

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



**March 18, 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 February 18, 2025 Regular Meeting.

DISCUSSION / ACTION ITEMS

2. Quasi-Judicial Hearing: 11 Osprey Dr.
3. Quasi-Judicial Hearing: 32 Sabal Island Dr.
4. Quasi-Judicial Hearing: 6855 N Ocean Blvd.
5. Discussion and Approval of Proposed Seawall Ordinance

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, APRIL 15, 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.

PLANNING & ZONING COMMISSION MEETING MINUTES
FEBRUARY 18, 2025

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, February 18, 2025, 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

Vice Chair Kaleel arrived late.

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 January 21, 2025, Regular Meeting.

Member De Baptiste moved to adopt the minutes of December 17, 2024; seconded by Member Ferber. Motion carried 4-0.

DISCUSSION/ACTION ITEMS

2. Quasi-judicial Hearing: 7-9 Sabal Island Re-Plat

Chair Ferber opened the quasi-judicial hearing. Chair Ferber asked if any of the board members had any ex-parte communications. Member Khairallah stated that he walked by and inspected the seawall. Chair Ferber stated that he met with the owner and all other 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 of re-plating the lots. Zoning Official Palacios had no comments.

Paul Engle, the surveyor, stated the old easements are being eliminated.

Max Weinberg, the architect, provided information regarding the new drainage system.

PLANNING & ZONING COMMISSION MEETING MINUTES
FEBRUARY 18, 2025

Chair Ferber opened the floor for public comment.

Terry Brown – questioned if the re-plating affected the setbacks.

Chair Ferber closed the floor for public comment.

Member Sigety moved to approve the Re-Platting of 7-9 Sabal Island: seconded by Member Khairallah. Motion carried 4-0.

3. Approval of Work Restrictions for Holidays

The board discussed placing limitations for no construction on the eves on federal holidays.

Vice Chair Kaleel joined the dais.

Member De Baptiste moved to approve no construction on federal holidays after 1:00 pm on Holiday eve: seconded by Member Sigety. Motion carried 5-0.

4. Review of Proposed Seawall Ordinance

Town Attorney Goddeau presented the revised changes of the proposed seawall ordinance.

There was a discussion regarding defining substantial improvements in the seawall and the wall return. Further discussion ensued regarding floating docks.

Chair Ferber opened the floor for public comment.

The following spoke: Terry Brown

Chair Ferber closed the floor for public comment.

There was a consensus to allow the Town Manager to consult with contractors and engineers, and the Town Attorney to re-draft changes for the next meeting.

5. Consideration of Fee Schedule Changes

Town Manager Ladner explained the item. There was discussion about charging an additional fee on the same variance application for multiple variances.

The board recommended that the Town Manager clean up the fee schedule and bring the item back.

The following spoke: Polly Joa

6. Correction of Section 64-2

PLANNING & ZONING COMMISSION MEETING MINUTES
FEBRUARY 18, 2025

Town Attorney Goddeau explained the item.

Vice Chair Kaleel moved to approve the correction of Section 64-2 Saturday: seconded by Member Sigety. Motion carried 5-0.

COMMISSIONER COMMENTS

Vice Chair Kaleel spoke about accessory structures and encouraged single-family residences. He expressed his concern regarding massing and suggested that the item be brought back for discussion. He also spoke about non-conforming legal lots and requested that the item be brought back for discussion as well. Town Attorney Goddeau suggested that the board start with single-family estates.

Member De Baptiste expressed his concern about noise and requested a discussion regarding the noise ordinance.

ADJOURNMENT

Meeting adjourned at 10:33 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on March 18, 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:	March 18, 2025
Subject:	11 Osprey Drive – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: Randall Stofft Architects

OWNER: Rolando Garcia

ADDRESS: 11 Osprey Drive, 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 3,972 square foot two-story single-family home with four (4) bedrooms, five (5) full baths and two car garages, swimming pool, spa and outdoor living area. The application was submitted on October 23, 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
11 Osprey Drive
11/11/24/Revision 01/10/25

This Plan Review Report is for the Development Plan Review to construct a two-story home on a vacant lot at 11 Osprey Drive. The proposed development includes four (4) bedrooms, five (5) full baths and two car garages, swimming pool, spa and outdoor living area. This review references site and architectural plans prepared by Randall Stofft Architects dated 10/10/24; survey prepared by Perimeter Surveying & Mapping dated 05/29/21; civil plans prepared by Jupiter Civil Engineering Company dated 7/11/22; and landscape plans prepared by AGT LAND dated 10/16/24. **This revised report is based on revisions received on 01/10/25, and recommends approval with the conditions shown below.**

PCN: 46-43-45-34-02-000-0100
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 survey and site plan shows 11,036 square feet, and the application shows 11,050.41. Please revise as appropriate for consistency. **Condition of approval to provide the revised application for consistency with the plans and survey.**
- Please complete page 2 of the application to specify water/sewer service. **Condition of approval to provide the revised application.**
- ~~The LDAA checklist requires the survey be abstracted to show all easements and encumbrances of record, and requires the survey to be less than 1 year old. The survey provided is from 2021, is not abstracted to title and contains the incorrect address. Please revise accordingly.~~ **Comment addressed**

~~Section 64 1(e) (1 2) **Background:** This code section requires the area devoted to windows and doors to be a minimum of 15%, on all elevations including front, side, and rear elevations. This section also requires signification articulation on all elevations such that the placement of an eight foot by 16 foot rectangle on the wall of the elevation must touch or overlap an element such as a window or door, or a significant articulation such as shutters, decorative arches, building jog. Sheet A301 provides the required calculation of windows and doors and it appears that these elevations comply with the articulation requirements, however there is no window and door calculation for the south and west elevations on Sheet A302,~~

~~and portions of the south elevation do not meet the articulation requirements.~~

~~Comment: Please revise sheet A302 to provide the window and door calculation, and revise the south elevation as needed to comply with the substantial articulation requirement.~~ **Comment addressed**

~~Section 64-1(j)(3) Background: This code section limits the overall building height to 36' and states that for pitched roof systems for every foot above 7, there is a corresponding decrease of 1 foot in the maximum building height. The site data on sheet A101 specifies a required maximum building height of 32' and a proposed maximum height of 31' 10", however the finish floor elevation is shown as 9' NAVD. Sheet A301 shows a 32' 2" and sheet A302 shows a height of 32'. If the floor elevation on A101 is correct, the maximum allowable is 34' NAVD.~~

~~Comment: Please revise the sheets A101, A301 and A302 for consistency and to specify the correct maximum allowable height.~~ **Comment addressed.**

Section 64-42 (b) Background: This code section permits swimming pools to be setback a minimum of five feet from any side, rear or front property line, provided it is not enclosed and provided that it is not closer than five feet to the primary building. Although Sheet A101 shows a 5-foot setback to the property line, it does not include the dimension to the primary building.

Comment: Please revise Sheet A101 to include the setback from the principal building. **Condition of approval that the pool shall be setback a minimum of 5' from the building.**

Section 64-44 (c) Background: This code section addresses the maximum height of a walls, fences and hedges. Sheet A101 shows a 6' masonry wall with powder coated gate, and a 5' PVC fence. However, it is not clear where the 5' PVC fence begins and ends, and the height of the gate is not specified.

Comment: Please clarify where the proposed PVC fence begins and ends, and provide a height for the gate. **It is difficult to tell if the revision is in compliance. Condition of approval that all fencing shall comply with this code section and other applicable regulations.**

~~Section 64-50 Background: This code section requires that generators shall not be placed in the required building setbacks, except where the setback cannot be reasonably achieved one generator may be located within 5' of~~

~~the property line. Although the mechanical equipment appears to meet this requirement it is not dimensioned, and there is no dimension for the generator.~~

~~Comment: Please show the generator in compliance with the required building setbacks or describe why this setback cannot be reasonably achieved. **Comment addressed.**~~

Section 64-60

Background: This code 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 closer.

Comment: Please provide the five feet setback required for all proposed decks, patios, steps etc. **Condition of approval that all decks, patios, etc., shall comply with this code section.**

Section 66-142

~~Background: This code section includes specifications for artificial turf, restricts its use in the side and rear yards to 25% of the side/rear yard areas (as defined), and is permitted in the front yard when placed between paver blocks and not to exceed 4" in width. Sheet LP-1 shows artificial turf as permitted in the front yard, and indicates that sod or artificial turf might be used in portions of the side yard on the south side of the building.~~

~~Comment: Please confirm that the artificial turf used in the side and/or rear yards (if any) complies with the limitation on percentage of the side/rear yard areas. **Comment addressed**~~

Please provide a written response to all comments specifying how the comments are being addressed and which sheets were revised. Please also cloud all revisions consistent with the written responses for ease of review.

February 19, 2025**To: Kelly Avery, Town Clerk****From: Tara Bamber, P.E.** **Re: 11 Osprey Drive
Development Plan Review
Engenuity Group Project No. 00020.10**

We reviewed the following received through email on 2-18-25:

1. Landscape Plan, 1 sheet, revised 2-6-25, by AGT Landscape Architecture.
2. Response Letter, 1 sheet, dated 2-6-25, by AGT Landscape Architecture.

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

1. Provide drainage calculations using divided basin areas and further exfiltration trench elevation.
2. Provide updated pre-approval for relocating the fire hydrant with the City of Boynton Beach.
3. Pre-Construction approval shall be provided from the City of Boynton Beach for the existing/proposed water service.
4. Updated 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."
5. Additional comments may be asked at time of building permit.

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

cc: Lisa Tropepe, P.E.
Lynne Ladner

March 3, 2025

To: Town of Ocean Ridge

Re: Narrative for 11 Osprey. addressing Sec. 63-56. - Development plan review.

- Relationship of building to site:

The overall height and scale of the proposed structure creates a desirable transition with the streetscape by conforming to the required setbacks and utilizes front and side façade articulation to minimize scale appropriate to the neighborhood.

- Relationship of building and site to adjoining area(s):

Both the proposed structure and site landscaping have been designed to complement the modest coastal character of the neighborhood.

- Building design:

The proposed 4bedroom 5 bath with office residence is a two-story residence on the corner of Osprey and Beachway. The residence defines the corner with a clean Dutch Indies architectural design. The corner is highlighted by a tower with clean lines with a Chantilly Lace stucco with recesses and raised sills with dark bronze windows/ doors and accents.



Randall E. Stofft, AIA
President
RES. James Robson

42 N. SWINTON AVE, SUITE 1
DELRAY BEACH, FLORIDA 33444
561-243-0799 - PHONE
561-243-0299 - FAX

WWW.STOFFT.COM
AA0003379

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:

Check Applicable Approval Being Requested

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

Property Owner(s)	Applicant (if different than Owner)
Name(s): ROLANDO GARCIA	Name: RANDALL STOFFT ARCHITECTS
Address: 62 SPANISH RIVER DRIVE OCEAN RIDGE, FL 33435	Address: 42 SWINTON AVE SUITE 100 DELRAY BEACH, FL 33444
Phone: 323.353.9114	Phone: 561.243.0799
Email: RGARCIA@ROLYSTRUCKING.COM	Email: JAMES@STOFFT.COM

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

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General Data

Project Name: GARCIA RESIDENCE

Project Location Address: 11 OSPREY OCEAN RIDGE, FLORIDA

Exact Legal Description of Property: TROPICAL SHORES LT 10

Property Control No: 46-43-45-34-02-000-0100

Existing Zoning: RSF

Proposed Zoning (if applicable to application):

Existing Land Use: RESIDENTIAL

Proposed Land Use: RESIDENTIAL

First Floor Living Elevation (For CCCL Application): 9.00' NAVD

Total Site Area: Sq. Ft.: 11036 Acres: .25

Flood Zone Category:

Existing Comprehensive Plan Designation (if applicable to application):

Proposed Comprehensive Plan Designation (if applicable to application):

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

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

Existing Bedrooms: Proposed Bedrooms: 4 BEDROOMS

Existing Bathrooms: Proposed Bathrooms: 5 BATHS

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

Commercial: Total Square Footage: Number of Buildings:

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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 LAND DEVLOPMENT PERMIT FOR A NEW 2 STORY SINGLE FAMILY RESIDENCE. FINISH FLOOR IS AT 9.00' NAVD WITH 2 CAR GARAGE AT 6.5' NAVD. THE RESIDENCE HAS FOUR BEDROOM + FOUR BATH AND FULL CABANA BATH. IMPACT DOORS AND WINDOWS, FLAT ROOF TILES COVERED ENTRY& COVERED LIVING AREA. NEW POOL AND SPA IN BACKYARD

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.

THE RESIDENCE IS CONSISTANT WITH GOOD PLANNING AND ZONING PRACTICES

THE PROPOSED PLAN MEETS TOWN'S CODE OF ORDINANCES AND NO SPECIAL VARIANCE REQUIRED

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: JANUARY 06,2022

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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:	JAMES ROBSON
Company Name:	RANDALL STOFFT ARCHITECTS
Address:	42 NORTH SWINTON AVE. SUITE 100 DELRAY BEACH, FL. 33444
Phone: 561.243.0799	Email: JAMES@STOFFT.COM
Developer:	
Name:	ROLANDO GARCIA
Company Name:	11 OSPREY LLC
Address:	62 SPANISH RIVER DRIVE OCEAN RIDGE, FL 33435
Phone: 323.353.9114	Email: RGARCIA@ROLYSTRUCKING.COM
Planner:	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Architect:	
Name:	Florida Registration No.: AR0011105
Company Name:	RANDALL STOFFT ARCHITECTS
Address:	42 NORTH SWINTON AVE. SUITE 100 DELRAY BEACH, FL. 33444
Phone: 561.243.0799	Email: JAMES@STOFFT.COM
Landscape Architect	
Name:	Florida Registration No.: LA0001459
Company Name:	AGT LAND
Address:	132 NORTH SWINTON DELRAY BEACH, FL. 33444
Phone: 561.276.5050	Email: CAROL@AGTLAND.COM
Engineer	
Name:	Florida Registration No.:
Company Name:	JUPITER CIVIL ENGINEERING COMPANY, LLC
Address:	5500 MILITARY TRAIL DUITE 22-215 JUPITER FL. 33458
Phone: 561.277.6602	Email: JOE@JUPITERCIVIL.COM

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

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

Applicant Signature

Applicant is: ☐ Owner ☐ Lessee ☒ Agent

Printed Name of Applicant

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 23 day of October, 2024 who is personally known to me or has produced _____ as identification and who did (or did not) take an oath.

Notary Signature (for Applicant)

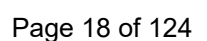
6/18/2025

Commission Expiration

Seal/Stamp



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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.				Sq. Ft.			
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)								
FINISHED FLOOR ELEVATION (NAVD)								
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW			
	EXISTING		PROPOSED					
	Sq. Ft.	%	Sq. Ft.	%				
FLOOR AREA RATIO (MAXIMUM _____ %)								
LOT COVERAGE (MAXIMUM _____ %)								
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW			
	EXISTING		PROPOSED		EXISTING		PROPOSED	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
FIRST FLOOR UNDER A/C (_____)								
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 (_____)								
PAVED AREA (_____)								
SYNTHETIC TURF (_____)								
TOTAL IMPERVIOUS (_____) (INCLUDES SYNTHETIC TURF)								
TOTAL PERVIOUS (_____)								
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW			
	EXISTING		PROPOSED		EXISTING		PROPOSED	

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

Prepared By: _____ Date: _____

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

APPLICANT FILL OUT: PROPERTY ADDRESS:			ZONING DISTRICT:	
	APPLICANT USE		ZONING OFFICIAL USE ONLY	
*TOTAL SITE AREA	Sq. Ft.		Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	8.00' NAVD			
FINISHED FLOOR ELEVATION (NAVD)	9.00' NAVD			
ZONING OFFICIAL USE ONLY	APPLICANT USE		ZONING REVIEW	
	PROPOSED		PROPOSED	
	Sq. Ft.	%	Sq. Ft.	%
FLOOR AREA RATIO (MAXIMUM %)	3978.14	36		
LOT COVERAGE (MAXIMUM %)	3866	35		
ZONING OFFICIAL USE ONLY	APPLICANT USE		ZONING REVIEW	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.	%
FIRST FLOOR UNDER A/C ()	2290	20.7		
SECOND FLOOR UNDER A/C ()	1168	10.6		
TOTAL UNDER A/C ()	3475	31.4		
TOTAL FLOOR AREA ()				
TOTAL UNDER ROOF ()	8124	73.5		
FLAT ROOF ()	68	2		
TOTAL ROOF ()	3310	100		
GARAGE ()	518	4.6		
COVERED PATIO ()	441	3.9		
COVERED ENTRY ()	69	.6		
COVERED BALCONY (REAR) ()	160	1.4		
COVERED BALCONY (FRONT) ()	0	0		
OPEN BALCONY ()	265	2.3		
BUILDING FOOTPRINT ()	3318	30		
SEPTIC TANK & DRAINFIELD ()	950	8.5		

TOWN OF OCEAN RIDGE

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

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



PAVED AREA ()	2936	26.5		
SYNTHETIC TURF ()	118	1		
TOTAL IMPERVIOUS () (INCLUDES SYNTHETIC TURF)	6365	57.5		
TOTAL PERVIOUS ()	4685	42.5		
ZONING OFFICIAL USE ONLY	APPLICANT USE		ZONING REVIEW	
	FEET		FEET	
BUILDING HEIGHT ()	31'-10"			
BUILDING SETBACKS:				
FRONT ()	25'-0"			
REAR ()	15'-0"			
SIDE INTERIOR ()	15'-0"			
SIDE CORNER ()	20'-0"			
WATERWAY ()	NA			
DRIVEWAY ()	10'-0" & 17'-1"			

Prepared By: _____ Date: _____

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

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

Read the instructions carefully!!

GARCIA RESIDENCE
11 OSPREY DRIVE
OCEAN RIDGE, FLORIDA



FL-0011105 FIRM-AA003379

ALL DESIGN, DEVELOPMENT, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A & A. THE PROPRIETOR OF THIS OFFICE. A VESSE CREDITED, EXCLUDED & A. ANY PART OF THIS DRAWING, OR ANY PART OF THE PROJECT, PROJECT NAME OF SUCH DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE LOANED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE, WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL A. STOFFT ARCHITECTS P.A. ANY REUSE OF ANY PART OF THIS DRAWING WITHOUT THE PRECEDENCE OVER SCALE DIMENSIONS, CONTRACTORS SHALL BE THE PROPERTY OF RANDALL A. STOFFT ARCHITECTS P.A. ON THE JOB, A THIS OFFICE MUST BE NOTIFIED OF ANY VIOLATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THIS DRAWING. ANY VIOLATIONS MUST BE IMMEDIATELY SUBMITTED TO THIS OFFICE FOR APPROVAL, BEFORE PROCEEDING WITH FABRICATION ON TIME OR MONETARY COST. ALL RIGHTS RESERVED RANDALL A. STOFFT ARCHITECTS P A



A101	SITE PLAN
A102	GREENSPACE PLAN
A201b	FIRST FLOOR PLAN
A202b	SECOND FLOOR PLAN
A203	ROOF PLAN
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A303b	SITE CONTEXT ELEVATIONS



Page 22 of 124



947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

BOUNDARY SURVEY / PLOT PLAN 11 OSPREY DRIVE

LEGAL DESCRIPTION

LOT 10 "TROPICAL SHORES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23 AT PAGE 119 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF OCEAN RIDGE, PALM BEACH COUNTY AND CONTAIN 110.36 SQUARE FEET, MORE OR LESS.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL PLOTTABLE SCHEDULE B II EXCEPTIONS CONTAINED IN TITLE COMMITMENT NUMBER 250170, AS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED NOVEMBER 6, 2015 AT 11:00, ARE SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT.
4. ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCHMARK "S 315 (SRD)". ELEVATION=23.688, NAVD 1988.
5. ADDRESS IS: 11 OSPREY DRIVE, BOYNTON BEACH, FL 33435
6. ALL VISIBLE WELLS AND SEPTIC SYSTEMS WITHIN 75' OF PROPERTY LINE ARE SHOWN HEREON. NO SURFACE WATER IS WITHIN 75' OF PROPERTY LINE.
7. FLOOD INFORMATION IS AS FOLLOWS:
COMMUNITY NUMBER : 125134
PANEL NUMBER : 12099C0793F
DATE OF FIRM : 10-5-2017
ZONE : X, (0.2%), AE
BASE FLOOD ELEVATION : 6.00' FOR AE
PENDING FLOOD ZONE : AE BFE 8.00'
8. THIS SURVEY IS CERTIFIED TO:
A.

ABBREVIATIONS

FF ELEV	=	FINISHED FLOOR ELEVATION
INV	=	INVERT
C.B.S.	=	CONCRETE BLOCK & STUCCO
L	=	ARCLength
CONC.	=	CONCRETE
COR.	=	CORNER
D	=	DELTA (CENTRAL ANGLE)
I.R.	=	IRON ROD
I.R.C.	=	IRON ROD AND CAP
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
MON.	=	MONUMENT
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
PG.	=	PAGE
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER
U.E.	=	UTILITY EASEMENT

CERTIFICATION

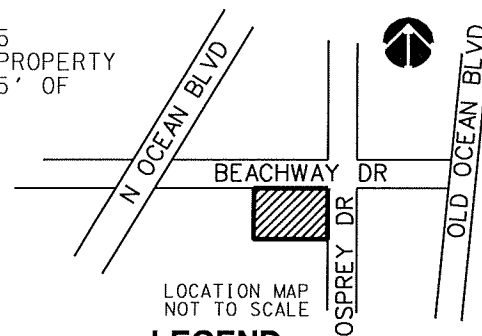
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

DATE OF LAST FIELD WORK: MAY 29, 2021

8/19/24 ADD SEPTIC TANK

Project Name:	11 OSPREY DR	DATE:	05/29/2021
JOB NO.	21162	DWG BY:	JSH
		CK'D By:	AJR
			3/29/22 PLOT PLAN
			SHEET 1 OF 2



LEGEND

	CABLE TV BOX
	CATCH BASIN
	CLEAN OUT
	ELECTRIC SERV.
	FIRE HYDRANT
	FPL TRANSFORMER
	METAL LIGHT POLE
	SANITARY MANHOLE
	SANITARY VALVE
	STORM DRAINAGE MANHOLE
	TELEPHONE BOX
	WATER METER
	WATER VALVE
	YARD DRAIN
	EXISTING ELEVATION

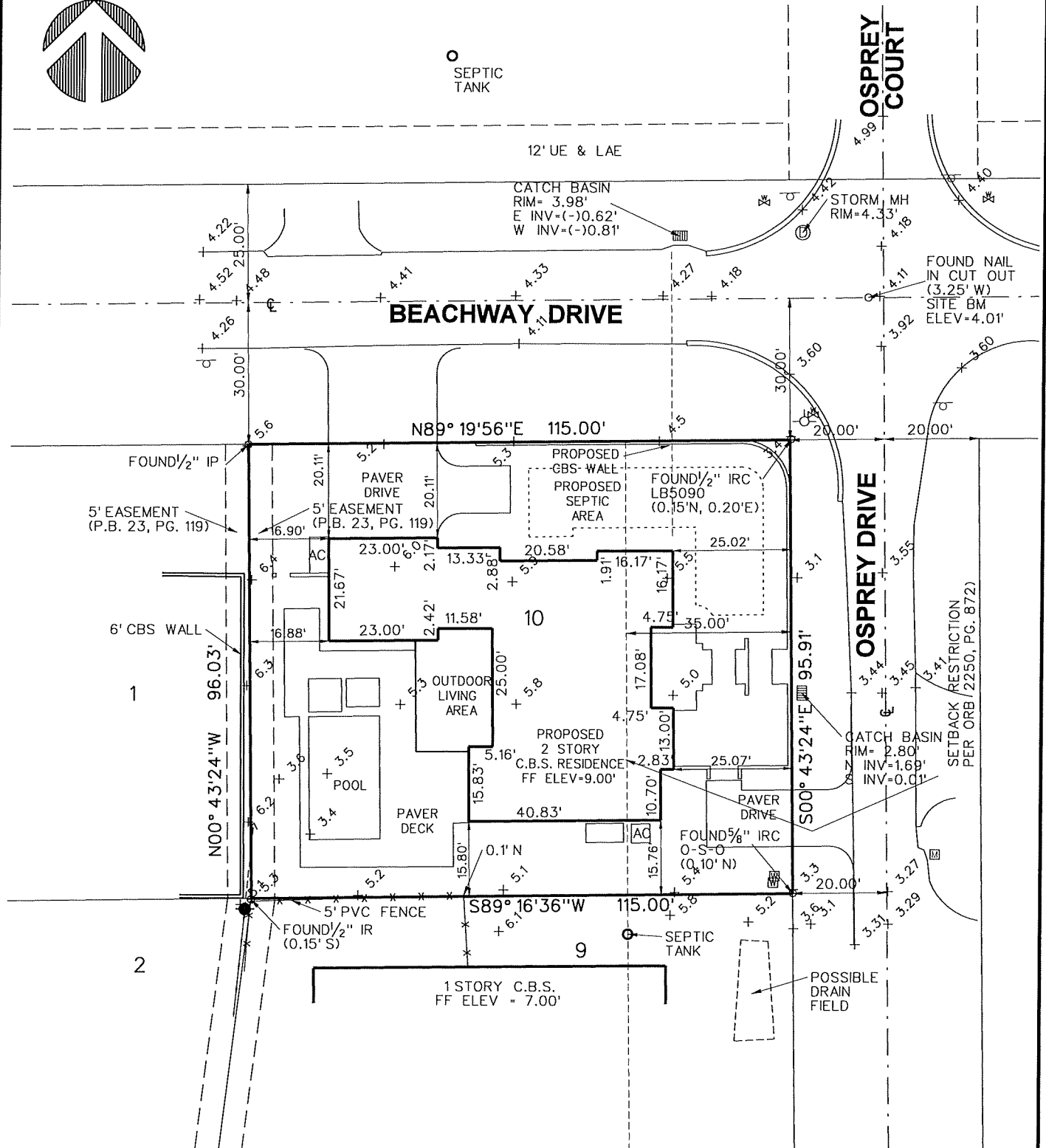
PERIMETER

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

947 Clint Moore Road
Boca Raton, Florida 33487

Tel: (561) 241-9988
Fax: (561) 241-5182

BOUNDARY SURVEY / PLOT PLAN



JOB NO.	21162	Project Name:	11 OSPREY DR	DWG BY:	JSH	SCALE:	1"=30'
				CK'D BY:	AJR	DATE:	05/29/2021
							SHEET 2 OF 2

PLANT LIST

KEY	QTY	PLANT AND SPECIFICATION
TREES AND PALMS		
CB	12	Calophyllum brasiliense (Brazilian Beauty-Leaf) 12' ht., 5' spr., 4' c.t., 6' o.c., full
xx N CN	3	Cocos nucifera 'Maypan' (Coconut Palm) 22' ht., 5' c.t., matched
ED	6	Elaeocarpus decipiens (Japanese Blueberry Tree) 12' ht., 4' spr., 3' c.t., matched, full
LJ	2	Ligustrum japonicum (Ligustrum) 8' ht., 4' spr., multi-trunk, matched
xx LI	7	Lagerstroemia indica 'Acoma' (White Crepe Myrtle) 12' ht., 6' spr., 6' c.t., multi-trunk, matched
xx N MG	1	Magnolia grandiflora (Magnolia) 16' ht., 6'-8' spr., full
ML	2	Magnolia grandiflora 'Little Gem' (Magnolia 'Little Gem') 12'-14' ht., 5' spr., 3' c.t., matched
PE	3	Ptychosperma elegans (Alexander Palm) 16' ht., 6'-8' spr., full
xx N SP	3	Sabal palmetto (Sabal Palm) 20' ht., matched, heavy
VM	8	Veitchia montgomeryana (Montgomery Palm) 16'-18' ht., matched, single
VM3	2	Veitchia montgomeryana (Triple Montgomery Palm) 16' ht., matched, triple
SHRUBS, GROUNDCOVERS AND ACCENTS		
ALO	4	Alcacia odora 'California' (Dwarf Alcacia) 30' ht., 30' spr., full
ALC	7	Alcacia 'Portora' (Giant Alcacia) 4' ht., matched, full
BEG	12	Begonia 'Angel Wing' (White Angel Wing Begonia) 24" o.a., full
xx BRO	4	Alcantarea imperialis (Imperial Bromeliad) 30" spr., matched, full
xx COD	8	Codiaeum v. 'Sloppy Painter' (Sloppy Painter Croton) 3' ht., 2' spr., matched, full
CON	9	Trachelospermum jasminoides (Confederate Jasmine Vine) 6' ht., 24" spr., trellised, matched
CRI	2	Crinum a. 'Queen Emma' (Queen Emma Crinum Lily) 4' spr., full, matched
xx FIP	4	Ficus pumila (Creeping Fig) 3' runners
xx FIC	105	Ficus nidita (Ficus Hedge) 5' ht., 2' spr., 2' o.c.
GAR	2	Gardenia jasminoides (Gardenia) 5' ht., 4' spr., full
HIB	2	Hibiscus spp. (Le France Hibiscus Standards) 6' ht., 6' spr., matched, full
xx N IVS	135	Ilex vomitoria 'Shillings' (Yaupon Holly) 14" ht., 14" spr., 18" o.c.
JAS	40	Jasminum pubescens (Star Jasmine) 14" ht., 14" spr., 18" o.c.
JAG	46	Crinum jagus (Jagus Lily) 20" ht., 20" spr., 24" o.c.
N MIC	35	Microsorium scolopendria (Wart Fern) 16" ht., 16" spr., 24" o.c.
xx NEP	3	Nephrolepis exaltata (Boston Fern) clumps 3' ht., full
NEO	11	Neomarica coriacea 'Regina' (Giant Walking Iris) 20" ht., 14" spr., full
xx POD	112	Podocarpus macrophyllus (Podocarpus Hedge) 5' ht., 24" spr., 24" o.c.
xx PRI	103	Podocarpus m. 'Pringles' (Podocarpus Pringles) 14" ht., 14" spr., 18" o.c.
PBM	28	Philodendron 'Burle Marx' (Burle Marx Philodendron) 16" ht., 16" spr., 24" o.c.
PRC	6	Philodendron 'Rojo Congo' (Rojo Congo) 2' ht., 2' spr., matched
TRA	111	Trachelospermum asiaticum (Asiatic Jasmine) 4" ht., 8" spr., 12" o.c.
N VIN	45	Dwarf Vinca (White Vincas) 6" ht., 6" spr., 12" o.c.
SOD		St. Augustine 'Palmetto' Sod. Contractor to determine quantity.
MULCH		3" of Non-Cypress Mulch. Dark Brown Color, Contractor to determine quantity.
N DENOTES NATIVE SPECIES xx DENOTES DROUGHT TOLERANT		

BEACHWAY DRIVE

NOTE

THERE IS NO EXISTING LANDSCAPE ON SITE

OSPREY DRIVE

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

PROJECT

11 OSPREY DRIVE
DELRAY BEACH, FL

TITLE

LANDSCAPE PLAN

PROJ. NO.

FILE NAME

BB DRAWN

PERMIT 10/16/24 DATE

rev 2/3/25 REV.

CALL 48 HOURS BEFORE YOU DIG.

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SHEET

LP-1
OF
2

1. GENERAL CONDITIONS

A. SCOPE

1. Contractor shall furnish labor, equipment, and materials required to perform all work necessary for the construction of the project as indicated in the drawings. Such work includes but is not limited to the following:

- a. Finish grading of planting areas.
- b. Planting.
- c. Sodding (if required).

2. Contractor shall have a competent representative at the site who shall be capable of reading and understanding plans, specifications, and other contract documents. The representative shall be knowledgeable in all areas of landscape construction in Florida.

3. Contractor shall be responsible for knowledge of the contents of these specifications and the requirements of any accompanying drawings.

B. DRAWINGS

The drawings and plant lists together with these written specifications shall be considered as one contract document and shall be accordingly read together. The drawings and specifications remain the property of the Landscape Architect and, if required, shall be returned to him upon completion of the work. The contractor shall keep one copy of the drawings and the specifications at the construction site for the use of the Landscape Architect, Owner, and their representatives.

C. REQUIREMENTS OF REGULATORY AGENCIES

1. Perform work in accordance with all applicable codes, laws, and regulations required by authorities having jurisdiction over such work and provide for all inspections and permits required by Federal, State, and local authorities in furnishing, transporting and installing materials.

2. Certificates of inspection required by law for transportation shall accompany invoice for each shipment of plants. File copies of certificates with Landscape Architect or Owner after acceptance of material. Inspection by Federal or State Governments at place of growth does not preclude rejection of plants at project site.

D. PROTECTION OF WORK AND PROPERTY

1. Contractor is responsible for maintaining adequate protection of his work from, injury and loss resulting from the execution of this contract. He must make good all repairs and replacements to the satisfaction of the Landscape Architect or the Owner except where caused by the Owner or his agents. He must provide all safety or protective measures required by public authorities or local conditions.

2. Existing plant material to remain must be protected by barriers or fences at the drip line surrounding the material. No burning, storage, or parking shall be permitted within these protected areas. Contractor shall notify the Landscape Architect or Owner of any situation he feels may damage the existing plants to remain in the normal execution of this contract. Do not proceed with such work until directed by the Landscape Architect or Owner. Contractor damaged plants shall be replaced with plants of the same species, size, and quality as those damaged at no cost to the Owner. The Landscape Architect shall determine the extent and value of the damaged plants.

E. CHANGES IN THE WORK

1. The Owner reserves the right to make changes in the work and thereby changes in the cost of the work within the conditions of the original contract. All changes shall be in written form and once accepted, shall become a part of the contract documents.

2. The Contractor shall not begin any work on extras or changes from the contract document before written approval has been given by the Owner or Owner's representative. Any work done prior to such written approval may or may not be paid for, at the discretion of the Owner.

F. OWNER'S RIGHT TO DO WORK

The Owner reserves the right, upon two (2) days written notice to the Contractor to remedy any neglected provisions of the contract and to deduct the cost of the work or deficiencies from the contract payments.

G. SURFACE AND SUBSURFACE OBSTRUCTIONS

It is the Contractor's responsibility to acquaint himself with the existence and location of all surface and subsurface structures and installations, existing or proposed, before commencing work. Any damage by the Contractor during the execution of this contract shall be made good at the Contractor's own time and expense. If subsurface construction or obstructions are encountered during planting, alternate locations may be selected by the Landscape Architect or Owner.

H. OWNER'S RIGHT TO TERMINATE

Should the Contractor at any time fail, refuse, or neglect to comply with the provisions of this contract, the Owner or his representative shall without prejudice to any other rights or remedy and after having given seven (7) days written notice to the Contractor, terminate the contract and take possession of the premises. The cost of completion will be deducted from the amount of the contract.

I. COORDINATION OF WORK

Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

J. INSPECTION OF SITE

1. Contractor shall visit the site and inspect site conditions as they exist prior to submitting bid.

2. No additional compensation nor relief from any obligation of the contract will be granted because of lack of knowledge of the site or of the conditions under which the work will be accomplished.

II. PLANTING SPECIFICATIONS

A. PLANT MATERIALS

1. Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project, unless otherwise noted.

2. Quantities, sizes, and spacing will be determined by the drawings and specifications. Where discrepancies exist, the Landscape Architect or Owner is to be notified for clarification. Contractor shall be responsible for completing installation as called for in the plans, plant lists, and specifications.

B. ABBREVIATIONS ON PLANT LIST

B&B – Balled and burlapped. Plants shall be dug with a firm natural ball of earth of sufficient size to encompass the fibrous root system necessary for recovery of the plant. Broken or loose balls will not be accepted.

G. – One (1) gallon container.

R.C. – Rooted cutting. A cutting which has calloused and produced roots. Applies equally to cuttings rooted in a propagation bed or in individual containers.

D.B.H. – Diameter at breast height. Diameter of trunk measured four (4) feet above the ground.

C.T. – Clear trunk. Measurement from top of root ball to first branching.

G.W. – Gray wood area on palms between ground level and base of fronds.

OA. HT. – Overall height from ground level to midpoint of current season's growth.

SPR. – Spread measured across the average diameter of plant.

O.C. – On center. Horizontal spacing of plants center to center.

P.P.P. – Plants per pot.

Container sizes are only a guide. Contractor is responsible for size and quantity of plant material as specified. No container material shall be rebound. Where B&B material is specified, container material will not be accepted without written consent of Landscape Architect or Owner.

C. QUALITY AND SIZE

Plants shall have a habit of growth which is normal for the species and shall be free from physical damage, insects or pests, and adverse conditions that would prevent thriving growth. Measurements specified in the plant list are the minimum acceptable sizes. All plant materials used shall be true to name and size in conformance with the Grades and Standards for Nursery Plants, State Plant Board of Florida, and shall be graded Florida No. 1 or greater, except where noted in the contract documents. Plants shall be graded before pruning. Any necessary pruning shall be done after planting, and with the consent of the Landscape Architect or Owner. Plants which do not meet the requirements will not be accepted.

D. SUBSTITUTIONS

No substitutions shall be accepted without the written consent of the Landscape Architect, Owner or their representatives. Proof must be submitted that the plant in question is not available in the type or size specified. The Landscape Architect or Owner shall determine the nearest equivalent replacement.

E. TRANSPORTATION AND STORAGE

All plant material shall be protected from possible injury or breakage of branches. All plants shall be delivered adequately covered to prevent windburn, drying, or damage. Plants which can not be planted immediately shall be adequately heeled in and protected from the drying of sun and wind. All plants shall be watered as necessary until planting. Storage period shall not exceed 72 hours. All palms shall have their buds tied with burlap strips to remain in place until the tree is well established in its new location (this may be waived with the consent of the Landscape Architect or Owner). Trees moved by crane or winch shall be adequately protected from chain marks and girdling by approved methods.

F. INSPECTION

No plant material shall be planted until it is inspected and approved by the Landscape Architect, Owner, or their representatives. Contractor shall give the Landscape Architect or Owner two (2) days notice for inspection of plant material. Inspection may be waived at the discretion of the Landscape Architect or Owner, in which case, the Contractor will still be responsible for complying with all specifications. Contractor shall be responsible for all inspections of plant material that may be required by State or Federal authorities and inspection certificates shall be submitted to the Landscape Architect or Owner. Rejected material shall be replaced at no additional cost. Landscape Architect, at his discretion, may tag any or all plant material in the nursery.

G. PLANTING SOIL

Planting soil shall consist of fertile friable soil of a sandy loam nature and shall be derived from 50% minimum amount of decomposed organic matter (muck or peat) and 50% clean sand with no trace of salinity. There must be a slight acid reaction to the soil. Planting soil shall be free from stones, plants, roots, clods, sticks and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. Planting soil shall be applied in accordance with the Methods of Installation and details.

H. MULCH

Mulch shall be approved (as per Municipality) non-cypress mulch, unless otherwise specified, and shall be free of weeds, weed seeds, sticks and other foreign materials. It shall be applied to a minimum three (3) inch depth, unless otherwise specified, and moistened at the time of application to prevent wind displacement.

I. COMMERCIAL FERTILIZER

Commercial fertilizer shall be an organic fertilizer containing equal percentages of nitrogen, phosphoric acid and potash as available plant food by weight. 50% of the nitrogen shall be derived from natural organic sources. The trace elements of iron and magnesium must also be present. The minimum analysis acceptable shall be 6%N–6%P–6%K. Fertilizer shall be dry, free flowing, and delivered to the site in unopened original containers, each bearing the manufacturers guaranteed analysis. If Milorganite with trace elements is to be used, application rates are as follows:

Trees : 12 lbs./2"–3" caliper tree
7gal + : 4 lbs./container
3gal : 1 lb./container
1 Gal. Can : 0.5 lbs./container
4" Pot : 0.25 lbs./container
Groundcover Beds : 10 lbs./100 sq. ft.

Fertilizer shall be spread before laying mulch and at the above recommended rates, unless otherwise specified. If plant tablets are called for, they shall be Agriform 20–10–5 formula, 21 gram tablets. Tablets shall be placed mid-way to the plant ball in the back fill material and at manufacturer's rates, unless otherwise specified.

J. WATER

Water is to be furnished by the Owner. The Contractor shall transport as required.

K. SOD (WHEN APPLICABLE)

Sod shall be one year old and of the variety indicated in the plant list. Sod shall be dense, vigorous, and green, with the grass having been mowed at least three times at a 2"–2 1/2" height before lifting from the field. Sod shall have a good root development and compact growth and contain no weeds, vermin, fungus, or other diseases. No sod shall be used which is not certified as being free of the imported fire ant. All sticks, stones, and other foreign material over one inch in diameter shall be removed from the top 2" of soil. Grade areas to be sodded so that the top of sod will be the finished grade. Solid sod shall be laid with closely abutting joints with a tamped or rolled even surface. Avoid a continuous seam along the line of water flow in swales. Place sod at right angles to slope. All sod edges shall be neat and even and conform to the shape of the planting plans. Rolling may be required at the discretion of the Landscape Architect or Owner. If the Landscape Architect or Owner determines that top-dressing is required after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in. Rolling and top-dressing shall be done at no extra cost to the Owner.

L. SEED (WHERE APPLICABLE)

Grass seed shall be of the mixture called for in the plant list. It shall be a standard grade seed of the current or last year's crop. Seed which has become wet, moldy, or otherwise damaged will not be accepted. Seed must come in unopened packages with the procurer's guaranteed analysis attached. Weed seed content shall not exceed 0.25%. Before any planting, the ground shall be plowed or scarified to a depth of at least 4" and shall be raked and smoothed evenly to establish a final grade. All sticks, and other foreign material over one inch in diameter shall be removed. Contractor shall use the Hydromulch seeding method and supply all material and equipment necessary to perform the specified work. Seed shall be applied at a rate of 2–3 pounds per 1000 sq. ft. (90–100 lbs./acre). Mulch shall be "Silva Fiber" processed wood fiber or approved equal and applied at the rate of 50 lbs./acre. All materials shall be uniformly blended in an agitating system using clean water and applied uniformly at the rates specified. Contractor shall be responsible for proper watering of the seeded areas in order to avoid runoff, and for keeping the ground moist until the grass is reestablished, and watering for proper growth until the work is accepted. Contractor shall repair erosion caused by excessive rainfall or watering at no extra cost to the Owner. Any areas which are damaged or do not germinate within the first thirty (30) days shall be re-seeded and maintained until grass is established. Grass shall be vigorous and healthy and coverage shall be at least 95% prior to final acceptance.

