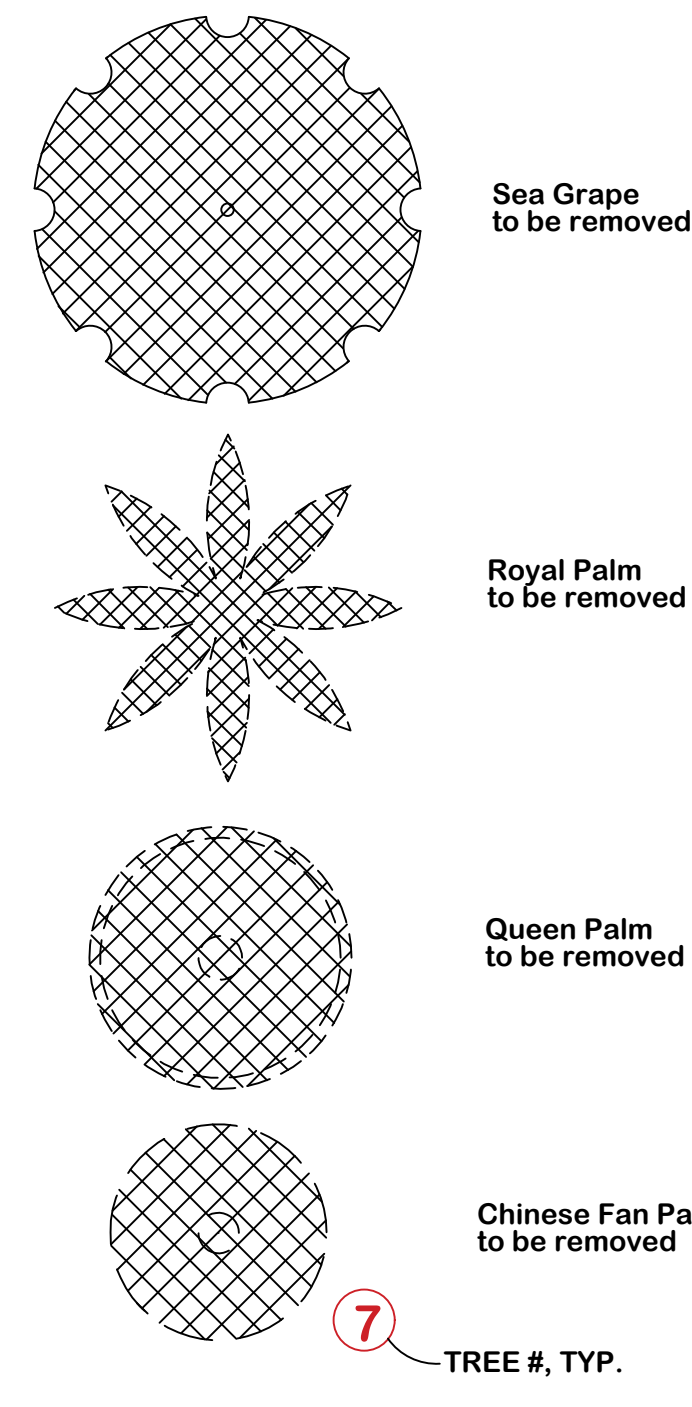


Tree #1



Tree #4

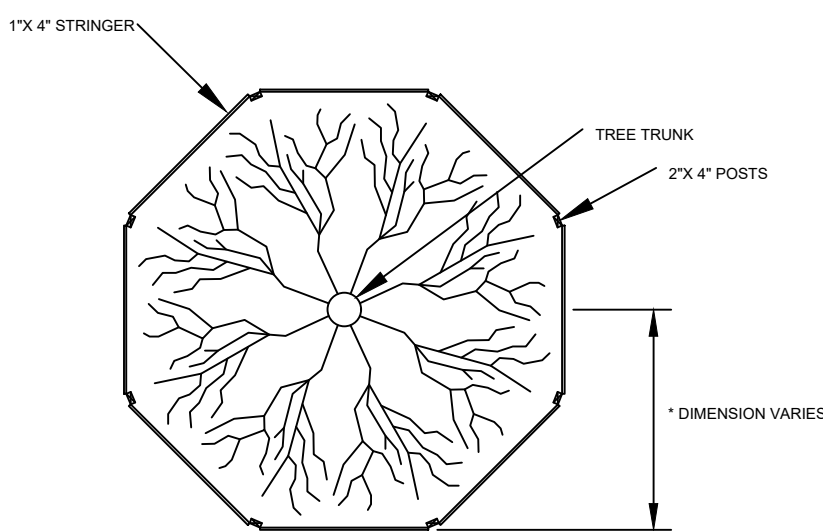
EXISTING TREE / PALM LEGEND



A Tree Removal Permit shall be obtained prior to any applicable trees &/or palms being removed.

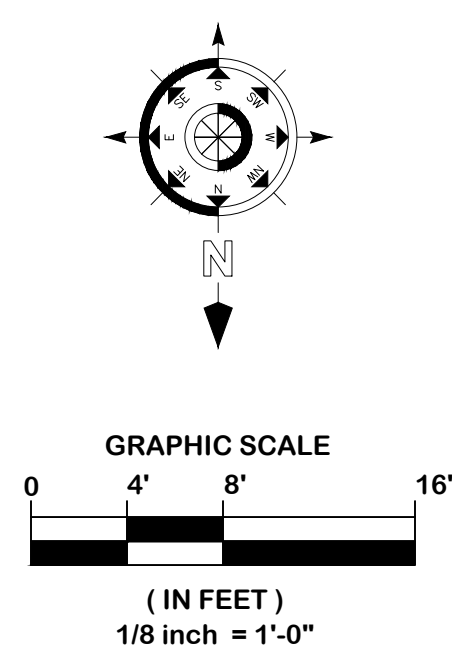
NOTE: BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

* TREES PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIFLINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.



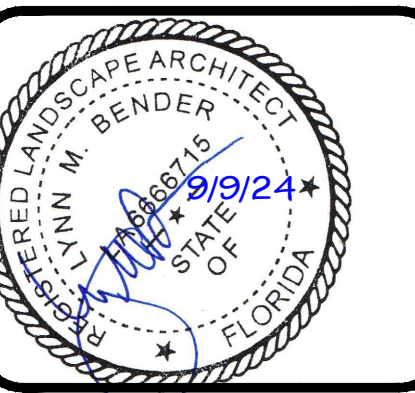
NOTE: FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

TREE PROTECTION BARRICADE DETAIL
IF APPLICABLE



Lynn Bender Landscape Architecture
5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA6668715
LBENDERLARCH@GMAIL.COM

HIBISCUS WAY LLC
CUSTOM SINGLE FAMILY RESIDENCE WAY
29 HIBISCUS WAY OCEAN RIDGE, FLORIDA 33435
EXISTING TREE DISPOSITION PLAN



Project 24-036	Sheet
Date 08-01-2024	TDP1
Scale 1/8" = 1'-0"	OF 1

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	CT	DROUGHT TOLERANCE	NATIVE	SPECIFICATION
TREES									
CE	1	Conocarpus erectus	Buttonwood	12' ht x 5' spr	2.5"	5' ct	High	Native	Full Canopy
CES	3	Conocarpus erectus 'Sericeus'	Silver Buttonwood	10' ht x 4.5' spr	2"	4.5' ct	High	Native	Full Canopy
MF	1	Myrcianthes fragrans	Simpson's Stopper	8' OA	1.5"	4' ct	High	Native	Full Canopy
PALMS									
AM	4	Adonidia merrilli	Christmas Palm	14' oa	mult	6' gw	High	Non Native	triple
CN	1	Cocos nucifera	Coconut Palm	18' HT OA	HEAVY	6' gw	High	Non Native	CURVED
SL	2	Satakentia liliuensis	Satake Palm	16' oa ht	heavy	10' ct	High	Non Native	Specimen, full frond
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	SPACING	DROUGHT TOLERANCE	NATIVE	SPEC.
SHRUBS									
CHR	19	Chrysobalanus icaco	Coco Plum	24 X 18	3 gal. min.	24" oc	High	Native	Full to base
CLU	2	Clusia guttifera	Small Leaf Clusia	24 X 18	3 gal. min.	24" oc	High	Non Native	Full to base
FIC	33	Ficus microcarpa 'Green Island'	Green Island Ficus	18"x18"	3 gal. min.	plant solid	High	Non Native	Full
GAR	1	Garcinia spicata	Garcinia	6' oa	25 Gallon	AS SHOWN	High	Non Native	Full
PAN	8	Pandanus bapsitii 'Variegated' dwarf	Dwf Variegated Pandanus	16"x16"	3 gal. min.	24" oc	High	Non Native	Full
PHI	5	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron	24" X 24"	3 gal. min.	30" oc	Medium	Non Native	Full
PHO	1	Phoenix roebelenii	Pigmy Date Palm Multi-Trunk	6" HT MIN	B&B	AS SHOWN	High	Non Native	TRIPLE
PLU	1	Plumeria pudica 'Bridal Bouquet'	Pringle podocarpus	5' ht	15 Gallon	AS SHOWN	High	Non Native	MULTI, FULL
POD7	17	Podocarpus macrophyllus	Podocarpus	4' OA	7 Gallon	plant solid	Medium	Non Native	Full to base
RHA	6	Rhapis excelsa	Lady Palm	3' HT	3 Gallon	3"	High	Non Native	Full to base
THR	5	Thyallis glauca	Thyallis	24" x 24"	3 gal. min.	30" oc	High	Non Native	Full to base
SHRUB AREAS									
IXO	66	Ixora taiwanensis 'Dwarf Red'	Red Dwarf Ixora	15"x15"	3 gal. min.	18" oc	High	Non Native	Full
MUH	9	Muhlenbergia capillaris	Pink Muhly	24" ht	3 gal. min.	30" oc	High	Native	Full
NER	27	Nerium oleander 'Dwarf Pink Ice'	Dwarf Pink Ice Oleander	24" X 24"	3 gal. min.	30" oc	High	Non Native	Full
POD-P	52	Podocarpus macrophyllus 'Pringles'	Pringle podocarpus	15"x15"	3 gal. min.	18" oc	Medium	Non Native	Full to base
TRI	10	Schefflera arboricola 'Trinette'	Schefflera	16" x16"	3 gal. min.	20"	High	Non Native	Full to base
GROUND COVERS									
LIR	165	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	10" X 10"	3 gallon	15" oc	High	Non Native	Fully rooted
TURF									
SOD	2,314 sf	Stenotaphrum secundatum 'Floritam'	Floritam St. Augustine Sod	final amount tbd in field					Laid tight solid
ROW SOD	1,169 sf	Stenotaphrum secundatum 'Floritam'	Floritam St. Augustine Sod	final amount tbd in field					Laid tight solid

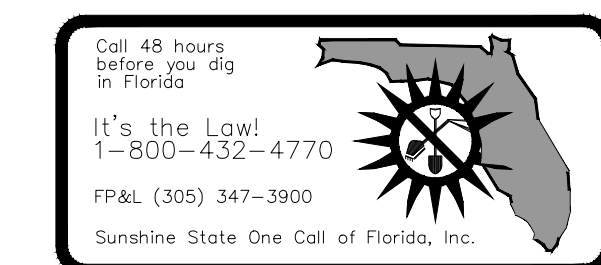
LANDSCAPE REQUIREMENTS

ZONING	RSF	
TOTAL LOT AREA	10,165 SQ.FT.	▲
IMPERVIOUS AREA	REQUIRED	PROVIDED
Total ground floor (incl covered areas)	3,210 SQ.FT. (31.6%)	
Driveways, walks, pool, deck, a/c, p/e, gen pad, etc.	2,336 SQ.FT.	
TOTAL IMPERVIOUS	5,546 SQ.FT.	(54.6%)
TOTAL PERVIOUS (landscape area)	4,619 SQ.FT.	(45.4%)
ARTIFICIAL TURF (**4,231 sf x 25 = 1,057.8 sf max)	1,057.8 SQ. FT. max	▲
Artificial turf/synthetic grass shall be allowed in rear and side yards, but not to exceed 25 percent of the total lot area (this area is defined as the total parcel area defined **as a side or rear yard minus the area of the primary structure) of the rear and side yards. Artificial turf/synthetic grass shall not be allowed in any front yard areas or in any area visible from the public right-of-way		
SITE TREES	(10,165) 2500 SF of total lot size = 4.1	5 TREES
SITE SHRUBS	(10,165) 2500 SF of total lot size = 4.1 X 6 = 24.6	25 SHRUBS
		324 SHRUBS
In connection with the clearing of any lot for new construction, each lot except as otherwise provided, shall have a minimum of one tree and six shrubs for each 2,500 square feet of total lot area, or portion thereof. If the lot contains an insufficient number of existing trees to meet this requirement, new or replacement trees shall be provided. Trees shall be installed at a minimum of 12 feet in height. One of the required trees shall be located within 15 feet of the front property line as the designated street tree.		
NATIVE PLANT MATERIAL	50% min. of Required	5 TREES and 28 SHRUBS NATIVE

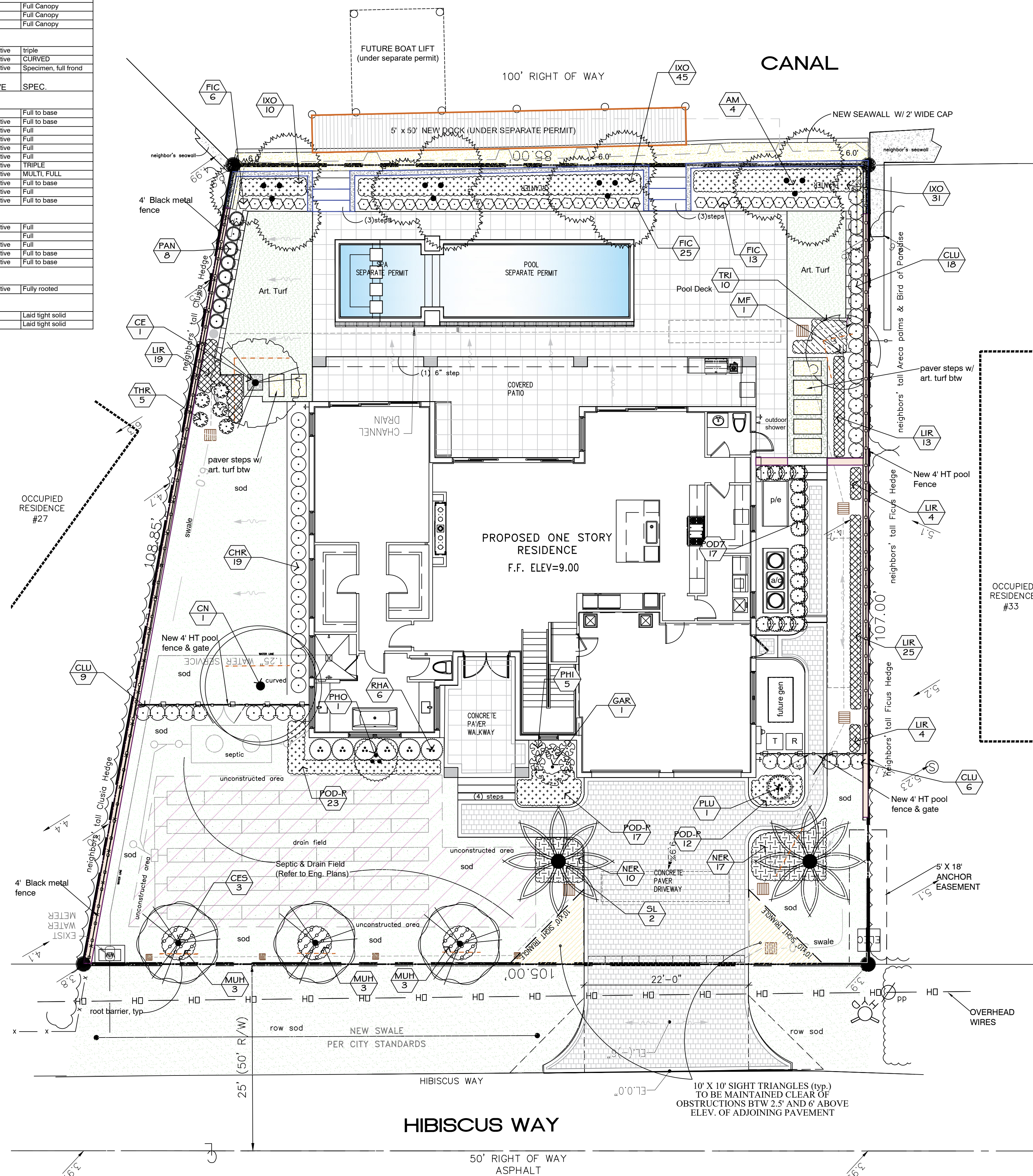
General Notes

- All Plants shall be Florida No. 1 or better.
- All invasive exotics shall be removed and eradicated from site.
- Landscape Contractor shall review plans and indicate any availability problems at time of bid.
- Landscape contractor shall be responsible bidding and installing all plantings as they are drawn on the plan, and shall verify the accuracy of the plant list vs the drawn plan, at the time of bid. In the event that a certain specification is not able to be met, then contractor shall contact landscape architect to discuss alternatives.
- Contractor shall be familiar w/ the City of Ft. Lauderdale landscape code and shall comply with all of its applicable requirements.
- All contractors working on the project shall be licensed and fully insured as required.
- Mulch all plant beds as specified in details using hardwood, non-cypress to 3" depth.
- All new planting areas shall be free from shell rock, debris, weeds, etc.
- Tree and palm staking shall be removed between 6 and 12 months after planting.

IRRIGATION NOTE: (source: city meter)
An automatic properly functioning underground irrigation system with a rain sensing cutoff device shall be designed and installed in compliance with the SFWMD, Florida Building Code and Broward Co. Building Code requirements. The rain sensing cutoff device shall be located and installed in such a manner that the building eaves, balconies and similar overhangs do not interfere with the operation of the device. The irrigation system shall be properly maintained in good working order and provide a minimum coverage of 100% with 100% overlap.



NOTE:
ALL INVASIVE EXOTIC SPECIES ARE TO BE REMOVED FROM SITE.

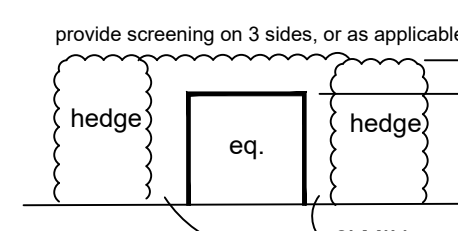


PLANT LEGEND - KEY		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CE	Conocarpus erectus Buttonwood
	CES	Conocarpus erectus 'Sericeus' Silver Buttonwood
	MF	Myrcianthes fragrans Simpson's Stopper
PALMS		
	AM	Adonidia merrilli Christmas Palm
	CN	Cocos nucifera Coconut Palm
	SL	Satakentia liliuensis Satake Palm
SHRUBS		
	CHR	Chrysobalanus icaco Coco Plum
	CLU	Clusia guttifera Small Leaf Clusia
	FIC	Ficus microcarpa 'Green Island' Green Island Ficus
	GAR	Garcinia spicata Garcinia
	PAN	Pandanus bapsitii 'Variegated' dwarf Dwf Variegated Pandanus
	PHI	Philodendron x 'Rojo Congo' Rojo Congo Philodendron
	PHO	Phoenix roebelenii Pigmy Date Palm Multi-Trunk
	PLU	Plumeria pudica 'Bridal Bouquet' Frangipani
	POD7	Podocarpus macrophyllus Podocarpus
	RHA	Rhapis excelsa Lady Palm
	THR	Thyallis glauca Thyallis
SHRUB AREAS		
	IXO	Ixora taiwanensis 'Dwarf Red' Red Dwarf Ixora
	MUH	Muhlenbergia capillaris Pink Muhly
	NER	Nerium oleander 'Dwarf Pink Ice' Dwarf Pink Ice Oleander
	POD-P	Podocarpus macrophyllus 'Pringles' Pringle podocarpus
	TRI	Schefflera arboricola 'Trinette' Schefflera
GROUND COVERS		
	LIR	Liriope muscari 'Evergreen Giant' Evergreen Giant Liriope
TURF		
	SOD	Stenotaphrum secundatum 'Floritam' Floritam St. Augustine Sod
	ROW SOD	Stenotaphrum secundatum 'Floritam' Floritam St. Augustine Sod

MECHANICAL & SERVICE EQUIPMENT SCREENING DETAIL

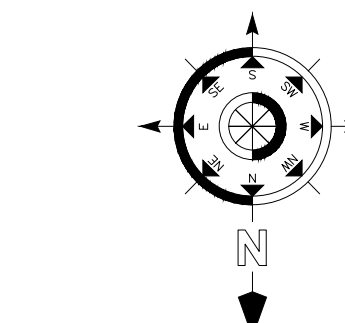
All equipment shall be screened with hedges to match height of equipment at time of installation

All air conditioners, pool eq., pumps, transformers, etc. and other site utilities shall be screened from street view and neighbors views by hedges (6' or fence if applicable) All hedges shall be maintained 6' above equipment.



2 updated drainage plan information per civils and shifted plants as needed.

3 shifted palm & 2 trees away from pipe and added root barrier.



