

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



**June 17, 2025 at 9:00 AM  
Town Hall - Meeting Chambers**

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**COMMISSIONERS**

Chair P. Shields Ferber  
Vice Chair Kenneth Kaleel  
Member Neal Sigety  
Member Marc de Baptiste  
Member Fady Khairallah  
Alt. Member Jason Sutherland  
Alt. Member Lanette Bosch Gustafson

**ADMINISTRATION**

Interim Town Manager Michelle Heiser  
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

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**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

1. Adopt Minutes of the May 20, 2025, Regular Meeting

**DISCUSSION / ACTION ITEMS**

2. Quasi-Judicial Hearing: 13 Inlet Cay Dr.
3. Discussion on How the Commission Wishes to Approach the Technical Aspects of the Seawall Ordinance
  - Addressing: The "Return" on New Seawalls
  - Addressing: The meaning of "Unreasonably Interfering with the Waterway"
  - Other Issues

**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, JULY 15, 2025, AT 9:00 AM AT TOWN HALL. THERE WILL  
ALSO BE A SECOND READING/PUBLIC HEARING REGARDING THE**

**COMPREHENSIVE PLAN TEXT AMENDMENT EVALUATION AND APPRAISAL  
REVIEW (EAR) BASED AMENDMENTS AT THE TOWN COMMISSION  
MEETING ON AUGUST 4, 2025.**

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

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

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



PLANNING & ZONING COMMISSION MEETING MINUTES  
MAY 20, 2025

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, May 20, 2025, in the Town Hall Meeting Chambers.

**CALL TO ORDER**

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

**ROLL CALL**

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

|                           |         |
|---------------------------|---------|
| Chair Shields Ferber      | Absent  |
| Vice Chair Kenneth Kaleel | Present |
| Member Marc de Baptiste   | Present |
| Member Fady Khairallah    | Present |
| Member Neal Sigety        | Present |
| Member Jason Sutherland   | Present |

Chair Ferber was absent with notice.

**PLEDGE OF ALLEGIANCE**

Vice Chair Kaleel led the Pledge of Allegiance.

**ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA**

**Member Sigety moved to approve the agenda; seconded by Member Khairallah. Motion carried 5-0.**

**PUBLIC COMMENT**

There was none.

**APPROVAL OF MINUTES**

**1. Adopt Minutes of the April 15, 2025, Regular Meeting.**

Member De Baptiste mentioned that there was a correction to the minutes.

**Member De Baptiste moved to adopt the minutes of April 15, 2025, as corrected; seconded by Member Sigety. Motion carried 5-0.**

**DISCUSSION/ACTION ITEMS**

**2. Selection of Chair & Vice Chair**

**Member De Baptiste moved to select Shields Ferber as Chair and Kenneth Kaleel as Vice Chair; seconded by Member Sutherland. Motion carried 5-0.**

PLANNING & ZONING COMMISSION MEETING MINUTES  
MAY 20, 2025

**3. Discussion of Artificial Turf Ordinance – Can any changes be made?**

Town Attorney Goddeau mentioned that a bill is before the governor to preempt the use of artificial turf on single-family residences. She recommended that the board table the item until the state rule is in effect.

**Member de Baptiste moved to table the item until the state rule is in effect; seconded by Member Sutherland. Motion carried 5-0.**

**4. Discussion of Deck Setback Ordinance – Could there be a reduction in setbacks or eliminate the setbacks for decks?**

Vice Chair Kaleel introduced the item.

The board discussed whether they would like to change the setback to three (3) feet or should the setback remain five (5) feet.

There was a consensus with no change and bring the item back for discussion of changes to the single-family residence.

**5. Discussion of Landscaping Ordinance/Tree Ordinance in Determining Whether Protecting the Canopy is Necessary**

Vice Chair Kaleel introduced the item.

Town Clerk Avery provided background information on the item.

The board needed clarity on whether the purpose is aesthetics or shade. Further discussion ensued regarding obtaining a permit for trees.

Town Attorney Goddeau mentioned that the town has no specific landscape requirements for new development regarding single-family residential. She stated that it is the discretion of the board to have requirements.

Member Sigety questioned if a permit was required for the removal of the existing landscape, and Town Engineer Bamber answered yes. Town Attorney Goddeau explained the state statute regarding single-family residents: if a tree is dead, dying, or a danger to the property, you can have a certified arborist provide documentation, and you can remove the tree without obtaining a permit. Otherwise, removing a tree in town requires you to obtain a permit.

There was discussion regarding multi-family landscape requirements versus the requirements allowed for single-family residential. Further discussion ensued regarding defining protecting the canopy and whether a landscape architect or arborist can look at the provision and offer any suggestions.

PLANNING & ZONING COMMISSION MEETING MINUTES  
MAY 20, 2025

There was a consensus to get a landscape architect or arborist and bring the item back for discussion.

**COMMISSIONER COMMENTS**

Vice Chair Kaleel mentioned that he spoke to the town attorney before regarding three non-confirming lots on the south end of town that need to be addressed. Town Attorney Goddeau explained that the three properties do not meet the basic requirements; they cannot be redeveloped because they are non-confirming lots. She stated that we are uncertain if the properties were legally built non-confirming or illegally. She explained what happened in the past with an issue on Old Ocean, which had bigger lots.

There was a consensus to allow staff to address non-confirming lots.

Vice Chair Kaleel thanked the staff for a phenomenal job managing outstanding permits. He explained that he had experienced a situation involving an outstanding permit, and he viewed the correspondence given to the property owner and everyone involved, including the contractor. He emphasized that the staff managed the situation very professionally. He stated that the staff need help, as the contractors are leaving permits open, which is causing a problem for property owners who are unaware of the issue. He suggested that he and Town Clerk Avery would work together to produce a process that could alert the property owners. There was further discussion regarding the process to notify the contractor/property owner that the permit is expiring.

**ADJOURNMENT**

Meeting adjourned at 9:57 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on June 17, 2025.

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Shields Ferber, Chair

Attest:

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Kelly Avery, Town Clerk

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

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**To:** Planning & Zoning Board Members  
**From:** Corey O’Gorman, Town Planner  
**Meeting Date:** June 17, 2025  
**Subject:** 13 Inlet Cay – Development Plan Review

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**1. PETITION DESCRIPTION**

APPLICANT: Richard Bremer, Jr.  
OWNER: Ferenc Stephen Varga  
ADDRESS: 13 Inlet Cay, Ocean Ridge, Florida 33435  
  
ZONING DISTRICT: RSF  
  
REQUEST: The applicant is requesting Development Plan Review approval in accordance with Town Code Land Development Code including Chapter 63 General and Administrative Provisions, Section 63-56 for Development Plan Review and Chapter 64 Zoning, including Section 64-1, RSF, Single-Family Residential.

**2. BACKGROUND**

As described in the Land Development Action Application, the applicant is requesting Development Plan Review (DPR) approval for construction of a new two-story home consisting of four (4) bedrooms, three (3) full baths and two (2) half baths, a two-car garage, a pool, spa and a pool deck. The application was submitted on May 7, 2025 for DPR, Town staff generated comments which were addressed by the applicant, and the staff review found that the revised plans comply with applicable Town Codes.

**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 to be addressed at the time of building permit application, and review of the project by the Planning & Zoning Board for compliance with Section 63-56 as noted above.

**PLAN REVIEW REPORT**  
**13 Inlet Cay**  
**05/16/25 / 06/06/25**

This Plan Review Critique is for the Development Plan Review of the proposed two-story home at 13 Inlet Cay. The proposal involves demolishing the existing structure and constructing a new two-story home with four (4) bedrooms, three (3) full baths, two (2) half baths, a two-car garage, and a swimming pool with a pool deck. This review references site and architectural plans prepared by RWB/Linares Architecture, Inc dated 05/05/25, survey prepared by Bob Buggee, Inc., dated 11/15/24, civil plans prepared Envirodesign Associates Inc., dated 05/05/25, and landscape plans prepared by Majestic Views Landscape Architects, Inc., dated 05/02/25

PCN: 46-43-45-22-11-000-0130  
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 Plan Review Report recommends approval subject to the conditions below.

**Conditions of Approval**

- ~~Prior to the Planning & Zoning Board meeting revise the Site Data Calculations on Sheet A1.0 to change the "4 Garage" to "2 Garage" prior to Planning & Zoning Board meeting.~~  
***Condition addressed in revisions submitted for Planning & Zoning Board meeting.***
- ~~Prior to the Planning & Zoning Board meeting confirm that the calculation for the Lot Coverage amount includes the following:~~
  - ~~First Floor AC 2297 sf~~
  - ~~2 Car Garage 495 sf~~
  - ~~Covered Entry 68 sf~~
  - ~~Covered Lanai 504 SF~~
  - ~~Total SF Under Roof 3364 SF, or 30.6%~~ ***Condition addressed in revisions submitted for Planning & Zoning Board meeting.***
- ~~Prior to the Planning & Zoning Board meeting revise the Left Side (West) Elevation on Sheet A.53 to be consistent with the "Solid Walls" figure which shows "applied Trim Detailing Material" to ensure consistency with the solid walls requirement in Section 64-1(e)(2) for substantial articulation.~~ ***Condition addressed in revisions submitted for Planning & Zoning Board meeting.***
- Prior to building permitting provide a revised survey certified to title search showing all easements and encumbrances of record.

**May 13, 2025****To: Kelly Avery, Town Clerk****From: Tara Bamber, PE** **Re: 13 Inlet Cay Dr  
Developmental Plan Review  
Engenuity Group Project No. 00020.10**

We reviewed the following which were received on 5-7-25:

1. Civil Plans, 6 sheets, dated 5-1-25, by EnviroDesign Associates
2. Architectural Plans, 8 sheets, dated 5-5-25, by RWB Linares Architecture.
3. Landscape Plans, 6 sheets, dated 5-2-25, by Majestic Views Landscape Architects, Inc.
4. Boundary Survey, 1 sheet, dated 11-15-24, by Bob Buggee, Inc.
5. Land Development Application, 9 sheets,

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

1. Provide Drainage Calculations and Geotechnical Report for hydraulic conductivity value.
2. Pre-Construction approval shall be provided from the City of Boynton Beach for the existing and proposed water service.
3. Approval from Palm Beach County Health Department will be required at time of building permit. Per our updated requirement, "All drainage features must be shown on the septic site plan and must have an approval stamp by the PBC Health Department."
4. Additional comments shall be asked at time of building permit.

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

Cc: Lisa Tropepe, PE



## TOWN OF OCEAN RIDGE\_BUILDING DEPARTMENT

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[www.oceanridge.gov](http://www.oceanridge.gov)

# 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@oceanridge.gov](mailto:info@oceanridge.gov)

**This application is being submitted for the property located at:**

### Check Applicable Approval Being Requested

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

| Property Owner(s)                                          | Applicant (if different than Owner)                                                                |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Name(s):<br>Ferenc Stephen Varga                           | Name:<br>Richard Bremer, Jr.                                                                       |
| Address:<br>31 Spanish River Drive<br>Ocean Ridge FL 33435 | Address:<br>RWB/Linares Architecture, Inc<br>3000 N. Military Trail, #209,<br>Boca Raton, FL 33431 |
| Phone:<br>561-704-0073                                     | Phone:<br>561-391-0081                                                                             |
| Email:<br>fsvarga@hotmail.com                              | Email:<br>rbremer@rwb-arch.com                                                                     |

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





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### General Data

Project Name: Private Residence at 13 Inlet Cay Drive

Project Location Address: 13 Inlet Cay Drive, Ocean Ridge, FL, 33435

Exact Legal Description of Property: Inlet Cay Lot 13

Property Control No: 46-43-45-22-11-000-0130

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

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

Existing Land Use: single family residential

Proposed Land Use: single family residential

First Floor Living Elevation (For CCCL Application): +10.0' N.A.V.D.

Total Site Area: \_\_\_\_\_ Sq. Ft.: 11,000 Acres: \_\_\_\_\_

Flood Zone Category: AE 9'+1'

Existing Comprehensive Plan Designation (if applicable to application):  
\_\_\_\_\_

Proposed Comprehensive Plan Designation (if applicable to application):  
\_\_\_\_\_

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

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

Existing Bedrooms: N/A Proposed Bedrooms: 4

Existing Bathrooms: N/A Proposed Bathrooms: 3 Full /2 Half

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

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



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

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

be at a maximum of 168' 4" east of the Coastal Construction Control Line (CCCL) of 1997, and the addition of a swimming pool (15' 8" x 36') that is to be at a maximum of 181' 7 5/8" east of the CCCL of 1997.)

Requesting a Land Development Permit from the provisions of the Land Development Code New Structure, to permit the demolition of the existing residence and permit a new 2 story Traditional modern residence w/ 4 bedrooms , 3 full baths and 2 half baths, 2-car garage , pool & pool deck. The setbacks meet all the minimum city requirements i.e. proposed front 25'-9", rear waterway 25'-0", side (West ) 16'-3" & side (East) 15'-0" to permit the construction of a 4,797 SF. under roof residential structure, 1st floor 2,297 SF + 2nd floor 1,138 SF = 3,435 SF total A/C, 2-Car gar. 485 SF, Cov'd Lanai 504 SF, Cov'd entry 68 SF & Cov'd. Balcony 295 SF. The FFE to be at 10:00 NAVD (avg, crown of the road 3.07 NAVD) In addition, a pool, pool deck and a new septic system are proposed on the site that meet code requirements. The total impervious area proposed is 5,956 SF at 54.2% and pervious area is 5,044 SF at 45.8% exceeding minimum Town Code requirements. FFE is at 10.0' NAVD

promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances for Special Exceptions, Variances, Administrative Appeals, etc. must be addressed. (Attach a separate Justification Statement if insufficient space.) Please be descriptive.

Owners new primary residence in the coastal seaside town of Ocean Ridge. The Application for the proposed new residential structure is well within the Town of Ocean Ridge planning and zoning/code requirements set forth, meets and exceeds all minimum requirements and by no means will be contrary to the Towns Comprehensive plan. It will not be detrimental to the public appearance, comfort, convenience, general welfare, health, moral, prosperity and safety to the town and residents. In addition, the unique design complimented with additional lush landscape, we believe, will make this residence a great addition to the town of Ocean Ridge providing great curb appeal and privacy to the adjacent neighboring residences.

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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.

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

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



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

|                                                                         |                                             |
|-------------------------------------------------------------------------|---------------------------------------------|
| Authorized Agent (if different from Owner):                             |                                             |
| Name: <b>Richard Bremer, Jr.</b>                                        |                                             |
| Company Name: <b>RWB/Linares Architecture, Inc</b>                      |                                             |
| Address: <b>3000 N. Military Trail, Suite 209, Boca Raton, FL 33431</b> |                                             |
| Phone: <b>561.391.0081</b>                                              | Email: <b>rbremer@rwb-arch.com</b>          |
| Developer:                                                              |                                             |
| Name: <b>Ferenc Stephen Varga</b>                                       |                                             |
| Company Name: <b>Varga Homes</b>                                        |                                             |
| Address: <b>31 Spanish River Drive Ocean Ridge FL 33435</b>             |                                             |
| Phone: <b>561-704-0073</b>                                              | Email: <b>fsvarga@hotmail.com</b>           |
| Planner:                                                                |                                             |
| Name:                                                                   | Florida Registration No.:                   |
| Company Name:                                                           |                                             |
| Address:                                                                |                                             |
| Phone:                                                                  | Email:                                      |
| Architect:                                                              |                                             |
| Name: <b>Richard Bremer, Jr.</b>                                        | Florida Registration No.: <b>AA26000640</b> |
| Company Name: <b>RWB/Linares Architecture, Inc</b>                      |                                             |
| Address: <b>3000 N. Military Trail, Suite 209, Boca Raton, FL 33431</b> |                                             |
| Phone: <b>561.391.0081</b>                                              | Email: <b>rbremer@rwb-arch.com</b>          |
| Landscape Architect                                                     |                                             |
| Name: <b>Louis Vlahos</b>                                               | Florida Registration No.:                   |
| Company Name: <b>Majestic Views Landscape Architects, Inc</b>           |                                             |
| Address: <b>4711 Cypress Drive South, Boynton Beach, FL 33436</b>       |                                             |
| Phone: <b>561.752.9835</b>                                              | Email: <b>majesticscapes@aol.com</b>        |
| Engineer                                                                |                                             |
| Name: <b>Joseph Pike</b>                                                | Florida Registration <b>42696</b>           |
| Company Name: <b>Envirodesign Associates Inc</b>                        |                                             |
| Address: <b>298 NE 2nd Ave, Delray Beach, FL 33444</b>                  |                                             |
| Phone: <b>561.274.6500</b>                                              | Email: <b>jpike@envdesign.com</b>           |



**TOWN OF OCEAN RIDGE BUILDING DEPARTMENT**

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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

Ferenc Stephen Varga  
Printed Name of Applicant

Applicant is: ☒ Owner ☐ Lessee ☐ Agent

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 22 day of April, 20 25 who is personally known to me or has produced \_\_\_\_\_ as identification and who did (or did not) take an oath.

Notary Signature (for Applicant)

April 23, 2028  
Commission Expiration

Seal/Stamp



LYNNETTE GONZALEZ RODRIGUEZ  
Commission # HH 519237  
Expires April 23, 2028





# TOWN OF OCEAN RIDGE\_BUILDING DEPARTMENT

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

|                                                                   |                      |   |          |   |                                 |   |          |   |
|-------------------------------------------------------------------|----------------------|---|----------|---|---------------------------------|---|----------|---|
| <b>APPLICANT FILL OUT: PROPERTY ADDRESS:</b>                      |                      |   |          |   | <b>ZONING DISTRICT:</b> _____   |   |          |   |
|                                                                   | <b>APPLICANT USE</b> |   |          |   | <b>ZONING OFFICIAL USE ONLY</b> |   |          |   |
| *TOTAL SITE AREA                                                  | Sq. Ft.              |   |          |   | Ft. Sq.                         |   |          |   |
| BASE FLOOD ELEVATION (NAVD)<br>(SOURCE THE FLOOD INSURANCE STUDY) |                      |   |          |   |                                 |   |          |   |
| FINISHED FLOOR ELEVATION (NAVD)                                   |                      |   |          |   |                                 |   |          |   |
| <b>ZONING OFFICIAL USE ONLY</b>                                   | <b>APPLICANT USE</b> |   |          |   | <b>ZONING REVIEW</b>            |   |          |   |
|                                                                   | EXISTING             |   | PROPOSED |   |                                 |   |          |   |
|                                                                   | Sq. Ft.              | % | Sq. Ft.  | % |                                 |   |          |   |
| FLOOR AREA RATIO<br>(MAXIMUM %)                                   |                      |   |          |   |                                 |   |          |   |
| LOT COVERAGE (MAXIMUM %)                                          |                      |   |          |   |                                 |   |          |   |
| <b>ZONING OFFICIAL USE ONLY</b>                                   | <b>APPLICANT USE</b> |   |          |   | <b>ZONING REVIEW</b>            |   |          |   |
|                                                                   | EXISTING             |   | PROPOSED |   | EXISTING                        |   | PROPOSED |   |
|                                                                   | Sq. Ft.              | % | Sq. Ft.  | % | Sq. Ft.                         | % | Sq. Ft.  | % |
| *PERCENTAGE FROM TOTAL SITE AREA                                  |                      |   |          |   |                                 |   |          |   |
| 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 ( )<br>(INCLUDES SYNTHETIC TURF)                 |                      |   |          |   |                                 |   |          |   |
| TOTAL PERVIOUS ( )                                                |                      |   |          |   |                                 |   |          |   |
| <b>ZONING OFFICIAL USE ONLY</b>                                   | <b>APPLICANT USE</b> |   |          |   | <b>ZONING REVIEW</b>            |   |          |   |
|                                                                   | EXISTING             |   | PROPOSED |   | EXISTING                        |   | PROPOSED |   |



# TOWN OF OCEAN RIDGE\_BUILDING DEPARTMENT

6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ [permit@oceanridge.gov](mailto:permit@oceanridge.gov) ♦

[www.oceanridge.gov](http://www.oceanridge.gov)

|                     | 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: _____           |           |
|                                                                   |                                         | ZONING OFFICIAL USE ONLY         |           |
| *TOTAL SITE AREA 11,000 Sq. Ft.                                   | APPLICANT USE Sq. Ft.                   | ZONING OFFICIAL USE ONLY Sq. Ft. |           |
| BASE FLOOD ELEVATION (NAVD)<br>(SOURCE THE FLOOD INSURANCE STUDY) | "AE"-9' N.A.V.D. BY FEMA Flood Zone Map |                                  |           |
| FINISHED FLOOR ELEVATION (NAVD)                                   | "AE"-9'+(1')=10' NAVD                   |                                  |           |
| ZONING OFFICIAL USE ONLY                                          | APPLICANT USE                           | ZONING REVIEW                    |           |
|                                                                   | PROPOSED                                | PROPOSED                         |           |
|                                                                   | Sq. Ft.                                 | %                                | Sq. Ft. % |
| FLOOR AREA RATIO (MAXIMUM 36 %)                                   | 3,930                                   | 35.6                             |           |
| LOT COVERAGE (MAXIMUM 35 %)                                       | 3364                                    | 30.6                             |           |
| ZONING OFFICIAL USE ONLY                                          | APPLICANT USE                           | ZONING REVIEW                    |           |
| *PERCENTAGE FROM TOTAL SITE AREA                                  | Sq. Ft.                                 | %                                | Sq. Ft. % |
| FIRST FLOOR UNDER A/C ( )                                         | 2,297                                   | 20.9                             |           |
| SECOND FLOOR UNDER A/C ( )                                        | 1,138                                   | 10.4                             |           |
| TOTAL UNDER A/C ( )                                               | 3,435                                   | 31.3                             |           |
| TOTAL FLOOR AREA ( )                                              | 3,354                                   | 30.5                             |           |
| TOTAL UNDER ROOF ( )                                              | 4,797                                   | 43.6                             |           |
| FLAT ROOF ( )                                                     | 286                                     | 2.6                              |           |
| TOTAL ROOF ( )                                                    | 4,147                                   | 37.7                             |           |
| GARAGE ( )                                                        | 495                                     | 4.5                              |           |
| COVERED PATIO ( )                                                 | 504                                     | 4.6                              |           |
| COVERED ENTRY ( )                                                 | 68                                      | .6                               |           |
| COVERED BALCONY (REAR) ( )                                        | 295                                     | 2.7                              |           |
| COVERED BALCONY (FRONT) ( )                                       | N/A                                     | N/A                              |           |
| OPEN BALCONY ( )                                                  | 218                                     | 2.0                              |           |
| BUILDING FOOTPRINT ( )                                            | 3,364                                   | 30.6                             |           |
| SEPTIC TANK & DRAINFIELD ( )                                      | 602                                     | 5.47                             |           |





**TOWN OF OCEAN RIDGE\_BUILDING DEPARTMENT**

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[www.oceanridge.gov](http://www.oceanridge.gov)

|                                                   |                               |                      |  |
|---------------------------------------------------|-------------------------------|----------------------|--|
| PAVED AREA ( )                                    | 2,680                         |                      |  |
| SYNTHETIC TURF ( )                                | N/A                           |                      |  |
| TOTAL IMPERVIOUS ( )<br>(INCLUDES SYNTHETIC TURF) | 6,044                         |                      |  |
| TOTAL PERVIOUS ( )                                | 4,956                         |                      |  |
| <b>ZONING OFFICIAL USE ONLY</b>                   | <b>APPLICANT USE</b>          | <b>ZONING REVIEW</b> |  |
|                                                   | FEET                          | FEET                 |  |
| BUILDING HEIGHT ( )                               | 33'-0"                        |                      |  |
| BUILDING SETBACKS:                                |                               |                      |  |
| FRONT ( )                                         | 25'-9"                        |                      |  |
| REAR ( )                                          | 25'-0"                        |                      |  |
| SIDE INTERIOR ( )                                 | 16'-3" (WEST) / 15'-0" (EAST) |                      |  |
| SIDE CORNER ( )                                   | N/A                           |                      |  |
| WATERWAY ( )                                      | 25'-0"                        |                      |  |
| DRIVEWAY ( )                                      |                               |                      |  |

Prepared By: Rick Bremer Date: 00-00-25

**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 BUILDING DEPARTMENT**  
 6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ [permit@oceanridge.gov](mailto:permit@oceanridge.gov) ♦  
[www.oceanridge.gov](http://www.oceanridge.gov)

## Affidavit to Appoint Agent

Please check one of the following:

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

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

Legal Description: LOT 13, INLET CAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24,

PAGE 222 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Legal Address: 13 INLET CAY DRIVE OCEAN RIDGE, FLORIDA 33435

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

State of Florida, County of Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this day 22 of

April, 20 25.

[Signature] Ferenc Stephen Varga  
 Signature of Property Owner Property Owner Printed Name

[Signature] Lynnette Gonzalez Rodriguez  
 Notary Public Signature Notary Printed Name

My Commission Expires April 23, 2028 (SEAL)

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



LYNNETTE GONZALEZ RODRIGUEZ  
 Commission # HH 519237  
 Expires April 23, 2028

Prepared by and return to  
Adam R. Seligman, Esq.  
Greenberg Traurig, P.A.  
777 S. Flagler Drive  
Suite 300 East  
West Palm Beach, FL 33401  
Incident to the issuance of a title insurance commitment  
Consideration: **\$2,300,000.00**  
File Number: 223649.010300  
PCN: 46-43-45-22-11-000-0130

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

### WARRANTY DEED

**THIS WARRANTY DEED**, made as of this 9<sup>th</sup> day of January, 2025, by and between James M. Dunn, a married man, Individually and as Trustee of The James Dunn Family Trust U/A/D August 19, 2020, with an address of 13 Inlet Cay Drive, Boynton Beach, FL 33435, *hereinafter called the Grantor*, to **13 Inlet Cay Drive LLC, a Florida limited liability company** with an address of 607 Riverside Road, North Palm Beach, FL 33408, *hereinafter called the Grantee*:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**WITNESSETH:** that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee, and Grantee's heirs and assigns forever, the following described land situate, lying and being in **Palm Beach** County, Florida:

**Lot 13, Inlet Cay, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 222, of the Public Records of Palm Beach County, Florida.**

**Subject to taxes for 2025 and subsequent years, governmental and zoning matters, covenants, conditions, restrictions, public utility easements, reservations and limitations of record, if any, none of which are meant to be reimposed hereby.**

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

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2024**.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hands and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

Adam Seligman  
Witness #1 Printed Name

777 S. Flagler Dr, #300, WPB, FL 33401  
Witness #1 Post Office Address

[Signature]  
Witness #2 Signature

Dawn Smith  
Witness #2 Printed Name

777 S. Flagler Dr, #300  
West Palm Beach, FL 33401  
Witness #2 Post Office Address

The James Dunn Family Trust U/A/D  
August 19, 2020

By: [Signature]  
James M. Dunn, Individually and as Trustee

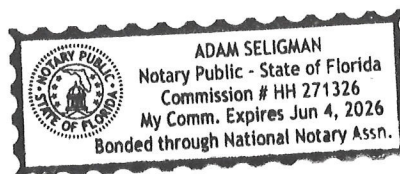
By: [Signature]  
Nancy G. Dunn, Individually and as Trustee

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 6th day of January, 2025, by James M. Dunn and Nancy G. Dunn, Individually and as Trustees of The James Dunn Family Trust U/A/D August 19, 2020.

[Signature]  
Signature of Notary Public



Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒ \_\_\_\_\_

Type of Identification Produced: Driver License

**Prepared and by and Return To:**

Adam R. Seligman, Esq.  
Greenberg Traurig, P.A.  
777 S. Flagler Drive, 300 East  
West Palm Beach, Florida 33401

**Certification of Trust**

BEFORE ME, the undersigned authority, personally appeared James M. Dunn and Nancy G. Dunn ("Affiant") as Trustees of The James Dunn Family Trust U/A/D August 19, 2020, as amended (the "Trust") who depose and says:

A. This Certification pertains to the following trust: The James Dunn Family Trust U/A/D August 19, 2020, as amended, (the "Trust"), which was executed on August 19, 2020, and is currently in existence.

B. The name of each settlor (creator) of the Trust is: James M. Dunn and Nancy G. Dunn

C. The identity and address of the current Trustees is James M. Dunn and Nancy G. Dunn, 13 Inlet Cay Drive, Boynton Beach, FL 33435.

D. The Trustees of the Trust has full power and authority to convey real property, including the property described below (the "Property"), and to sign the transfer documents, without the consent of any beneficiary, to-wit:

Lot 13, Inlet Cay, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 222, of the Public Records of Palm Beach County, Florida.

E. The authority of the Trustees as set forth in Paragraph D above can be executed by Affiants alone, as Trustees of the Trust.

F. If the Trust is acquiring title to the Property, title shall be acquired as follows:  
\_\_\_\_\_N/A\_\_\_\_\_

G. The Trust has not been revoked or amended to cause the representations contained in this Certification to be incorrect.

H. The Property:

( ) has never been the homestead property of any settlor or beneficiary or their dependents;  
or

( ) was the homestead property of the following settlor or beneficiary or their dependents:

Further Affiants Sayeth Naught.

The James Dunn Family Trust U/A/D August 19, 2020

By: James M. Dunn  
James M. Dunn, Individually and as Trustee

By: Nancy G. Dunn  
Nancy G. Dunn, Individually and as Trustee

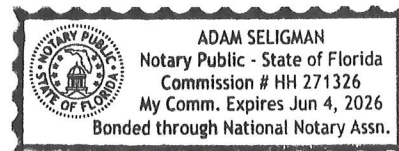
Date: January 6<sup>th</sup>, 2025

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ) online notarization this 6<sup>th</sup> day of January, 2025, by James M. Dunn and Nancy G. Dunn, Trustees of The James Dunn Family Trust U/A/D August 19, 2020.

[Signature]  
Signature of Notary Public



Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒ \_\_\_\_\_

Type of Identification Produced: Driver's License

## SELLER'S AFFIDAVIT

**BEFORE ME**, the undersigned authority, personally appeared **James M. Dunn** ("Affiant"), who being first duly sworn, on oath, deposes and says to the best of his actual knowledge without further investigation:

1. Affiant is the Trustee of James M. Dunn, Trustee of The James Dunn Family Trust U/A/D August 19, 2020 (the "Company").
2. The Company is the owner of the following described property (the "Property"):  
**Lot 13, Inlet Cay, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 222, of the Public Records of Palm Beach County, Florida.**
3. The Property is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description of record whatsoever, except for real estate and personal property taxes for the year **2025** and subsequent years, and those matters set forth in Fidelity National Title Insurance Commitment# 12108490 issued as part of this transaction ("Commitment").
4. There is no mortgage, financing statement or any other instrument, whether recorded or unrecorded, which encumbers or constitutes a lien on the Property, except as disclosed on the Commitment.
5. Within the past 90 days there have been no improvements, alterations, or repairs to the Property for which the costs thereof remain unpaid or which have not been bonded, and that within the past 90 days there have been no claims for labor or material furnished for repairing or improving the same, which remain unpaid or which have not been bonded.
6. There are no construction, mechanic's, material men's, or laborer's liens against the Property.
7. The personal property within the Property, if any, is being sold to **13 Inlet Cay Drive LLC, a Florida limited liability company** (the "Buyer") and is also free and clear of all liens, encumbrances, claims and demands whatsoever.
8. Affiant knows of no violations of any agreement, restrictive covenant of record or Municipal Ordinance pertaining to the Property.
9. There are no unrecorded deeds, judgments, liens, mortgages, easements or other rights of way for users or adverse interests with respect to the Property.
10. There are no existing contracts for sale or mortgage commitments, other than those being closed now, affecting the Property.
11. Subsequent to the effective date of the Commitment, Affiant has not and Affiant hereby agrees and represents that Affiant will not execute any instrument, do any act whatsoever



or omit to take any action that in any way would or may affect the title to the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property.