III. METHODS OF INSTALLATION

A. LAYOUT

Location of plants and layout of all beds are indicated on the plans. Plant locations are to be staked in the field by the Contractor. Landscape Architect or Owner will check staking of plants in the field and shall adjust to his satisfaction before planting begins. Where surface or subsurface obstructions are encountered or where changes have been made in construction, necessary adjustments will be approved by the Landscape Architect or Owner.

B. EXCAVATION FOR PLANTING

Shrub beds are to be excavated a minimum of 2.5 – 3 times the size of the rootball with planting soil as defined in Section II, G and as shown on details.

Tree and palm planting holes shall be excavated to a minimum 2.5 – 3 times deeper than the depth of the root ball except for trees over 10 feet in height (see section II, C).

Holes shall be a minimum of 2.5 – 3 times greater in diameter than the root ball for shrubs and 2.5 – 3 times greater in diameter for trees. A solid soil pedestal shall be provided below all plant material to avoid settling. All existing vegetation, including sod, shall be completely removed from all planting beds before planting. Four (4) inches of planting soil shall be incorporated into all planting beds for rooted cuttings. Where applicable, planting holes for all trees, shrubs, and groundcovers shall be excavated through any compacted building subgrade or road rock to undisturbed subsoil or clean sand fill. All excess excavation material shall be removed from the site by the Contractor. Holes shall be back-filled with planting soil as defined in Section II, G and as shown in details. The following is a guide for planting soil quantities:

Trees – 10" or greater 18 cu. ft.
Trees – 8" ht. 12 cu. ft.

Quantities of planting soil needed may be greater if excavation of building subgrade or roadrock is necessary.

C. SETTING TREES AND SHRUBS

All trees and shrubs are to be planted plumb on four (4) inches of planting soil and centered in the planting hole as as to give the best appearance in relation to adjacent plants and structures. Trees over ten (10) feet in height shall be planted directly on the undisturbed subgrade. The finished grade level of the plant after settlement shall be the same as that at which the plant was grown. Rootballs on container grown material shall be scarified to prevent a rootbound condition. When the plant holes have been backfilled approximately 2/3 full with planting soil, water thoroughly, saturating rootball, before installing remainder of planting soil to top of hole, eliminating all air pockets. After settlement, add planting soil to the level of the finished grade, allowing three (3) inches for mulch. Form a shallow saucer around each plant by forming a ridge of soil along the edge of the planting hole. All Sabal palmetto are to be planted in sand. Water all plants immediately after planting.

D. PRUNING

Remove dead and broken branches from all plant material. Prune with sharp instrument flush with trunk or branch so as to leave no stubs. Prune to retain typical growth habit of the particular species. Paint cuts over 1 1/2" in diameter with a waterproof antiseptic tree paint.

E. STAKING AND GUYING

Staking and guying of trees, where specified, is an option to be used by the Contractor, who will be responsible for material remaining plumb and straight for all given conditions through the guarantee period. The Landscape Architect, Owner or Owner's representative may require that a tree or trees be staked or guyed if the tree(s) are obviously unstable or pose a threat to person or property if they should fall. Tree support, if required by Landscape Architect or Owner, shall be done according to staking details provided. Staking and guying shall be done at no extra cost to the Owner. No method of support shall be permitted which causes physical damage to the plant. Any method of staking or guying not shown must be approved by the Landscape Architect.

F. MULCHING

All tree and shrub beds shall be mulched immediately after planting to a three (3) inch depth and thoroughly wetted down. Unless otherwise specified, the following configurations will apply:

Trees and Palms: 3' diameter ring
Hedges: 3' wide beds
Shrub masses continuous bed extending 2' outside of plants, in configurations shown on plans

Groundcover beds: entire surface (mulching of certain groundcover plants may be waived by Landscape Architect)

G. FINISH GRADES

1. Finish grades for all sod areas after settlement shall be 1/2" below top of adjacent curbs, walks, walls, and abutments.

2. Finish grade of all ground cover beds after mulching and settling shall be 1/2" below finish grade of sod, adjacent curbs, walks and walls.

3. Finish grading shall include the removal of all surface rock and other debris that prevents a smooth level surface.

H. CLEANUP

All areas shall be kept clean and orderly as the work progresses. Upon completion of planting, all excess deleterious materials and debris shall be removed from the site or disposed of as directed by the Landscape Architect or Owner. All tags and ribbons shall be removed from trees and shrubs.

I. MAINTENANCE

A maintenance period shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance. Maintenance of new planting shall consist of watering, cultivating, weeding, mulching, restaking, repairing and tightening gys, resetting plants to proper grades and positions, removal of dead materials, restoration of planting saucers, maintaining any barriers or fences, and any other necessary operations. Any damage created by the planting operation shall be repaired promptly. All trees and other B&B material shall be deep watered for a period of least twenty one (21) days after installation and at least once every other day during the (21) day period.

IV. FINAL INSPECTION AND ACCEPTANCE

A. Inspection of work to determine completion of contract, but exclusive of the replacement of plant materials under the Warranty Period, will be made by the Landscape Architect or Owner at the conclusion of all planting and at the written request of the Contractor.

B. The Contractor will be notified by the Landscape Architect or Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to Warranty.

V. WARRANTY PERIOD AND REPLACEMENT

A. The Contractor, as part of this contract, shall guarantee all materials, workmanship, and plant materials for a period of twelve (12) months from the time of final acceptance. Exception: sod shall be guaranteed for thirty (30) days. Guarantee shall apply to the position, health, shape, condition, and specified size and quality of all plant material.

B. The guarantee shall be null and void for plant material that is damaged or dies as a result of freeze, hail or hurricane force winds, provided the material was properly planted and in a healthy growing condition prior to such acts of Nature.

C. The Contractor shall not be held responsible for failures due to neglect by Owner or acts of vandalism during the Warranty Period.

D. During, or at the end of the Warranty Period, any plant that is dead or not in satisfactory condition, as determined by the Landscape Architect or Owner, shall be replaced by the Contractor at no cost to the Owner. Subsequent replacement costs shall be shared equally by the Owner and the Contractor, should the replacement not survive, unless the plant(s) have not been planted in accordance with previous specifications as determined by the Landscape Architect or Owner. All replacements shall be furnished and planted as specified herein.

E. The Warranty Period for replaced plant material shall commence on the date of acceptance of the replaced item(s) of plant material.

VI. ADDENDA

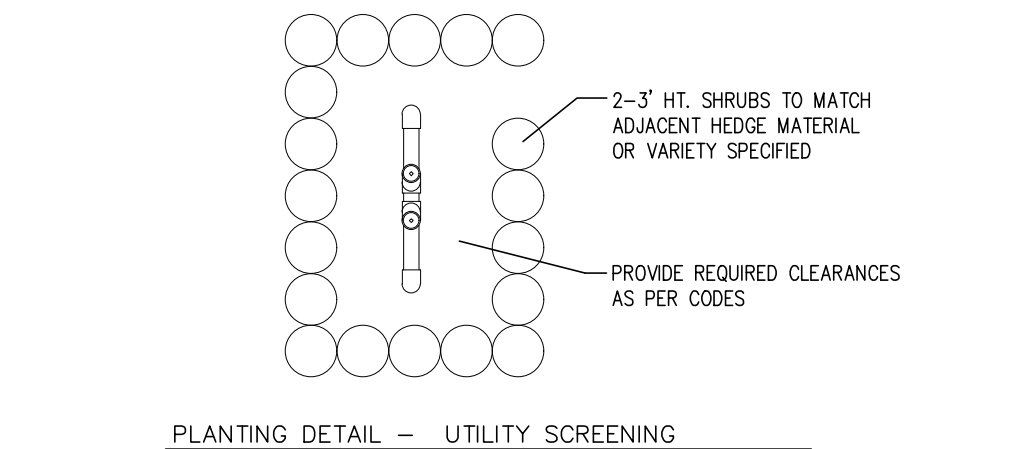
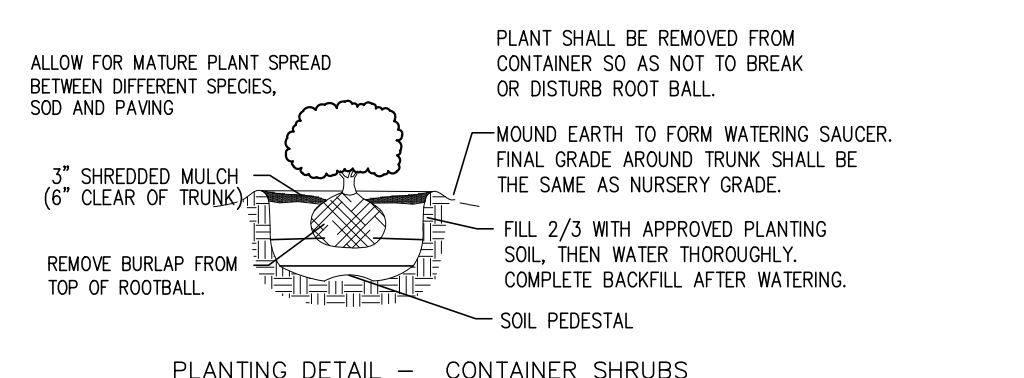
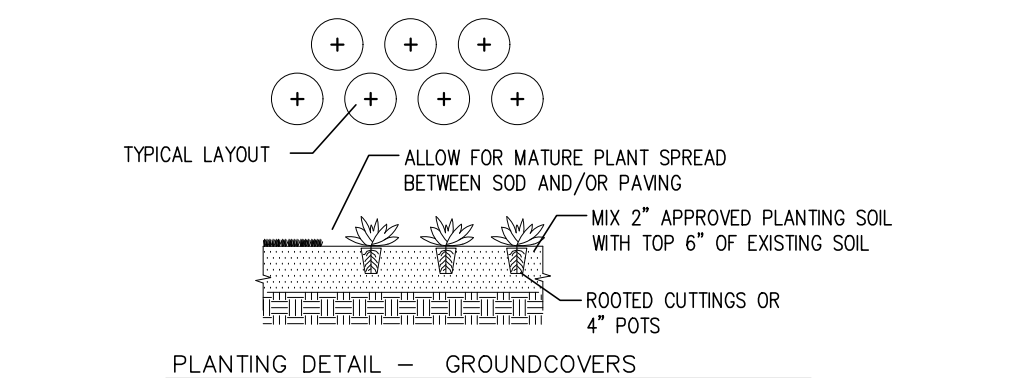
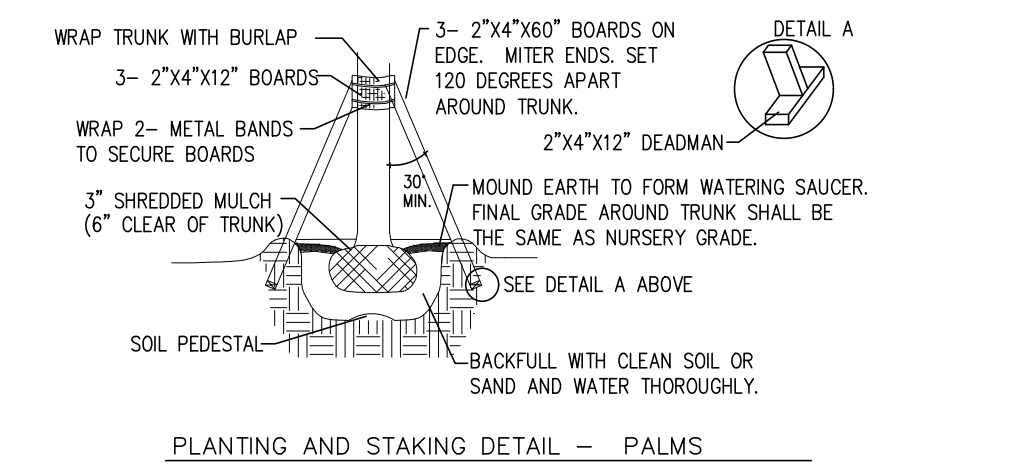
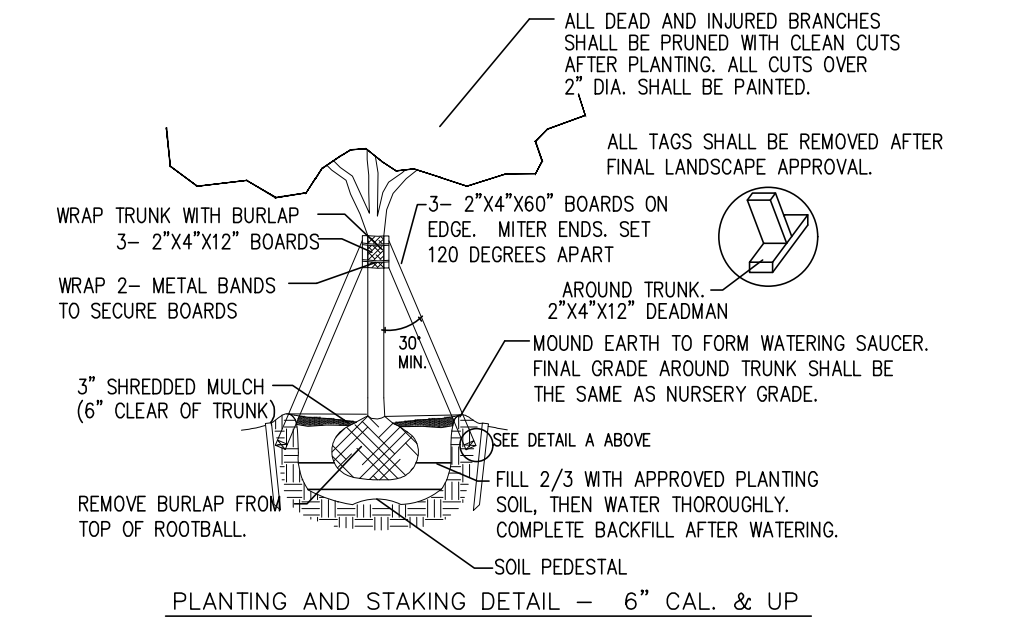
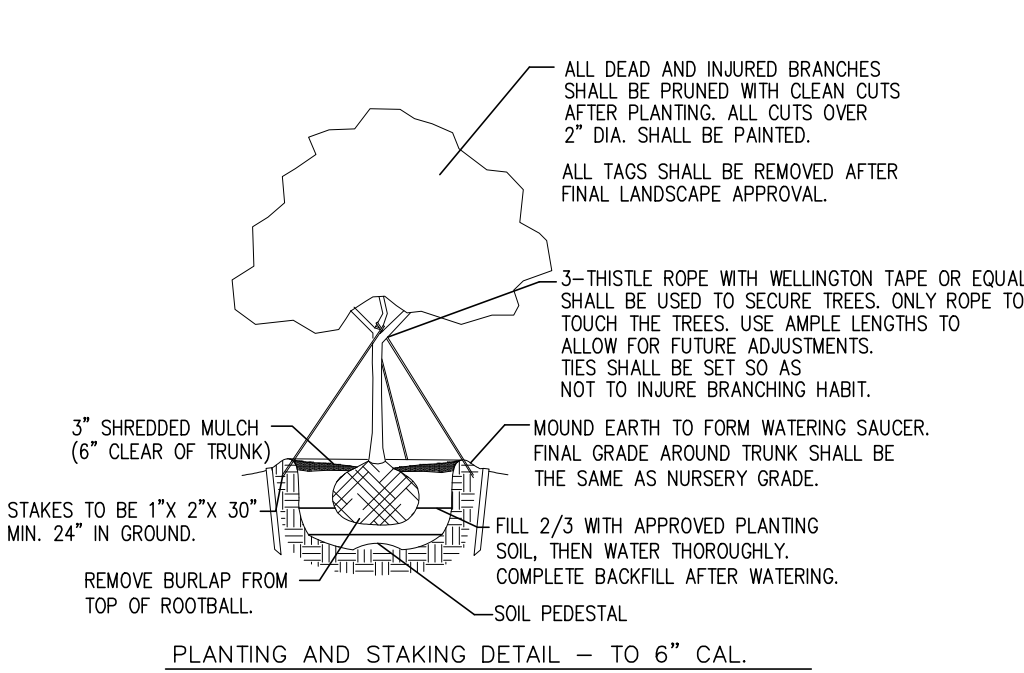
All addenda apply to section(s) specified in the contract documents and therefore are to be considered a part of the contract.

SITE RESTORATION

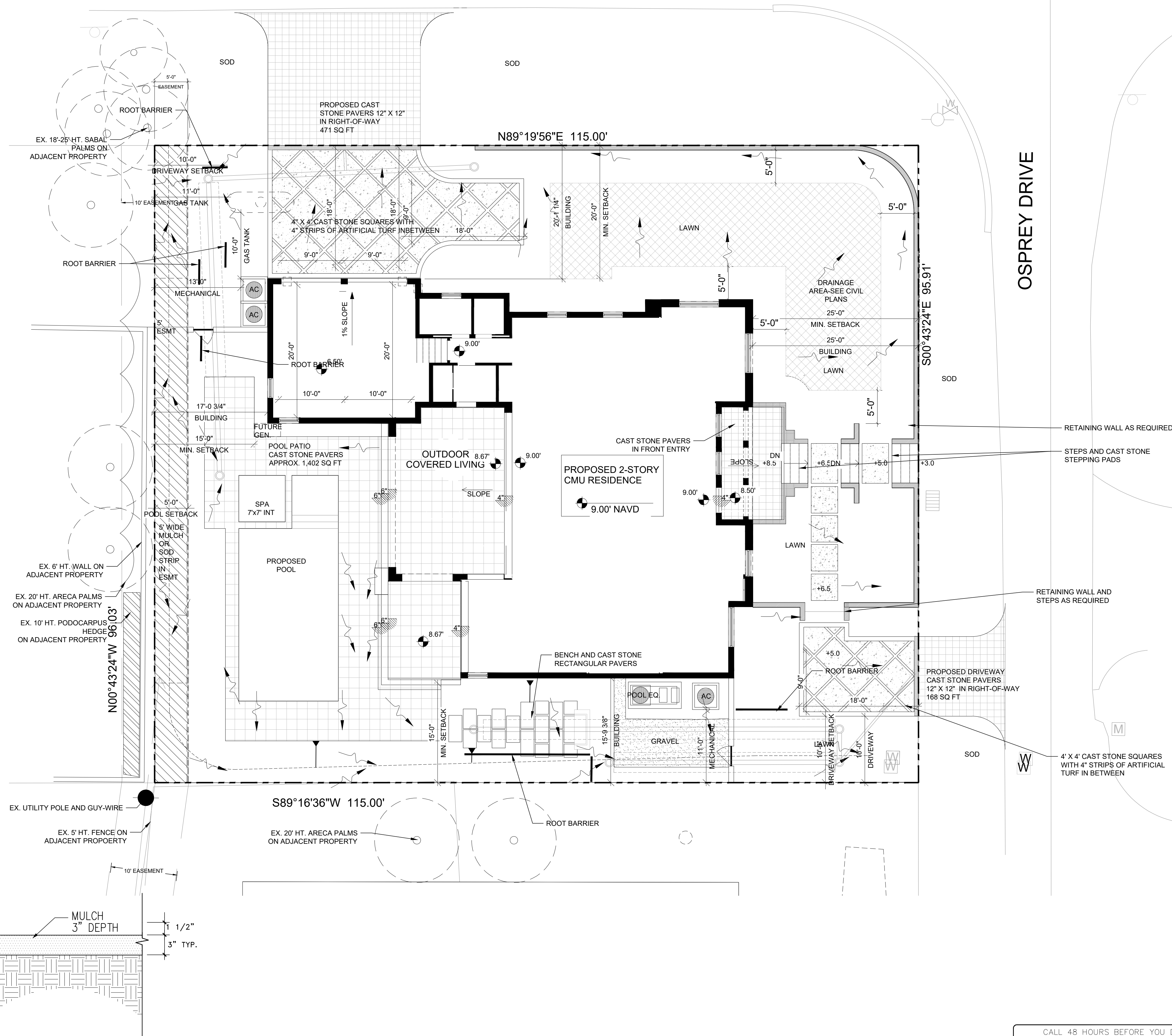
The contractor shall remove all excess material and shall clean up and restore the site to its original condition or better. All damage, as a result of work under this Contract, done to existing structure, pavement, driveways, paved areas, curbs and gutters, sidewalks, shrubbery, grass, trees, utility poles, utility pipe lines, conduits, drains, catch basins, flagstones, rocked, graveled or stabilized areas or driveways and including all obstructions not specifically named herein, shall be repaired and restored to a condition acceptable to the Landscape Architect or owner.

CONTRACTOR TO CHECK DRAWINGS AND DATA

The Contractor shall verify all dimensions, quantities, locations, materials and details shown on the Drawings, supplementary drawings, schedules or other data received from the Landscape Architect, and shall notify him of all errors, omissions, conflicts and discrepancies found therein. Failure to discover or correct errors, conflicts or discrepancies shall not relieve the Contractor of full responsibility for unsatisfactory work, faulty construction, or improper operation resulting therefrom nor from rectifying such condition at his own expense. He will not be allowed to take advantage of any error or omissions, as full instructions will be furnished by the Landscape Architect or Owner, should any error or omissions be discovered. All schedules are given for the convenience of the Client, Landscape Architect and Contractor and are not guaranteed to be complete.



PROJECT
11 OSPREY DRIVE DELRAY BEACH, FL
TITLE
LANDSCAPE SPECIFICATIONS AND DETAILS
PROJ. NO.
FILE NAME
BB
DRAWN
PERMIT 10/16/24
DATE
REV.



SUNSHINE STATE ONE CALL OF FLORIDA, INC.

IRRIGATION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL REQUIRED TO MAKE THE SYSTEM FUNCTION PROPERLY. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ALSO STATE AND/OR LOCAL CODES.
- IRRIGATION PLANS ARE SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. ALL PIPING BELOW PAVEMENT SHALL BE SLEEVED. LAYOUT OF IRRIGATION SYSTEM SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL UNDERGROUND UTILITIES TO VERIFY LOCATIONS. THE CONTRACTOR SHOULD VISIT THE SITE PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH EXISTING CONDITIONS.
- VALVE LOCATIONS ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A AMETEK OR CARSON VALVE BOX. THE FLOW ADJUSTMENT FEATURE WILL BE USED TO BALANCE PRESSURE THROUGHOUT THE SYSTEM.
- PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW VELOCITY BELOW 5 FPS.
- THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PROPER GROUNDING EQUIPMENT AND SURGE PROTECTION SHALL BE PROVIDED. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER.
- ALL HEADS ON RISERS SHALL BE SET AT THE HEIGHT OF ADJACENT PLANT MATERIAL.
- SPRINKLER LOCATIONS ADJACENT TO PAVEMENT, STRUCTURES, FENCES, ETC. SHALL BE OFFSET AS FOLLOWS: 12" MIN FOR POP-UP MIST HEADS, 18" FOR SHRUB RISERS, 18" FOR ROTOR HEADS, AND TYPICALLY 5 FEET FOR ROTORS ALONG UNCURRED ROADWAYS.
- ALL SLEEVING SHALL BE SCH 40 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN SUPPLY LINE CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 24" BELOW FINISH GRADE.
- CONTROL WIRES SHALL BE UL APPROVED PE IRRIGATION CONTROL WIRE. USE 14 GAGE CONTROL WIRE AND 12 GAGE GROUND WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE MAIN LINE IN TRENCH OR THROUGH WIRE SLEEVES AT PAVEMENT CROSSINGS 24" BELOW FIN. GRADE. ALL SPLICES SHALL BE MADE WITH WATERPROOF DIRECT-BURIAL SPLICE KITS AND CONTAINED IN VALVE BOXES. TWO EXTRA CONTROL WIRES SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.
- PIPING IN NARROW PLANTING AREAS, PARKING ISLANDS AND PLANTERS SHALL BE SET TO ONE SIDE TO ALLOW ROOM FOR ROOT BALLS. PIPE AS INDICATED ON PLAN IS SCHEMATIC AND SHOULD BE ADJUSTED FOR FIELD CONDITIONS.
- ALL CLUE JOINTS SHALL BE CLEANED, SANDED, AND TREATED WITH A COLORED HIGH ETCH PRIMER AND JOINED USING A SOLVENT CONFORMING WITH ASTM D2564.
- SYSTEM PIPE SIZE 3/4" SHALL BE CLASS 200 PVC; SYSTEM PIPE SIZE 1" OR GREATER SHALL BE CLASS 160 PVC. SYSTEM MAIN WILL BE SCH. 40 PVC TO SIZE INDICATED ON PLAN. ALL FITTINGS WILL BE SOLVENT WELD SCH 40 PVC. MAIN LINE SHALL HAVE 24" MINIMUM COVER; ALL OTHER PIPING WILL HAVE 12" MIN. COVER. ALL BACKFILL FOR PIPE, TRENCHES SHALL BE CLEAN AND FREE OF FOREIGN DEBRIS AND SHARP OBJECTS; BACKFILLED TRENCHES SHALL BE PROPERLY COMPACTED. ALL MAIN LINES WILL BE INSTALLED A MIN. OF 3' FROM ANY TREE OR PALM.
- AS-BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND GIVEN TO THE OWNER PRIOR TO FINAL ACCEPTANCE.
- WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
- IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 50% OVERLAP MIN.

IRRIGATION PIPE SIZES TO FOLLOW
FOLLOWING SCHEDULE:

PIPE SIZE (inches)	max. GPM
3/4	10
1	15
1 1/4	25
1 1/2	35
2	55
2 1/2	85
3	over 85

IRRIGATION PIPE INSTALLATION to follow specifications called for in Florida Plumbing Code Appendix F:

A. Vehicle Traffic Areas

PIPE SIZE (inches)	DEPTH of COVER (inches)
1/2 - 2 1/2	18 - 24
3 - 5	24 - 36
6 and larger	30 - 36

B. Non-Traffic and Non-Cultivated Areas

PIPE SIZE (inches)	DEPTH of COVER (inches)
1/2 - 1 1/4	6 - 12
1 1/2 - 2	12 - 18
2 1/2 - 3	18 - 24
4 and larger	24 - 36

Depths of cover to meet or exceed SCS Code 430-00

(*) ALL TESTING AND INSPECTIONS OF INSTALLED IRRIGATION SYSTEM SHALL BE AS PER FPC APPENDIX "F", PART VI

Irrigation installation shall observe all other standards established by FPC.

NOTE:

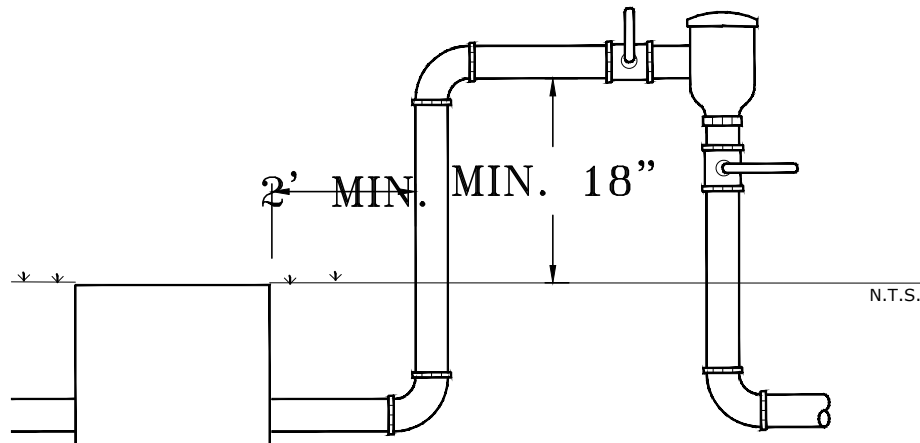
It is preferred that all irrigation heads be low angle trajectory sprays to conserve water use. At the least, all sod areas must use low trajectory heads. Shrub area heads will be placed on the highest pop-up riser necessary to clear mature growing height of adjacent beds to accommodate low angle spray.

City required backflow valve provided.
(pressure vacuum breaker)

Irrigation heads shall have 100 % coverage / 100 % overlap.

Irr. system to have rain sensor.

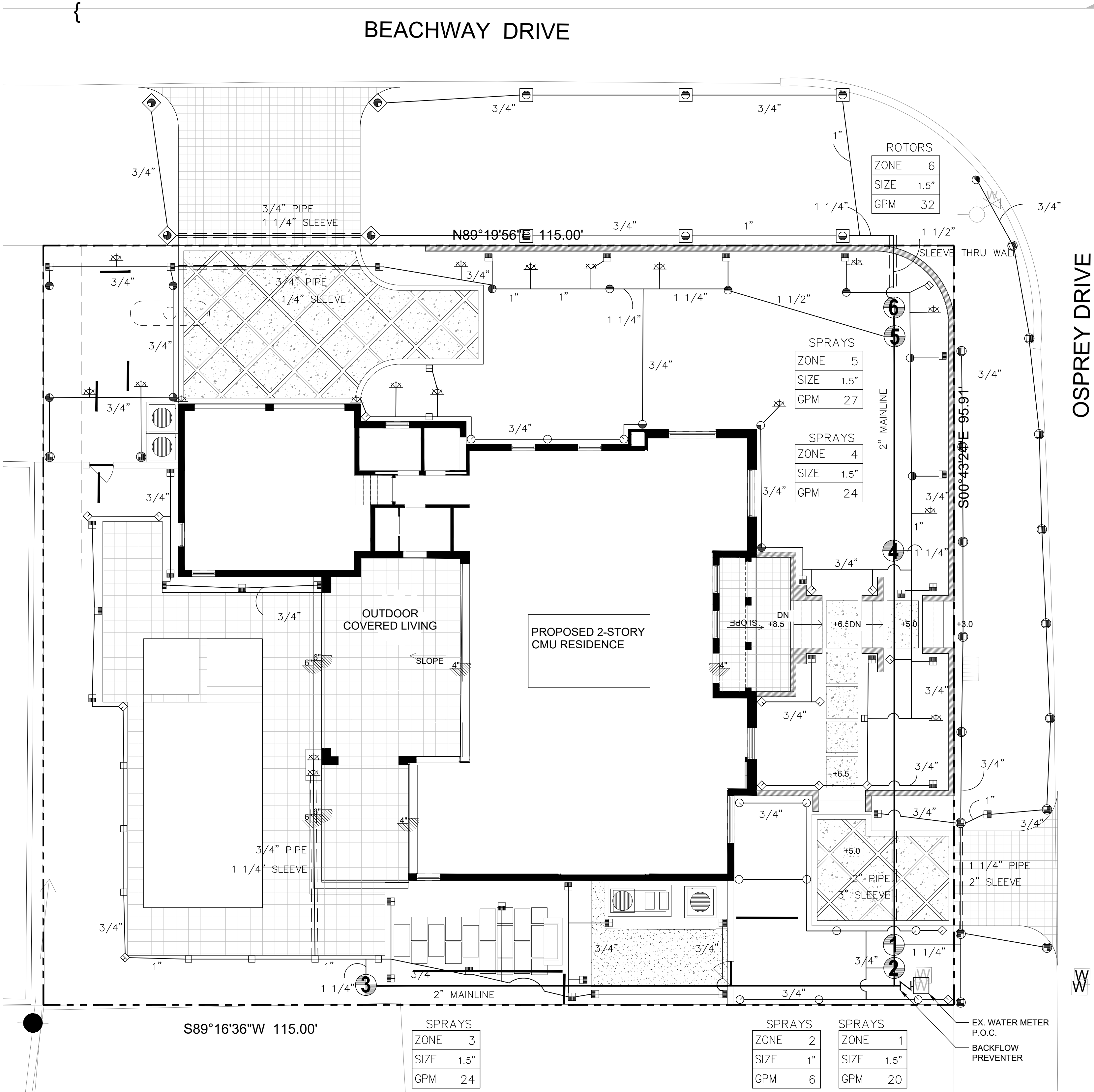
Site has high irrigation demand separated from low demand areas.



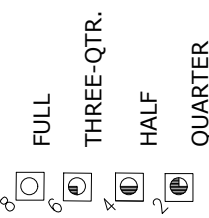
SUPPLY - PRESSURE VACUUM BREAKER

CODE SHALL TAKE PRECEDENCE OVER ANY DETAIL SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLY.

BEACHWAY DRIVE



IRRIGATION LEGEND



ROTOR HEADS

6" POP-UP ROTOR HEAD- 20' RADIUS



MIST HEADS

RAINBIRD 1806 6" POP-UP MIST HEAD OR EQUAL WITH THE FOLLOWING NOZZLES:
(USE 12" POP-UP MIST HEAD FOR TALLER PLANT MATERIAL)
15' SERIES NOZZLE.

12' SERIES NOZZLE.

10' SERIES NOZZLE.

8' SERIES NOZZLE.

15SST

15EST

BUBBLER NOZZLES

RAINBIRD BUBBLER NOZZLE ON FIXED RISER 3" ABOVE FINISH GRADE AS FOLLOWS:

1502-SBH .5 GPM

VALVES



RAINBIRD PEB SERIES ELECTRIC GLOBE VALVE, SIZE AS NOTED ON PLAN, IN AMETEK OR CARSON 12"x18" VALVE BOX OR EQUAL



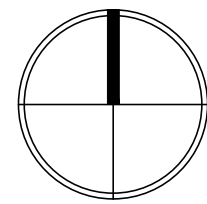
CONTRACTOR TO SUPPLY:
RAINBIRD RSD SERIES RAIN SENSOR OR EQUAL



FIELD CONTROLLERS LOCATION
RAINBIRD ESP SERIES OR EQUAL

SCH 40 PVC sleeves under pavement
SLEEVES: SCH 40 PVC OR RATED EQUAL CLASS. SLEEVES TO BE MIN. 24"- MAX. 36" DEEP - See FPC Chart

* NUMBER DENOTES GALLONS PER MINUTE LOST PER SPRAY HEAD



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

PROJECT

11 OSPREY DRIVE

DELRAY BEACH, FL

TITLE

IRRIGATION PLAN

PROJ. NO.

FILE NAME

BB DRAWN

PERMIT 10/16/24 DATE

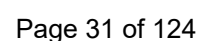
REV.

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OF

1





MAXIMUM FLOOR AREA (SEC. 64-1(j)(6))	
TOTAL SITE AREA	11036 SF
MAX ALLOWABLE FLOOR AREA AT 36%	3973 SF MAX
1ST FLOOR AREA 16'-0" OR LESS IN HEIGHT	2283 SF
GARAGE	519 SF
2ND FLOOR AREA	1170 SF
TOTAL 1 ST & 2ND FLOOR AREA	3972 SF
FLOOR AREA RATIO	3972 SF/11036 SF = 35.9%

SECOND FLOOR TO FIRST FLOOR RATIO (SEC 64-1(f)(1,2,3))	
MAX. ALLOWABLE 2ND/1ST FLOOR RATIO	75%
1ST FLOOR AREA	PROPOSED
A/C AREA	2283 SF
GARAGE AREA	519 SF
COVERED AREAS	508 SF
16'-0" OR LESS IN HEIGHT TOTAL 1ST FLOOR AREA	3310 SF
2ND FLOOR AREA	
A/C AREA	1170 SF
COVERED AREAS	161 SF
TOTAL 2ND FLOOR AREA	1331 SF
2ND FLOOR TO 1ST FLOOR RATIO	1331 SF / 3310 SF = 40%

WINDOW AND DOOR COVERAGE BEACHWAY DRIVE (NORTH ELEVATION)	
MIN% OF WINDOW AND DOOR TO WALL AREA	15% OF TOTAL WALL AREA
REQUIRED DOOR/WINDOW AREA 15%	1469 SF REQUESTED (REQUIRED 221 SF)
PROPOSED DOOR /WINDOW AREA	PROVIDED 369 SF (25.1%) OK

WINDOW AND DOOR COVERAGE (WEST ELEVATION)	
MIN% OF WINDOW AND DOOR TO WALL AREA	15% OF TOTAL WALL AREA
REQUIRED DOOR/WINDOW AREA 15%	1077 SF REQUESTED (REQUIRED 162 SF)
PROPOSED DOOR /WINDOW AREA	PROVIDED 492 SF (45.6%) OK

BEDROOM/ BATHROOM COUNT	
1ST FLOOR	2ND FLOOR
MASTER BEDROOM	3 BEDROOMS
MASTER BATH	3 BATHROOMS
CABANA BATH	

GARCIA RESIDENCE
11 OSPREY DRIVE
OCEAN RIDGE, FLORIDA

FL-0011105 FIRM-AA003

(A10)



CABANA BATH	

FL-0011105 FIRM-AA003379

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11 OSPREY DRIVE
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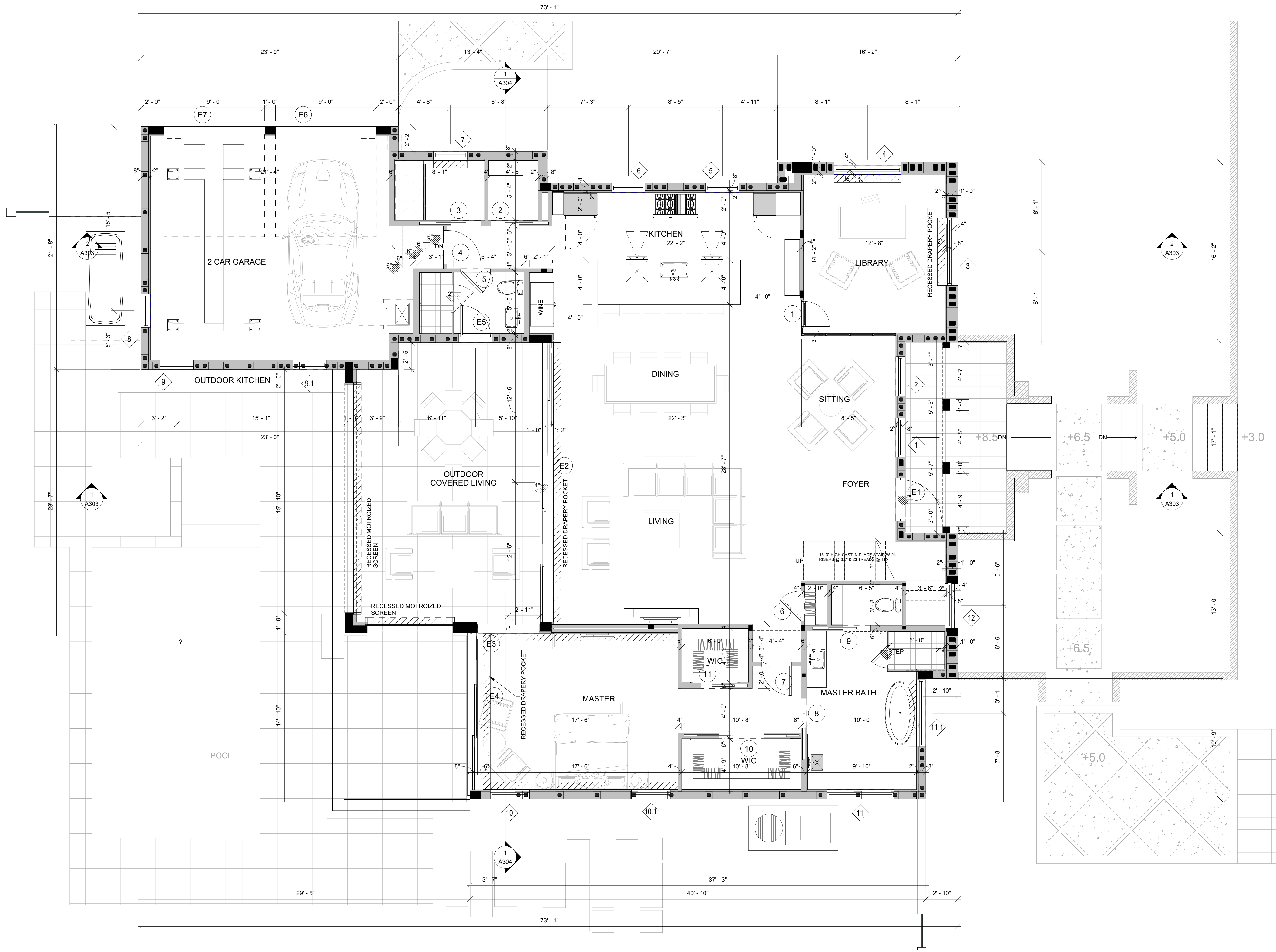
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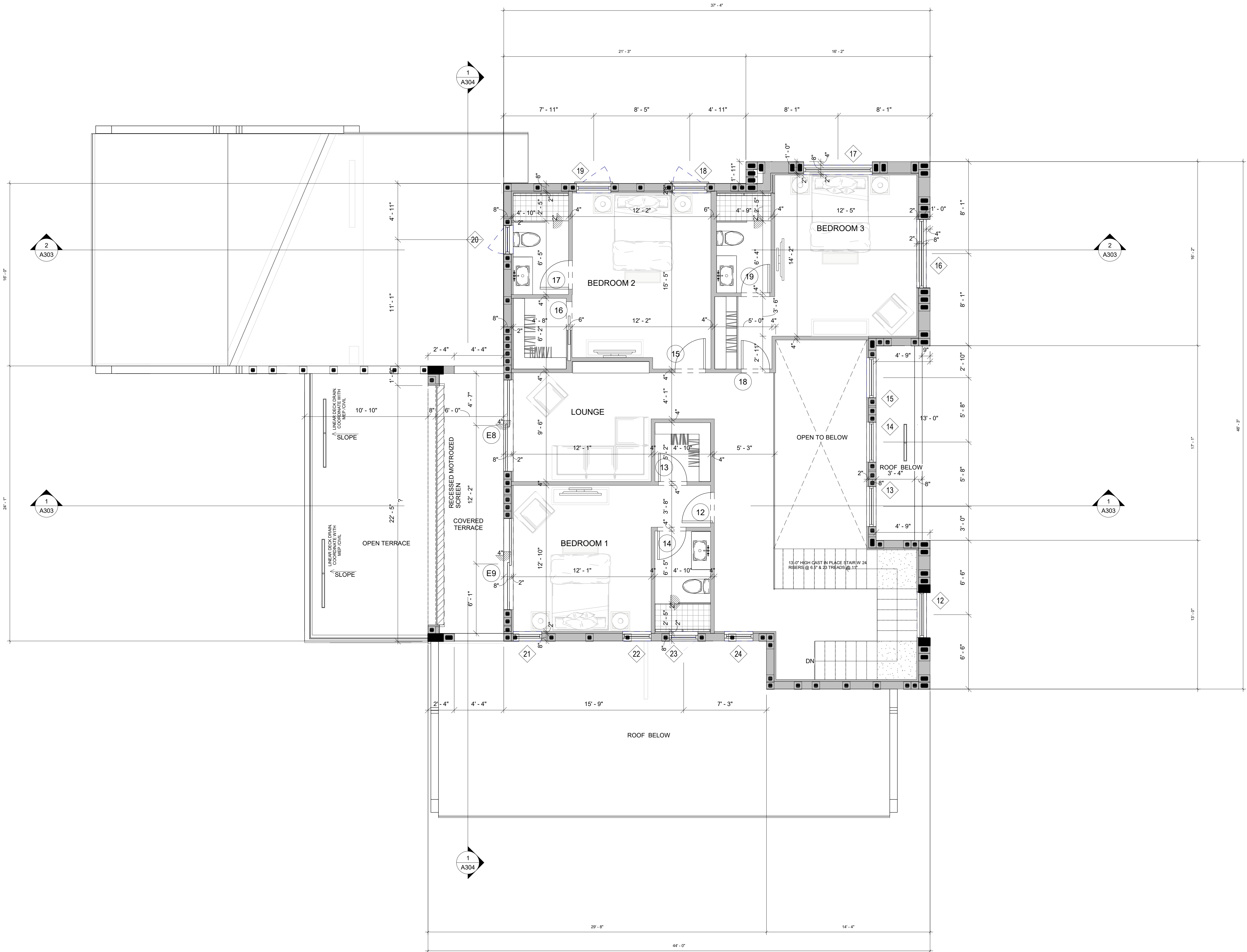
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A201b)