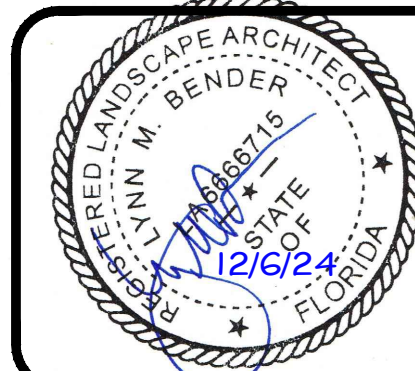
GRAPHIC SCALE
(IN FEET)
1/8" = 1'-0"

Lynn Bender Landscape Architecture
5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LS666715
LBENDERLARCH@GMAIL.COM

PROJECT ARCHITECT:
DIAZ + LANG
1 W CAMINO REAL, UNIT 101A
BOCA RATON, FLORIDA 33432
561-750-5551

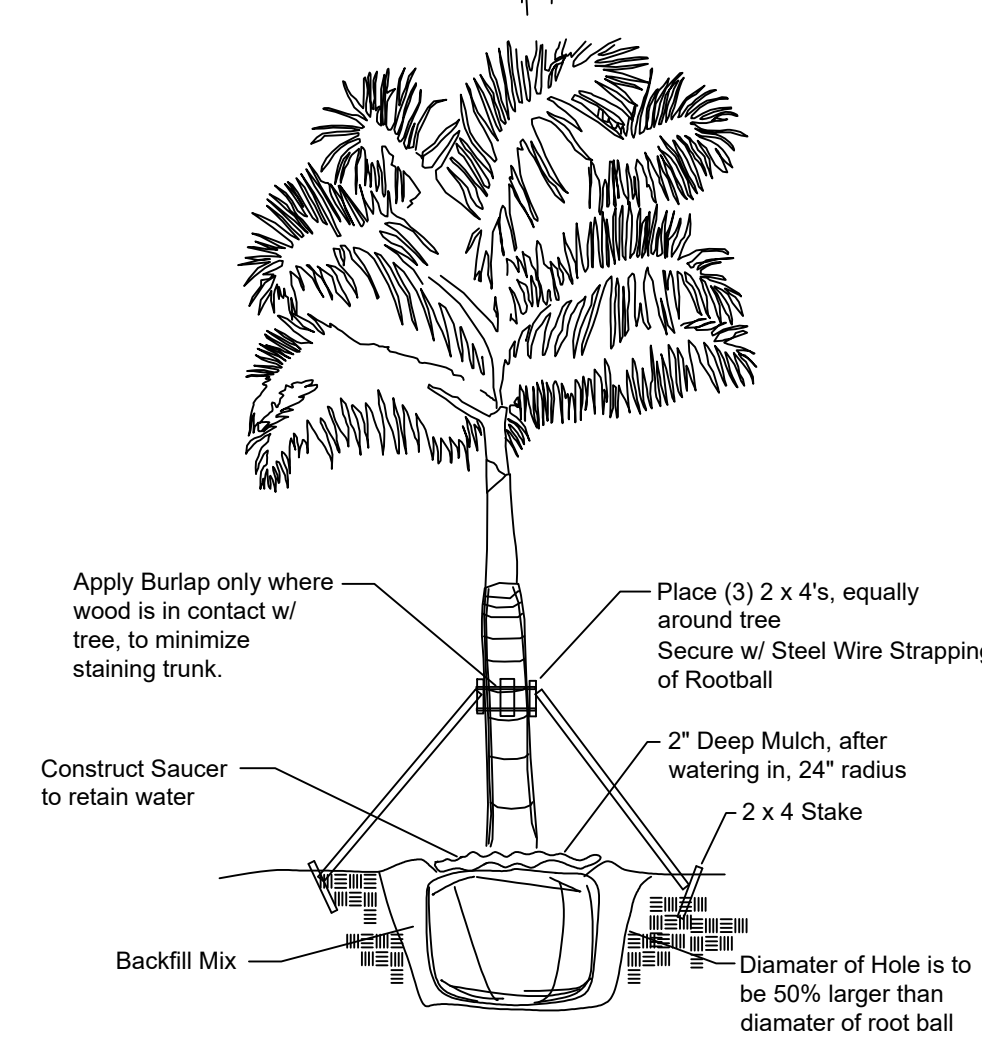
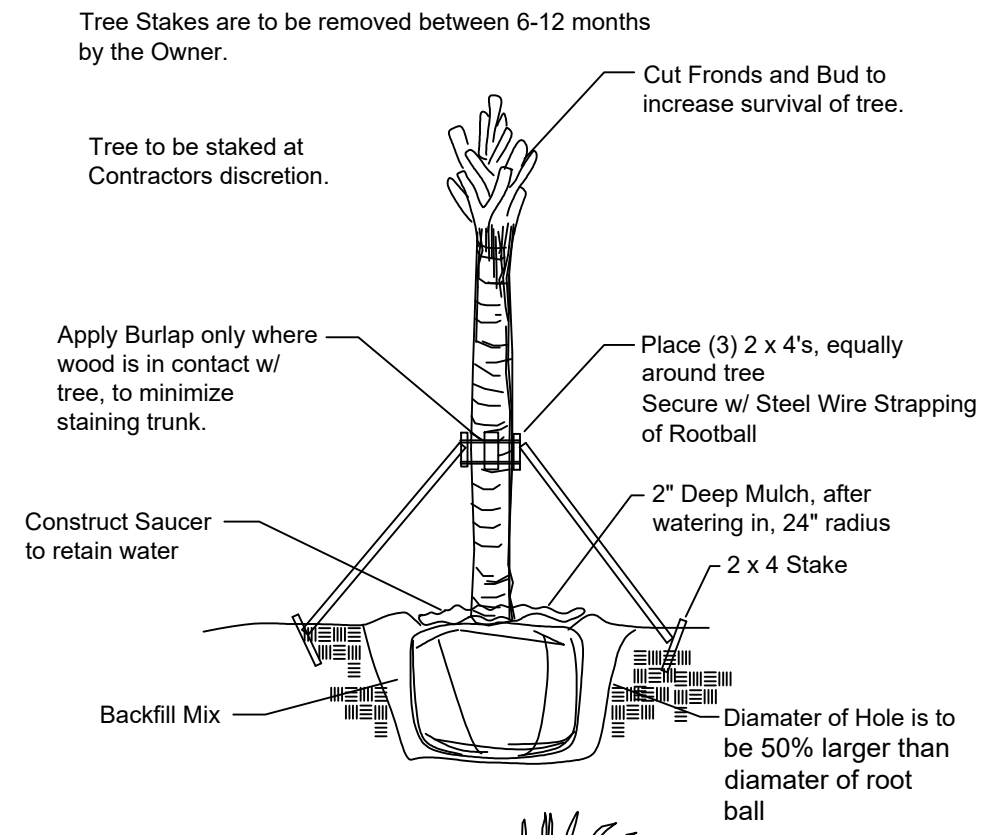
HIBISCUS WAY LLC
CUSTOM SINGLE FAMILY RESIDENCE WAY
29 HIBISCUS WAY OCEAN RIDGE, FLORIDA 33435
PROPOSED LANDSCAPE PLAN

3	DEVELOPMENT PLAN REVIEW - site conflict plant shifts	12/6/24
2	DEVELOPMENT PLAN REVIEW - eng updates	11/27/24
1	DEVELOPMENT PLAN REVIEW	11/11/24

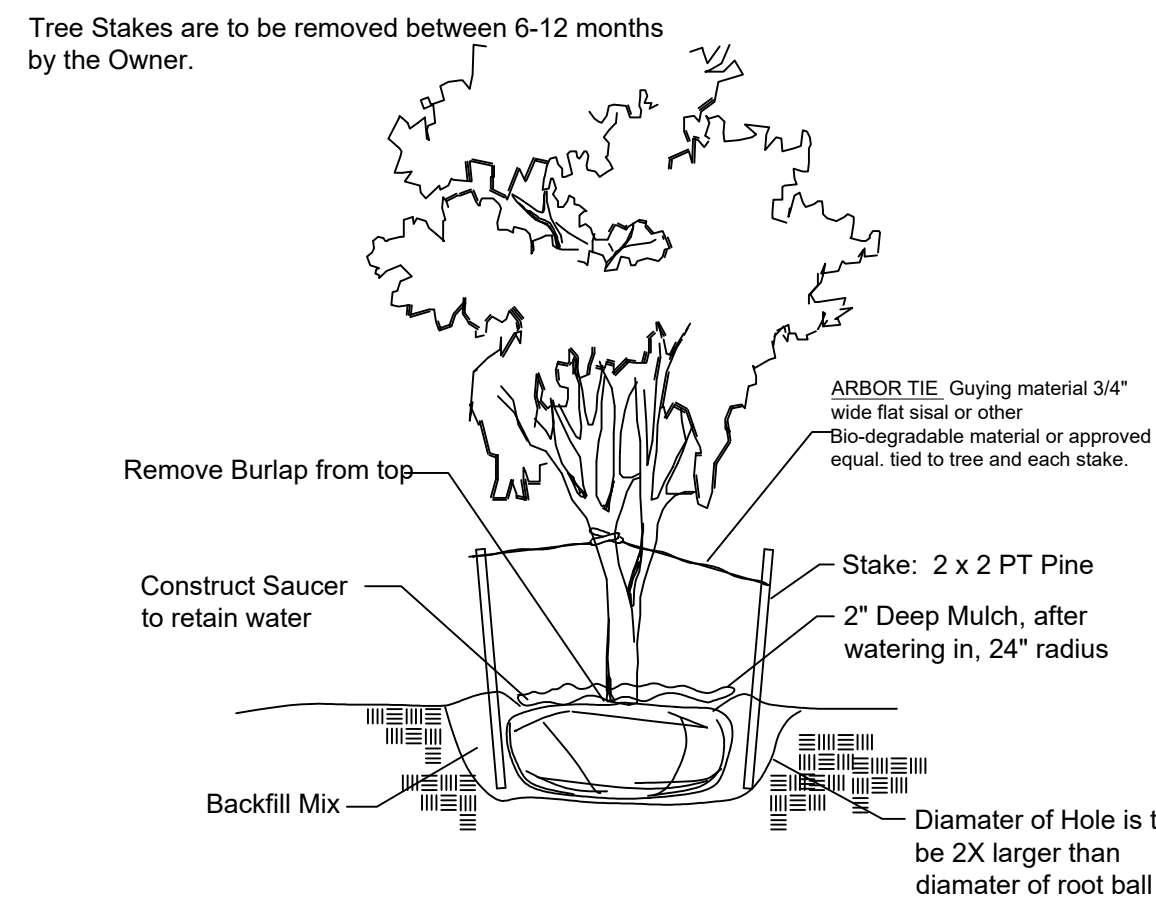


Project	24-036	Sheet	LP1
Date	08-01-2024		
Scale	1/8" = 1'-0"	OF 2	

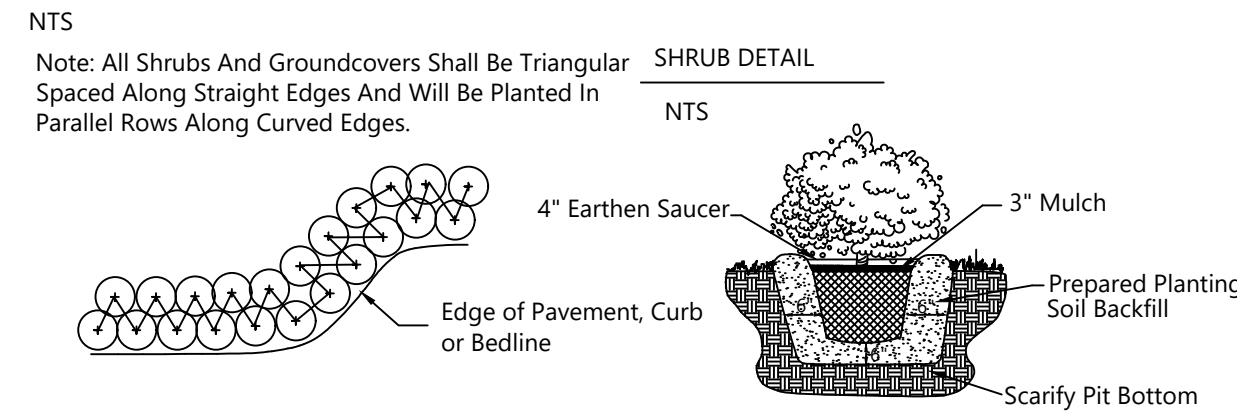
Palm Tree Staking Detail



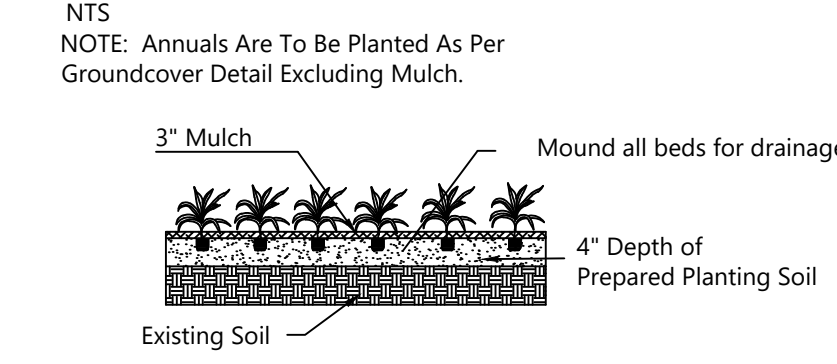
Tree Staking Detail



Shrub & Groundcover Planting Detail



Groundcover & Annual Detail



All invasive exotic plants must be removed from the property prior to a Certificate of Occupancy being issued. The site shall be maintained "exotic free" in perpetuity.

12 MONTH TREE & PALM IRRIGATION SCHEDULE

All trees and Palms shall have one bubbler each, placed 1/2 way between edge of trunk and root ball.
All trees and Palms shall receive adequate water until established. Recommended watering schedule as below:
For First 60 days = 7 days per week apply 5 gallons per minute for 10 minutes for each plant.
For next 60 days = 3 times per week apply 5 gallons per minute for 10 minutes for each plant.
For remaining 9 months = 2 times per week apply 5 gallons per minute for 10 minutes for each plant.
Contractor shall monitor & adjust accordingly dependant on outside factors (e extended dry or wet periods).

IRRIGATION SYSTEM NOTE:

PROVIDE NEW COMPLETE IRRIGATION SYSTEM. ALL TREES AND PALMS SHALL HAVE BUBBLERS !

IF CONNECTING TO CITY METER, LOCATION & SIZE SHALL BE CONFIRMED BY CONTRACTOR.

IF A NEW WELL/PUMP IS PREFERRED FOR SYSTEM THEN ALL RULES PER S.F.W.M.D. & CITY CODES SHALL BE FOLLOWED.

AN AUTOMATIC PROPERLY FUNCTIONING UNDERGROUND IRRIGATION SYSTEM WITH A RAIN SENSING CUTOFF DEVICE SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH THE SFWMD, FLORIDA BUILDING CODE AND CITY BUILDING CODE REQUIREMENTS.

THE RAIN SENSING CUTOFF DEVICE SHALL BE LOCATED AND INSTALLED IN SUCH A MANNER THAT THE BUILDING EAVES, BALCONIES AND SIMILAR OVERHANGS DO NOT INTERFERE WITH THE OPERATION OF THE DEVICE.

THE IRRIGATION SYSTEM SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER AND PROVIDE A MINIMUM COVERAGE OF 100% WITH 100% OVERLAP.

Landscape notes:

FDOT Type D or F curb shall be provided along the perimeter of all landscaped, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.

Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.

Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.

Landscape shall not be placed around structures in a manner so as to impede accessibility for fire rescue operations.

All new landscape areas shall be provided with 100 % automatic irrigation coverage.

A Functioning rain sensor/shut-off device shall be required on all irrigation systems.

Mulch all plant beds as specified in details using hardwood, non-cypress to 3" depth.

The soil utilized within the parking island areas MUST be a minimum of 36" in depth of natural soil NOT consisting of road rock, imported fill or other miscellaneous debris.

FOR ALL TREE PLANTINGS :

Synthetic burlap ball covering materials shall be completely removed.

Wire baskets shall be cut off to a depth of 1/2 (half) the depth of the root ball.

Burlap coverings shall be removed to a depth of 1/3 (third) of the root ball.

Any tree support materials shall be removed from each tree once it is established.

All Canopy trees shall be planted no closer than 10' to any underground utilities UNLESS a root barrier is used.

Root Barrier to be installed WHERE APPLICABLE (refer to city note)

Install as per Manufacture specs:

Root Solutions (800)554-0914

Biobarrier (800)257-6687 Or Equal

If any proposed Trees/Palms are adjacent to existing overhead utility lines, then principles of FPL "Plant the Right Tree in the Right Place" shall be adhered to.

Alteration of proposed material shall be reviewed by Project LA for approval & notification to City.

Planting Specifications

QUALITY: All plants shall be Florida No.1 or better as given in Grades & Standards for Nursery Plants, Parts I and II, latest edition published by the Florida Department of Consumer Services.

RESEARCH : Contractor shall research plans and site to determine present location of utilities and obstructions before commencing work. Contractor shall ensure that before he commences work that all necessary permits have been obtained.

The contractor shall personally examine the project site and fully acquaint himself with all of the existing conditions in order that no misunderstanding may occur.

No Additional compensation will be granted, after bid has been let for any hardships the contractor may encounter in the performance of his duty. Any discrepancies or errors not addressed at the time of bid.

DRAWINGS : Drawings are part of this contract. Any discrepancies between the drawings and specifications shall be brought to the attention of the owner at time of bid.

SCOPE : Under this contract, the work consists of furnishing all labor, material, equipment, transportation, etc., to complete all landscaping work as shown on the Drawings, as included in the Plant List and as herein specified. Work shall include all construction and maintenance/watering of all planting areas of this Contract until accepted by the Owner.

The contractor shall be responsible for all planting/ maintenance of plants until acceptance by Owner. Contractor shall protect all existing structure, plants etc., from damage during the construction process.

All damage shall be repaired at the contractors expense

WARRANTY: All trees shall be warranted for a period of 1 year. All shrubs and groundcovers shall be warranted for a period of 90 days, and sod shall be warranted for a period of 30 days. Warranty begins at time of acceptance. All warranties shall be provided to the owner.

REPLACEMENT: All plant replacements shall be done with the same size and species of plant that was specified.

SAMPLES: Samples of any landscape material may be required for approval on the site or as otherwise determined by the Owner. Upon approval of samples (i.e. mulch, planting soil, plant varieties, etc.) by the Owner, delivery of material may begin. Approved samples shall be stored on the site and protected until furnishing of materials is completed. Plant samples be planted in permanent positions, but labeled as samples.

SUBSTITUTIONS : Any substitutions made for any reason must be approved by the owner.

WATER : It is the contractors responsibility to obtain and adequately water the plants during the duration of the installation phase. All plants shall be freshly dug, healthy and be well branched, free from disease and insects.

CONTAINER GROWN MATERIAL : All container grown materials shall be healthy vigorous, well rooted plants, and established in the container so that the root mass will retain its shape and hold together when removed from the container.

PALMS : Only a minimum number of fronds shall be removed from the crown of palm trees to facilitate moving and handling. Cabbage palm heads shall be tied with a burlap strip per the following procedure: The first (inside) row of fronds contiguous to bud shall be removed. The next 3-4 rows shall be tied to bud for support. The remaining (lower) fronds shall be removed. Tied fronds and bud tip shall not be clipped. Burlap strip shall be left in place until the tree is well established.

PALMS : Clear trunk (c.t.) shall be measured from the ground at time of installation to the point where the mature aged trunk joins the immature green portion of the tree. Caliper shall be measured at breast height. Overall height (OA) shall be measured from the ground at the time of installation to a point one-quarter the length of the unopened bud below the bud tip.

SHADE TREES : Height shall be measured from the ground to the avg. height of canopy. Spread shall be measured to the average outer edge. Single trunk trees shall be free from low-crotchets.

SHRUBS: Height shall be measured from the ground to the average point where mature plant growth stops. Spread shall be measured to the end of branching equally across the shrub mass. Measurements are not to include any terminal growth.

SOD: Sod shall be measured on the basis of square footage. Contractor shall be responsible for coverage of the square footage shown on the plans.

SOD: Time delivery so that sod will be placed within 24 hours after.

MULCH: Apply 3" NON-CYPRESS mulch to all planting areas. Keep mulch from piling up along the base of the tree and shrubs. Mulch to be measured after compaction.

FINE GRADING

The landscape contractor shall be responsible for fine grading of the site. This means that the site shall be brought within 1" of final grade so that the landscape contractor will be able to perform final grading. All landscape areas, sod areas, are to be fine graded.

PLANT LAYOUT: All bed areas shall have planting laid out prior to planting. The Landscape Architect shall review all layout prior to planting. If the bed and shrub layout is not inspected prior to planting, the Landscape Architect reserves the right to relocate the plants.

SOIL

Planting beds shall contain good soil, complete with organic sand mix. There shall be no construction debris, rock larger than 1" within bed areas. Soil shall be dark grey-brown in organic color and shall have good drainage characteristics.

Soil within planting beds shall not be compacted.

All compacted sub-base/ shell is to be removed from all landscape areas.