12. No judgment or decree has been entered in any court of this state or the United States against Affiant which remains unsatisfied.
13. Affiant is unaware of any facts by reason of which the title to, or possession of, the Property or any part of it or any personal property located within it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located within it might be adversely asserted.
14. Affiant is in sole and exclusive possession of the Property. No person or entity other than the Affiant is presently entitled to the right to possession or is in possession of the Property and there are no tenancies, leases or other occupancies that affect the Property.
15. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of **Palm Beach** County, Florida or pending against the Company in the courts of **Palm Beach** County, Florida or any other courts.
16. This Affidavit is made for the purpose of inducing the Buyer to purchase the Property from Affiant and for **Greenberg Traurig, P.A.**, as agent for **Fidelity National Title Insurance Company**, to insure title to the Property.

Dated this 6<sup>th</sup> day of **January, 2025**

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE]

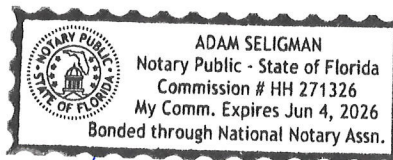
The James Dunn Family Trust U/A/D August 19, 2020

By: James M. Dunn  
James M. Dunn, Individually and as Trustee

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6<sup>th</sup> day of January, 2025, by James M. Dunn, Individually and as Trustee of The James Dunn Family Trust U/A/D August 19, 2020.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: ☒ \_\_\_\_\_  
Type of Identification Produced: Driver License



## FIRPTA AFFIDAVIT

**BEFORE ME**, the undersigned authority, personally appeared James M. Dunn (“Affiant”) **Trustee of The James Dunn Family Trust U/A/D August 19, 2020** (“Trust”), who being by me first duly sworn, on oath, deposes and says as follows:

1. The Trust is the owner of the following-described property, to wit:  
**Lot 13, Inlet Cay, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 222, of the Public Records of Palm Beach County, Florida.**
2. That this Affidavit is made for the benefit of 13 Inlet Cay Drive LLC, a Florida limited liability company (the “Transferee”), for Fidelity National Title Insurance Company to insure title to the subject property, for Greenberg Traurig, P.A. to disburse the closing proceeds, and for compliance with the Foreign Investment in Real Property Tax Act of 1980 (“FIRPTA”).
3. The Trust’s United States taxpayer identification number is:                     .
4. The Trust’s address is: 13 Inlet Cay Drive, Boynton Beach, FL 33435.
5. Affiant is not foreign for purposes of United States income taxation, and is not subject to the tax withholding requirements of Section 1445 of the Internal Revenue Code of 1954, as amended.
7. Affiant understands that this certification may be disclosed to the Internal Revenue Service by the Transferee and that any false statements made herein could be punished by fine, imprisonment, or both.
8. The Affiant will testify, declare or certify before any tribunal, officer or person, in any case now pending or which hereinafter be instituted, to the truths of the facts hereinabove set forth.
9. Under penalties of perjury, the Affiant declares that Affiant has examined this Affidavit and to the best of Affiant’s knowledge and belief, it is true, correct and complete.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE]

Dated this 6<sup>th</sup> day of January, 2025

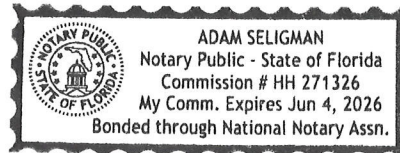
The James Dunn Family Trust U/A/D August 19, 2020

By: James M. Dunn  
James M. Dunn, Individually and as Trustee

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ( ) online  
notarization this 6<sup>th</sup> day of January, 2025, by James M. Dunn, Trustee of The James Dunn Family Trust  
U/A/D August 19, 2020.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: ☒ \_\_\_\_\_  
Type of Identification Produced: FL Driver's License

## COMPREHENSIVE CLOSING AGREEMENT

Seller: James M. Dunn, Individually and as Trustee of The James Dunn Family Trust  
U/A/D August 19, 2020  
Buyer: 13 Inlet Cay Drive LLC, a Florida limited liability company  
Property Address: 13 Inlet Cay Drive, Boynton Beach, FL 33435  
Closing/Title Agent: Greenberg Traurig, P.A.  
Closing Date: January 9, 2025  
File Number: 223649.010300  
Title Underwriter: Fidelity National Title Insurance Company

**TAX RE-PRORATION AGREEMENT:** If the most recent property tax bill issued does not cover through the closing date, then the tax prorations set forth on the settlement statement are based upon an estimate. The basis of proration as set forth on the settlement statement is hereby accepted by the parties to this transaction. It is hereby understood and agreed that the actual taxes, if different, will be adjusted between the parties upon demand. Closing Agent is not liable or responsible for adjustment or re-proration of taxes. Closing Agent is not responsible or liable for additional taxes, other charges or tax refunds, if any, and shall not be liable should any of the parties to this transaction fail or refuse to re-prorate the taxes.

**AGREEMENT TO COOPERATE:** If requested by Lender (if any), Closing Agent, Title Agent or Title Underwriter, Seller and Buyer agree to fully cooperate and adjust for clerical and mathematical errors or omissions, including the execution or re-execution of any closing documentation and/or the remittance of any additional sums deemed necessary or desirable in the reasonable discretion of the requesting party. If any action is taken to enforce the terms herein, the prevailing party will be entitled to recover all costs, including attorney's fees (at trial or on appeal), incurred relative thereto.

**INDEMNIFICATION/HOLD HARMLESS:** Closing Agent does not make any representations or warranties nor assumes any liability with respect to the physical condition of the property and all improvements contained in and/or on the land (collectively the "Property"), any and all feasibility inspection/test results, or any repairs to the Property. The Buyer has been advised to complete all the necessary inspections, tests, analyses, surveys and/or investigations that Buyer deems necessary to determine that the Property is suitable for Buyer's intended use. Buyer and Seller hereby indemnify and hold Closing Agent harmless from losses, damages, costs, claims, expenses, and liability incurred due to any and all matters regarding the physical condition of the Property, their contractual obligations regarding same, and any violation of governmental, building, environmental, and safety codes, restrictions, and/or requirements. The Buyer has been advised and encouraged to secure hazard insurance coverage and a survey of the Property prior to completion of closing, if applicable. If a survey was prepared for the subject transaction, then the Buyer hereby acknowledges receipt of a copy thereof. The Buyer has reviewed said survey and accepts title subject to the matters set forth thereon. The Buyer has received and reviewed the proposed deed and is satisfied with and approves the manner which title is being held.

**DISBURSEMENT AUTHORIZATION, ETC.:** Closing Agent does not adjust or assume liability for charges for water, rents, gas, electricity, taxes on personal property, garbage taxes or fees, license fees or taxes, service/maintenance contracts (pest control, appliance maintenance, pool care, lawn care, alarm systems, etc.), association assessments or dues, or estoppel information furnished by mortgagees or others. The settlement statement has been reviewed and approved and Closing Agent is irrevocably authorized and

directed to complete the closing of the transaction and make disbursement in accordance therewith. In the event of mortgage assumption, if Seller has received a credit for the escrow account balance, then Seller hereby assigns all right, title and interest in said account to Buyer. Seller, Buyer, and Borrower are used for singular or plural, as the context so requires or admits. This Agreement is being provided as an inducement for Closing Agent to serve as the closing agent and for Title Agent and Title Underwriter to issue title insurance on the subject transaction.

**REMOTE E-SIGN/ONLINE NOTARY SERVICES:** The Parties agree that, in the event he/she chooses to utilize a remote online notary service ("e-signing") with Lender and/or Settlement Agent, the e-signing has been fully explained and accepted by the Parties as an alternative to a traditional, in-office signing of the closing documents. The Parties understand that due to the nature of e-signing, the documents will not contain an original, wet ink signature. The Parties agree that there is a possibility that some, or all, of these e-signed closing documents will have to be re-signed in the traditional manner, specifically signed in wet ink, live before a local notary public. In the event the e-signatures must be replaced by traditionally executed documents, the Parties agree to meet with a local notary engaged by the Closing Agent and/or the Title Insurer, within seven (7) days of the request to sign any and all of the replacement documents. Said replacement documents will be executed in place of the closing documents previously e-signed at the original closing.

If applicable, in the event that this e-signing transaction involves a refinance, the undersigned Buyer agrees to be fully responsible for any shortages in payoffs of mortgages for any and all of the above-mentioned reasons.

The undersigned Parties agree that in the event he/she chooses to utilize a remote online notary service with Closing Agent, that Parties are doing so at his/her own free will. Should the Closing Agent, lender and/or Title Underwriter require the Parties to execute a replacement document package with a traditional notary, the Parties agree to do so immediately upon the request of the Closing Agent, Lender or Title Insurer.

**LOAN(S)/MORTGAGES TO BE SATISFIED: LoanDepot.com and IBM Southeast Employee's Federal Credit Union**

The undersigned Seller fully understands that the above-referenced mortgage(s) is/are being paid off by Title Agent on the basis of written payoff information and/or verbal payoff information that is subject to change without notice. As an accommodation to the undersigned Seller, Title Agent is willing to proceed with the closing of this transaction.

This Agreement shall survive the closing of the above transaction. In the event of any litigation arising out of this Agreement, the prevailing parties shall be entitled to all costs and reasonable attorneys' fees and legal assistants' fees at all judicial levels.

**[SIGNATURE PAGE TO FOLLOW]**

[SIGNATURE PAGE]

Dated this 8<sup>th</sup> day of January, 2025 in any number of counterparts.

Seller:

The James Dunn Family Trust U/A/D August 19, 2020

By: James M. Dunn  
James M. Dunn, Individually and as Trustee

Attendance: ☒ In Person    ☐ By Mail

Buyer:

13 Inlet Cay Drive LLC, a Florida limited liability company

By: \_\_\_\_\_  
Ferenc S. Varga, Authorized Member

Attendance:    ☐ In Person    ☐ By Mail

[SIGNATURE PAGE]

Dated this 9<sup>th</sup> day of January, 2025 in any number of counterparts.

Seller:

The James Dunn Family Trust U/A/D August 19, 2020

By: [Signature]  
James M. Dunn, Individually and as Trustee

Attendance:    ☐ In Person    ☐ By Mail

Buyer:

13 Inlet Cay Drive LLC, a Florida limited liability company

By: [Signature]  
Ferenc S. Varga (Jan 9, 2025 08:28 EST)  
Ferenc S. Varga, Authorized Member

Attendance:    ☐ In Person    ☒ By Mail

## UTILITY AGREEMENT

Seller: **James M. Dunn, Individually and as Trustee of The James Dunn Family Trust U/A/D August 19, 2020**  
Buyer: **13 Inlet Cay Drive LLC, a Florida limited liability company**  
Property Address: **13 Inlet Cay Drive, Boynton Beach, FL 33435**  
Closing/Title Agent: **Greenberg Traurig, P.A.**  
Closing Date: **January 9, 2025**  
File Number: **223649.010300**  
Title Underwriter: **Fidelity National Title Insurance Company**

We, the undersigned Seller and Buyer, hereby acknowledge that we know bills for water, sewer, waste, gas, telephone, electric and other utilities may be due after the date of closing.

The Seller does hereby agree to have final readings of the utilities and does hereby take responsibility for utility bill(s) through the day of closing.

As Buyer and Seller of real property, it is suggested you contact the City Utility Department and make arrangements with that department to have all utility services transferred into/out of your name. It is important that it be done as soon after closing as possible. Most cities require a deposit before transferring utility service into the name of the Buyer. If Seller does not pay the utility bill(s) current and a Claim of Lien if filed, both Seller and Buyer hereby agree to hold **Greenberg Traurig, P.A. and Fidelity National Title Insurance Company** harmless with regard to said liens and any related expense. In the event of error or oversight in the calculation of the water bill, or other utility bill, the Seller warrants and represents as a condition to survive this closing, any unpaid utility account amount shall be paid directly to the Buyer upon demand.

Both the Buyer and the Seller recognize that unpaid utility bills for water and sewer service and possible other utility service, constitute unrecorded liens upon the property herein sold and they recognize that **Greenberg Traurig, P.A. and Fidelity National Title Insurance Company** cannot issue Title Insurance to cover and pay for any such unrecorded liens, nor does **Greenberg Traurig, P. A. or Fidelity National Title Insurance Company** assume any responsibility for the figures given by either the Seller or the political subdivision furnishing said utility service.

It is hereby understood and agreed to by the Seller and the Buyer of the subject property that neither Greenberg Traurig, P.A. and Fidelity National Title Insurance Company assume unpaid utilities (garbage, water, gas, electric or sewer system charges) or liens by virtue to Florida and that the above described parties will settle these matters between themselves.

The parties have had an opportunity, prior to closing, to confirm the zoning, permitted use of all improvements on the premises, or are represented by counsel, and have sufficiently investigated such for their own benefit.

**[SIGNATURE PAGE FOLLOWS]**





Dated effective this **January 9, 2025** in any number of counterparts.

SELLER:

The James Dunn Family Trust U/A/D August 19, 2020

By:   
James M. Dunn, Individually and as Trustee

BUYER:

13 Inlet Cay Drive LLC, a Florida limited liability company

By:   
Ferenc S. Varga (Jan 9, 2025 08:28 EST)  
Ferenc S. Varga

**VOID CORRECTED**

|                                                                                                                                                                                                                                                     |                                        |                                                                                                                                                        |                                                            |                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FILER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone number<br><br><b>Greenberg Traurig, P.A.</b><br><b>777 S. Flagler Drive, #300-E</b><br><b>West Palm Beach, FL 33401</b>           |                                        | 1 Date of closing<br><br><b>January 9, 2025</b>                                                                                                        | OMB No. 1545-0997<br><br><b>2025</b> Form<br><b>1099-S</b> | <b>Proceeds From Real Estate Transactions</b>                                                                                                                   |
|                                                                                                                                                                                                                                                     |                                        | 2 Gross proceeds<br><br><b>\$2,300,000.00</b>                                                                                                          |                                                            |                                                                                                                                                                 |
| FILER'S federal identification number<br><b>59-1270754</b>                                                                                                                                                                                          | TRANSFEROR'S identification number<br> | 3 Address or legal description<br><br><b>13 Inlet Cay Drive, Boynton Beach, FL 33435</b>                                                               |                                                            | <b>Copy C</b><br><b>For Filer</b><br><br>For Privacy Act and Paperwork Reduction Act Notice, see the 2017 General Instructions for Certain Information Returns. |
| TRANSFEROR'S Name<br><b>James M. Dunn, Trustee of The James Dunn Family Trust U/A/D August 19, 2020</b><br><br>Street Address (including apt. no.)<br><b>13 Inlet Cay Drive</b><br><br>City, State, and ZIP code<br><b>Boynton Beach, FL, 33435</b> |                                        | 4 Check here if transferor received or will receive property or services as part of the consideration (if checked) <input type="checkbox"/>            |                                                            |                                                                                                                                                                 |
|                                                                                                                                                                                                                                                     |                                        | 5 Check here if the transferor is a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust) <input type="checkbox"/> |                                                            |                                                                                                                                                                 |
| Account Number (Optional)<br><b>223649.010300</b>                                                                                                                                                                                                   |                                        | 6 Buyer's part of real estate tax<br><b>\$0.00</b>                                                                                                     |                                                            |                                                                                                                                                                 |

Form **1099-S**  
Revenue Service

[www.irs.gov/form1099s](http://www.irs.gov/form1099s)

Department of the Treasury – Internal

**YOU ARE REQUIRED BY LAW** to provide your correct taxpayer name and identification number for the transaction described above to Greenberg Traurig, P.A.

If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

**UNDER THE PENALTIES OF PERJURY**, I certify that the above information, including my taxpayer identification number, is correct, and that I have received a copy of this statement.

**The James Dunn Family Trust U/A/D August 19, 2020**

By: James M. Dunn  
**James M. Dunn, Trustee**

PREPARED BY:  
Adam R. Seligman, Esq.  
Greenberg Traurig, P.A.  
777 S. Flagler Drive  
Suite 300 East  
West Palm Beach, FL 33401  
File Number: 223649.010300

## ***SURVEY ACKNOWLEDGMENT***

Date: January 9, 2025

Legal Description:

**Lot 13, Inlet Cay, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 222, of the Public Records of Palm Beach County, Florida. ("Property")**

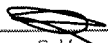
The undersigned Owner(s)/Borrower(s), Ferenc Stephen Varga, do hereby certify that they have received an original survey on the above referenced Property and hereby acknowledge(s) the following:

**Survey prepared by Bob Buggee dated 11/15/2024 under DWG# 11012241 reveals the following:**

- a) Boat lift, concrete seawall, ramp and wood dock along Northerly boundary extend beyond the lot line.**
- b) Brick drive extends into 5' FP & L easement and beyond the lot line along Southerly boundary.**
- c) Fence along Easterly boundary lies within the 5' drainage easement. (ownership undetermined)**

The undersigned Owner(s)/Borrower(s) acknowledge(s) an exception for the above survey matters shall appear in any title insurance policy issued to said Owner(s)/Borrower(s) or any Lender to Owner(s)/Borrower(s). The undersigned Owner(s)/Borrower(s) also acknowledge and agree that said Owner(s)/Borrower(s) will not hold Greenberg Traurig, P.A., nor Fidelity National Title Insurance Company, nor the holder of any mortgage on the real property herein described liable for any damages, attorneys' fees or costs in the event the above described survey matters are ever contested, or required to be moved or removed.

13 Inlet Cay Drive LLC, a Florida limited liability company

By:   
By: Ferenc S. Varga (Jan 9, 2025 08:28 EST)  
Ferenc S. Varga, Authorized Member

## **NOTICE: FLORIDA NOW RESTRICTS THE SALE OF PROPERTY TO FOREIGN PRINCIPALS (Secs. 692.202-205, F.S.)**

Effective July 1, 2023, *foreign principals* of these *foreign countries of concern* are prohibited from purchasing or acquiring any interest in certain types of Florida real property, subject to limited exceptions:

- The People’s Republic of China
- The Russian Federation
- The Islamic Republic of Iran
- The Democratic People’s Republic of Korea
- The Republic of Cuba
- The Venezuelan regime of Nicolás Maduro
- The Syrian Arab Republic
- Any agency of or any other entity of significant control of such foreign country of concern

### **BUYERS ARE A FOREIGN PRINCIPAL IF ANY OF THESE APPLY TO THEM:**

- (a) The government or any official of the government of a foreign country of concern;
- (b) A political party or member of a political party or any subdivision of a political party in a foreign country of concern;
- (c) A partnership, association, corporation, organization, or other combination of persons organized under the laws of or having its principal place of business in a foreign country of concern, or a subsidiary of such entity;
- (d) Any person who is domiciled in a foreign country of concern and is not a citizen or lawful permanent resident of the United States, or
- (e) Any person, entity, or collection of persons or entities, described in paragraphs (a) through (d) having a controlling interest in a partnership, association, corporation, organization, trust, or any other legal entity or subsidiary formed for the purpose of owning real property in Florida.

### **IF A BUYER IS A FOREIGN PRINCIPAL, FLORIDA LAW PROHIBITS THEM:**

- From purchasing or acquiring any interest in real property in Florida classified as agricultural land<sup>1</sup> or within 5 miles of a military installation.<sup>2</sup>
- With limited exceptions, from purchasing or acquiring any interest in real property in Florida within 10 miles of a critical infrastructure facility<sup>3</sup> or military installation

---

<sup>1</sup> “Agricultural land” is defined to be that which has “agricultural classification” under 193.461 F.S.

<sup>2</sup> “Military Installation” means a base, camp, post, station, yard, or center encompassing at least 10 contiguous acres that is under the jurisdiction of the Department of Defense or its affiliates. Sec. 692.201(5), F.S.

<sup>3</sup> “Critical infrastructure facility” means any of the following, if it employs measures such as fences, barriers, or guard posts that are designed to exclude unauthorized persons:

- (a) A chemical manufacturing facility.
- (b) A refinery.
- (c) An electrical power plant as defined in s. 403.031(20).
- (d) A water treatment facility or wastewater treatment plant.
- (e) A liquid natural gas terminal.

- NOTE: Foreign principals of the People's Republic China are prohibited from purchasing or acquiring any interest in any real property in Florida regardless of its classification, subject to the Limited Residential Exception and Diplomatic Purposes Exception described below

**CERTAIN EXCEPTIONS MAY APPLY:**

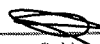
- Limited Residential Exception - If the Buyer is a 'natural person' subject to the law, they may still purchase one residential real property, up to 2 acres in size, if all of the following apply:
  - (a) The parcel is not on or within 5 miles of any military installation;
  - (b) Buyer has a current verified United States visa that is not limited to authorizing tourist-based travel or official documentation confirming that the person has been granted asylum in the United States and such visa or documentation authorizes the person to be legally present in Florida;
  - (c) The purchase is in the Buyer's name, i.e., the name of the person who holds the visa or official documentation described in paragraph (b), and
  - (d) The Buyer is only entitled to one residential property as described above.
- Diplomatic Purposes Exception - The real property is for diplomatic purposes as recognized, acknowledged, or allowed by the Federal Government

CAUTION: PERSONS WHO ARE OR MAY BE DEFINED AS "FOREIGN PRINCIPALS OF FOREIGN COUNTRIES OF CONCERN" SHOULD CONSULT WITH AN ATTORNEY BEFORE PURCHASING OR ACQUIRING ANY INTEREST IN REAL PROPERTY IN FLORIDA ON OR AFTER JULY 1, 2023. LAND ACQUIRED IN VIOLATION OF THIS LAW MAY BE FORFEITED TO THE STATE.

BY SIGNING BELOW, I ACKNOWLEDGE HAVING REVIEWED THE ABOVE NOTICE.

Buyer:

13 Inlet Cay Drive LLC, a Florida limited liability company

  
 \_\_\_\_\_  
 Ferenc S. Varga (Jan 9, 2025 08:28 EST)  
 Ferenc S. Varga, Authorized Member

Dated: January 9, 2025

- 
- (f) A telecommunications central switching office.
  - (g) A gas processing plant, including a plant used in the processing, treatment, or fractionation of natural gas. (h) A seaport as listed in s. 311.09.
  - (i) A spaceport territory as defined in s. 331.303(18)
  - (j) An airport as defined in s. 333.01

## Affidavit

[Part III, Ch. 692 F.S. - Conveyances to Foreign Entities - By Entity Buyer]

**BEFORE ME**, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Ferenc S. Varga ("Affiant") who deposes and says under penalties of perjury that:

(When used "Affiant" and "Buyer" include singular or plural as context so requires or admits.)

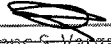
1. Affiant is the Authorized Member(s) of 13 Inlet Cay Drive LLC, which is hereinafter referred to as "Buyer." All statements in Lines 4 through 5 below are made solely with respect to the Buyer and any holder of a "Controlling Interest" in the Buyer (as defined in s. 287.138(1)(a), F.S.), in each case solely with respect to the real property identified in Line 2.
2. Buyer is purchasing or acquiring an interest in the following described real property:  
Lot 13, Inlet Cay, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 222, of the Public Records of Palm Beach County, Florida.
3. Affiant has been given the opportunity to consult with an attorney.
4. Buyer is (initial which is applicable):  
☒ Not a Foreign Principal as defined in s. 692.201, F.S., and is in compliance with the requirements set out in ss. 692.202-205, F.S.

OR

☐ A Foreign Principal as defined in s. 692.201, F.S., and is in compliance with the requirements set out in ss. 692.202-205, F.S.

5. Affiant acknowledges the foregoing representations will be relied upon to establish compliance with the law.

13 Inlet Cay Drive LLC, a Florida Limited Liability Company

By:   
Ferenc S. Varga (Jan 9, 2025 08:28 EST)  
Ferenc S. Varga, Authorized Member

Address: 607 Riverside Road, North Palm Beach, FL 33408

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_ day of January, 2025, by Ferenc Stephen Varga as Authorized Member of 13 Inlet Cay Drive LLC, a Florida limited liability company.

\_\_\_\_\_  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

### **OCCUPANCY AGREEMENT**

**THIS OCCUPANCY AGREEMENT** is made as of the 9<sup>th</sup> day of January, 2025 by and between James M. Dunn, Individually and as Trustee of the James Dunn Family Trust U/A/D August 19, 2020, as Seller, and 13 Inlet Cay Drive LLC, a Florida limited liability company, as Buyer.

**WHEREAS**, Buyer (as assigned to the LLC from Ferenc Stephen Varga) and Seller have entered into a Contract for Purchase and Sale dated November 10, 2024 ("Contract") whereby Buyer shall purchase from Seller real property described as 13 Inlet Cay Drive, Ocean Ridge, FL 33435 (the "Property" or "Premises"), which transaction is closing on January 9, 2025; and

**WHEREAS**, the parties wish to provide for Seller to remain in possession of said Property after said closing through July 7, 2025 at 5:00 P.M. pursuant to the terms and conditions contained herein.

**NOW, THEREFORE**, the parties for and in consideration of Ten Dollars (\$10.00) and other valuable considerations agree as follows:

1. **Occupancy.** This Agreement shall be restricted to occupancy of the Property by the Seller only and shall be used for residential purposes. Occupancy shall terminate July 7, 2025 at 5:00 P.M. ("Termination Date"), by which time Seller shall vacate the Premises.

2. **Rules and Regulations.** Seller agrees to comply in all respects with the Declaration of Restrictions, By-Laws and Amendments and Rules and Regulations, if any, affecting the Property.

3. **Use.** Seller further covenants and agrees not to use nor permit the Premises to be used for any illegal, immoral or improper purposes; not to make nor permit any disturbance, noise or annoyance whatsoever detrimental to the Premises or to the comfort and peace of any of the inhabitants of said building or its neighbors and particularly Seller shall not assign this Occupancy Agreement or sublet any portion of the Premises. Seller shall not use said Premises for any other purpose than as a residence.

4. **Repairs.** Seller shall maintain the Premises, including carpet, appliances, equipment and furnishings, if any, and including but not limited to air conditioning, plumbing, electrical and structural in good working order and repair during said occupancy. Any damage, breakage or loss to any portion of the Premises, including air conditioning, plumbing, electrical and structural, occurring during the occupancy, will be paid for by Seller and brought into compliance the Standards for Real Estate Transactions in the Contract as of the Termination Date, which shall survive the closing.

5. **Alterations.** The Seller shall not make any alterations, additions or improvements without the Buyer's prior written consent.

6. Prorations/Utilities. Seller hereby agrees to pay for all utility charges including electricity and telephone, accruing during the said term. Seller shall be responsible for any and all deposits to the telephone company, and cancellation of said services.

7. Indemnification. It is understood and agreed that the Seller will indemnify and hold the Buyer harmless in the event of any damage, injury or loss of life in connection with Seller's occupancy and use of said Premises and all facilities offered for Seller's enjoyment of the Property.

8. Surrender. At the end of the term, Seller shall vacate and surrender the Premises in broom clean condition, and in as good condition as they were at the beginning of the term, except for ordinary wear and tear, and Seller shall remove all of Seller's property. All property, installations and additions required to be removed by Seller at the end of the term which remain in the Premises after Seller has vacated shall be considered abandoned by Seller and, at the option of Buyer, may either be retained as Buyer's property or may be removed by Buyer at Seller's expense.

9. Right of Entry. Buyer's right to enter the Premises shall be governed by the provisions of Florida Statutes, it being understood that hurricanes or severe weather warnings shall constitute an emergency under such Statutes. Buyer and its representative shall also have the right to access the Property upon 12 hours written notice to take measurements and/or meet with contractor or after third parties.

10. No Waiver. The failure of Buyer to take any action against Seller for violation of any of the terms of this Agreement shall not be a waiver of that act or a subsequent act of Seller of a similar nature from being a violation of this Agreement.

11. If the Buyer is compelled to maintain an action for the possession of the Premises, or damages, the Seller agrees to pay all expenses incurred by the Buyer in connection with said action, including reasonable attorneys' fees and costs at all trial and appellate levels.

12. Miscellaneous. The provisions contained in this Agreement and the Contract set forth the entire understanding of the parties and shall be binding upon their respective heirs, successors, assigns and legal representatives of the parties hereto and shall not be changed or terminated orally. The law governing this Agreement shall be that of the State of Florida. Venue shall lie in Palm Beach County. Time is of the essence.

13. Captions. The captions used herein are for convenience purposes only and have no effect on the interpretation of the terms contained herein.

14. This Occupancy Agreement shall be governed by Chapter 83 Florida Statutes as a Residential Tenancy.

15. The rent for the occupancy through the Termination Date equals \$ -0-. A security deposit of \$ -0- will be held under this Occupancy Agreement. If Seller fails to timely vacate the Premises, the holdover rent/damages shall be Two Hundred Fifty and No/100 Dollars (\$250.00) per day.



6/12

The James Dunn Family Trust U/A/D  
August 19, 2020

James M Dunn

13 Inlet Cay Drive LLC, a Florida limited  
Liability company



This Occupancy Agreement has been executed this 9<sup>th</sup> day of January, 2025.