① FIRST FLOOR DIMENSIONED PLAN
1/4" = 1'-0"



① SECOND FLOOR DIMENSIONED PLAN
1/4" = 1'-0"

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REVISION	DATE

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11 OSPREY DRIVE
OCEAN RIDGE, FLORIDA

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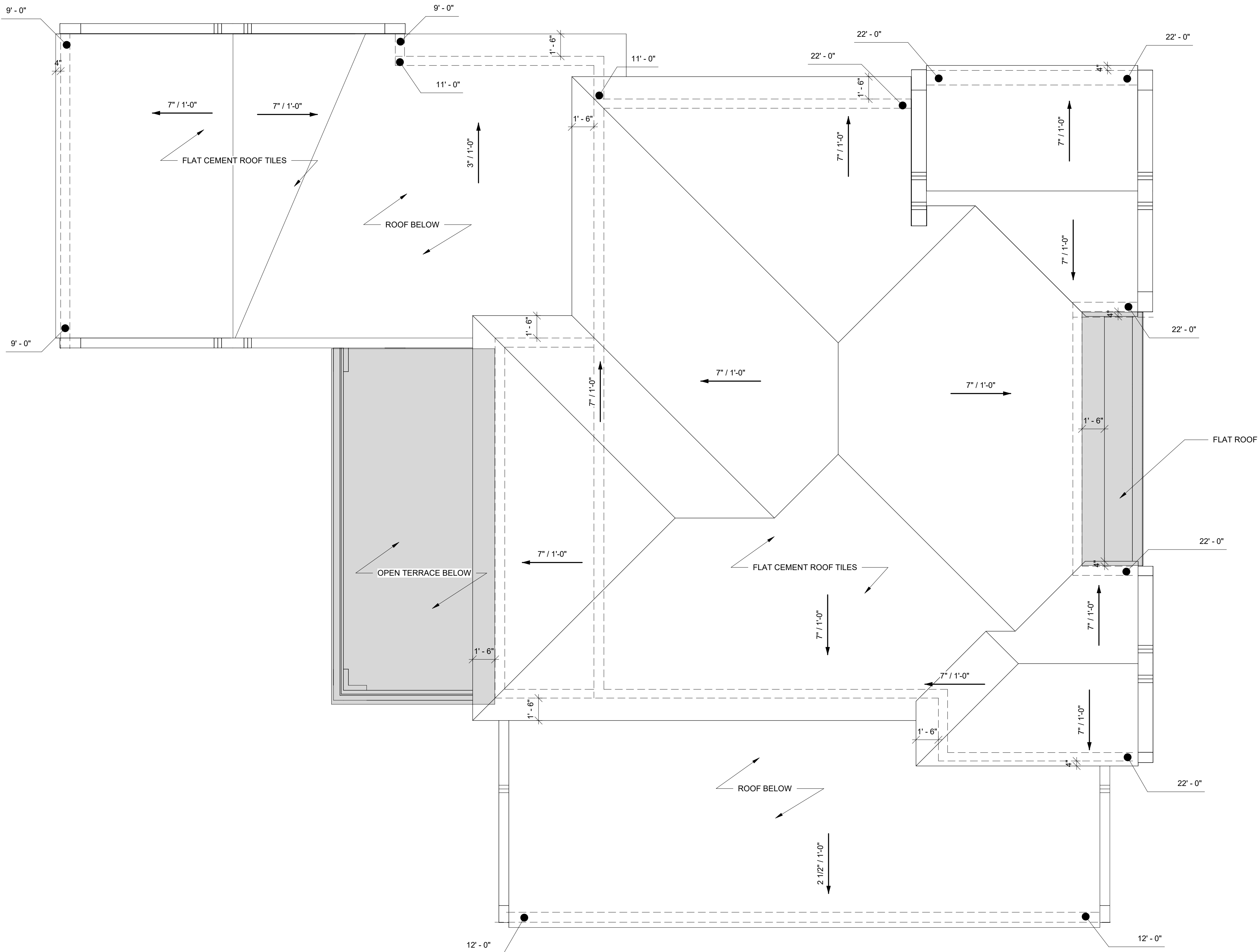
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A202b



PITCHED ROOFS	= 2992 SF
OPEN TERRACE	= 250 SF
FLAT ROOF	= 68 SF
TOTAL ROOF AREA	=3310 SF
FLAT ROOF %	318SF /3310SF = 9%

NOTES ROOF

- THIS ROOF PLAN IS FOR GRAPHIC INFORMATION ONLY (I.E. RIDGE LINES, TIE BEAM HEIGHTS, OVERALL DIMENSIONS, ETC...)
- G.C. SHALL CONFIRM ALL STRUCTURAL COLUMNS AND BEAM SIZE, LOCATION AND REINFORCEMENT WITH STRUCTURAL ENGINEER'S DRAWINGS PRIOR TO CONSTRUCTION.
- G.C. TO VERIFY POSITIVE SLOPE AT FINISHED FLOOR TO ENSURE PROPER DRAINAGE AT ALL LANAIS, COVERED ENTRY, OUTDOOR LIVING SPACES, BALCONYS AND GARAGE
- G.C. TO PROVIDE SUCRASEAL (OR EQUAL) INSULATION AT THE UNDERSIDE OF ALL ROOF SLABS INCLUDING GARAGES, LANAIS AND BALCONIES IF APPLICABLE. G.C. TO ALSO PROVIDE MAKE UP AIR EQUAL TO ULTRA AIR ADEQUATE FOR THIS SYSTEM. G.C. TO PROVIDE (2) VENTS INSTALLED INSIDE THE GARAGE OPEN TO THE ATTIC SPACE.
- REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATION OF COLUMNS AND ADDITIONAL INFORMATION.
- REFER TO THE REFLECTED CEILING PLAN FOR ALL HEIGHTS, DIMENSIONS AND CEILING DETAILS.
- G.C. TO COORDINATE ARCHITECTURAL DRAWINGS WITH INTERIOR DESIGN DRAWINGS FOR EXACT DIMENSION AND CEILING DESIGN.
- SEE TYPICAL WALL SECTIONS FOR TYPICAL ROOF CONSTRUCTION

1 ROOF PLAN
1/4" = 1'-0"

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A203

ELEVATION KEYNOTES	
301	FLAT CEMENT (CHARCOAL GRAY) ROOF TILE WITH MITERED EDGES AND RIDGES. PROVIDE SAMPLE FOR ARCHITECTS REVIEW
310	SMOOTH STUCCO FINISH (CHANTILLY LACE)
311.1	4" STUCCO WALL RECESS (CHANTILLY LACE)
312	RAISED SMOOTH STUCCO SILL/HEAD
313	SMOOTH STUCCO PARAPET WALL
314	RAISED SMOOTH STUCCO BASE
350	IMPACT RESISTANT WINDOW AND DOOR. SEE WINDOW/DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT'S APPROVAL
351	IMPACT RESISTANT GARAGE DOOR. SEE WINDOW/DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT'S APPROVAL
362	POWDER COATED ALUMINUM FENCE/GATES. TO COMPLY WITH POOL ENCLOSURE REQUIREMENTS. REFER TO FLOOR PLAN & DETAILS FOR DIMENSIONS. PROVIDE SHOP DWGS. FOR ARCHITECTS REVIEW AND APPROVAL
363	6'-0" HIGH ABOVE GRADE MASONRY WALL WITH SMOOTH STUCCO FINISH. REFER TO STRUCTURAL DRAWINGS
366	DECORATIVE SCUPPERS
368	ROOF BEHIND PARAPET
370	40" CUSTOM ALUMINUM GUARDRAIL



REVISIONS

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A301

ELEVATION KEYNOTES	
301	FLAT CEMENT (CHARCOAL GRAY) ROOF TILE WITH MITERED EDGES AND RIDGES. PROVIDE SAMPLE FOR ARCHITECTS REVIEW
310	SMOOTH STUCCO FINISH (CHANTILLY LACE)
311.1	4" STUCCO WALL RECESS (CHANTILLY LACE)
312	RAISED SMOOTH STUCCO SILL/HEAD
313	SMOOTH STUCCO PARAPET WALL
314	RAISED SMOOTH STUCCO BASE
350	IMPACT RESISTANT WINDOW AND DOOR. SEE WINDOW/DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT'S APPROVAL
351	IMPACT RESISTANT GARAGE DOOR. SEE WINDOW/DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT'S APPROVAL
362	POWDER COATED ALUMINUM FENCE/GATES. TO COMPLY WITH POOL ENCLOSURE REQUIREMENTS. REFER TO FLOOR PLAN & DETAILS FOR DIMENSIONS. PROVIDE SHOP DWGS. FOR ARCHITECTS REVIEW AND APPROVAL
363	6'-0" HIGH ABOVE GRADE MASONRY WALL WITH SMOOTH STUCCO FINISH. REFER TO STRUCTURAL DRAWINGS
366	DECORATIVE SCUPPERS
368	ROOF BEHIND PARAPET
370	40" CUSTOM ALUMINUM GUARDRAIL

SOUTH ELEVATION AREA 917 S.F.
MINIMUM DOOR/WINDOW COVERAGE REQUIRED
15% X 917 S.F. =137 S.F.
WINDOW AREA PROVIDED: 146 S.F.(15.9% = OK)



WEST ELEVATION AREA 1077 S.F.
MINIMUM DOOR/WINDOW COVERAGE REQUIRED
15% X 1077 S.F. =161.55 S.F.
WINDOW AREA PROVIDED: 492 S.F.(45.6% = OK)



① SOUTH ELEVATION
1/4" = 1'-0"

② WEST ELEVATION
1/4" = 1'-0"

REVISIONS

REVISION	DATE
----------	------

GARCIA RESIDENCE

11 OSPREY DRIVE

OCEAN RIDGE, FLORIDA

RANDALL STOFFT

ARCHITECTS

distinctive inspirational architecture

421 N SWINTON AVE. DELRAY BEACH, FL 33444 (561) 243-0798 NAPLES, FL (239) 262-7677 WWW.STOFFT.COM

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A302

REVISIONS	
REVISION	DATE

GARCIA RESIDENCE
11 OSPREY DRIVE
OCEAN RIDGE, FLORIDA

ARB 10.10.24



1 BEACHWAY DRIVE ELEVATION



2 OSPREY DRIVE ELEVATION



RANDALL STÖFF
ARCHITECTS
distinctive inspirational architecture

FL-0011105 FIRM-AA003379

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A303B

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

To:	Planning & Zoning Board Members
From:	Corey O’Gorman, Town Planner
Meeting Date:	March 18, 2025
Subject:	32 Sabal Island Drive – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: Randall Stofft Architects

OWNER: Thomas & Celeste Kopf

ADDRESS: 32 Sabal Island, 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 3,816 square foot home. The proposed development includes three (3) bedrooms, four (4) full baths and one-half bath, two car garage, swimming pool, pool deck and spa. The application was submitted on October 23, 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
32 Sabal Island Drive
11/11/24/Revision 12/23/24
Revision 2/4/25

This Plan Review Report is for the Development Plan Review application at 32 Sabal Island Drive which includes the demolition of the current residence and the construction of a new two-story home. The proposed development includes three (3) bedrooms, four (4) full baths and one-half bath, two car garage, swimming pool, pool deck and spa. This review references site and architectural plans prepared by Randall Stofft Architects dated 10/10/24; survey prepared by Caulfield & Wheeler Inc., dated 07/01/24; civil plans prepared by Caulfield & Wheeler Inc., dated 08/15/24; and landscape plans prepared by Mignano Landscaping dated 06/13/24. **This revised report is based on revisions received on 1/23/25, and recommends approval with the conditions noted below.**

PCN: 46-43-45-22-09-000-0320
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.

- ~~Page 2 of the application shows 4 bedrooms but the plans show 3 bedrooms. Please revise accordingly. There was no revised application provided. Comment addressed~~
- ~~The application and plans indicate that the total square footage is 10,607 but survey shows 10,614. Please revise the application, plans and survey to be consistent. There was no revised application provided. Comment addressed~~
- ~~The LDAA checklist requires the survey be abstracted to title to show all easements and encumbrances of record, please provide a revise abstracted survey. Comment addressed~~

~~Section 64-1(e)-(1-2) Background: This code section requires significant articulation on all elevations such that the placement of an 8 foot by 16 foot rectangle on the wall of the elevation must touch or overlap an element such as a window or door, or a significant articulation such as shutters, decorative arches, building jog or banding. All elevations appear to comply except the north side elevation.~~

~~Comment: Please revise sheet A302 to comply with this requirement or demonstrate that the current design complies. Comment Addressed~~

- Section 64-1(f) Background: ~~The town code was recently revised to allow flat roofs and revise the requirement for flat roof percentages. This code section permits flat roofs, defines and limits "Flat Roof Useable Areas" to 15%. Other related code references are Section 64-50 which prohibit mounting of mechanical equipment on flat roof areas, and section 67-37 which specifies the requirements for flat roofs. Sheets A100 and A210 include a calculation for the flat roof area that reflects the prior code language and is no longer applicable.~~
- Comment: ~~Please revise the roof details on sheets A100 and A210 to reflect the current code language. They did not revise the plan to reflect the current language of the code~~ Comment addressed
- Section 64-1(j)(3) Background: ~~This code section states that no chimneys, including caps, shall exceed four feet in height from the ridge of the roof. Elevation sheets show a chimney but do not provide a dimension.~~
- Comment: ~~Please revise the elevation sheets to dimension the chimney to ensure compliance with this town regulation. The plan does not specify the chimney's dimensions. This could be a condition of approval.~~ Comment addressed
- Section 64-1(j)(5) Background: This code section specifies that the maximum lot coverage shall be 35 percent of the total lot area. Section 1-3 defines lot coverage as that portion of the area of a lot, expressed as a percentage, occupied by all buildings or structures which are roofed or otherwise covered and that extend more than three feet above the ground surface. The site data on sheet A100 shows lot coverage of 2933, but shows the roof area at 3533 in detail #3, and the Roof Plan sheet A210 shows total roof area of 3481.
- Comment: Please revise or clarify the roof area calculations and lot coverage to be consistent for purposes of determining the correct lot coverage. Revised comment: Detail 3 on sheet A100 and the Roof Plan Sheet A210 appear to show the roof area as 3,712 however the site data on Sheet A100 shows a proposed roof area of 2,933 SF. Condition of Approval: Revise Sheets A100 and A210 to show the correct roof area consistently.
- Section 64-42(b) Background: ~~This code section allows a swimming pool within 5' of any property line and from the primary building, and although the proposed swimming pool on sheet A101 appears to comply with this requirement, it is not clear.~~

Comment: Please revise sheet A101 to show the pool setback to the property line and the primary building. **Comment addressed**

Section 64-44(c)

Background: This code section limits the height of a wall and fences to four feet in the front yard and six feet in the rear yard. Sheet A101 appears to show a 5' wall, 4' metal fence and 5' PVC fence, however it is not clear where these structures begin and end, and it appears that the 4' metal fence is existing.

Comment: Please revise sheet A101 to clearly depict the wall, fencing etc., to ensure compliance with this code section. **Comment Addressed**

Section 64-46

Background: This code section requires parking spaces dimensioned at 10 x 20 for garage spaces and 9 x 18 for exterior spaces. Sheet A101 shows the garage spaces dimensioned at 9 x 18.

Comment: Please revise the garage parking dimension on sheet A101 to reflect the 10x20 dimension required. **Comment Addressed**

Section 64-50

Background: This code section states that no part of an air conditioning unit, swimming pool maintenance unit and the like, or any equipment or apparatus related thereto, shall be exposed or visible from the front of the primary building structure or be placed within the front yard setback or placed within ten feet of the side or rear lot line of any lot. This section also requires that generators shall not be placed in the required building setbacks, except where the setback cannot be reasonably achieved one generator may be located within 5' of the property line. Although the mechanical equipment appears to meet this requirement it is not dimensioned, and there is no dimension for the generator.

Comment: Please revise sheet A101 to indicate the required setback for the mechanical equipment, and please show the generator in compliance with the required building setbacks or describe why this setback cannot be reasonably achieved. **Comment partially addressed to show 10' setback for mechanical equipment. Condition of Approval: provide information on why the generator setback cannot be reasonably achieved.**

Section 64-60

Background: This code 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 closer. Sheet A101 and the civil plans appear to show a

~~paved area at the garage exit door, although this is not shown on the landscape plan and the setback is not provided.~~

~~Comment: Please label all proposed structures and provide the necessary setbacks. Also, please ensure that all plans are consistent.~~ **Comment Addressed**

Section 66-142 (c) ~~Background: This code section allows artificial turf/synthetic grass to be allowed in rear and side yards, but not to exceed 25 percent of the total lot area of the rear and side yards. This is defined as the side or rear yard minus the area of the primary structure. This code section also limits the location and requires screening of all artificial turf. Sheet A100 shows a total of 1333 and 13% artificial turf, but this is a calculation of the total lot area of 10,607 square feet which is not consistent with the code definition. In addition the depiction of artificial turf on sheet A100 and the landscape plan are inconsistent.~~

~~Comment: Please revise sheet A100 and the landscape plan to be consistent, to show the correct calculation of maximum percentage, and ensure that it complies with all applicable provisions of this section.~~ **Comment addressed.**

Please provide a written response to all comments specifying how the comments are being addressed and which sheets were revised. Please also cloud all revisions consistent with the written responses for ease of review.

February 11, 2025**To: Kelly Avery, Town Clerk****From: Tara Bamber, P.E.** **Re: 32 Sabal Island Drive
Development Plan Review
Engenuity Group Project No. 00020.10**

We reviewed the following received through email on 2-10-25:

1. Planting Plan, 1 sheet, dated 11-21-24, by Mignano.

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

1. The Engineer of Record and Landscape Architect shall work together and provide consensus that drainage swales will convey runoff to proposed stormwater systems through or around proposed trees without adversely impacting to adjacent properties.
2. There are 5-ft easements along the south and east property lines. These easements are from the Mc Cormick Mile Plat and are typically used for public utilities.

The proposed landscape surrounding the property shall remain per the proposed drawings if there are no utilities within the easement limits. Please locate all utilities, above and below ground, and include the ownership.

There does not appear to be any Town infrastructure in the easements to date.

3. Pre-Construction approval shall be provided from the City of Boynton Beach for the existing/proposed water service.
4. 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."
5. Additional comments may be asked at time of building permit.

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

cc: Lisa Tropepe, P.E.
Lynne Ladner

February 28, 2025

To: Town of Ocean Ridge

Re: Narrative for 32 Sabal Island Drive. addressing Sec. 63-56. - Development plan review.

- Relationship of building to site:

The overall height and scale of the proposed structure creates a desirable transition with the streetscape by conforming to the required setbacks and utilizes front façade articulation to minimize scale appropriate to the neighborhood.

- Relationship of building and site to adjoining area(s):

Both the proposed structure and site landscaping have been designed to complement the modest coastal character of the neighborhood.

- Building design:

The proposed 3 bedroom 5 bath with office residence is a two-story residence at Sabal Island Drive . It features clean coastal architectural design with cut coral veneer cladding with Celtic Blue composite wood look shutters. Other accents include a whitewash oak look garage and entry door.

The front entry is highlighted by a water feature to wash over the cut coral stone on the stair tower.

The residence also includes a upper outdoor lounge to add lightness to the massing. The outdoor lounge connects to the pool deck with spiral stair to engage the areas. The covered living area shares a fireplace with adjacent office. And is accessible through office and main living area.



Randall E. Stofft, AIA
President
RES. James Robson

42 N. SWINTON AVE, SUITE 1
DELRAY BEACH, FLORIDA 33444
561-243-0799 – PHONE
561-243-0299 – FAX

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AA0003379

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:

Check Applicable Approval Being Requested

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

Property Owner(s)	Applicant (if different than Owner)
Name(s): THOMAS & CELESTE KOPF	Name: RANDALL STOFFT ARCHITECTS
Address: 32 SABAL ISLAND DRIVE OCEAN RIDGE, FL 33435	Address: 42 SWINTON AVE SUITE 100 DELRAY BEACH, FL 33444
Phone:	Phone: 561.243.0799
Email: EMAIL	Email: JAMES@STOFFT.COM

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

TOWN OF OCEAN RIDGE

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General Data

Project Name: KOPF RESIDENCE

Project Location Address: 32 SABAL ISLAND DRIVE OCEAN RIDGE, FLORIDA

Exact Legal Description of Property: LOT 32 MCCORMICK MILE.

Property Control No: 46-43-45-22-09-000-0320

Existing Zoning: RSF

Proposed Zoning (if applicable to application): _____

Existing Land Use: RESIDENTIAL

Proposed Land Use: RESIDENTIAL

First Floor Living Elevation (For CCCL Application): 10.00' NAVD

Total Site Area: _____ Sq. Ft.: 10614 Acres: .2435

Flood Zone Category: _____

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

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

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

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

Existing Bedrooms: _____ Proposed Bedrooms: 3 BEDROOMS

Existing Bathrooms: _____ Proposed Bathrooms: 5 BATHS

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

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

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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 LAND DEVLOPMENT PERMIT FOR A NEW 2 STORY SINGLE FAMILY RESIDENCE. FINISH FLOOR IS AT 10.00' NAVD WITH 2 CAR GARAGE AT 6' NAVD. THE RESIDENCE HAS THREE BEDROOM + FOUR BATH AND FULL CABANA BATH. IMPACT DOORS AND WINDOWS, ROOF TILES COVERED ENTRY& COVERED LIVING AREA. NEW POOL AND SPA IN BACKYARD

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.

THE RESIDENCE IS CONSISTANT WITH GOOD PLANNING AND ZONING PRACTICES

THE PROPOSED PLAN MEETS TOWN'S CODE OF ORDINANCES AND NO SPECIAL VARIANCE REQUIRED

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: _____

TOWN OF OCEAN RIDGE

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

Authorized Agent (if different from Owner):	
Name:	JAMES ROBSON
Company Name:	RANDALL STOFFT ARCHITECTS
Address:	42 NORTH SWINTON AVE. SUITE 100 DELRAY BEACH, FL. 33444
Phone: 561.243.0799	Email: JAMES@STOFFT.COM
Developer:	
Name:	CURTIS MEAD
Company Name:	CURTIS MEAD INC.
Address:	1706 CORPORATE DR BOYNTON BEAC, FL 33426
Phone: 561.742.1140	Email: HANNAH@CURTISMEADINC.COM
Planner:	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Architect:	
Name:	Florida Registration No.: AR0011105
Company Name:	RANDALL STOFFT ARCHITECTS
Address:	42 NORTH SWINTON AVE. SUITE 100 DELRAY BEACH, FL. 33444
Phone: 561.243.0799	Email: JAMES@STOFFT.COM
Landscape Architect	
Name:	Florida Registration No.: S20611
Company Name:	MIGNANO LANDSCAPE
Address:	1127 SE 2ND STREET, BOYNTON BEACH, FLORIDA 33435
Phone: 561.738.2850	Email: MIGNANO@MIGNANOTREECARE.COM
Engineer	
Name:	Florida Registration No.:
Company Name:	CAULFIELD WHEELER
Address:	7900 GLADES ROAD, SUITE 100, BOCA RATON, FLORIDA 33434
Phone: 561.392.1991	Email: MATTHEW @CWAS.COM

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

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

Applicant Signature

Applicant is: ☐ Owner ☐ Lessee ☒ Agent

Printed Name of Applicant

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 23 day of October, 2024 who is personally known to me or has produced _____ as identification and who did (or did not) take an oath.

Notary Signature (for Applicant)

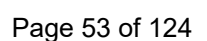
6/18/2025

Commission Expiration

Seal/Stamp



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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.				Sq. Ft.			
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)								
FINISHED FLOOR ELEVATION (NAVD)								
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW			
	EXISTING		PROPOSED					
	Sq. Ft.	%	Sq. Ft.	%				
FLOOR AREA RATIO (MAXIMUM _____ %)								
LOT COVERAGE (MAXIMUM _____ %)								
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW			
	EXISTING		PROPOSED		EXISTING		PROPOSED	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
FIRST FLOOR UNDER A/C (_____)								
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 (_____)								
PAVED AREA (_____)								
SYNTHETIC TURF (_____)								
TOTAL IMPERVIOUS (_____) (INCLUDES SYNTHETIC TURF)								
TOTAL PERVIOUS (_____)								
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW			
	EXISTING		PROPOSED		EXISTING		PROPOSED	

TOWN OF OCEAN RIDGE

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

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



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

Prepared By: _____ Date: _____

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

APPLICANT FILL OUT: PROPERTY ADDRESS: 32 SABAL ISLAND DRIVE			ZONING DISTRICT:	
	APPLICANT USE		ZONING OFFICIAL USE ONLY	
*TOTAL SITE AREA	10614 Sq. Ft.		Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	9.00' NAVD			
FINISHED FLOOR ELEVATION (NAVD)	10.00' NAVD			
ZONING OFFICIAL USE ONLY	APPLICANT USE		ZONING REVIEW	
	PROPOSED		PROPOSED	
	Sq. Ft.	%	Sq. Ft.	%
FLOOR AREA RATIO (MAXIMUM %)	3818	36		
LOT COVERAGE (MAXIMUM %)	2933	27.6		
ZONING OFFICIAL USE ONLY	APPLICANT USE		ZONING REVIEW	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.	%
FIRST FLOOR UNDER A/C ()	2011	18.9		
SECOND FLOOR UNDER A/C ()	1233	11.6		
TOTAL UNDER A/C ()	3244	30.5		
TOTAL FLOOR AREA ()	3816	35.9		
TOTAL UNDER ROOF ()	4723	44.5		
FLAT ROOF ()	503	4.7		
TOTAL ROOF ()	3533	33.3		
GARAGE ()	562	5.2		
COVERED PATIO ()	350	3.2		
COVERED ENTRY ()	0	0		
COVERED BALCONY (REAR) ()	95	.9		
COVERED BALCONY (FRONT) ()	462	4.3		
OPEN BALCONY ()	70	.6		
BUILDING FOOTPRINT ()	2933	27.6		
SEPTIC TANK & DRAINFIELD ()	+/-950	8.9		

TOWN OF OCEAN RIDGE

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PAVED AREA ()	2834	26.7		
SYNTHETIC TURF ()	1333	12.5		
TOTAL IMPERVIOUS () (INCLUDES SYNTHETIC TURF)	7100	66.9		
TOTAL PERVIOUS ()	3507	33		
ZONING OFFICIAL USE ONLY	APPLICANT USE		ZONING REVIEW	
	FEET		FEET	
BUILDING HEIGHT ()	28'-6"			
BUILDING SETBACKS:				
FRONT ()	25'-1"			
REAR ()	15'-0"			
SIDE INTERIOR ()	15'-2 1/4" & 20'-10 1/4"			
SIDE CORNER ()	NA			
WATERWAY ()	NA			
DRIVEWAY ()	17'-8 3/4" & 50'-7 3/4"			

Prepared By: _____ Date: _____

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

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

Read the instructions carefully!!

TOWN OF OCEAN RIDGE DEVELOPMENT PLAN REVIEW



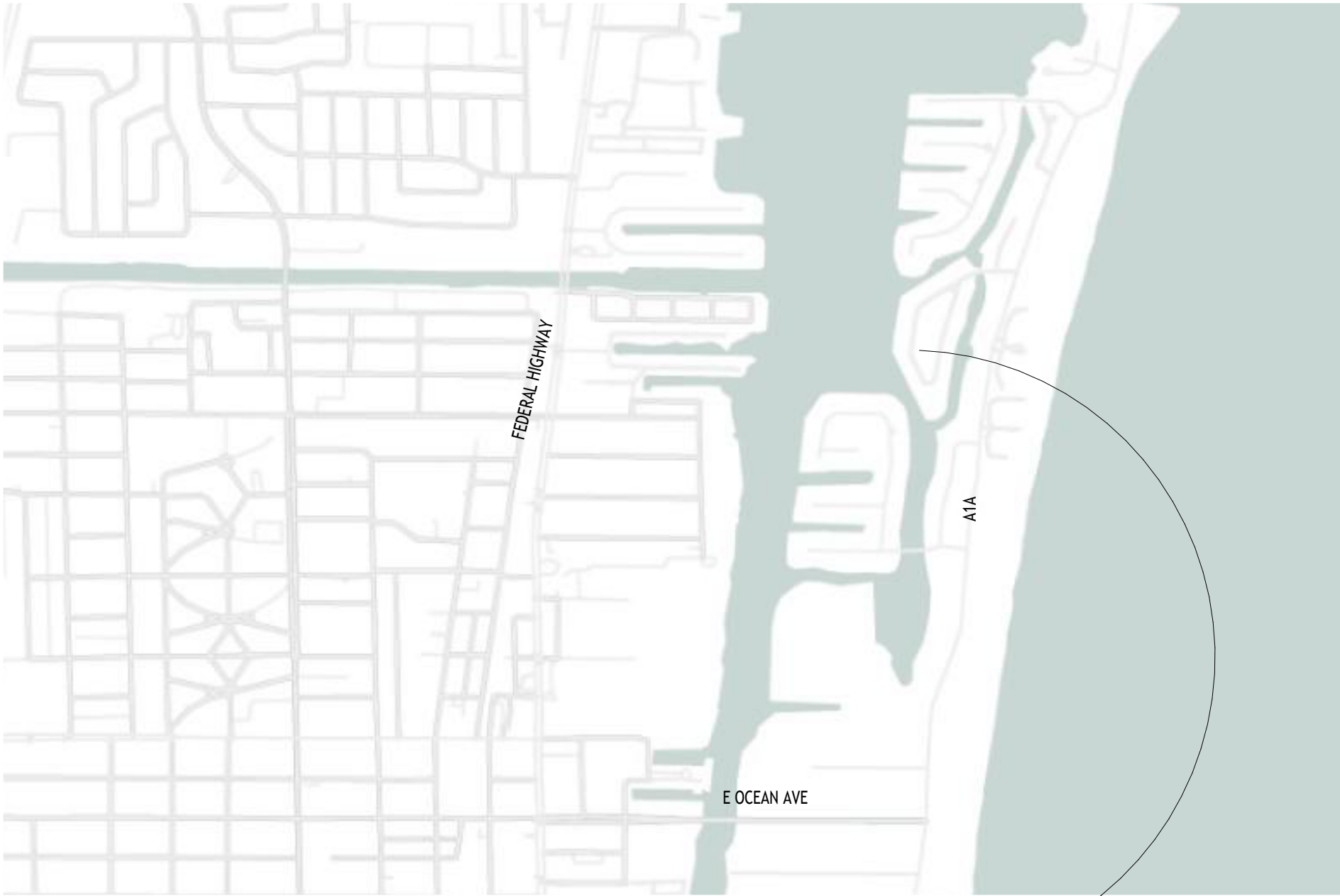
CS COVER SHEET

SURVEY SURVEY

C1 CIVIL SITE
C2 CIVIL DETAILS
C3 CIVIL DETAILS

LP1 LANDSCAPE PLAN

A100 AREA PLANS
A100.1 GREENSPACE PLANS
A101 SITE PLAN
A102 AREA PLANS
A201 FIRST FLOOR PLAN
A202 SECOND FLOOR PLAN
A203 ROOF PLAN
A301 EXTERIOR ELEVATIONS
A302 EXTERIOR ELEVATIONS
R1 FRONT RENDER
R2 STREETSCAPE RENDERS



REVISIONS

REVISION	DATE
----------	------

KOPF RESIDENCE

32 SABAL ISLAND DRIVE

OCEAN RIDGE, FLORIDA

RANDALL STOFFT
ARCHITECTS

distinctive inspirational architecture

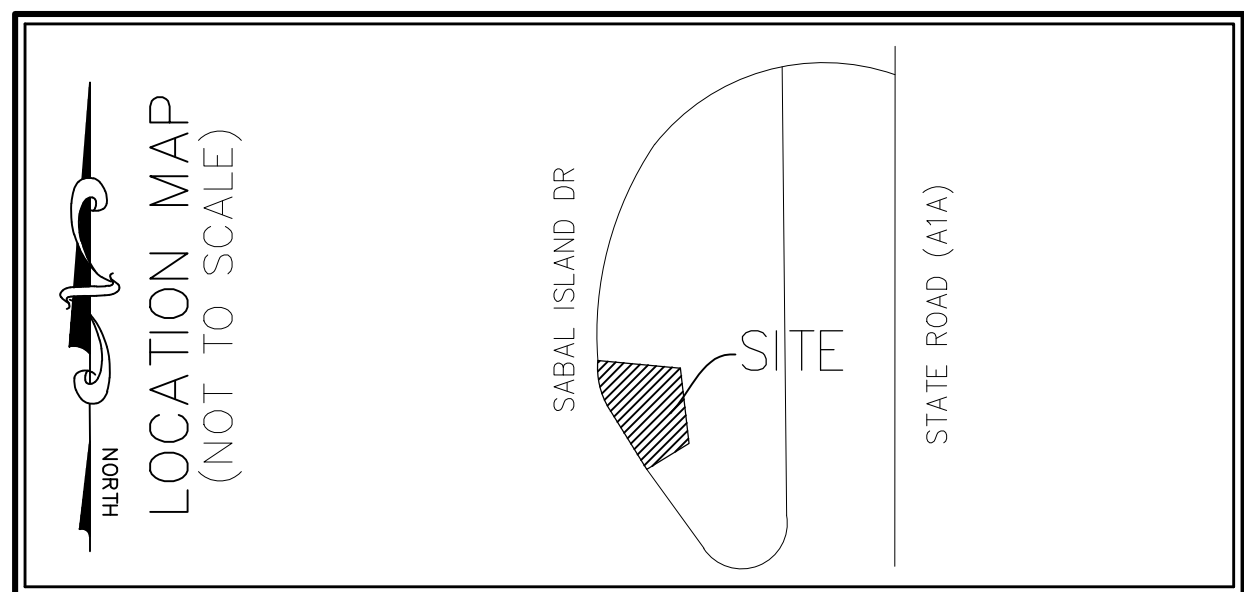
42 N SWINTON AVE. DELRAY BEACH, FL 33444 (561) 243-0798 NAPLES, FL (239) 262-7677 WWW.STOFFT.COM

2404041

FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGN, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY & THE PROPERTY OF THE OFFICE & ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS P.A. ANY REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS P.A. WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL SEAL & ETHICS OF THE ARCHITECT. ON THE JOB & THIS OFFICE MUST BE NOTIFIED OF ANY VIOLATIONS FROM THE DESIGNING AND CONSTRUCTION PHASES BY THESE DRAWINGS. SHIP DETAILS OF ARCHITECTS SCALE MUST BE LIMITED TO THE OFFICE FOR APPROVAL AND THE PROCEEDING WITH THE PROCEEDING. ALL RIGHTS RESERVED RANDALL STOFFT ARCHITECTS P.A.

CS



LEGEND

F.N.D.	- FOUND	⤴	- ANCHOR
F.P.L.	- FLORIDA POWER & LIGHT	⊠	- CABLE BOX
P.B.	- PLAT BOOK	⊞	- CATCH BASIN
P.G.	- PAGE	⊙	- CLEANOUT
O.R.B.	- OFFICIAL RECORDS BOOK	⊞	- DRAINAGE MANHOLE
R/W	- RIGHT-OF-WAY	⊞	- ELECTRIC BOX
NO ID	- NO IDENTIFICATION	⊞	- FIRE HYDRANT
		⊞	- HANDICAP PARKING
		⊞	- LIGHT POLE
		⊞	- POWER POLE
		⊞	- SANITARY MANHOLE
		⊞	- SIGN
		⊞	- VALVE
		⊞	- WATER METER



GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FT.

NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LAND SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 32, PLAT BOOK 24, PAGE 191, BEARING NORTH 61°49'48" EAST.
5. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. FLOOD ZONE: "AE" (6); FLOOD INSURANCE RATE MAP NO. 12099C 0791 F; COMMUNITY NUMBER: 1000000000; DATE: 1 OCTOBER 5, 2015.
9. BENCHMARK: ORIGIN DESCRIPTION: PALM BEACH COUNTY ENGINEERING DEPARTMENT BENCHMARK "JERMY" WITH A PUBLISHED ELEVATION OF 17.073 NAVD.
10. PROPERTY ADDRESS: 32 SABAL ISLAND DRIVE, OCEAN RIDGE, FLORIDA

DESCRIPTION

LOT 32, MC CORMICK MILE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 191, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA AND CONTAINING 10614 SQUARE FEET, OR 0.24 ACRES, MORE OR LESS.

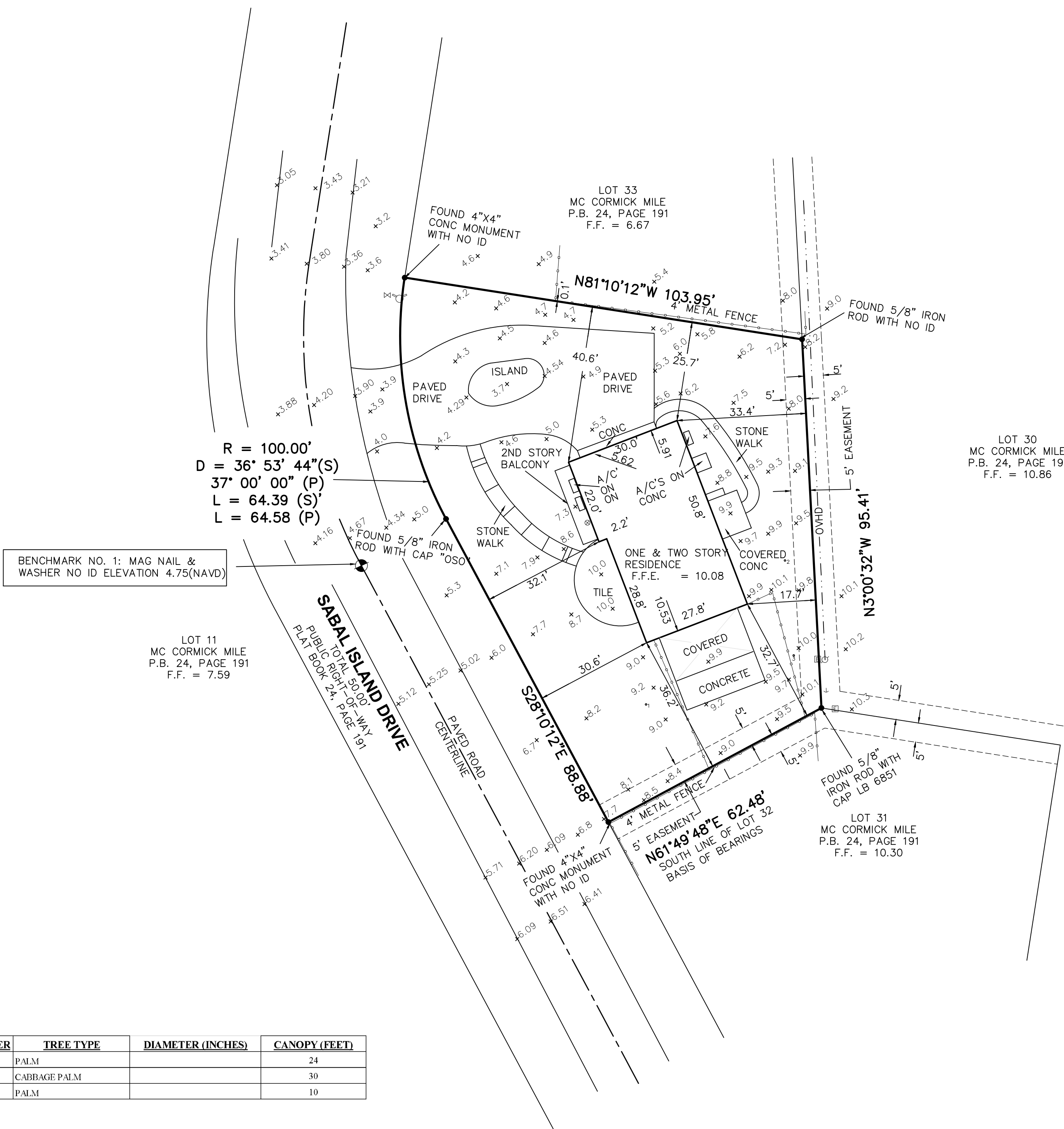
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 17, 2024. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDLEY, PLS
REG. LAND SURVEYOR #5005
STATE OF FLORIDA - LB #3591

<u>TREE NUMBER</u>	<u>TREE TYPE</u>	<u>DIAMETER (INCHES)</u>	<u>CANOPY (FEET)</u>
1	PALM		24
2	CABBAGE PALM		30
3	PALM		10

[illegible]

CAULFIELD & WHEELER, INC.