BACKFILL/SOIL MIX	ANNUALS
50% decomposed organic matter (muck)	100% Potting Soil
50% existing soil	
pH: 5.5 - 7.0	

FERTILIZER : Two fertilizers shall be used in all types of plantings except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be 6-6-6 Nitrogen-Phosphorous-Potassium. Tablet Fertilizer (Agriform or equal) in 21 gr size, shall meet the following requirements: 20% Nitrogen, 10% Phosphorous, 10% Potassium. The two fertilizers will be applied at the following rates:

1. PLANT SIZE	6-6-6 "AGRIFORM" TABLET (21 GRAM)
1 gal.	1/4 lb.
3 gal.	1/3 lb.
7-15 gal.	1/2 lb.
1"-6" caliper	2 lbs./1" cal.
6" and larger	3 lbs./1" cal.
	2/1" caliper
	2/1" caliper

2. Magnesium sulfate or "Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper.

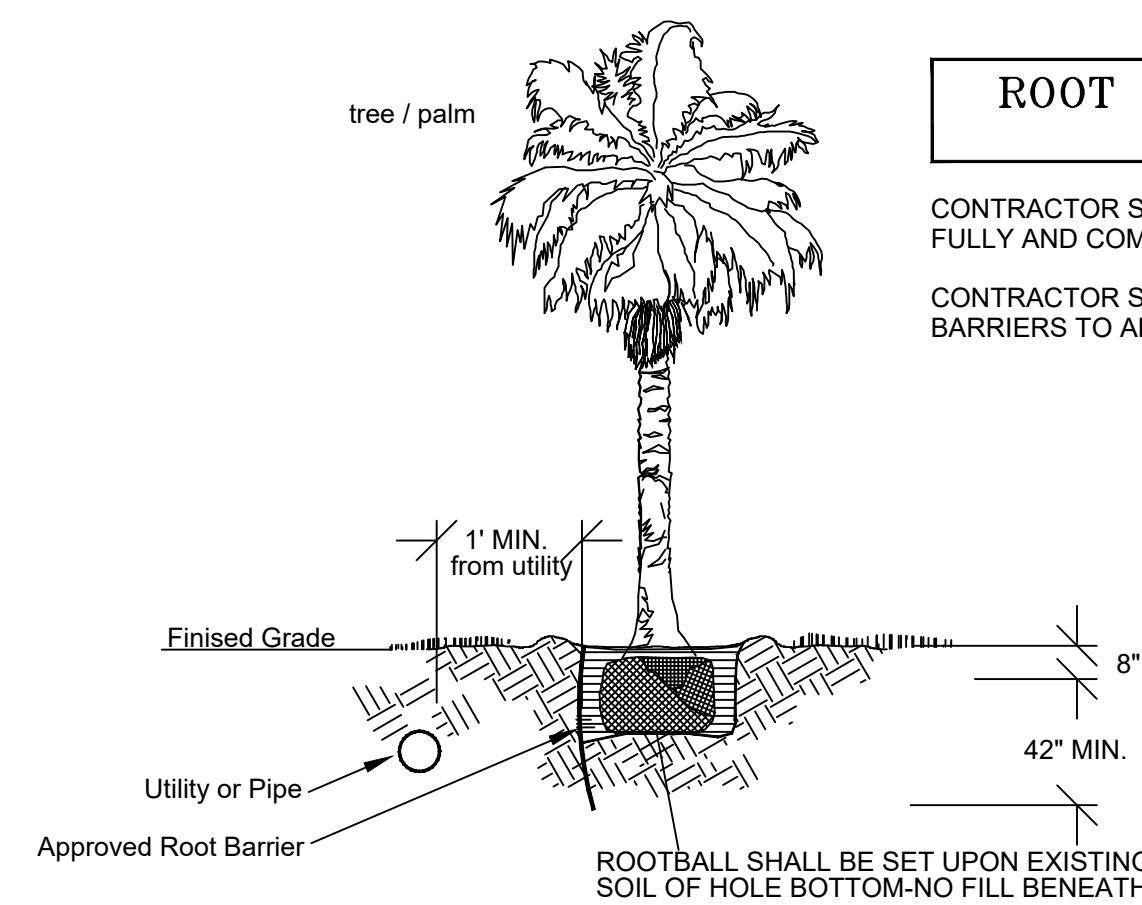
PRUNING: Each plant shall be pruned to complement the natural character of the tree. All dead and brown fronds, leaves, branches shall be removed.

TREE GUYING AND BRACING : Firmly stake or guy all trees in accordance with the plans and planting details immediately after planting to prevent wind damage.

WEED CONTROL: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds.

PLANT MAINTENANCE: Contractor shall maintain all plants until final acceptance by owner.

CLEAN-UP: Contractor shall clean site area every day. The site shall be devoid of all rubbish, landscape debris, containers.



ROOT BARRIER DETAIL NO SCALE

CONTRACTOR SHALL FOLLOW MANUFACTURERS DIRECTIONS FULLY AND COMPLETELY FOR INSTALLATION.

CONTRACTOR SHALL PROVIDE "CUT SHEET" INFORMATION ON ROOT BARRIERS TO ARCHITECT/PLANNERS PRIOR TO INSTALLATION

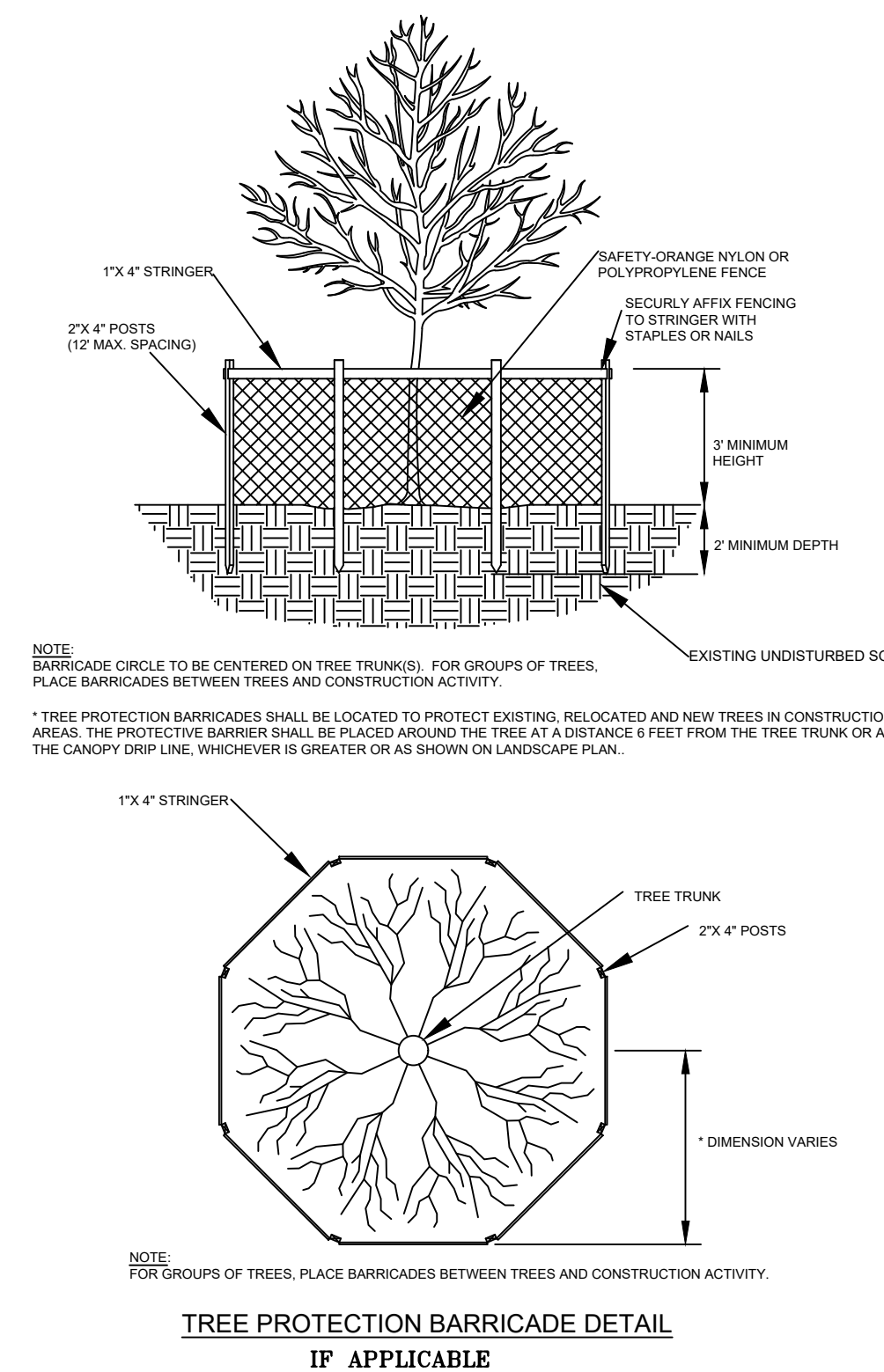
ROOT BARRIER NOTE:

A ROOT BARRIER SYSTEM TO BE INSTALLED IN SITUATIONS WHERE A TREE OR PALM IS PLANTED WITHIN 1' OF UNDERGROUND UTILITIES / INFRASTRUCTURE.

Minimum Root Barrier Requirements:

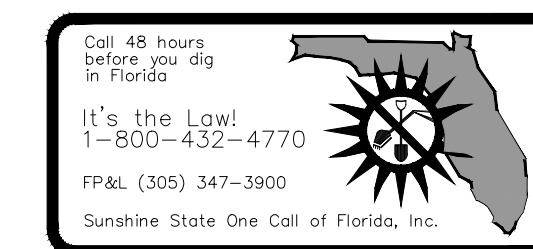
- 1) Panel 0.085 thick polypropylene
- 2) Zipper join system
- 3) Rounded edges
- 4) 24" depth
- 5) Anti-lift pads

a. Root barriers should extend no less than 1/2 the canopy width of a mature tree or 20' in length, whichever is greater.



NOTE: FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

TREE PROTECTION BARRICADE DETAIL IF APPLICABLE



Notes to contractor

Contractor Shall be familiar w/ the Landscape code and shall comply with all of its applicable requirements.

Contractor shall verify all quantities indicated at time of bid.

Contractor shall provide unit prices at time of bid.

All contractors working on the project shall be licensed and fully insured as required.

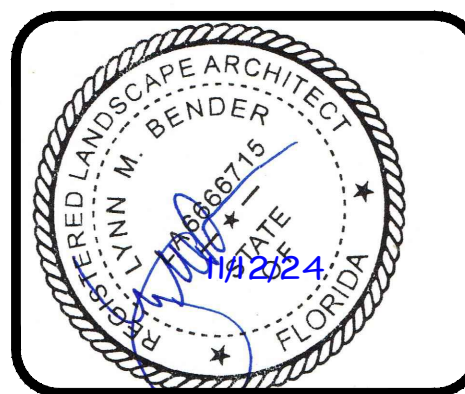
Tree and palm staking shall be removed between 6 and 12 months after planting.



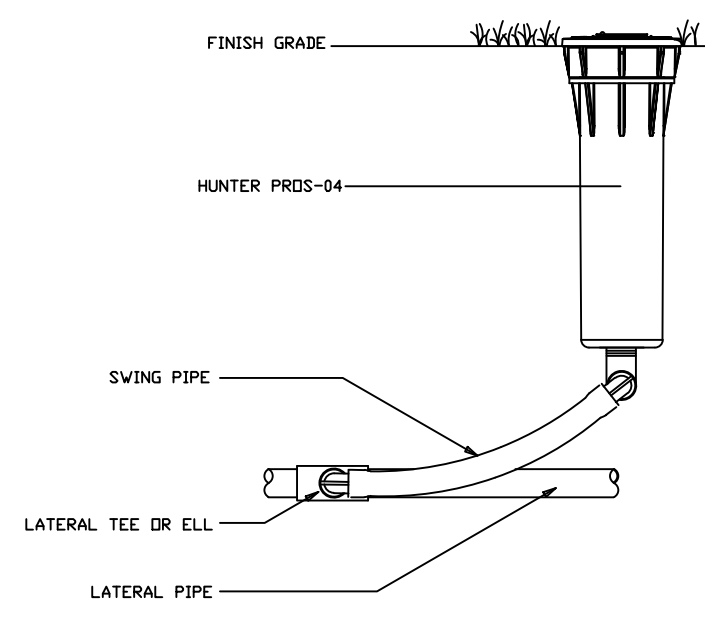
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HIBISCUS WAY LLC
CUSTOM SINGLE FAMILY RESIDENCE WAY
29 HIBISCUS WAY OCEAN RIDGE, FLORIDA 33435
LANDSCAPE DETAILS & SPECIFICATIONS

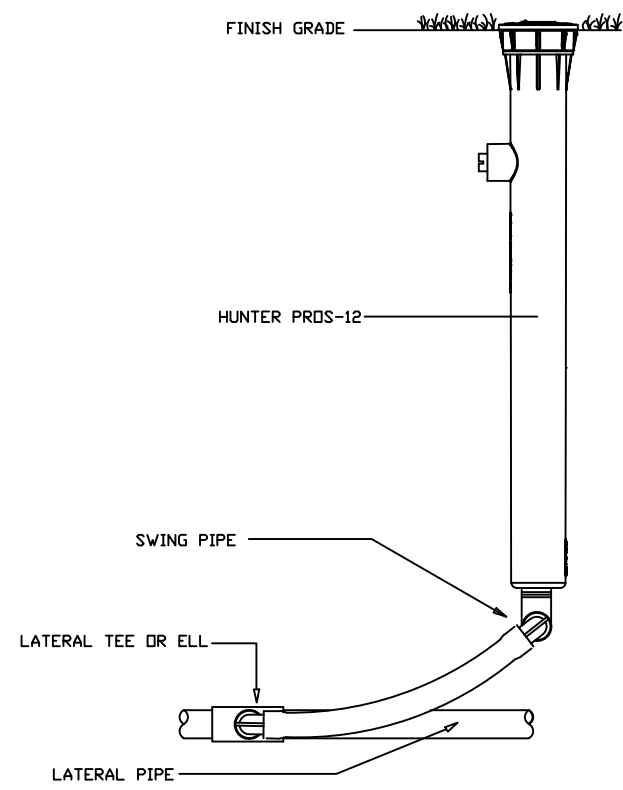
1	DEVELOPMENT PLAN REVIEW	11/11/24
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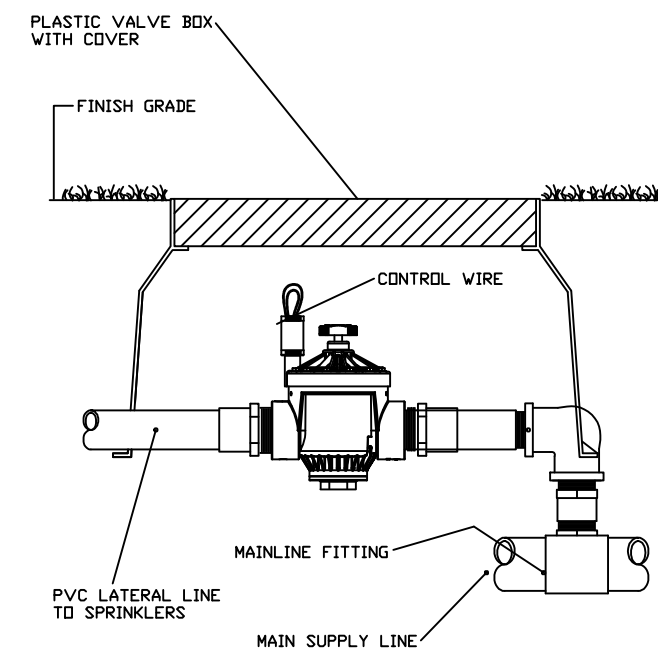
Project 24-036	Sheet
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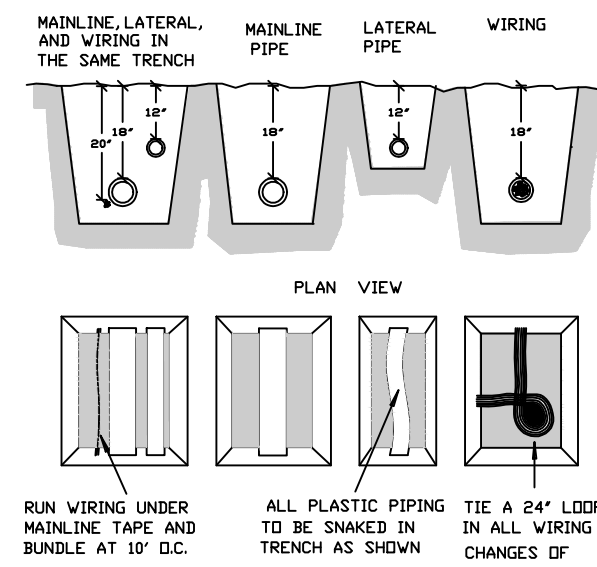
POP-UP SPRAY SPRINKLER



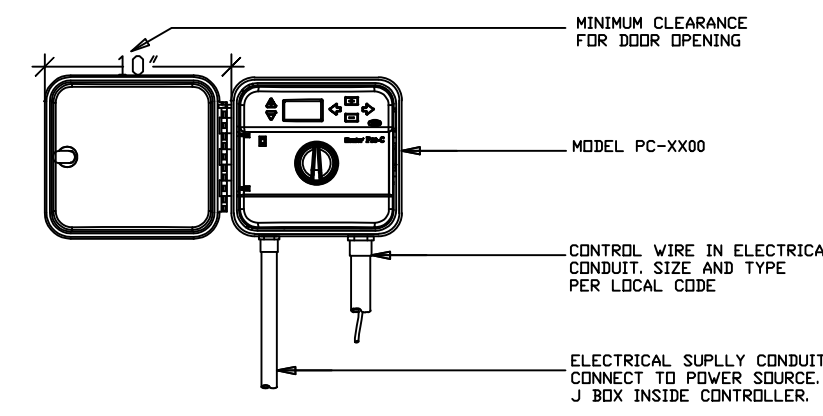
POP-UP SPRAY SPRINKLER



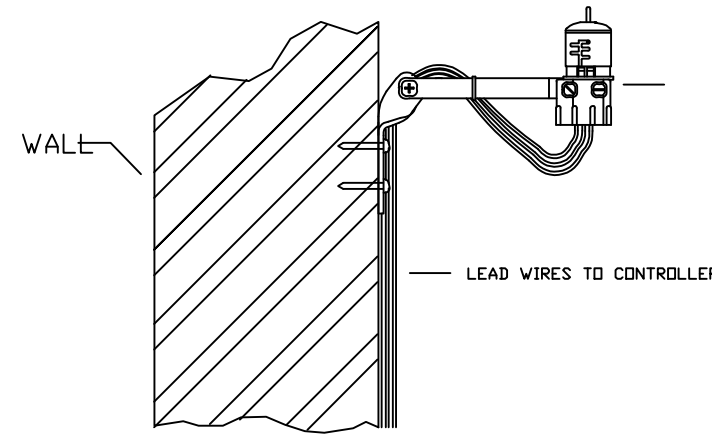
REMOTE CONTROL VALVE



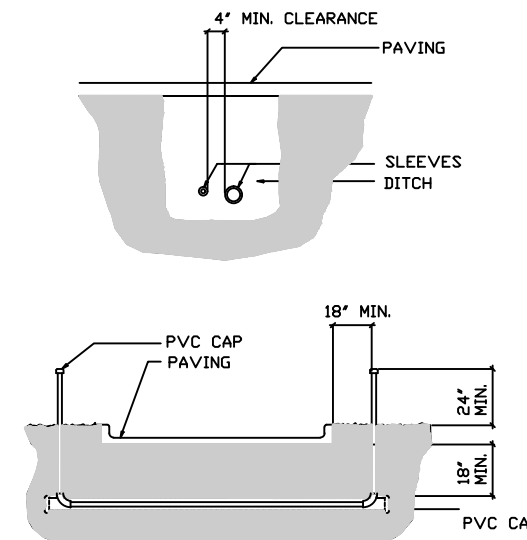
PIPE AND WIRE TRENCH



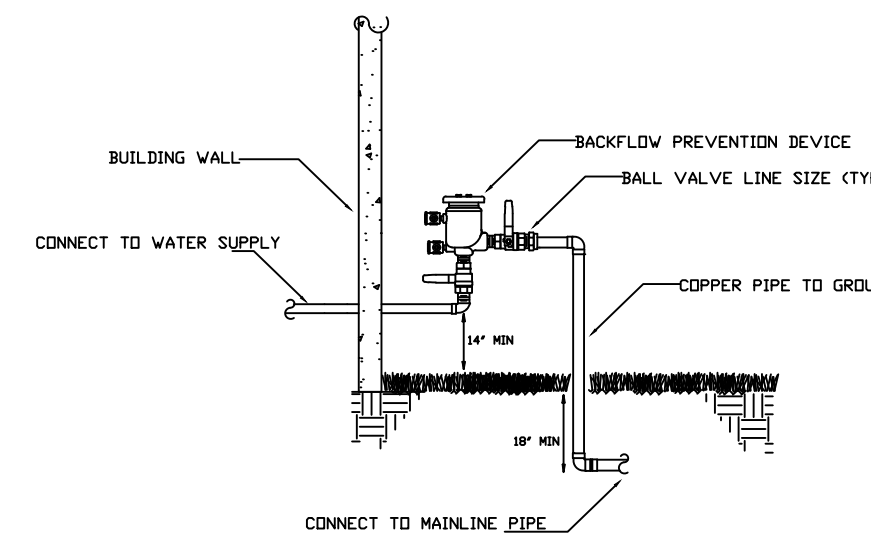
HUNTER PRO-C CONTROLLER



HUNTER RAIN-CLIK RAIN SENSOR



IRRIGATION SLEEVING



PRESSURE VACUUM BREAKER

IRRIGATION SPECIFICATIONS

- IRRIGATION POINT OF CONNECTION SHALL BE CAPABLE OF DELIVERING A VARIABLE FLOW RATE OF 16 GPM AT A CONSTANT PRESSURE OF 55 PSI DOWNSTREAM OF BACKFLOW PREVENTION DEVICE. POINT OF CONNECTION SHALL BE ABLE TO MAINTAIN THE MAXIMUM FLOW RATE AND PRESSURE FOR THE DURATION OF AN IRRIGATION CYCLE. CONTRACTOR SHALL VERIFY THESE PARAMETERS PRIOR TO CONSTRUCTION, AND NOTIFY OWNER'S REPRESENTATIVE AND IRRIGATION CONSULTANT IF THEY CANNOT BE MET.
- IF THE POINT OF CONNECTION EXCEEDS THE ABOVE PRESSURE REQUIREMENTS, A PRESSURE REGULATOR SHALL BE INSTALLED AT THE OWNER'S EXPENSE. PRESSURE REGULATOR SHALL BE SET AT THE PRESSURE RECOMMENDED ABOVE.
- AN PVB TYPE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED IN A MANNER SATISFYING LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS.
- POWER FOR THE IRRIGATION CONTROLLER, PUMP AND OTHER ELECTRICAL COMPONENTS SHALL BE PROVIDED BY OTHER. CONTRACTOR SHALL VERIFY POWER AVAILABLE MEETS THE REQUIREMENTS OF THE COMPONENT'S MANUFACTURER. IF POWER AVAILABLE IS INADEQUATE, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- IRRIGATION SYSTEM IS DISPLAYED SCHEMATIC IN NATURE. MINOR FIELD ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE FOR LANDSCAPING CHANGES, PLANTING BEDS OR OTHER OBSTRUCTIONS. THESE ADJUSTMENTS MAY BE MADE ONLY AFTER NOTIFYING THE OWNER'S REPRESENTATIVE.
- SOME IRRIGATION COMPONENTS AND PIPING ARE SHOWN IN HARDSCAPE AREAS AND OUTSIDE OF PROPERTY LINES TO IMPROVE ON THE READABILITY OF THE IRRIGATION PLAN. ALL COMPONENTS AND PIPING SHALL BE INSTALLED INSIDE OF THE PROPERTY LINES AND OUTSIDE OF HARDSCAPE AREAS.
- MAINLINE, LATERALS AND CONTROL WIRES SHALL BE INSTALLED INSIDE THE SAME TRENCH WHENEVER POSSIBLE.
- SYSTEM TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTROLLER SHALL BE GROUNDED PER MANUFACTURER'S SPECIFICATIONS.
- ALL WIRE SHALL BE #18 DIRECT BURIAL U.F. MULTI-CABLE.
- ALL FIELD WIRE ABOVE GRADE OR WITHIN STRUCTURE TO BE INSTALLED IN CONDUIT PER LOCAL CODE.
- ALL UNDERGROUND SPLICES TO UTILIZE 3M DBY, OR KING WATER PROOF SPLICE KITS, DEPENDING ON NUMBER AND SIZE OF WIRES. ALL SPLICES SHALL BE MADE INSIDE A VALVE BOX.
- DEPTH OF IRRIGATION PIPING; 18" ON MAINLINE; 12" ON LATERALS.
- SLEEVING UNDER PAVED AREAS SHALL BE INSTALLED AT A DEPTH OF 24".
- DESIGN FOR MATERIAL PURPOSE ONLY, NOT FOR CONSTRUCTION AND NOT TO BE USED AS AN AS-BUILT.