"Seller"

The James Dunn Family Trust U/A/D  
August 19, 2020

By: \_\_\_\_\_  
James Dunn, Individually and as Trustee

"Buyer"

13 Inlet Cay Drive LLC, a Florida limited  
Liability company

By:   
Ferenc S. Varga (Jan 9, 2025 08:28 EST)  
Ferenc Stephen Varga, Authorized Member

# Settlement Statement

|                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A. Note:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. This is not an official governmental disclosure. |                                                                                                                                                                                                     |
| <b>B. Name of Buyers:</b><br><b>13 Inlet Cay Drive LLC</b><br><b>607 Riverside Road</b><br><b>North Palm Beach, FL 33408</b>                                                                                                                                                                                                                 | <b>C. Name of Sellers:</b><br><b>James M. Dunn, Individually and as Trustee of The James Dunn Family Trust U/A/D August 19, 2020</b><br><b>13 Inlet Cay Drive</b><br><b>Boynton Beach, FL 33435</b> |
| <b>D. Lender:</b>                                                                                                                                                                                                                                                                                                                            | <b>G. Property Location:</b><br><b>13 Inlet Cay Drive</b><br><b>Boynton Beach, FL 33435</b>                                                                                                         |
| <b>F. Settlement Date:</b><br><b>01/09/2025</b><br><b>Funding Date:</b><br><b>01/09/2025</b><br><b>Disbursement Date:</b><br><b>01/09/2025</b>                                                                                                                                                                                               | <b>H. Settlement Agent:</b><br><b>Greenberg Traurig, P.A.</b>                                                                                                                                       |
| <b>H. File No.:</b><br><b>223649.010300</b>                                                                                                                                                                                                                                                                                                  | <b>I. Place of Settlement:</b><br><b>777 South Flagler Drive 300-E West Palm Beach, FL 33401</b>                                                                                                    |

## J. Summary of Borrower's Transaction

|                                                                                         |                       |
|-----------------------------------------------------------------------------------------|-----------------------|
| <b>100. Gross Amount Due from Borrower</b>                                              |                       |
| 101. Contract sales price                                                               | \$2,300,000.00        |
| 102. Personal property                                                                  |                       |
| 103. Settlement charges to borrower (line 1400)                                         | \$26,415.20           |
| 104.                                                                                    |                       |
| 105.                                                                                    |                       |
| Adjustment for items paid by seller in advance                                          |                       |
| 106. City/Town Taxes                                                                    |                       |
| 107. County Taxes                                                                       |                       |
| 108. Assessments                                                                        |                       |
| 109. Non-Advalorem 01/09/2025 to 10/01/2025                                             | \$135.22              |
| 110.                                                                                    |                       |
| 111.                                                                                    |                       |
| 112.                                                                                    |                       |
| <b>120. Gross Amount Due from Borrower</b>                                              | <b>\$2,326,550.42</b> |
| <b>200. Amount Paid by or in Behalf of Borrower</b>                                     |                       |
| 201. Deposit                                                                            | \$50,000.00           |
| 202. Principal amount of new loan(s)                                                    |                       |
| 203. Existing loan(s) taken subject to                                                  |                       |
| 204.                                                                                    |                       |
| 205.                                                                                    |                       |
| 206.                                                                                    |                       |
| 207.                                                                                    |                       |
| 208.                                                                                    |                       |
| 209.                                                                                    |                       |
| Adjustments for items unpaid by seller                                                  |                       |
| 210. City/Town Taxes                                                                    |                       |
| 211. County Taxes 01/01/2025 to 01/09/2025                                              | \$263.60              |
| 212. Assessments                                                                        |                       |
| 213.                                                                                    |                       |
| 214.                                                                                    |                       |
| 215.                                                                                    |                       |
| 216.                                                                                    |                       |
| 217.                                                                                    |                       |
| 218.                                                                                    |                       |
| 219.                                                                                    |                       |
| <b>220. Total Paid by/for Borrower</b>                                                  | <b>\$50,263.60</b>    |
| <b>300. Cash at Settlement from/to Borrower</b>                                         |                       |
| 301. Gross amount due from borrower (line 120)                                          | \$2,326,550.42        |
| 302. Less amounts paid by/for borrower (line 220)                                       | \$50,263.60           |
| 303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower | \$2,276,286.82        |

## K. Summary of Seller's Transaction

|                                                                                       |                       |
|---------------------------------------------------------------------------------------|-----------------------|
| <b>400. Gross Amount Due to Seller</b>                                                |                       |
| 401. Contract sales price                                                             | \$2,300,000.00        |
| 402. Personal property                                                                |                       |
| 403.                                                                                  |                       |
| 404.                                                                                  |                       |
| 405.                                                                                  |                       |
| Adjustment for items paid by seller in advance                                        |                       |
| 406. City/Town Taxes                                                                  |                       |
| 407. County Taxes                                                                     |                       |
| 408. Assessments                                                                      |                       |
| 409. Non-Advalorem 01/09/2025 to 10/01/2025                                           | \$135.22              |
| 410.                                                                                  |                       |
| 411.                                                                                  |                       |
| 412.                                                                                  |                       |
| <b>420. Gross Amount Due to Seller</b>                                                | <b>\$2,300,135.22</b> |
| <b>500. Reductions in Amount Due to Seller</b>                                        |                       |
| 501. Excess deposit (see instructions)                                                |                       |
| 502. Settlement charges to seller (line 1400)                                         | \$3,254.26            |
| 503. Existing loan(s) taken subject to                                                |                       |
| 504. Payoff to Bank of America, N.A.                                                  | \$270,410.95          |
| 505. Payoff to ThirdFederal Savings & Loan                                            | \$57,293.61           |
| 506.                                                                                  |                       |
| 507.                                                                                  |                       |
| 508.                                                                                  |                       |
| 509.                                                                                  |                       |
| Adjustments for items unpaid by seller                                                |                       |
| 510. City/Town Taxes                                                                  |                       |
| 511. County Taxes 01/01/2025 to 01/09/2025                                            | \$263.60              |
| 512. Assessments                                                                      |                       |
| 513.                                                                                  |                       |
| 514.                                                                                  |                       |
| 515.                                                                                  |                       |
| 516.                                                                                  |                       |
| 517.                                                                                  |                       |
| 518.                                                                                  |                       |
| 519.                                                                                  |                       |
| <b>520. Total Reduction Amount Due Seller</b>                                         | <b>\$331,222.42</b>   |
| <b>600. Cash at Settlement to/from Seller</b>                                         |                       |
| 601. Gross amount due to seller (line 420)                                            | \$2,300,135.22        |
| 602. Less reductions in amounts due seller (line 520)                                 | \$331,222.42          |
| 603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller | \$1,968,912.80        |

L. Settlement Charges

| 700. Total Real Estate Broker Fees                                                       |  | Paid From Borrower's Funds at Settlement | Paid From Seller's Funds at Settlement |
|------------------------------------------------------------------------------------------|--|------------------------------------------|----------------------------------------|
| Division of commission (line 700) as follows :                                           |  |                                          |                                        |
| 701. \$                                                                                  |  |                                          |                                        |
| 702. \$                                                                                  |  |                                          |                                        |
| 703. Commission paid at settlement                                                       |  |                                          |                                        |
| 704.                                                                                     |  |                                          |                                        |
| 800. Items Payable in Connection with Loan                                               |  |                                          |                                        |
| 801. Our origination charge                                                              |  |                                          |                                        |
| 802. Your credit or charge (points) for the specific interest rate chosen                |  |                                          |                                        |
| 803. Appraisal fee                                                                       |  |                                          |                                        |
| 804. Credit report                                                                       |  |                                          |                                        |
| 805. Tax service                                                                         |  |                                          |                                        |
| 806. Flood certification                                                                 |  |                                          |                                        |
| 807.                                                                                     |  |                                          |                                        |
| 808.                                                                                     |  |                                          |                                        |
| 809.                                                                                     |  |                                          |                                        |
| 810.                                                                                     |  |                                          |                                        |
| 900. Items Required by Lender to be Paid in Advance                                      |  |                                          |                                        |
| 901. Daily interest charges from 01/09/2025 to 02/01/2025                                |  |                                          |                                        |
| 902. Mortgage insurance premium                                                          |  |                                          |                                        |
| 903. Homeowner's insurance                                                               |  |                                          |                                        |
| 904.                                                                                     |  |                                          |                                        |
| 1000. Reserves Deposited with Lender                                                     |  |                                          |                                        |
| 1001. Initial deposit for your escrow account                                            |  |                                          |                                        |
| 1002. Homeowner's insurance                                                              |  |                                          |                                        |
| 1003. Mortgage insurance                                                                 |  |                                          |                                        |
| 1004. Property taxes                                                                     |  |                                          |                                        |
| 1005.                                                                                    |  |                                          |                                        |
| 1006.                                                                                    |  |                                          |                                        |
| 1007. Aggregate Adjustment \$0.00                                                        |  |                                          |                                        |
| 1100. Title Charges                                                                      |  |                                          |                                        |
| 1101. Settlement or closing fee to Greenberg Traurig, P.A.                               |  | \$1,250.00                               |                                        |
| 1102. Owner's title insurance to Fidelity National Title Insurance Company               |  | \$8,325.00                               |                                        |
| 1103. Lender's title insurance to Fidelity National Title Insurance Company              |  |                                          |                                        |
| 1104. Lender's title policy limit \$                                                     |  |                                          |                                        |
| 1105. Owner's title policy limit \$2,300,000.00                                          |  |                                          |                                        |
| 1106. Title search to Fidelity National Title Insurance Company                          |  | \$75.00                                  |                                        |
| 1107. Lien search to Lienly                                                              |  | \$267.00                                 |                                        |
| 1108.                                                                                    |  |                                          |                                        |
| 1200. Government Recording and Transfer Charges                                          |  |                                          |                                        |
| 1201. Recording fees: Deed \$19.10 Mortgage \$ Release \$ to Palm Beach County Clerk     |  | \$19.10                                  |                                        |
| 1202. City/County tax/stamps Deed \$ Mortgage \$                                         |  |                                          |                                        |
| 1203. State tax/stamps Deed \$16,100.00 Mortgage \$ to Palm Beach County Clerk           |  | \$16,100.00                              |                                        |
| 1204. Record COT to Palm Beach County Clerk                                              |  | \$19.10                                  |                                        |
| 1205. Erecording to Simplifile                                                           |  | \$10.00                                  |                                        |
| 1300. Additional Settlement Charges                                                      |  |                                          |                                        |
| 1301.                                                                                    |  |                                          |                                        |
| 1302.                                                                                    |  |                                          |                                        |
| 1303. Survey Fee, Plot Plan to Bob Buggee, Inc.                                          |  | \$225.00                                 |                                        |
| 1304.                                                                                    |  |                                          |                                        |
| 1305. Wire/UPS fees to Greenberg Traurig, P.A.                                           |  | \$125.00                                 |                                        |
| 1306. 2024 property taxes to Palm Beach County Tax Collector                             |  |                                          | \$3,254.26                             |
| 1307.                                                                                    |  |                                          |                                        |
| 1308.                                                                                    |  |                                          |                                        |
| 1309.                                                                                    |  |                                          |                                        |
| <b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b> |  | <b>\$26,415.20</b>                       | <b>\$3,254.26</b>                      |

See signature addendum

13 Inlet Cay Drive LLC, a Florida Limited Liability Company

The James Dunn Family Trust U/A/D August 19, 2020

By: \_\_\_\_\_

Ferenc S. Varga, Authorized Member

Date

By: James M. Dunn

James M. Dunn, Individually and as Trustee

1/6/25

Date

We/I have carefully reviewed this settlement statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of this settlement statement.

We/I authorize Greenberg Traurig, P.A. to cause the funds to be disbursed in accordance with this statement.

[Signature]

1/9/25

Settlement Agent

Date

Signature Addendum

13 Inlet Cay Drive LLC, a Florida Limited Liability Company

The James Dunn Family Trust U/A/D August 19, 2020

By:   
Ferenc S. Varga (Jan 9, 2025 08:28 EST)

By: \_\_\_\_\_

Ferenc S. Varga, Authorized Member

Date

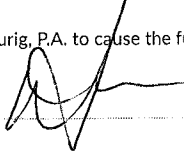
James M. Dunn, Individually and as Trustee

Date

We/I have carefully reviewed this settlement statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of this settlement statement.

We/I authorize Greenberg Traurig, P.A. to cause the funds to be disbursed in accordance with this statement.

Settlement Agent



1/9/25

Date

Property Detail

Location Address : 13 INLET CAY DR  
Municipality : OCEAN RIDGE  
Parcel Control Number : 46-43-45-22-11-000-0130  
Subdivision : INLET CAY IN  
Official Records Book/Page : 35501 / 1940  
Sale Date : 01/06/2025  
Legal Description : INLET CAY LOT 13

Owner Information

| Owner(s)               | Mailing Address                                    |
|------------------------|----------------------------------------------------|
| 13 INLET CAY DRIVE LLC | 607 RIVERSIDE RD<br>NORTH PALM BEACH FL 33408 3726 |

Sales Information

| Sales Date | Price       | OR Book/Page  | Sale Type     | Owner                  |
|------------|-------------|---------------|---------------|------------------------|
| 01/06/2025 | \$2,300,000 | 35501 / 01940 | WARRANTY DEED | 13 INLET CAY DRIVE LLC |
| 08/19/2020 | \$10        | 31760 / 01255 | QUIT CLAIM    | DUNN JAMES M &         |
| 01/11/2008 | \$910,000   | 22390 / 01180 | WARRANTY DEED | DUNN JAMES M &         |
| 09/06/2007 | \$10        | 22168 / 01936 | QUIT CLAIM    | ENGLERT PATRICIA P     |
| 05/10/2003 | \$10        | 15316 / 01420 | WARRANTY DEED | ENGLERT PATRICIA P     |
| 03/10/2003 | \$10        | 14988 / 01440 | WARRANTY DEED | ENGLERT FRANK R &      |
| 09/10/2001 | \$10        | 12896 / 01831 | WARRANTY DEED | ENGLERT PATRICIA P TR  |
| 07/19/2001 | \$10        | 12822 / 01902 | WARRANTY DEED | ENGLERT PATRICIA P &   |
| 03/01/2000 | \$550,000   | 11662 / 00719 | WARRANTY DEED | ENGLERT PATRICIA P     |
| 02/01/1988 | \$375,000   | 05574 / 01899 | WARRANTY DEED |                        |
| 02/01/1988 | \$100       | 05574 / 01898 | QUIT CLAIM    |                        |
| 11/01/1984 | \$100       | 04650 / 01733 | LIFE ESTATE   |                        |
| 01/01/1978 | \$48,500    | 02828 / 01646 |               |                        |

Exemption Information

| Applicant/Owner(s) | Year | Detail               |
|--------------------|------|----------------------|
| DUNN JAMES M &     | 2025 | HOMESTEAD            |
| DUNN JAMES M &     | 2025 | ADDITIONAL HOMESTEAD |

Property Information

Number of Units : 1  
\*Total Square Feet : 3303  
Acres : .25  
Property Use Code : 0100—SINGLE FAMILY  
Zoning : RSF—SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

Building Details

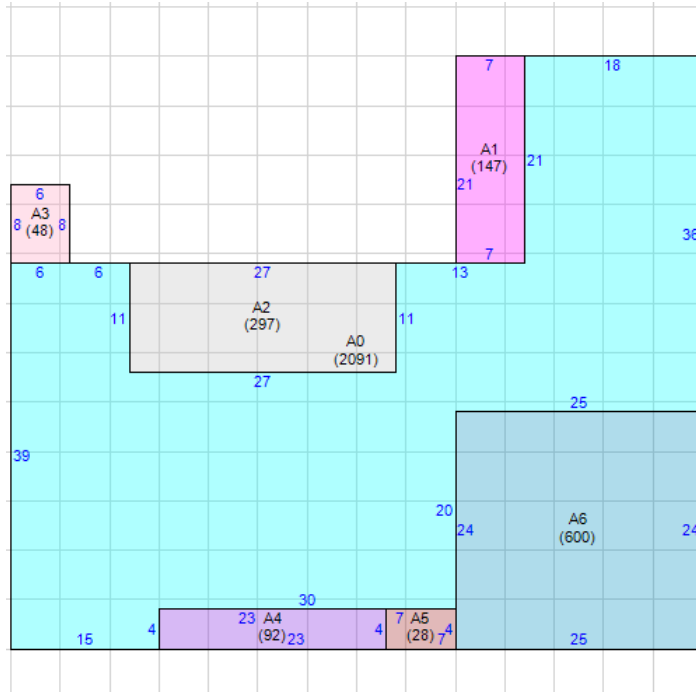
Structural Details

| Structural Element for Building 1 |                 | Sketch for Building 1 |
|-----------------------------------|-----------------|-----------------------|
| Exterior Wall 1                   | MSY: CB STUCCO  |                       |
| Year Built                        | 1979            |                       |
| Air Condition Desc.               | HTG & AC        |                       |
| Heat Type                         | FORCED AIR DUCT |                       |
| Heat Fuel                         | ELECTRIC        |                       |
| Bed Rooms                         | 3               |                       |
| Full Baths                        | 2               |                       |
| Half Baths                        | 1               |                       |
| Exterior Wall 2                   | NONE            |                       |
| Roof Structure                    | WOOD TRUSS      |                       |
| Roof Cover                        | CONCRETE TILE   |                       |

|                 |                     |
|-----------------|---------------------|
| Interior Wall 1 | PLASTER             |
| Interior Wall 2 | N/A                 |
| Floor Type 1    | CARPETING           |
| Floor Type 2    | CERAMIC/QUARRY TILE |
| Stories         | 1                   |

#### Subarea and Square Footage for Building 1

|                           |                |
|---------------------------|----------------|
| Code Description          | square Footage |
| FOP Finished Open Porch   | 28             |
| BAS Base Area             | 2091           |
| FST Finished Storage      | 48             |
| FOP Finished Open Porch   | 297            |
| UOP Unfinished Open Porch | 92             |
| FOP Finished Open Porch   | 147            |
| FGR Finished Garage       | 600            |
| Total Square Footage      | 3303           |
| Area Under Air            | 2091           |



### Property Extra Feature

| Description      | Year Built | Units |
|------------------|------------|-------|
| Boat Lift        | 2015       | 1     |
| Boat Dock        | 1979       | 105   |
| Pool - In-Ground | 1979       | 1     |

### Property Land Details

| Land Line # | Description        | Zoning | Acres  |
|-------------|--------------------|--------|--------|
| 1           | INTRACOASTAL CANAL | RSF    | 0.2525 |

### Appraisals

| Tax Year           | 2024        | 2023        | 2022        | 2021      | 2020      |
|--------------------|-------------|-------------|-------------|-----------|-----------|
| Improvement Value  | \$76,390    | \$77,342    | \$56,543    | \$196,745 | \$210,665 |
| Land Value         | \$2,023,768 | \$1,984,086 | \$1,284,800 | \$800,000 | \$680,000 |
| Total Market Value | \$2,100,158 | \$2,061,428 | \$1,341,343 | \$996,745 | \$890,665 |

### Assessed and Taxable Values

| Tax Year         | 2024      | 2023      | 2022      | 2021      | 2020      |
|------------------|-----------|-----------|-----------|-----------|-----------|
| Assessed Value   | \$728,999 | \$707,766 | \$687,151 | \$667,137 | \$657,926 |
| Exemption Amount | \$50,000  | \$50,000  | \$50,000  | \$50,000  | \$50,000  |
| Taxable Value    | \$678,999 | \$657,766 | \$637,151 | \$617,137 | \$607,926 |

### Taxes

| Tax Year       | 2024     | 2023     | 2022     | 2021     | 2020     |
|----------------|----------|----------|----------|----------|----------|
| AD VALOREM     | \$12,528 | \$12,239 | \$12,192 | \$12,151 | \$11,988 |
| NON AD VALOREM | \$194    | \$188    | \$184    | \$178    | \$173    |
| TOTAL TAX      | \$12,722 | \$12,427 | \$12,376 | \$12,329 | \$12,161 |

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcpao.gov](http://www.pbcpao.gov)



June 3, 2025

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

RE: Project Narrative  
13 Inlet Cay Drive

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

The property is located at 13 Inlet Cay Drive where the existing house structure will be demolished. A new 2 story residence Coastal Bermuda style will be constructed with a 2 car garage, 4 bedrooms, 3 full baths and 2 half baths, and common covered lanai to the north looking to the water view. There will be a new landscape and hardscape along with new driveway/walk for the new 2 car garage.

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

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

c. Building Design. The new building along with the new hardscape and landscape will enhance the existing streetscape of the neighborhood. The roof components, window placement, size and scale of doors and windows and architectural details keep harmonious proportions with the building scale. The colors and materials used will be consistent with the proposed architectural style.

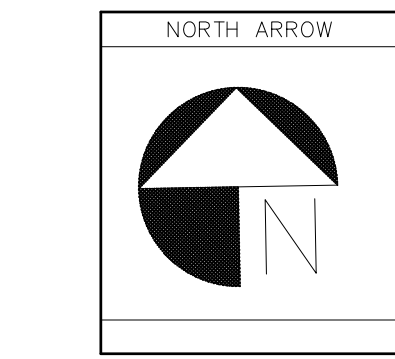
All mechanical equipment and pads were placed and screened with landscape to create less noticeability from the street, waterway, and neighboring properties.

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

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

Sincerely,

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



GRAPHIC SCALE (1 IN = 8 FT.)

# WATERWAY

100' RIGHT OF WAY  
NAVIGABLE WATERWAY

BOAT LIFT

FENCE 0.2'E

FENCE 0.5'W

LOT 12

OCCUPIED RESIDENCE

LOT 14

OCCUPIED RESIDENCE

EXISTING SEWER C/O

EXISTING SEPTIC

## SITE PLAN

### INLET CAY DRIVE

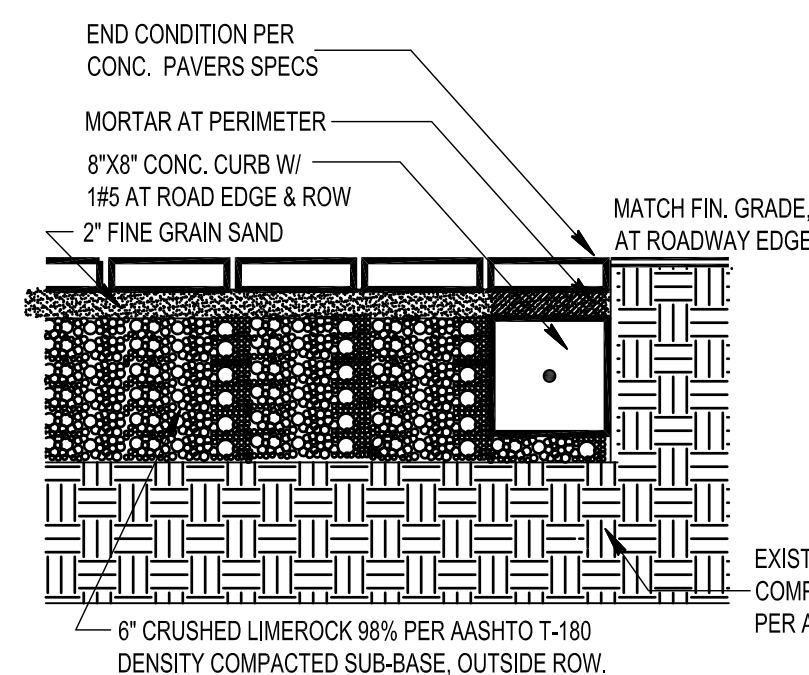
50' RIGHT OF WAY  
ASPHALT ROADWAY

### OCEAN RIDGE SITE DATA CALCULATIONS

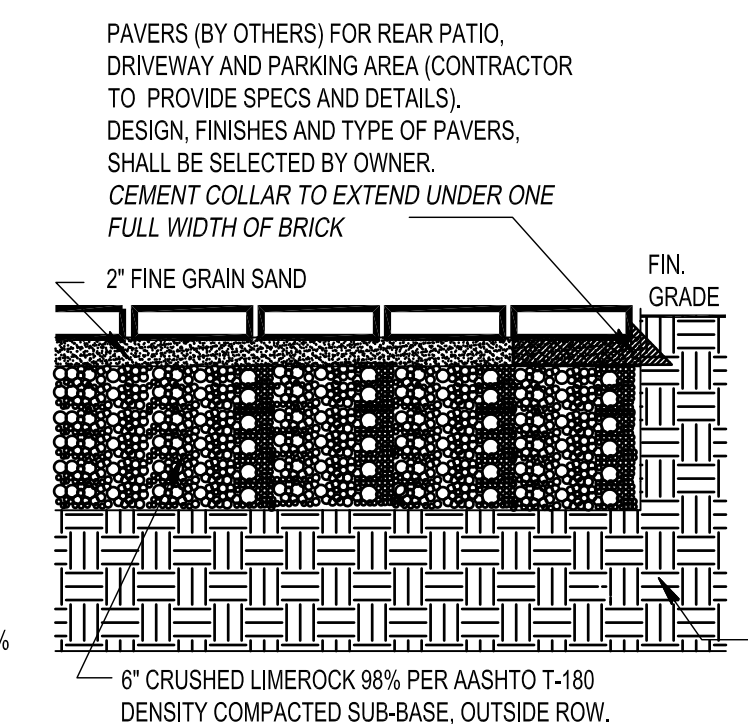
| DESCRIPTION                                  | AREA                                     |
|----------------------------------------------|------------------------------------------|
| TOTAL SITE AREA                              | 11,000 S.F.                              |
| BASE FLOOD ELEVATION                         | AE - 9' (1')<br>(BY FEMA FLOOD ZONE MAP) |
| PANEL NUMBER                                 | 12099C 0791F                             |
| FINISHED FLOOR ELEVATION                     | 10.00 N.A.V.D.                           |
| AVERAGE CROWN OF ROAD                        | AVG. 3.17 N.A.V.D.                       |
| DESCRIPTION                                  | PROPOSED                                 |
|                                              | SQ. FT. PERCENTAGE                       |
| FLOOR AREA RATIO<br>(MAXIMUM 36%, 3960 S.F.) | 3,930 S.F.<br>(INCLUDES GARAGE) 35.60%   |
| LOT COVERAGE<br>(MAXIMUM 35%, 3850 S.F.)     | 3,364 S.F. 30.60%                        |
| FLOOR AREA CALCULATIONS:                     |                                          |
| FIRST FLOOR:                                 | SECOND FLOOR:                            |
| 1ST FLOOR A/C = 2297 SF.                     | 2ND FLOOR A/C = 1138 SF.                 |
| COVERED PATIO = 504 SF                       | COVERED BALCONY = 295 SF                 |
| COV. ENTRY = 68 SF                           | TOTAL 2ND FLOOR = 1433 SF.               |
| TOTAL 1ST FLOOR = 2869 SF                    | OR 43% OF 1ST FLOOR.                     |
|                                              | SQ. FT. PERCENTAGE                       |
| FIRST FLOOR A/C                              | 2,297 S.F. 20.88%                        |
| SECOND FLOOR A/C                             | 1,138 S.F. 10.35%                        |
| TOTAL A/C                                    | 3,435 S.F. 31.23%                        |
| GARAGE                                       | 495 S.F. 4.50%                           |
| COVERED PATIO                                | 504 S.F. 4.60%                           |
| COVERED ENTRY                                | 68 S.F. .62%                             |
| COVERED BALCONY (FRONT)                      | N/A. N/A                                 |
| COVERED BALCONY (REAR)                       | 295 S.F. 2.68%                           |
| TOTAL UNDER ROOF                             | 4797 S.F. 43.61%                         |
| OPEN BALCONY (REAR PARTIAL)                  | 218 S.F. N/A                             |
| TOTAL FLOOR AREA                             | 3930 S.F. 35.73%                         |
| BUILDING FOOTPRINT UNDER ROOF                | 3,364 S.F. 30.58%                        |
| SEPTIC TANK & DRAINFIELD                     | 602 S.F. 5.47%                           |
| PAVED AREA                                   | 2,680 S.F. 24.36%                        |
| TOTAL IMPERVIOUS                             | 6,044 S.F. 54.95%                        |
| TOTAL PERVIOUS                               | 4,956 S.F. 45.05%                        |
|                                              | REQUIRED PROPOSED                        |
| BUILDING HEIGHT                              | 36'-0" 33'-0"                            |
| BUILDING SETBACKS:                           |                                          |
| FRONT                                        | 25'-0" 25'-9"                            |
| REAR                                         | 25'-0" 25'-0"                            |
| SIDE INTERIOR EAST/RIGHT                     | 15'-0" 15'-3"                            |
| SIDE INTERIOR WEST/LEFT                      | 15'-0" 16'-3"                            |
| WATERWAY                                     | 25'-0" 25'-0"                            |
| DRIVEWAY                                     | 5'-0" 16'-5"                             |

### SITE PLAN NOTES

- CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS.
- ARCHITECTURAL AND STRUCTURAL DOCS BY OTHERS.
- DRAINAGE AND GRADING BY OTHERS.
- POOL CONSTRUCTION AND ENGINEERING BY OTHERS UNDER SEPARATE PERMIT.
- PROVIDE SOD FOR ALL AREAS NOT LANDSCAPED.
- PROVIDE AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR SHUTOFF.
- EXTERIOR DECKS, DRIVEWAY, PORCH FLOORS AND WALKWAYS TO BE SLOPED AWAY FROM THE BUILDING WITH A MINIMUM SLOPE OF 1/8" PER FOOT.
- 6" CONC. SLAB EQUIP PAD FOR ALL EQUIP PADS. CONTRACTOR TO VERIFY SIZE AND LOCATION. EXTERIOR EQUIPMENT PADS TO BE AT OR ABOVE BASE FLOOD ELEVATION AS PER FBC M301.16.
- SEE CIVIL PLANS FOR GRADING AND DRAINAGE.
- FENCES AND GATES UNDER SEPARATE PERMIT BY OTHERS.
- FUTURE GENERATOR PERMIT SHALL COMPLY W/ BUFFER SETBACK AND LOCATION CODE REQUIREMENTS.



DRIVEWAY & RIGHT OF WAY  
PAVER DETAIL



PAVER DETAIL

CUSTOM RESIDENCE  
13 INLET CAY DRIVE, LOT 13, OCEAN RIDGE, FL.  
VARGAS HOMES INC

MAJESTIC VIEWS  
Landscape Architects, Inc  
4711 Cypress Drive South, Boynton Beach, FL 33436  
Phone (561) 752-9835 Fax (561) 752-4110  
2013 Majestic Views. All Rights Reserved. No part of these ideas, plans or designs may be reproduced or copied in any form whatsoever without the express written consent.

LOUIS ILIAS VLAHOS  
LANDSCAPE ARCHITECT

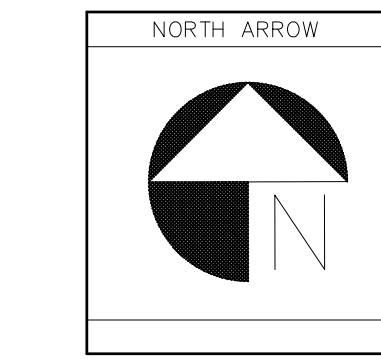
LA #666677  
LC #26000319

| REV. NO. | DATE     |
|----------|----------|
| REV. #1. | 05.02.25 |

JOB NO:  
DRAWN BY: LIV  
DATE: 05.02.25  
SCALE: 1"=8'-0"

SHEET NO.  
SP-1

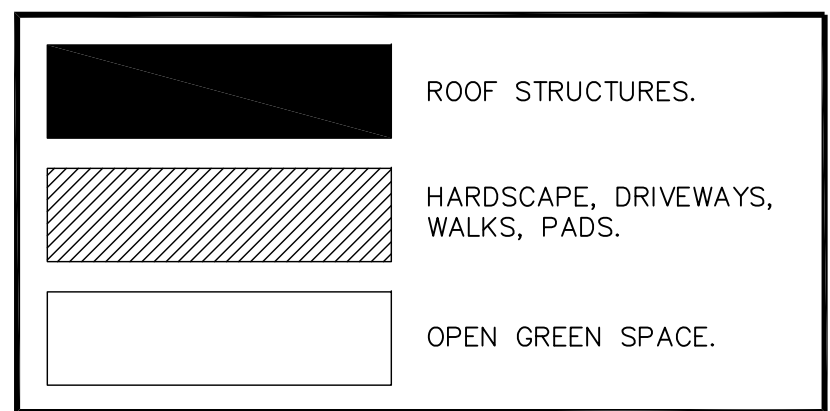
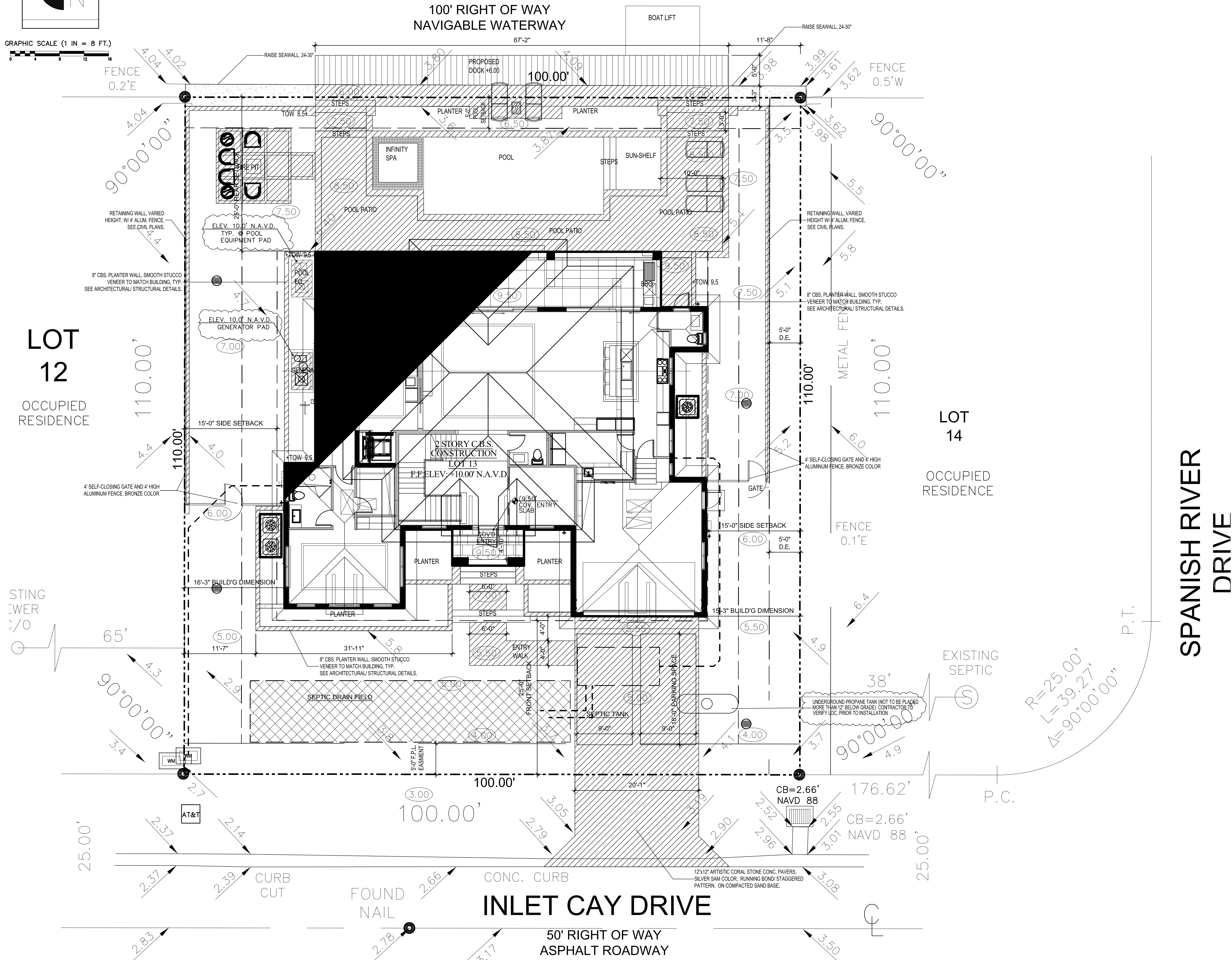




GRAPHIC SCALE (1 IN = 8 FT.)