 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE SURVEYING
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (361) 392-1991 / FAX (361) 750-1452

32 SABAL ISLAND DR BOUNDARY & TOPOGRAPHIC SURVEY

DATE	JULY 2024
DRAWN BY	TMS
F.B./ PG.	ELEC.
SCALE	1"=20'

JOB # 10966
SHT.NO. 1
OF 1 SHEETS

Drawing: P:\10966-00-00\Drawings\Long Island\10966-00.dwg; L=UTILITY_PLAN

SEPTIC SYSTEM:
HOOT H-1000-AND ATU WITH SEPARATE 1,050 GAL PRETREATMENT TANK.

40% DRAINFIELD REDUCTION RESULT IN A REQUIRED MIN. DRAINFIELD AREA OF 705 SF AND A MIN. UNOBSTRUCTED AREA OF 1058 SF. (SEE SEPTIC CALCULATIONS)

CONTRACTOR TO INSTALL 1 DRIP IRRIGATION FIELD OF 710 SF OF DRAINFIELD AREA. INCLUDES 356 LF OF 0.92 GPH SUB-SURFACE DRIP IRRIGATION LINE. (1058 SF UNOBSTRUCTED AREA) (SEE SHEET 4 FOR DETAILS)

BENCHMARK NO. 1: MAG NAIL &
WASHER NO ID ELEVATION 4.75(NAVD)

LOT 11
MC CORMICK MILE
P.B. 24, PAGE 191
F.F. = 7.59

SABAL ISLAND DRIVE
PUBLIC RIGHT-OF-WAY
PLAT BOOK 24, PAGE 191
PAVED ROAD
CENTERLINE

PROP. TRENCH DRIPFIELD 476 S.F. UNOBSTRUCTED
AREA PROPOSED, 450 SF REQUIRED)
PROP. DRIPFIELD (300 S.F. ABSORPTION
AREA PROPOSED, 300 SF REQUIRED)

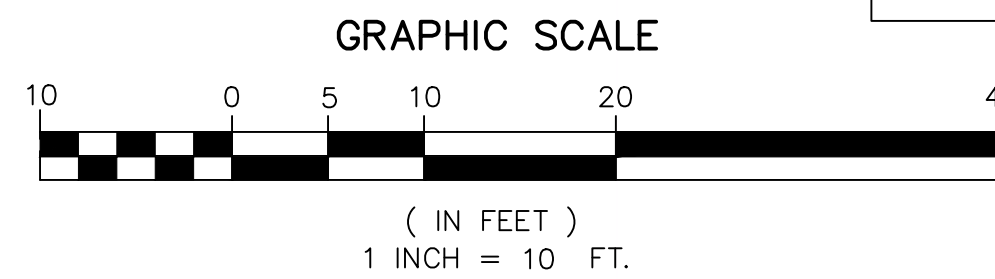
FOUND 4"x4"
CONC MONUMENT
WITH NO ID

LOT 33
MC CORMICK MILE
P.B. 24, PAGE 191
F.F. = 6.67

FOUND 4"x4"
CONC MONUMENT
WITH NO ID

LOT 30
MC CORMICK MILE
P.B. 24, PAGE 191
F.F. = 10.86

LOT 31
MC CORMICK MILE
P.B. 24, PAGE 191
F.F. = 10.30



NOTE:
ELEVATION ARE SHOWN IN NAVD
CONVERSION NAVD+1.58 = NGVD

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

LEGEND

- PROPERTY/ROW LINE
- SD --- PROPOSED DRAINAGE PIPE
- ⊙ PROPOSED YARD DRAIN
- 15.51 --- EXISTING GRADE
- 16.50 --- PROPOSED GRADE
- 16.50 --- MATCH EXISTING GRADE
- W --- PROPOSED WATER LINE
- W --- EXISTING WATER LINE
- S --- PROPOSED SANITARY SEWER LINE
- S --- EXISTING SANITARY SEWER LINE
- E --- PROPOSED ELECTRIC LINE
- OH --- EXISTING OVERHEAD LINE
- T --- PROPOSED TELEPHONE/CABLE LINE
- T --- EXISTING TELEPHONE/CABLE LINE
- G --- PROPOSED GAS LINE
- G --- EXISTING GAS LINE

- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1981 / FAX (561)-750-1452

UTILITY PLAN
32 SABAL ISLAND DR
OCEAN RIDGE, FL 33435

DATE 08/15/24
DRAWN BY JRH
F.B./ PG. ----
SCALE 1"=10'

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
- FOR THE FIRM -
DATE

JOB # 10966
SHT.NO.
1
OF 2 SHEETS

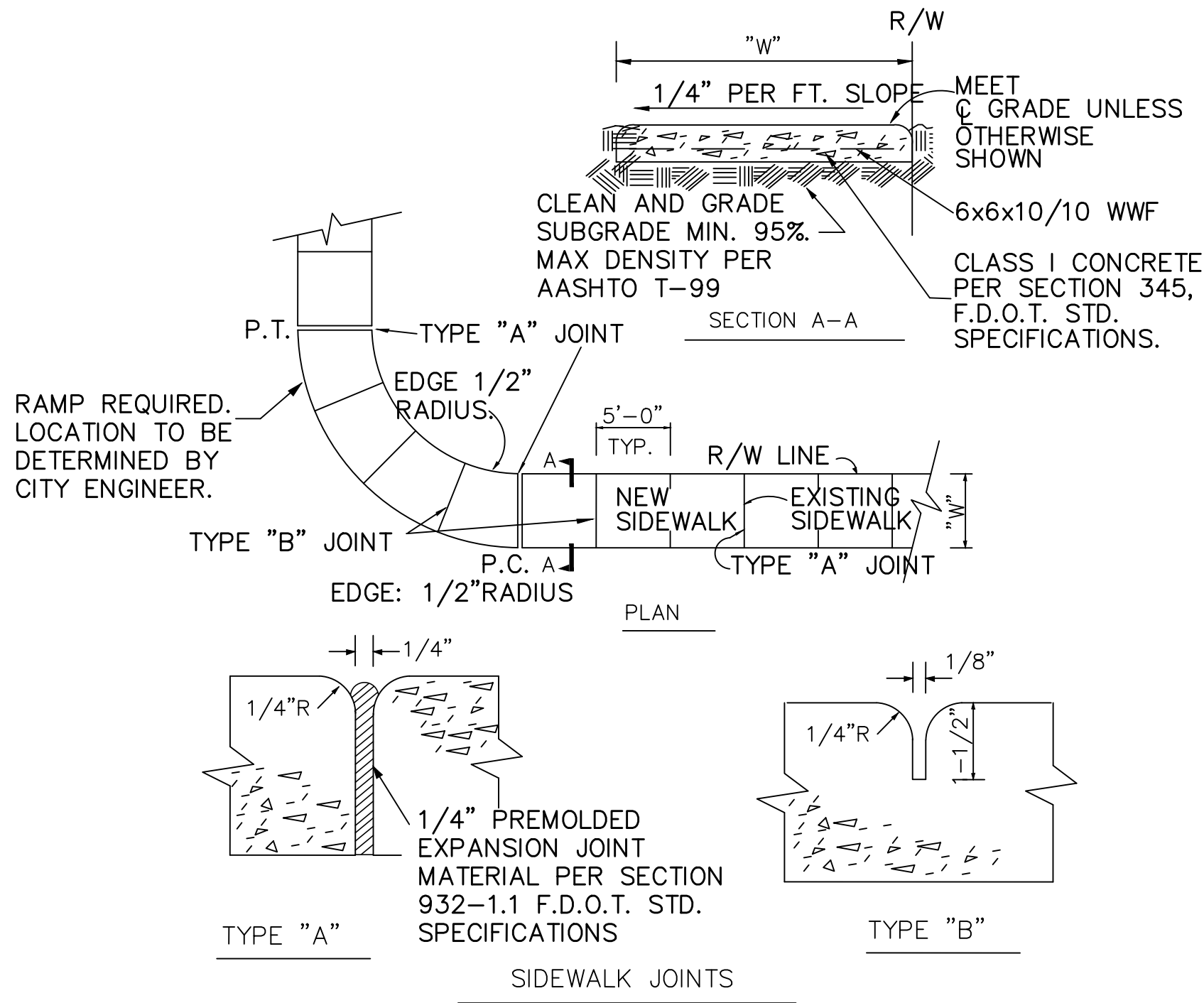
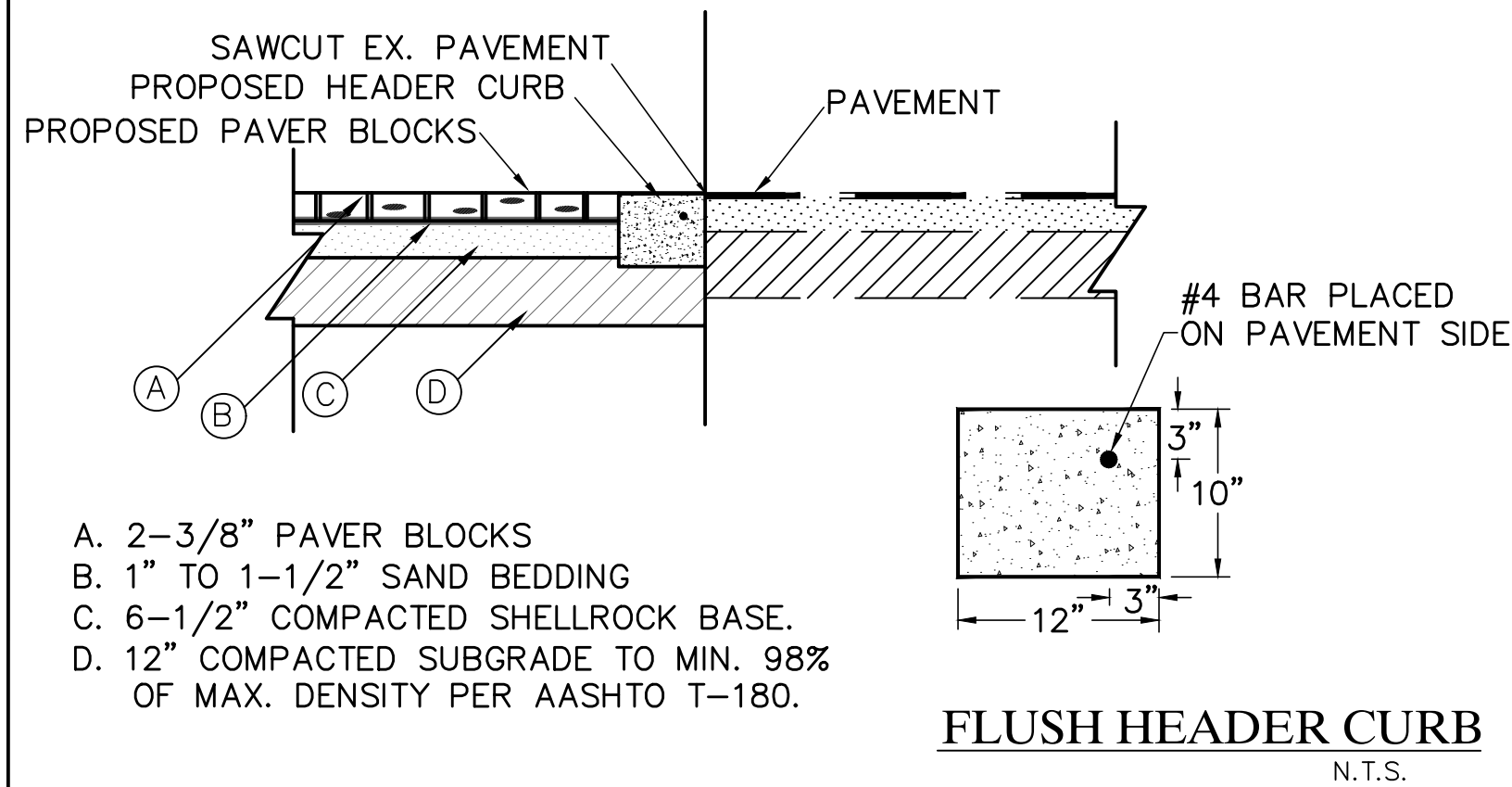


TABLE OF SIDEWALK THICKNESS - "I"		TABLE OF SIDEWALK JOINTS	
RESIDENTIAL AREAS	4"	TYPE	LOCATION
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"	"A"	P.C. AND P.T. OF CURVES JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
TABLE OF SIDEWALK WIDTHS - "W"		"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT.
SINGLE-FAMILY AREAS	5'	"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.
MULTI-FAMILY AREAS	5'		
OTHER AREAS AS SPECIFIED BY THE ENGINEER.			

SIDEWALK CONSTRUCTION



PAVER BLOCK DETAIL

NOTE: PROVIDE TYPE "B" JOINT, WHERE HEADER CURB ABUTS VALLEY CURB

DRAINAGE AND RETENTION CALCULATIONS

COMPUTE THE INCREASE OF RUNOFF FOR A 100-YEAR, 3-DAY STORM EVENT:

3-DAY RAINFALL AMOUNT: 20.00

PROJECT AREAS:

	EXISTING CALC.	PROPOSED
PROJECT AREA	0.24 Ac.	0.24 Ac.
BUILDINGS	0.03 Ac.	0.06 Ac.
PAVED AREAS	0.06 Ac.	0.08 Ac.
SOD/LANDSCAPE AREAS	0.15 Ac.	0.10 Ac.

EXISTING CONDITIONS:

$$\text{RUNOFF} = \frac{[18.00 - 0.2 (5.11)]^2}{[18.00 + 0.8 (5.11)]} = \frac{288.24}{22.09} = 13.05$$
$$\text{VOLUME} = \frac{13.05 \times 0.24}{12} = 0.26 \text{ Ac-ft.}$$

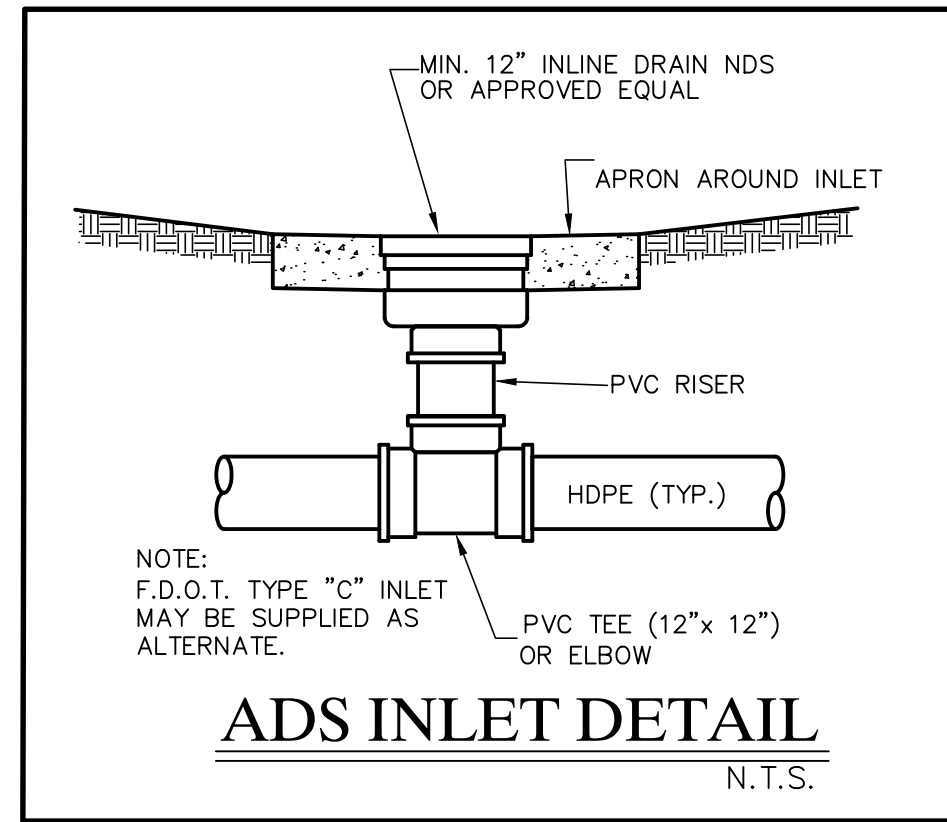
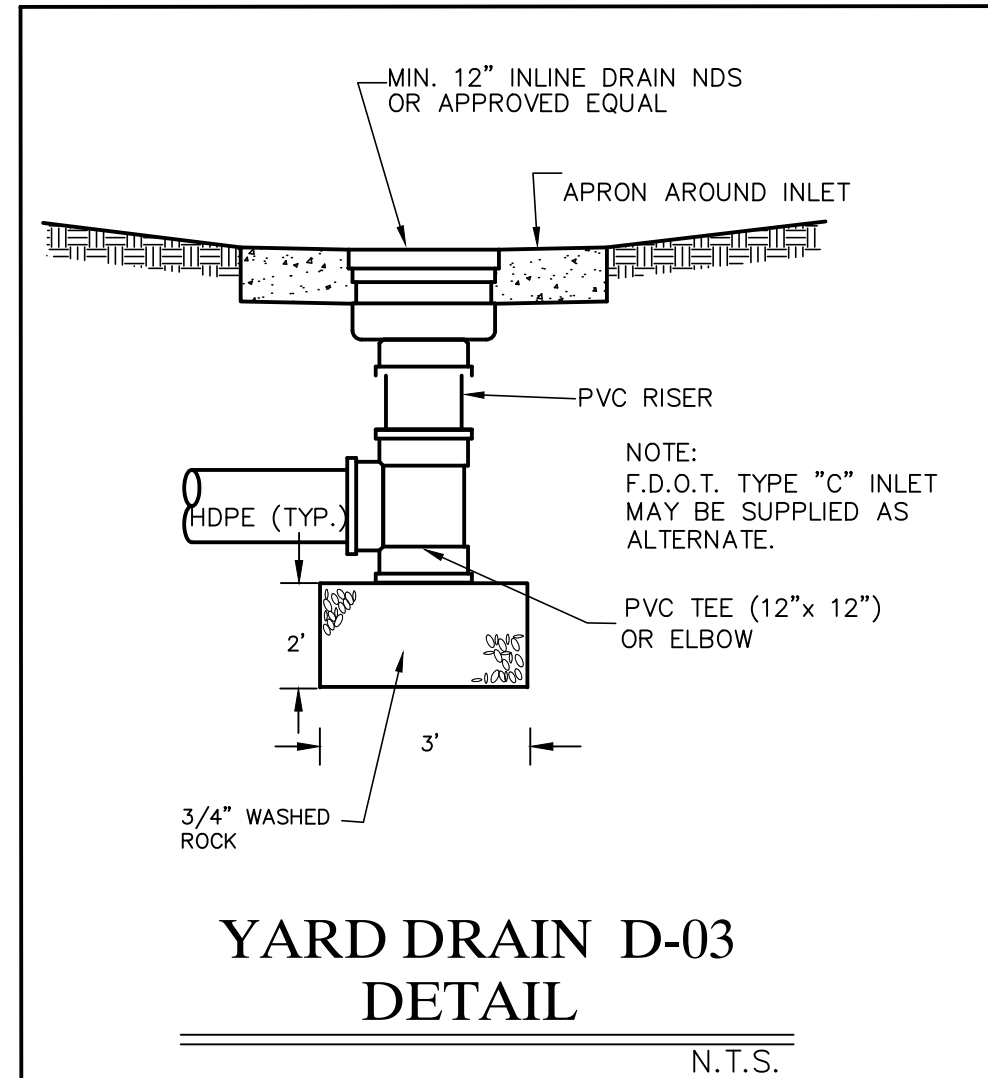
PROPOSED CONDITIONS:

$$\text{RUNOFF} = \frac{[18.00 - 0.2 (3.41)]^2}{[18.00 + 0.8 (3.41)]} = \frac{299.92}{20.73} = 14.47$$
$$\text{VOLUME} = \frac{14.47 \times 0.24}{12} = 0.29 \text{ Ac-ft.}$$

INCREASE IN RUNOFF:

$$\text{INCREASE} = 0.29 - 0.26 = 0.03 \text{ Ac-Ft.}$$

100 YEAR, 3 DAY STORM VOLUME INCREASE OF 0.03 Ac-Ft IS ACCOMMODATED BY THE PROPOSED EXFILTRATION TRENCHES WHICH PROVIDE 0.03 Ac-Ft OF STORAGE TOTAL



CAULFIELD & WHEELER, INC.
Consulting Engineers & Surveyors & Mappers
7900 Glades Road, Suite 100
Boca Raton, Florida 33434 (561) 392-1991

Stormwater Calculations

PROJECT: **32 Sabal Island**
DATUM: **ft-NAVD (ft-NAVD or ft-NGVD)**

LAND-USE	
TOTAL SITE AREA:	0.24 Ac.
BUILDING AREA:	0.06 Ac.
PAVEMENT AREA:	0.08 Ac.
POOL AREA:	0.00 Ac.
WATER SURFACE AREA:	0.00 Ac.
LAKE BANK AREA:	0.00 Ac.
PERVIOUS AREA (DRY DET):	0.00 Ac.
PERVIOUS AREA (DRY DET BANK):	0.00 Ac.
PERVIOUS AREA (MISC):	0.10 Ac.
GROUNDWATER EL.:	1.50 ft-NAVD
AVERAGE GROUND EL.:	7.00 ft-NAVD
DEPTH TO GROUNDWATER:	5.50 ft.
COMPACTED SOIL STORAGE:	8.18 in.
"S" VALUE:	3.41
CURVE NUMBER, CN:	74.58

TREATMENT REQUIREMENTS	
1" OVER TOTAL AREA:	0.02 Ac-ft
% IMPERVIOUS:	58%
2.5" x %IMPERVIOUS:	1.46 in.
2.5" x %IMPERVIOUS x SITE AREA:	0.03 Ac-ft
TREATMENT VOLUME REQ'D:	0.03 Ac-ft
DRY PRETREATMENT VOL. REQ'D:	0.01 Ac-ft

DRY DETENTION	
DRY DETENTION BOTTOM EL.:	ft-NAVD
DRY DETENTION BOTTOM AREA:	SF
DRY DETENTION TOP EL.:	ft-NAVD
DRY DETENTION TOP AREA:	SF
DRY DETENTION VOLUME PROVIDED:	0.00 CF

EXFILTRATION	
F.D. PIPE DIA.:	12.00 in.
F.D. PIPE INVERT EL.:	1.50 ft-NAVD
F.D. TOP OF TRENCH EL.:	3.60 ft-NAVD
F.D. BOTTOM OF TRENCH EL.:	0.60 ft-NAVD
AVG. GROUND (OR WEIR) EL.:	4.20 ft-NAVD
F.D. TRENCH WIDTH, W:	3.00 ft.
F.D. TRENCH HEIGHT:	3.00 ft.

DEPTH TO GROUNDWATER, H ₂ :	2.70 ft.
UNSATURATED TRENCH DEPTH, D _u :	2.10 ft.
SATURATED TRENCH DEPTH, D _s :	0.90 ft.

HYDRAULIC CONDUCTIVITY, K: 9.90E-04 cfs/ft²/ft-head

$$\text{TOTAL LENGTH OF PROPOSED F.D., L: } 20 \text{ LF}$$
$$\text{F.D. TREATMENT VOLUME PROVIDED, V: } 0.03 \text{ Ac-ft}$$
$$V = L [K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})W D_u]$$

TREATMENT PROVIDED	
DRY DETENTION VOLUME PROVIDED:	0.00 Ac-ft
F.D. TREATMENT VOLUME PROVIDED:	0.03 Ac-ft
TOTAL TREATMENT VOLUME PROVIDED:	0.03 Ac-ft

REV	DATE	BY
01/22/25	JRH	
12/10/24	JRH	
DATE		
FILE NAME	10966_Eng	

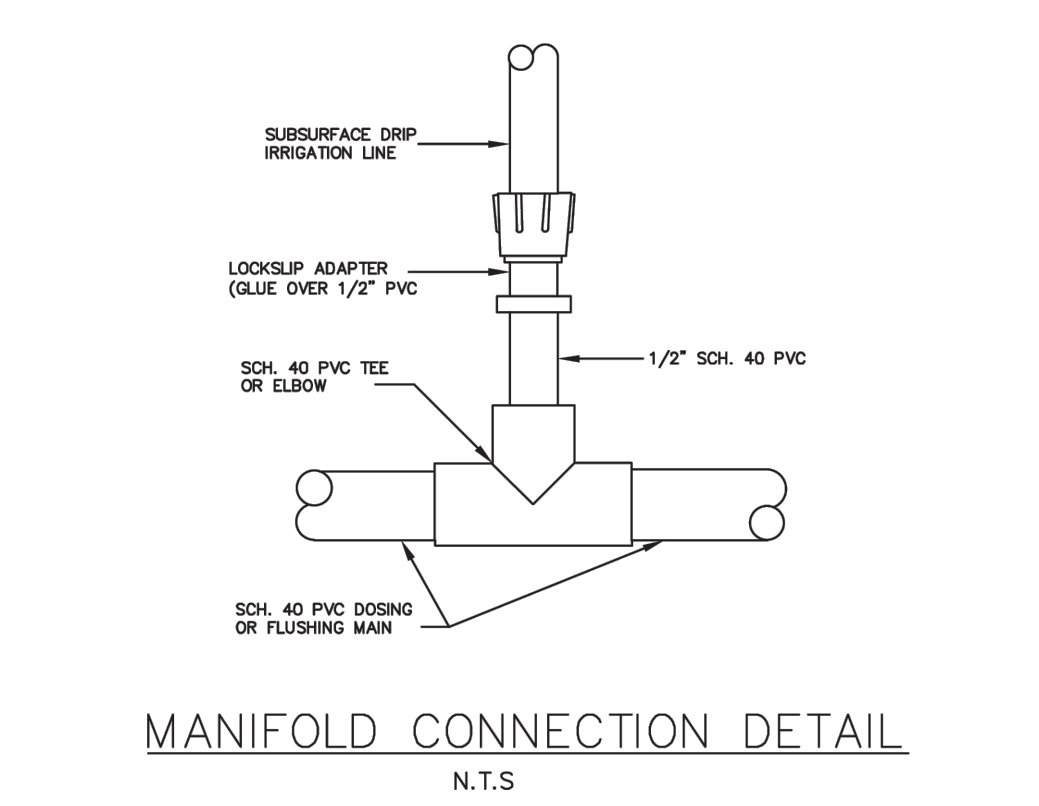
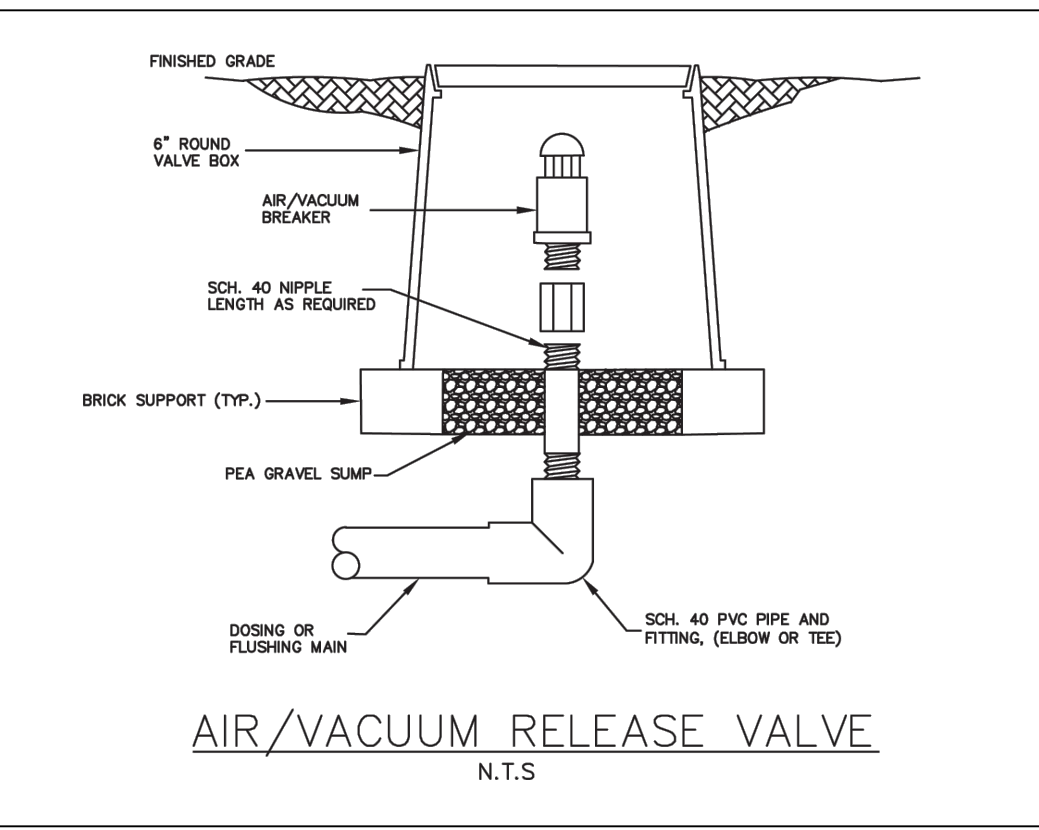
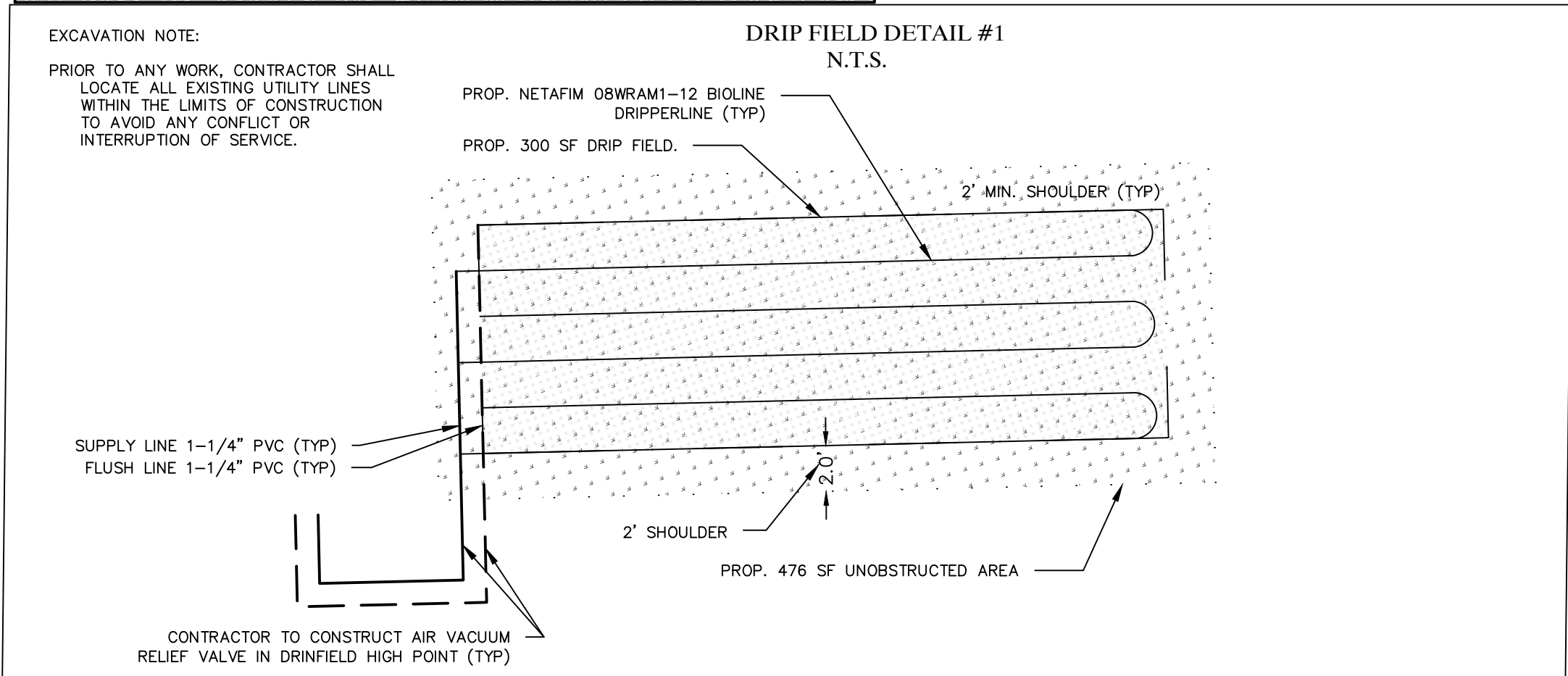
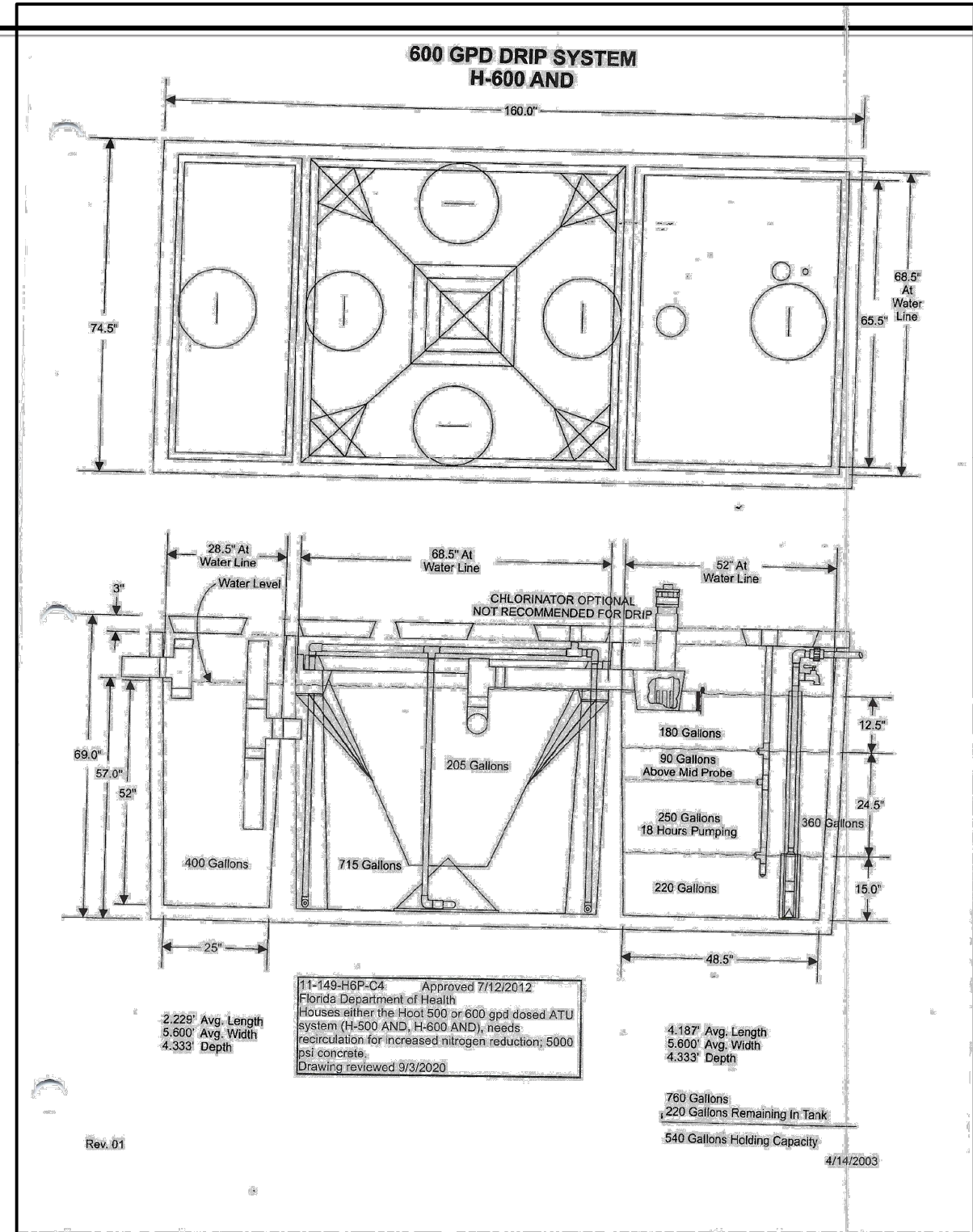
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

PAVING, GRADING & DRAINAGE DETAILS
32 SABAL ISLAND DR
OCEAN RIDGE, FL 33435

DATE	08/15/24
DRAWN BY	JRH
F.B./ PG.	----
SCALE	N.T.S.