CRITICAL ANALYSIS

P.O.C. NUMBER: 01
 Water Source Information:
 FLOW AVAILABLE
 Water Meter Size: 1"
 Flow Available: 18.2 GPM
 PRESSURE AVAILABLE
 Static Pressure at POC: 55 PSI
 Elevation Change: 5.00 ft
 Service Line Size: 1"
 Length of Service Line: 20 ft
 Pressure Available: 50 PSI
 DESIGN ANALYSIS
 Maximum Station Flow: 15.06 GPM
 Flow Available at POC: 18.2 GPM
 Residual Flow Available: 3.14 GPM

Design Pressure: 40 PSI
 Friction Loss: 0.36 PSI
 Fittings Loss: 0.04 PSI
 Elevation Loss: 0 PSI
 Loss through Valve: 1.79 PSI
 Pressure Req. at Critical Station: 42.2 PSI
 Loss for Fittings: 0.08 PSI
 Loss for Main Line: 0.78 PSI
 Loss for POC to Valve Elevation: 0 PSI
 Loss for Backflow: 3.64 PSI
 Loss for Water Meter: 0.89 PSI
 Critical Station Pressure at POC: 47.6 PSI
 Pressure Available: 50 PSI
 Residual Pressure Available: 2.44 PSI

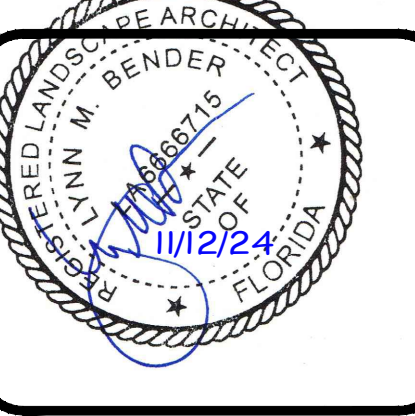
VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	Hunter PGV-101G	1"	Turf Rotor	6.2	3	87.8	40	0.21	1.9	42.1	45.8	0.9 in/h
2	Hunter PGV-101G	1"	Turf Rotor	11.9	7	107.3	40	0.4	1.79	42.2	47.6	1.41 in/h
3	Hunter PGV-101G	1"	Shrub Spray	15.06	21	193.1	30	0.63	1.62	32.2	38.7	1.47 in/h
4	Hunter PGV-101G	1"	Turf Spray	10.63	9	108.8	30	0.11	1.86	32.0	37.4	1.59 in/h
5	Hunter PGV-101G	1"	Shrub Spray	13.71	15	148.0	30	0.51	1.68	32.2	40.5	1.61 in/h
6	Hunter PGV-101G	1"	Shrub Spray	13.54	18	160.8	30	0.32	1.69	32.0	43.0	1.49 in/h
7	Hunter PGV-101G	1"	Turf Spray	4.54	4	75.3	30	0.14	1.81	32.0	36.3	1.18 in/h
8	Hunter PGV-101G	1"	Turf Spray	4.22	4	35.2	30	0.05	1.74	31.8	36.0	1.33 in/h

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 29 HIBISCUS WAY OCEAN RIDGE, FLORIDA 33435
 IRRIGATION DETAILS & SPECIFICATIONS

1	DEVELOPMENT PLAN REVIEW	11/11/24
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Date 09-09-2024	Scale N/A
2 OF 2	

Agenda: Tuesday, January 21, 2025
Memo: Item #3.

Town of Ocean Ridge, Florida

Planning & Zoning Commission Agenda Memorandum

Subject: Discuss the Possibilities to Allow Outdoor Spaces/Accessory Structures (kitchens, pergolas, etc) to be Constructed Within the Setbacks

As a continuation with the list of items that the Town Commission gave the Planning & Zoning Board for consideration, we are starting back up with our next item, which is to discuss the possibility of allowing outdoor spaces such as kitchens, pergolas, etc. to be constructed within the setbacks. I have attached the current code on accessory structures for your convenience.

Suggested Motion:

Respectfully,

Sec. 64-41. - Accessory uses, buildings and structures generally.

(a) *Scope.* This section includes those accessory uses, buildings and structures customarily incidental and subordinate to the main use or building and located on the same lot.

(b) *Development regulations.*

(1) *Location.* All accessory uses, buildings and structures shall be located on the same lot as the principal or main use and not within any required yard setbacks, except as provided in this land development code. Where lots, located east of the 1997 coastal construction control line and divided by a street or right-of-way, a dune crossover may be located on that portion of the lot separated by the street or right-of-way from that portion of the lot on which the main use or building is located, as set forth in subsection (d). If a property with a single family dwelling unit and a parcel located adjacent to the ocean are owned by the same entity as of October 5, 2020, then a dune crossover may be located on the parcel adjacent to the ocean, provided a unity of title, as approved by the town, is provided as well as all other requirements as set forth in subsection (d) are met.

(2) *Height.* No accessory use, building or structure shall exceed the height permitted for a one story structure.

(3) *Use.* Such accessory building shall not be rented or otherwise used as a separate dwelling unit.

(4) In the event a dune crossover is allowed on a lot divided by a right-of-way, a unity of title shall be required, in a form acceptable to the town, prior to the issuance of any permits for the construction of the dune crossover.

(c) *Utility shed/storage building.*

(1) Only one utility shed/storage building shall be allowed per lot.

(2) A permit shall be required for a utility shed/storage building unless the shed meets the requirements set forth in paragraph (3) below. No utility sheds/storage building shall be allowed in any setbacks, drainage detention areas, easement areas or front yard area, unless as set forth below.

(3) The following shall apply to prefabricated utility sheds/storage buildings that do not exceed 100 square feet in size or seven feet in height and which is only used for the storage of household items and supplies and domestic equipment (no vehicles) and does not have any plumbing or electrical service:

a. No shed shall be allowed in a front yard.

b. If the shed is predominately screened from view from adjoining properties and abutting rights-of-way and waterways by vegetation, fencing or other obstructions, as determined by the building official, then the minimum side interior setback shall be three feet and

minimum rear setback shall be five feet, unless the rear or side yard abuts a waterway then the normal easement would apply. If a greater easement width exists, the width of the easement shall be the minimum setback.

- c. The roof drainage shall be retained on the property and shall not adversely impact adjoining properties.
- d. No building permit shall be required, however, an administrative review and/or inspections by the building official shall occur to document that the above requirements are met. However, the building must be anchored according to the manufacturer's specifications regarding anchoring. An administrative fee may be charged as set forth on the fee schedule as adopted by the town commission.
- e. An administrative special exception may be granted by the town building official for lots that are under 10,000 square feet in size that establish a hardship in their ability to meet the setback requirements set forth in subsection (c)(3)b above. Such administrative special exception may allow encroachment up to the property line provided that all other requirements of subsection (c) are satisfied.

(4) Utility sheds/storage buildings shall be maintained in good condition, free from evidence of deterioration, rust, holes, or breaks.

(d) *Dune crossover.* Dune crossover (private) shall be subject to the following:

- (1) A private dune crossover is only allowed for the specific use of the primary residential dwelling unit, unless as otherwise set forth in this paragraph. Only one dune crossover shall be allowed per parcel and a unity of title shall be required.
- (2) A dune crossover used and installed by a multi-family complex, greater than four dwelling units, located in the town may not be required to own property directly adjacent and across from the beach side parcel, separated by a public street, provided that the crossover may only be used by the residents of the multi-family complex.
- (3) Other dwelling units, located in the town, may be allowed a dune crossover if there is an existing written instrument, in existence at the time of adoption of this ordinance, providing for the allowed use. Such use shall be allowed to continue in accordance with the terms of the written instrument.
- (4) Decks, walkways, and steps shall not extend beyond the seaward toe of the dune.
- (5) Dune crossovers shall be located, designed and constructed to minimize damage to the beach and dune system, including native vegetation systems, and shall extend seaward only as far as necessary to protect the dune and vegetation.
- (6) Plans submitted for approval under this provision shall include proposed dune, beach or vegetation restoration.
- (7)

Dune crossovers, existing at the time of adoption of this ordinance, shall be allowed to remain and be repaired and replaced, however such crossovers shall not be expanded or modified in any manner to exceed the original footprint.

- (8) A dune crossover shall be subject to the same setback requirements as set forth in the zoning district where the crossover is located. Notwithstanding the foregoing or section 67-18(b) requiring a variance for all development seaward of the 1979 coastal construction control line, a dune crossover (inclusive of the deck, walkway, and steps) may be constructed subject to approval of a building permit if all other requirements of this Code and local and state law for the dune crossover have been satisfied.
- (9) The town building official shall have the authority to require the use of building materials and practices that are deemed more environmentally and dune friendly construction, as determined by the building official.

(Ord. No. 540, 3-13-2003; Ord. No. 2020-06, § 3, 10-5-2020; Ord. No. 2021-03, § 2, 7-6-2021)

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

To: Planning & Zoning Board/Local Planning Agency
From: Corey O’Gorman, Town Planner
Meeting Date: January 21, 2025
Subject: Town of Ocean Ridge Comprehensive Plan

1. BACKGROUND

At the Planning & Zoning Board meeting on December 17, 2024, the Planning & Zoning Board reviewed and discussed draft amendments to the Comprehensive Plan and reviewed responses to comments and questions that were made at the November 19, 2024 meeting.

Based on that review and discussion, the Planning & Zoning Board approved a motion to consider and recommend the amendments to the Comprehensive Plan as the Town of Ocean Ridge Local Planning Agency (LPA) at the January 21, 2025 meeting and to specifically include the following revisions:

- Revise the Future Land Use Map and Future Land Use Element to include a Medium Density and High Density Multifamily Residential land use category.
- Revise the Package Treatment Service Area map.

The attached version of the Town of Ocean Ridge Comprehensive Plan incorporates the items discussed by the Planning & Zoning Board at the December 17, 2024 meeting.

2. STAFF RECOMMENDATION

Hear a presentation from Town Staff and Planning Consultants, discuss and make a recommendation as the LPA to the Town Commission for adoption of the amendments to the Town of Ocean Ridge Comprehensive Plan.

TOWN OF OCEAN RIDGE, FLORIDA 2025 EAR-BASED AMENDMENTS TO ADOPTED COMPREHENSIVE PLAN



**Prepared By:
Town of Ocean Ridge, Florida
PLACE Planning and Design, Inc., Planning Consultant**

Adopted by Ocean Ridge Town Commission

LISTING OF COMPREHENSIVE PLAN ELEMENTS

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Future Land Use Element

DATA AND ANALYSIS UPDATE

The Town of Ocean Ridge is a small residential community located in the southern portion of Palm Beach County, east of Boynton Beach. It is approximately 635.6 acres in size and located entirely on the barrier island, bordered by the Atlantic Ocean to the east and the Intracoastal Waterway to the west. To the north is unincorporated land under county jurisdiction. This land is primarily used as a water access park to the Boynton Inlet (aka Lake Worth Inlet), located just to the north of the Town. This Inlet is not within the jurisdiction of Ocean Ridge but is considered to have a major impact on and is a key characteristic ~~for~~ of the Town.

To the south of Ocean Ridge is the Town of Briny Breezes, which consists almost entirely of a single mobile home park. South of Briny Breezes is a similar small town to Ocean Ridge, known as Gulf Stream. These old Florida residential municipalities form a string of small residential pearls between the large cities of Boynton Beach and Delray Beach.

Ocean Ridge is a beach-oriented town characterized primarily by single family homes with lush, well-maintained landscaping and extensive outdoor recreational opportunities. There are also Intracoastal and beachfront condominiums, and cooperative a few multi-family buildings scattered throughout the Town. There are very little few commercial improvements left in Town.

Although early houses were typically mansions, especially those with frontage on the ocean, today the town is extensively subdivided, with fewer large mansions and more moderate sized, distinguished homes. The majority of the town grew as subdivisions between the Atlantic Ocean and the Intracoastal Waterway. In an effort to maintain a tranquil setting, commercial and industrial uses have been prohibited are not permitted. There are 15 vacant lots that remain throughout the town that are designated for single family housing.

The Town has four Future Land Use designations: Single Family Residential, Multiple Family Residential, Public and Preservation/Conservation. There are no Industrial or Commercial Future Land Use designations within the Town. The Single Family Residential Future Land Use designation has a maximum density of three dwelling units per acre. The Multiple Family Residential Future Land Use designation has a maximum density of 10 dwelling units per acre.

Although there are no designated areas for Industrial or Commercial uses, the Town is located within Palm Beach County's Urban Service Boundary and all dwelling units within the town are within two miles of commercial or industrial uses. Many of the homes ~~of~~ are less than one mile from these uses. Sidewalks connect the Town's neighborhoods with the adjacent non-residential land uses. This proximity and option for alternative transportation provides for energy conservation and lower greenhouse gas emissions.

There has been little change in Ocean Ridge since the adoption of the original Comprehensive Plan. The stability of the Town is primarily due to its near built-out status, small size and water-locked location. Since the great majority of the land is built-out, the primary concern for the Town is redevelopment. The current permanent resident population estimate per the 2010-2020 census for the Town was 1,786 1,830 persons. Housing status, economic and social conditions, the provision of essential utilities and services, and the financial feasibility of accommodating the limited growth potential has have incurred minimal change since the 1989 Comprehensive Plan was adopted.

The future population Population projections for the Town used the methodology and studies undertaken by the Shimberg Center for Affordable Housing, Rinker School of Building Construction, College of Design, Construction and Planning at the University of Florida. are prepared by the Palm Beach County Planning Division for planning programs throughout the county.

Two planning periods are required by Florida Statutes: 10-years and 20-years. Population growth during the 2025 to 2035 period is projected at 65 residents. Population growth during the 2035 to 2045 period is projected at 14 residents.

Table 1 - Population Projections

	<u>2020</u> <u>2010</u>	<u>2025</u> <u>2016</u>	<u>2030</u> <u>2020</u>	<u>2035</u> <u>2025</u>	<u>2040</u> <u>2030</u>	<u>2045</u> <u>2035</u>	<u>Delete</u> <u>Column</u> <u>2040</u>
Population Projection	<u>1,830</u> <u>1,786</u>	<u>1,899</u> <u>1,780</u>	<u>1,932</u> <u>1,808</u>	<u>1,964</u> <u>1,837</u>	<u>1,972</u> <u>1,851</u>	<u>1,978</u> <u>1,845</u>	<u>1,857</u>

Source: U.S. Census, Shimberg Center, University of Florida Palm Beach County Planning Division 2024.

Future Land Use Element

GOALS, OBJECTIVES, & POLICIES

GOAL: PROTECT AND ENHANCE THE RESIDENTIAL CHARACTER AND NATURAL ENVIRONMENT OF OCEAN RIDGE.

Objective 1: Restrict future development to vacant and upland parcels that have package sewer service or that have soil characteristics capable of supporting septic systems.

Policy 1.1: Arrange the future land use map so that all significant Single Family Residential, Multiple Family Residential, and Public land uses shall occur development occurs on upland parcels, as shown on Map 1 2035 Future Land Use and so that wetland Wetland areas are shall be designated for Preservation/Conservation use. Significant development shall include but not be limited to buildings, parking lots and thoroughfares.

Policy 1.2: Enforce development code regulations that require Require the demonstration of adequate on-site sewage disposal capabilities prior to issuance of development permits. Capabilities may include: 1) soil conditions suitable for anticipated septic tank loads; and/or 2) package treatment facilities.

Policy 1.3: Enforce developmental code regulations that permit Permit new development to proceed only when it can be connected to central water service.

Policy 1.4: Enforce development code regulations that require Require installation of easily accessible sewer system connections for future use should public sewer facilities become available in Ocean Ridge.

Policy 1.5: The Town shall retain those tracts designated Preservation/Conservation which are now in its ownership.

Policy 1.6: Enforce development code regulations that prohibit Prohibit the issuance of development orders and permits which would result in a level-of-service for any public facility below the level established in this comprehensive plan.

Objective 2: Achieve the rehabilitation or removal of unsound and poorly maintained structures wherever they occur in Ocean Ridge.

Policy 2.1: Enforce development code regulations that require Require buildings and structures to be maintained in sound condition or razed.

Policy 2.2: Adopt Town administrative policies which ensure that unsound buildings, should any exist, will be identified and then razed or rehabilitated in accordance with development code regulations enacted pursuant to Policy 2.1.

Objective 3: Eliminate all existing uses which are inconsistent with the character of Ocean Ridge and prevent such uses from being established in the future.

Policy 3.1: Maintain the future land use map so that agriculture, commercial and industrial uses are not permitted in Ocean Ridge. The Town Commission of Ocean Ridge has determined these uses to be incompatible with the Town's existing and desired future residential character.

Policy 3.2: ~~Maintain development code regulations that require~~ Require, after a period of amortization, the removal of all hotels, motels, or other commercial uses.

Policy 3.3: ~~Enforce development~~ Development code regulations ~~which shall~~ address the location and extent of residential, public, preservation/conservation and park uses in accordance with the future land use map.

Policy 3.4: ~~Enforce development code regulations that prohibit~~ Prohibit agricultural, commercial, and industrial land uses in accordance with the future land use map. The Town Commission of Ocean Ridge has determined these uses to be incompatible with the Town's existing and desired future residential character.

Objective 4: Perpetually maintain or improve the current quality and extent of existing natural resources as identified in the coastal management and conservation elements of this plan.

Policy 4.1: Land containing flora and fauna that are endangered, threatened, or of special concern designated by federal, state or county agencies shall be identified by the applicant during the development review process.

Policy 4.2: ~~Enforce development code regulations that limit~~ Limit development of areas designated on the future land use map as Preservation/Conservation in accordance with ~~the section of this land use element entitled "Future Land Use Categories."~~ Objectives 6 and 7.

Policy 4.3: ~~Enforce development code regulations that protect~~ Protect potable water well fields and prime aquifer recharge areas, should any be established, from adverse impacts of development.

Policy 4.4: Applications for development permits in V1 through V30 floodplains as designated by the Federal Emergency Management Agency shall be approved only if significant alteration of the functions of the flood plain will not occur and if the proposed development is consistent with the performance standards regulating development.

Policy 4.5: ~~Enforce development code regulations that require~~ Require on-site runoff management facilities sufficient to ensure that post development runoff rates, volumes and pollutant load will not exceed pre-development conditions.

Policy 4.6: ~~Enforce development code regulations that prohibit~~ Prohibit extraction of natural resources.

Policy 4.7: ~~Enforce development code regulations that require~~ Define and require reasonable environmental protections attendant to all development adjacent to water bodies and Preservation/Conservation areas, including an environmental report requirement.

Objective 5: Maintain historic property regulations that preserve historic houses or identify and preserve archaeological sites.

Policy 5.1: ~~Maintain land~~ Land development regulations to ~~shall~~ include provisions that assure special review of any renovation or demolition permit applications of any applicable historic structures in the Town.