## WATERWAY

100' RIGHT OF WAY  
NAVIGABLE WATERWAY



|                          | SQ. FT.     | PERCENTAGE |
|--------------------------|-------------|------------|
| TOTAL SITE AREA          | 11,000 S.F. | 100%       |
| TOTAL BUILDING FOOTPRINT | 3,364 S.F.  | 30.58%     |
| DRIVEWAY AND ENTRY       | 665 S.F.    | 6.05%      |
| POOL AND PATIO           | 1,950 S.F.  | 17.73%     |
| MECHANICAL PADS          | 65 S.F.     | 0.59%      |
| TOTAL IMPERVIOUS         | 6,044 S.F.  | 54.95%     |
| TOTAL PERVIOUS           | 4,956 S.F.  | 45.05%     |

CUSTOM RESIDENCE  
13 INLET CAY DRIVE, LOT 13, OCEAN RIDGE, FL.  
VARGAS HOMES INC

MAJESTIC VIEWS  
Landscape Architects, Inc  
4711 Cypress Drive South, Boynton Beach, FL 33436  
Phone (561) 752-9835 Fax (561) 752-4110

LOUIS ILIAS VLAHOS  
LANDSCAPE ARCHITECT

LA #6666677  
LC #26000319

| REV. NO. | DATE     |
|----------|----------|
| REV. #1. | 05.26.25 |

JOB NO:  
DRAWN BY: LIV  
DATE: 05.02.25  
SCALE: 1"=8'-0"

SHEET NO.  
SP-2



|                                                                       |             |
|-----------------------------------------------------------------------|-------------|
| TOTAL SITE AREA                                                       | 11,000 S.F. |
| TREES REQUIRED (11000 SF/ 2500 SF)                                    | 5 TREES     |
| TREES PROVIDED (6 TREES & 7 PALMS)                                    | 13 TREES    |
| SHRUBS REQUIRED FOUNDATION (304 LF x .50/2 LF)                        | 76 SHRUBS   |
| SHRUBS PROVIDED FOUNDATION                                            | 450+ SHRUBS |
| 100% OF REQUIRED TREES AND 100% OF REQUIRED SHRUBS ARE NATIVE SPECIES |             |

## TREES AND PALMS

|      |   |                                     |                              |
|------|---|-------------------------------------|------------------------------|
| *CLU | 3 | Clusea Rosea/Signature tree         | 12-14' OA, 5-6'CT, full      |
| *ILE | 3 | Ilex Eaglestone/ Eaglestone Holly   | 12'X5'OA, 5'CT, full         |
| GAR  | 2 | Garcinea Spicata/Garcinia Tree      | 4' OA, 2' CT, match          |
| PHM  | 4 | Phoenix Medjool/Medjool Date Palm   | 20'OA, 12'CT, full           |
| FP2  | 3 | Wodyetia Bifurcata/ Foxtail Palm    | 14-16' OA, 6-7'WD, DBL, full |
| AD1  | 6 | Adonidia Merrillii/Adonidia Palm    | 12-14'OA, SGL, match, full   |
| AP1  | 2 | Ptychosperma Elegans/Alexander Palm | 18'OA, SGL, match, full      |
| AP3  | 1 | Ptychosperma Elegans/Alexander Palm | 18'OA, DBL, full             |

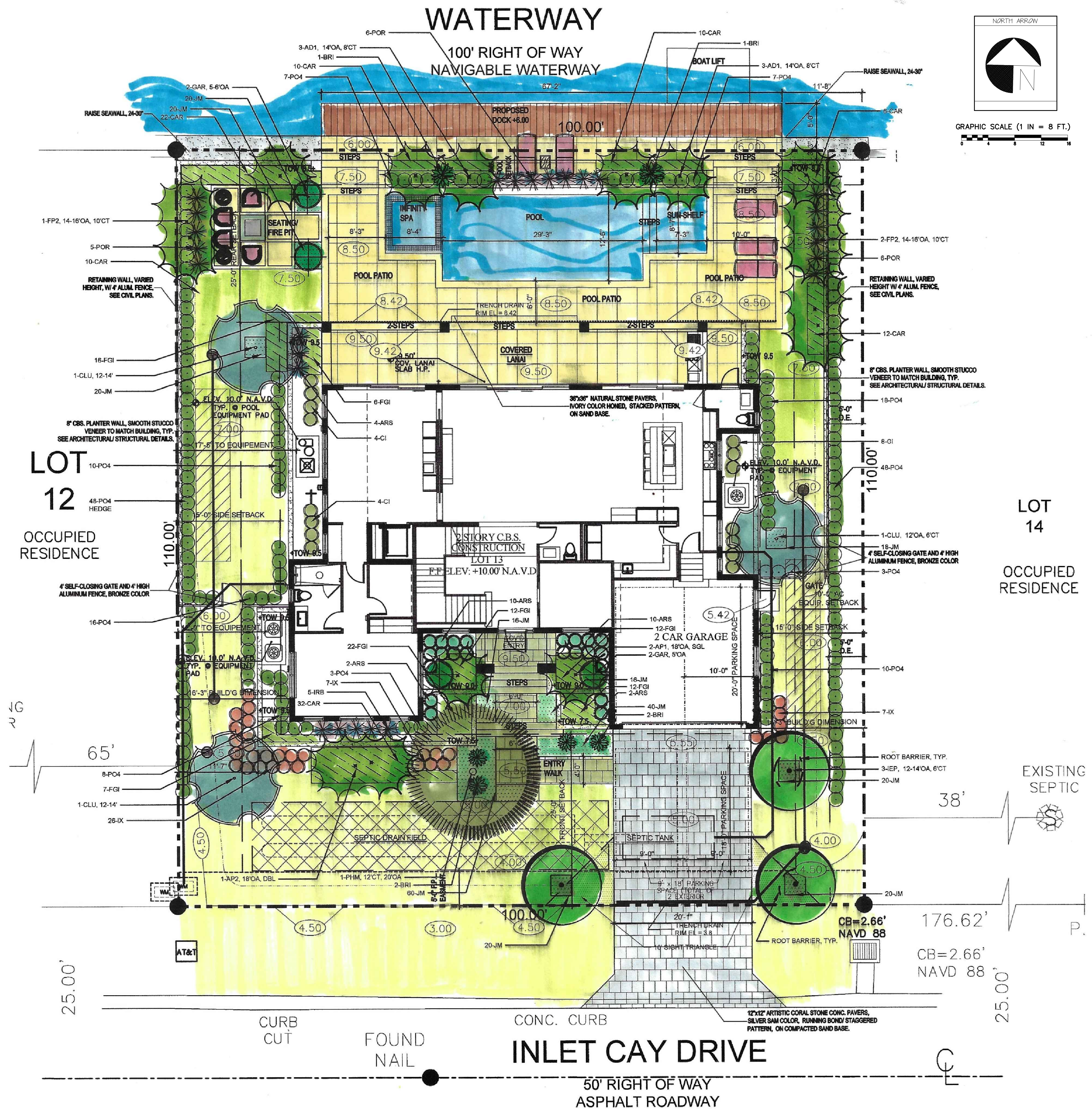
|      |     |                                             |                              |
|------|-----|---------------------------------------------|------------------------------|
| BRI  | 6   | Alcantarea Imperialis/ Imperial Bromeliad   | 30"OA, 7-10GAL, full         |
| ARS  | 28  | Alocasia Regal Shield/Regal Shield Alocasia | 3 GAL, 24"OA, 30"OC, full    |
| POR  | 17  | Portea Jungles/Portea                       | 3 GAL, 30"OA, 30"OC, full    |
| IRB  | 5   | Neomarcia Blue Flag/Blue Flag Iris          | 3 GAL, 24"OA, 30-24"OC, full |
| *CI  | 16  | Chrysobalanus Icacoc/Cocoplum               | 3 GAL, 30"OA, 24"OC, full    |
| PO4  | 178 | Podocarpus Maki/Yew Podocarpus              | 7 GAL, 4"OA, 24"OC, full     |
| IX   | 40  | Ixora Maui/Mauix Ixora                      | 3 GAL, 18-24"OA, 20"OC, full |
| *CAR | 102 | Carissa emerald Blanket/Dwarf Natal plum    | 3 GAL, 12"OA, 20"OC, full    |
| FGI  | 87  | Ficus Green Island/Green Island Ficus       | 3 GAL, 12"OA, 18"OC, full    |
| JM   | 270 | Liriope Big Blue/Big Blue Lilyturf          | 1 GAL, 10" OA, 14"OC, full   |

| SOD | As Req'd | St Augustine Palmetto Sod | SQ. FT. |
|-----|----------|---------------------------|---------|
|-----|----------|---------------------------|---------|

NOTES

\* Indicates native plant species.  
There are no existing specimen trees on site to remain and /or relocate.

1. All planting notes to be Florida #1 grade or better as stated in "grades and standards for nursery plants" part I and part II (2012), State of Florida, Department of Agriculture, Tallahassee.
2. All prohibited plant species shall be eradicated from the site.
3. All plant material to be handled and planted in accordance with standard nursery practices.
4. All plant material to be guaranteed for a period of ninety (90) days from date of installation.
5. All planting beds to receive three (3) inches of maleluca, recycled bark or other mulch, type "B", or better.  
**(no cypress mulch)**
6. All planting areas must be irrigated to provide (100% coverage & 50% overlap) by an automatic irrigation w/water sensor system installed by certified irrigation contractor.
7. Sod and irrigation will be provided within all the unpaved areas including the R.O.W.
8. All mechanical equipment must be screened on three sides w/a hedge, solid fence or wall to a height minimum 6" above the item.
9. All underground utilities should be located 48 hours prior to commencement of landscape construction. The Landscape and/or Irrigation contractor is responsible to call toll free  
**1.800.432.4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.**
10. The general contractor is responsible for rough grade within two-three (2-3) inches of final grade.
11. In case of discrepancies, the landscape plan takes precedence over the plant list.
12. All existing trees to remain will be trimmed, pruned and protected with an appropriate construction barrier.
13. A minimum distance of 15 ft. separates all trees from pole lights and overhead utility lines.
14. **Within all site triangles there shall be unobstructed visibility within 2.5' and 6' above pavement level.**
15. No generator is proposed, any future proposal shall comply with buffer, setback and locational code requirements at time of permitting.



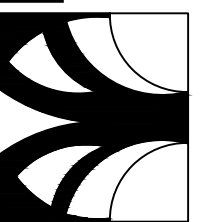
# SITE LANDSCAPE PLAN

**CUSTOM RESIDENCE**  
13 INLET CAY DRIVE, LOT 13, OCEAN RIDGE, FL.  
**VARGAS HOMES INC**

---

**SITE LANDSCAPE PLAN**

**ARTISTIC VIEWS**  
Landscape Architects, Inc  
11 Cypress Drive South, Boynton Beach, FL 33436



LOUIS ILIAS VLAHOS  
LANDSCAPE ARCHITECT

A #6666677  
C #26000319

| REV. NO. | DATE |
|----------|------|
|          |      |
|          |      |
|          |      |

|                |                 |
|----------------|-----------------|
| DATE: 05.02.25 | SCALE: 1"=8'-0" |
|----------------|-----------------|

SHEET NO.  
**LP-1**



## LANDSCAPE CALCULATIONS

|                                                                       |             |
|-----------------------------------------------------------------------|-------------|
| TOTAL SITE AREA                                                       | 11,000 S.F. |
| TREES REQUIRED (11000 SF/ 2500 SF)                                    | 5 TREES     |
| TREES PROVIDED (6 TREES & 7 PALMS)                                    | 13 TREES    |
| SHRUBS REQUIRED FOUNDATION (304 LF x .50/2 LF)                        | 76 SHRUBS   |
| SHRUBS PROVIDED FOUNDATION                                            | 450+ SHRUBS |
| 100% OF REQUIRED TREES AND 100% OF REQUIRED SHRUBS ARE NATIVE SPECIES |             |

## PLANT LIST

### TREES AND PALMS

|      |   |                                     |                              |
|------|---|-------------------------------------|------------------------------|
| *CLU | 3 | Clusea Rosea/Signature tree         | 12-14' OA, 5-6'CT, full      |
| *ILE | 3 | Ilex Eaglestone/ Eaglestone Holly   | 12'X5'OA, 5'CT, full         |
| GAR  | 2 | Garcinea Spicata/Garcinia Tree      | 4' OA, 2' CT, match          |
| PHM  | 4 | Phoenix Medjool/Medjool Date Palm   | 20'OA, 12'CT, full,          |
| FP2  | 3 | Wodyetia Bifurcata/ Foxtail Palm    | 14-16' OA, 6-7'WD, DBL, full |
| AD1  | 6 | Adonidia Merrillii/Adonidia Palm    | 12-14'OA, SGL, match, full   |
| AP1  | 2 | Ptychosperma Elegans/Alexander Palm | 18'OA, SGL, match, full      |
| AP3  | 1 | Ptychosperma Elegans/Alexander Palm | 18'OA, DBL, full             |

### ACCENTS, SHRUBS, AND GROUNDCOVERS

|      |     |                                             |                              |
|------|-----|---------------------------------------------|------------------------------|
| BRI  | 6   | Alcantarea Imperialis/ Imperial Bromeliad   | 30"OA, 7-10GAL, full         |
| ARS  | 24  | Alocasia Regal Shield/Regal Shield Alocasia | 3 GAL, 24"OA, 30"OC, full    |
| POR  | 17  | Portea Jungles/Portea                       | 3 GAL, 30"OA, 30"OC, full    |
| IRB  | 5   | Neomarica Blue Flag/Blue Flag Iris          | 3 GAL, 24"OA, 30-24"OC, full |
| *CI  | 16  | Chrysobalanus Icaco/Cocoplum                | 3 GAL, 30"OA, 24"OC, full    |
| PO4  | 188 | Podocarpus Maki/Yew Podocarpus              | 7 GAL, 4'OA, 24"OC, full     |
| IX   | 40  | Ixora Maui/Maui Ixora                       | 3 GAL, 18-24"OA, 20"OC, full |
| *CAR | 102 | Carissa emerald Blanket/Dwarf Natal plum    | 3 GAL, 12"OA, 20"OC, full    |
| FGI  | 81  | Ficus Green Island/Green Island Ficus       | 3 GAL, 12"OA, 18"OC, full    |
| JM   | 250 | Liriope Big Blue/Big Blue Lillyturf         | 1 GAL, 10" OA, 14"OC, full   |

|     |          |                           |         |
|-----|----------|---------------------------|---------|
| SOD | As Req'd | St Augustine Palmetto Sod | SQ. FT. |
|-----|----------|---------------------------|---------|

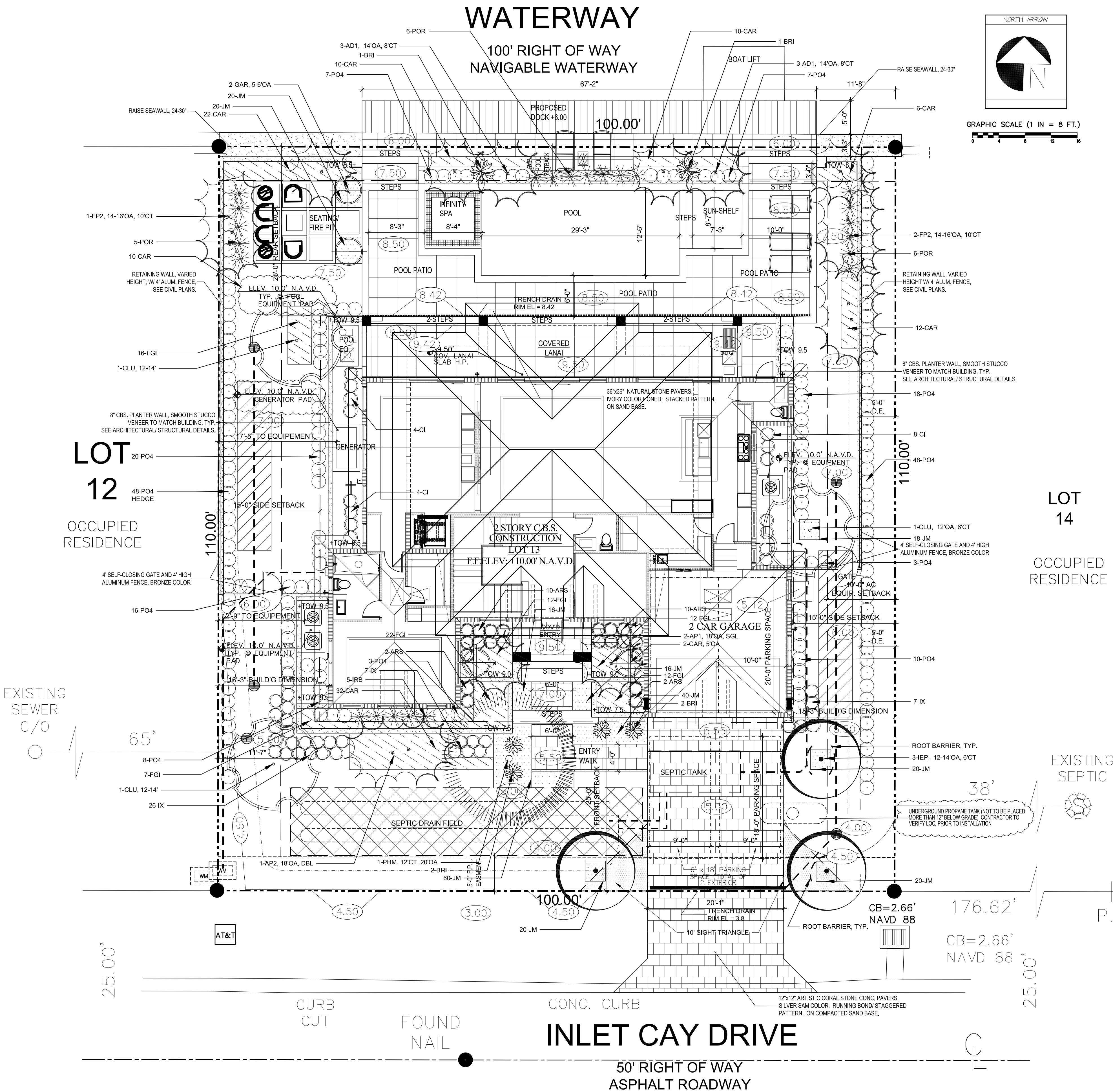
### NOTES

- \* Indicates native plant species.  
There are no existing specimen trees on site to remain and /or relocate.

## GENERAL PLANTING NOTES

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- The general contractor is responsible for rough grade within two-three (2-3) inches of final grade.
- In case of discrepancies, the landscape plan takes precedence over the plant list.
- All existing trees to remain will be trimmed, pruned and protected with an appropriate construction barrier.
- A minimum distance of 15 ft. separates all trees from pole lights and overhead utility lines.
- Within all site triangles there shall be unobstructed visibility within 2.5' and 6' above pavement level.
- No generator is proposed, any future proposal shall comply with buffer, setback and locational code requirements at time of permitting.

## SITE LANDSCAPE PLAN



CUSTOM RESIDENCE

13 INLET CAY DRIVE, LOT 13, OCEAN RIDGE, FL.

VARGAS HOMES INC

SITE LANDSCAPE PLAN

MAJESTIC VIEWS

Landscape Architects, Inc

4711 Cypress Drive South, Boynton Beach, FL 33436

Phone (561) 752-9835 Fax (561) 752-4110

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LOUIS ILIAS VLAHOS  
LANDSCAPE ARCHITECT

LA #6666677  
LC #26000319

| REV. NO. | DATE     |
|----------|----------|
| REV. #1  | 05.26.25 |

JOB NO:  
DRAWN BY: LIV  
DATE: 05.02.25  
SCALE: 1"=8'-0"

SHEET NO.  
LP-1



[illegible]

# 1

EXISTING SPECIMEN TREES TO REMAIN/ PRESERVE

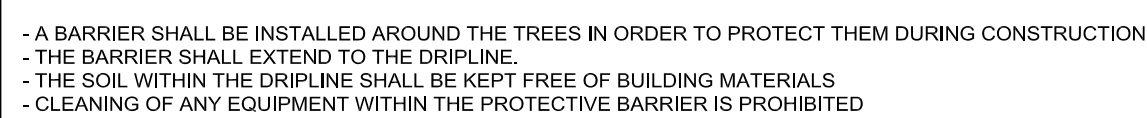
# 3

EXISTING TREES TO BE RELOCATED/APPRAISED

# 6

EXISTING TREES TO BE REMOVED/APPRAISED

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



# SITE DISPOSITION PLAN

[illegible]

SHEET NO.  
LP-2







IRRIGATION NOTES:

NOTES

Automatic Irrigation System  
Water Demand Zone 3/4" water meter, 22-24 GPM @ 45-50 psi w/ backflow preventor/ vacuum breaker,  
and ET manager inground moisture sensing device

GENERAL

System shall be installed in accordance with local codes, Contract drawings and Contract specifications.

Irrigation design based on Majestic Views, dated 02.03.20, Contractor shall refer to the landscape plan to coordinate sprinkler location and pipe routing with new and existing landscaping.

The purpose of this irrigation plan is to show sprinkler locations for new location s for new landscaping. The Contractor considering the size of the source, the location and size of piping, and the size of existing valves shall zone system in the field.

Contractor shall adjust sprinkler locations to insure proper coverage in common areas between new and existing landscaping.

Irrigation contractor to provide 100 % coverage with a 50% overlap and as built drawings.

Irrigation plan is for bid, permit purposes, and shall not be utilized as a construction document.

Irrigation contractor will provide shop drawings and product specifications (cut sheets) and installation documents, to the Landscape Architect for review, comment and approvals.

A licensed contractor who installs or performs work on an automatic landscape irrigation system must install system per manufacturers specifications and test for the correct operation of each inhibiting or interrupting device or switch on the system. If such devices are not installed, or are not functioning properly, the contractor must install new devices or repair the existing ones and insure that each is operating properly before completing other work on the system.

All contractors performing work on irrigation systems within the town shall be licensed or registered under F.S. ch. 489, and shall hold a municipally-issued license or business tax certificate that permits work on irrigation systems.

PIPING

Pipe shall be installed in accordance with local codes and pipe manufacturer's recommendations.

Pipe routed under pavement and patio shall be sleeved in SCH 40 PVC. Contractor shall utilize existing sleeves.

Main line shall be scheduled 40 PVC.

All pipes shall be type 1120 PVC. Lateral sized 1" and larger shall be SDR 26, Class 160. Laterals sized 3/4" shall be SDR 21, Class 200.

Pipe shall be installed so backfill depths are maintained at 16" for the main line and all lateral routed under pavement, and at 12" for all other laterals.

Backfill shall be of suitable material free of rocks, stones, or other debris that would damage irrigation systems components.

SPRINKLERS

Sprinkler locations shall be adjusted for wind, landscaping and mounding to insure proper coverage with minimal undesirable overthrow. In order to prevent overthrow, low trajectory heads or low volume water distributing devices shall be used when irrigating confined areas. No more than ten percent of spray radius shall be allowed onto impervious areas.

Sprinkler heads irrigating lawns or other high water requirement landscape areas shall be circled so that they are on a separate sector from those irrigating trees, shrubbery or other reduced water requirement areas.

Pop-up rotors Rainbird 5000-PRS series w/ adjustable nozzles or equivalent, 25'-50' radius.

Pop-up mistheads Rainbird 1800-SAM-P45 series w/ R-13-18 rotary nozzles or equivalent, 12'-24' radius. Shrub type mistheads shall be installed a uniform height of 6" above plant material and shall be located to be concealed from view and inaccessible from traffic.

Rainbird XPCN- Xeri PCN series nozzle, 2.5' & 4' 1/4, 1/2 or full spray on Xeri-pop 4-6" pop-up or SCH 80 riser as required.

Rainbird Xeri Bubblers shall be installed on SCH 80 risers to the best height for the most effective irrigation of the plants to be watered. Bubblers are required for trees and palms.

All SCH 80 PVC risers shall be painted green to blend in with plant material.

All sprinklers located adjacent to pavement, walkways, patios, etc., shall be installed from the edge to minimize the chance of damage to vehicles, pedestrians and lawn maintenance personnel. Pop-up heads shall be installed in 6" and shrub type heads shall be installed in 16".

Adjustment features of sprinklers specified shall be utilized to insure proper coverage while minimizing overthrow.

VALVES

Rainbird 100-PGA 1" angle electric valve w/ pressure regulator or equivalent, with timer and rain sensor device.

WATER SOURCE

3/4" water meter, 22-24 GPM @ 45-50 psi w/ backflow preventor/ vacuum breaker, and ET manager inground moisture sensing device and pressure regulator as required and approved by City of Delray Beach. All connections and installation of backflow shall be made by a licensed plumber.

CONTROL SYSTEM

Rainbird ESP-MC series automatic outdoor controller will be exterior wall mount or equivalent w/ Rainbird ET-Manager in ground soil moisture sensor. Verify location on site. Rainfall or moisture sensing devices shall be used to avoid operation of the system during periods of increased rainfall. Evapotranspiration-based (ET) controllers are recommended but optional on any automatic landscape irrigation system will be installed per manufacturers specifications. All electrical connections to be made by a licensed electrician.

FLOW

0-3  
3-9  
10-16  
17-26  
27-40  
40-60

PIPE DIAMETER (INCH)

3/4"  
1"  
1 1/4"  
1 1/2"  
2"

Automatic underground irrigation with Rainbird ET-Manager in ground soil moisture sensor shall be designed and installed in compliance with the State of Florida Building Code and city code requirements. The system shall provide a minimum coverage of 100% with 50% overlap.

IRRIGATION LEGEND:

- 2 Rainbird 100-PGA, 1" electric valve or equivalent.
- Rainbird ESP-MC series ET controller exterior w/ Rainbird ET-Manager in ground soil moisture sensor sutoff device as required.

Sleeves, SCH 40.

- Rainbird 1800-SAM-P45 pop-up , w/ appropriate R-13-18 rotary series nozzle, 12-24' radius, low trajectory or equivalent.

- Rainbird XPCN- XERI PCN series nozzle, 4' 1/4, 1/2 or full spray on Xeri-pop 4-6" pop-up or SCH 80 riser as required.

- Rainbird Xeri Bubblers, install 1-4 per size of ball of tree or palm if required, verify after trees and palms have been installed. Bubblers are not indicated on plan

Main water line, 1 1/4" schedule 40 pvc.

2/16 Indicates Zone/ GPM.

- 3/4" water meter, 20-24 GPM @ 45-50 psi w/ backflow preventor/ vacuum breaker, and ET manager inground moisture sensing device and pressure regulator as required and approved by City of Delray Beach

GENERAL NOTES:

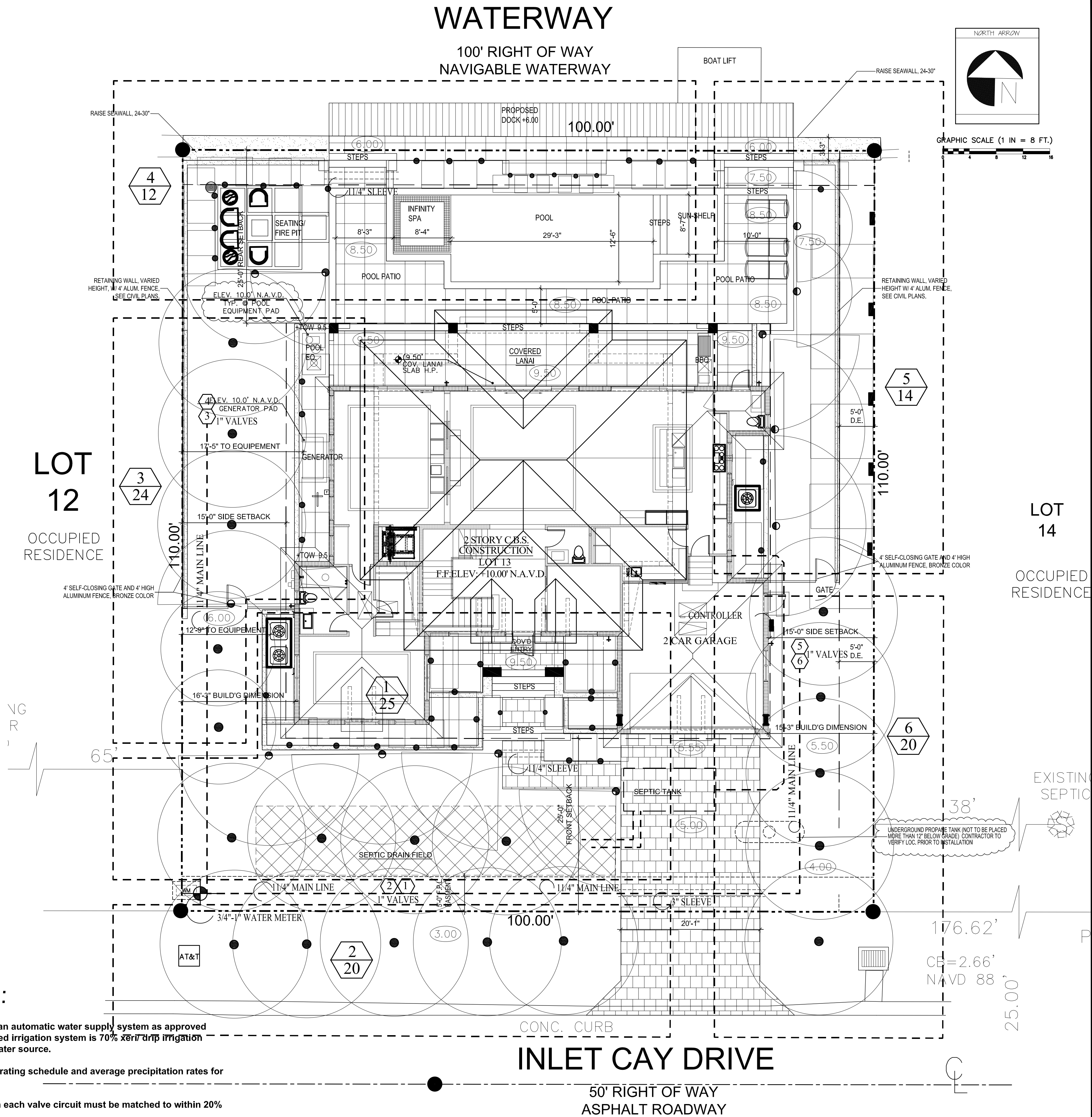
All landscaped areas shall be provided with an automatic water supply system as approved through a land development permit ; Proposed irrigation system is 70% xeriscaping irrigation system thus justifying use of city water as water source.