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
- FOR THE FIRM -
DATE

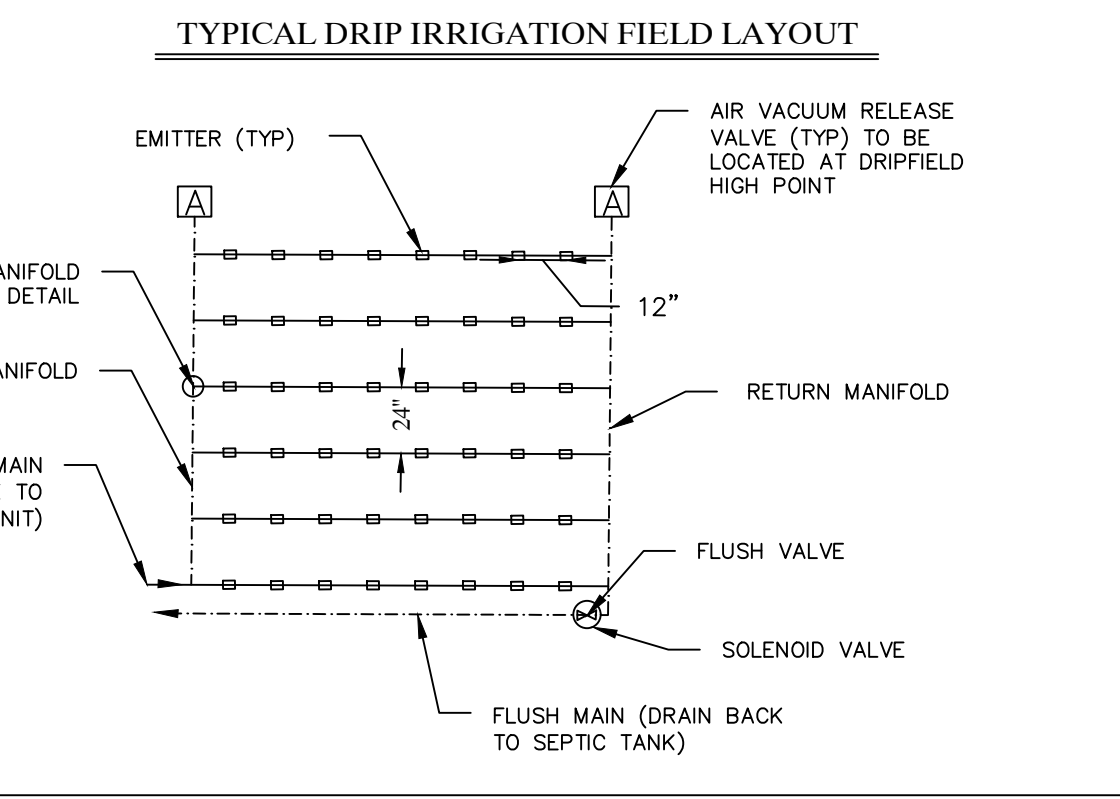
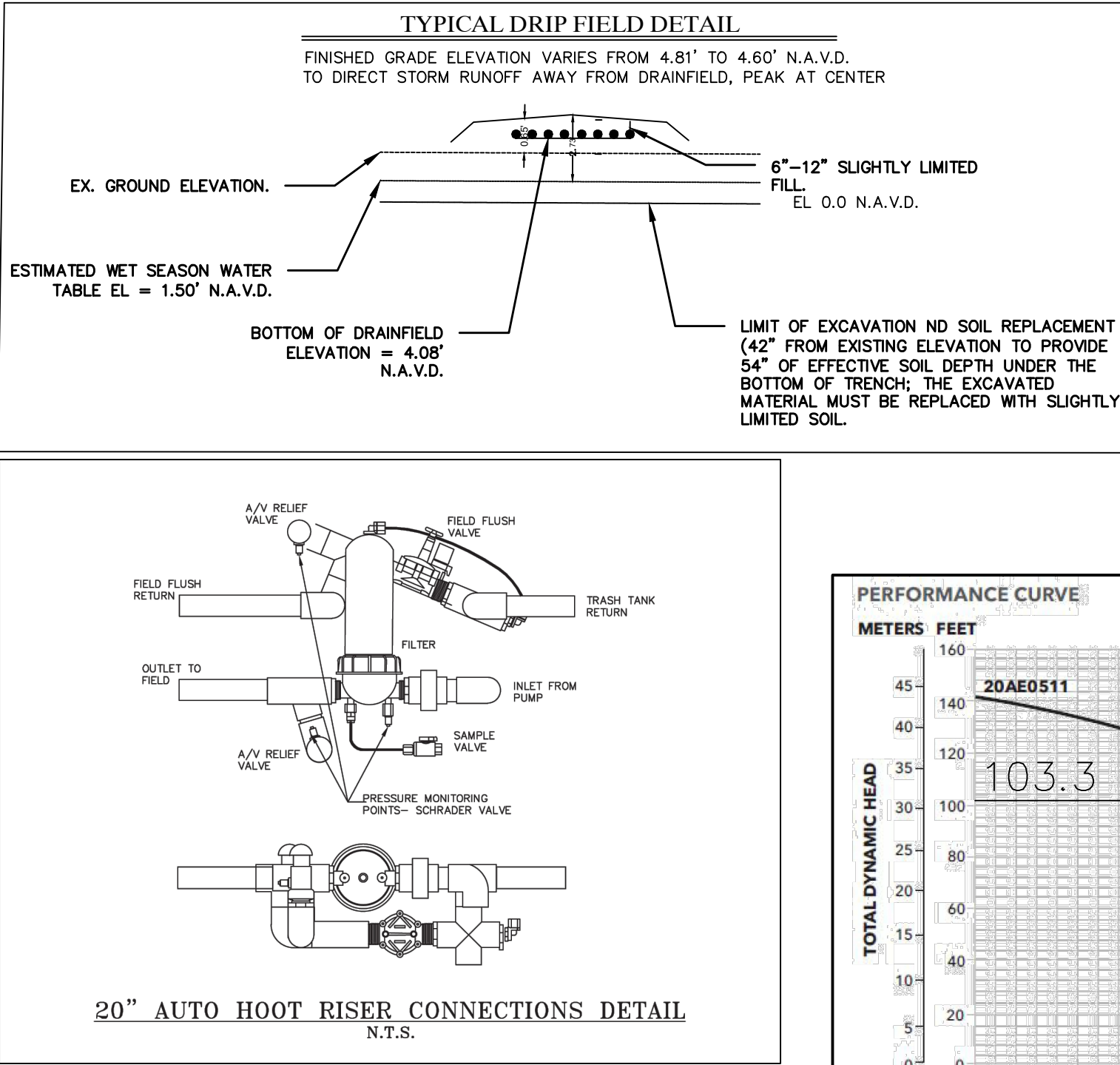
JOB #	10966
SHT.NO.	2
OF 3 SHEETS	



GENERAL CONSTRUCTION NOTES:

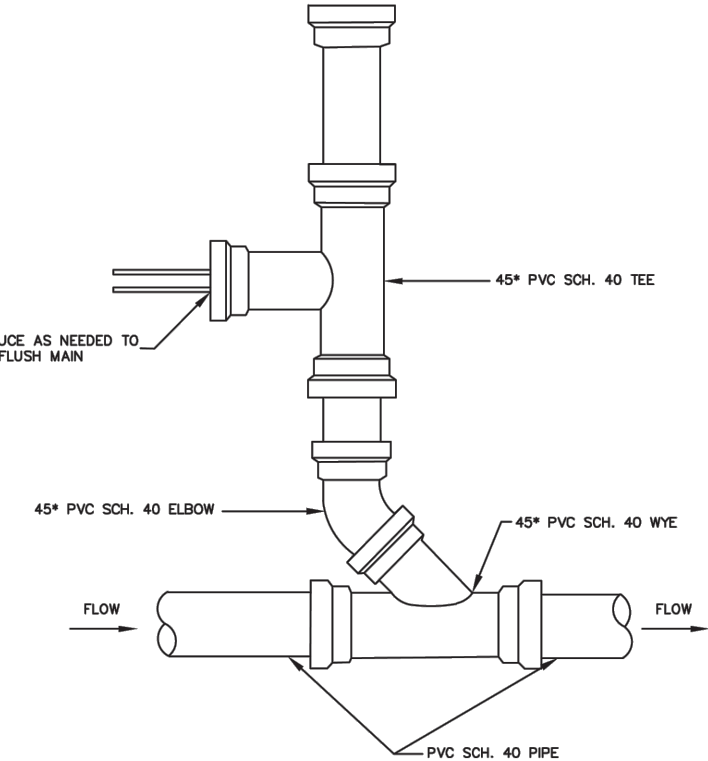
1. ALL SEPTIC SYSTEM CONSTRUCTION TO BE IN ACCORDANCE WITH CHAPTER 62-6 F.A.C.
2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD LOCATE ANY UNDERGROUND UTILITIES, CABLES, ETC. WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE, OR MAKE ARRANGEMENTS FOR RELOCATION OF ANY UTILITIES FOUND.
3. THIS SEPTIC SYSTEM IS DESIGNED FOR USE WITH BIODEGRADABLE PRODUCTS ONLY. USE OF ANY OTHER PRODUCTS MAY CAUSE PREMATURE FAILURE.
4. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), AND DEPARTMENT OF NATURAL RESOURCES BENCHMARK R-102.
5. HOUSE FLOOR MUST BE AT AN ELEVATION TO PROVIDE GRAVITY FLOW BETWEEN HOUSE PLUMBING AND SEPTIC TANK. IF NOT FEASIBLE, DOSING TANK AND PUMP MUST BE ADDED TO SYSTEM.
6. SEED AND MULCH, OR SOD, ALL DISTURBED AREAS.
7. ROOF RUN-OFF TO BE DIRECTED AWAY FROM DRAINFIELD.
8. NO GUARANTEE AS TO THE FUNCTIONALITY OR THE LIFE EXPECTANCY OF THE SEPTIC SYSTEM IS WARRANTED OR IMPLIED BY THE ENGINEER.
9. MATERIAL/PRODUCT DEFICIENCIES ARE THE RESPONSIBILITY OF THE MANUFACTURER/SUPPLIER. WORKMANSHIP IS THE RESPONSIBILITY OF THE INSTALLER. THE UNDERSIGNED ENGINEER DOES NOT GUARANTEE OR WARRANT EITHER OF THE ABOVE.
10. SEE HOOT AEROBIC SYSTEMS, INC., DRIP DISPOSAL DESIGN & INSTALLATION GUIDE FOR PRECAUTIONS TO PREVENT THE MALFUNCTION OF THE PROPOSED SEPTIC SYSTEM.

* ADDITIONAL 58.9 CUBIC FEET OF CONCRETE BALLAST REQUIRED BENEATH SEPTIC TANK



THE HOOT AEROBIC TREATMENT SYSTEM

- 1) SEPARATE PRETREATMENT TANK REQUIRED (MIN. 800 GALLONS) - WHERE ANAEROBIC DIGESTION OCCURS AND STORAGE FOR NON-BIODEGRADABLE MATERIALS.
- 2) AERATION CHAMBER- WHERE AIR IS INTRODUCED INTO SEWAGE FOR DIGESTION.
- 3) CLARIFIER- A STILL CHAMBER WHERE SOLIDS SETTLE OUT AND THE CLEAR EFFLUENT RISES.
- 4) TROY AIR LINEAR AIR BLOWER- LONG LIFE, EFFICIENT LINEAR BLOWER WHICH COMPRESSES ATMOSPHERIC AIR AND UNDER PRESSURE DELIVERS IT TO THE TANK. MAY BE REMOTELY MOUNTED UP TO 50' FROM SYSTEM. MUST MAINTAIN 1/8\"/>



FIELD FLUSHING & CLEANING NOTES

1. FIELD FLUSHING AND FILTER CLEANING SHOULD BE DONE SEVERAL TIMES PER YEAR BASED ON AGREEMENT BETWEEN THE OWNER AND THE REGISTERED MAINTENANCE ENTITY.
2. FIELD FLUSHING IS ACCOMPLISHED BY OPENING THE FLUSH LINE FROM THE DRIP FIELD TO THE PRETREATMENT TANK. IN THIS PROCESS, THE VELOCITY AFTER MOVING THROUGH THE TUBING MUST BE AT LEAST 2 FEET PER SECOND.
3. FILTER CLEANING IS ACCOMPLISHED BY USING WATER UNDER PRESSURE TO WASH THE SURFACE OF EACH FILTER.
4. FIELD FLUSHING LINE SHALL BE TERMINATED AT THE FRONT END OF THE PRETREATMENT TANK. IF DISINFECTION IS UTILIZED ON THE SYSTEM, THE FIELD FLUSHING LINE MUST RETURN TO THE PUMP TANK, OR THE SYSTEM WILL BE DISRUPTED BY THE DISINFECTION AGENTS.
5. THE FIELD FLUSHING LINE SHALL BE PROVIDED WITH A MANUAL OR ELECTRIC VALVE TO ENABLE FLOW ONLY DURING THE FIELD FLUSHING.

GENERAL NOTES

1. CONTRACTOR TO CONFIRM WATER LINES. SYSTEMS SHALL NO BE LOCATED WITHIN 10 FEET OF WATER STORAGE TANKS IN CONTACT WITH THE GROUND OR POTABLE WATER LINES UNLESS SUCH LINES ARE SEALED WITH A WATER PROOF SEALANT WITHIN A SLEEVE OF SIMILAR MATERIAL PIPE TO A DISTANCE OF AT LEAST 10 FEET FROM THE NEAREST PORTION OF THE SYSTEM OR THE WATER LINES THEMSELVES CONSIST OF SCHEDULE 40 PVC OR STRONGER (62-6.005(b)).
2. POTABLE WATER LINES WITHIN 5 FEET OF THE DRAINFIELD SHALL NOT BE LOCATED WITHIN 24 INCHES OF THE ONSITE SEWAGE TREATMENT & DISPOSAL SYSTEM. (62-6.005(b)).
3. NON-POTABLE WATER LINE SHALL NOT BE LOCATED WITHIN 24 INCHES OF THE SYSTEM WITHOUT BACKFLOW DEVICES PER SECTION 381.0065(2), F.S., BEING INSTALLED ON THE WATER LINE TO PRECLUDE CONTAMINATION OF THE WATER SYSTEM.

SEPTIC SYSTEM DESIGN NOTES

1. CONTRACTOR TO FIELD LOCATE ANY UNDERGROUND UTILITIES, CABLES, ETC., PRIOR TO CONSTRUCTION AND REPAIR OF ANY OF THE SAME DAMAGED DURING CONSTRUCTION.
2. SEED, SOD, MULCH, OR OTHERWISE STABILIZE ALL DISTURBED AREAS AFTER CONSTRUCTION.
3. QUARTERLY MAINTENANCE IS REQUIRED. THIS MAINTENANCE SHALL BE PROVIDED BY A CERTIFIED MAINTENANCE PROFESSIONAL. VISUAL INSPECTION OF THE GROUND SURFACE ABOVE THE EMITTER LINES IS REQUIRED FOR EVIDENCE OF SOIL SATURATION AT THE GROUND SURFACE.
4. SEPTIC TANK TO BE FITTED WITH APPROVED TRAFFIC BEARING TOP AND MANHOLE COVERS IN ANY LOCATION WHERE THE TANK WILL BE UNDER VEHICLE LOADS.
5. SEPTIC TANK TO BE PUMPED EVERY TWO YEARS (MINIMUM) TO REMOVE SOLIDS.
6. ALL SEPTIC SYSTEM CONSTRUCTION TO BE IN ACCORDANCE WITH 62-6 F.A.C.
7. A COPY OF THE DESIGN MAINTENANCE AGREEMENT IS REQUIRED BEFORE FINAL APPROVAL BY THE HEALTH DEPARTMENT.
8. AN ANNUAL OPERATING PERMIT MUST BE OBTAINED FROM HEALTH DEPARTMENT PRIOR TO FINAL SYSTEM APPROVAL.

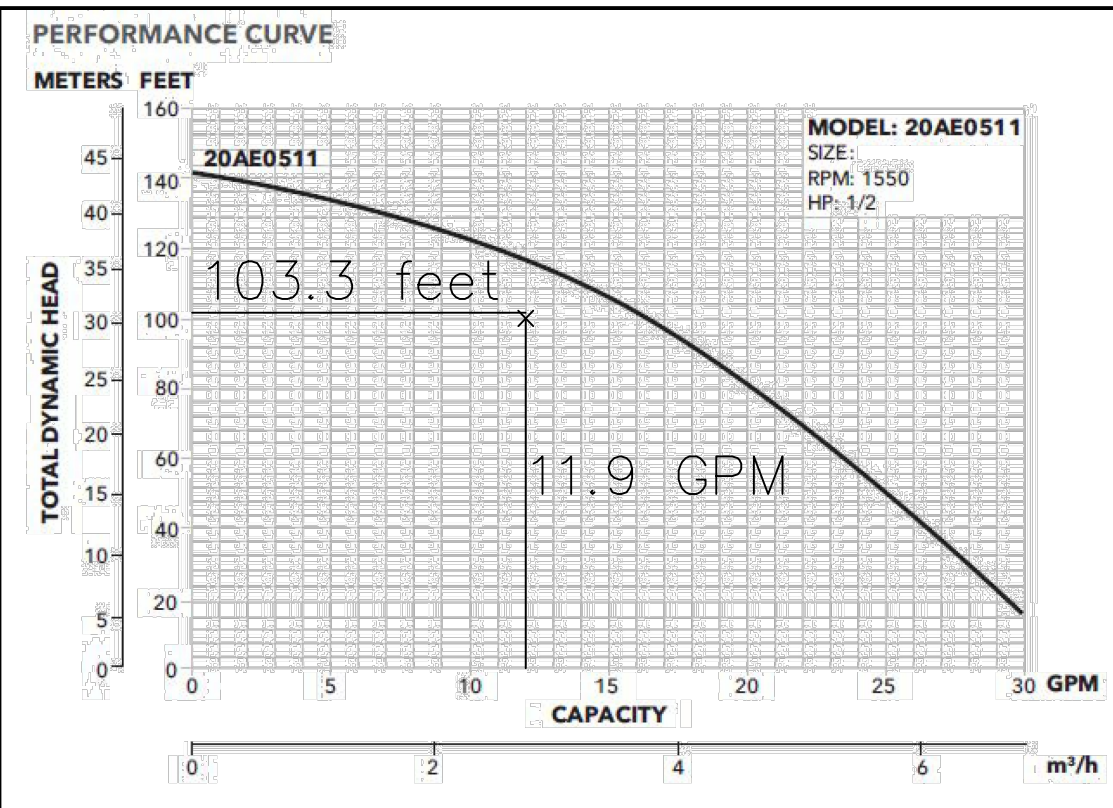
DRIP IRRIGATION SYSTEM CALCULATIONS

ESTIMATED FLOW:
A/C FLOOR AREA = 3,254 S.F.
TOTAL NUMBER OF BEDROOMS = 3 BEDROOMS
UP TO 4 BEDROOMS, OR 3,300 SQUARE FEET OF LIVING SPACE = 400 G.P.D

PER THE AVERAGE ANNUAL WATER USE DATA FOR THE SUBJECT PROPERTY, THE MINIMUM REQUIRED TREATMENT CAPACITY = 940 G.P.D. (PER TABLE 1 - AEROBIC SYSTEMS 62-6)

DRIP IRRIGATION DISPOSAL FIELD SIZE:
LOADING RATE : 0.80 G.P.D./S.F.
SYSTEM REDUCTION : 40%
(400 G.P.D./0.8 G.P.D./S.F.) * 60% = 300 S.F.
DRIP IRRIGATION DISPOSAL FIELD SIZE REQUIRED = 300 S.F.
DRIP IRRIGATION DISPOSAL FIELD SIZE PROVIDED = 300 S.F.
FACTOR OF SAFETY FOR UNOBSTRUCTED AREA (TOTAL) DRIFIELD AREA= 1.5 X 300 SF= 450 SF
UNOBSTRUCTED AREA REQUIRED = 450 S.F.
UNOBSTRUCTED AREA PROVIDED = 476 S.F.

ATU TANK FLOATATION:
PROPOSED FLOTATION MITIGATION OF SEPTIC TANK
ESTIMATED WET SEASON WATER TABLE=1.50'
CALCULATED TANK DEPTH INTO WET SEASON WATER TABLE= 1.50'-(-0.37')= 1.87' SUBMERGED TANK BUOYANCY FOR TANK (600 GALLON)
WEIGHT OF 600 GALLON TANK (EMPTY) WITH AN 8\"/>



The Netafim Bioline® Calculator estimates the amount of Bioline needed to install a wastewater drip disposal system along with other design parameters. It is NOT intended to replace a professional design, and should be used for estimating purposes only. Always consult with a professional designer. Do not use this program with other brands of products.	General Instructions Fill in the violet-shaded cells. Output information will automatically be calculated and shown in blue-shaded cells. Do not attempt to enter data into the blue-shaded cells. It will erase the formulas and potentially impact other output data. To save your information as a text file for future reference or submittal, fill in the information in the project's name and address fields below. The name you choose for "Job Name/Homeowner" will become the name of the text file. It will be saved on your computer when you click the "Save to File" button at the bottom of the sheet. A file folder will be created for you called "Netafim" and the file will be stored there. For example, if the Job Name / Homeowner for the project is Mr. & Mrs. Jones, all of your information will be saved in a file folder called "Netafim" and the file in this folder will be called "Mr. & Mrs. Jones.txt".

Netafim Bioline® Dripperline Design Recommendations - Based on Soil Loading Rate

Job Name / Homeowner:	32 Sabal Island
Address:	32 Sabal Island
City, State, Zip:	Ocean Ridge, Florida
Permit Agency:	Palm Beach County Health Department
Installer Name:	TED
Designed By:	JRH
Date:	8/15/2024

System Data Input	Calculation Outputs
Gallons Per Day* 400 Not incl. 40% red.	Total System Information Application Area Required (square feet) 300
Gallons Per Day* 240 Incl. 40% red.	Application Area Provided (square feet) 300
Soil Loading Rate (Gallons / Sq. Ft. / Per Day (GPD)) 0.8	Total Amount of Bioline® Required (feet) 150
Select Emitter Flow Rate (GPH) 0.92	Total Number of Emitters in the Drifield 150
Select Emitter Spacing (inches) 12	Zone Information Number of Zones 1
Flush Velocity (ft/s) 2	Amount of Bioline® Per Zone (feet) 150
	Number of Emitters Per Zone 150
	Minimum Number of Laterals Per Zone 1
	Maximum Number of Laterals Per Zone 7
	Number of Laterals that Will be Used 6
	Maximum Length of Bioline® Laterals Based on Inlet Pressure 167
	Flow Rate Per Zone (GPH) 2.3
	Holding Capacity of Dripperline Per Zone (Gallons) 2.0
	Additional Flow Requirement to Accommodate Flushing Velocity 9.6
	Holding Capacity of Piping 3.4
	Holding Capacity (Gallons) of Supply Line & Supply & Flush Manifolds 2.0
	Holding Capacity (Gallons) of Supply Line, Manifold and Dripperline 5.4
	Head Loss Data - Dosing & Flushing Cycle Friction Loss per 100' (psi) in Supply Line & Manifold 1.3
	Velocity (ft/s) 3.0
	Friction Loss in Supply Line & Supply Manifold (psi) 0.6
	Friction Loss in Supply Line & Supply Manifold (Feet of Head) 1.5
	Additional Pressure Required for Return Manifold and Piping to Tank (psi) 0.6
	Additional Pressure Required for Return Manifold and Piping to Tank (Feet of Head) 1.6
	TDH (Total Dynamic Head) in Feet of Head 103.3
	Control Settings Information Total System Runtime Per Day (Minutes) 174
	Total Runtime Per Zone Per Day (Minutes) 174
	Total System Dosing Events Per Day 16
	Runtime For Each Dose (Minutes) 11
	Off Time Between Doses in the Same Zone (Hours to nearest 0.1) 1.3
	Miscellaneous Information Dosing Volume Per Emitter Per Dose (gallons) 6.17
	Inches Per Week of Dosing 14.97
	Volume of a Single Dose (gallons) 25.3
	Pump Selection Pump Flow Rating (GPM) 11.9
	Head in Feet of Head 103.3
	Pump Manufacturer Gould
	Pump Model 20AE0511

REV	PER TOWN COMMENT	DJP
01/22/25		JRH
REV	PER TOWN COMMENTS	JRH
12/10/24		
REVISIONS	DATE	BY
10966_ENG		

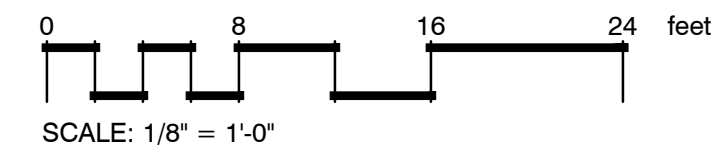
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

UTILITY DETAILS
32 SABAL ISLAND DR
OCEAN RIDGE, FL 33455

DATE 08/15/24
DRAWN BY JRH
F.B./PG. ---
SCALE 1"=10'

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
- FOR THE FIRM -
DATE

JOB # 10966
SHT.NO. 3
OF 3 SHEETS



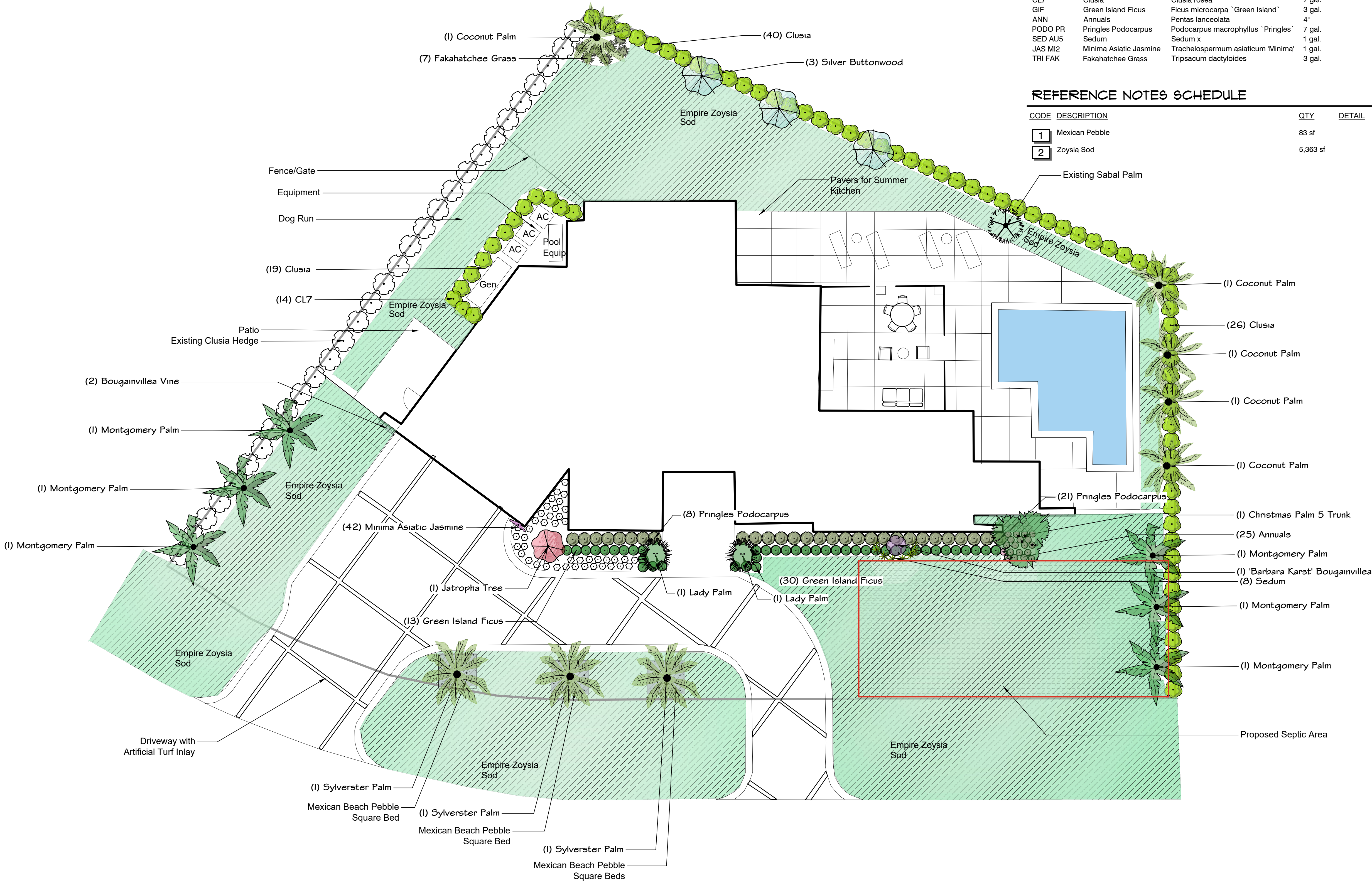
PLANT SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	QTY
TREES					
XMAS-5	Christmas Palm 5 Trunk	Adonidia merrillii	---		1
BT	Bougainvillea Purple	Bougainvillea x	25 gal.		1
COCONUT	Coconut Palm	Cocos nucifera	2-3' wd	Field Grown	5
CON SER	Silver Buttonwood	Conocarpus erectus f. sericeus	10-12" Ht.		3
JATROP	Jatropha Tree	Jatropha hastata	25 gal.		1
SYL PLM	Sylvester Palm	Phoenix sylvestris	6" CT		3
RHA EXC	Lady Palm	Rhapis excelsa	25 gal.		2
MONT PL	Montgomery Palm	Veitchia montgomeryana	12" Ht.		6
SHRUBS					
BOU VIN	Bougainvillea Trellis	Bougainvillea	6' Ht		2
CL15	Clusia	Clusia rosea	15 gal.		64
CL7	Clusia	Clusia rosea	7 gal.		14
GIF	Green Island Ficus	Ficus microcarpa 'Green Island'	3 gal.		43
ANN	Annuals	Pentas lanceolata	4"		25
PODO PR	Pringles Podocarpus	Podocarpus macrophyllus 'Pringles'	7 gal.		29
SED AUS	Sedum	Sedum x	1 gal.		8
JAS M12	Minima Asiatic Jasmine	Trachelospermum asiaticum 'Minima'	1 gal.		42
TRI FAK	Fakahatchee Grass	Tripsacum dactyloides	3 gal.		7

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
1	Mexican Pebble	83 sf	
2	Zoysia Sod	5,363 sf	

NOTE: top of all trees within proposed civil swale areas will be installed with the top of root ball at the bottom of swale elevations (so water can continue through the swale atop the tree).



LANDSCAPE PLAN FOR:
KOPF RESIDENCE
32 Sabal Island Drive
Ocean Ridge, FL

PROJECT NUMBER



DATE

Nov. 21, 2024

DRAWING TITLE

Planting Plan

SHEET NUMBER

L.1 of 1



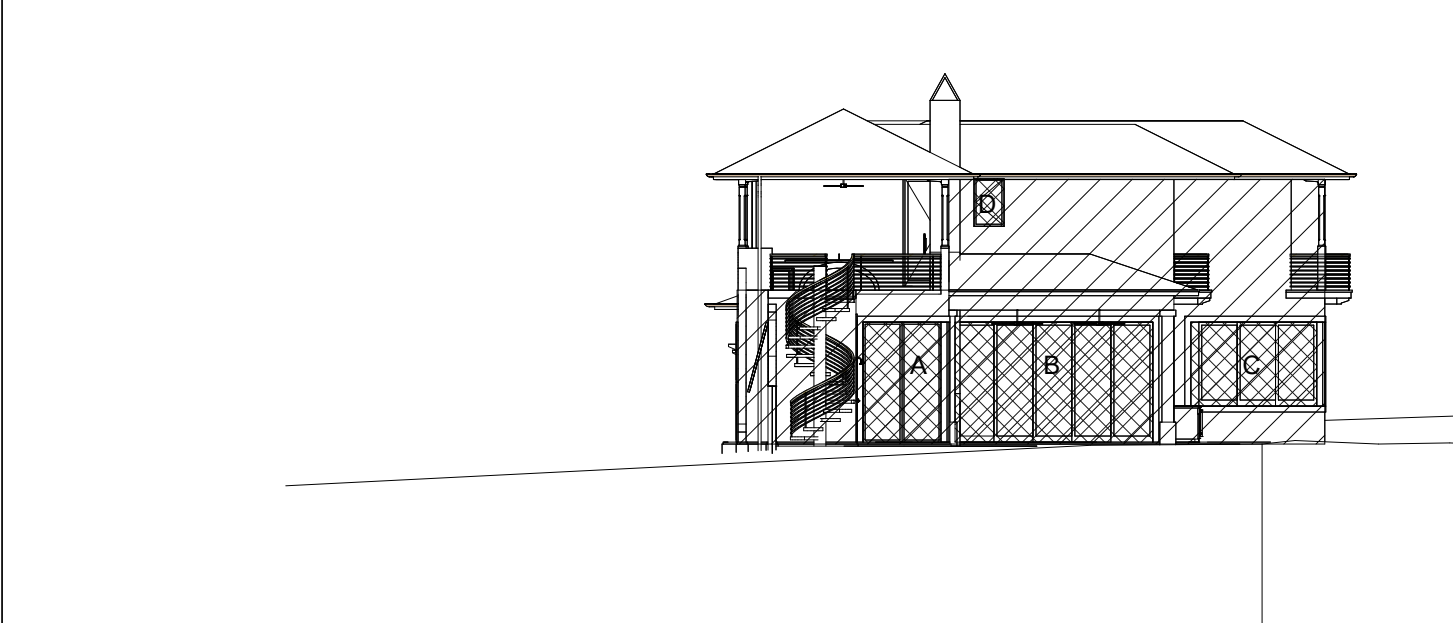
Mark	OPENING AREA
A	63.00 SF
B	13.35 SF
C	18.08 SF
D	13.35 SF
E	80.50 SF
F	24.50 SF
G	89.83 SF
H	33.33 SF
I	33.33 SF
J	33.33 SF
K	15.01 SF
TOTAL	417.62 SF



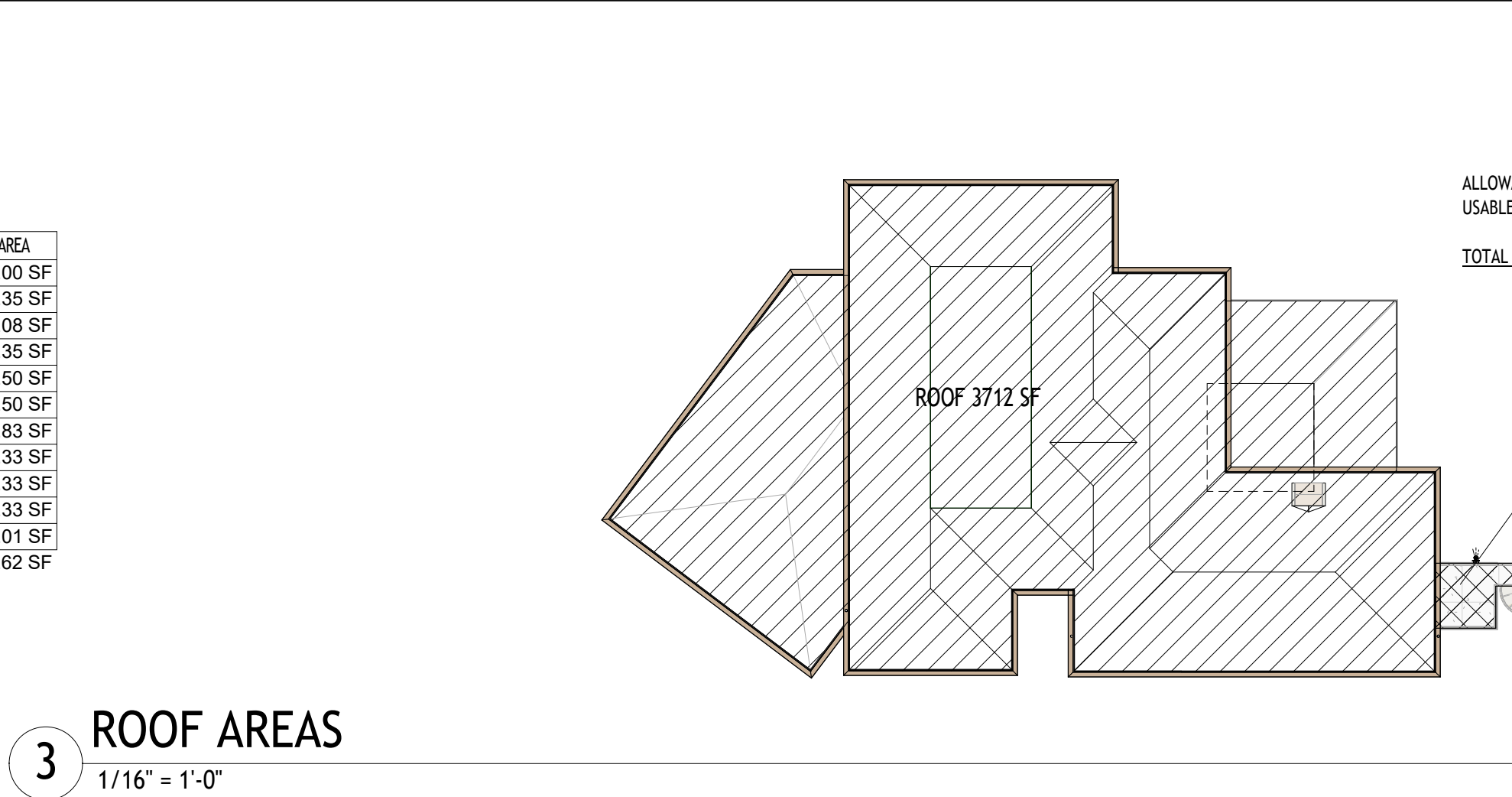
Mark	OPENING AREA
A	63.00 SF
B	94.50 SF
C	63.00 SF
D	17.50 SF
E	17.50 SF
F	49.00 SF
G	49.00 SF
TOTAL	353.50 SF



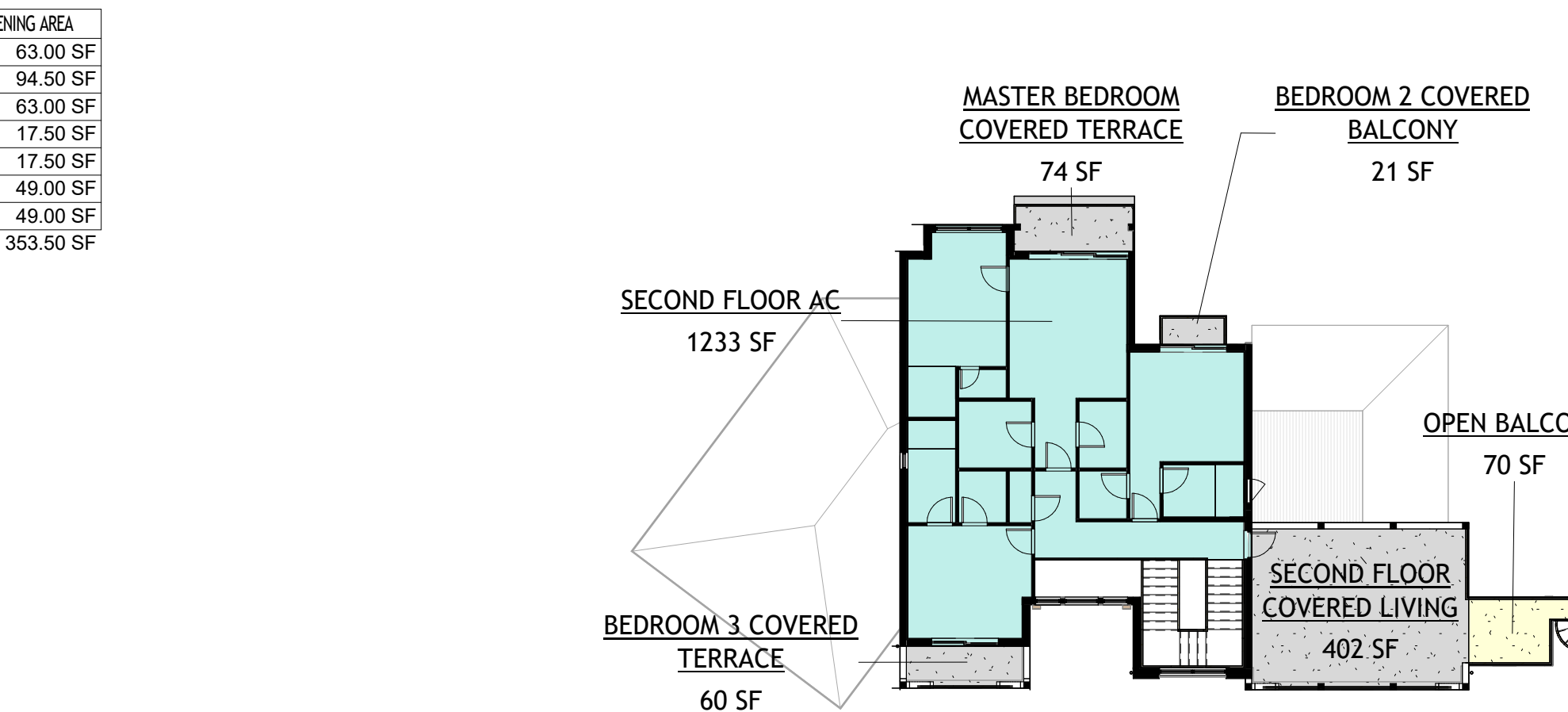
Mark	OPENING AREA
A	35.00 SF
B	27.00 SF
TOTAL	62.00 SF



Mark	OPENING AREA
A	65.00 SF
B	165.00 SF
C	73.50 SF
D	10.00 SF
TOTAL	313.50 SF



ALLOWABLE FLAT ROOF 15% X 3712 SF = 556 SF
USABLE FLAT ROOF 55 SF (1.5%)
TOTAL FLAT ROOF 55 SF (1.5%) < ALLOWABLE 531 SF (15%)



2 SECOND FLOOR AREAS

1/16" = 1'-0"



LEGAL DESCRIPTION			
LOT 32, McCORMICK MILE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 191 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA			
ZONING		RSF	
LOT SETBACK		REQUIRED	PROPOSED
FRONT YARD SETBACK		25'-0"	25'-1"
REAR SETBACK		15'-0"	15'-4"
SIDE (INTERIOR) SETBACK		15'-0"	15'-2" & 20'-10"
SIDE (CORNER) SETBACK		20'-0"	NA
DRIVEWAY SETBACK		5'-0"	17'-8" & 50'-7"
BUILDING FLOOR ELEVATION		9'-0" BFE	10'-0"
MAX. BUILDING HEIGHT		32'-0"	28'-6"
MAXIMUM FLOOR AREA (SEC. 64-1(j)(6))			
TOTAL SITE AREA		10614 SF	
MAX ALLOWABLE FLOOR AREA AT 36%		3818 SF MAX	
1ST FLOOR AREA 16'-0" OR LESS IN HEIGHT		2011 SF	
GARAGE		572 SF	
2ND FLOOR AREA		1233 SF	
TOTAL 1 ST & 2ND FLOOR AREA		3816 SF	
FLOOR AREA RATIO		3816 SF/10614SF =35.9%	
MAXIMUM LOT COVERAGE (SEC 64-1)			
TOTAL SITE AREA		10614 SF	
MAX ALLOWABLE LOT COVERAGE AT 35%		3712 SF	2933 SF(27.6%)
SECOND FLOOR TO FIRST FLOOR RATIO (SEC 64-1(i)(1,2,3))			
MAX. ALLOWABLE 2ND/1ST FLOOR RATIO		75%	
1ST FLOOR AREA		PROPOSED	
A/C AREA		2011 SF	
GARAGE AREA		572 SF	
COVERED AREAS		350 SF	
16'-0" OR LESS IN HEIGHT TOTAL 1ST FLOOR AREA		2933 SF	
2ND FLOOR AREA			
A/C AREA		1233 SF	
COVERED AREAS		557 SF	
TOTAL 2ND FLOOR AREA		1790 SF	
2ND FLOOR TO 1ST FLOOR RATIO		1790 SF / 2933 SF = 61%	
WINDOW AND DOOR COVERAGE OSPREY DRIVE			
MINIMUM 15% DOOR WINDOW COVERAGE PER ELEVATION WALL AREA			
ELEVATION	AREA	15% MIN OPENING	PROPOSED OPENING %
FRONT	1434 SF	(15%) 215 SF	(29%) 417 SF
REAR	816 SF	(15%) 122 SF	(43%) 353 SF
NORTH	380 SF	(15%) 57 SF	(16%) 62 SF
SOUTH	919 SF	(15%) 138 SF	(34%) 313 SF
IMPERVIOUS/ PERVIOUS CALCULATIONS			
TOTAL SITE AREA		10614 SF	
PROPOSED SF		PROPOSED %	
TOTAL IMPERVIOUS AREA	6063 SF	57%	
TOTAL PERVIOUS AREA	4551 SF	43%	
REFER TO GREEN SPACE COLOR ON SITE PLAN FOR A GRAPHIC REPRESENTATION			
BEDROOM/ BATHROOM COUNT			
1ST FLOOR		2ND FLOOR	
POWDER		3 BEDROOMS	
CABANA BATH		3 BATHROOMS	