Policy 5.2: ~~Town staff shall work with the State Division of Historical Resources to locate archaeological sites (if possible) and assess their condition.~~

Objective 6: Restrict development to 1,730 dwelling units. Development in the entire Town shall be controlled by uses, densities and intensities assigned by the Future Land Use Map and the land development code.

Policy 6.1: ~~Arrange the future land use map so that the number of dwelling units (excluding hotels) in Ocean Ridge will not exceed 1,730.~~

Policy 6.2: ~~Enforce development code regulations that limit development in areas designated on the Future Land Use Map as single-family residential and medium density multiple family residential in accordance with the section of this land use element entitled "Future Land Use Categories."~~

Policy 6.3 6.1: ~~Future land use within the Town shall be depicted within four land use categories. These categories are: Single Family Residential, Multiple Family High Density Residential, Multiple Family Medium Density Residential, Public and Preservation/Conservation. The Single Family Residential Future Land Use designation shall have a maximum density of three dwelling units per acre. The Multiple Family Residential Future Land Use designation shall have a maximum density of 10 dwelling units per acre.~~

Policy 6.2 ~~The Single Family Residential Future Land Use designation shall have a maximum density of three dwelling units per acre. The Multiple Family Medium Density Residential Future Land Use designation shall have a maximum density of 5 dwelling units per acre. The~~

Multiple Family High Density Residential Future Land Use designation shall have a maximum density of 10 dwelling units per acre.

Policy 6.3: The development code shall include zoning districts and specific standards per Objective 9 necessary to direct development activity in each of the future land use categories.

Objective 7: Allow ~~without unnecessary delay~~ the maximum amount of development within each of the future land use categories permitted by the Future Land Use Map and provided that such development is consistent with the goals and other objectives of this plan. For the purposes of this objective, such development is defined as that which is permitted by the future land use map.

Policy 7.1: Arrange the future land use map to accommodate the maximum amount of residential development consistent with the goals and other objectives of this plan.

Policy ~~7.2~~ 7.1: ~~Enact and enforce Land~~ development code regulations that shall address the ~~locations and extent of~~ residential, recreational, conservation, education and public land uses in accordance with the future land use map and the policies and descriptions of ~~including specific types, sizes, densities, and intensities of land contained in this element.~~ development.

Policy ~~7.3~~ 7.2: Continue policies that require the Town administrative and building officials to process all applications for development permits and orders in a timely manner, if consistent with the ~~this plan and the development~~ code. This policy is intended to facilitate development, but it shall not be interpreted to encourage or permit short cuts in the development review process or to permit or encourage any development or use of land in a manner inconsistent with this plan or the Town's Code or other applicable regulations.

Objective 8: If any new streets are constructed, use the development code to achieve adequate rights-of-way and other easements for the underground installation, where possible, of utility lines including electric, telecommunications, water and sewer lines.

Policy 8.1: ~~Enforce development code regulations which require~~ Require that rights-of-way on all newly platted streets be adequate to accommodate utility lines.

Policy 8.2: ~~Enforce development code regulations which require~~ Require that easements be designated within private property when such easements are necessary to the provision of utility lines.

Objective 9: Manage future growth and development through the utilization of innovative development code regulations which implement this plan.

Policy 9.1: Maintain the development code to contain specific and detailed regulations that implement this Comprehensive Plan, and:

- Regulate the development of land in accordance with the arrangement of land use categories articulated ~~in~~ **on** the future land use map;
- Regulate the land use categories of this plan in accordance with the sections of this land use element entitled “Future Land Use Categories,”
- Regulate the subdivision of land:
- Regulate signage;
- Regulate development of areas subject to seasonal or periodic flooding and require provision of drainage and stormwater management;
- Specifically, prohibit the issuance of development orders and permits which would result in a level of service for any public facility below the level adopted in this *Comprehensive Plan*;
- Require on-site runoff management facilities sufficient to ensure that post-development runoff rater, volumes and pollutant loads will not exceed pre-development conditions;
- Require the provision of on-site open space ~~for all development~~ and on-site buffering where different types of development are adjacent;
- Require the provision of on-site facilities which ensure safe and convenient traffic flow and vehicle parking needs;
- Protect potable water wellfields and aquifer recharge areas, should any ever be established, form adverse impacts of development; and
- Protect environmentally sensitive land (particularly conservation areas) from the adverse impacts of development.

~~Policy 9.2: Enforce development code regulations that address the location and extent of proposed residential, recreational, conservation, education, and public uses in accordance with the future land use map and the policies and descriptions of types, sizes, densities and intensities of land contained in this element.~~

Policy **9.3 9.2:** Any proposed development within an environmentally sensitive area, as defined in the Conservation Element, shall include an environmental assessment report as part of the development review process.

Objective 10: Achieve a future development and redevelopment pattern that is consistent with sound planning principles; the goals, objectives and policies of this plan, and the residential character desired for Ocean Ridge.

Policy 10.1: Development shall be directed to upland parcels within the Town. Wetlands, as designated by the U.S. Army Corps of Engineers, shall be preserved and not developed, unless expressly permitted by the U.S. Army Corps of Engineers and the South Florida Water Management District and consistent with the Town's Policies.

Policy 10.2: Consider the enactment of flexible development code regulations including, but not necessarily limited to, planned unit developments and cluster zoning provisions.

Policy 10.3: ~~Enforce subdivision and other plat regulations that permit local~~ Local streets and individual lots ~~to shall~~ have access to higher level streets including, but not limited to, State Road A1A. ~~This policy is intended to protect the residential character of Ocean Ridge by inhibiting extraneous traffic flow.~~

Policy 10.4.: With any requested Future Land Use Plan amendment that would increase the intensity and density of the parcel, the applicant shall provide a justification statement to the satisfaction of the Town indicating that the increased density meets all aspects of this Comprehensive Plan and the Town's Concurrency Management program.

Policy 10.5.: Any new development or redevelopment conducted by the Town on public facilities shall incorporate, when feasible, energy-efficient design and construction techniques.

Policy 10.6: The Town shall regulate development and redevelopment efforts in the Town to maximize aesthetic, environmental, recreational and economic resources while enhancing resilience to sea level rise impacts.

Policy 10.7: Any new streets proposed as part of a planned development, subdivision, or redevelopment effort shall conform to the Town Code with regards to the rights-of-way and pavement widths. Proposed new streets and other infrastructure shall provide evidence that facility design reflects its resiliency to the effects of sea level rise and other flooding impacts.

Map 1 – 2035 Future Land Use

Town of Ocean Ridge Florida

Map 1 - 2035 Future Land Use Map



- LEGEND**
- SF - SINGLE FAMILY RESIDENTIAL - up to 3 du/ac
 - P - PUBLIC
 - PC - PRESERVATION/CONSERVATION
 - MFMD - MULTIPLE FAMILY MEDIUM DENSITY - up to 5 du/ac
 - MFHD - MULTIPLE FAMILY HIGH DENSITY - up to 10 du/ac



Transportation Element

DATA AND ANALYSIS UPDATE

There is only one main arterial roadway through the Town; State Road A1A, which bisects the Town in a north-south direction. As identified on Metropolitan Planning Organization Palm Beach Transportation Planning Agency (TPA) and Palm Beach County maps, State Road A1A is a constrained roadway, limited by existing conditions, including physical, environmental or policy constraints, to a maximum of two lanes. This constrained roadway and is also identified as a shared facility, and marked with appropriate signage, for vehicular and bicycle use.

There are two arterial roadways within the Town’s jurisdiction; This is the eastern terminus of East Woolbright Road and the eastern terminus of Ocean Avenue. Both roadway are two-lane facilities and are classified as urban minor arterial roadways. State Road A1A and Ocean Avenue are maintained by the State while East Woolbright Road is maintained by Palm Beach County. All three of the roadways have an adopted level of service of “D,” which is reflected in incorporated within the Town’s Comprehensive Plan. These roadways are generally operating below this the adopted level of service, as indicated illustrated by traffic count data for 2020, 2021 and 2023 presented in the table below Table 2.

Traffic Counts (Daily Trips) on Arterial Roadways within Town of Ocean Ridge

	2003	2004	2005	2006	2007	2008	Level of Service “D” ADT
State A1A	11,787	11,457	11,224	13,261	9,606	6,802	12,300
Ocean Avenue	7,633	6,652	6,836	7,469	5,784	6,289	12,300
East Woolbright	12,226	11,013	12,750	13,312	10,894	10,785	12,300

Source: Palm Beach County Engineering Department, Traffic Division

Table 2 - Traffic Counts (Daily Trips) on Arterial Roadways within Town of Ocean Ridge

Roadway	Location	2020	2021 (1)	2023	Level of Service “D” ADT/ 2-Way /Peak
Ocean Ave.	At East end of the bridge	11,400	16,700	13,200	15,200/1,480
State A1A	South of Ocean Ave.	6,100	9,300	6,600	15,200/1,480
State A1A	North of Woolbright	4,800	8,600	5,900	15,200/1,480
East Woolbright	At West end of the bridge	6,700	10,100	7,500	15,200/1,480

(1) According to FDOT District 4 staff, a principal cause of the traffic count spike in 2021 was a response to the COVID 19 virus.

Source: Florida Department of Transportation Florida Traffic Online 2024

Local roadways under the control of the Town are operating within its adopted level of service standard of “C”, per Section 63-17(a)(1) of the Land Development Code. Developments that influence overcapacity on Town roads are responsible for either mitigating their impact or demonstrating that impacts are not created. Ample opportunities exist for developers to mitigate their impacts through the Palm Beach County Concurrency regulations.

It is projected that all future land uses and associated trips can be accommodated by the existing traffic circulation network. In conclusion, the roadways within the Town’s jurisdiction are satisfactory with only typical maintenance planned. ~~There are no planned~~ Planned capital improvement projects that would incur the expenditure of Town funds projected for either the 5 or 10 year planning periods will be addressed as part of the annual budget approval process.

The Town of Ocean Ridge has a bicycle-pedestrian pathway located along the west side of State Road A1A, south side of East Woolbright Road and along both sides of Ocean Boulevard. This pathway is popular with Town residents and provides an alternative means of transportation within the community. The pathway connects the Town to various Palm Beach County parks, and adjacent municipalities and commercial areas. The use of the pathway aids in the state-mandated reduction of greenhouse gas emissions within the State.

Currently, no public transportation routes and facilities exist or are planned for the Town by the local public transportation provider, PalmTran. No public transit routes or facilities have been identified for the Town within the 2030 Palm Beach County Metropolitan Planning Organization Palm Beach County Transportation Planning Agency (TPA) transit map.

Transportation Element

GOALS, OBJECTIVES, & POLICIES

GOAL: TO MAINTAIN A TRANSPORTATION SYSTEM THAT MEETS THE CIRCULATION NEEDS OF OCEAN RIDGE IN A SAFE AND EFFICIENT MANNER, BUT DOES NOT ADVERSELY IMPACT RESIDENTIAL, PUBLIC OR PRESERVATION/CONSERVATION USES.

Objective 1.1: Retain without substantial modification, the existing adequate circulation system, as depicted on Map 2 - 2035 Transportation Map.

Policy 1.1.1: Utilize level of service “D” as the peak hour standard for all arterial roadways and “C” for all local roadways.

Policy 1.1.2: Continue to use the development plan review process to control roadway access points and on-site traffic flow.

Objective 1.2: By reducing maintaining land use intensities, the Town shall avoid the need for any new roadways or widenings.

Policy 1.2.1: Retain the existing circulation system, avoiding the widening of roadways and bridges leading into the Town.

Policy 1.2.2: Retain the bicycle-pedestrian path along State Route A1A.

Policy 1.2.3: New development or redevelopment is encouraged to provide a pedestrian connection to the State Route A1A pathway.

Policy 1.2.4: The Town shall continue to work with the Florida Department of Transportation to secure and retain the pedestrian crosswalks and crosswalk signage across State Route A1A within the municipality.

Policy 1.2.5: The Town shall promote pedestrian and bicycle safety within the Town and within the State Route A1A pathway. This may include public safety programs and information on the Town’s website and/or newsletter.

Objective 1.3: Coordinate Town transportation planning with regional and State agencies in order to retain the current roadway system characteristics.

Policy 1.3.1: The Town Commission shall continue to coordinate with the MPO TPA, FDOT and regional transportation planning agencies to seek viable alternatives to roadway widening or bridge relocation, as necessary.

Policy 1.3.2: Resist through litigation, if necessary, all attempts by MPO TPA, FDOT, and others to force roadway or bridge widening and bridge relocation.

Policy 1.3.3: The Town shall continue to coordinate with MPO TPA, Palm Beach County, Palm Tran and surrounding communities to identify any potential alternative transportation opportunities within the area.

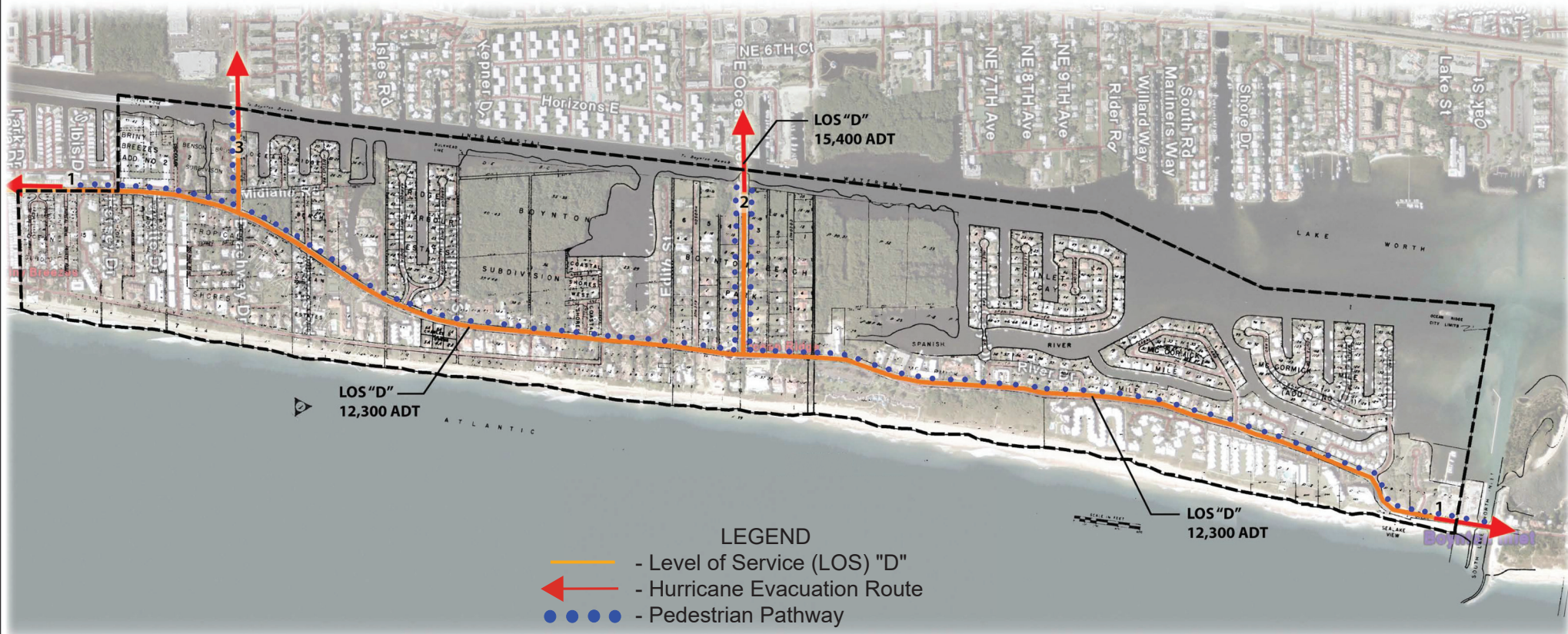
Objective 1.4: Use the development code to protect existing street rights-of-way for which the Town Commission determines there exists a present or potential future need.

Policy 1.4.1: Use the development review process to protect the existing major street rights-of-way. No additional rights-of-way are needed or desired.

MAP 2 - 2035 Transportation Map

Town of Ocean Ridge Florida

Map 2 - 2035 Transportation Map



- LEGEND**
- - Level of Service (LOS) "D"
 - ← - Hurricane Evacuation Route
 - - Pedestrian Pathway
1. State Road A1A - 2 Lanes - Undivided
 2. Ocean Avenue - 3 Lanes - Two Way
 3. East Woolbright Road - 2 Lanes - Undivided



Housing Element

DATA AND ANALYSIS UPDATE

The Town of Ocean Ridge is a small residential community located in the southern portion of Palm Beach County. It is approximately 635.6 acres in size and located entirely on the barrier island, bordered by the Atlantic Ocean to the east and the Intracoastal Waterway to the west.

Ocean Ridge is a beach-oriented town characterized primarily by single family homes with lush, well maintained landscaping and extensive outdoor recreational opportunities. There are also Intracoastal and beachfront condominiums and a few cooperative multi-family buildings scattered throughout the Town. There are very little commercial improvements left in Town.

Although early houses were typically mansions, especially those with frontage on the ocean, today the town is extensively subdivided, with fewer large mansions and more moderate sized, distinguished homes. The majority of the town grew as subdivisions between the Atlantic Ocean and the Intracoastal Waterway. In an effort to maintain a tranquil setting, commercial and industrial uses have been prohibited. The approximately 25-15 vacant lots that remain throughout the town are designated for single family housing.

The stability of the Town is primarily due to its near built-out status, small size and water-locked location. The future Future Town population projections for the Town, presented in Table 1, used the methodology and studies undertaken by the Palm Beach County Planning Division (2024) the Shimberg Center for Affordable Housing, Rinker School of Building Construction, College of Design, Construction and Planning at the University of Florida (September 2006) Population growth during the 20-year 2025 to 2045 period is projected at 79 residents per Table 1 in the Future Land Use Element. Growth during the 20-year period can be accommodated by a combination of factors, including new residential construction, an increase in the average household size, and an increase in the percentage of resident-occupied households.

Population Projections

	2000	2005	2009	2014	2019	2024	2029
Population Projection	1,636	1,655	1,681	1,705	1,724	1,739	1,747

Source: — U.S. Census, Shimberg Center, University of Florida (2006)

A comparison of Town demographic characteristics with those of Palm Beach County and the State of Florida is presented in Table 3. An understanding of the Town's demographic characteristics, coupled with population projections is essential to the formulation of housing policies.

Table 3 - 2022 Demographic Characteristics Analysis

Characteristic	Ocean Ridge	Palm Beach County	Florida
Population			
Population	1,712	1,494,805	21,634,529
Median Age	60	45	42
Persons 65 +	687	365,029	4,520,647
Housing			
Housing Units	1,638	708,303	9,915,957
Single-Family Units	830	420,982	6,894,224
Multiple-Family Units (2+)	808	287,321	3,021,733
Renter-occupied housing	152	179,619	2,767,517
Median value of owner-occupied homes	\$ 1,055,100	\$ 368,300	\$ 292,200
Median rent of renter-occupied homes	\$ 1,957	\$ 1,700	\$ 1,444
Households			
Households	891	589,594	8,353,441
Average Household Size	1.92	2.49	2.53
Average family size	2.45	3.13	3.11
Owner-Occupied Households	739	409,975	5,585,924
Householder 65+	522	250,108	3,107,758
Renter-Occupied Households	152	179,619	2,767,517
Income			
Median Household Income	\$ 107,813	\$ 76,066	\$ 67,917
Median Family income	\$ 224,674	\$ 93,221	\$ 81,514

Source: 2022 ACS 5-Year Estimates Data Profiles

According to the 2000-2022 Census estimates, the median age for the Town is 56.7 60 years, old. The median age for while that of Palm Beach County is 41.8 45 years and for the U.S. the average State of Florida is 35.3. 42 years. The number of persons over 65 years in the Town was 586- 687 residents, or 35.8% 40.1% of the total population. In comparison, The the percentage of population over 65 years in Palm Beach County is 23.2%, was 24.4% and that of the State of Florida was 20.9%, with the national percentage being 12.4% by comparison. This indicates that the The Town has a significantly older-higher population aged 65 years and older than both base than the Palm Beach County and the Nation. State of Florida.

The average household size for the Town is 1.87 1.92 persons and an average family size of 2.45 persons. The total number of households for the Town is 875 891 with 404 522 or 46.2% 58.6% of the households having individuals over 65 years of age. Palm Beach County has an average household size of 2.34 2.49 persons, and an average family size of 2.89. 3.13 persons The total number of households for the County is 474,175 589,594

with ~~37.6%~~ 42.4% of the households having individuals over 65 years of age. This is further indication of the older retirement status of the Town in comparison with the County.

The total number of housing units for the Town is ~~1,449~~ 1,557 1,638, with occupied housing units being ~~875~~ 891 or ~~60.4~~ 57.2%.54.3% The percentage of high school graduates or higher in the Town is 94.3% with the percentage of persons with a bachelor's degree or higher being 42.9%. The County's percentage of high school graduates or higher is 83.8% with 27.7% with a bachelors degree or higher. The Town's median household income in ~~1999-2022~~ was \$70,625 107,813 while the median family income was ~~\$99,184~~ \$224,674, and the per capita income was \$76,088.

Within the original 1989 Comprehensive Plan, two potential historical structures were identified. Since the Comprehensive Plan was adopted, the structures have been redeveloped, ~~during the past 10 years~~. There are no historic structures identified within the Town. ~~A new policy has been added to provide for a process of identifying historic and/or significant structures in the future.~~

The Town's demographics, ~~when~~ When compared to the federal average Palm Beach County, the Town's median household income in 1999-2022 of \$107,813, and median family income of \$50,046 \$224,674 and per capita of \$21,587 is were significantly higher. The median income per household for the County was \$45,062 \$76,066 and a median family income per family of \$53,701 was \$93,221 The median per capita income for Palm Beach County was \$28,801.