Irrigation contractor to provide seasonal operating schedule and average precipitation rates for each zone by system controller;

Nozzle precipitation rates for all heads within each valve circuit must be matched to within 20% of one another;

A regular irrigation maintenance schedule shall include but not be limited to checking, adjusting, and repairing irrigaiton equipment; and resetting the automatic controller according to the season;

Irrigation system plans and specifications shall under go final testing and adjustments to achieve design specifications prior to completion of the system and acceptance by the owner's representative and the City; An as built plan shall be submitted if different than irrigation plan;



SITE IRRIGATION PLAN

CUSTOM RESIDENCE

13 INLET CAY DRIVE, LOT 13, OCEAN RIDGE, FL.

VARGAS HOMES INC

SITE IRRIGATION PLAN

MAJESTIC VIEWS

Landscape Architects, Inc

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Phone (561) 752-9835 Fax (561) 752-4110

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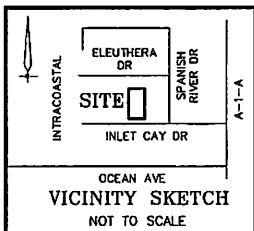
LOUIS ILIAS VLAHOS  
LANDSCAPE ARCHITECT

LA #6666677  
LC #26000319

| REV. NO. | DATE     |
|----------|----------|
| REV. #1  | 05.02.25 |

|                 |
|-----------------|
| JOB NO:         |
| DRAWN BY: LIV   |
| DATE: 05.02.25  |
| SCALE: 1"=8'-0" |

SHEET NO.  
IR-1



## Boundary Survey for VARGA HOMES, INC.

### PROPERTY ADDRESS

13 INLET CAY DRIVE  
OCEAN RIDGE, FL 33435

### FLOOD ZONE

FLOOD ZONE: AE  
ELEVATION: 6 FT  
TOWN OF OCEAN RIDGE: 125134  
PANEL NUMBER: 12099C 0791F  
EFFECTIVE DATE: 10-05-17

### LEGAL DESCRIPTION

LOT 13, INLET CAY, ACCORDING TO THE PLAT  
THEREOF AS RECORDED IN PLAT BOOK 24, PAGE  
222 OF THE PUBLIC RECORDS OF PALM BEACH  
COUNTY, FLORIDA.

### SURVEYOR'S NOTES

EXISTING IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

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

SURVEY IS NOT VALID WITHOUT A RAISED SEAL.

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

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

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

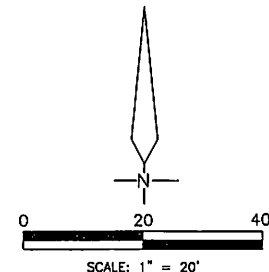
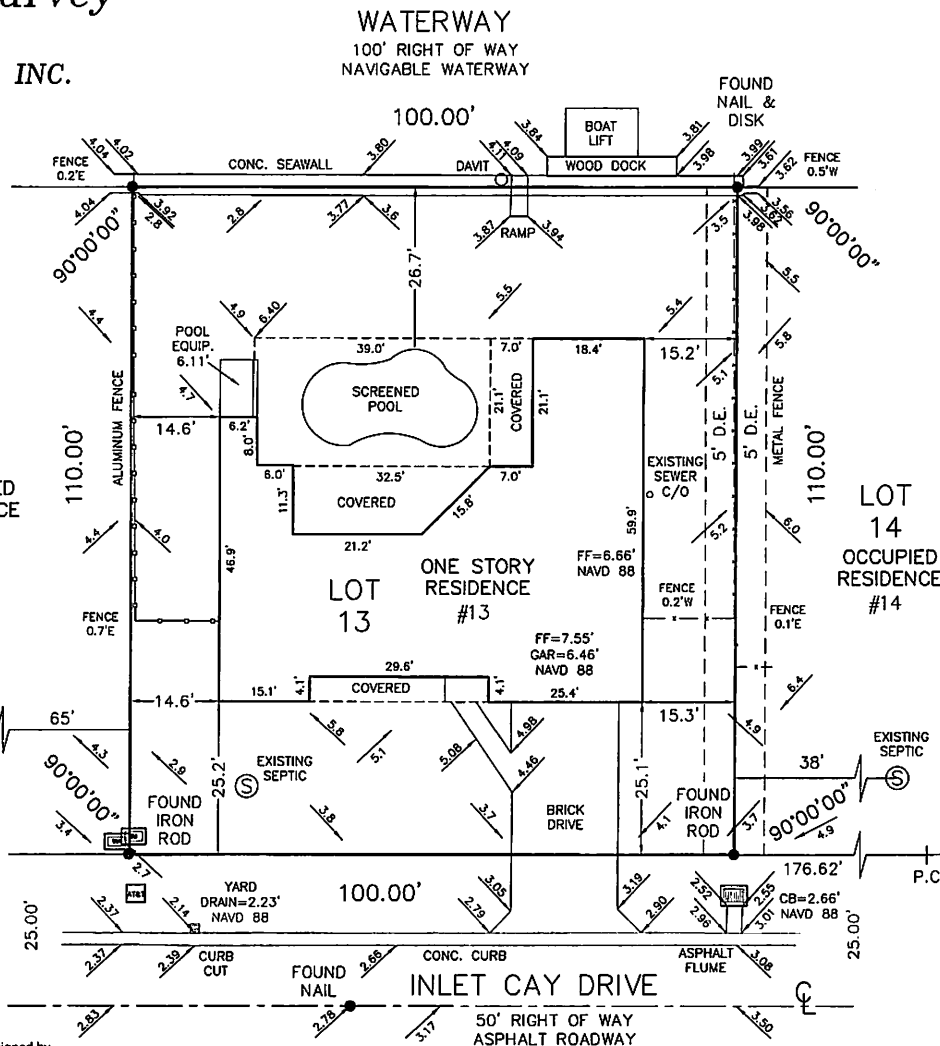
ELEVATIONS ARE REFERENCED TO THE FLORIDA DEPARTMENT  
OF TRANSPORTATION HIGH ACCURACY NETWORK, NORTH  
AMERICAN VERTICAL DATUM (NAVD 88).

### CERTIFICATION

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

ROBERT A. BUGGEE, FLORIDA LAND SURVEYOR #3302  
235 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA  
DATE OF FIELD SURVEY: 11/15/24  
DWG # 1101224

Robert A. Buggie JR  
Digitally signed by  
Robert A. Buggie JR  
Date: 2024.11.18  
07:18:02 -05'00'



### LEGEND:

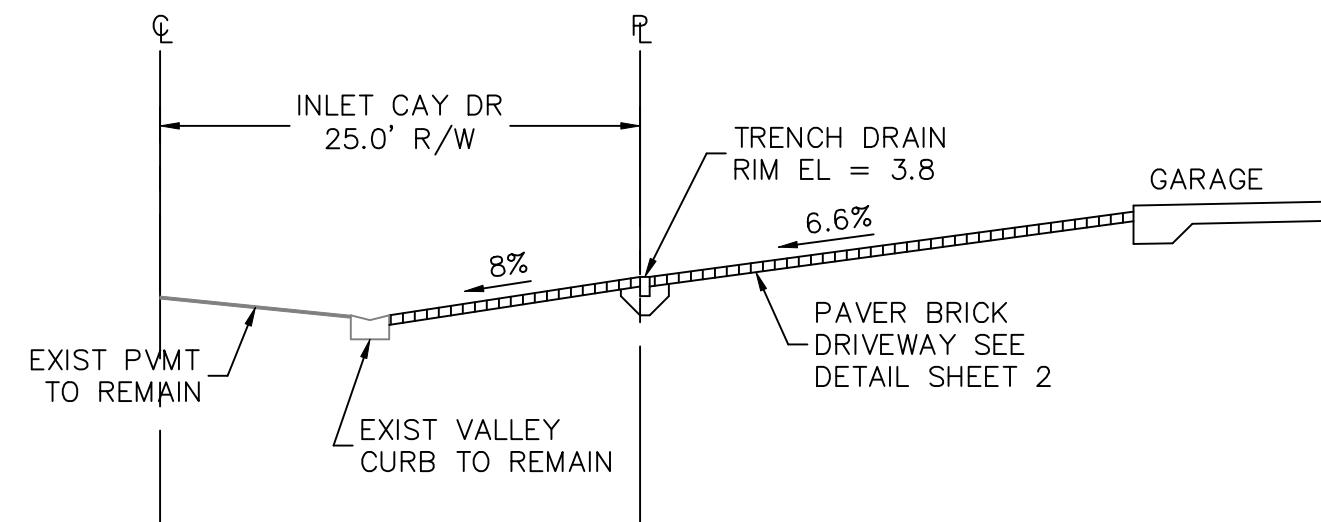
- = IRON ROD AS NOTED
- CONC. = CONCRETE
- D.E. = DRAINAGE EASEMENT
- ☐ = WATER METER
- ☐ = CATCH BASIN
- ☐ = YARD DRAIN
- ☐ = AT&T UTILITY
- 132.1 = SPOT ELEVATION

PREPARED BY:

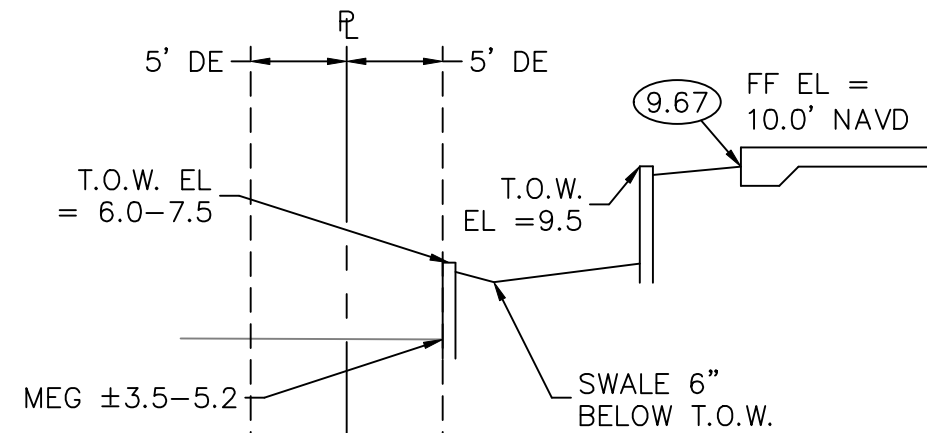
Bob Buggie, Inc.  
the "SURVEYOR"

P.O. BOX 3887  
BOYNTON BEACH, FLORIDA, 33426  
SURVEY & MAPPING BUSINESS #7890  
561-732-7877

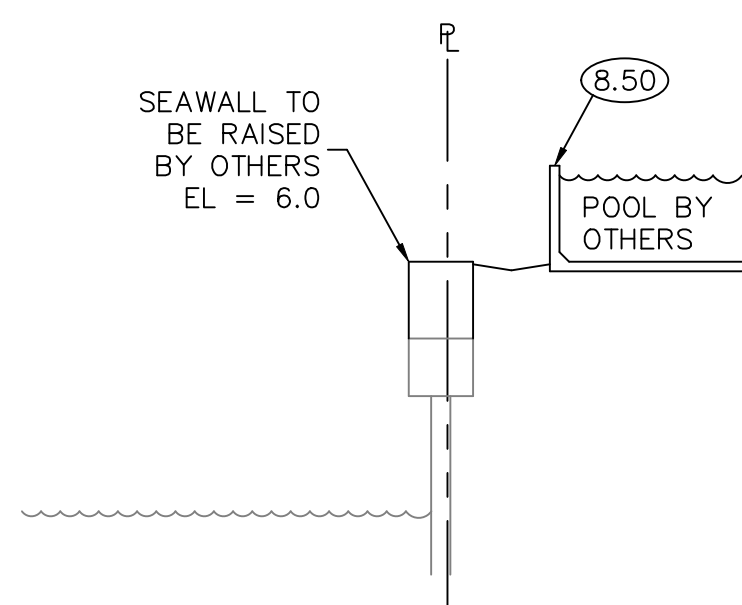




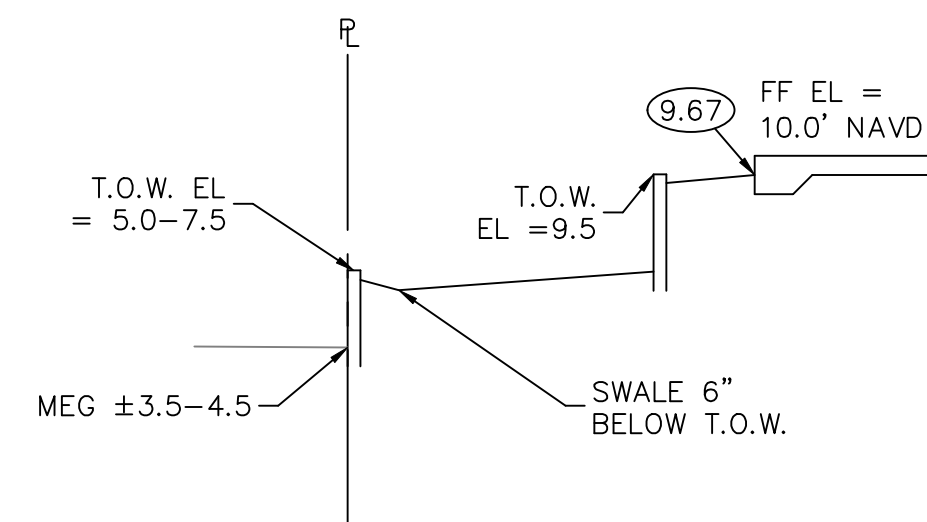
**A**  
**11** DRIVEWAY SECTION  
NOT-TO-SCALE



**B**  
**11** EAST SECTION  
NOT-TO-SCALE



**C**  
**11** NORTH SECTION  
NOT-TO-SCALE



**D**  
**11** WEST SECTION  
NOT-TO-SCALE

NOTE: SEE LANDSCAPE  
PLANS FOR HARDSCAPE  
MATERIALS & SPECIFICATIONS

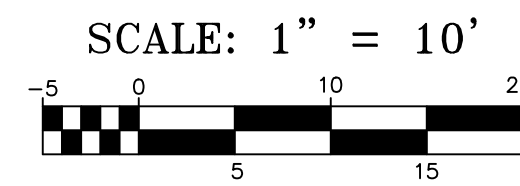
NOTE: SEE LANDSCAPE  
PLANS FOR BRICK PAVER  
PATTERNS

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

NOTE: RETAINING WALLS SHOWN  
HEREIN DEPICT LOCATION AND  
ELEVATION REQUIREMENTS ONLY.  
STRUCTURAL DESIGN PER  
MANUFACTURER SPECIFICATIONS  
OR TO BE PROVIDED BY OTHERS.



CALL 48 HOURS BEFORE YOU DIG.  
IT'S THE LAW  
1-800-432-4770  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



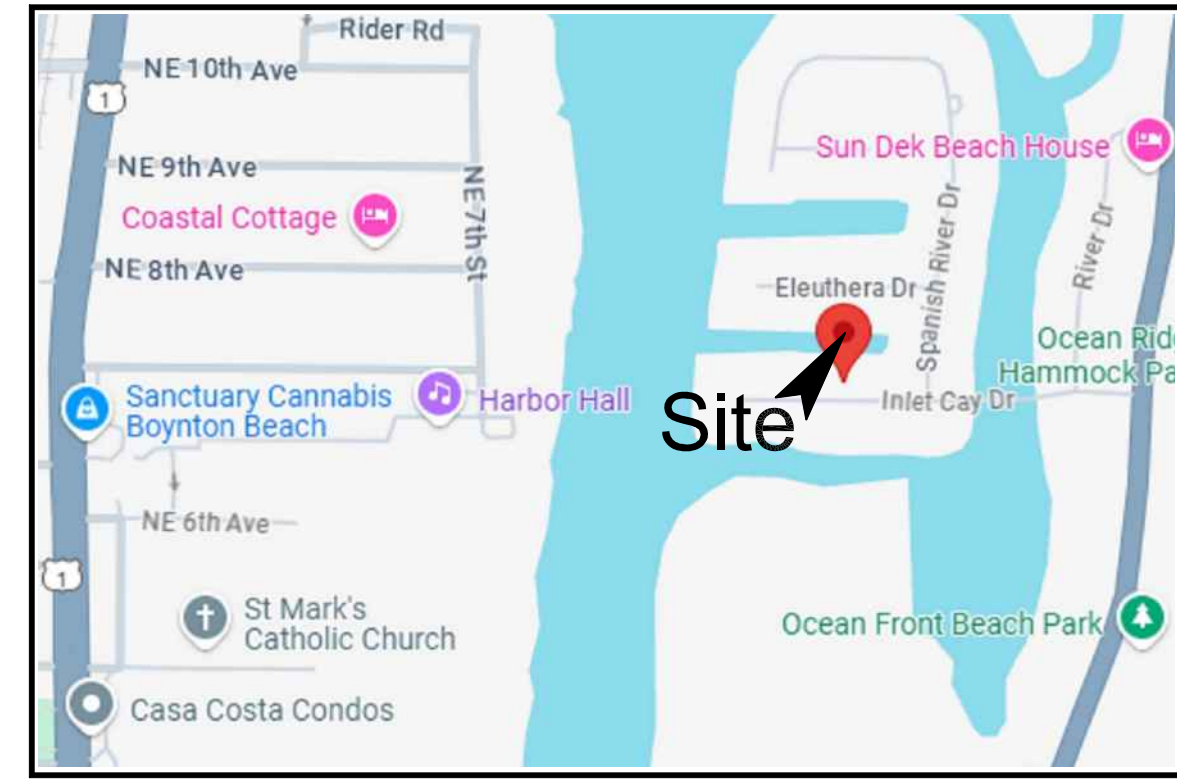
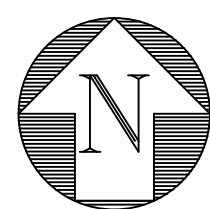
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THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.  
UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL  
ENGINEER REPRESENTING ENVIRODESIGN ASSOCIATES, INC.

WATERWAY  
100' RIGHT OF WAY  
NAVIGABLE WATERWAY

LOT  
12  
OCCUPIED  
RESIDENCE  
#12

LOT  
14  
OCCUPIED  
RESIDENCE  
#14

LOCATION MAP  
N.T.S.



NOT VALID WITHOUT ENGINEER'S SEAL  
**Joseph A Pike**  
Digitally signed by Joseph A Pike  
DN: cn=US, o=Florida, dnQualifier=X0141000  
000018802698C080000  
5024, cn=Joseph A Pike  
Date: 2025.05.30  
13:11:07 -04'00'  
JOSEPH A. PIKE, P.E., FL REG. # 42696

JOSEPH A. PIKE, STATE OF FLORIDA, PROFESSIONAL ENGINEER,  
LICENSE NO. 42696  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY  
JOSEPH A. PIKE ON THE DATE INDICATED HERE.  
SIGNATURE MUST BE VERIFIED ON ANY ELECTRIC COPIES

LEGEND:

- PROPERTY LINE
- SECTION IDENTIFIER  
PLAN PAGE DETAIL PAGE
- PROPOSED ELEVATION
- DIRECTION OF FLOW
- EXISTING ELEVATION
- DENOTES AREA OF PROPOSED BRICK  
PAVERS SEE DETAIL SHEET 2 - SEE  
LANDSCAPE PLANS FOR PATTERN
- DENOTES AREA OF PROPOSED  
HARDSCAPE BY OTHERS - SEE  
LANDSCAPE PLANS FOR DETAILS
- PROPOSED NYLO/IL CATCH BASIN  
DENOTES 12" PERF HDPE PIPE IN  
5' WIDE X 3' DEEP ROCK TRENCH  
(BOTTOM EL = 0.50' NAVD)
- STRUCTURE TYPE-NUMBER  
RIM ELEVATION  
INVERT ELEVATION
- NYLO NYLOPLAST YARD DRAIN OR  
APPROVED EQUAL
- IL INLINE YARD DRAIN
- HDPE HIGH-DENSITY POLYETHYLENE PIPE
- T.O.W. TOP OF WALL
- TBD TO BE DETERMINED