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KOPF RESIDENCE

32 SABAL ISLAND DRIVE

OCEAN RIDGE, FLORIDA

RANDALL STOFFT

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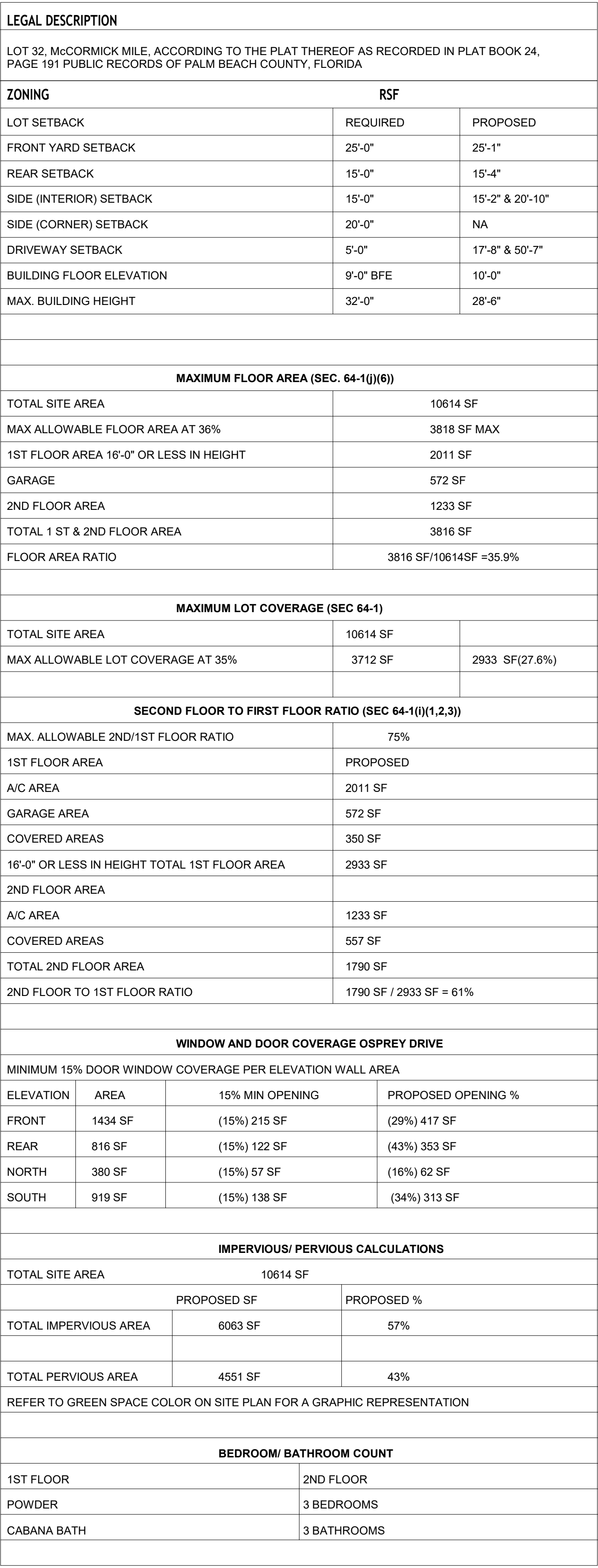
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A100

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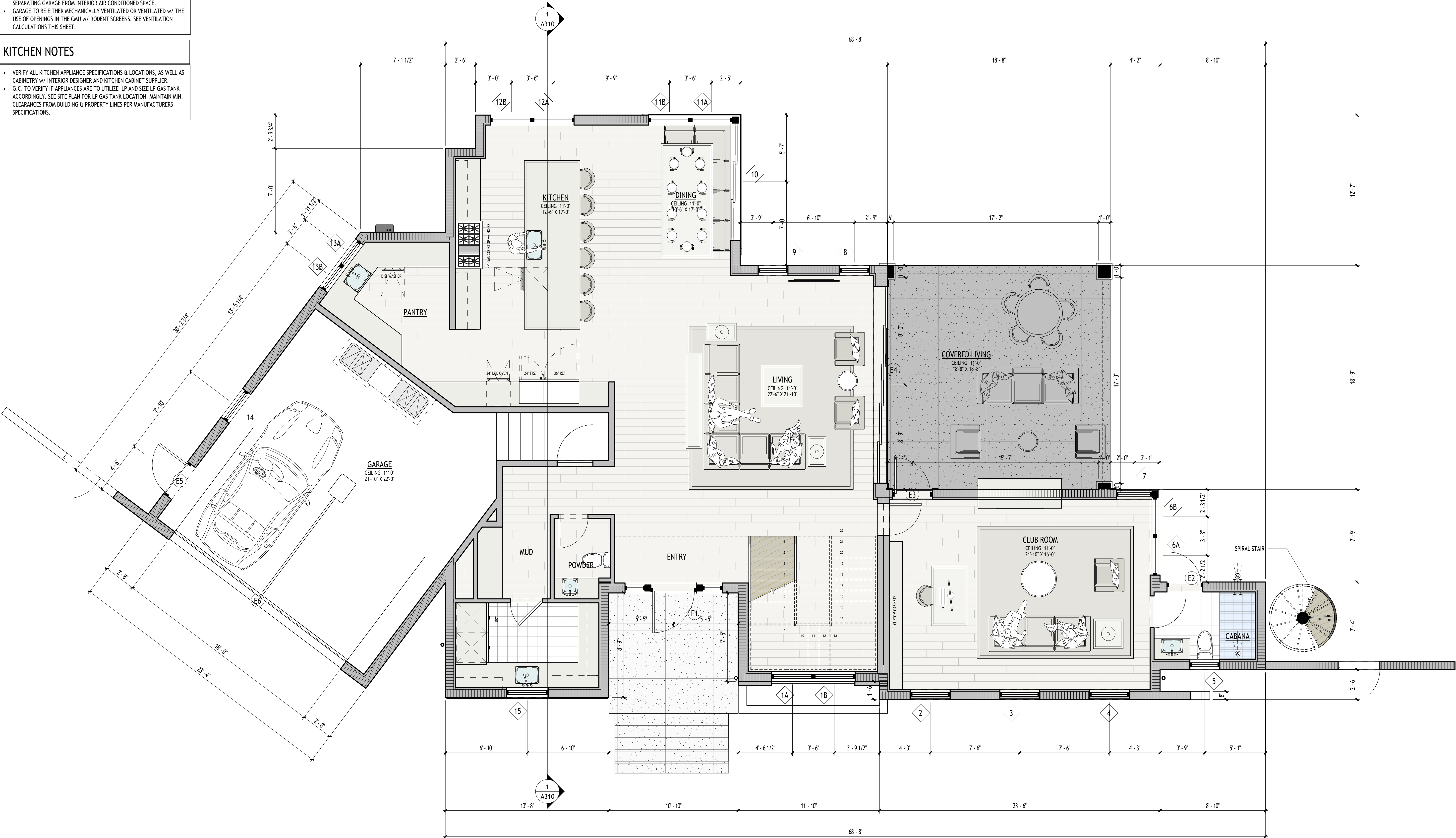
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GARAGE NOTES

- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTIC AREA BY NOT LESS THAN 1/2" GYP. BOARD APPLIED TO THE GARAGE SIDE.
- THE GARAGE SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE THE GARAGE BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD APPLIED TO THE GARAGE SIDE.
- DUCT WORK WHICH PENETRATES THE WALLS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE CONSTRUCTED OF A MIN. OF NO. 26 GAUGE SHEET METAL OR OTHER APPROVED MATERIAL. ALL OTHER PENETRATIONS TO BE PROTECTED AROUND THE OPENING BY AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- INTERIOR SIDE OF GARAGE EXTERIOR CMU WALLS TO HAVE Furring STRIPS & GYP. BD. FINISH, ALL OTHER WALLS TO BE PAINTED GYP. BOARD AS NOTED ABOVE.
- PROVIDE MIN. R-11 BATT INSULATION IN STUD WALL CAVITY FOR WALLS SEPARATING GARAGE FROM INTERIOR AIR CONDITIONED SPACE.
- GARAGE TO BE EITHER MECHANICALLY VENTILATED OR VENTILATED w/ THE USE OF OPENINGS IN THE CMU w/ RODENT SCREENS. SEE VENTILATION CALCULATIONS THIS SHEET.

KITCHEN NOTES

- VERIFY ALL KITCHEN APPLIANCE SPECIFICATIONS & LOCATIONS, AS WELL AS CABINETRY w/ INTERIOR DESIGNER AND KITCHEN CABINET SUPPLIER.
- G.C. TO VERIFY IF APPLIANCES ARE TO UTILIZE LP AND SIZE LP GAS TANK ACCORDINGLY. SEE SITE PLAN FOR LP GAS TANK LOCATION. MAINTAIN MIN. CLEARANCES FROM BUILDING & PROPERTY LINES PER MANUFACTURERS SPECIFICATIONS.



1 FIRST FLOOR PLAN

1/4" = 1'-0"

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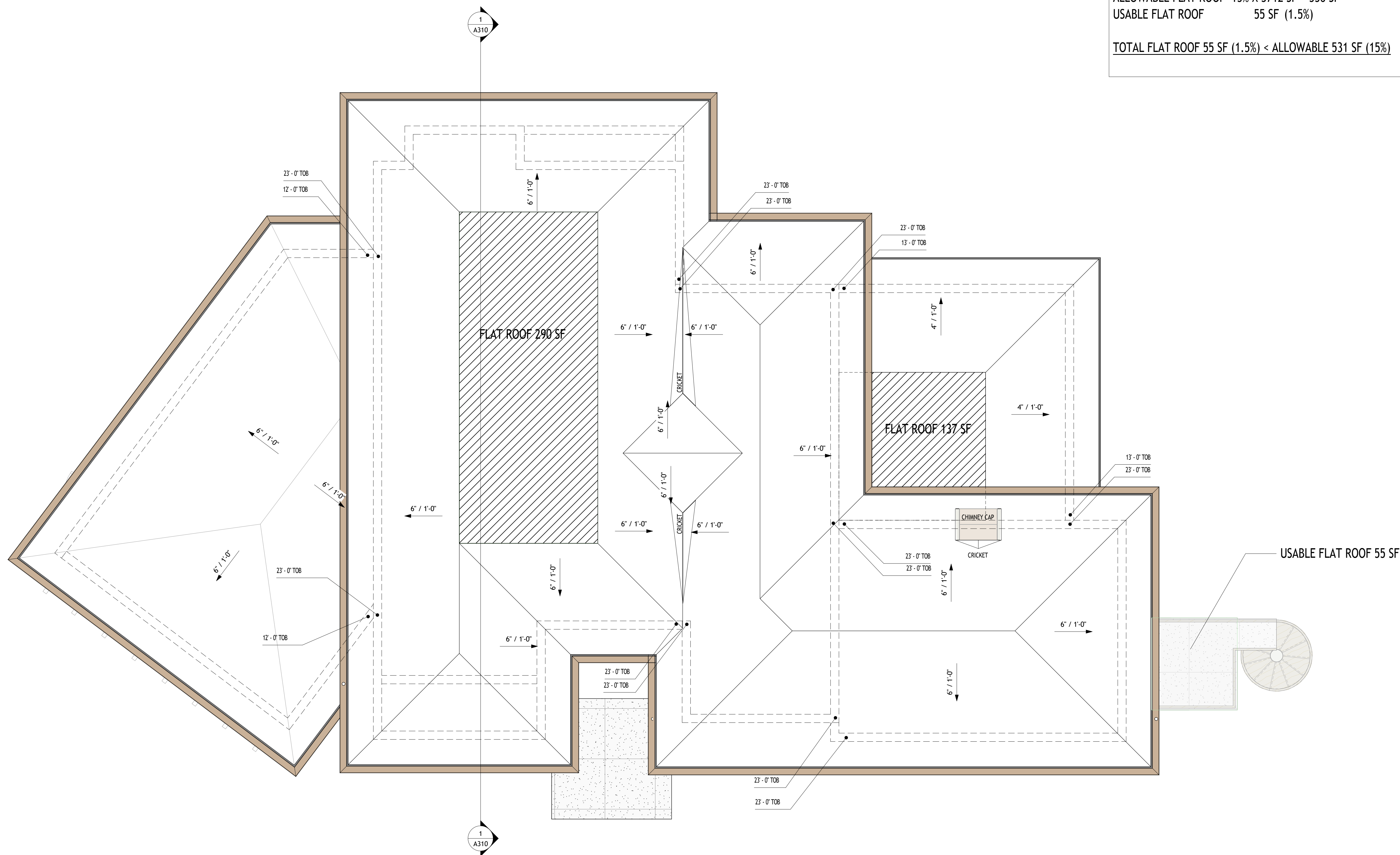
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A210

ARB 10.10.24

ALLOWABLE FLAT ROOF	15% X 3712 SF = 556 SF
USABLE FLAT ROOF	55 SF (1.5%)

TOTAL FLAT ROOF 55 SF (1.5%) < ALLOWABLE 531 SF (15%)



1 ROOF PLAN
1/4" = 1'-0"

ELEVATION KEYNOTES

- 001 FLAT CEMENT ROOF TILE WITH MITERED EDGES AND RIDGES. PROVIDE SAMPLE FOR ARCHITECTS REVIEW
002 SMOOTH STUCCO FINISH
003 STONE CLADDING
004 COMPOSITE WOOD LOOK LOUVER
005 RAISED STONE SILL/ HEAD
006 RAISED SMOOTH STUCCO BANDING
007 COMPOSITE WOOD LOOK TRELLIS
008 COMPOSITE OUTRIGGERS
009 ALUMINUM CUSTOM RAILING
010 IMPACT RESISTANT GARAGE DOOR. SEE WINDOW/DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT'S APPROVAL
011 IMPACT RESISTANT GARAGE DOOR. SEE WINDOW/DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT'S APPROVAL
012 OWNER SELECTED LIGHT FIXTURE
013 COPPER GUTTER/ DOWNSPOUT
014 STONE CLAD CHIMNEY/FIREPLACE
015 OUTDOOR KITCHEN
016 INFINITY EDGE POOL
017 EQUIPMENT ON CONCRETE PADS MOUNTED MIN 1' ABOVE BASE FLOOD ELEVATION
018 METAL CHIMNEY CAP
019 COMPOSITE WOOD LOOK DECORATIVE COLUMN
020 BREAK METAL WRAPPED COLUMN TO MATCH DOOR/ WINDOW FRAMES
021 WATER FEATURE

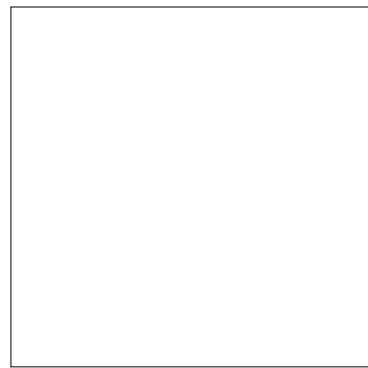


1 FRONT ELEVATION

3/16" = 1'-0"



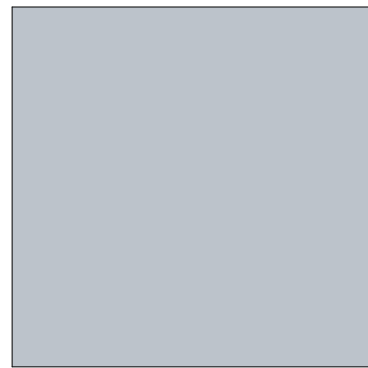
TEXTURED FLAT
CEMENT ROOF TILE



CHANTILLY LACE
BENJAMIN MOORE



WHITE WASH
WOOD LOOK COMPOSITE



CELTIC BLUE
COMPOSITE WOOD STAIN



CUT CORAL STONE



2 REAR ELEVATION

3/16" = 1'-0"

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KOPF RESIDENCE
32 SABAL ISLAND DRIVE
OCEAN RIDGE, FLORIDA

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distinctive inspirational architecture

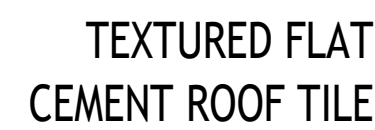
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FL-0011105 FIRM-AA003379

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A301

001 FLAT CEMENT ROOF TILE WITH MITERED EDGES AND RIDGES. PROVIDE SAMPLE FOR ARCHITECT'S REVIEW
002 SMOOTH STUCCO FINISH
003 STONE CLADDING
004 COMPOSITE WOOD LOOK LOUVER
005 RAISED STONE SILL/ HEAD
006 RAISED SMOOTH STUCCO BANDING
007 COMPOSITE WOOD LOOK TRELLIS
008 COMPOSITE OUTRIGGERS
009 ALUMINUM CUSTOM RAILING
010 IMPACT RESISTANT WINDOW AND DOOR. SEE WINDOW/DOOR SCHEDULE. PROVIDE NOA FOR
ARCHITECT'S APPROVAL
011 IMPACT RESISTANT GARAGE DOOR. SEE WINDOW/DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT'S APPROVAL
012 OWNER SELECTED LIGHT FIXTURE
013 COPPER GUTTER/ DOWNSPOUT
014 STONE CLAD CHIMNEY/FIREPLACE
015 OUTDOOR KITCHEN
016 INFINITY EDGE POOL
017 EQUIPMENT ON CONCRETE PADS MOUNTED MIN 1" ABOVE BASE FLOOD ELEVATION
018 METAL CHIMNEY CAP
019 COMPOSITE WOOD LOOK DECORATIVE COLUMN
020 BREAK METAL WRAPPED COLUMN TO MATCH DOOR/ WINDOW FRAMES
021 WATER FEATURE



KOPF RESIDENCE
32 SABAL ISLAND DRIVE
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A302



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

To:	Planning & Zoning Board Members
From:	Corey O’Gorman, Town Planner
Meeting Date:	March 18, 2025
Subject:	6855 N. Ocean Blvd – Major Development/Site Plan Review

1. PETITION DESCRIPTION

APPLICANT:	Bryan Donahue, Insite Studio
OWNER:	Edwards Ocean Ridge LLC
ADDRESS:	6855 N. Ocean Boulevard, Ocean Ridge, Florida 33435
ZONING DISTRICT:	RHM, High Density Multiple-Family, 10 Units / Acre
REQUEST:	The applicant is requesting Major Site Plan approval in accordance with Town Code Land Development Code including Chapter 63 General and Administrative Provisions, Article 4 Site Plan Review Procedures, Section 63-53 for Major Development Application and Chapter 64 Zoning, including Section 64-4, RHM, High Density Residential.

2. BACKGROUND

The applicant is requesting Site Plan Review approval to permit the construction of a new condominium project which includes fifteen (15) residential units, surface and garage parking, swimming pool and deck, resident bar/grill area, and interior amenities. The application was submitted in May, 2024, and resubmitted to address Town staff comments in August and December, 2024.

The requirements for Major Development Application and Site Plan are included in Section 63-53 of the Town Code and outline minimum submittal requirements. These requirements are applicable to all development that does not qualify as Single-Family/Duplex which is addressed through the Development Plan Review project, or Minor Development (which are minor modifications, signs, bulkhead filling and dune vegetation trimming), and in this case address multifamily development. The process includes review by Town Staff, review and recommendation by the Planning and Zoning Commission and approval by the Town Commission. Other applicable requirements include Section 64-4 for RHM, compliance with parking regulations, design utility and septic system and paving, grading and drainage.

The development that previously existed on the site was connected via driveway, pedestrian connections and was design proximate to the Ocean Club facility to the south, and this project is designed with similar connections and proximity. As such and because there are two separate parcels they will be joined through a Unity of Control enabling the vehicular and pedestrian connection, and the reduced building setback from the south property line.

The project was reviewed by Town Staff for all other applicable development requirements including the zoning requirements of Section 64-4 the RHM zoning district which are outlined below:

Standard	Required	Proposed
Minimum Lot Size	10,000 SF	105,647 SF (2.4 Acres)
Maximum Density	10 Units/Acre, 24 Units	6.25 Units/Acre, 15 Units
Lot Depth	100'	+/- 543'
Lot Width	100'	+/- 213'
Front Setback	50'	50'
Side Setback	30'	30' (North) / 10' (South)
Rear Setback	Coastal Setback Line	68' from Coastal Setback
Maximum Height	44'	44' (see note 1)
Maximum Lot Coverage	40%	21%
Minimum Floor Area	2BR=1200 / 3B=1400	>2900

Note 1: Per Section 1-3 building height is measured from the finished ground floor slab to the highest portion of the building. This does not include the parking garage which is below finished floor elevation.

In addition, Section 64-52 Height and Yard Exceptions, air conditioning cooling towers and elevator bulkheads may be considered by application as special exception to the height requirements. The overall building height is 44' measured from the first floor finished slab to the highest point of the building, and above that air conditioning equipment, elevator bulkhead and screening exceed the maximum height by 6'.

For parking, the Town Code requires a minimum of 2 parking spaces per unit at a minimum of 9' x 18' with the allowance for compact spaces at a minimum of 8' x 16'. With 15 units this is a minimum of 30 parking spaces. The garage includes a total of 30 spaces all of which are at 9' x 18', and there are an additional 16 surface spaces also at 9' x 18' and available for guests of the residents as well as visitors to the club next door.

The Town Landscape Code requires landscaping of 5' in width between parking areas and rights-of-way with 1 tree for every 25'. The site plan shows this required landscape area.

Considering the above, the project complies with the zoning and land development requirements of the Town Code. Regarding the "special exception" for the height of rooftop equipment and elevator bulkhead, the code provides no specific guidance on approvals, however the 6' additional height is setback from the rooftop area and is a relatively minor increase to the overall building height.

3. BOARD ACTION.

Major Development and Site Plan requirements of the Town Code Section 63-53(2) includes the following:

Major development site plan requirements. Every application and site plan shall include the following:

- a. The information required for minor development applications in [section 63-52](#) shall be included (e.g., survey, existing and proposed structures, location and area dimensions of environmentally significant vegetation, means of vehicular access, landscaping, outdoor lighting, topography, location of proposed pervious and impervious, septic tank, connection to water, and site drainage plan.
- b. A site plan shall also include the following information, where applicable:
 1. An area map, at a convenient scale prescribed by the town, which shall include existing roads, streams, street rights-of-way and street intersections, and the location of the nearest public streets on all four sides of the subject property.
 2. Existing public streets, easements or other reservations of land within the proposed site.
 3. The items required by subsections (3) through (11) in [section 63-52](#), pertaining to the minor development list.
 4. A traffic impact analysis report or letter of projected trip generation for the development is required.
 5. A statement by the petitioner of the major planning objectives of the development project, including but not limited to:
 - i. Project population.
 - ii. Proposed timing and stages of development.
 - iii. Proposed ownership and form of organization to maintain any common and open space and facilities.
 - iv. Proposed density of land use for each development parcel within the project.
 6. Where the applicant wishes to develop the project in incremental stages, a site plan indicating proposed ultimate development, for approval of the entire parcel. Proposed development phases shall be numbered in sequence.
 7. Any other reasonable information which may be reasonably required from time to time by the town commission, which is commensurate with the intent and purpose of this land development code.

In addition to the above, pursuant to 63-51(b)(2), major development applications shall be submitted to the administrative official for approval by the town commission after recommendation by the planning and zoning commission.

4. STAFF RECOMMENDATION

Town Staff recommends approval of the application for Major Development and Site Plan for the project located at 6855 N. Ocean Boulevard with conditions contained in the staff memo's and subject the Planning and Zoning Commission's consideration the special exception for building height increase.

PLAN REVIEW REPORT
OCEAN CLUB CONDOMINIUM / 6855 N OCEAN BOULEVARD
June 6, 2024 / August 23, 2024 / December 21, 2024

This Plan Review Report is for construction of a new fifteen (15) unit condominium project at 6855 N Ocean Boulevard. The project includes demolition of the previous project which included twenty-two (22) units (demolition has been completed), fifteen (15) residential units, surface and garage parking, swimming pool and deck, resident bar/grill area, and interior amenities. This review references site and architectural plans prepared by Spina O'Rourke + Partners, Architects dated 3-13-24, preliminary site plan prepared by Insite Studio dated 3-12-24, landscaping plans prepared by Insite Studio dated 5-15-24, site engineering plans prepared by Simmons & White dated 3-12-24, and survey prepared by Caulfield & Wheeler updated 6-29-23. **This review is based on revisions received on December 13, 2024, and recommends approval subject to the conditions noted below.**

PCN: 46-43-45-22-00-001-0170
FLU: MF - Multiple-Family Residential, Up to 10-units per acre
Zoning: RHM – Residential High Density Multiple Family Residential

This review is based the requirements of the Town of Ocean Ridge RHM Zoning District in Chapter 64, Article I, Section 64-4, procedural requirements of Section 64-23, Section 63-53 Major Development Application and Site Plan Requirements, the LDAA Checklist for Approvals of Site Plans, and related sections of Article III Supplemental Regulations of the Code of Ordinances in relationship to the subject plans.

COMMENTS:

- ~~Provide preliminary drainage calculations ensuring the proposed exfiltration trench will be sufficient for the property.~~
- ~~Provide site areas including all impervious and pervious areas. The Town requires 35% pervious area.~~
- ~~The parking spaces along the property line do not meet Town code.~~
- ~~The project will need an Administrative Permit approval from the Town Manager for the work east of the 1997 Coastal Construction Control Line.~~
- ~~Project will require an FDOT permit for work in their Right-of-Way.~~
- ~~The project will require PBC Health Department approval for the onsite septic system. Please provide approved Health Dept. setbacks from the ocean, pool, and retaining wall/property line.~~
- ~~The landscape north of the pool deck is within the septic drainfield area. Please confirm the landscape is not in conflict with the drainfield.~~
- ~~The survey is dated 2020, includes properties not part of this application, shows structures which no longer exist on the site and does not appear to include easements and encumbrances of record. Please update the survey to be current, show the subject~~

~~property, and include all easements and encumbrances of record. The survey and lot area shown on the plans differs from that which is shown on the PBC Property Appraiser's website, please provide information regarding the difference if possible.~~

Comment addressed.

- ~~• Square footage and/or acreage are provided on the LDAA, the survey, the site data on Sheet PSP 1 and in the project narrative, however they do not all include the same figures. Please revise for internal consistency. **Please provide revised LDAA**~~
- ~~• The Affidavit to Appoint Agent indicates submittal of a "site plan amendment", please revise to reflect a Major Development Site Plan application or clarify why this is an amendment. **Comment addressed.**~~
- ~~• Please provide documentation from solid waste hauler that the configuration and location of proposed refuse areas are approved for removal of solid waste. **Comment addressed.**~~
- ~~• As a Major Development Site Plan, all items required in 63-53 and items in 63-52 (3) (11) are required. Although a photometric plan is provided, it shows lighting only in the proposed parking area. Please advise if any other site or building lighting is proposed. **Response to comments state that an updated photometric plan is included and all lighting complies with PBC Turtle Lighting Standards. Revised plans show only outdoor lighting is in the parking lot and no other outdoor lighting on the site or building, and the** The site lighting plan is recommended for approval subject to a final lighting plan being submitted at the time of permitting and approval from PBC ERM as appropriate.~~

Section 64-4(e)(2)

~~Background: This code section specifies the minimum interior side setback as being 30' however the interior side setback provided on the south side of the site is shown as approximately 10'. The Project Narrative states that the side setback for the south property line is not required because of a unity of control, however a unity of control document was not found in the application package. In addition, although it is not mentioned in the project narrative, there is a 10' access road that appears to serve the property to the south although it encroaches onto the subject site.~~

~~Comment: Please provide the unity of control document described, and revise the project narrative to provide written justification for the proposed interior side setback encroachment and provide a written justification for encroachment of the 10' access road. **The resubmittal includes a draft unity of control document that addresses the issues identified. Review and approval as to form, legality and recordation is deferred to the Town Attorney, and is a condition of approval.**~~

Section 64-4(e)(3)

~~Background: This code section establishes the "maximum building height of 44' and no more than four stories. Any flat roof areas, excluding decks~~

~~and porches, shall be screened entirely by a parapet, which shall not extend above the top of the tie beam by more than 30 inches. This parapet shall extend around the flat roof area and shall screen all flat roof elements."~~

Comment: ~~The elevation sheets A3 0.1, A3 0.2 and A4 0.1 do not appear to show any parapet but show a 6' high mechanical wall which exceeds the maximum height requirements. Please revise to comply with the code language cited, or provide information on how this complies with the Town Codes. **As noted in the resubmittal, code section 64-52 allows height exceptions by "special exception" and while this is not a use exception as defined in section 1-3, this code section does permit height exceptions for mechanical equipment and elevator equipment room, it provides no standards for review. In that regard the revised justification statement provides narrative regarding the height and that it is limited to air conditioning equipment and elevator space, but does not provide justification for the exception. As a condition of approval, the narrative should be expanded to elaborate on why the exception should be approved as information for consideration by the Planning & Zoning Board.**~~ The Justification Statement is revised to include background information on the parapet, rooftop equipment, elevator bulkhead and screening. This report recommends approval subject to consideration by the Planning & Zoning Board.

Section 64-50

Background: ~~This code section states that "any rooftop mechanical equipment shall be screened on all sides from view from off-site properties. The screening of the rooftop equipment shall, at a minimum, equal the height of the proposed equipment. Rooftop equipment shall not extend more than 30 inches above the flat roof surface, however, exact change out equipment permit applications are exempt from this provision as determined by the building official."~~

Comment: ~~Elevation sheets appear to show the rooftop mechanical equipment exceeding the maximum height requirement noted above. Please revise to comply with the code language cited, or provide information on how this complies with the Town Codes.~~ **Comment addressed.**

~~Also note that Sheet A1-2.1 shows 4 roof-top AC units above the 1st floor multipurpose room, and shows elevator space above the 1st floor lobby area. Please show all proposed AC units to ensure adequate screening, and please clarify how the rooftop elevator space is screened (it does not look fully screened on Sheet A3-0.1).~~ **Comment addressed.**

Section 64-52

Background: ~~This code section allows elevator bulkheads and air conditioning cooling towers as exceptions to the height requirements subject to application for special exception as noted in the attached email.~~

Comment: ~~Elevation sheets appear to show the rooftop elevator space and various mechanical equipment exceeding the maximum height allowance, and the applicant may want to consider including a request for exception to these requirements, alternatively please review the requirements for such structures and provide information on how this complies with the Town Codes.~~ **Comment addressed.**

Section 66-117

Background: ~~The justification statement notes that per email correspondence with the Town's Planning Consultant on April 21, 2023 this section does not apply to the site as the parking area will remain as is and the existing conditions are vested. Please noted that the cited email is attached and states the following regarding landscape buffer:~~

~~"Landscape Buffer~~

~~It is clear that the code requires a 5' buffer strip between the parking and ROW line, and does not include any relief mechanism other than a variance. However, if this portion of the site is proposed to remain as is, it is possible that Section 66-117 (the applicability section of the landscape code) may not apply, and if so the landscape strip would not be required. Assuming this is the case, if some additional landscaping could be proposed to meet the intent perhaps through the license agreement with FDOT and/or somewhere on site, that might address the issue. Since this does relate to the shared parking with the Ocean Club, it would be helpful for the agreement to be provided for town review." Also, Section 66-117 is the applicability section of the landscape code and states that "The provisions of this division shall apply to all new or redeveloped off-street parking areas and other vehicular use, service and loading areas. However, any lot shall have at least 25 percent of the total area in landscaped open space."~~

~~In addition, Sheet 1 of 2 of the civil plans show the existing parking lot and driveway to be completely removed, and the preliminary site plan Sheet PSP.1 shows a completely reconfigured parking area with the driveway relocated.~~

Comment: ~~Because the existing parking area is being removed and reconstructed and thus “redeveloped”, the landscape provisions are applicable including, but not limited to the 5’ wide landscape buffer. Please revise the plans accordingly. If the buffer cannot be provided due to special circumstances a variance must be applied for and approved prior to site plan approval.~~ **Comment addressed.**

Section 67-17

Background: ~~This code section adopts the 1997 Coastal Construction Control Line as adopted by the State as the town’s coastal construction control line and prohibits any structure seaward of that line without obtaining a permit from the FLDEP. This section also provides for zoning confirmation approval to be provided by the town for the state; prohibits any excavation, filing or removal of natural vegetation; allows the town to require a bond prior to issuance of a permit for completion of protective work; restricts grading and leveling of a site; and defines any structure constructed in violation of this code to be a public nuisance.~~

Comment: ~~A DEP permit will be required prior to issuance of any permits by the Town; the applicant may desire to amend the LDAA to include construction east of the CCCL if a letter to DEP is needed; and compliance with other applicable provisions of this section will be required as appropriate.~~

~~Regarding the proposed burying of the existing seawall, please make a note on all applicable plans that this is subject to permitting by DEP. In addition, based on the survey, the seawall provides pedestrian access from the property to the north through the subject site to the property to the south. If the easements or encumbrances of record (requested as part of the survey update) provide legal access through the subject site and/or if the DEP does not allow the seawall to be buried as proposed, the Town will not permit it.~~ **Comment addressed.**

Section 67-32

Background: ~~This code section describes how the minimum and maximum floor elevations are determined including elevations for garages and determination of maximum elevation where the natural elevation is higher than 8.00 feet NAVD 88 using the average natural elevation of the lot.~~

Comment: ~~Please provide written narrative to and/or revisions to appropriate plans to confirm that the proposed garage and first floor finished elevation complies with this code section.~~ **Comment addressed.**

December 20, 2024**To: Kelly Avery, Town Clerk****From: Tara Bamber, PE** **Re: 6855 N Ocean Blvd
Developmental Plan Review
Engenuity Group Project No. 00020.10**

We have received the following through DropBox on 12-13-24 & 12-17-24:

1. Civil Plans, 1 sheet, revised 12-12-24, by Simmons & White.
2. Site Plan, 1 sheet, revised 12-13-24, by Insite Studio.
3. Landscape Plans, 6 sheets, revised 12-13-24, by Insite Studio.
4. Comment Response Letter, 2 sheets, dated 12-17-24, by Insite Studio.
5. TOR Land Development Application, 5 sheets.

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

1. Pre-Construction approval shall be provided from the City of Boynton Beach for the water connection and water service and relocating the fire hydrant.
2. 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."
3. Additional comments may be asked at time of building permit.

If you should have any questions, please give me a call at 561-655-1151.

Cc: Lisa Tropepe, PE
Lynne Ladner

December 13, 2024

Town of Ocean Ridge
Building & Zoning
6450 N. Ocean Blvd.
Ocean Ridge, FL 33435

RE: 6855 N. Ocean Blvd.

Site Plan Review

Project Narrative

Property Location

The property is located approximately 1 mile north of the intersection of Ocean Ave and N Ocean Blvd, on the east side of N Ocean Blvd. It is within the Town of Ocean Ridge and is identified by property control number 46-43-45-22-00-001-0170 and consists of approximately 2.425 acres.

Property History

The subject property is within the High-Density Multiple Family Residential (RHM) Zoning District and has a Multiple Family Residential (MF) FLU designation. Prior to demolition, there was a multi-family condo building comprised of 22 units on the site. The Ocean Club of Florida is located adjacent to the parcel to the south.



Figure 1: Project Location

As shown above, the parking lot for the club and subject property is adjoined and a parking agreement (ORB 1785 / PG 622) which allows ingress / egress between the two sites. Additionally, a unity of control agreement has been executed between the subject property and the Ocean Club of Florida.

Surrounding Uses

Below are descriptions of the zoning and land uses of the adjacent properties:

North: Identified by multiple PCN's located in the Town of Ocean Ridge. The property directly north of subject site consists of approximately 2 acres and is the multi-family development. The property is located within the High-Density Multiple Family Residential (RHM) Zoning District.

South: Identified by PCN: 46-43-45-22-00-001-0160, located in the Town of Ocean Ridge. The property directly south of the subject site consists of approximately 2 acres and operates as the Ocean Club oof Florida. The property is located within the High-Density Multiple Family Residential (RHM) Zoning District.

East: The Atlantic Ocean lies directly east of the subject site.

West: Identified by PCN: 46-43-45-22-10-000-1390, located in the Town of Ocean Ridge. The property directly west of subject site consists of approximately 1.5 acres and is the tennis courts for the Ocean Club of Florida. The property is located within the High-Density Multiple Family Residential (RHM) Zoning District.

Application Request

The petitioner has submitted this application to request site plan review of a four-story residential building comprised of 15 multi-family dwelling units. The proposed development will provide recreation area consisting of a pool and bar/grill area.

A pre-application meeting occurred on April 12th, 2023 with the Town of Ocean Ridge. During the meeting, staff confirmed that the site will be reviewed with the property development regulations for the High Density Multiple Family Residential (RMH) Zoning District.

Site Plan Review Standards

Land Development Regulations Article IV

Pursuant to the Town of Ocean Ridge's Land Development Code, the applicant shall demonstrate that the requested site plan approval is consistent with the Town's standards.

(1) The proposed development is consistent with good planning and zoning practice.

The proposed site plan is consistent with good planning and zoning practices. The proposed plan complies with the Town's Land Development Code and Amendment Standards, as outlined below and does not require any waivers or variances. The proposed plan will not be contrary to the Town's Comprehensive Development Plan. The proposed multi-family residential use is consistent with the surrounding area and the new development will provide innovative architecture and sophisticated

condominium units. The use is also consistent with what has existed on the property for decades and with the neighboring properties.

The proposed plan does not have an adverse impact on the site or surrounding area and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and the safety of the Town of Ocean Ridge. The proposed plan complies with all the setback, landscape buffer, building coverage and height requirements within the RMH Zoning District.

(2) The proposed development will not be contrary to the Town's Comprehensive Plan and Land Development Code.

Approval of the proposed site plan is consistent with the Goals, Objectives and Policies of the Town Comprehensive Plan including standards for intensities of the proposed uses. The proposed multi-family building is compatible with the surrounding area as the existing use for the property is a multi-family building consisting of 22 units. The surrounding area is comprised of multi-family developments and recreation uses.

Density

The property has a Multiple Family Residential (MF) FLU designation which allows a maximum density of 10 dwelling units per acre. According to the survey, the total lot area is 105,647 SF or 2.425 acres, allowing a total of 24 units.

Maximum density permitted by right: 24 dwelling units

$10 \times 2.425 \text{ ac} = 24.25 \text{ du}$

Proposed density: **15 dwelling units**

Property Development Regulations

The proposed plan complies with the following property development regulations for the High Density Multiple Family Residential (RMH) Zoning District outlined in Section 64-4 of the Town's Land Development Code.

RMH Land Development Regulations		
	Required	Proposed
Min. Lot Size	10,000 SF (+2,500 SF for each additional dwelling unit)	105,647 SF
Min. Lot Width	100'	+/- 216'
Min. Lot Depth	100'	+/- 510'
Max. Lot Coverage	40%	21%

Max. Building Height	44', not to exceed 4 stories	44'	
Setbacks	1-2 Floors	3-4 Floors	
Front	25'	50'	50'
Side (Interior)	15'	30'	North: 30'*
Waterway (Rear)	25'	50'	68'
*Side setback for the south property line is not required by means of an unity of control agreement with the property to the south, The Ocean Club of Florida.			

Side Setback – South Property Boundary

As shown above, the side setback requirement is 15' which the proposed development is not providing due to a unity of control agreement with The Ocean Club of Florida property, to the south. A unity of control agreement allows abutting property owners to develop their sites jointly, similar to a master plan which creates cohesivity between the two properties. In this case, the abutting property to the south is already developed and the development proposal for the subject site will be compatible with the club. The properties already have a shared parking and access agreement, so the unity of control agreement is consistent with the unified nature of the two sites.

Building Height Encroachment Exception

Per Code Section 64-52, air conditioning cooling towers and elevator bulkheads may be considered as special exceptions to the height requirements. As discussed with staff on June 21, 2024, the equipment located on the roof of the building falls within the exceptions of air conditioning towers and elevator bulkheads and therefore can be considered as an exception to the building height limitation of 44'. Specifically, only air conditioner condensers will be located on the roof, on racks along with the elevator override. Additionally, a parapet has also been provided to screen the equipment and ensure the fluid aesthetic of the building.

The proposed building height with the roof equipment screen wall is required in order to sufficiently screen the mechanical equipment on the roof. The code only allows for 30" parapet wall to screen the mechanical equipment per Section 64-4(e)(3). However, there is not any mechanical equipment that is less than 30" high. The equipment stands require the equipment to be mounted above the roof at a minimum of 18" which would only allow for any mechanical equipment to be 18" tall. The code also requires the mechanical equipment to be screened per Section 64-50(a). Screening the mechanical equipment to meet code cannot be achieved unless the screen wall is raised to the height of the equipment which is noted on building elevations at 6'-0" including roof stands. The screen wall is also pulled back away from the façade of the building to provide a relieve from the massing height of the wall.

Parking/Access

The proposed plan complies with Section 64-46.b.8, which requires 2 spaces per dwelling unit for residential uses, as shown in table below.

Parking Requirements	
2 spaces per unit @ 15 units	30 spaces
Total Required	30 spaces
Total Provided	46 spaces
Outdoor/Surface Lot	16 spaces
Standard Garage Spaces	28 spaces
Handicap Garage Spaces*	2 spaces
*Guest and resident access will be provided via an intercom/gate access.	

The surface parking lot is adjoined with the lot for the club and a parking agreement (ORB 1785 / PG 622) allows ingress / egress between the two sites. Additionally, a 10' access road is situated near the south property boundary, between the proposed building and The Ocean Club of Florida Clubhouse. Notably, the road will be utilized for maintenance and service purposes only. As mentioned above, a unity of control agreement has been drafted between the two properties, which will allow a cohesive development and shared usage of the 10' access road.