~~There were 454 owner-occupied single family homes in the town in 2000 with an~~ The average median value of an owner-occupied home in Ocean Ridge in 2022 was \$433,300, \$1,055,100 as compared to the federal average of \$119,600 and the 2000 County average median of \$135,320,\$368,300. The current average house 2024 median home value in the County per Zillow Real Estate estimates is \$486,715. The increase in value of County properties would also apply to the properties within the Town.

These statistics clearly indicate the average resident of that households in Ocean Ridge is are typically older, in a higher income bracket and owns a higher value home than those of the typical American family and also higher than the typical Palm Beach County resident.

Housing Element

GOALS, OBJECTIVES, & POLICIES

GOAL: TO ASSURE THE AVAILABILITY OF A MIX OF HOUSING TYPES IN SOUND CONDITION.

Objective 1.1: Assist the private sector in providing the “in-fill” housing that Ocean Ridge can accommodate. “In-fill” housing is new housing on scattered vacant lots in neighborhoods which are largely developed.

Policy 1.1.1: Utilize the Future Land Use Plan and zoning map as the criteria to achieve a diversity of housing types consistent with the established character and scale of the Town of Ocean Ridge.

Policy 1.1.2: Continue a municipal development application review process that minimizes delay yet assures quality control.

Objective 1.2: Continue to maintain a housing stock with no structurally substandard units.

Policy 1.2.1: The building inspector shall enforce the Town ordinance on “unsafe buildings” to prevent substandard housing; this also provides demolition program techniques and the basis for rehabilitation.

Policy 1.2.2: The Town shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

Policy 1.2.3: New housing within the Town is encouraged to incorporate energy and resource efficient fixtures into its construction, such as low flow shower heads.

Objective 1.3: Achieve quality multifamily development that is affordable to families with moderate incomes and authorize **manufactured modular housing, if required by State law, in the land development regulations.**

Policy 1.3.1: The Town staff shall make a special effort to provide timely and technically helpful development reviews of plans submitted by any developer that intends to provide quality multifamily units at densities consistent with the future land use element of this plan in order to facilitate moderate income housing. This includes any developer using public authority financing or other subsidies, although given the Town’s **lack of vacant medium density parcels and high land costs, housing for low income housing would require rent subsidies greater than those currently available from State or Federal agencies. For this reason, non-profit or both private sector and governmental housing does do** not appear feasible. Low- and moderate-income housing is available in nearby areas.

Policy 1.3.2: Retain the multifamily land use designation in southern Ocean Ridge.

Objective 1.4: ~~Where feasible, accommodate a fair share of the County's group homes~~ Accommodate community residential homes subject to state requirements and manufactured modular housing concepts subject to compliance with the Town's land development regulations

Policy 1.4.1: The Town shall ~~continue to~~ work with Palm Beach County and State regulatory agencies to ~~a) permit group and foster care community residential homes, per F.S. 419, of 6 residents or less in all residential districts if State HRS and Town site plan review standards are met, b) to permit manufactured or prefabricated modular housing that meets the building code and c) to enact multifamily zoning provisions that bring new construction within reach of moderate income households.~~

Policy 1.4.2: Modular housing prototypes shall be reviewed for consistency with the Town's character and land development regulations prior to accepting land development and building permit applications.

Objective 1.5: ~~Historic resources listed in the National Register of Historic Places shall be subject to all applicable Town, State and federal legislation.~~

Policy 1.5.1: ~~Prior to designating any structure or archaeological site as significant and worthy of the protection, the Town Commission shall consider, but not be limited to, the following standards:~~

- ~~a. The significance of the site as a landmark;~~
- ~~b. The role of the site in the Town's history or archaeological past.~~

~~The Town shall encourage that these sites be maintained in their historic and/or archaeologically significant state, and not be significantly altered, threatened, or removed.~~

Wastewater, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

DATA AND ANALYSIS UPDATE

Infrastructure Level of Service Analysis

Table 4 presents projections of the Town’s principal infrastructure service demands for the 20-year planning period.

Table 4 – Infrastructure Needs Projections

LOS/Year	2020	2025	2030	2035	2045
Population Projection	1,830	1,899	1,932	1,964	1,978
Average Finished Potable Water 175 gallons per capita per day	320,250 gal/day	332,325 gal/day	338,100 gal/day	343,700 gal/day	345,625 gal/day
Sanitary Sewer, 115 per gallons per capita per day(1)	210,450 gal/day	218,385 gal/day	222,180 gal/day	225,860 gal/day	227,470 gal/day
Solid Waste, 9.54 pounds per capita per day	17,092 lbs/day	18,116 lbs/day	18,431 lbs/day	18,737 lbs/day	18,870 lbs/day
Drainage, 24 hour, 3 year storm event and rainfall of one inch in one hour	Requirement placed on all development and redevelopment in the Town.				

(1) Sanitary Sewer service in the Town is provided through private septic systems and package plants. The LOS analysis applies to all systems.

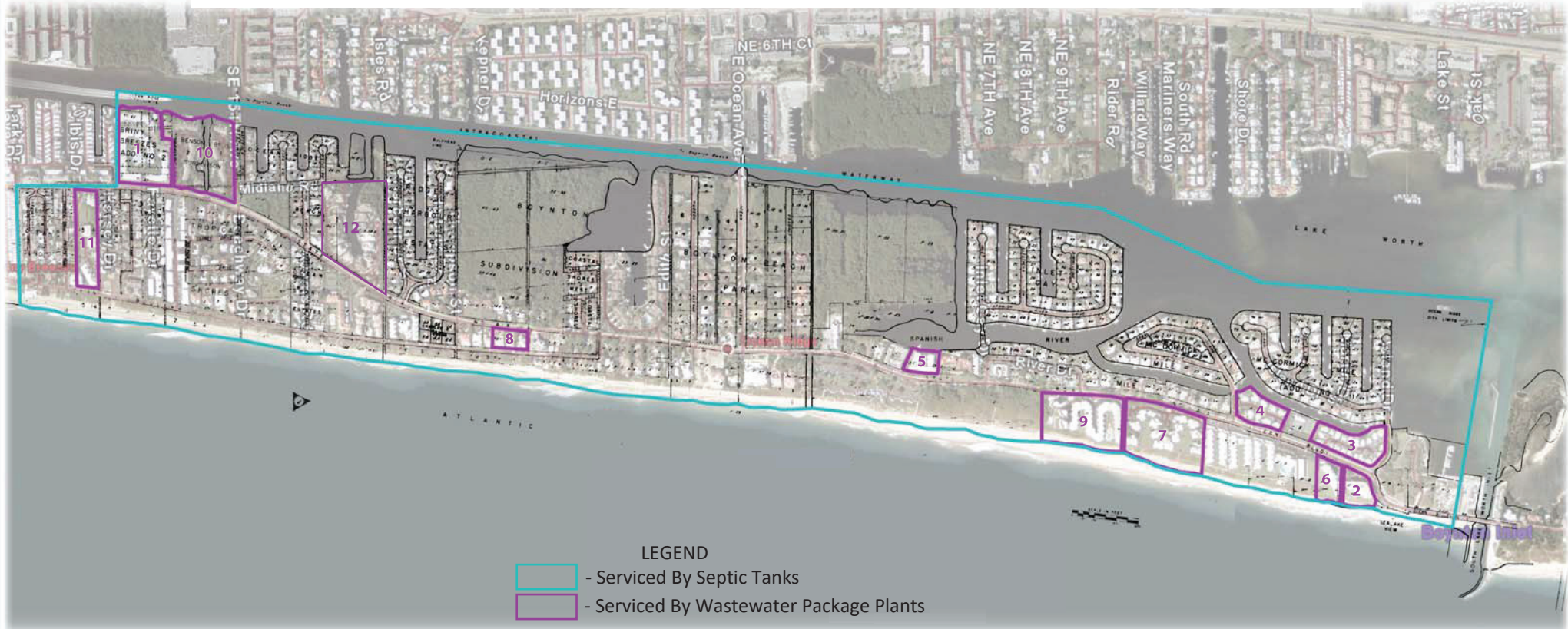
Sanitary Sewer Analysis

The Town is not currently serviced by a central wastewater treatment facility. However, approximately 40% 49% of the Town’s dwelling units, within 12 multifamily projects, illustrated on Map 3, receive its wastewater treatment services from individual package plants while the remainder utilize septic tanks. These package plants serve 11 multifamily projects within the Town. These The package plants are monitored regulated by the Palm Beach County Health Department for consistency with all applicable state and local regulations. With the Based upon existing Future Land Use designations and the analysis regarding the existing vacant land within the Town, it is estimated that the Town will be able to build out with the potential for 26 multifamily homes in a single community and 58 15 single family homes. It is

MAP 3 Package Treatment Plant Service Areas

Town of Ocean Ridge Florida

Map 3 - Private Package Wastewater Plant Service Areas



LEGEND

- Serviced By Septic Tanks
- Serviced By Wastewater Package Plants

- | | |
|----------------------|----------------------------|
| 1. Crown Colony Club | 7. 6767 W. Ocean |
| 2. Inlet Plaza | 8. Villas of Ocean Ridge |
| 3. Maisonettes North | 9. Dunes of Ocean Ridge |
| 4. Maisonettes South | 10. Ocean Ridge Yacht Club |
| 5. Wellington Arms | 11. Turtle Beach |
| 6. Ocean House North | 12. Ocean Harbor Estates |



assumed that the future multifamily project would use a package plant for wastewater treatment and the single family homes would use septic systems, much like the similar to existing homes in the Town. The acceptable soil conditions within the Town allow for septic systems to be provided.

The septic systems and small private sewer systems in place are able to handle the provide adequate wastewater adequately service at this time. Since the remaining developable land is minimal and consists primarily of primarily single family lots, septic systems would handle any new development as well. Developers are responsible for the cost of wastewater improvements necessary for their project.

The Town and County Health Department will continue to evaluate the current conditions of the existing sanitary sewer facilities and explore ways to improve the existing services through technological advancements or upgrades to the existing system.

Potable Water Water Supply Facilities Work Plan Update

Per the Florida Department of Economic Opportunity Division of Community Development Bureau of Community Planning document entitled: "A Guide to the Preparation of the Water Supply Facilities Work Plan", local governments with no water supply responsibility need only compile the following data and analysis:

"Population and Water Demand Projections for at least a 10-year period, and a discussion of reuse and conservation methods to reduce demand during the projection period".

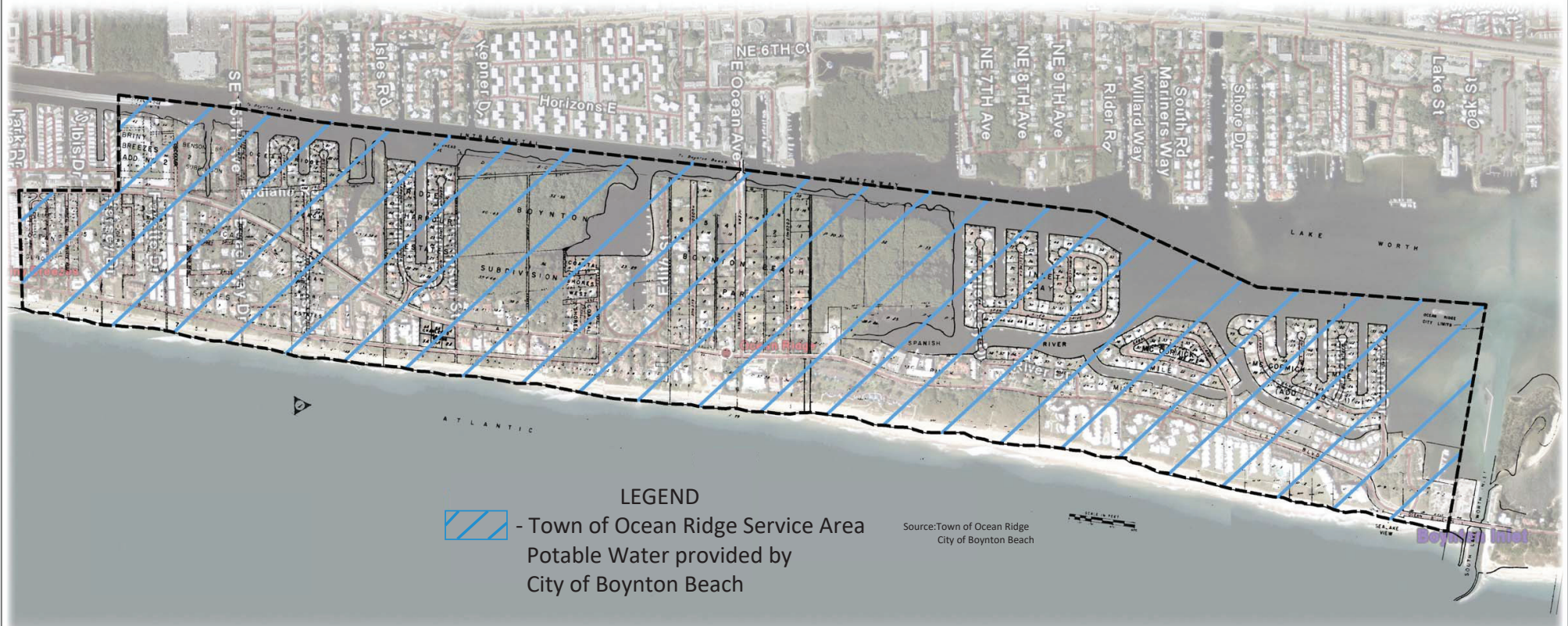
The Town is a part of the City of Boynton Beach potable water service area. The Town of Ocean Ridge purchases water from the City of Boynton Beach but owns and maintains the water lines and finances improvements to these water lines. The Town Potable Water Service Area is illustrated on Map 4. The City of Boynton Beach bills individual residents based on their water consumption. The agreement with Boynton Beach (an attachment to the Town's Water Supply Plan, was signed in 1990 and has for a 30 year timeframe. At that time, the The agreement would will continue until it is terminated by either party or extended through an amended agreement. The Town will continue to work closely with the City with regards to for the provision of potable water to the Town's residents.

According to the City of Boynton Beach's Evaluation and Appraisal Report, current 10-Year Water Supply Facilities Work Plan Update Report (August 2020) the City's Utilities Department provides is projected to provide potable water services for an estimated 100,000 121,542 people in 2025 within Boynton Beach, Ocean Ridge, the Town of Briny Breezes, and portions of the unincorporated areas of Palm Beach County. Using population data prepared by the Palm Beach County Planning Division and a finished water demand rate of 175 gallons of potable water per day the Town is projected to use 343,700 gallons per day in 2035 and 345,625 gallons per day in 2045.

MAP 4 – Potable Water Service Area

Town of Ocean Ridge Florida

Map 4 - Potable Water Service Area



LEGEND

- Town of Ocean Ridge Service Area
Potable Water provided by
City of Boynton Beach

Source: Town of Ocean Ridge
City of Boynton Beach



The City of Boynton Beach operates two water treatment facilities: the West Water Plant and the East Water Plant. In addition, the City has an interlocal agreement with Palm Beach County Water Utilities for the purchase up to 5 MGD of potable water if ever needed. It is estimated now that the Town's potable water demand is 0.33 MGD based upon the City of Boynton Beach's potable water level of service of 200 gallons per day per capita.

Policy 1.2.3. of the Town's Comprehensive Plan states, "In cooperation with Boynton Beach, the Town's water distribution system shall provide 189 gallons per person per day." The Town's level of service should be revised to reflect the level of service used by the water provider, the City of Boynton Beach. The Town will continue to assess its potable water system and investigate new technologies which will result in a lower rate of consumption.

Policy 1.2.3: In cooperation with Boynton Beach, the Town's water distribution system shall provide Town population an average of 175 gallons of finished water per person per day. Prior to the issuance of a building permit, the Town shall confirm with the City of Boynton Beach that adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of the certificate of occupancy. The finished water rate shall be reevaluated at the time of each Boynton Beach update of its 10-Year Water Supply Facilities Plan update.

Solid Waste Analysis

The Solid Waste Authority (SWA) of Palm Beach County accepts all waste generated in the County. All SWA facilities are located outside of the Town and operated by SWA. According to Palm Beach County's EAR (approved October 19, 2004), the County, including and thereby the Town of Ocean Ridge, meets the requirements of CH. 403 F.S. through the Integrated Solid Waste Management Plan (ISWMP).

The Town contracts with Waste Management Inc. to provide pick-up and disposal of all solid waste. All Town residents are required to use this service. All waste collected is transported to the South County Transfer Station located in the City of Delray Beach.

The Town's long range planning for this sub-element is addressed within the County's adoption of the ISWMP. The Town will have adequate solid waste collection capacity for new development. The service is funded on a cost recovery basis by the users. Regional solid waste disposal and recovery facilities serve the Town. There are no capital improvement projects that would incur the expenditure of Town funds projected for either the 5 or 10 year planning periods.

Drainage Analysis

The drainage system for the Town has developed during the past 80 years and continues to be an area for continued maintenance and improvement. The Town adopted a Level of Service Standard of 24 hour/3-year return storm water event and has adopted a storm water retention level of service standard for new development and major redevelopment which requires the retainment of the first one inch of runoff on the development site per hour.

The existing drainage facilities within the Town are swales and exfiltration trench design. The Town has undergone and continues to make significant improvements to its stormwater facilities. For example, the Town recently completed a 2.59-acre drainage/retention facility at the northwest corner of Woolbright Road and Ocean Boulevard. Additional improvements have been provided within the southern portion of the Town and along Coconut Lane. Stormwater/Drainage Infrastructure maintenance and capital projects are included in the Town's annual budget.

Infrastructure Level of Service Analysis

LOS/Year	2009	2014	2019	2024	2029
Population Projection	1,681	1,705	1,724	1,739	1,747
Potable Water, 200 gallons per capita per day, 175 gallons per capita per day after 2013	336,200 gal/day	298,375 gal/day	301,700 gal/day	304,325 gal/day	305,725 gal/day
Sanitary Sewer, 115 per gallons per capita per day*	193,315 gal/day	196,075 gal/day	198,260 gal/day	199,985 gal/day	200,905 gal/day
Solid Waste, 9.54 pounds per capita per day	16,036 lbs/day	16,265 lbs/day	16,446 lbs/day	16,590 lbs/day	16,666 lbs/day
Drainage, 24 hour, 3 year storm event and rainfall of one inch in one hour	Requirement placed on all development and redevelopment in the Town.				

Wastewater, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

GOALS, OBJECTIVES, & POLICIES

GOAL: TO PROVIDE AND MAINTAIN THE PUBLIC INFRASTRUCTURE IN A MANNER THAT WILL ENSURE PUBLIC HEALTH, SAFETY, AND QUALITY OF LIFE.

Objective 1.1: Monitor and continue to upgrade the Town's existing potable water system through a program of facility replacement.

Policy 1.1.1: Continue the program of monitoring and assessing the Town's water lines in order identify areas for functional upgrades and reduce consumption rates.

Objective 1.2: The city shall provide an adequate level of service during the planning period including new facilities (as needed) concurrent with new development, see policies for measurability.

Policy 1.2.1: Drainage: Drainage facilities for new development and redevelopment shall accommodate a 24 hour, 3 year storm event and rainfall of one inch in one hour.

Policy 1.2.2: Sewage: Septic systems shall be the level of service except in case of package treatment plants where the level of service shall be at least 115 gallons per person per day.

Policy 1.2.3: Potable Water. In cooperation with Boynton Beach, the Town's water distribution system shall provide the Town's population an average of 175 gallons of finished water per person per day. 200 gallons per person per day and shall be reduced to a Level of Service standard of 175 gallons per person per day by 2013. Prior to the issuance of a building permit, the Town shall confirm with the City of Boynton Beach that adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of the certificate of occupancy.

Policy 1.2.4: Solid Waste: Provide collection capacity of 9.54 pounds of solid waste per person per day, consistent with Solid Waste Authority waste generation rate estimates.

Policy 1.2.5: Coordinate activities with the Solid Waste Authority to maximize recycling efforts and provide public information to the Town's residents regarding the disposal of hazardous household waste.

Objective 1.3: The Town shall encourage water conservation through the installation of water-saving plumbing fixtures on new development and redevelopment.

Policy 1.3.1: By 2013, The Town shall investigate, evaluate and adopt any necessary building code plumbing provisions to achieve water conservation practices.

Policy 1.3.2: In its capital budgets, the Town shall evaluate and implement, when feasible, water conserving techniques within its facilities. These techniques may include drought-tolerant landscaping, rain sensors on irrigation systems and low-use plumbing devices.

Policy 1.3.3: In compliance with Chapter 163, Part II, F.S., the Town shall adopt continue to participate in the preparation of the Water Supply Facilities Work Plan (attached), by the City of Boynton Beach.

Policy 1.3.4: The Town's Water Supply Facilities Work Plan population and water demand projections and conservation policies shall be updated within 18 months after the South Florida Water Management Districts updates its Lower East Coast Regional Water Supply Plan.

Policy 1.3.5: The Town shall annually advise potable water users, during the dry season, to reduce usage for landscaping irrigation and to properly time irrigation activities.

Policy 1.3.6: The Town shall enforce all water use restrictions consistent with water shortage or water shortage emergency declarations in accordance with a South Florida Water Management Shortage Plan.

Objective 1.4: Protect the adjacent natural drainage feature (Intracoastal Waterway) and groundwater recharge by reviewing the development code provisions and revising as necessary.