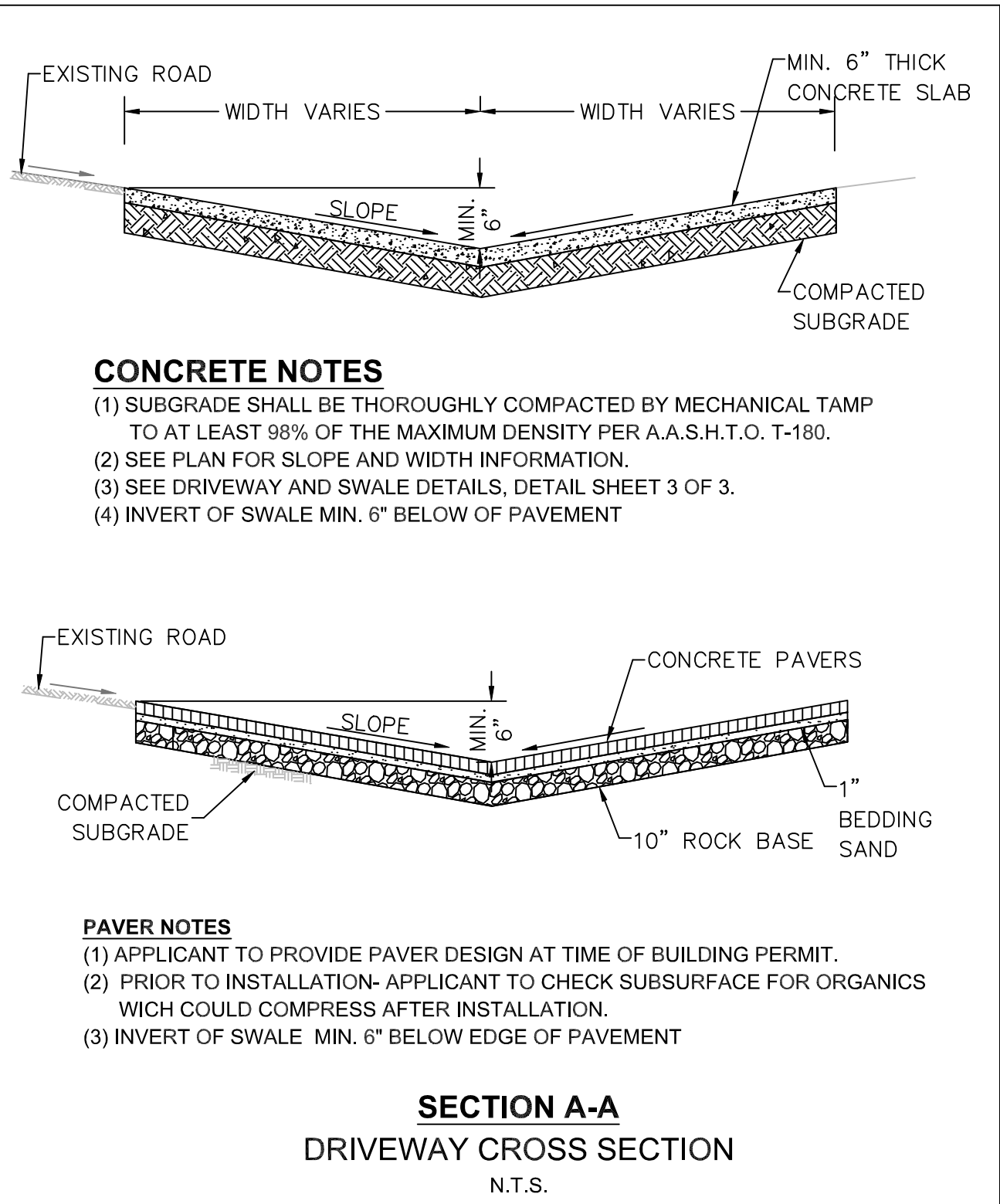
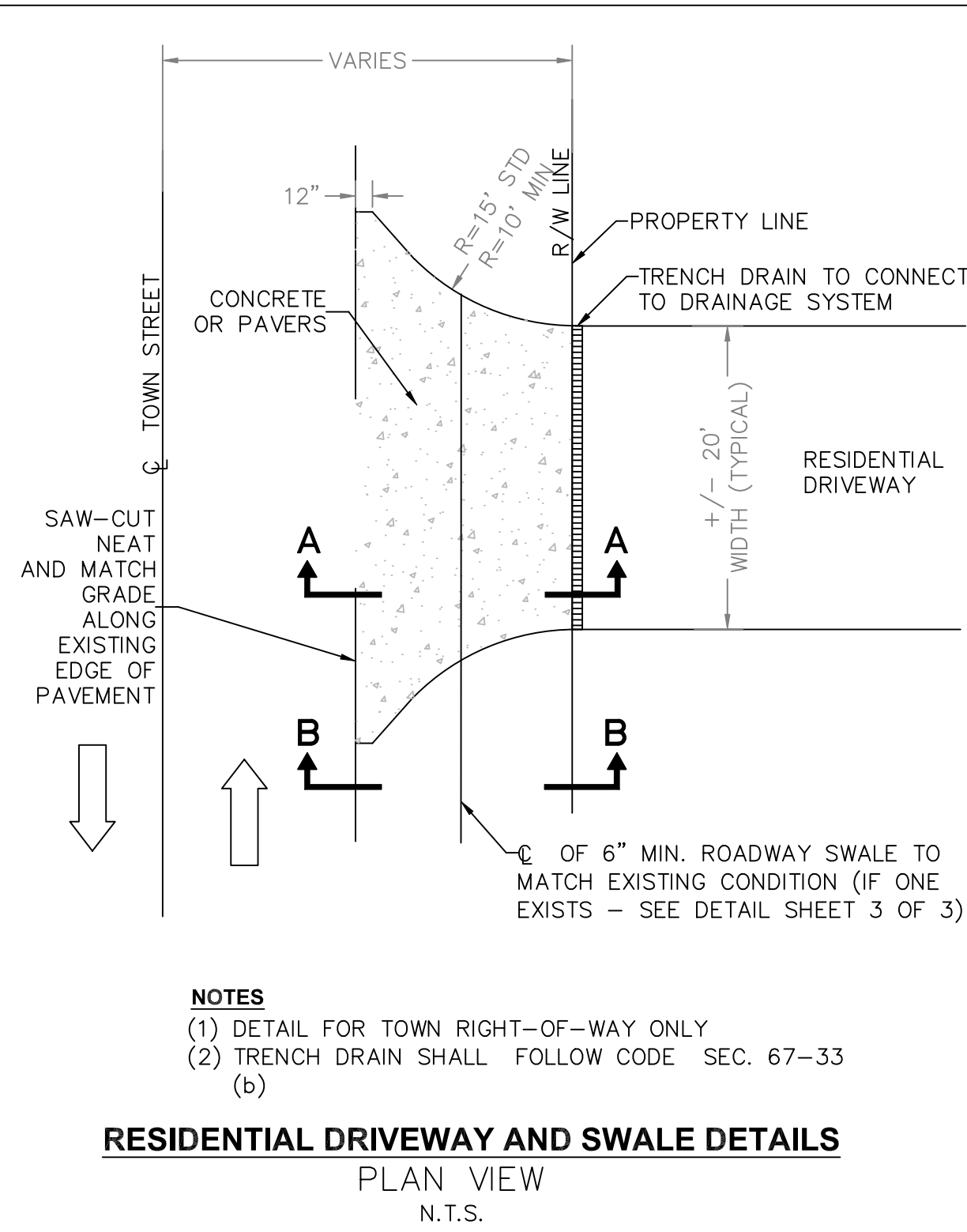
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SINGLE FAMILY RESIDENCE  
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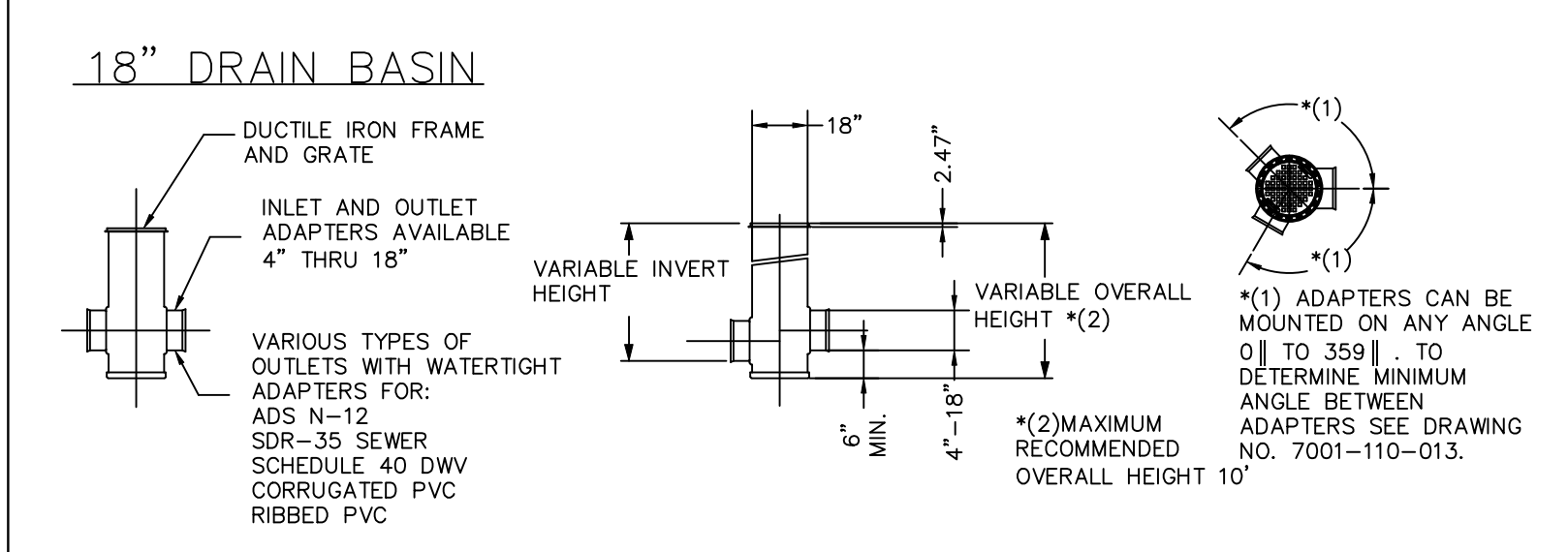
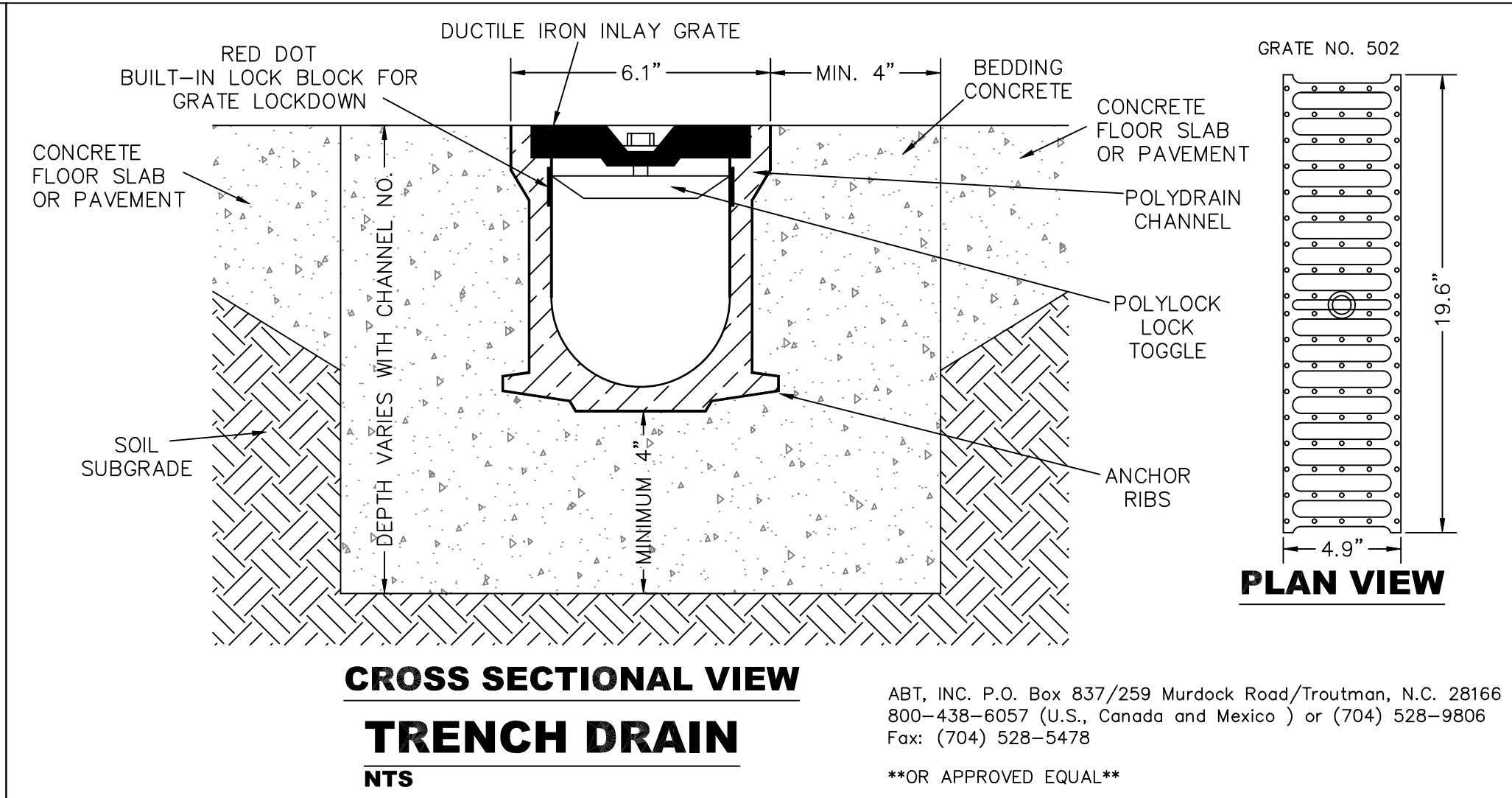
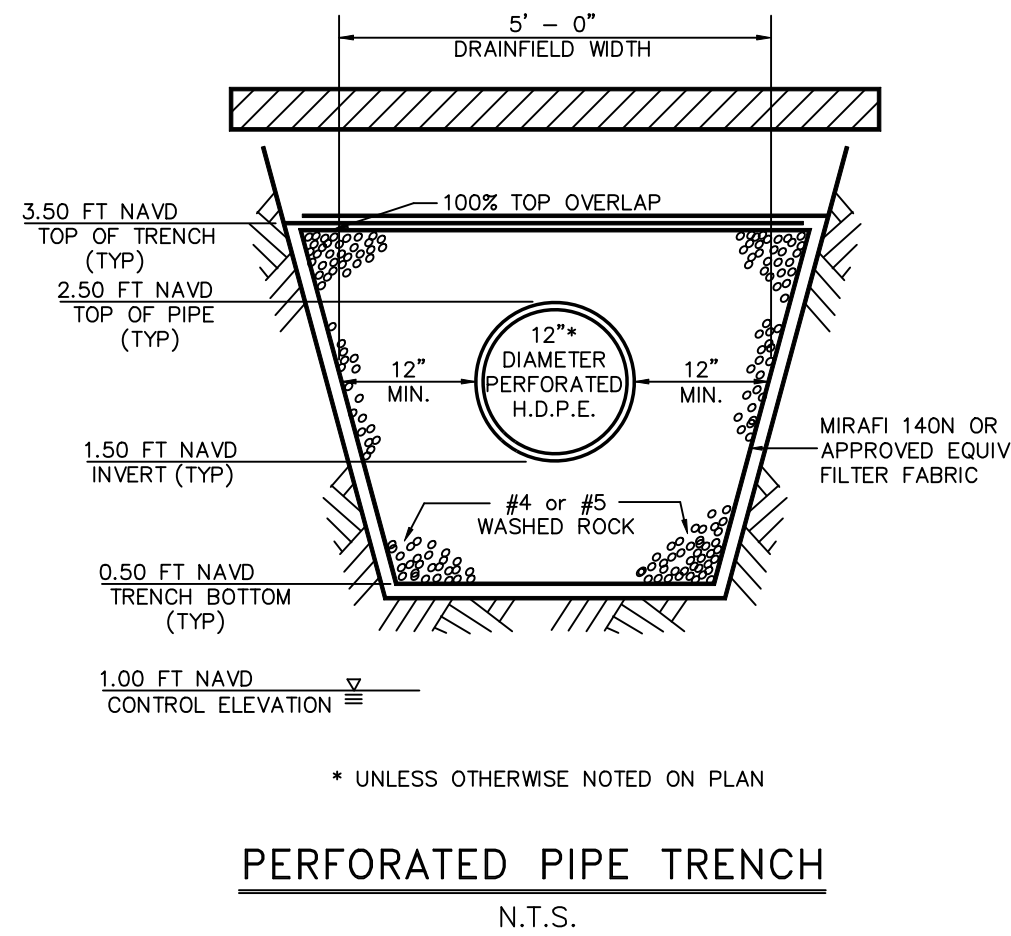
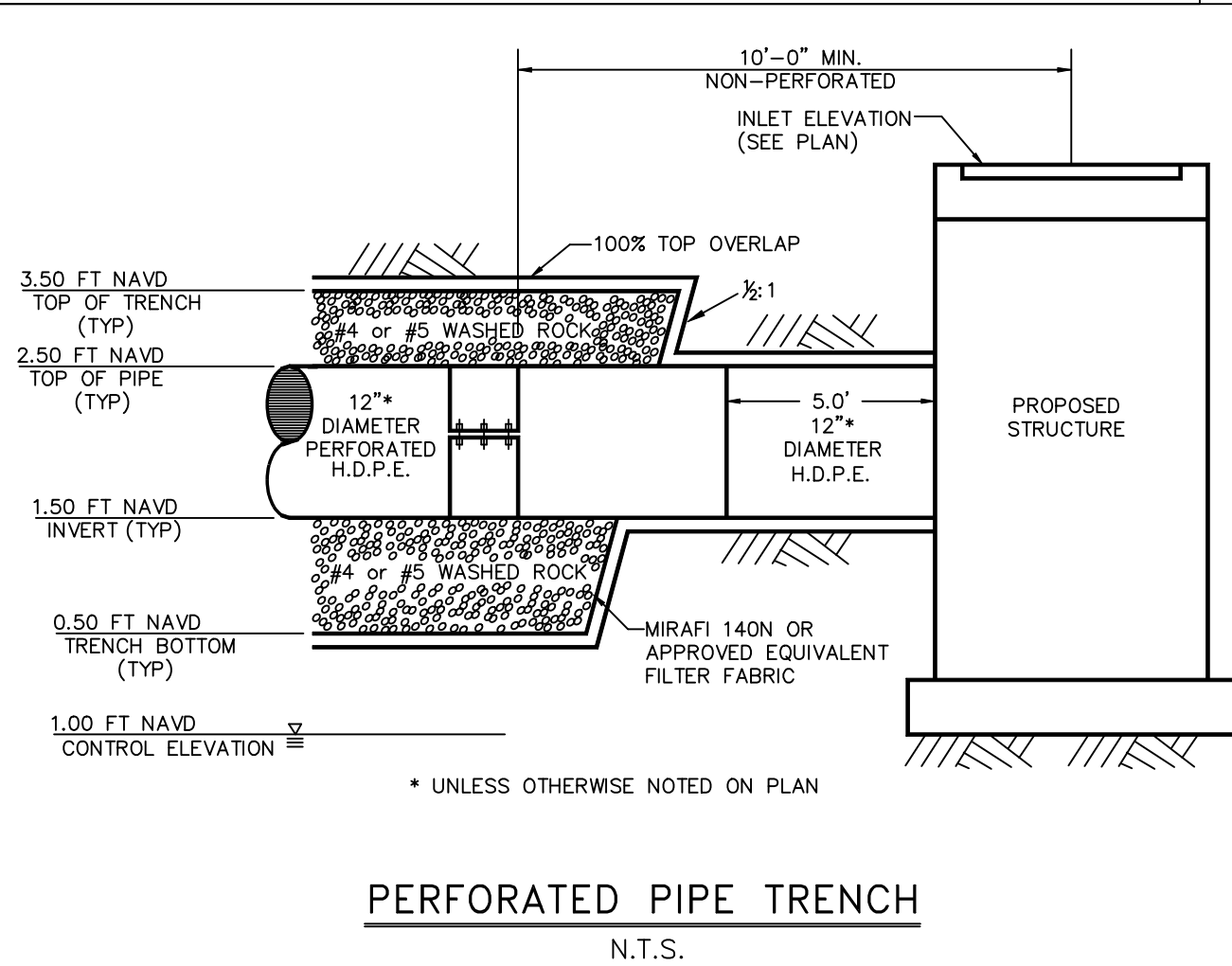
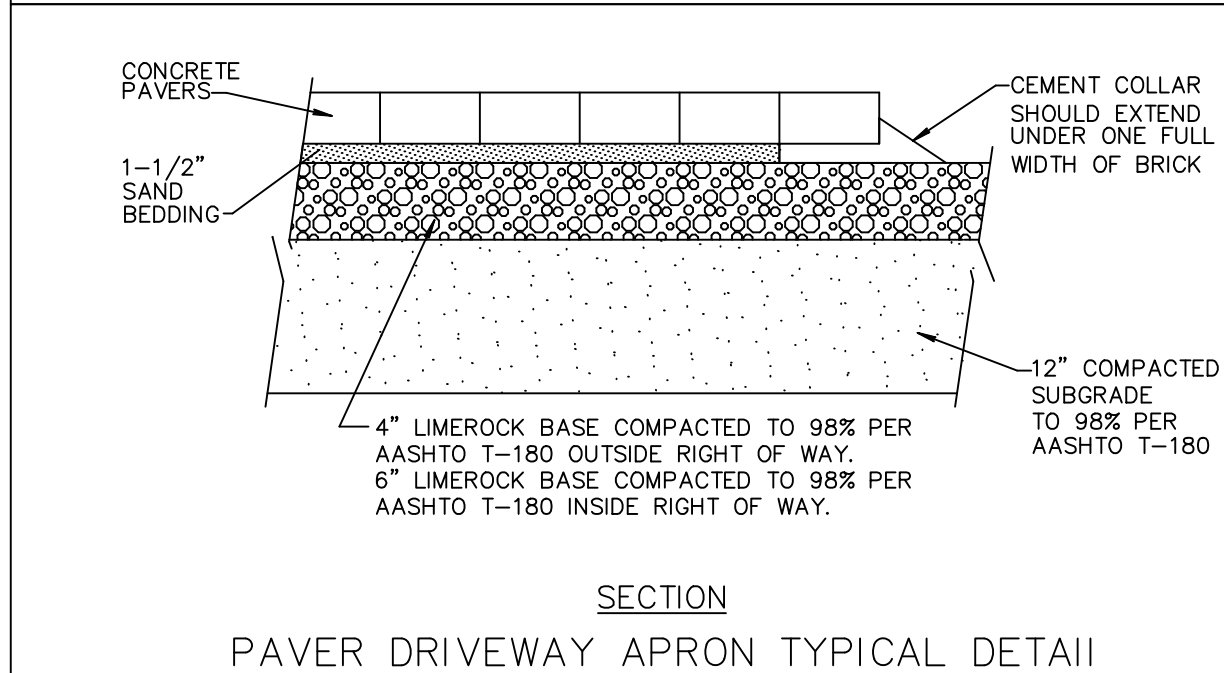
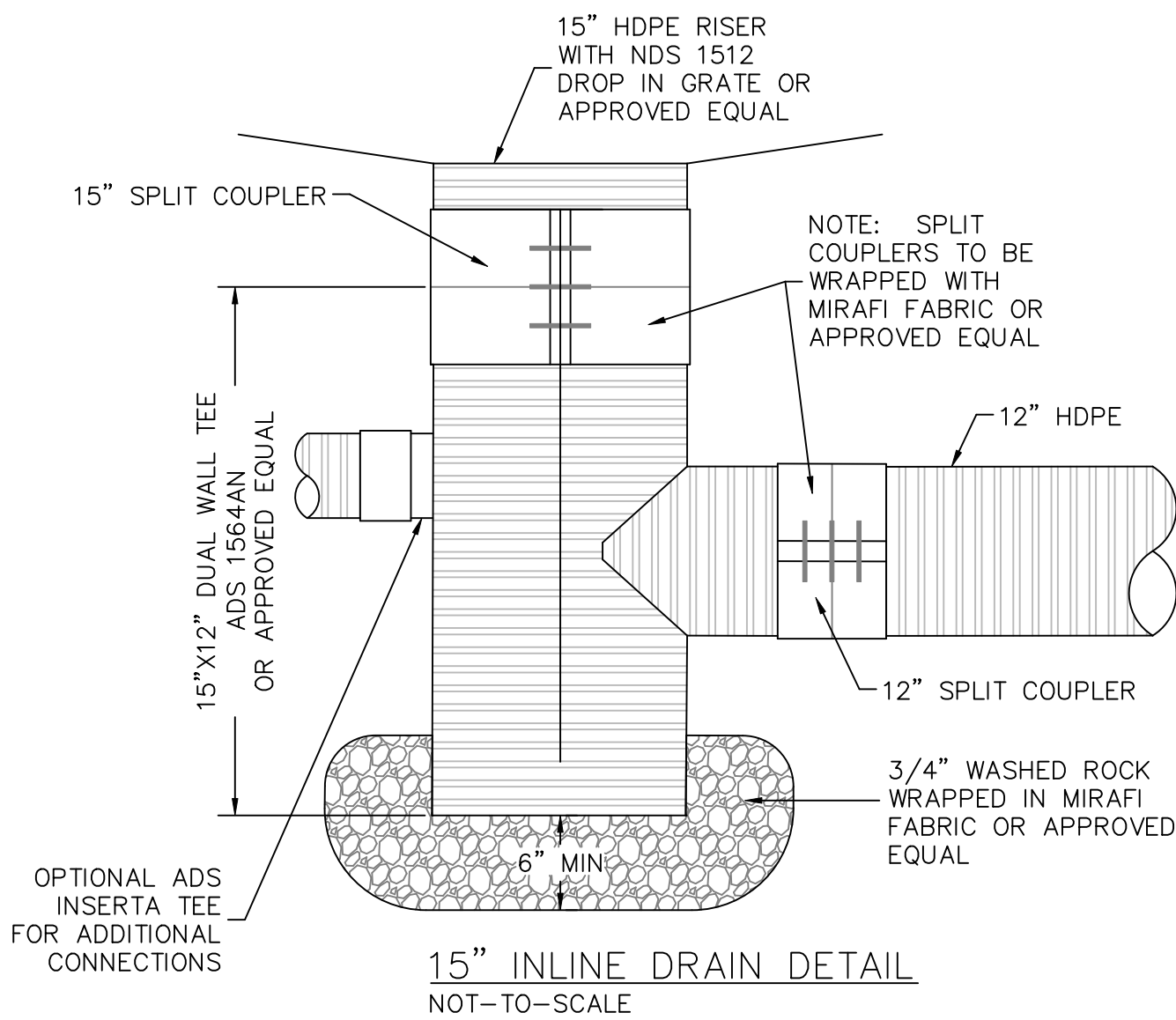
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CONSULTANTS  
**EnviroDesign Associates Inc.**  
www.envirodesign.com  
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1855 Dr. Andres Way, Delray Beach, Florida 33445  
Fax: (561) 274-8558 Phone: (561) 274-6500

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**1 OF 6**





NOTE: NO SWALE IN GRASS OR DRIVEWAY IN RIGHT-OF-WAY. EXISTING VALLEY CURB AT EDGE OF ROAD.



18" DRAIN BASIN  
N.T.S.



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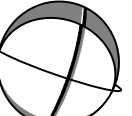
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2 OF 6



| PAVING, GRADING AND DRAINAGE NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. ALL PAVING AND DRAINAGE WORK IN THE PALM BEACH COUNTY (PBC) RIGHT-OF-WAY SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE PBC LATEST STANDARDS. ALL PAVING AND DRAINAGE WORK IN THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE FDOT LATEST STANDARDS.                                                                                                                                                                                                                                                                                                                                                                                                                                        | OF 0.08 GALLONS PER SQUARE YARD, UNLESS A VARIATION IS APPROVED BY THE ENGINEER.                                                                                                                                                                                                                  |
| 2. COMPACTED SUBGRADE SHALL BE COMPACTED AND MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE AASHTO T-180 SPECIFICATIONS. SUBGRADE SHALL EXTEND 12 INCHES BEYOND THE PROPOSED EDGE OF PAVEMENT AND/OR 6" BEYOND VALLEY GUTTER, TYPE "T" CURB & GUTTER, OR TYPE "D" CURB. SUBGRADE SHALL BE 12 INCHES THICK COMPACTED TO 98% ACCORDING TO AASHTO T-180. ALL MUCK, STUMPS, ROOTS OR OTHER DELETERIOUS MATTER ENCOUNTERED IN THE PREPARATION OF THE SUBGRADE SHALL BE REMOVED COMPLETELY FROM THE CENTERLINE OF THE ROADWAY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT. IF SUBGRADE IS REQUIRED TO BE STABILIZED, THE REQUIRED BEARING VALUE DETERMINATIONS SHALL BE MADE BY THE FLORIDA BEARING TEST, TEST METHOD "C" OF AASHTO T-180 SPECIFICATIONS. | 11. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH SECTION 334 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE SURFACE COURSE SHALL BE AS SHOWN ON THE DETAILED DRAWINGS.                                               |
| 3. SHELLROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE FLORIA DEPARTEMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE SHELLROCK BASE SHALL BE AS SHOWN ON THE DETAIL DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. THE SHELLROCK SHALL HAVE A MINIMUM OF 40% CARBONATES OF CALCIUM AND MAGNESIUM IN THE MATERIAL.                                                                                                                                                                                                                                                                                       | 12. ALL CONCRETE SHALL DEVELOP 2500 p.s.i. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FDOT SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 p.s.i. (MINIMUM) 28 DAYS. COMPRESSIVE STRENGTH. |
| 4. LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE LIMEROCK BASE SHALL BE AS SHOWN ON THE DETAILED DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.                                                                                                                                                                                                                                                                                                                                                                                                                      | 13. PAVEMENT TRAFFIC STRIPES AND MARKINGS SHALL BE IN ACCORDANCE WITH CITY OF DELRAY BEACH CURRENT STANDARDS AND/OR MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND/OR PALM BEACH COUNTY TRAFFIC DEPARTMENT TYPICAL T-P-21, WHERE APPLICABLE.                             |
| 5. MUCK AND PEAT – IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD OR PARKING AREA, THEY WILL BE REMOVED COMPLETELY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL. IF HARDPAN IS ENCOUNTERED IN THE SWALE AREA, IT WILL REMOVED TO A WIDTH OF TWO FEET AT THE SWALE INVERT AND REPLACED WITH GRANULAR MATERIAL.                                                                                                                                                                                                                                                                                                                                                                                            | 14. SEQUENCE OF CONSTRUCTION – THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND THAT ARE BENEATH THE PAVEMENT, SHALL BE IN PLACE AND HAVE PROPER DENSITY PRIOR TO THE CONSTRUCTION AND COMPACTION OF THE SUBGRADE.                                     |
| 6. WHERE SOD IS DESIRED, LOWER THE GRADE 2 INCHES BELOW THE FINISHED GRADE TO ALLOW FOR THE THICKNESS OF THE SOD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 15. INLETS AND MANHOLES – ALL INLETS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FDOT SPECIFICATIONS, LATEST EDITION, AND ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, AND PBC STANDARDS LATEST EDITION, WHERE APPLICABLE.                                                  |
| 7. CLEARING AND GRUBBING – WITHIN THE LIMITS OF CONSTRUCTION ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 16. GRATE ELEVATIONS REFER TO THE FLOWLINE OF THE GRATE.                                                                                                                                                                                                                                          |
| 8. GUMBO – WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SUBGRADE EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 17. GRADES SHOWN ARE FINISHED GRADES.                                                                                                                                                                                                                                                             |
| 9. PRIME COAT SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. PRIME COAT SHALL BE RC-70 OR ASPHALT EMULSION PRIME (AEP). PRIME COAT SHALL BE APPLIED AT A RATE OF APPLICATION NOT LESS THAN 0.10 GALLONS PER SQUARE YARD FOR LIMEROCK BASES AND NOT LESS THAN 0.15 GALLONS PER SQUARE YARD FOR SHELL ROCK OR COQUINA SHELL BASES.                                                                                                                                                                                                                                                                                                                                                 | 18. EXISTING AVERAGE ROAD CROWN ELEVATION = 3.07' N.A.V.D.                                                                                                                                                                                                                                        |
| 10. TACK COAT – BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FDOT SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 19. REINFORCED CONCRETE PIPE – THE PIPE SHALL CONFORM WITH THE REQUIREMENTS OF CLASS III OF ASTM C-76 AND WITH THE FDOT SPECIFICATIONS, LATEST EDITION. THE FIRST JOINT OF PIPE ENTERING OR LEAVING A MANHOLE OR INLET SHALL BE WRAPPED WITH FILTER FABRIC PER FDOT SPECIFICATIONS.               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 20. CORRUGATED ALUMINUM PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M196 AND SECTIONS 125, 430 AND 943 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.                                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 21. MEASUREMENT OF THE LENGTH OF PIPE SHALL BE FROM THE CENTER OF THE STRUCTURE TO THE CENTER OF THE STRUCTURE.                                                                                                                                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 22. PIPE BACKFILL – REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE DEFINED IN THE FDOT SPECIFICATIONS, LATEST EDITION. PIPELINE BACKFILL SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (AASHTO) T-99 SPECIFICATIONS.                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 23. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER THREE (3) CERTIFIED COPIES OF A CHEMICAL AND SIEVE ANALYSIS OF THE SHELL ROCK BY A STATE OF FLORIDA CERTIFIED LAB WHEN CONSTRUCTING A SHELL ROCK BASE FOR ROADWAY.                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 24. PRIOR TO CERTIFICATION OF THE DRAINAGE SYSTEM, THE CONTRACTOR MUST PUMP DOWN AND LAMP THE DRAINAGE SYSTEM FOR INSPECTION BY THE ENGINEER AFTER FINISHED ROCK FOR THE ROADWAYS HAS BEEN INSTALLED.                                                                                             |

| GENERAL NOTES                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PERMANENT REFERENCE MONUMENTS DISTURBED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.                                  | AS PAVING SHALL DEVELOP 3000 p.s.i. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.                                                                                                                                                                                                                              |
| 2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY NOT DEPICT ACTUAL LOCATIONS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR LOCATION AND DEPTH OF THEIR LINES PRIOR TO CONSTRUCTION. | 11. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY.                                                                                                                                                                                                          |
| 3. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE DEENERGIZING OF POWER LINES AND/OR HOLDING POWER POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.                                                                                                                                                    | 12. ENVIRODESIGN ASSOC. INC. SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS OR THE GENERAL PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY TO THE WORKERS IN ACCORDANCE WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATIONS (OSHA) REQUIREMENTS AND THE SAFETY OF THE GENERAL PUBLIC. |
| 4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE REPLACEMENT OF TRAFFIC LOOPS IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COAST TO THE OWNER.                                                                                                                                                                  | 13. ALL MATERIALS AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE LOCAL UTILITY STANDARDS AND SPECIFICATIONS.                                                                                                                                                                                             |
| 5. ALL ELEVATIONS REFER TO N.A.V.D. 1988. MINIMUM FINISHED FLOOR ELEVATION FOR ANY RESIDENTIAL STRUCTURE SHALL BE SET AT OR ABOVE ELEVATION 0% (WHICH IS ABOVE THE 100-YEAR FREQUENCY STORM & AVERAGE CROWN OF ROAD + 18").                                                                                                        | 14. THE CONTRACTOR SHALL CALL SUNSHINE 1-800-432-4770 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.                                                                                                                                                                              |
| 6. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OR INSTALLATION AS REQUIRED BY THE ENGINEER OR BY THE APPROPRIATE GOVERNING AGENCIES.                                                                                                                                                         | 15. CORRUGATED ALUMINUM PIPE USED BENEATH PAVEMENT SHALL BE IN CONFORMANCE WITH SEC. 8.24.E.5.i                                                                                                                                                                                                          |
| 7. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR, AT NO ADDITIONAL COST TO THE OWNER, ALL NECESSARY PERMITS, FEES AND LICENSES.                                                                                                                                                                                            | 16. ALL CONSTRUCTION ACTIVITY, INCLUDING TRENCHING, IS TO BE A MINIMUM OF SIX FEET FROM THE BASE OF ANY TREE THAT IS DESIGNATED TO REMAIN.                                                                                                                                                               |
| 8. CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE REQUIRED NOTICES AND COMPLYING WITH ALL PERMIT(S) CONDITIONS.                                                                                                                                                                                                                    | 17. ALL LIMEROCK AND BASE MATERIALS SHALL BE REMOVED FROM THE PLANTER AREAS/ISLANDS AND REPLACED WITH APPROPRIATE PLANTING SOIL PRIOR TOT THE LANDSCAPING OF THE SITE.                                                                                                                                   |
| 9. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE HOLDING OF OTHER UTILITY POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.                                                                                                                                                                            | 18. THE REMOVAL OF ANY TREE ON THE SITE IS PROHIBITED WITHOUT THE REQUIRED PERMITS.                                                                                                                                                                                                                      |
| 10. ALL CONCRETE SHALL DEVELOP 2500 p.s.i. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FDOT SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED                                                                                                               | 19. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM (LATEST ED.).                                                                                        |
|                                                                                                                                                                                                                                                                                                                                    | 20. LANE CLOSURES WITHIN THE FDOT RIGHT-OF-WAY SHALL BE LIMITED TO THE HOURS OF 9AM-3PM, MONDAY-FRIDAY EXCLUDING GOVERNMENTAL HOLIDAYS. MAINTENANCE OF TRAFFIC SHALL BE PROVIDED IN ACCORDANCE WITH INDEX 613 OF THE FDOT DESIGN STANDARDS (LATEST ED.)                                                  |



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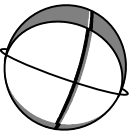
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GENERAL NOTES FOR:  
SINGLE FAMILY RESIDENCE  
13 INLET CAY DR  
OCEAN RIDGE, FLORIDA

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Fax: (561) 274-8558 Phone: (561) 274-6500

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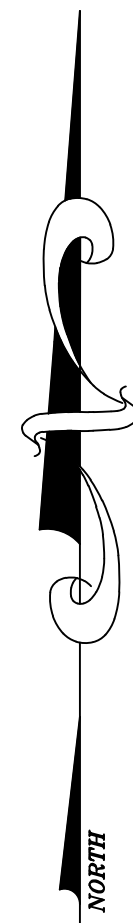
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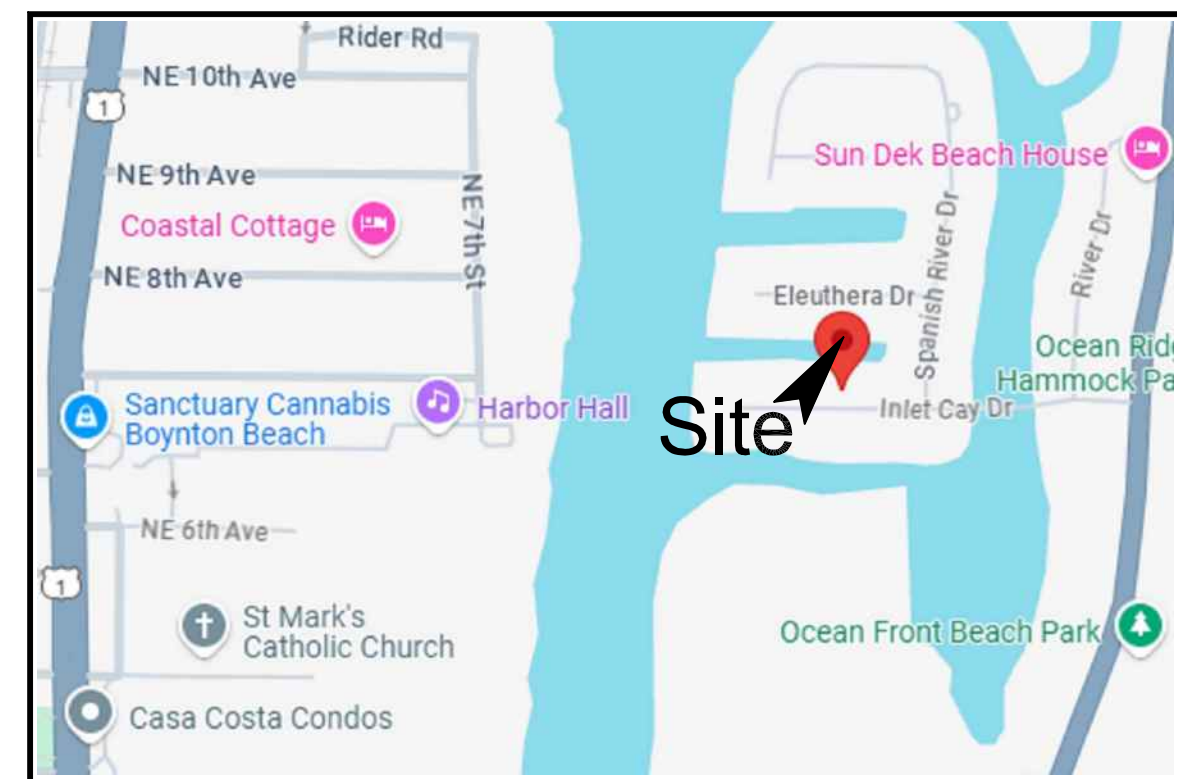
SHEET NO.  
3 OF 6





WATERWAY  
100' RIGHT OF WAY  
NAVIGABLE WATERWAY

THERE ARE NO WELLS,  
SEPTIC SYSTEMS OR BODIES  
OF WATER WITHIN 75' OF  
NORTH PROPERTY LINE  
EXCEPT AS SHOWN



LOCATION MAP  
N.T.S.