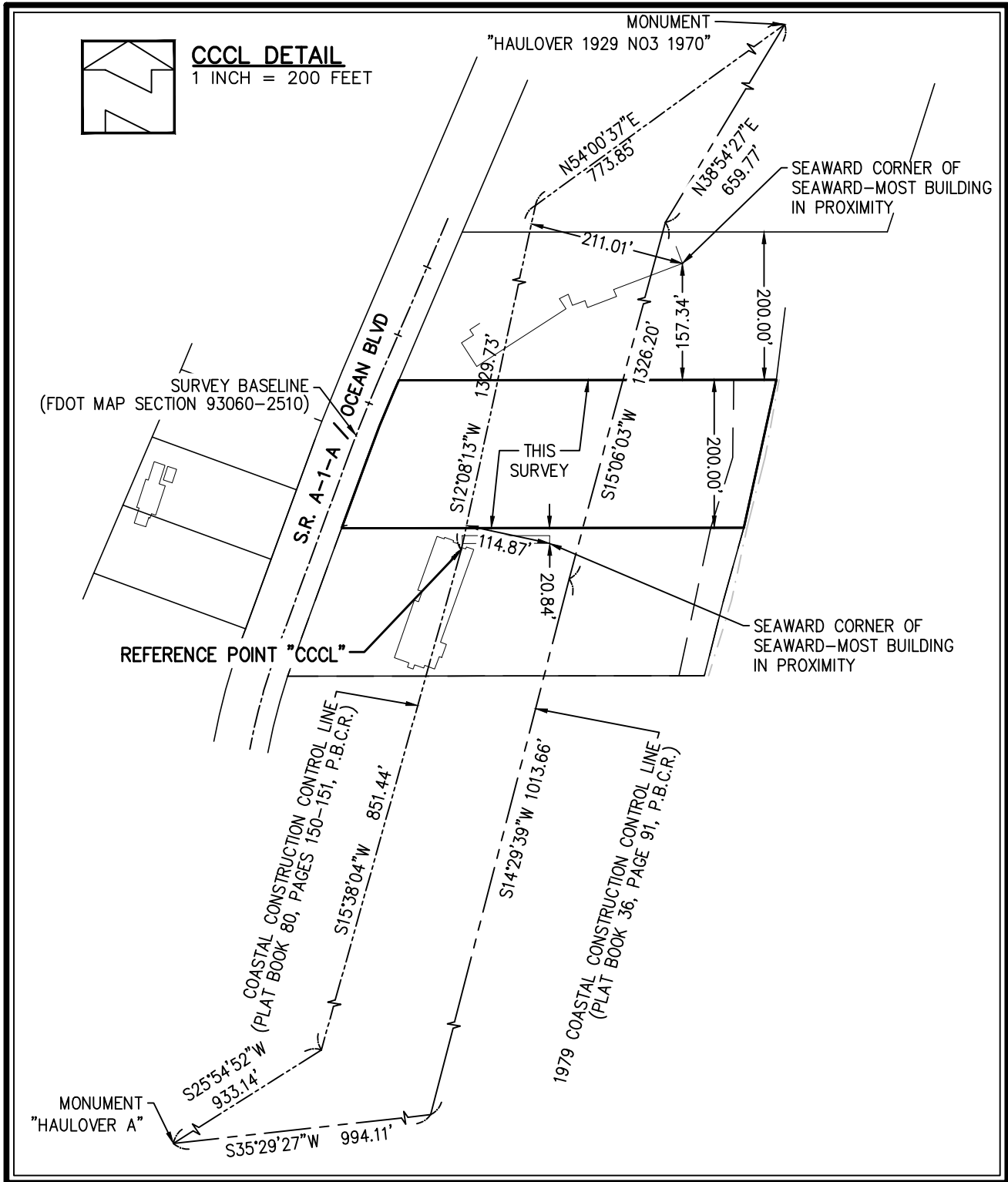
Landscape

Section 66-117 of the Town's code requires a 5' landscape buffer between the parking lot and Right-Of-Way line. This landscape buffer has been provided along Ocean Blvd. and is depicted on the site plan.

(3) The proposed development will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town.

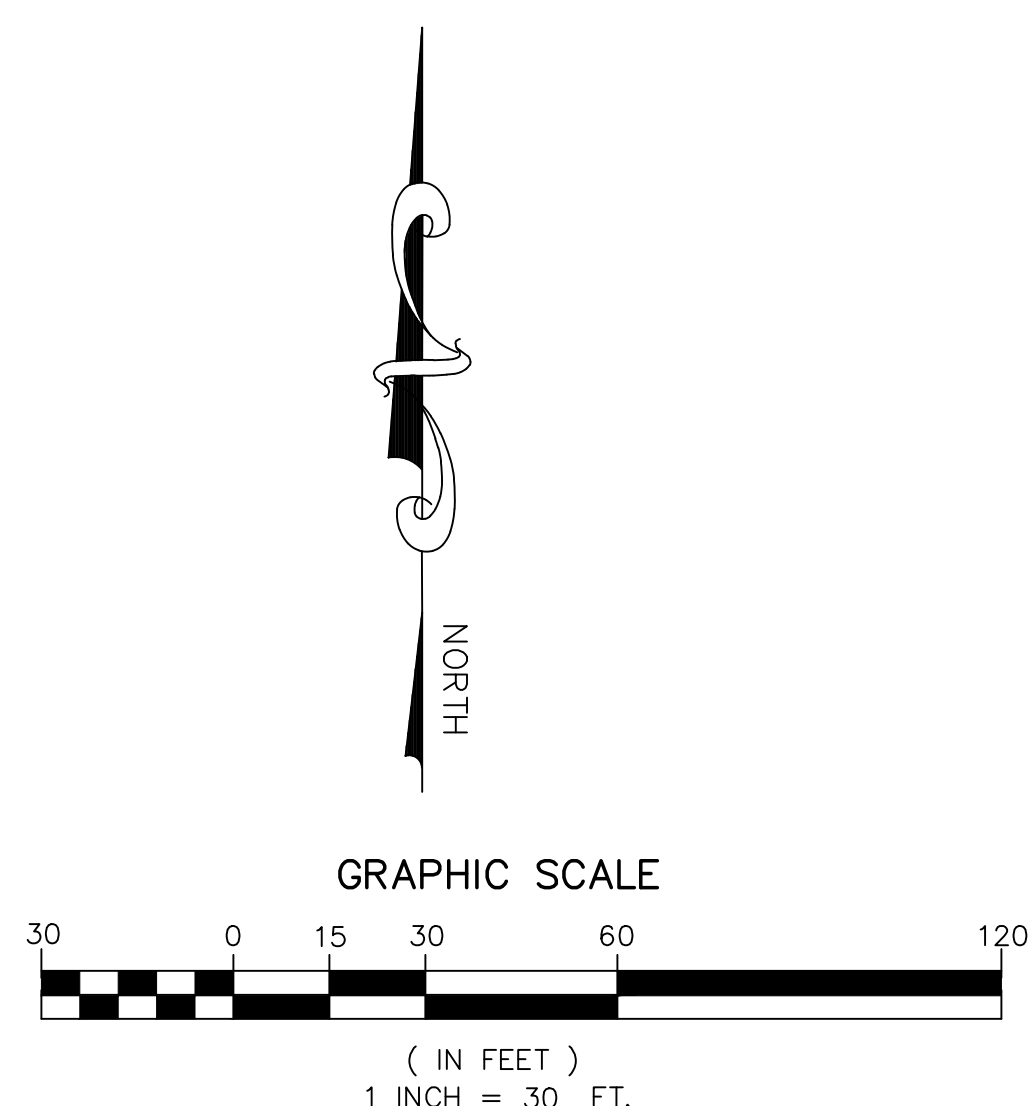
The proposed site plan will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. The proposed multi-family residential use of the property is the same as the previous use prior to demolition.

The proposed use is consistent with what has existed on the property, as well as with the surrounding multi-family residential uses.



I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 20, 2020. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

JOB # 9085
SHT.NO. 1
OF 4 SHEETS



- LEGEND**
- A/C - AIR CONDITIONER
 - ALUM. - ALUMINUM
 - B.E. - BUFFER EASEMENT
 - C.O. - CLEANOUT
 - CLF - CHAIN LINK FENCE
 - CONC. - CONCRETE
 - COV. - COVERED
 - CCCL - COASTAL CONSTRUCTION CONTROL LINE
 - ELEC. - ELECTRIC
 - ELEV. - ELEVATION
 - EQUIP. - EQUIPMENT
 - ESMT. - EASEMENT
 - EXIST. - EXISTING
 - F.P.L. - FLORIDA POWER & LIGHT
 - FIN. - FINISHED
 - F.L. - FLOOR
 - FND. - FOUND
 - I.R./CAP - IRON ROD & CAP
 - INV. - INVERT
 - IRR. - IRRIGATION
 - L.A.E. - LIMITED ACCESS EASEMENT
 - O/S - BUILDING OFFSET
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - P.B.C.R. - PALM BEACH COUNTY RECORD
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - PGS. - PAGE(S)
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - PROP. - PROPOSED
 - R. - RADIUS
 - R/W - RIGHT-OF-WAY
 - RGE. - RANGE
 - SEC. - SECTION
 - Δ - DELTA (CENTRAL ANGLE)
 - SQ. FT. - SQUARE FEET
 - TWP. - TOWNSHIP
 - TYP. - TYPICAL
 - U.E. - UTILITY EASEMENT
 - W.M. - WATER METER
 - W.E. - WATER EASEMENT
 - S.E. - SANITARY EASEMENT
 - ⊙ - LIGHT POLE
 - ⦿ - FIRE HYDRANT
 - ⊞ - CATCH BASIN
 - ⦿ - WATER VALVE
 - ⦿ - SET 5/8" IR/CAP LB 3591
 - ⦿ - SANITARY MANHOLE
 - ⦿ - DRAINAGE MANHOLE
 - ⦿ - WOOD POWER POLE (UNLESS NOTED)
 - ⦿ - CENTER LINE
 - ⦿ - EXISTING ELEVATION
 - ⦿ - TRAFFIC SIGN
 - ⦿ - ELECTRICAL WIRES OVERHEAD
 - ⦿ - ANCHOR
 - ⦿ - WATER METER
 - ⦿ - RPZ
 - ⦿ - GROUND LIGHT
 - ⦿ - ELECTRIC HAND HOLE
 - ⦿ - IRRIGATION CONTROL VALVE
 - ⦿ - CONCRETE POWER POLE
 - ⦿ - FIRE DEPARTMENT CONNECTION

6-27-2024	ST
6-29-2023	RW
5-12-2023	RW
5-12-2023	TKM
4-16-2023	RW
4-16-2023	RW
4-16-2023	RW
4-7-2023	RW
3-28-2023	RW
10-4-2022	D.H
9-22-2021	RFJ

UPDATE SURVEY TO ONLY INCLUDE NORTH PARCEL
UPDATE SURVEY TO ONLY INCLUDE NORTH PARCEL
UPDATE SURVEY TO ONLY INCLUDE NORTH PARCEL
ADD ADDRESSES AND COORDINATES PER REQUEST
ADD ADDRESSES AND COORDINATES PER REQUEST
ADD ADDRESSES AND COORDINATES PER REQUEST
ADD BUILDING INFO, UPDATE CCCL SURVEY
ADD BUILDING INFO, UPDATE CCCL SURVEY
UPDATE SURVEY
UPDATE SURVEY

9-22-2021	RW
9-22-2021	RW
2-22-2021	RW
2-22-2021	RW
1-15-2021	RW
1-15-2021	RW
DATE	BY
REVISIONS	DATE
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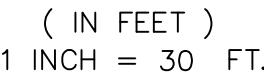
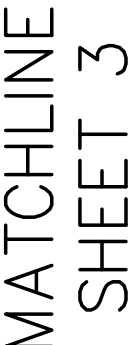
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

6855 N. OCEAN BOULEVARD
OCEAN RIDGE, FLORIDA
BOUNDARY AND TOPOGRAPHIC SURVEY

DATE 10/20/2020
DRAWN BY RW
F.B./ PG. HDS
SCALE AS SHOWN

JOB # 9085
SHT.NO. 3
OF 4 SHEETS

SEE SHEET 1 FOR LEGAL AND CCCL ANNOTATION



C – AIR CONDITIONER
 L – ARC LENGTH
 AL – ALUMINUM
 B.E. – BUFFER EASEMENT
 C.C. – CLEANOUT
 C.C.F. – CHAIN LINK FENCE
 CONC. – CONCRETE
 CONV. – COVERED
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 – IRRIGATION CONTROL VALVE
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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1451

6855 N. OCEAN BOULEVARD
OCEAN RIDGE, FLORIDA

DATE 10/20/2020	
DRAWN BY	RW
C.B./ PG.	HDS
SCALE AS SHOWN	

JOB # 9085
SHT.NO. 4
OF 4 SHEETS

6855 N. OCEAN BOULEVARD

OCEAN RIDGE, FL 33435



SHEET INDEX

SHEET	NAME	REV 1	REV 2	REV 3
GENERAL				
CVR-1.0	COVER	08/07/24		
SITE				
PH-1.0	SURROUNDING PROJECTS			
CIVIL				
CO-1	CONCEPTUAL DEMOLITION PLAN	08/07/24		
CO-2	CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN	08/07/24		
SITE				
SD-1	OSTDS CONCEPTUAL DESIGN	08/07/24		
PSF-1	SITE PLAN	08/07/24		
ARCHITECTURE				
AS-1.0	ARCHITECTURAL SITE PLAN	08/07/24	12/13/24	
A1-0.1	LOWER PARKING LEVEL - FLOOR PLAN	08/07/24		
A1-1.1	FIRST FLOOR PLAN		12/13/24	
A1-2.1	SECOND THRU FOURTH FLOOR PLAN		12/13/24	
A2-0.1	ROOF PLAN	08/07/24	12/13/24	
A3-0.1	WEST AND SOUTH EXTERIOR ELEVATIONS	08/07/24	12/13/24	
A3-0.2	NORTH AND EAST EXTERIOR ELEVATIONS	08/07/24	12/13/24	
A4-0.1	BUILDING SECTIONS	08/07/24	12/13/24	
RENDERING				
AS-0.1	VIEW @ MAIN ENTRY			
AS-0.2	VIEW @ OCEAN SIDE			

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FL Lic. # AA26002399

STATE OF FLORIDA
KEITH M. SPINA
1813419
REGISTERED ARCHITECT

Digitally
Signed by
Keith M. Spina
DN: cn=Keith M. Spina,
ou=SPINAOROURKE, o=SPINAOROURKE, c=US
1.3.6.1.4.1.311.1.1

SPINAOROURKE
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Architecture • Interior Design
Keith M. Spina # AR13419

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Keith M. Spina # AR13419

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WEST PALM BEACH, FLORIDA 33401
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SITE PLAN REVIEW 03-13-24

Civil Engineer
SIMMONS & WHITE

2581 METROCENTRE BLVD., SUITE 3
WEST PALM BEACH, FL 33407
561-644-4312

Structural Engineer
ONMJ

1655 PALM BEACH LAKES BLVD, SUITE 204
FORT LAUDERDALE, FL 33309
561-835-0994

MEPFP Engineer
CES

2937 WEST CYPRESS CREE ROAD
FORT LAUDERDALE, FL 33309
954-990-0556

Landscape
INSITE STUDIO

8144 OKEECHOBEE BOULEVARD,
SUITE A, WFB, FL 33411
561-249-0940

Survey
CAULFIELD & WHEELER

7900 GLADES RD STE 100, BOCA
RATON, FL 33434

Water & Waste Water
DKK CONSULTING

951 SANSBURY'S WAY SUITE 206
ROYAL PALM BEACH, FL 33411
561-612-7312

Coastal, Enviromental, Marine
ISIMINGER & STUBBS

640 US HIGHWAY 1, SUITE 8
NORTH PALM BEACH, FL 33408
561-881-0003

OWNER
EDWARDS COMPANIES

495 SOUTH HIGH STREET, SUITE 150
COLUMBUS, OH 43215
614-241-2070

NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD

OCEAN RIDGE, FL 33435

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Revisions:

Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG

CVR-1.0
SITE PLAN REVIEW

COVER

12/11/2024 9:24:48 AM

Page 92 of 124



SURROUNDING PROJECTS

PH-1.0

SITE PLAN SUBMIT

Project no: 22006
Date: 02-15-24
Drawn by: LS
Project Manager: JG

Revisions:

NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD
OCEAN RIDGE, FL 33435

SPINAOROURKE
+ PARTNERS
Architecture • Interior Design
Keith M. Spina #A13119

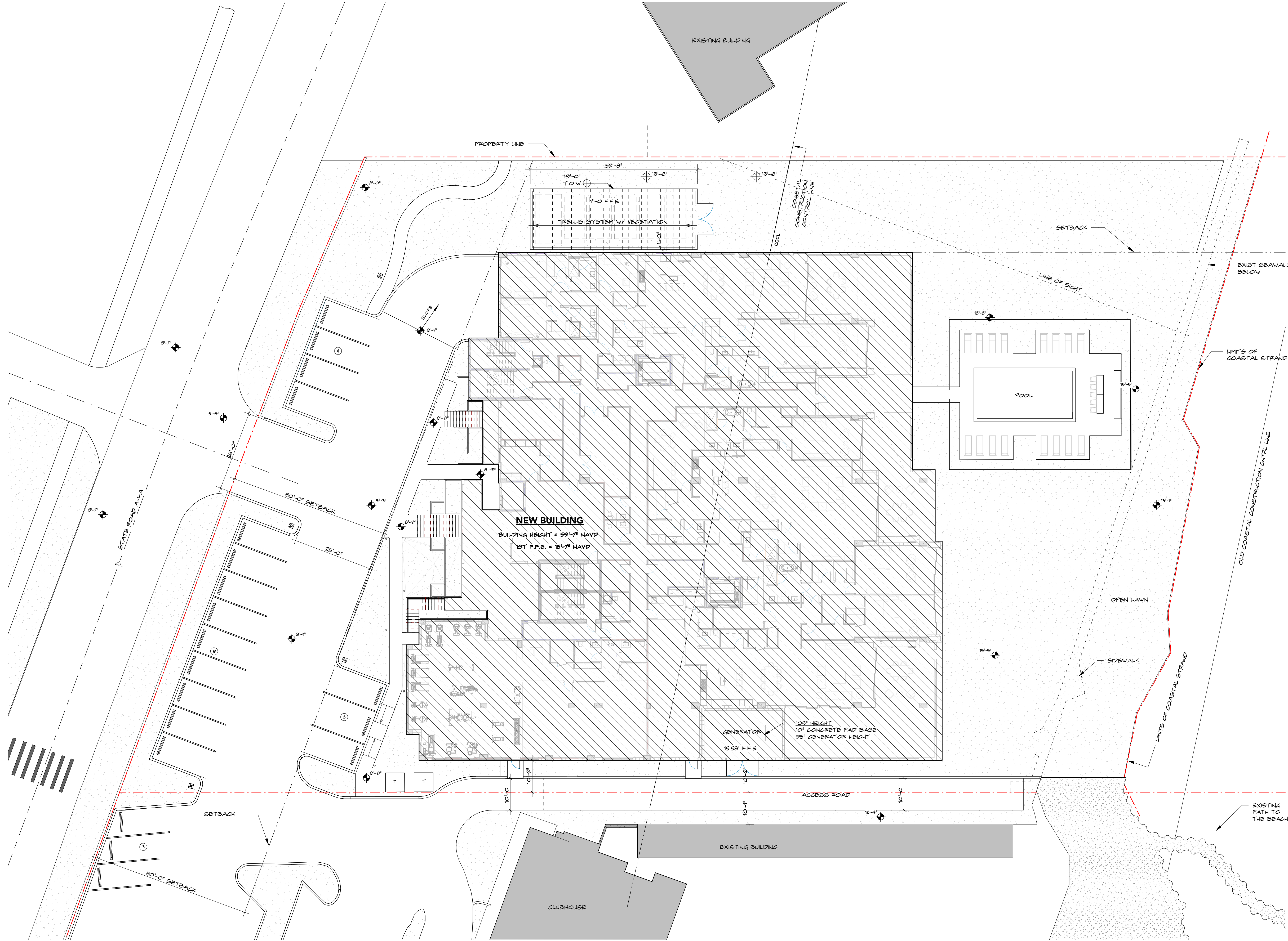
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West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA2002399

Digitally
Signed by
Keith Spina
DN: cn=Keith Spina,
ou=SPINAOROURKE,
o=SPINAOROURKE,
c=US
2024.12.11
09:55:50 -0800

STATE OF FLORIDA
KEITH M. SPINA
A13119
REGISTERED ARCHITECT

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1 SITE PLAN
AS-1.0 SCALE: 1/16" = 1'-0"



ARCHITECTURAL SITE PLAN

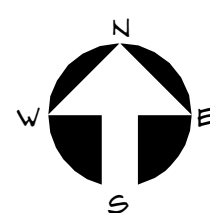
AS-1.0

SITE PLAN REVIEW

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Revisions:	
1 SUBMITTAL COMMENTS	08.07.24
2 SUBMITTAL COMMENTS	12.13.24

Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG



NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD

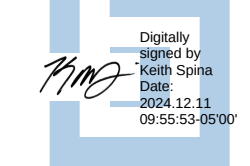
OCEAN RIDGE, FL 33435

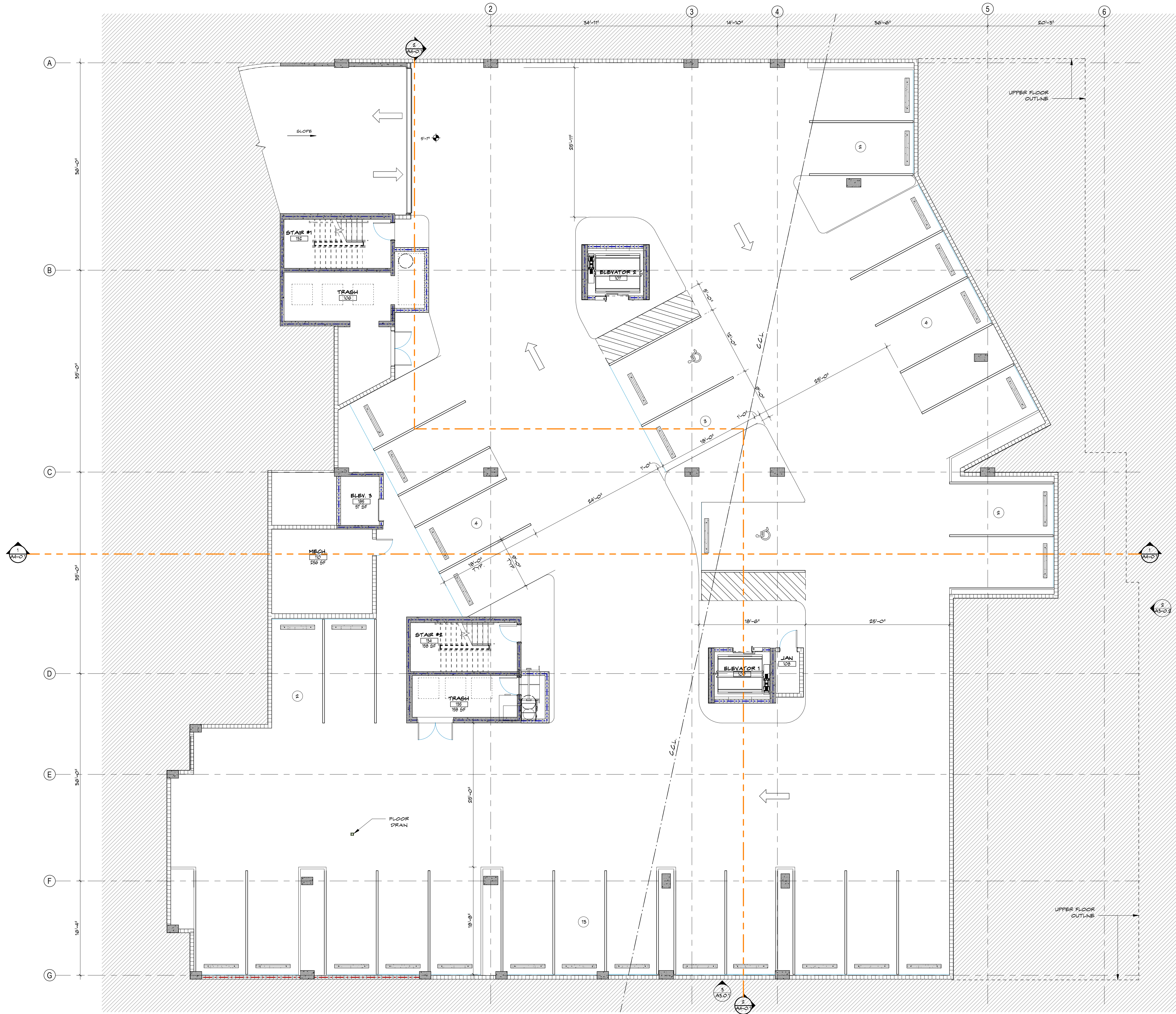


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Keith M. Spina # A013419

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West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.6594
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FL LIC # A22007299





WALL LEGEND

- TWO HOUR RATED CONCRETE WALL, REFER TO PARTITION TYPES AND STRL DWGS
- TWO HOUR RATED CMU WALL, REFER TO PARTITION TYPES AND STRL DWGS
- ONE HOUR RATED CMU WALL, REFER TO PARTITION TYPES AND STRL DWGS
- TYP. CONCRETE OR CONCRETE MASONRY WALL, REFER TO PARTITION TYPES AND STRL DWGS
- TYP. METAL STUD PARTITION, REFER TO PARTITION TYPES
- ONE HOUR RATED PARTITION, REFER TO PARTITION TYPES
- TWO HOUR RATED METAL STUD SHAFT WALL PARTITION, REFER TO PARTITION TYPES

PARKING SPACES

ON GRADE	16 SPACES - 12 EXISTING & 4 REGULAR
PARKING GARAGE	30 REQUIRED SPACES
	28 REGULAR 9'X18' SPACES
	2 HC SPACES 12'X18'
TOTAL GARAGE SPACES	30 SPACES IN GARAGE

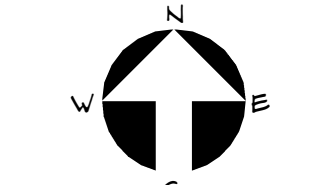
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Revisions:	
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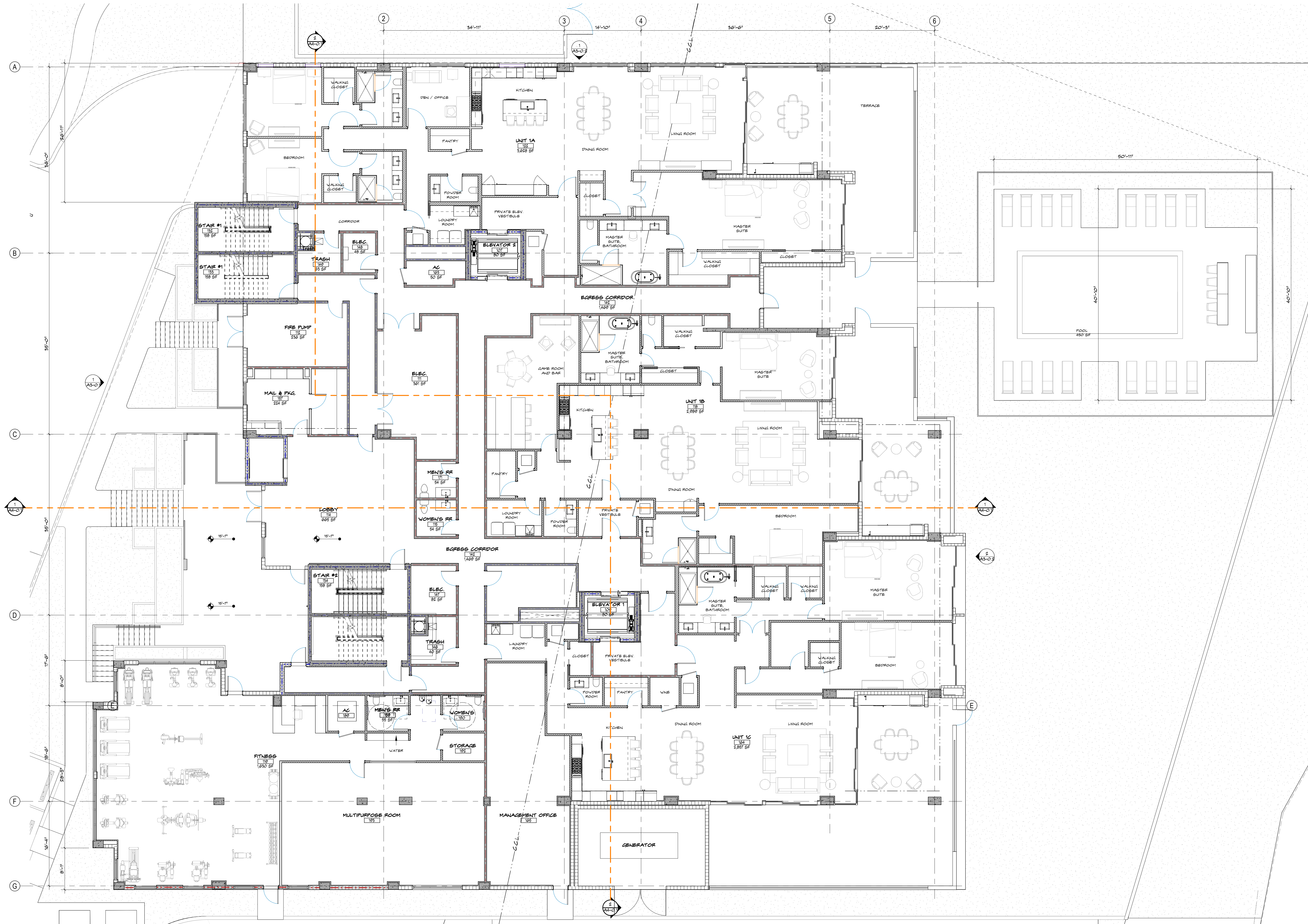
Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG



A1-0.1

SITE PLAN REVIEW

LOWER PARKING LEVEL - FLOOR PLAN



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

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FL LIC # A22007299

STATE OF FLORIDA
KATH M. SPINA
REGISTERED ARCHITECT
ARB13419

Digitally
Signed by
Kath Spina
DN: cn=Kath Spina,
ou=SPINAOROURKE,
o=SPINAOROURKE,
c=US

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+ PARTNERS
Architecture • Interior Design
Kath M. Spina #ARB13419

NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD
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Revisions:	
1 SUBMITTAL	12.13.24
COMMENTS	

Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG

A1-1.1
SITE PLAN REVIEW

FIRST FLOOR PLAN



1 SECOND THRU FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

SECOND THRU FOURTH FLOOR PLAN

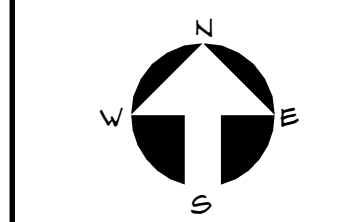
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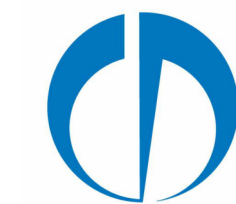
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2 COMMENTS	

Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG



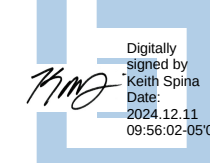
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SITE PLAN REVIEW

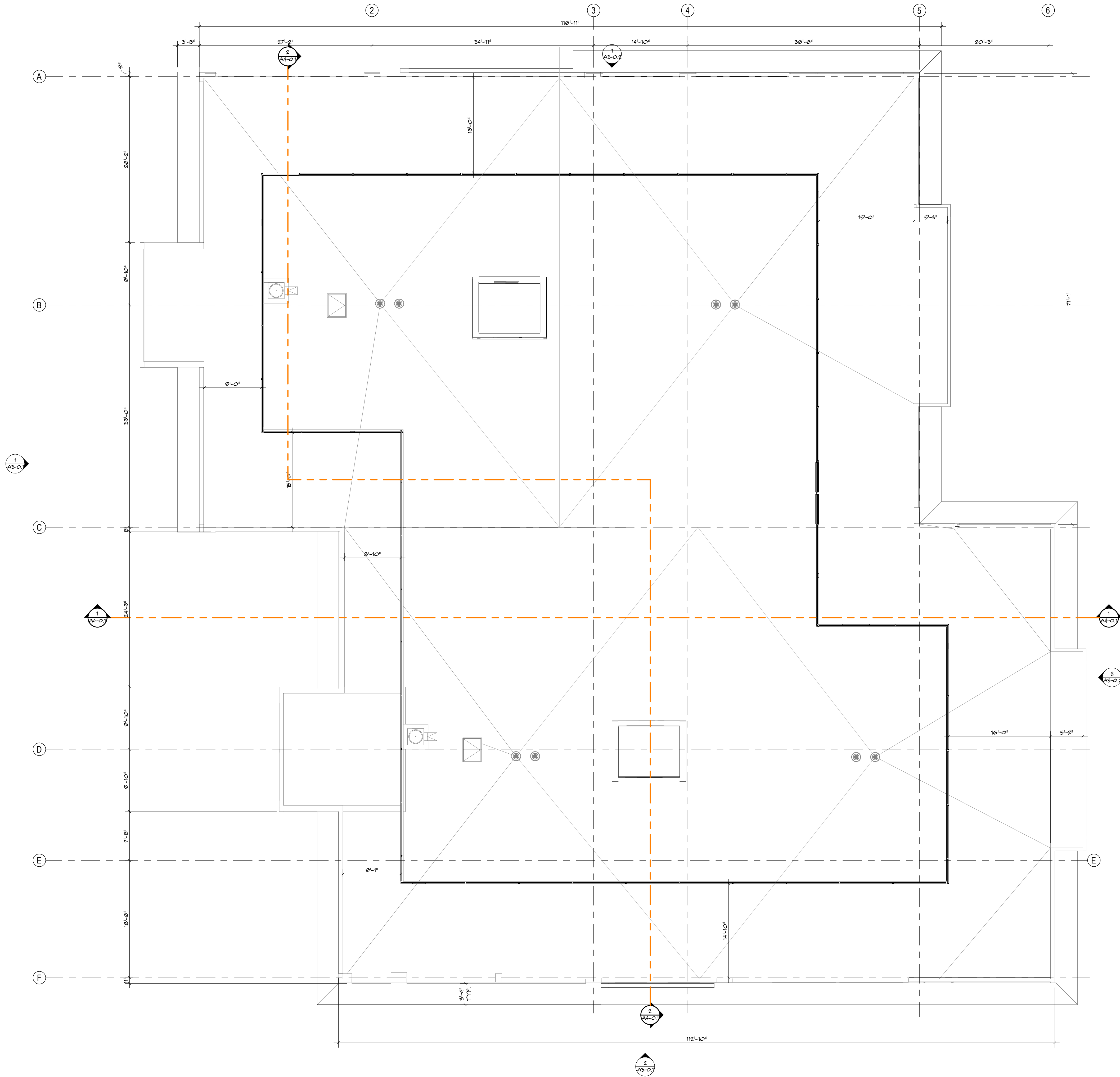
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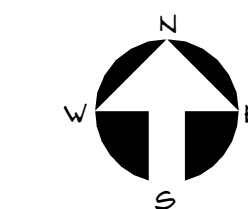


1 ROOF PLAN
A2-0.1 SCALE: 1/8" = 1'-0"

ROOF PLAN

A2-0.1

SITE PLAN REVIEW



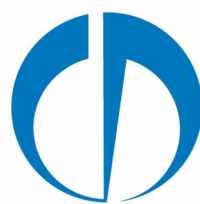
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6855 N. OCEAN BOULEVARD

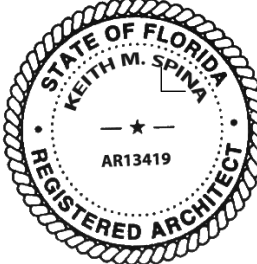
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FL LIC # A22007299





1 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD
OCEAN RIDGE, FL 33435

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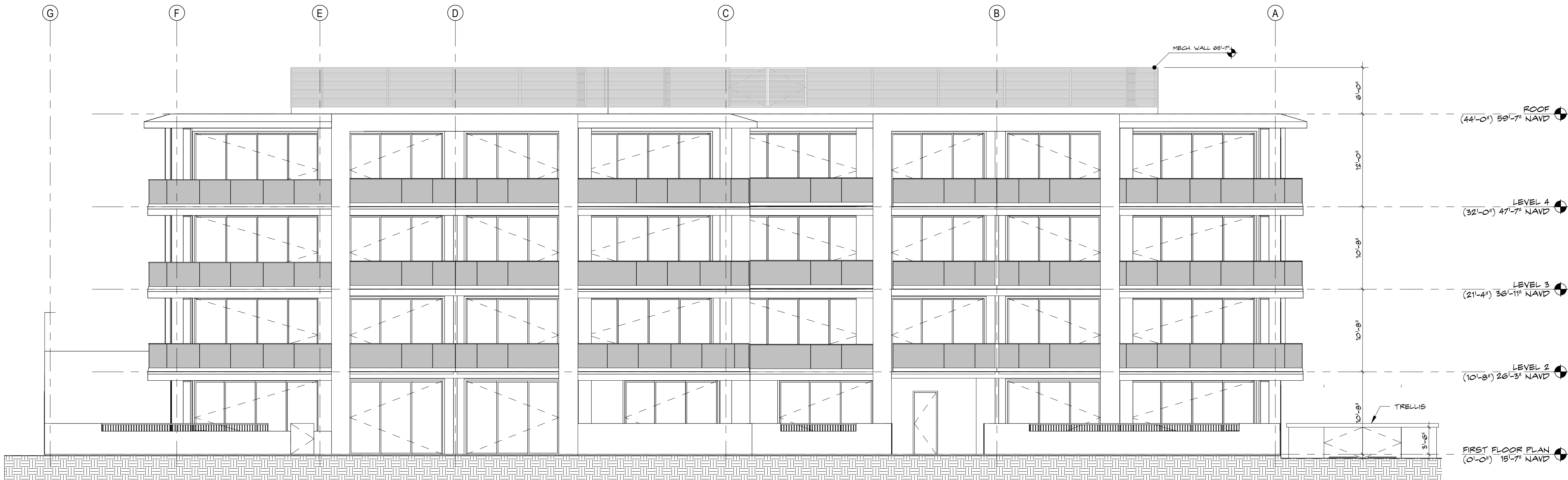
Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG

WEST AND SOUTH EXTERIOR ELEVATIONS

A3-0.1
SITE PLAN REVIEW



1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

NORTH AND EAST EXTERIOR ELEVATIONS

NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD

OCEAN RIDGE, FL 33435

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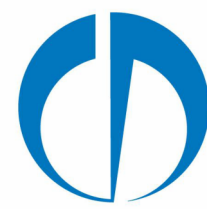
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2 SUBMITTAL COMMENTS	12.13.24

Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG

A3-0.2

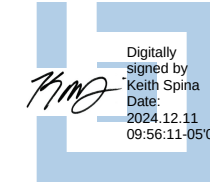
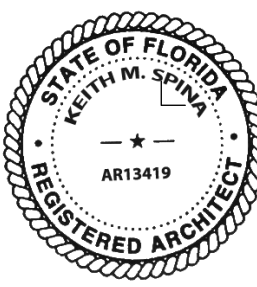
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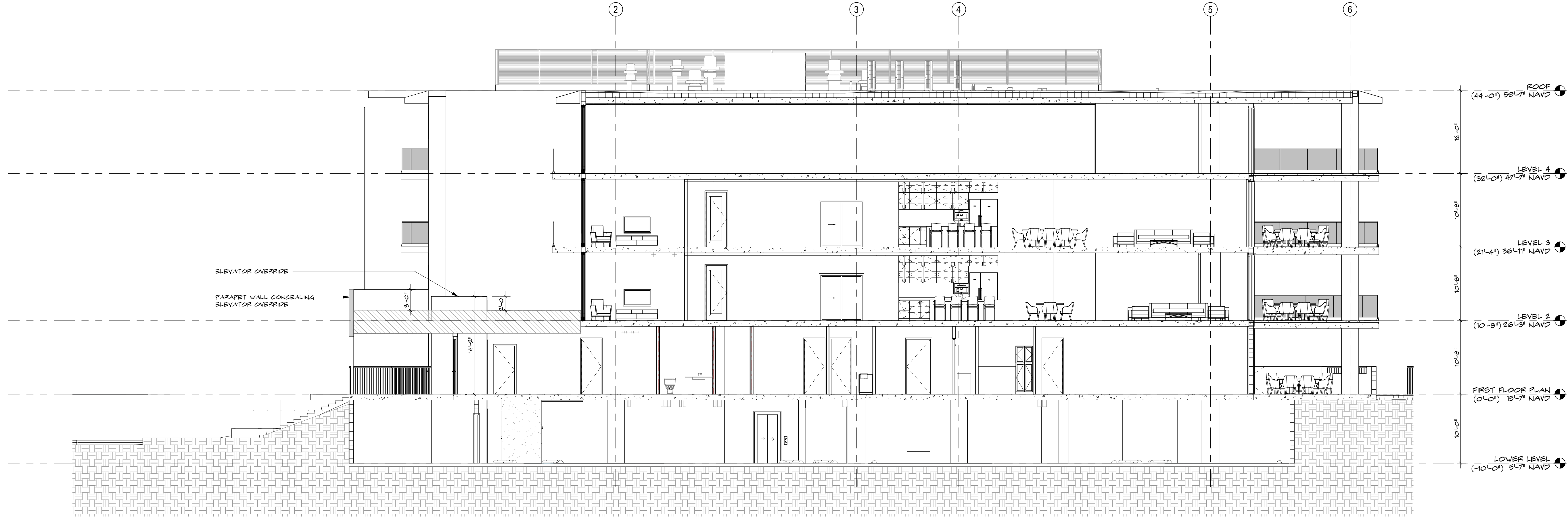
SPINA OROURKE
+ PARTNERS



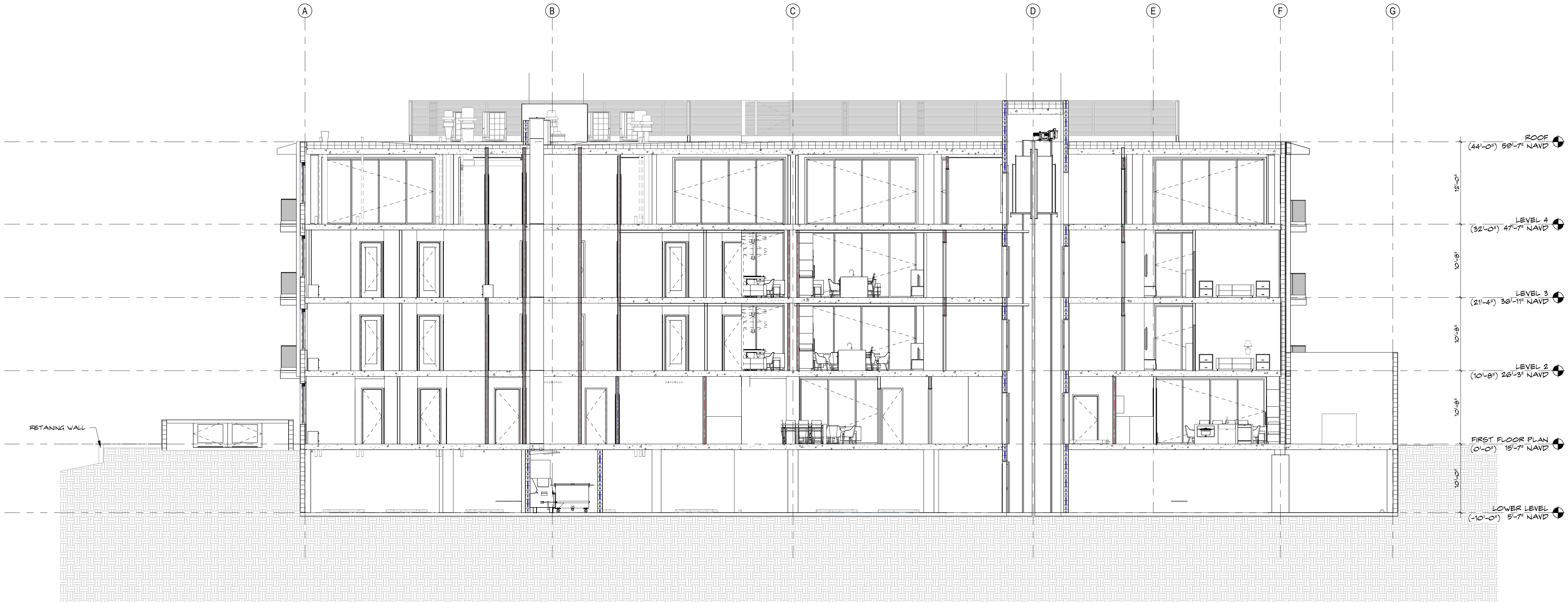
Architecture • Interior Design
Keith M. Spina # A013419