Policy 1.4.1: Through land development code techniques, 1) protect the natural drainage feature (Intracoastal Waterway) by supplementing the Corps of Engineers controls with setback and vegetation retention provisions and 2) assure adequate pervious or recharge areas in conjunction with new development.

Objective 1.5: The Town shall continue to assess the status of the sanitary sewer system and its infrastructure.

Policy 1.5.1: The Town shall consider innovations in technology, including hoot systems, when developing maintenance programs for the sanitary sewer system.

The following sections are deleted from the 2025 Ocean Ridge Comprehensive Plan:

1. Town of Ocean Ridge, Florida Water Supply Facilities Work Plan (March 2009).
2. City of Boynton Beach 10-Year Water Supply Facilities Work Plan (April 2008).

Coastal Management Element

GOALS, OBJECTIVES, & POLICIES

GOAL 1: TO CONSERVE, MANAGE AND SENSITIVELY USE THE ENVIRONMENTAL ASSETS OF OCEAN RIDGE'S COASTAL ZONE LOCATION.

Objective 1.1: Retain ~~most of the~~ mangroves, and all of the hardwood hammock and beach dunes resulting in no net loss of public open space vegetative cover and an enhancement of marine resources.

Policy 1.1.1: Continue to review development applications to assure adequate on-site drainage retention and vegetative cover preservation (particularly mangroves).

Policy 1.1.2: Coordinate with Palm Beach County officials to protect the coastal hardwood hammock from park or other facility intrusion.

Policy 1.1.3: Preserve the publicly owned mangrove and hammock areas in a manner that enhances their wildlife habitat and marine nursery functions.

Policy 1.1.4: Monitor and preserve the beach dune vegetation in Ocean Ridge by plantings as necessary. The Town will require the public and private sector landscaping firms to be knowledgeable regarding the property maintenance for dune vegetation.

Policy 1.1.5: The town will continue to encourage boat users to reduce speeds in the Town's waterways to protect manatees and reduce erosion and related impacts to canal banks and seawalls from excessive wake.

Objective 1.2: Maintain the current estuarine protection policies by permitting no new private direct drainage outfalls into the Intracoastal Waterway. ~~Improve the water quality by outfall elimination and possible public sewer line extension.~~

Policy 1.2.1: Since the entire Intracoastal Waterway frontage is either residentially developed or under a public natural resource protection policy, continue to enforce development code provisions that protect vegetation, control run-off and marina sewage practices.

Policy 1.2.2: Cooperate with County and State agencies in their efforts to address the water quality of the Intracoastal Waterway by monitoring the private development permit requirements of their agencies.

~~Policy 1.2.3: The Town shall continue its investigation into the necessity and feasibility of a public sewer line.~~

Objective 1.3: Continue the current pattern of shoreline uses, all of which are water-related, ~~or~~ dependent or otherwise **which** utilize their waterfront location.

Policy 1.3.1: Maintain the zoning and conservation policies whereby all shoreline use is in mangroves (or other environmentally important vegetation), beach, park or residential with boat dock capability

Policy 1.3.2: Use the mechanisms outlined in the Intergovernmental Element to coordinate Intracoastal estuary policies with the City of Boynton Beach, Palm Beach County and the Town of Manalapan.

Objective 1.4: Achieve more adequate renourishment of beaches to the south of the South Lake Worth Inlet through coordination with the applicable agencies; otherwise continue to protect the beach and dune system by development code setback requirements.

Policy 1.4.1: Continue to urge County, State and Inlet District officials to implement the Corps of Engineers plan for increased sand pumping capability at the sand transfer pumping station.

Policy 1.4.2: Continue to use land use controls to prevent construction that impacts the dune and its vegetation system. Development applications for oceanfront properties shall provide a vegetative analysis, during the land development review process, of the existing dune and its vegetation.

Policy 1.4.3: The Town shall coordinate with local and state agencies to continue beach restoration and renourishment activities within the Town.

Policy 1.4.4: The Town shall coordinate with Palm Beach County to examine the possible impacts of shore protection structures, such as groins, revetments or seawalls on the Town's beaches.

Objective 1.5: Preserve both resident and general public access to the beach.

Policy 1.5.1: Coordinate with the City of Boynton Beach and the County to maintain general public parking and access via the two parks.

Policy 1.5.2: Maintain access points at the end of the street rights-of-way for local pedestrian and bicycle access.

Policy 1.5.3: The Town shall seek additional beach access for Town residents during the development review process for the redevelopment of multifamily projects.

GOAL 2: TO MINIMIZE HURRICANE HAZARDS DAMAGES TO HUMANS LIFE AND PROPERTY FROM THE IMPACT OF CLIMATE CHANGE, INCLUDING SEA LEVEL RISE, CHANGES IN RAINFALL PATTERNS, AND EXTREME WEATHER EVENTS.

Objective 2.1: Continue the current Town policy of avoiding an increase in infrastructure capacity unless public safety so requires in order to direct future population concentrations away from "vulnerability" and in particular, the coastal "high hazard" areas, illustrated on Map 5, and east of the Coastal Construction Control Line, illustrated on Map 6, and thus maintain hurricane evacuation times.

Policy 2.1.1: The Town shall not program any infrastructure capacity increase that would induce and subsidize development or increases in residential density. This shall not preclude the Town from 1) upgrading its waterlines, 2) installing sanitary sewers if deemed necessary for sanitary/environmental reasons and 3) replacing direct storm sewer outfalls with filtration structures.

Policy 2.1.2: Maintain the current basic density controls so that the Town will experience only minor new residential development and thereby not jeopardize hurricane evacuation times.

Policy 2.1.3: The Town shall maintain its building code, flood plain controls and coastal setback regulations to assure maximum protection of new development from hurricane damage. This shall be done in coordination with similar efforts by the County and the County Comprehensive Emergency Management Plan.

Policy 2.1.4: The Town shall work with the multifamily complex managers and all residents to identify those elderly or infirm individuals that may need special assistance early in the hurricane evacuation process in order to facilitate evacuation time.

Policy 2.1.5: The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricane (SLOSH) computerized storm surge model. Under the latest storm surge model, much of the Town is located in a high-hazard area.

Policy 2.1.6: Continue to examine community-wide strategies to increase the resiliency of the Town to address future effects of coastal storms and climate change on the community.

Policy 2.1.7: ~~By the year 2022, the Town shall initiate a study or participate~~ Participate with local and regional governments in a regional governmental study studies which will assist in evaluating to evaluate the Town's vulnerabilities to the effects of sea level rise. The study shall studies should assist the Town in examining examine the following:

- a. Areas of the Town which experience periodic flooding;
- b. Identification of natural areas impacted by sea level change;
- c. Identification of infrastructure impacted by sea level change, including drainage systems within the Town.
- d. Evaluate the option to establish Adaptation Action Area(s) pursuant to Chapter 163.3164, Florida Statutes;
- e. Identify policies and land development regulations to be modified to address sea level change;
- f. Identify funding sources for infrastructure to address the impacts of sea level change;
- g. Identify seawall locations, lengths and heights; and
- h. Identify the Coastal Construction Control line and the structures impacted.

Objective 2.2: ~~The Town shall continue to coordinate with the Palm Beach County Comprehensive Emergency Management Plan to achieve a post-disaster redevelopment plan. adjacent local governments, Palm Beach County, Treasure Coast Regional Planning Council, the State of Florida and the Federal Emergency Management Agency in preparing post-disaster redevelopment plans to reduce or eliminate the exposure of human life and public and private property to natural hazards.~~

Policy 2.2.1: ~~The Town shall maintain a post-disaster redevelopment plan in concert with the Countywide Post Disaster Redevelopment Plan. Actively participate with Palm Beach County in the scheduled updates of the Local Mitigation Strategy, Community Emergency Management Plan, and Post Disaster Redevelopment Program. Incorporate appropriate recommendations from the updates within the Comprehensive Plan or other Town programs, as necessary.~~

Policy 2.2.2: The Town shall collaborate with Palm Beach County to increase regional resilience by sharing technical expertise, assessing local vulnerabilities, advancing agreed upon mitigation and adaptation strategies, and developing joint state and federal legislation policies and programs.

Policy 2.2.3: Participate with the Treasure Coast Regional Planning Council and the Palm Beach County Public Safety Department and Division of Emergency Management to maintain an updated plan for emergency evacuation related to potential hurricane impact.

Policy 2.2.4: In the event of a disaster, provide for repair, relocation, or structural modification of damaged infrastructure and services, consistent with federal funding requirements. Priority shall be given to immediate clean-up actions, and the maintenance of critical municipal services.

Policy 2.2.5: Maintain and update a Flood Hazard and Property Protection Information page on the Town's website to keep residents and property owners informed regarding flood hazards, flood insurance, flood safety, property protection, and drainage system maintenance issues.

Objective 2.3: The Town shall adopt and implement policies that increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, including sea level rise, changes in rainfall patterns, and extreme weather events.

Policy 2.3.1: The Town will require that the impact of sea level rise be addressed in all applications for Future Land Use Map amendments, rezonings and publicly funded construction projects. The

Policy 2.3.2: By the year 2022, the Town shall conduct a study or participate in a regional governmental study regarding the stormwater drainage systems within Town. Such study will identify areas of improvement where the system can be more efficient. The study should identify possible enhancements such as capital improvements, drainage system upgrades, development code modifications and possible adjustments to the finished floor elevations and the Town's master drainage plan.

Policy 2.3.32: The Town shall continue to utilize best practices and initiate mitigation strategies to reduce the risk of flooding in coastal areas that may result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

Policy 2.3.43: The Town will continue to participate in the National Flood Insurance Program Community Rating System (CRS) and strive to maintain or improve its current CRS rating

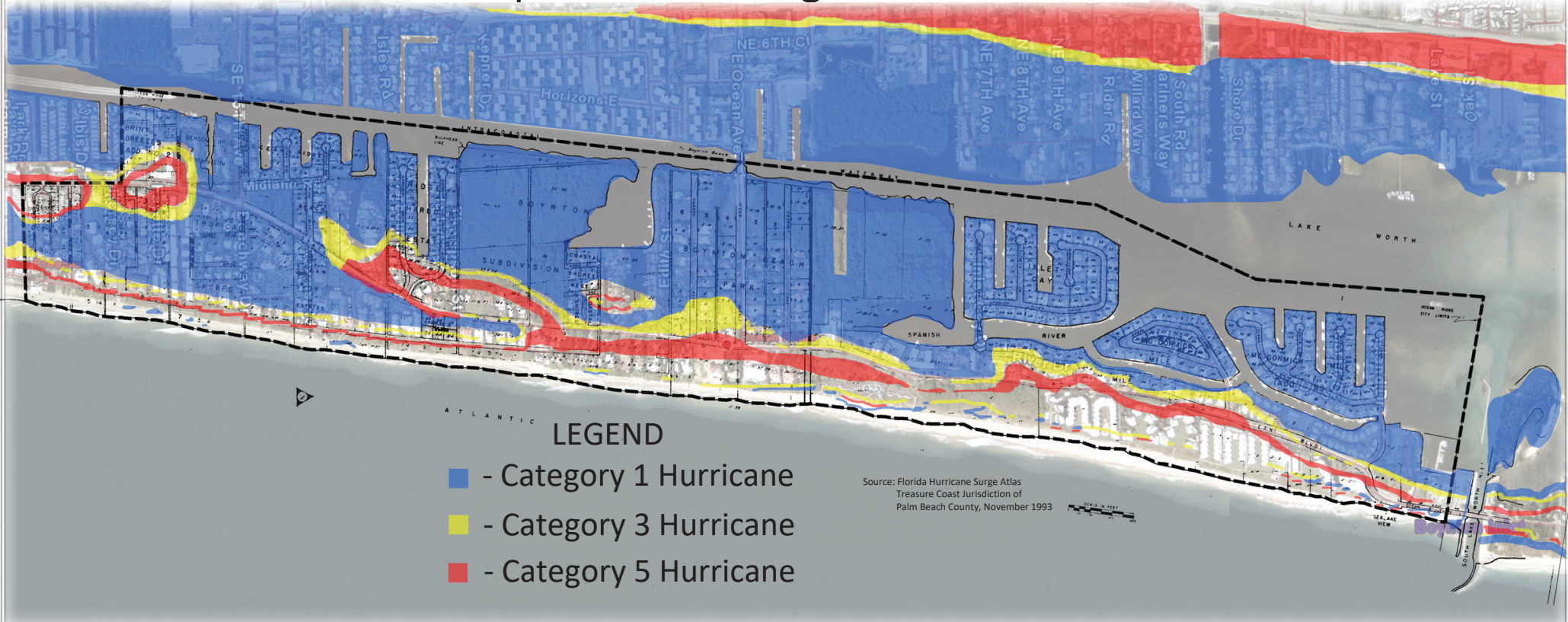
Policy 2.3.54: The Town shall regulate development and redevelopment efforts in the Town to maximize aesthetic, environmental, recreational and economic resources while enhancing resilience to sea level rise impacts.

Policy 2.3.65: The Town will continue to enforce its building code, Town Code of Ordinances, and drainage requirements. The Town's drainage requirements shall be consistent with, or more stringent than, the flood-resistance construction requirements in the Florida Building Code and applicable federal flood plain management regulations. The Town will coordinate with, and will rely on, the Florida Department of Environmental Protection to enforce building requirements seaward of the Coastal Construction Control Line consistent with applicable Florida Statutes."

Map 5 – Coastal High Hazard Areas

Town of Ocean Ridge Florida

Map 5 - Coastal High Hazard Areas



Map 6 – Coastal Construction Control Line

Town of Ocean Ridge Florida

Map 6 - Coastal Construction Control Lines



NOTES:

Property lines provided from the Palm Beach County Property Appraiser's (PAPA) Office at the time that this map was created/updated.

All linework and locations shown are an approximation for illustrative purposes only and shall not be construed as a legal document.

- — — — — Coastal Construction Control Line of 1979
Plat Book 36 Pgs. 91-107
- — — — — Coastal Construction Control Line of 1997
Plat Book 80 Pgs. 137-155
- - - - - Municipal Boundary
- Beach Cross Overs

Conservation Element

GOALS, OBJECTIVES, & POLICIES

GOAL 1: TO PRESERVE AND ENHANCE THE SIGNIFICANT NATURAL FEATURES IN OCEAN RIDGE.

Objective 1.1: Maintain the “good” air quality rating 97 percent of the time, based on County Pollution Standards Index.

Policy 1.1.1: Continue to require landscaping as a part of new private development, adding single family residential to the code requirements, and to landscape public areas.

Policy 1.1.2: The Town shall continue to seek and develop opportunities to implement sustainability practices regarding, but not limited to, water conservation and reuse, recycling, waste and energy reduction, reuse of resources, reduction of greenhouse gas emissions, greater operational efficiency, pollution prevention and environmental improvements.

Objective 1.2: Review and revise as needed, the development code to assure drainage practices and programs that minimize ground and surface water pollution.

Policy 1.2.1: Continue to review development plans in order to require on-site detention of stormwater runoff, particularly near the Intracoastal Waterway.

Policy 1.2.2: Review the existing emergency water conservation program based upon the South Florida Water Management District model.

Policy 1.2.3: Review and revise as needed, the flood plain provisions.

Policy 1.2.4: Supplement the code provisions with an in-depth look at both sanitary sewer installation and storm sewer direct outfall elimination.

Policy 1.2.5: The Town shall require all new automatic irrigation systems to be equipped with a water sensing device which will automatically discontinue irrigation during periods of rainfall.

Objective 1.3: Continue to protect existing vegetative and wildlife communities, experiencing no net loss in public open space vegetation.

Policy 1.3.1: Continue to review all development applications in the context of the pervious cover and landscaping provisions of the development code; be particularly diligent in a) the review of any development in the vicinity of mangrove areas where some selective clearance is considered appropriate (with mitigation) but in general, is to be avoided and b) the removal of exotic vegetation.

Policy 1.3.2: Coordinate with County officials to 1) assure that any public open space improvements are sensitive to the hardwood hammock and other vegetative/wildlife/marine habitats, and 2) through the Town police, inform County marine patrols of boat speed violations that may threaten manatees.

Policy 1.3.3: Preserve the hardwood hammock, mangroves and dune vegetation now under public (Town and County) regulation in order to help preserve many of the threatened and endangered species.

Objective 1.4.: The Town shall adopt land development regulations to protect environmentally-sensitive areas from the adverse impacts of development.

Policy 1.4.1.: At a minimum, environmentally-sensitive areas shall contain one or more of the following natural resources:

- a. Rare, threatened and endangered wildlife and vegetation; A complete list is defined by the U.S. Fish and Wildlife Service, Florida Fish and Wildlife Conservation Commission, Palm Beach County Environmental Resources Management (ERM), Treasure Coast Regional Planning Council, Florida Endangered Plant Advisory Council, and the Florida Department of Environmental Protection (DEP);
- b. Wetlands, including coastal wetlands, and deepwater habitats;
- c. Tropical hammocks;
- d. Areas of archaeological or historic significance.

Policy 1.4.2.: Any proposed development in an environmentally sensitive area, as defined herein, shall include an environmental assessment report as part of the development review process. The environmental assessment report shall include, at a minimum, the following:

- a. An inventory of existing vegetation and wildlife based on a field survey;
- b. An identification of wildlife or vegetation listed as endangered, threatened or species of special concern and whether or not the environmentally sensitive area potentially will attract and support off-site species and wildlife use;
- c. An assessment of the land identifying the location of all environmentally sensitive habitat or vegetation;
- d. An analysis of the functional viability and quality of the various habitats;
- e. A discussion of the impacts, both positive and adverse, on the resources;
- f. A mitigation plan that describes actions to be taken to replace those functions and values of the ecological community(s) lost as a result of land development; and
- g. A maintenance and management plan for all environmentally sensitive areas proposed for land development.

Policy 1.4.3.: The Town shall require the review of all proposed wetlands development with the Florida Department of Environmental Protection (DEP), the South Florida Water Management District, Palm Beach County Environmental Resources Management

(ERM), the Treasure Coast Regional Planning Council, and the U.S. Army Corps of Engineers to ensure compliance with all applicable agency regulations and standards.

Recreation and Open Space Element

DATA AND ANALYSIS UPDATE

The Town has approximately 31.880 acres of public recreation and passive open space within the community. The vast majority of this the public lands are owned by other governmental entities, specifically Palm Beach County and the City of Boynton Beach. The locations of public recreation facilities and passive open space areas located within the Town illustrated on Map 7 and listed in Table 5.

Palm Beach County owns 19.93 acres of active and passive recreation facilities within the Town for its including Ocean Inlet Park and its ocean front Ocean Ridge Hammock Park.

The 11.39 acre Ocean Inlet Park, including approximately 2.2 acres located in the unincorporated area, is a popular, active beach park located on both sides of the Boynton Inlet which features guarded beach frontage, a marina, rental boat slips, picnic shelters, snack bar, pavilions, a jetty and ocean overlook. The park is located at the Boynton Inlet.

The Ocean Ridge Hammock Park, is consisting of 8.54 acres, is a resource-based, passive park, which does features saltwater fishing, an unguarded beach, limited parking and an outdoor shower.

The 6.37 acre Boynton Beach Oceanfront Park, located at 6415 N. Ocean Boulevard, is owned by the City of Boynton Beach and is one of the more popular beach parks in Palm Beach County. The park features guarded beaches, rental pavilions, playground, boardwalk and sand volleyball courts. The City also charges for parking at Oceanfront Park.

The sole Town owned recreation facility is John F. Kennedy Park, which is a 0.8 a 0.27 acre natural area passive park fronting Inlet Cay Drive and facing the Intracoastal Waterway. Spanish River.

The Town does feature 10 public beach access points. These 10 points are through the three oceanfront parks listed above and seven points located at the end of public streets, including Sailfish Lane, Beachway Drive, Porter Street, Thompson Street, Corrine Street, Anna Street and Edith Street.

In June 2001, a lease agreement with the Town of Ocean Ridge was approved for Palm Beach County to restore mangrove wetlands, create recreational amenities, and provide for the long term management of 12.35 acres owned by the Town along the Intracoastal Waterway. This parcel, the Ocean Ridge Natural Area, is connected to a 12.5 acre mangrove mitigation project. Both parcels comprise a 24.85-acre nature preserve located just south of the Ocean Avenue bridge.

The North Ocean Ridge Mangrove Natural Area, within a Town-owned 12.1 acre parcel located north of the Ocean Avenue bridge, consists of 5 acres of enhanced existing mangroves creating 4.5 acres of mangroves, including open water habitat, and maritime hammock uplands; and building public access facilities. The site has a concrete access path from Ocean Blvd (A1A) to a boardwalk through existing mangrove wetlands to the created upland hammock area where a concrete nature trail leads to a two story observation tower, a kiosk, and a boat docking facility. An adjoining 14.15 acre parcel owned by Palm Beach County is included within the project area.

Table 5 – Recreation and Conservation Parcels

Map No.	Name	Type	Owner	Acres
1	Ocean Inlet Park	Active Recreation and Beachfront	Palm Beach County	11.39
2	Ocean Ridge Hammock Park	Passive Recreation and Beachfront	Palm Beach County	8.54
3	Boynton Beach Oceanfront Park	Passive Recreation and Beachfront	City of Boynton Beach	6.37
4	North Ocean Ridge Mangrove Natural Area	Conservation	Ocean Ridge and Palm Beach County	26.25
5	Ocean Ridge Natural Area	Conservation/Passive Recreation	Ocean Ridge and Palm Beach County	24.85
6	Dorothy Whitney Park	Conservation	Ocean Ridge	2.37
7	Inlet Cay Drive	Passive Recreation	Ocean Ridge	0.27
Total Acres				80.04

The adopted Level of Service for Recreation and Open Space within the Town is 1 acre per 5,000 residents.