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JOSEPH A. PIKE, P.E., FL REG. # 42696

LEGEND:

--- PROPERTY LINE

4.7 EXISTING ELEVATION

DENOTES AREA OF PROPOSED BRICK  
PAVERS SEE DETAIL SHEET 2 - SEE  
LANDSCAPE PLANS FOR PATTERN

DENOTES AREA OF SEPTIC DRAINFIELD  
UNOBSTRUCTED AREA

SECTION IDENTIFIER

PLAN PAGE DETAIL PAGE



RESIDENTIAL SEPTIC TANK CALCULATIONS  
13 INLET CAY DRIVE, OCEAN RIDGE #25026  
3/4/2025

- Given:
- Design for: 3435 sf of AC living area as indicated on architectural plans
  - Per Soils Engineer, Maximum Trench Loading Rate = 0.8 GPD/sf

Type of System: ☒ DRIP IRRIGATION or ☐ Absorption Bed  
☐ HOOT-1000 PBTS  
☒ HOOT-600 PBTS

Flow Rate: (Per Table 1 of 62-6, single family residences with either 4 bedrooms or between 2,251 sf and 3,300 sf of living area must provide for flows of 400 GPD plus another 60 gpd for every add'l 750 sf or fraction thereof) (3435 - 3300sf = 135 => 135 / 750 sf) = 1  
=>> Flow Rate = 400gpd + (1x60) = 460.00

Therefore, Flow Rate = 460 GPD

APPLICATION AREA REQ'D = (460 GPD / 0.8) X 60% = 345 Square Feet of Drainfield

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

PROPOSED HOOT H-600 'AND' SYSTEM  
Minimum 345 Square Feet of Drainfield  
Minimum 518 Square Feet of Unobstructed Area  
No Separate Trash Tank Req'd (Integral to Hoot 600)  
H-600 'AND' HOOT Aerobic Treatment Unit with Min.173 LF of 0.9 gph subsurface drip irrigation line.  
HOOT BLASTER Model H-20EB105 Pump

INSTALL: 188 LF of drip irrigation line with 1 zone(s), with a total of 188 drip heads (0.9 gph each)  
Resulting Flow Rate = 169.2 gph or 2.82 gpm total (169.2 gph or 2.82gals PER ZONE)

DOSING SCHEDULE: (24 EQUAL DOSES PER DAY)

Pump On Time: 6.81 Minutes  
Pump Off Time: 53.19 Minutes  
(6.81 mins x 2.82 gpm x 24 Equal Doses Per Day)  
TOTAL: 460.9 GPM PER DAY

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SEPTIC SYSTEM PLAN FOR:  
SINGLE FAMILY RESIDENCE  
13 INLET CAY DR  
OCEAN RIDGE, FLORIDA

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EnviroDesign  
Associates Inc.  
www.envirodesign.com  
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506  
1855 Dr. Andrus Way, Delray Beach, Florida 33445  
Fax: (561) 274-8558 Phone: (561) 274-6500

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05/30/25

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25026-SEPTIC

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### Drip Irrigation Calculation Outputs

#### Total System Information

|                                                         |           |
|---------------------------------------------------------|-----------|
| Application Area Required (square feet)                 | 345       |
| Emitter Discharge Rate (GPH)(Maximum = 1.5GPH)          | 0.90      |
| Emitter Spacing (inches)                                | 12        |
| Space between Dripperline (feet)                        | 2         |
| Total Amount of Bioline® Required (feet)                | 173       |
| Total Number of Emitters in the Dripfield               | 173       |
| Total Amount of Bioline® Provided (feet)                | 188       |
| Total Number of Emitters Provided in the Dripfield      | 188       |
| Flush Velocity                                          | 2.5       |
| Inlet Pressure (psi)                                    | 25        |
| Minimum Operating Pressure at Emitter Head (psi)        | 10        |
| Maximum Operating Pressure at Emitter Head (psi)        | 45        |
| Maximum System Operating Pressure (psi)                 | 60        |
| Estimated Pump Flow Rating (GPM)                        | 20        |
| Size of Supply & Manifold Pipe (inches)                 | 1.25      |
| Type of Supply & Manifold Pipe                          | PVC Sch80 |
| Length of Supply Line & Supply & Flush Manifolds (feet) | 170       |
| Elevation Change from Pump to Dose Tank Outlet (feet)   | 0.2       |
| Elevation Change from Dose Tank to Drip Field (feet)    | 1.0       |

#### Zone Information

|                                                              |      |
|--------------------------------------------------------------|------|
| Number of Zones                                              | 1    |
| Number of Daily Dosings Per Zone                             | 24   |
| Total System Dosing Events Per Day                           | 24   |
| Amount of Bioline® Per Zone (feet)                           | 188  |
| Number of Emitters Per Zone                                  | 188  |
| Minimum Number of Laterals Per Zone                          | 2    |
| Maximum Number of Laterals Per Zone                          | 11   |
| Number of Laterals That Will be Used                         | 3    |
| Maximum Length of Bioline® Laterals Based on Inlet Pressure  | 137  |
| Flow Rate Per Zone (GPM)                                     | 2.82 |
| Holding Capacity of Dripperline Per Zone (Gallons)           | 2.5  |
| Additional Flow Requirement to Accommodate Flushing Velocity | 6.0  |

#### Holding Capacity of Piping

|                                                                      |      |
|----------------------------------------------------------------------|------|
| Holding Capacity (Gallons) of Supply Line & Supply & Flush Manifolds | 11.3 |
| Holding Capacity (Gallons per Zone) of Bioline                       | 2.5  |
| Holding Capacity (Gallons) of Supply Line, Manifolds and Dripperline | 13.8 |

#### Head Loss Data - Flushing Cycle

|                                                                                    |      |
|------------------------------------------------------------------------------------|------|
| Friction Loss per 100' (psi) in Supply Line & Manifolds                            | 0.7  |
| Velocity (fps)                                                                     | 2.2  |
| Friction Loss in Supply Line & Supply Manifolds (psi)                              | 1.2  |
| Friction Loss in Supply Line & Supply Manifolds (Feet of Head)                     | 2.9  |
| Additional Pressure Required for Return Manifold and Piping to Tank (psi)          | 12.0 |
| Additional Pressure Required for Return Manifold and Piping to Tank (Feet of Head) | 27.7 |
| TDH (Total Dynamic Head in Feet of Head)                                           | 89.5 |
| TDH (Total Dynamic Head) in psi                                                    | 38.8 |
| Total System Dosing Events Per Day                                                 | 24   |

#### Pump Selection

|                                          |                 |
|------------------------------------------|-----------------|
| Pump Flow Rating (GPM)                   | 8.8             |
| TDH (Total Dynamic Head in Feet of Head) | 89.5            |
| Pump Manufacturer                        | HOOT<br>BLASTER |
| Pump Model                               | H-20EB105       |

NOTE: IN ACCORDANCE WITH THE CALCULATIONS ABOVE, THE SYSTEM MEETS THE OPERATIONAL PARAMETERS OF CHAPTER 62-6.009 (5) 21. FOR DRIP IRRIGATION SYSTEMS, NAMELY, THE OPERATING PRESSURES AT THE EMITTER HEADS ARE BETWEEN 10 PSI AND 45 PSI. ADDITIONALLY, THE MAXIMUM SYSTEM OPERATING PRESSURE IS LESS THAN 60 PSI AND THE MAXIMUM DISCHARGE RATE PER EMITTER IS NO MORE THAN 1.5 GALLONS PER HOUR.

#### SEPTIC SYSTEM:

##### HOOT-600 ATU WITH DRIP IRRIGATION

40% DRAINFIELD REDUCTION RESULTS IN A REQUIRED MIN DRAINFIELD SIZE OF 345 SF & MIN UNOBSTRUCTED AREA OF 518 SF.

PROVIDED: INSTALL 376 SF OF EFFECTIVE DRAINFIELD AREA. INCLUDES 188 LF OF 0.9 GPH SUB-SURFACE DRIP IRRIGATION LINE. (520 SF UNOBS. AREA.) REFER TO SHEET 4 FOR DETAILS.

THERE ARE NO WELLS, SEPTIC SYSTEMS OR BODIES OF WATER WITHIN 75' OF SOUTH PROPERTY LINE EXCEPT AS SHOWN

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

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

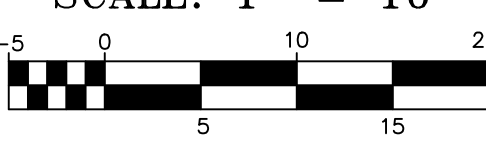


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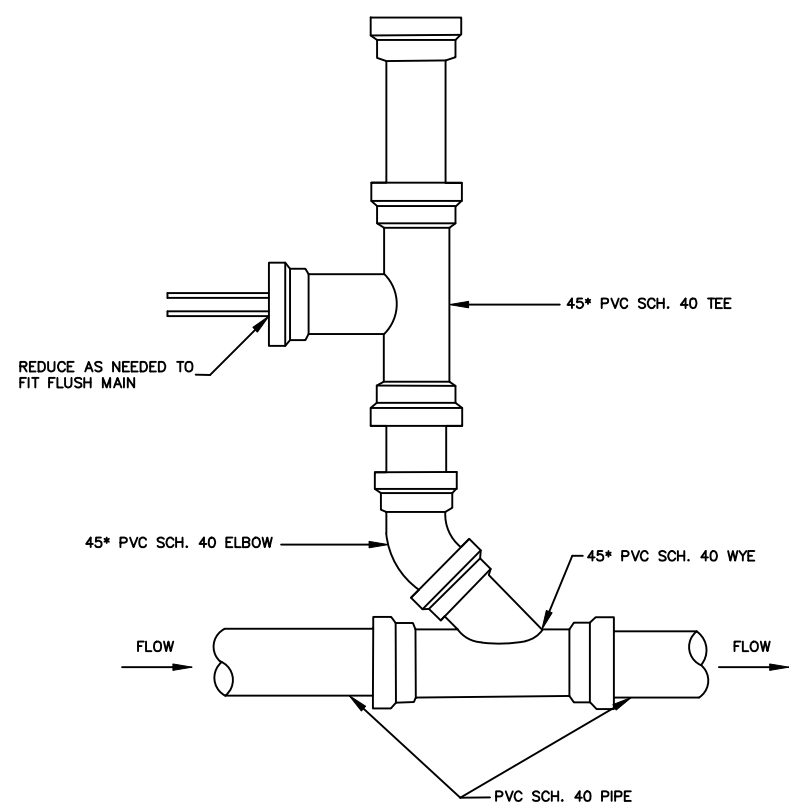
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SCALE: 1" = 10'



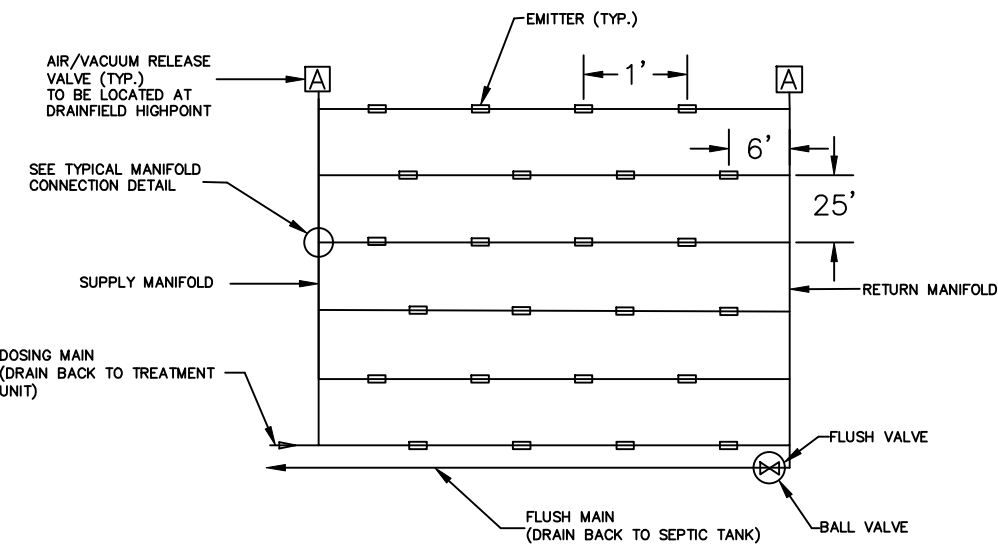
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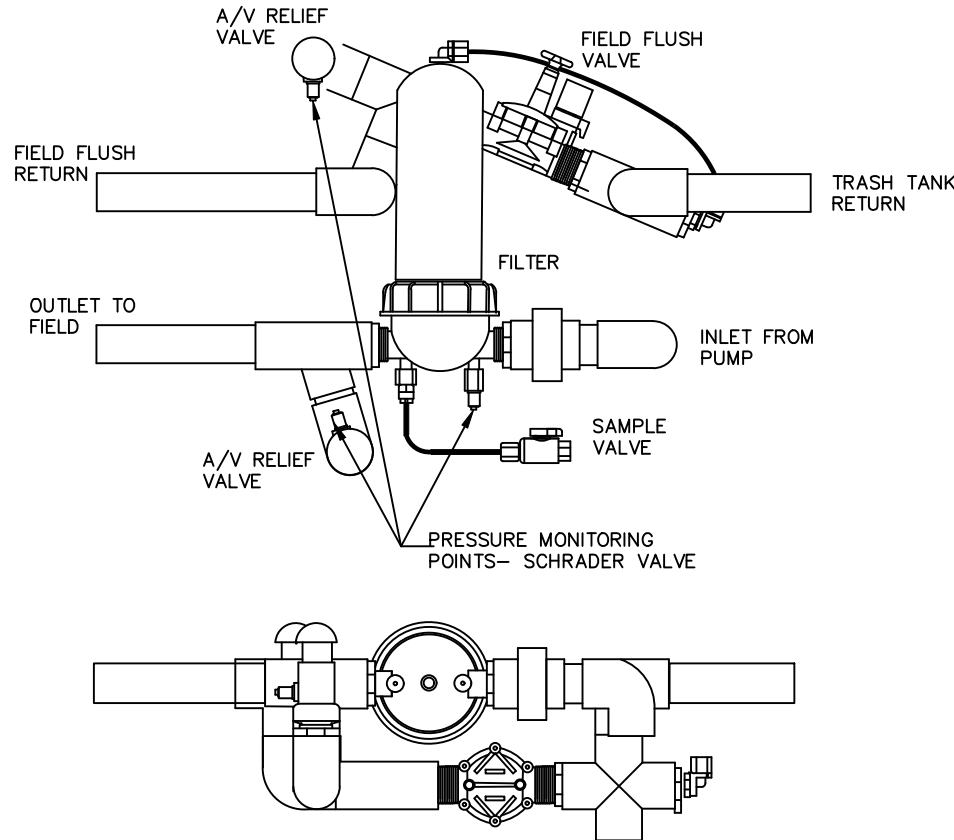


FLUSH MAIN CONNECTION DETAIL  
N.T.S.

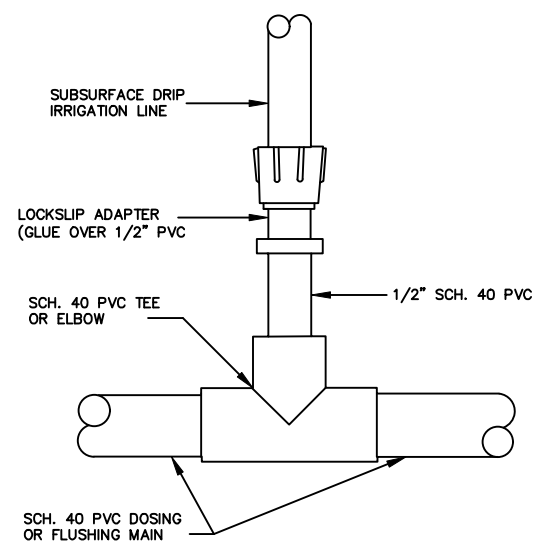
NOTE:  
DRIP LINE TO BE NETAFIM  
OBWRAM1-12 BIOLINE DRIPPERLINE



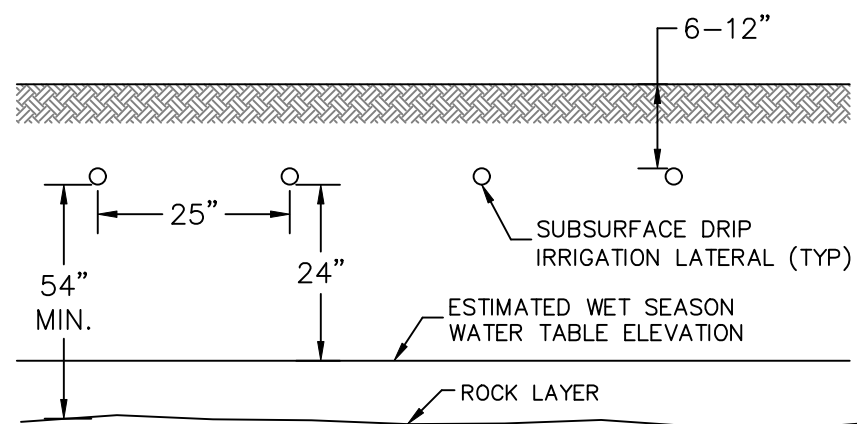
TYPICAL DRIP IRRIGATION FIELD LAYOUT  
N.T.S.



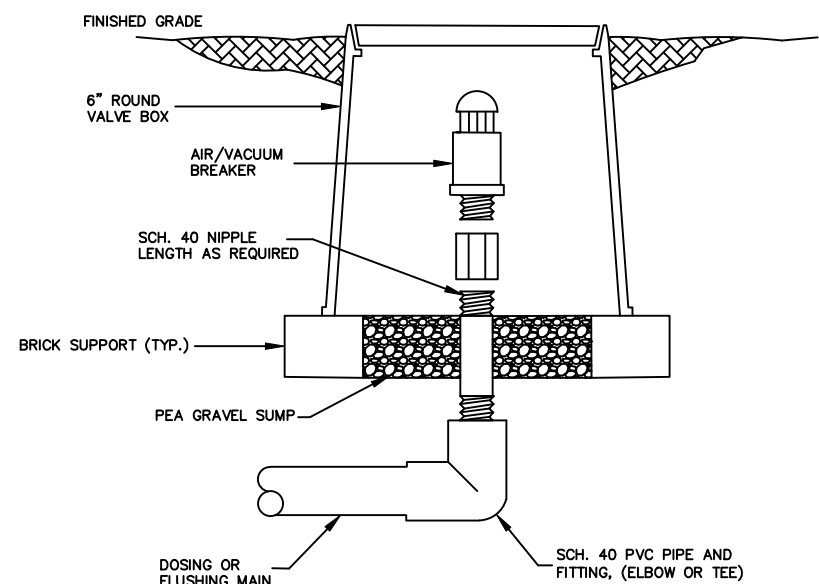
20" AUTO HOOT RISER CONNECTIONS DETAIL  
N.T.S.



MANIFOLD CONNECTION DETAIL  
N.T.S.

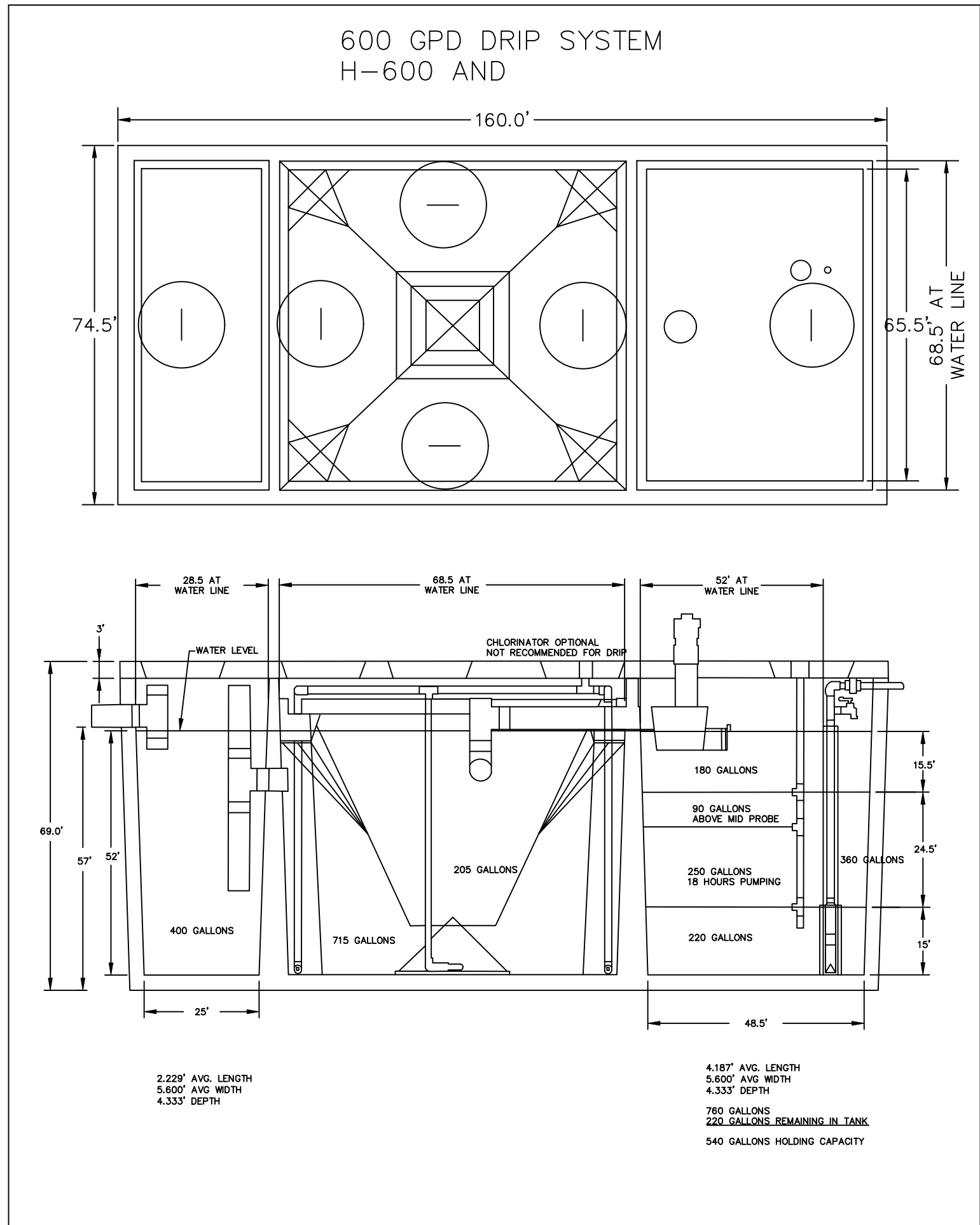
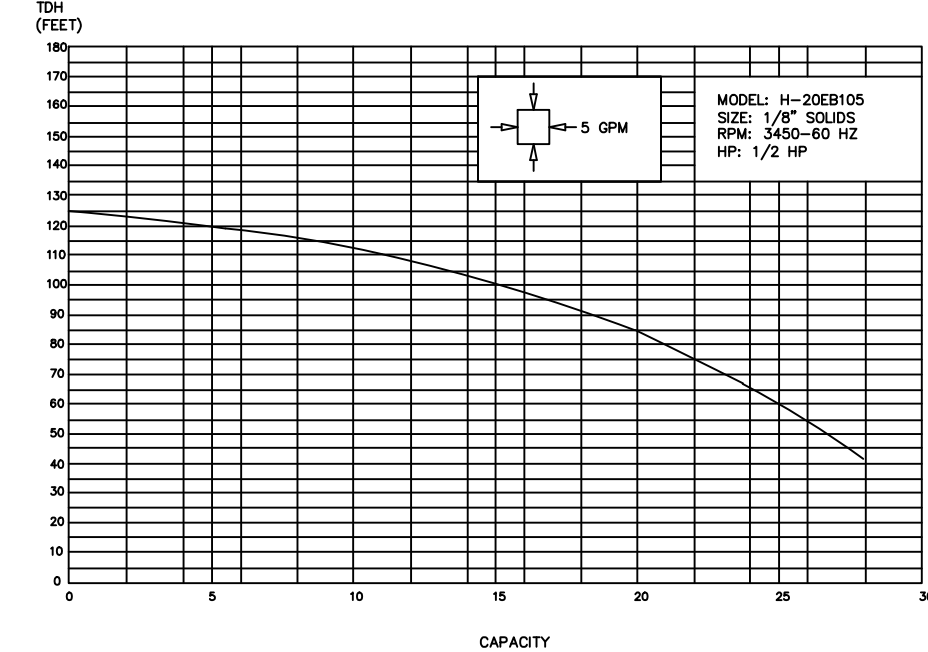


DRIP IRRIGATION FIELD CROSS-SECTION  
N.T.S.



AIR/VACUUM RELEASE VALVE  
N.T.S.

HOOT BLASTER MODEL: H-20EB105



## GENERAL NOTES

- CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PERMANENT REFERENCE MONUMENTS DISTURBED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY NOT DEPICT ACTUAL LOCATIONS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR LOCATION AND DEPTH OF THEIR LINES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE DEENERGIZING OF POWER LINES AND/OR HOLDING POWER POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE REPLACEMENT OF TRAFFIC LOOPS IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COAST TO THE OWNER.
- ALL ELEVATIONS REFER TO N.G.V.D. 1929. MINIMUM FINISHED FLOOR ELEVATION FOR ANY RESIDENTIAL STRUCTURE SHALL BE SET AT OR ABOVE ELEVATION THE MINIMUM 100-YR FLOOD STAGE AS PER FEMA FLOOD INSURANCE RATE MAP - REFER TO FINISHED FLOOR ELEVATION SHOWN ON PLANS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OR INSTALLATION AS REQUIRED BY THE ENGINEER OR BY THE APPROPRIATE GOVERNING AGENCIES.
- CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR, AT NO ADDITIONAL COST TO THE OWNER, ALL NECESSARY PERMITS, FEES AND LICENSES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE REQUIRED NOTICES AND COMPLYING WITH ALL PERMIT(S) CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE HOLDING OF OTHER UTILITY POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- ALL CONCRETE SHALL DEVELOP 2500 p.s.i. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FOOT SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 p.s.i. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.
- ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY.
- ENVIRODESIGN ASSOC. INC. SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS OR THE GENERAL PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY TO THE WORKERS IN ACCORDANCE WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATIONS (OSHA) REQUIREMENTS AND THE SAFETY OF THE GENERAL PUBLIC.

- THE CONTRACTOR SHALL CALL SUNSHINE 1-800-432-4770 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES (OR DIAL 811).
- CORRUGATED ALUMINUM PIPE USED BENEATH PAVEMENT SHALL BE IN CONFORMANCE WITH SEC. 8.24.E.5.1
- NO DRAINAGE STRUCTURES OR IMPROVEMENTS ARE PERMITTED WITHIN REQUIRED PLANTER AREAS/ISLANDS INCLUDING FIRE HYDRANTS, BACKFLOW PREVENTION DEVICES AND/OR FIRE DEPARTMENT CONNECTIONS.
- ALL LIMEROCK AND BASE MATERIALS SHALL BE REMOVED FROM THE PLANTER AREAS/ISLANDS AND REPLACED WITH APPROPRIATE PLANTING SOIL PRIOR TOT THE LANDSCAPING OF THE SITE.
- THE REMOVAL OF ANY TREE ON THE SITE IS PROHIBITED WITHOUT THE REQUIRED MUNICIPAL PERMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED TESTS AND SHALL SUBMIT REPORTS BY AN INDEPENDENT AND DULY-LICENSED TESTING LABORATORY. SHOULD ANY TESTS FAIL TO MEET SPECIFICATION OF THE APPLICABLE CODES OR AS SHOWN HEREIN, THE CONTRACTOR SHALL, AT THEIR EXPENSE, CORRECT ALL DEFICIENT WORK AND SUBMIT LABORATORY TEST RESULTS SHOWING COMPLIANCE WITH THE APPROPRIATE SPECIFICATIONS.
- ALL WORK SHALL BE PERFORMED IN A SAVE AND WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES REQUIRED TO BEGIN THE WORK.
- THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERTY TEST AND INSPECT THE COMPLETED WORK.
- THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF THE PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- ALL UNSUITABLE MATERIAL SUCH AS MUCH, MARL, AND DEBRIS SHALL BE REMOVED FROM THE LIMITS OF CONSTRUCTION AND LEGALLY DISPOSED OF. AT THE ENGINEER'S DIRECTION, MUCH MAY BE STOCKPILED ON THE SITE AT DESIGNATED LOCATIONS FOR USE IN LANDSCAPING.
- RECORD DRAWINGS: THE CONTRACTOR SHALL COMPLETE "RECORD DRAWING" (AS-BUILT) INFORMATION RELATIVE TO PIPE LENGTHS, MATERIALS AND ANY DEVIATION FROM THE PLANS AND PROVIDE A COPY OF ANY SUCH DEVIATIONS TO THE OWNER AND ENGINEER FOR FINAL ACCEPTANCE OF THE CONTRACTOR'S WORK PRODUCT.

## SEPTIC SYSTEM DESIGN NOTES

### GENERAL NOTES:

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

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

RESERVED FOR AGENCY APPROVAL STAMP

NOT VALID WITHOUT ENGINEER'S SEAL

Digitally signed by Joseph A Pike  
DN: cn=US, o=Florida, dnQualifier=A01410C0  
000018802698C0B0000  
5024, cn=Joseph A Pike  
Date: 2025.05.30  
13:12:21 -0400

JOSEPH A. PIKE, P.E., FL REG # 42696

JOSEPH A. PIKE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 42696

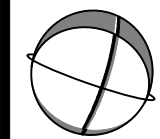
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"NOT FOR CONSTRUCTION"

SEPTIC SYSTEM DETAILS FOR:  
SINGLE FAMILY RESIDENCE  
13 INLET CAY DR  
OCEAN RIDGE, FLORIDA, FLORIDA

ENGINEERS • ENVIRONMENTAL CONSULTANTS

EnviroDesign Associates Inc.  
www.envirodesign.com



FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506  
1855 Dr. Andres Way, Delray Beach, Florida 33445  
Fax: (561) 274-8558 Phone: (561) 274-6500

DRAWN:  
B.A.B.

CHECKED:  
J.A.P.