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax 561.684.6594
spinaorourke.com
FL LIC # A220072999





1 EAST - WEST BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 SP - BUILDING SECTION 02
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD

OCEAN RIDGE, FL 33435

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Revisions:	
1 SUBMITTAL COMMENTS	08.07.24
2 SUBMITTAL COMMENTS	12.13.24

Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG

A4-0.1

SITE PLAN REVIEW

BUILDING SECTIONS



VIEW @ MAIN ENTRY

A5-0.1

SITE PLAN REVIEW

NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD

OCEAN RIDGE, FL 33435

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Revisions:

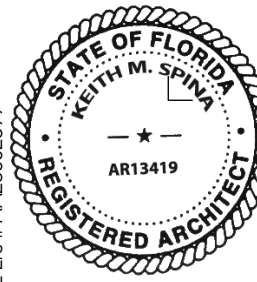
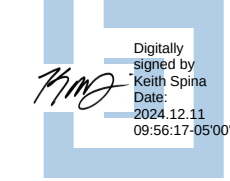
Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG

SPINAOROURKE
+ PARTNERS

Architecture • Interior Design
Keith M. Sojka #A813419



285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA2602399





VIEW @ OCEAN SIDE

A5-0.2

SITE PLAN REVIEW

NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD

OCEAN RIDGE, FL 33435

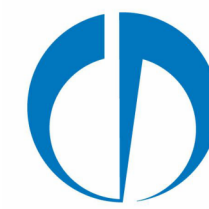
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Revisions

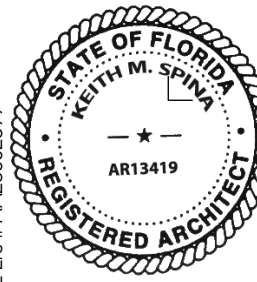
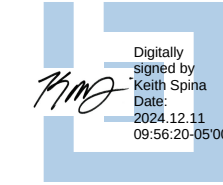
Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG

SPINAOROURKE
+ PARTNERS

Architecture • Interior Design
Keith M. Spina #A813419

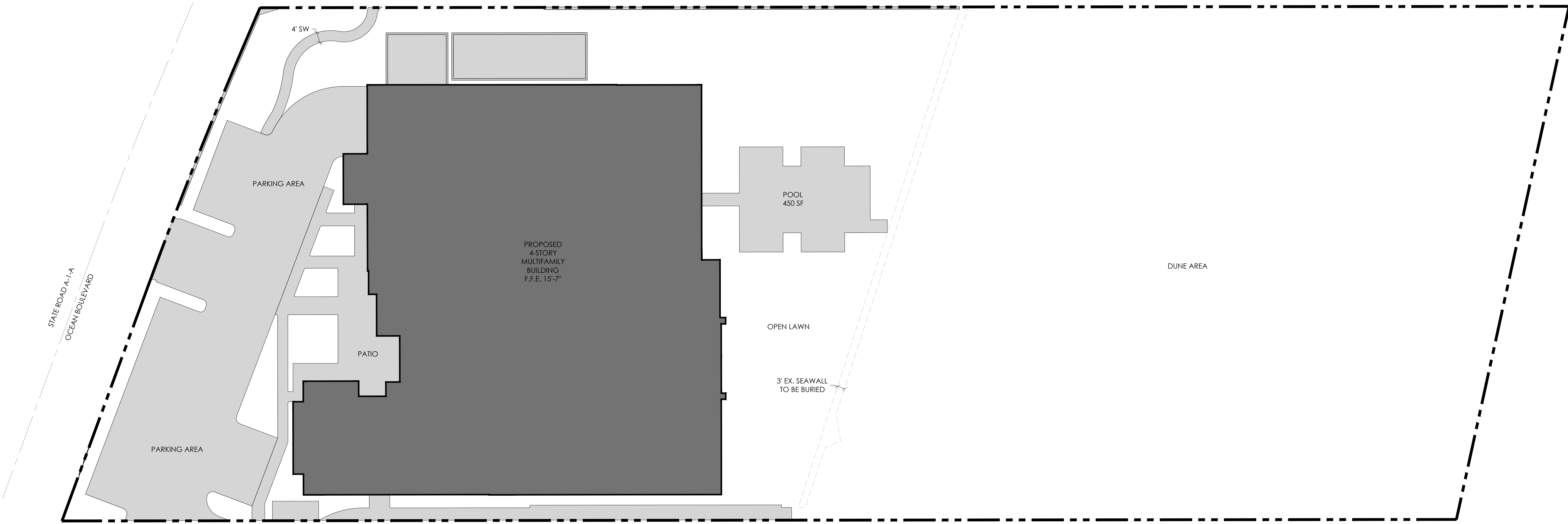


285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
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FL Lic # AA2602399



SITE DATA	
APPLICATION NAME	6855 N OCEAN BOULEVARD
ADDRESS	6855 N OCEAN BLVD., OCEAN RIDGE, FL
PROPERTY CONTROL NUMBER (S)	46-43-45-22-37-000-0000

LEGEND	
	BUILDING AREA: 22,574 SF
	HARDSCAPE, PATIO, AND DRIVEWAY AREA: 14,412 SF
	GREEN SPACE: 68,661 SF



LOCATION MAP



insite

studio

planning + landscape architecture

3601 PCA Blvd, Suite 220, Palm Beach Gardens, FL 33410
phone: 561-249-0940 | email: info@insitestudio.com
www.insitestudio.com | License#: LC26000606

Consultants:

Revisions:

- 05/15/2024 - Intake
- 08/09/2024 - 1st Resubmittal
- 12/13/2024 - 2nd Resubmittal

6855 N. OCEAN BOULEVARD
OCEAN RIDGE, FL

NORTH

010'20'40'

SCALE: 1" = 20'-0"

Drawn By:	ZAK
Drawing #:	1316
Date:	5/15/2024

Green Space
Map

SHEET # EX.1

6855 N. OCEAN BOULEVARD

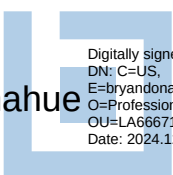
OCEAN RIDGE, FLORIDA

LANDSCAPE PLAN

Consultants:

Revisions:
05/15/2024 - Intake
08/09/2024 - 1st Resubmittal
12/13/2024 - 2nd Resubmittal

6855 N. Ocean Boulevard
Ocean Ridge, Florida

 Bryan Donahue
Digitally signed by Bryan Donahue
DN: cn=Bryan Donahue, o=insitestudio.com,
ou=Professional Landscape Architect,
c=FL, email=bryan@insitestudio.com,
date=2024.12.13 11:48:41-05'00'

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG TO
HAVE UNDERGROUND UTILITIES LOCATED AND MARKED.

 sunshine811.com

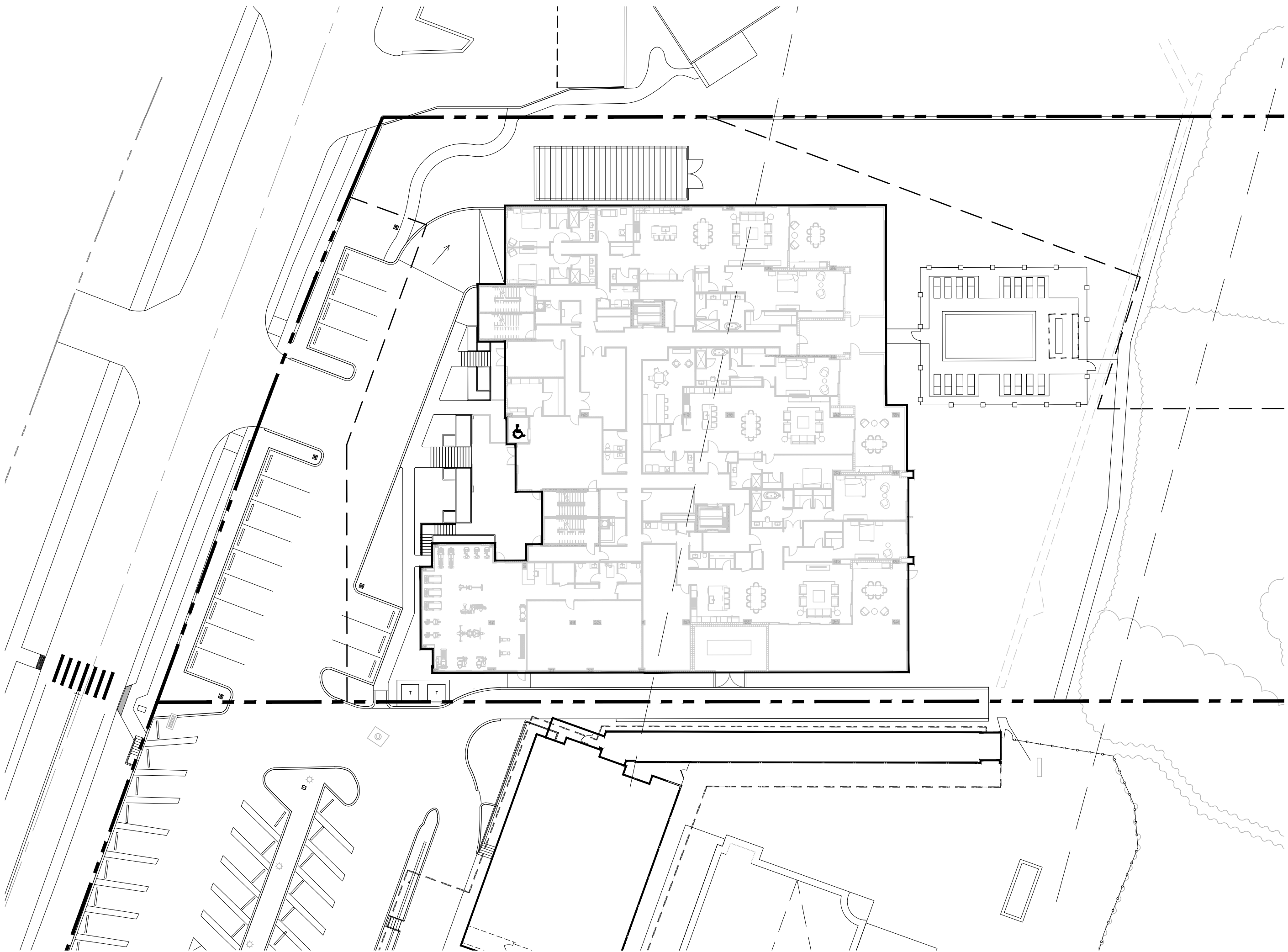
Drawn By: ZAK
Drawing #: 1316
Date: 5/15/2024

Cover Sheet

SHEET # LP.0

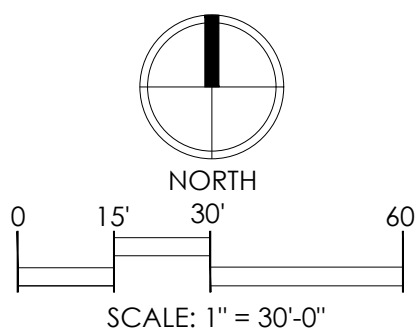
SHEET INDEX

SHEET	DESCRIPTION
LP.0	COVER SHEET
LP.1	LANDSCAPE PLAN
LP.2	LANDSCAPE PLAN
LP.3	LANDSCAPE DETAILS
LP.4	LANDSCAPE SPECIFICATIONS
LP.5	LANDSCAPE SPECIFICATIONS



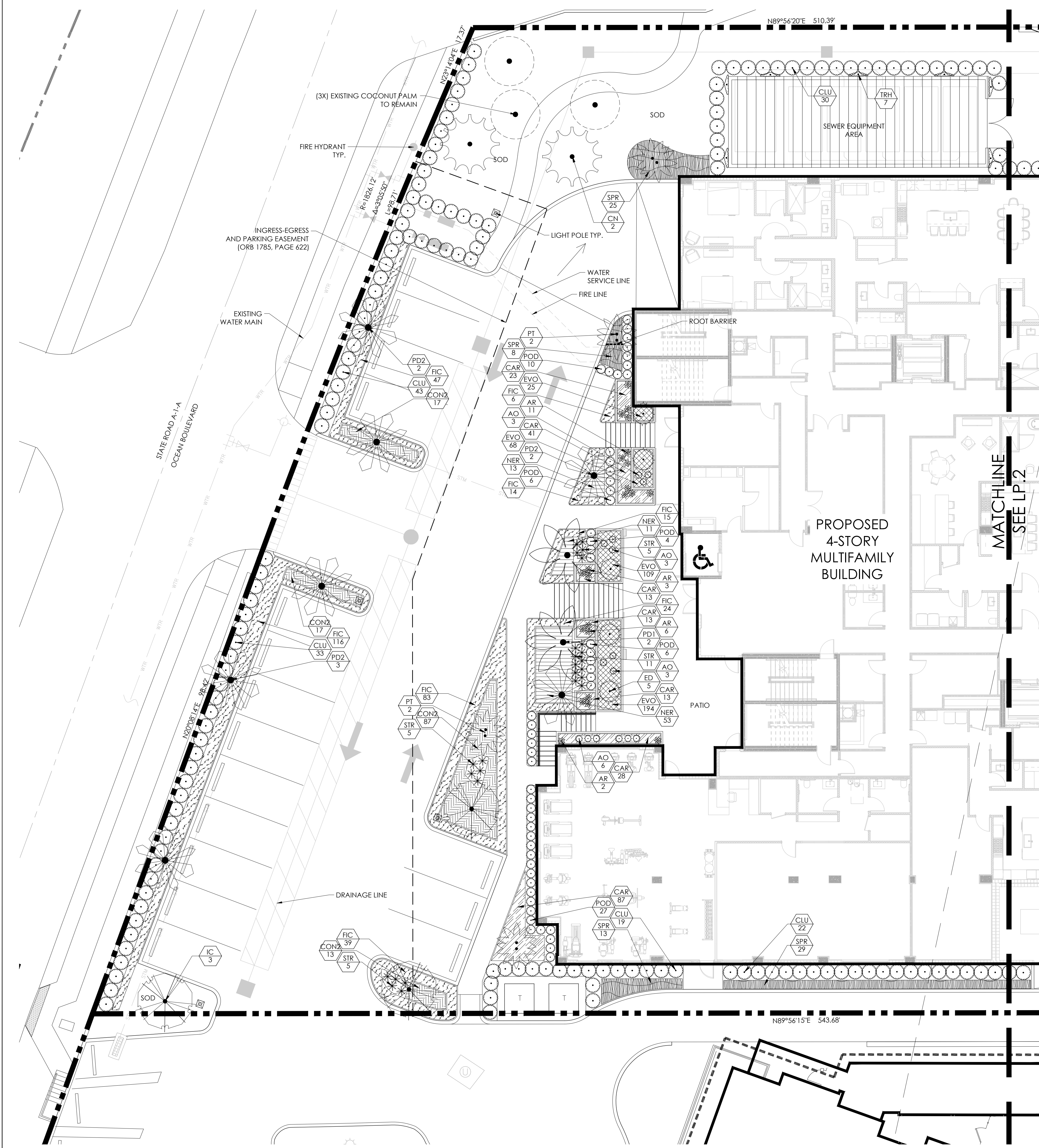
LANDSCAPE NOTES:

- ALL PLANTS TO BE FLORIDA #1 QUALITY OR BETTER AS DEFINED IN THE LATEST EDITION OF THE FLORIDA GRADES AND STANDARDS FOR NURSEY PLANTS, UNLESS OTHERWISE NOTED.
- ALL PLANTING AND SOD AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR.
- ALL PLANTING BEDS/ ISLANDS SHALL BE FREE OF SHELLROCK, CONSTRUCTION DEBRIS, OR OTHER MISCELLANEOUS DEBRIS. EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS, AND BACKFILLED WITH THE SPECIFIED SOIL MIXTURE.
- ROOT BARRIERS ARE REQUIRED FOR ALL TREES LOCATED WITHIN 10' OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED APPROVALS AND PERMITS FROM LOCAL MUNICIPALITY AND GOVERNING AGENCIES PRIOR TO REMOVAL OF ANY EXISTING VEGETATION OR BEGINNING INSTALLATION.
- IN THE EVENT OF A CONFLICT BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND GRAPHICALLY DEPICTED AND LABELED ON THE PLAN, THE PLAN WILL PREVAIL. IF SUCH CONFLICT IS DISCOVERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT.
- ALL TREES PLANTED UNDER OR NEAR OVERHEAD POWER LINES SHALL COMPLY WITH FPL RIGHT TREE, RIGHT PLACE REQUIREMENTS.
- CONTRACTOR IS REQUIRED TO CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DIGGING, EXCAVATION, OR UNDERGROUND WORK. IF PROPOSED DESIGN CONFLICTS WITH EXISTING OR PROPOSED UTILITY LOCATIONS, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT TO DEVELOP A SOLUTION FOR THE CONFLICT.

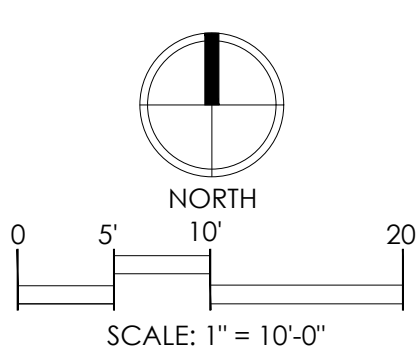


LOCATION MAP





PLANT SCHEDULE			
CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES			
CN	8	Cocos nucifera / Maypan Coconut Palm	8" GW HEAVY TRUNK
ED	5	Elaeocarpus decipiens TM / Japanese Blueberry Tree	8" HT X 3" SPR, CONE, FULL TO BASE
IC	3	Ilex cassine / Dahoon Holly	12" HT x 5" SPR 2.5" Cal.
PD2	7	Phoenix dactylifera 'Medjool' / Date Palm	12" CT. DIAMOND CUT, FLORIDA FANCY PHOTO APPROVED BY LA
PD1	2	Phoenix dactylifera 'Medjool' / Date Palm	16" CT. DIAMOND CUT, FLORIDA FANCY PHOTO APPROVED BY LA
PT	4	Ptychosperma elegans / Alexander Palm	16-18" O.A. HT, 10" G.W., MIN., DOUBLE TRUNK
TR	2	Thrinax radiata / Florida Thatch Palm	8" O.A. HT.
SHRUBS			
AR	22	Agave attenuata 'Ray of Light' / Variegated Foxtail Agave	18" HT X 18" SPR
AO	15	Alcantarea odorata / Giant Silver Bromeliad	24" HT X 24" SPR
CLU	186	Clusia guttifera / Small Leaf Clusia	48" HT X 36" SPR @ 36" O.C.
COC	98	Coccoloba uvifera / Sea Grape	36" HT X 24" SPR @ 24" O.C.
CON	18	Conocarpus erectus 'Sericeus' / Silver Buttonwood	24" HT X 24" SPR @ 36" O.C.
POD	53	Podocarpus macrophyllus / Yew Pine	48" HT X 24" SPR @ 24" O.C.
STR	26	Strelitzia reginae / Bird Of Paradise	36" HT X 30" SPR @ 36" O.C.
VINE/ESPALIER			
TRH	7	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	5' ht - Trellis Grown
SHRUB AREAS			
CAR	218	Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa	12" HT X 12" SPR @ 12" O.C.
CP	18	Coccoloba uvifera / Sea Grape	18" HT X 18" SPR @ 18" O.C.
CON2	134	Conocarpus erectus 'Sericeus' / Silver Buttonwood	18" HT X 18" SPR @ 18" O.C.
FIC	504	Ficus microcarpa 'Green Island' / Green Island Ficus	12" HT X 12" SPR @ 18" O.C.
NER	77	Nerium oleander 'Dwarf Pink Ice' / Dwarf Pink Ice Oleander	18" HT X 18" SPR @ 18" O.C.
SPR	163	Spartina bakeri / Sand Cordgrass	18" HT X 18" SPR @ 24" O.C.
GROUND COVERS			
EVO	396	Evolvulus glomeratus 'Blue Daze' / 'Blue Daze'	8" HT X 8" SPR @ 8" O.C.

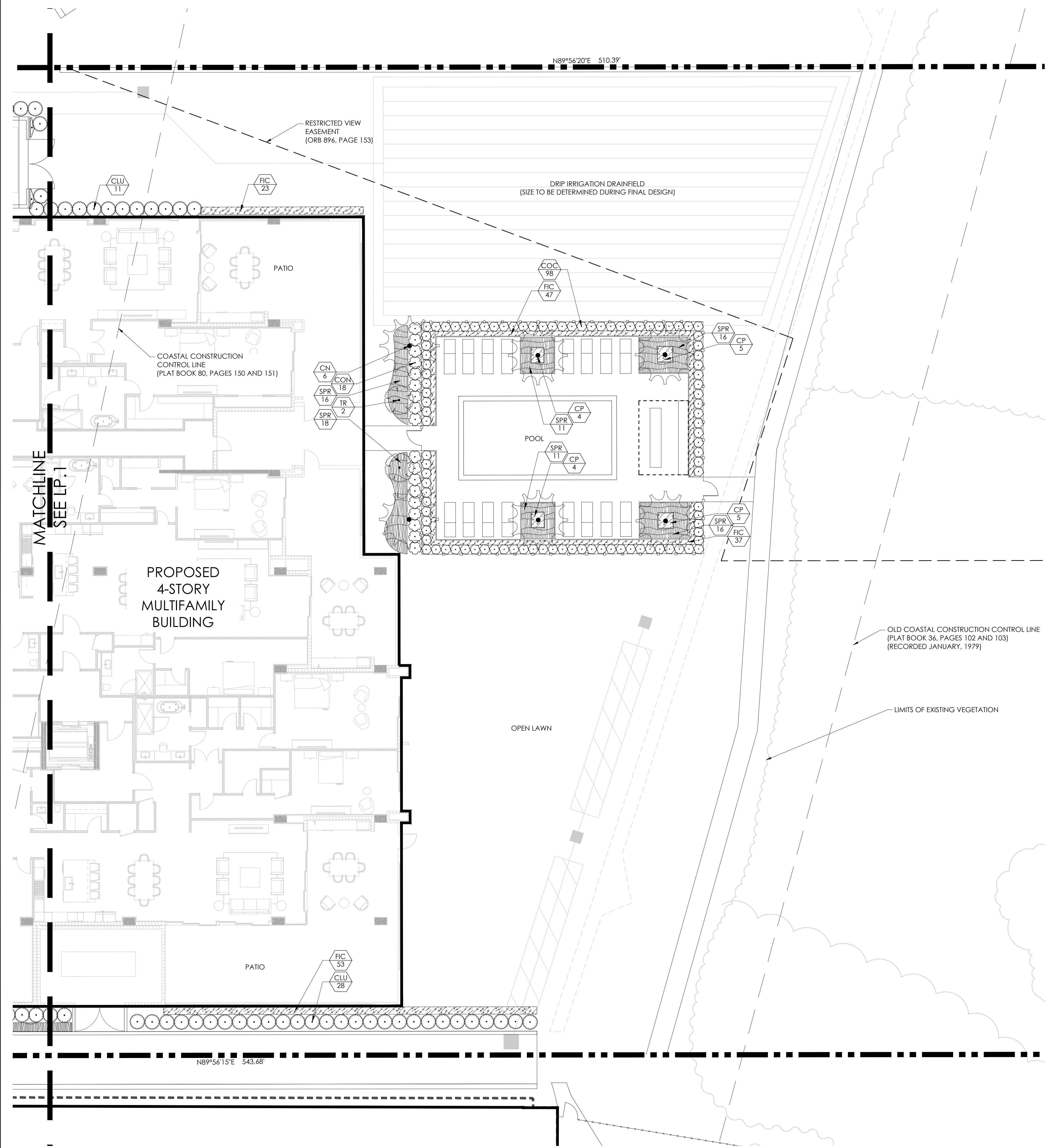


Consultants:

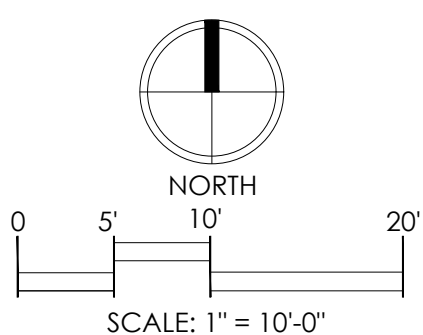
Revisions:
05/15/2024 - Intake
08/09/2024 - 1st Resubmittal
12/13/2024 - 2nd Resubmittal

6855 N. Ocean Boulevard
Ocean Ridge, Florida

Bryan Donahue
Digitally signed by Bryan Donahue
DN: cn=Bryan Donahue, o=insitestudio.com,
c=US, email=bryan@insitestudio.com
Date: 2024.12.13 11:48:41 -0500



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6855 N. Ocean Boulevard
Ocean Ridge, Florida

Bryan Donahue
Digitally signed by Bryan Donahue
DN: cn=Bryan Donahue, email=bryan@insitestudio.com,
c=US, o=insitestudio.com, ou=Professional Landscape Architect,
serial=4689738, c=US, email=info@insitestudio.com
Date: 2024.12.13 11:48:41 -0500

sunshine811.com

Drawn By: ZAK
Drawing #: 1316
Date: 5/15/2024

LANDSCAPE
PLAN

SHEET # LP.2

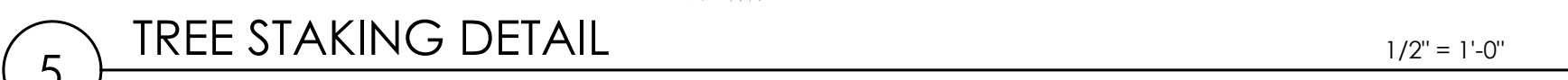
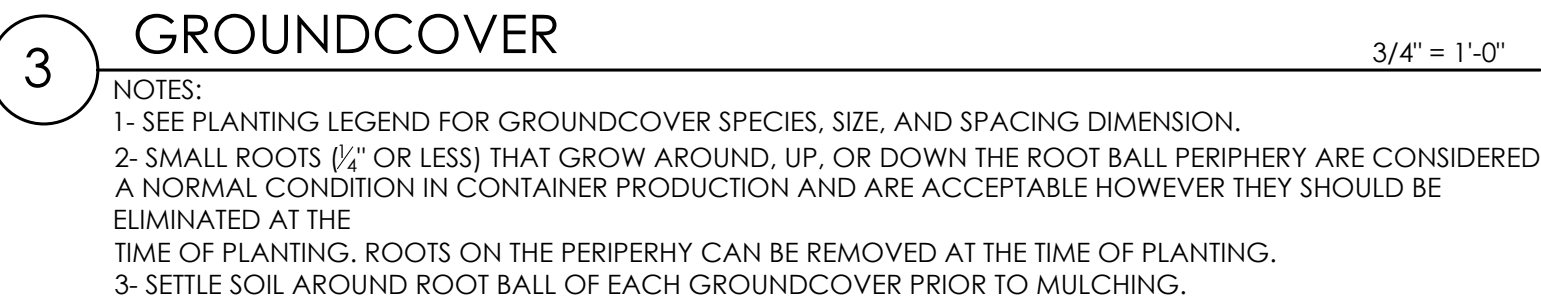
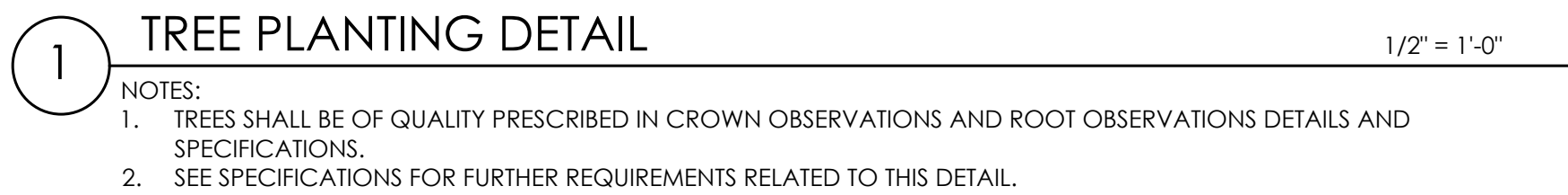




Photo 1 - Lot to be developed



Photo 2 - Property across the street (6869 N Ocean Blvd)



Photo 3 - Property across the street (Ocean Club of FL)



Photo 4 - Property to the North (6861 N Ocean Blvd)



Photo 5 - Property to the South (Ocean Club of FL)

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

Subject: Discussion and Approval of Proposed Seawall Ordinance

As you may recall, at the February 18, 2025, Planning and Zoning Commission meeting, the Planning and Zoning Commission discussed a revised proposed seawall ordinance which would set a minimum height requirement of five (5) feet NAVD88. In discussing the proposed seawall ordinance, additional issues were discussed and direction provided to come back with some revisions.

The attached ordinance revises the previously reviewed seawall ordinance as follows:

Instead of just height, the new ordinance addresses “minimum design requirements” (unless an agency with jurisdiction has more restrictive requirements):

The minimum height remains at five (5) feet NAVD88.

1. A new seawall cannot be constructed beyond the property line unless the property line extends waterward of the waterway line. If the property line extends waterward, the new seawall must not unreasonably interfere with the existing waterway or easement rights.
2. The reconstructing/rehabilitating of an existing seawall, allows for an additional 18 inches waterward from the property line. If the property line extends waterward, the reconstructed/rehabilitated seawall must not unreasonably interfere with the existing waterway or easement rights.
3. The seawall cap is limited to extending no farther than two (2) feet from the wet face of the seawall or property line, whichever is greater.
4. For purposes of how far a dock can project into the waterway, the five (5) foot limitation in section 64-77(b) is extended by the “outermost waterside edge” of a new, substantially repaired, or substantially rehabilitated seawall.
5. Seawall caps placed at an elevation greater than the adjacent property shall provide a wall return of the same material and type as the seawall cap.
6. If the principal structure suffers substantial damage or substantial improvement (as defined in section 66-25), the seawall must meet the minimum requirements of this section or be brought into compliance with this section.

This section also now includes two (2) clarifications from existing code sections: (1) that all new, substantially repaired and substantially rehabilitated seawalls are to be permitted as accessory structures by the Town only after all other agencies with jurisdiction have permitted the same; and, (2) a new seawall cannot be constructed without a principal structure.

Finally, a small clarification was made to subsection 64-108(b)(8) (regarding existing design standards for seawalls) to ensure consistency with the new section 64-82 design requirements for seawalls.

Should you have any questions regarding the above, please do not hesitate to contact me.

Attachment: Proposed Ordinance

Suggested Motion:

Respectfully,
Christy Goddeau, Town Attorney

ORDINANCE NO. 2025-__

AN ORDINANCE OF THE TOWN OF OCEAN RIDGE, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE AT CHAPTER 64, “ZONING”, ARTICLE IV, “MARINAS, DOCKS, AND BULKHEADS”, BY CREATING A NEW SECTION 64-82, “MINIMUM DESIGN REQUIREMENTS FOR SEAWALLS AND SEAWALL MAINTENANCE”, TO ESTABLISH MINIMUM DESIGN REQUIREMENTS AND MAINTENANCE STANDARDS FOR ALL SEAWALLS UNDER CERTAIN CONDITIONS; REVISING ARTICLE V, “SUBDIVISIONS”, SUB-SECTION 64-108(b)(8) TO CREATE CONSISTENCY WITH THE NEW SECTION 64-82 REGARDING DESIGN REQUIREMENTS FOR SEAWALLS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

WHEREAS, the Town of Ocean Ridge, Florida (“Town”) is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, section 64-77 of the Town’s Land Development Code provides regulations for location, type, and height of docks, floating docks, and pilings throughout the Town, which includes the relationship between docks and seawalls; and

WHEREAS, to assist in the preservation of the Town’s efforts to mitigate high tide flooding associated with realized and additional sea level rise, the Town seeks to establish a minimum height for seawalls under certain circumstances and basic design and maintenance standards; and

WHEREAS, the Town’s Planning and Zoning Commission reviewed this Ordinance on March 18, 2025, and found the same is consistent with the Town’s Comprehensive Plan and recommended approval of the Ordinance to the Town Commission; and,

WHEREAS, the Town Commission for the Town of Ocean Ridge finds that this Ordinance is consistent with the Town’s Comprehensive Plan and serves a valid public purpose and is in the best interests of the Town of Ocean Ridge.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE, FLORIDA, AS FOLLOWS:

SECTION 1 – Findings of Fact: The **WHEREAS** clauses set forth above are adopted and incorporated herein as true findings of fact of the Town Commission and that this Ordinance is a lawful exercise of the Town’s police power to protect the health, safety and welfare of the Town, its residents, visitors and guests.

SECTION 2 – Amendment: Chapter 64, entitled “Zoning,” Article IV, entitled “Marinas, Dock and Bulkheads,” by creating a new Section 64-82, to be entitled “Minimum Design Requirements for Seawalls and Seawall Maintenance,” which shall read as follows (underline denotes new language):

Chapter 64 – ZONING

Article IV. – MARINAS, DOCKS AND BULKHEADS

Sec. 64-82. – Minimum Design Requirements for Seawalls and Seawall Maintenance.

- (a) All new seawalls, substantially repaired seawalls, or substantially rehabilitated seawalls shall be designed and constructed to have the following minimum design requirements unless the requirements of a jurisdictional agency are more restrictive:
 - (1) The top elevation of a new, substantially repaired, or substantially rehabilitated seawall (inclusive of the seawall cap) shall be a minimum of five (5) feet NAVD88.
 - (2) If the property line abuts the waterway line, a new seawall shall be constructed with the waterside face on the property line. If the property line extends waterward of the waterway line, a new seawall shall not be constructed in any manner that unreasonably interferes with navigation of the abutting waterway and/or any existing easement rights. To the extent practicable, all such new seawalls shall be designed and constructed to adjoin immediately proximate seawalls to close gaps and prevent the trespass of tidal water.
 - (3) For a substantially repaired or substantially rehabilitated seawall, a property owner may extend the projection of the existing seawall as follows:
 - (i) If the property line abuts the waterway line, the substantially repaired or substantially rehabilitated seawall may project a maximum of eighteen (18) inches waterward of the property line. No further projections waterward of the property line will be permitted.
 - (ii) If the property line extends waterward of the waterway line, a substantially repaired or substantially rehabilitated seawall shall not be extended farther waterward in any manner that unreasonably interferes with navigation of the abutting waterway and/or any existing easement rights.
 - (iii) To the extent practicable, all such substantially repaired or substantially rehabilitated seawalls shall be designed and constructed to adjoin immediately proximate seawalls to close gaps and prevent the trespass of tidal water.

- (4) The seawall cap of a new, substantially repaired, or substantially rehabilitated seawall shall not extend farther than two (2) feet from the wet face of the seawall or the property line, whichever is greater.
- (5) For purposes of section 64-77(b) (regarding the maximum projection of docks into the waterway), the outermost waterside edge of a new, substantially repaired, or substantially rehabilitated seawall shall be the starting point for the measurement of a dock's maximum projection into the waterway. In no event shall a docks' maximum projection into the waterway unreasonably interfere with navigation of the abutting waterway and/or any existing easement rights.
- (6) Seawall caps placed at an elevation greater than the adjacent property shall provide a wall return of the same material and type as the seawall cap or other engineer-approved material and type.
- (b) If substantial damage occurs or substantial improvement is permitted to be made to the principal structure on property adjacent to a waterway with an existing seawall, the existing seawall must comply with or shall be brought into compliance with the minimum design requirements set forth in subsection (a) above. The terms "substantial damage" and "substantial improvement" as set forth in this subsection shall have the same meanings as set forth in section 66-25.
- (c) For purposes of this section, the following terms shall have the following meanings and shall prevail over definitions contained in other documents or manuals including, but not limited to, the Florida Building Code:

 - (1) *New seawall* means the construction of a seawall for the first time for property adjacent to a waterway, or the full replacement of an existing seawall, and which seawall is permitted for construction by the Town.
 - (2) *North American Vertical Datum (NAVD88)* means the vertical control for datum of orthometric height established for vertical control surveying in the United States of America based upon the General Adjustment of the North American Datum of 1988.
 - (2) *Seawall* means a vertical or near vertical (often interlocking) accessory structure, inclusive of the seawall cap, placed between an upland area and/or proposed upland area and a waterway (inclusive of waterbodies) for erosion and/or flood control.
 - (3) *Seawall cap* means a concrete box structure (usually reinforced) that connects seawall panels, piles, and anchoring system (if present) together at the top.
 - (4) *Substantially repaired or substantially rehabilitated seawall* means a seawall that is permitted for construction by the Town and includes:

 - i. any modification to the seawall along more than fifty percent (50%) of the length of a property's shoreline; or,

- ii. any modification or alteration of the property's existing seawall that exceeds fifty percent (50%) of the fair market replacement cost of the existing seawall as certified by licensed Florida engineer.
 - iii. Strictly for the purposes of defining "substantially repaired" and "substantially rehabilitated" for this section, the term "seawall" excludes docks, piles, and ancillary concrete footers but shall include concrete docks that are poured monolithically with the seawall.
- (d) Consistent with section 67-71 and 64-108, all new, substantially repaired, or substantially rehabilitated seawalls shall be installed, repaired, or rehabilitated under a building permit issued by the town for such accessory structures, provided that all permits from other governmental agencies with jurisdiction have been acquired.
- (e) All property owners shall maintain their seawall in good repair. A seawall is presumed to be in disrepair if it allows tidal waters to flow through the seawall and onto any adjacent property or onto any public right-of-way. Failure to maintain a seawall in good repair shall be a citable violation under the Town's community standards procedures.
- (e) This section shall not apply to property whose property line is adjacent to the Atlantic Ocean.
- (f) Nothing in this section shall be interpreted or construed to allow the construction of a new seawall for property adjacent to a waterway (inclusive of waterbodies) where no previous seawall existed and no principal structure existed or exists.

SECTION 3 – Amendment: Chapter 64, entitled "Zoning," Article V, entitled "Subdivision," by clarifying section 64-108, "Subdivision improvements," at subsection 64-108(b)(8), which shall read as follows (underline denotes new language and ~~strike-through~~ denotes deleted language):

Chapter 64 – ZONING

Article V. – SUBDIVISIONS.

64-108. – Subdivision Improvements.

(b) *Design requirements.* The design of the required subdivision improvements shall be in accordance with acceptable engineering principles. Design data, such as calculations and analyses, shall be submitted along with the development plans, covering important features affecting design and important features of construction. Such calculations and analyses shall include, but not be limited to, high water, drainage facilities of all kinds, subsurface soil data, alternate pavement and subgrade types, and radii at intersections when minimum standards of the American Association of State Highway and Transportation officials are inadequate. Should the developer elect to provide improvements in excess of the minimum requirements, such improvements shall be considered on an individual basis. The design of required improvements shall be accomplished in such a manner that they shall be equal to or exceed current town standards and the following:

[Subsection 64-108(b), paragraphs (1) to (7) left out for brevity]

(8) *Seawalls, bulkheads, piers and docks.* Seawalls, bulkheads, piers and docks installed along access waterways shall be installed under permit issued by the town, provided that all other permits from other governmental agencies have been acquired and are on file in the town records. Except as provided in section 64-82 for new seawalls, substantially repaired seawalls, or substantially rehabilitated seawalls, Seawalls and bulkheads shall be constructed with the waterside face being on the property line.

[Subsection 64-108(b), paragraphs (9) to (22) left out for brevity]

SECTION 4 - Codification: This Ordinance shall be codified in the Code of Ordinances of the Town of Ocean Ridge, Florida.

SECTION 5 - Repeal of Conflicting Ordinances: All ordinances, resolutions, or parts of ordinances and resolutions in conflict herewith are hereby repealed.

SECTION 6 - Severability: If any word, clause, sentence, paragraph, section, or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void, or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 7 - Effective Date: This Ordinance shall become effective immediately upon adoption.

FIRST READING this ____ day of _____, 2025.

SECOND AND FINAL READING this ____ day of _____, 2025.

Commissioner _____ offered the foregoing Ordinance and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

	AYE	NAY
GEOFF PUGH, Mayor	_____	_____
STEVE COZ, Vice Mayor	_____	_____
CAROLYN CASSIDY, Commissioner	_____	_____
DAVID HUTCHINS, Commissioner	_____	_____
AINAR AIJALA JR., Commissioner	_____	_____

The Mayor thereupon declared this Ordinance approved and adopted by the Town Commission of the Town of Ocean Ridge, Florida, on second reading, this ____ day of _____, 2025.

TOWN OF OCEAN RIDGE, FLORIDA

BY: _____
Geoff Pugh, Mayor

ATTEST:

BY: _____
Kelly Avery, Town Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
Christy Goddeau, Town Attorney