Table 6 – Recreation Level of Service Analysis

LOS/Year	2016-2020	2020-2025	2025-2030	2030-2035	2035-2045
Population Projection	1,780-1,830	1,808-1,899	1,837-1,932	1,851-1,964	1,845-1,978
Recreation and Open Space. 1 acre per 5,000 residents.	0.35 acres 0.366 acres	0.36 acres 0.380 acres	0.37 acres 0.386 acres	0.37 acres 0.393 acres	0.37 acres 0.396 acres

The existing recreation facilities found in the Town meet the demands of current residents and services residents from neighboring communities. There are no capital improvement projects that would incur the expenditure of Town funds projected for either the 5 or 10 year planning periods.




Map 7 – Town Serving Recreation and Conservation Facilities

Town of Ocean Ridge Florida

Map 7 - Town Serving Recreation and Conservation Parcels



Legend

-  Bridges
-  Municipal Boundary
-  Beach Cross Overs

List of Parcels

- | | |
|------------------------------------|---|
| 1 - Ocean Inlet Park | 4 - North Ocean Ridge Mangrove Natural Area |
| 2 - Ocean Ridge Hammock | 5 - Ocean Ridge Natural Area |
| 3 - Boynton Beach Ocean Front Park | 6 - Dorothy Whitney Park |
| | 7 - Inlet Cay Drive |



NOTES:

Property lines provided from the Palm Beach County Property Appraiser's (PAPA) Office at the time that this map was created/updated.

All linework and locations shown are an approximation for illustrative purposes only and shall not be construed as a legal document.

Recreation and Open Space Element

GOALS, OBJECTIVES, & POLICIES

GOAL 1: TO PROVIDE RECREATION AND OPEN SPACE FACILITIES WHICH ARE RESPONSIVE TO THE LEISURE TIME AND ECOLOGICAL DESIRES OF COMMUNITY RESIDENTS.

Objective 1.1: Preserve existing access to the Intracoastal Waterway (including Lake Worth) and the ocean i.e. no reduction in the 2,500 lineal feet of public access.

Policy 1.1.1: Work with the Palm Beach County and the City of Boynton Beach to assure retention of their two park areas as a means of preserving shoreline access for the public.

Policy 1.1.2: Preserve the Town-serving active and passive recreation facilities illustrated on Map 7 park on the Intracoastal Waterway.

Policy 1.1.3: Preserve the seven public beach access points at the end of (Name Streets) the streets.

Objective 1.2: Continue the current mix of private facilities that supplement the public inventory as evidenced by an annual inventory.

Policy 1.2.1: The Town Commission shall monitor private recreational facilities and programs to make certain that they continue to meet a major portion of resident needs.

Policy 1.2.2.: The Town shall seek land donations from property owners and financial contributions from the private sector for the development of recreational opportunities.

Objective 1.3: Retain the existing recreation facilities, experiencing no net loss of public areas.

Policy 1.3.1: Retain the existing municipal and County public recreation and open space facilities thereby providing a Level of Service standard of at least 1 acre per 5,000 population.

Policy 1.3.2: The Town shall continue to work with the City of Boynton Beach and Palm Beach County to minimize adverse impacts from their regional parks on the Town. Otherwise, there are no “deficiencies.”

Policy 1.3.3.: The Town shall amend its land development regulations to require a parks and recreation dedication for all new planned developments and subdivisions. At a minimum, residential planned developments and subdivisions shall set aside 600 square feet per new dwelling unit for public parks and recreation purposes. Money in lieu of land dedication may be provided, subject to Town Commission approval, where suitable

land is not available within the planned development or subdivision for public park purposes.

Objective 1.4: Ensure the preservation of public and private open space.

Policy 1.4.1: The Town shall maintain its land development regulations to assure adequate private open space requirements, definitions and standards.

Policy 1.4.2: The Town shall continue to coordinate with Palm Beach County to assure preservation of the hardwood hammock in its natural state.

Policy 1.4.3: The Town shall work in tandem with the State to preserve the 75 acres of prime mangrove area.

Intergovernmental Coordination Element

GOALS, OBJECTIVES, & POLICIES

GOAL 1: TO MAINTAIN OR ESTABLISH PROCESSES TO ASSURE COORDINATION WITH OTHER GOVERNMENTAL ENTITIES WHERE NECESSARY TO IMPLEMENT THIS PLAN.

Objective 1.1: Achieve formal coordination mechanisms with regional, municipal, County and State agencies that assure implementation of this plan.

Policy 1.1.1: The Town, in conjunction with the Palm Beach Countywide Intergovernmental Plan Amendment Review Committee (IPARC) and Coordination Program, shall be responsible for ensuring an effective intergovernmental coordination program.

Policy 1.1.2: The Manager shall work through the MPO Transportation Planning Agency (TPA) to achieve coordination of such planning issues as the Town's opposition to the widening of State Road A1A and the Boynton Beach Inlet Ocean Avenue bridge.

Policy 1.1.3: The Town shall use the Treasure Coast Regional Planning Council or IPARC mediation process should any conflicts arise such as street widenings.

Objective 1.2: Coordinate the impact of the Town's comprehensive plan and development applications upon adjacent areas by maintaining direct liaison with adjacent municipal managers/planners as well as participation in the Palm Beach County-wide Intergovernmental Plan Amendment Review Committee.

Policy 1.2.1: Town officials shall maintain liaison with the adjacent municipalities relative to any land use or major development impacts along the common boundaries (recognizing that the Town is surrounded on three sides by water); the County-wide Planning Council IPARC is also critical to this task.

Policy 1.2.2: The Manager or his/her designee shall review the comprehensive plans (and plan amendments) of Palm Beach County, Manalapan, Boynton Beach and Briny Breezes to assure mutual compatibility through participation in the IPARC review process, particularly in the areas of land use and roadways.

Policy 1.2.3: Coordinate with the Intergovernmental Plan Amendment Review Committee IPARC to provide formal written notification to adjacent municipalities and the county announcing the review of proposed Comprehensive Plan amendments.

Policy 1.2.4: The Town shall work with Boynton Beach, Manalapan, the County and the Corps. of Engineers on joint policies relative to the beach renourishment project, the mangrove hammocks and other estuarine/marine issues.

Policy 1.2.5: The Town shall provide formal written notification to adjacent municipalities and the county announcing the review of proposed Zoning Map amendments if the subject site is within one mile or within the annexation area of a municipality.

Policy 1.2.6: The Town Manager or his designee shall annually meet with a representative from the City of Boynton Beach on water supply planning issues. This discussion should address the water planning issues such as:

- a) Coordinating information on water supply needs;
- b) Water conservation methods; and
- c) Coordination on revising the potable water level of service standard; and
- d) Required updates of the Town's Water Supply Facilities Work Plan.

Objective 1.3: Assure level of service standards coordination with other governmental entities by formal agreements with the County and the City of Boynton Beach.

Policy 1.3.1: In particular, Town officials shall work with County MPO officials to agree upon acceptable roadway level of service standards, and the County and City of Boynton Beach relative to parks, the City of Boynton Beach relative to water and the County Solid Waste Authority for solid waste.

Policy: 1.3.2 The Town will work with the School District on population projections and school sitting in accordance with Section 163.3177(6)(h)(2) of the Florida Statutes.

Policy 1.3.3: The Town shall abide by, and participate in, the "Interlocal Agreement between the School Board of Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning", adopted by the Palm Beach County Board of County Commissioners through Resolution 2015-1864.

Capital Improvement Element

DATA AND ANALYSIS UPDATE

Ocean Ridge is a beach-oriented town characterized primarily by single family homes subdivisions with lush, well maintained landscaping and extensive outdoor recreational opportunities. There are also Intracoastal and beachfront condominiums and cooperatives a few multi-family buildings scattered throughout the Town. There are very little few commercial improvements left in Town.

There has been little change in Ocean Ridge since the adoption of the original Comprehensive Plan. The stability of the Town is primarily due to its near built-out status, small size and water-locked location. Since the great majority of the land is built-out, the primary concern for the Town is redevelopment. The current permanent population estimate per the 2000 2020 Census for the Town was 1,636 1,830 persons. The population is projected to increase to 1,899 residents in 2025; an increase of 69 residents during the 2020 to 2025 period. Housing status, economic and social conditions, the provision of essential utilities and services, and the financial feasibility of accommodating the limited growth potential has incurred minimal change since the 1989 Comprehensive Plan was adopted.

The future population projections for the Town used the methodology and studies undertaken by the Shimberg Center for Affordable Housing, Rinker School of Building Construction, College of Design, Construction and Planning at the University of Florida (September 2006) Palm Beach County Planning Division (2024). The projections and level of service analysis are provided below. As indicated in the analysis, there is are minimal projected impacts to the Town's levels of service. As such, a result, the Town's Capital Improvement budget for the next five years does does not introduce any new capital improvements, but it does provide for the continued maintenance of the Town's facilities.

Table 6 – Levels-of-Service Projections Summary

LOS/Year	2009-2020	2014-2025	2019-2030	2024-2035	2029-2045
Population Projection	1,681 1,830	1,705 1,899	1,724 1,932	1,739 1,964	1,747 1,978
Potable Water, 200 gallons 175 gallons per capita per day	336,200 294,175 gal/day	298,375 332,325 gal/day	301,700 338,100 gal/day	304,325 343,700 gal/day	305,725 345,625 gal/day

Sanitary Sewer, 115 per gallons per capita per day*	<u>193,315</u> <u>210,450</u> gal/day	<u>196,075</u> <u>218,385</u> gal/day	<u>198,260</u> <u>222,180</u> gal/day	<u>199,985</u> <u>225,860</u> gal/day	<u>200,905</u> <u>227,470</u> gal/day
Solid Waste, 9.54 pounds per capita per day	<u>16,036</u> <u>17,092</u> lbs/day	<u>16,265</u> <u>18,116</u> lbs/day	<u>16,446</u> <u>18,431</u> lbs/day	<u>16,590</u> <u>18,737</u> lbs/day	<u>16,666</u> <u>18,870</u> lbs/day
Drainage, 24 hour, 3 year storm event and rainfall of one inch in one hour	Requirement placed on all development and redevelopment in the Town.				
Recreation and Open Space. 1 acre per 5,000 residents.	<u>0.33</u> <u>0.366</u> acres	<u>0.34</u> <u>0.380</u> acres	<u>0.34</u> <u>0.386</u> acres	<u>0.35</u> <u>0.393</u> acres	<u>0.35</u> <u>0.396</u> acres
Transportation, Level of Service “D”	State Road A1A, which bisects the Town, is a constrained roadway and is limited by the existing conditions to a maximum of two lanes. All roadways meet the adopted Level of Service of “D” and are not projected to exceed that amount during the planning timeframes.				

* Sanitary Sewer service in the Town is provided through private septic systems and package plants. The LOS analysis applies to all systems.

Capital Improvement Element

GOALS, OBJECTIVES, & POLICIES

GOAL 1: TO UNDERTAKE CAPITAL IMPROVEMENTS WHEN NECESSARY TO KEEP ITS PRESENT PUBLIC FACILITIES IN GOOD CONDITION AND TO ACCOMMODATE ANY MAJOR NEW DEVELOPMENT, WITHIN SOUND FISCAL PRACTICES.

Objective 1.1: Achieve compliance with public facility standards through use of the capital improvement programming and budgeting mechanisms.

Policy 1.1.1: The operating budget shall continue to fund annual systematic replacements.

Policy 1.1.2: Staff and engineering studies shall form the basis for the annual preparation of a five year and ten year capital improvement program. The capital improvement program preparation shall be incorporated within the Town's annual budget process. Systematic renovation/replacement criteria shall be used in this process.

Policy 1.1.3: Overall priority for fiscal planning shall be those projects that enhance residential neighborhoods, upgrade infrastructure and minimize traffic volumes, as per other plan elements.

Policy 1.1.4: In setting priorities, the following kinds or criteria will be used:

1. Public safety implications: a project to address a threat to public safety will receive first priority.
2. Level of service or capacity problems: next in priority would be projects needed to maintain the stated Level of Service.
3. Ability to finance: A third criteria is the budgetary impact; will it exceed budget projections?
4. State and regional plans: the Town will devote resources to support those projects with which it agrees (e.g. sand transfer) but not those harmful to the Town (e.g. Ocean Avenue Bridge).
5. Quality of life projects: lowest priority would be those projects not in categories 1 or 2 but that would enhance the quality of life.

Policy 1.1.5: Continue to pursue a prudent policy in terms of borrowing for major capital improvements; in no case borrow more than one percent of the total assessed value in any one bond issue.

Policy 1.1.6: The Town shall create a Capital Improvements Fund (by amending the Town Charter) to facilitate capital expenditures by using this fund to carry over funds from one fiscal year to another.

Policy 1.1.7.: The Town shall undertake a comprehensive study of municipal services, including Police and Fire Protection services, to ensure that services are being provided in the most efficient, economical and desired manner.

Objective 1.2: Use both the Future Land Use Plan and financial analysis of the kind contained herein as a basis for reviewing development applications, in order to maintain an adequate facility level of service.

Policy 1.2.1: The potable water Level of Service Standard shall be 200 gallons per person per day and 175 gallons per person per day by 2013 in cooperation with the City of Boynton Beach.

Policy 1.2.2: The sewage disposal level of service shall be septic systems except in the case of package treatment plants where the level of service shall be at least 115 gallons per person per day.

Policy 1.2.3: The drainage Level of Service Standard shall accommodate a 24 hour, 3 year storm event and to adequately detain runoff from one inch of rain in one hour.

Policy 1.2.4: The municipal recreation and open space Level of Service Standard in the Recreation Element (1 acre per 5,000 population) shall form the basis for assessing park improvement needs keeping in mind the role of the Boynton Beach and County parks plus public access beach all within Ocean Ridge.

Policy 1.2.5: The roadway Level of Service Standards of "D" shall be used in reviewing land use and development proposals.

Policy 1.2.6: The solid waste Level of Service shall be the ability to collect 9.54 pounds of solid waste per capita per day, consistent with Solid Waste Authority waste generation rate estimates.

Objective 1.3: Major future development projects shall pay their fair share of the public improvement needs they generate.

Policy 1.3.1: The building permit review process shall continue to require on-site detention and drainage structures acceptable to regional environmental agencies and all applicable municipal codes.

Policy 1.3.2: The development code review shall include the consideration of impact fees for new housing construction.

Objective 1.4: Public facility requirements generated by new development shall be adequately funded in a timely manner, including a concurrency management system to assure compliance.

Policy 1.4.1: ~~The development code shall be amended to specify that no~~ A development permit shall **not** be issued unless assurance is given that the public facilities necessitated by the project (in order to meet level of service standards) will be in place concurrent with the impacts of the development.

Objective 1.5: Avoid any new public infrastructure construction that would induce any new development in the high hazard area.

Policy 1.5.1: Plan all water, sewer and street improvements with capacities to serve existing development intensities (including vacant lots) but not development intensity increases or new development in the FEMA flood map V8 zone (Figure 6.3) (Ref: Map 8).

Policy 1.6.1.: The Town shall include in the Five-Year **and Ten-Year** Schedule of Capital Improvements all publicly funded projects which are over \$50,000.00 necessary to ensure that adopted level-of-service standards are achieved and maintained. Improvements may include developer-funded for which the Town has no fiscal responsibility. For capital improvements that will be privately funded by the developer, financial feasibility shall be demonstrated by being guaranteed in an enforceable development agreement, interlocal agreement, **performance bond**, or other enforceable agreement.

Policy 1.6.2.: ~~The Schedule of Capital Improvements in Table 9A is hereby adopted as the Town's Five-Year Capital Improvement Plan.~~

Table 9A Town of Ocean Ridge Five-Year Schedule of Capital Improvements Plan					
Improvement	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014
Maintenance of Town facilities	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Coconut Road Drainage improvements	\$500,000				

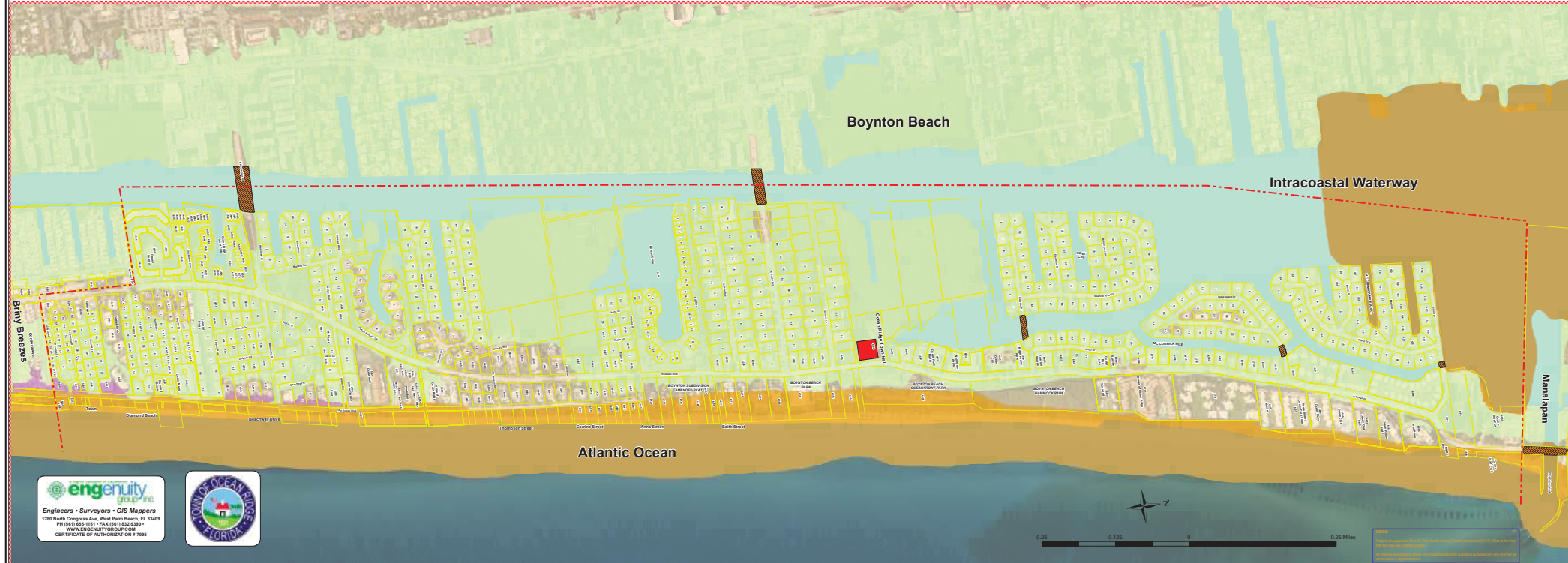
The Island Drive Bridge repair, the Inlet Cay Seawall repair and Coconut Road Drainage improvements are being funded through existing balance reserves. Funding for Maintenance activities is generated from the Town's General Operating Revenue. Funding Projected funding for capital projects are estimates. If additional Capital Improvement work is anticipated, the above Table 9A shall to be updated annually to reflect the planning, and available funding sources and amounts costs of such activities.

Policy 1.6.3.: This element and the Five-Year Schedule of Capital Improvements shall be reviewed each year during preparation of the Annual Capital Budget. The review shall include an analysis of the Town's financial condition and an updated projection of revenues which takes into account any changes in potential revenue sources that had been anticipated to fund scheduled improvements. In addition, it will incorporate any new capital improvement needs that have arisen since the last update and shall include a discussion of any change in the prioritization of the proposed improvements

Policy 1.6.4.: Prior to the adoption of the Annual Capital Budget, the Town will review all existing and potential revenue sources and take the necessary actions to balance the budget.

Map 8 – FEMA Flood Map

Town of Ocean Ridge Florida Map 8 - FEMA Flood Map



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- Parcels
- Municipal Boundary
- AE
- AO
- VE
- X

9 - 7

PROPERTY RIGHTS ELEMENT

INTRODUCTION

Under current law, local governments create and adopt local comprehensive plans to control and direct land use and development within a county or municipality. First adopted in 1975 and extensively expanded in 1985, Florida's comprehensive land planning laws were significantly revised in 2011, becoming the Community Planning Act (Act) of Chapter 163, Florida Statutes. The Act directs how local governments create and adopt their local comprehensive plans.

In 2021, the Florida Legislature passed HB 59 and Governor DeSantis signed the bill into law (Chapter 2021-195, Laws of Florida), which amended the statutory provisions in Chapter 163, Florida Statutes, related to comprehensive plans to require each local government to adopt a Property Rights Element into their comprehensive plan. Inclusion of the Property Rights Element is intended to protect private property rights and to ensure private property rights are considered in local decision-making. The new law adds Section 163.3177(6)(i), Florida Statutes (effective July 1, 2021), which requires each local government to adopt a Property Rights Element by the earlier of: (1) the adoption of its next proposed plan amendment that is initiated after July 1, 2021, or (2) the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to Section 163.3191, Florida Statutes.

GOALS, OBJECTIVES, & POLICIES

GOAL 1: ACKNOWLEDGE THE FLORIDA CONSTITUTION AND ITS PROTECTION OF PRIVATE PROPERTY RIGHTS AND ENSURE THAT PRIVATE PROPERTY RIGHTS ARE CONSIDERED IN LOCAL DECISION MAKING.

Objective 1: The Town shall ensure that private property rights are considered in local decision-making.

Policy 1.1: The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to Florida Statutes and the Town of Ocean Ridge Code of Ordinances including, without limitations, the Town's Land Development Code.

3. The right of the property owner to privacy and to exclude others from their property for the protection of the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through lineal transfer, sale, or gift.

Policy 1.2: All development applications, including comprehensive plan amendments, shall be made available for public review and an affected person/party shall be provided equal opportunity for participation in all associated hearings.