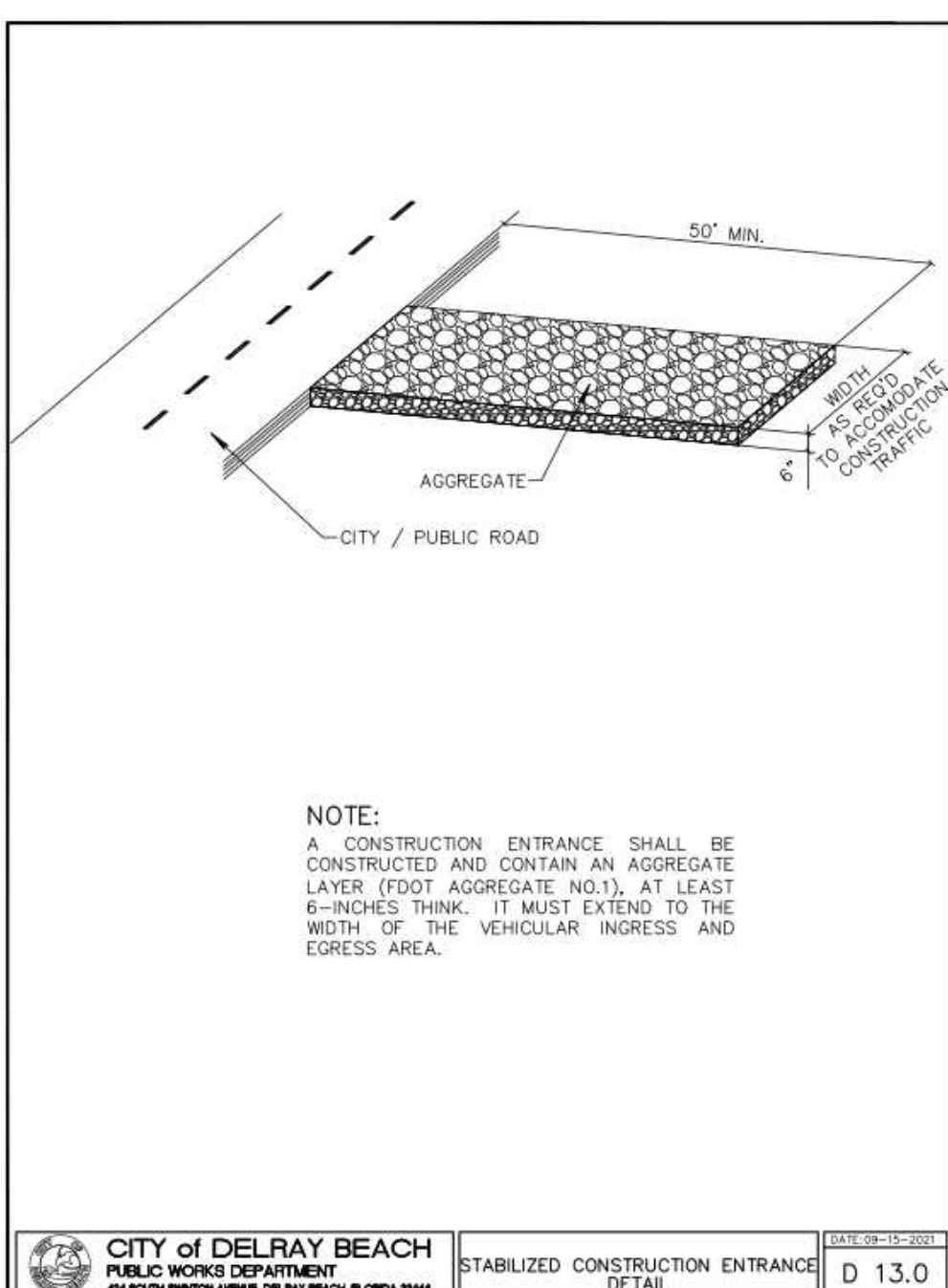
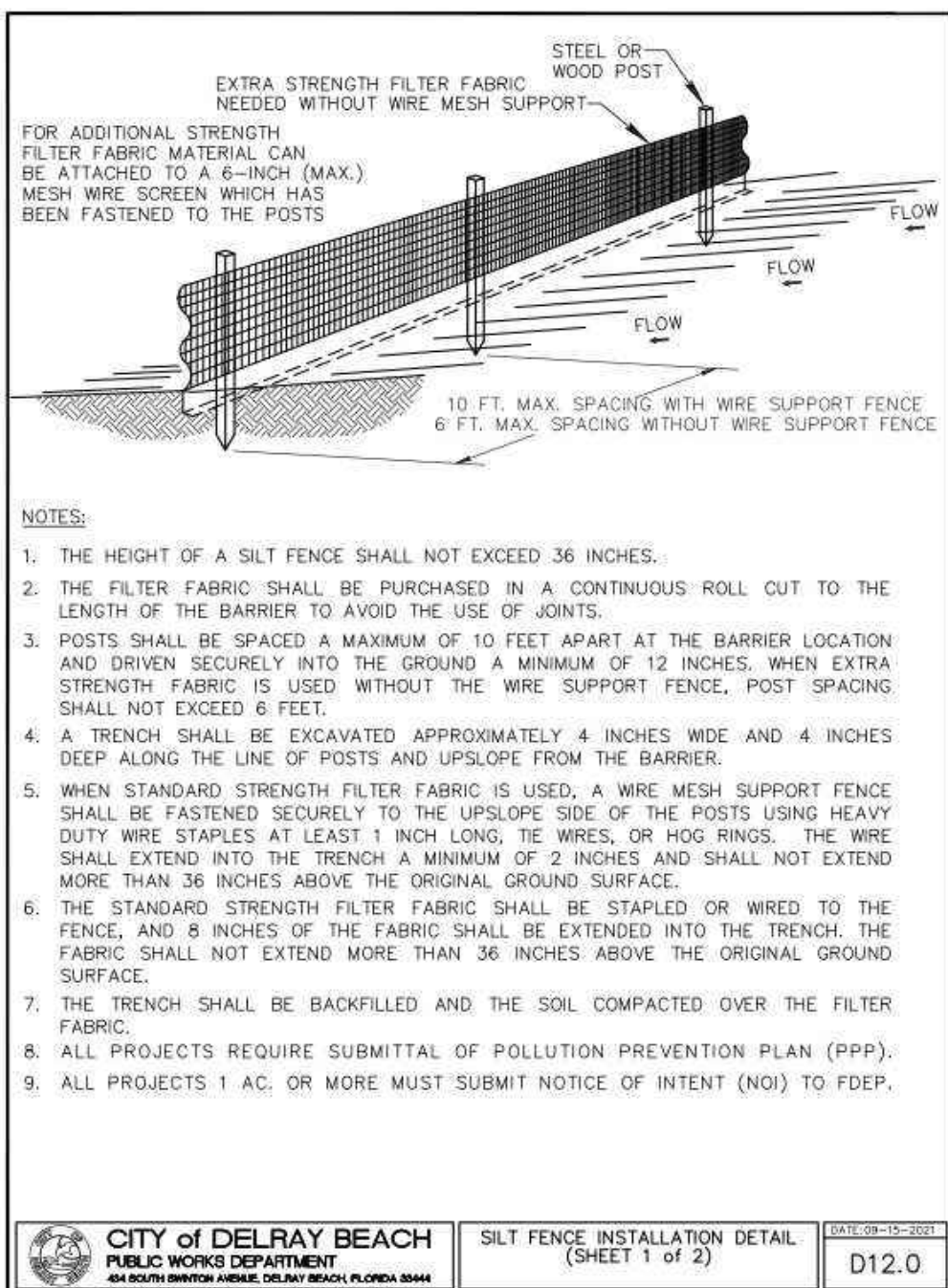
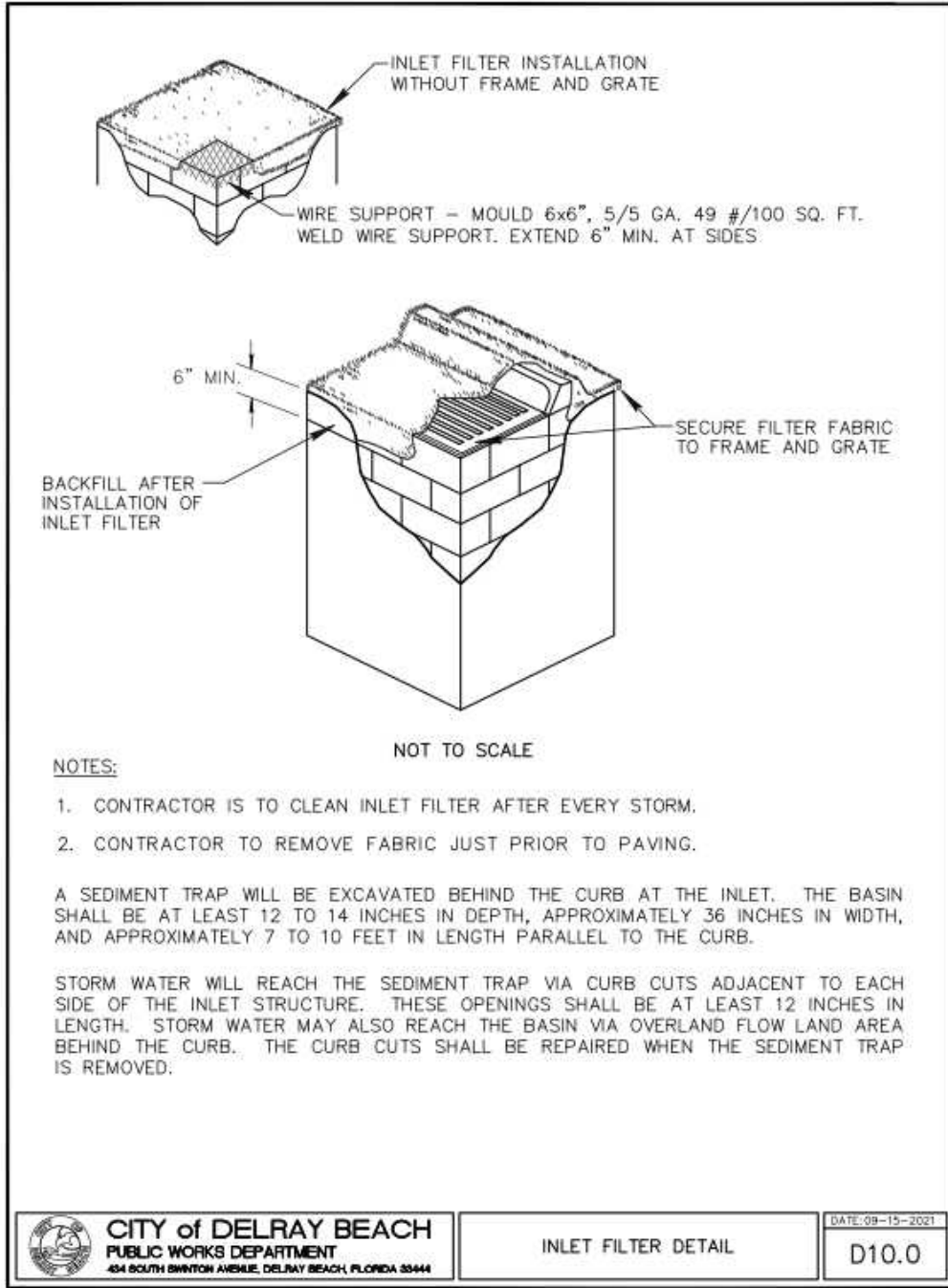
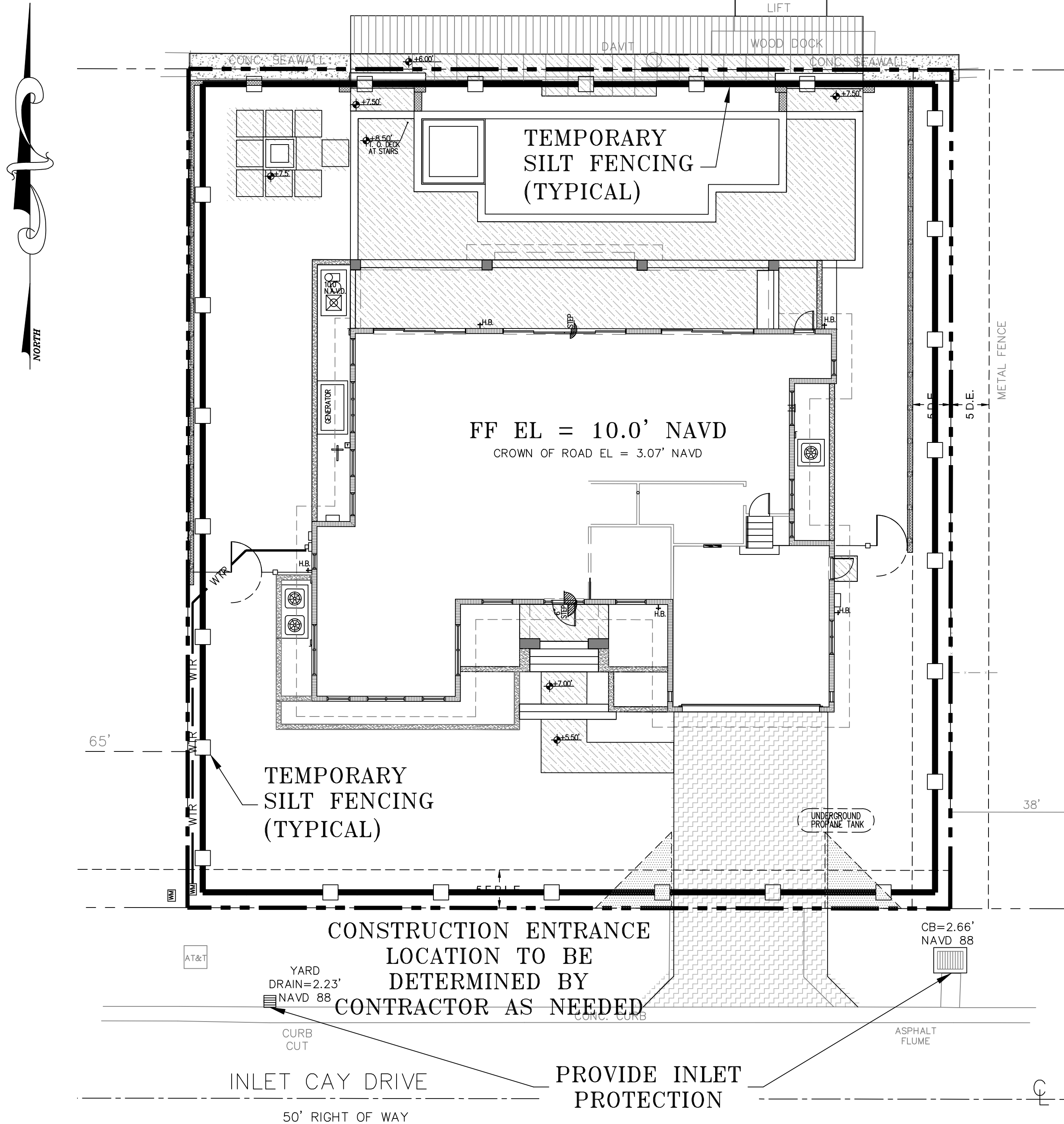
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5/30/25

JOB NO.  
25026-DTL-HOOT

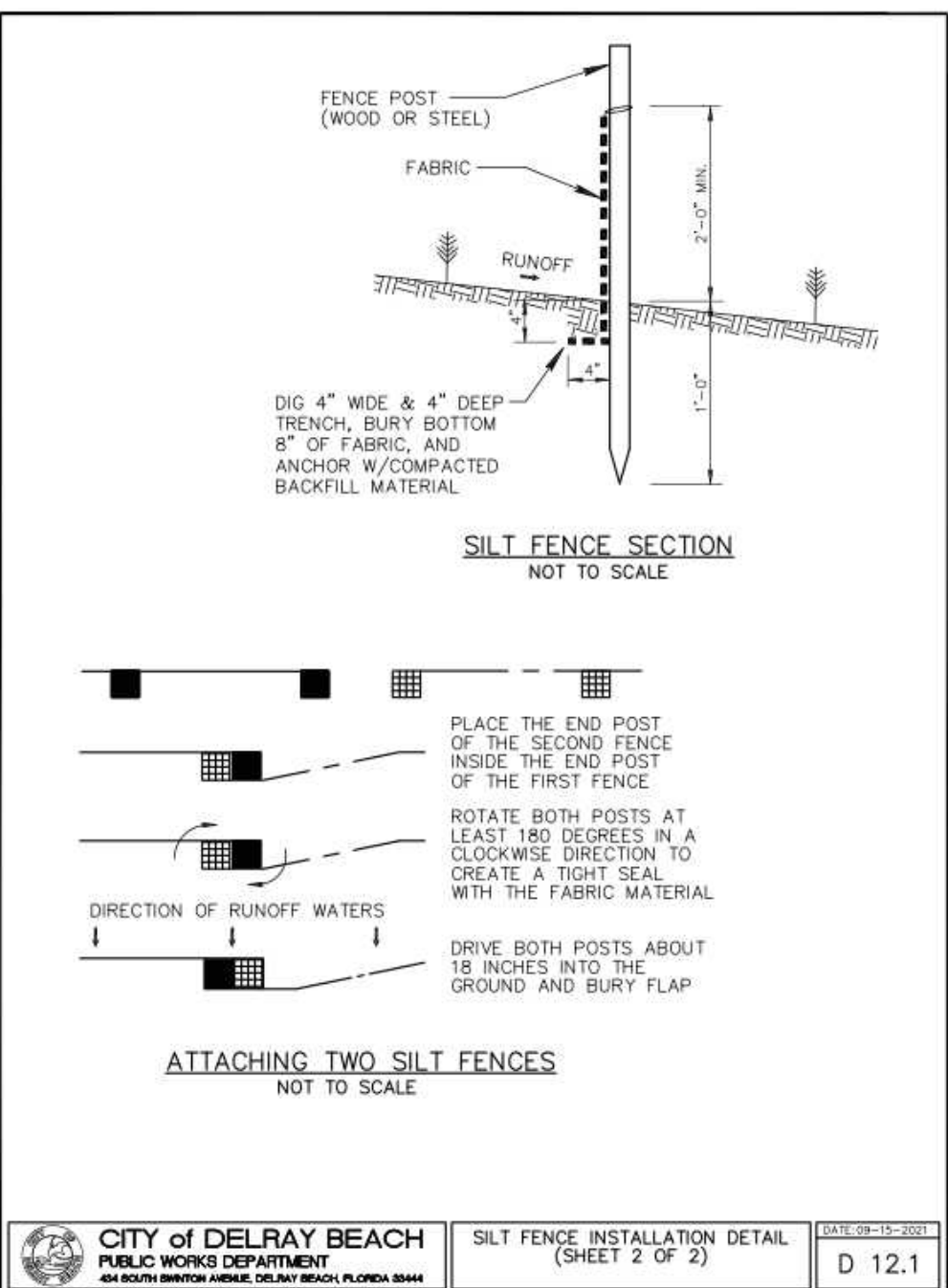
SHEET NO.

5 OF 6

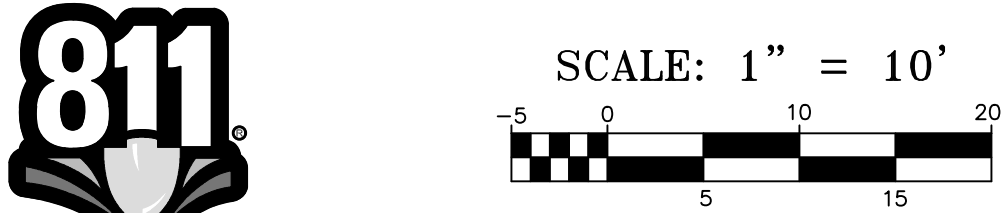




1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE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



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IT'S THE LAW  
1-800-432-4770  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



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Digitally signed by Joseph A Pike  
DN: c=US, o=Florida, dnQualifier=A01410C000018802698C080000  
5024, cn=Joseph A Pike  
Date: 2025.05.30 13:12:37 -0400  
JOSEPH A. PIKE, P.E., FL REG. # 42696

JOSEPH A. PIKE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 42696  
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SIGNATURE MUST BE VERIFIED ON ANY ELECTRIC COPIES

"NOT FOR CONSTRUCTION"

POLLUTION PREVENTION PLAN FOR:  
SINGLE FAMILY RESIDENCE  
13 INLET CAY DR  
OCEAN RIDGE, FLORIDA

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

B.A.B.  
CHECKED: J.A.P.  
DATE: 05/30/25  
JOB NO. 25026-ENG  
SHEET NO. 6 OF 6

| NO. | DATE    | REVISIONS                             | BY  |
|-----|---------|---------------------------------------|-----|
| 1   | 5/30/25 | UPDATE BACKGROUND (LP TANK/GENERATOR) | BAB |
|     |         |                                       |     |
|     |         |                                       |     |
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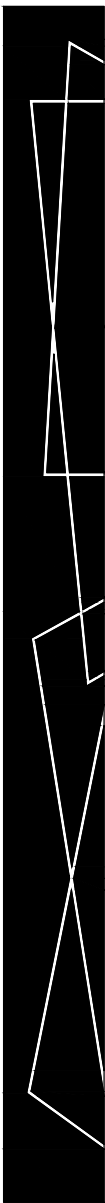
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| 10.       |

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Private Residence  
13 Inlet Cay Drive  
Ocean Ridge, Florida  
Palm Beach County



ARTISTIC RENDERING-FRONT LEFT



RWB

L i n e a r e s

ARCHITECTURE

3000 N MILITARY TRAIL SUITE 209  
BOCA RATON, FLORIDA 33431  
PHONE 561-391-0051 FAX 561-391-0055  
EMAIL mail@rwb-arch.com

PROJECT # 24-033

DATE JUNE 3, 2025

SHEET #

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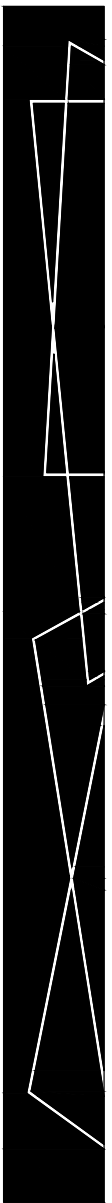
RENDERING



| REVISIONS |  |
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Private Residence  
13 Inlet Cay Drive  
Ocean Ridge, Florida  
Palm Beach County



**RWB**  
*L i n e a r e s*  
ARCHITECTURE

3000 N MILITARY TRAIL SUITE 209  
BOCA RATON, FLORIDA 33431  
PHONE 561-391-0051 FAX 561-391-0055  
EMAIL mail@rwb-arch.com

PROJECT # 24-033  
DATE JUNE 3, 2025  
SHEET #

A0.2  
RENDERING



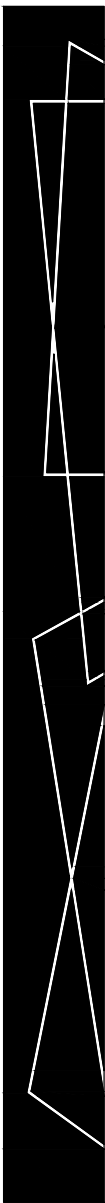
| REVISIONS |
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Ocean Ridge, Florida  
Palm Beach County





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ARCHITECTURE

3000 N MILITARY TRAIL SUITE 209

BOCA RATON, FLORIDA 33431

PHONE 561-391-0051 FAX 561-391-0055

EMAIL mail@rwb-arch.com

PROJECT # 24-033

DATE JUNE 3, 2025

SHEET #

A0.3

RENDERING

AA26000640



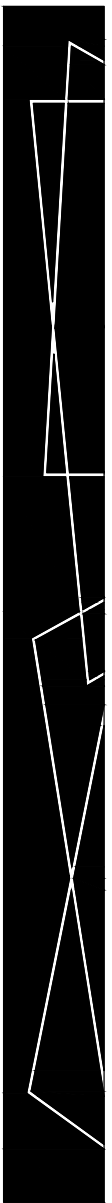
ARTISTIC RENDERING-REAR LEFT



| REVISIONS |  |
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DATE JUNE 3, 2025  
SHEET #

A0.4  
RENDERING



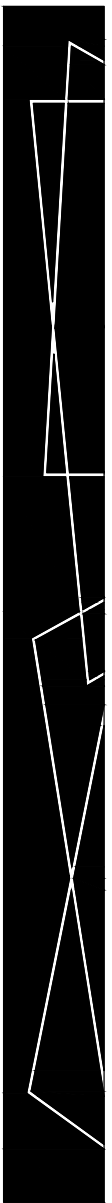
ARTISTIC RENDERING-REAR LEFT- W/O TREES



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DATE JUNE 3, 2025

SHEET #

A0.5

RENDERING

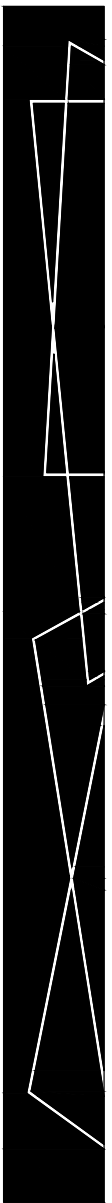
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PROJECT # 24-033  
DATE JUNE 3, 2025  
SHEET #

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RENDERING

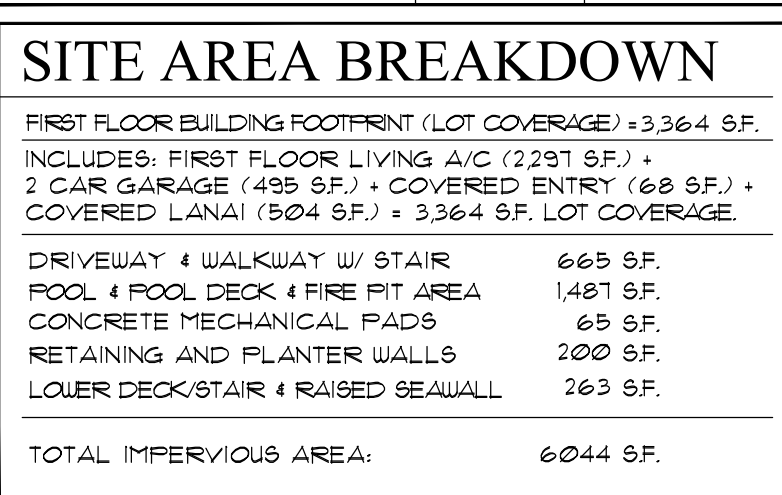


ARTISTIC RENDERING-REAR RIGHT- W/O TREES



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**LEGAL ADDRESS**  
13 INLET CAY DRIVE  
OCEAN RIDGE, FLORIDA 33435  
PALM BEACH COUNTY

PROPOSED 2 STORY SINGLE FAMILY RESIDENCE  
CBS CONSTRUCTION  
ZONING DISTRICT: RSF

FLOOD ZONE: AE  
BASE FLOOD ELEVATION (B.F.E.) = +9.0' N.A.V.D.  
FINISH FLOOR (B.F.E. + 1.0') = +10.0' N.A.V.D.

PROPOSED FINISH FLOOR  
REF. ELEV. 0'-0" (+10.0' N.A.V.D.)  
AT FIRST FLOOR FIN. SLAB

PROPOSED 1:12 LOWER ROOF PITCH  
PROPOSED 1:12 UPPER ROOF PITCH

# SITE PLAN NOTES

1. CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS.
2. DRAINAGE AND GRADING PLAN BY OTHERS.
3. POOL DESIGN AND DRAWINGS BY OTHERS.
4. LANDSCAPE DESIGN AND DRAWINGS BY OTHERS.
5. PROVIDE FILL. 800 ALL AREAS NOT LANDSCAPED OR HARDCAPED.
6. PROVIDE AUTOMATIC POP-UP SPRINKLER SYSTEM WITH RAIN SENSOR SHUTOFF.
7. EXTERIOR DECKS, DRIVEWAYS, PORCH FLOORS, AND WALKWAYS TO BE SLOPED AWAY FROM BUILDING WITH A MINIMUM SLOPE OF 1/8" PER FOOT.
8. 6" TIE CONC. EQUIP. PAD, TYPICAL AT ALL EQUIP. PADS UNO. (CONTRACTOR TO VERIFY SIZE AND LOCATION).
9. EXTERIOR EQUIPMENT CONC. SLABS TO BE AT OR ABOVE THE LOWEST FINISH FLOOR ELEVATION OF THE FIRST FLOOR AS PER DEC 12500.6

NOTE: EXTERIOR EQUIPMENT CONC SLABS TO BE AT FINISH FLOOR ELEVATION (100' NAVD.)

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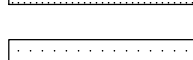
NOTE: SEE CIVIL ENGINEER'S DRAWINGS FOR LOT GRADING, DRAINAGE AND DRAINAGE CALCULATIONS.

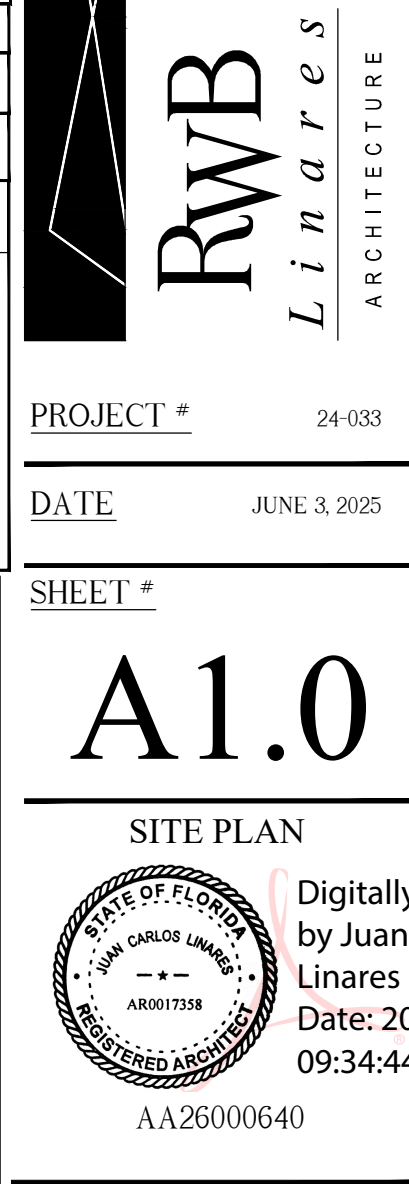
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NOTE:  
REFER TO HARDSCAPE + LANDSCAPE PLANS FOR POOL DESIGN DETAILS AND ELEVATION GRADES.

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| POOL UNDER SEPARATE PERMIT BY OTHERS                                                               |
| FENCES & GATES UNDER SEPARATE PERMIT BY OTHERS                                                     |
| BUILDING TO COMPLY WITH ALL PROVISIONS OF ORDINANCE<br>5418 FLOOD DAMAGE PREVENTION AND PROTECTION |

## ROOF HATCH LEGEND

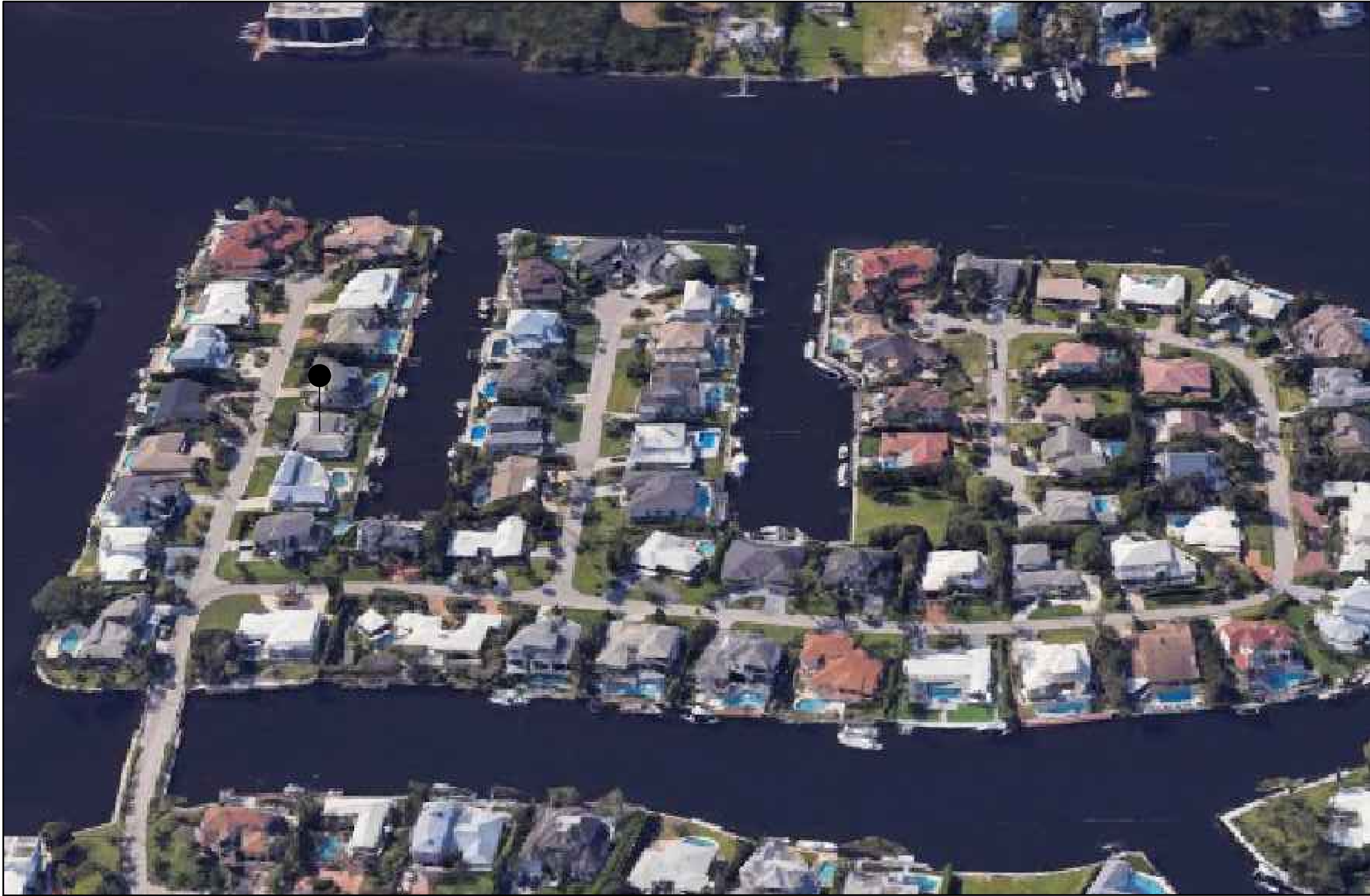
|                                                                                       |                                                                                |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
|  | <p>DENOTES 2ND FLOOR - UPPER ROOF &amp;<br/>OVERHANGS - TYP. PITCH AT 4:12</p> |
|  | <p>DENOTES 1ST FLOOR - LOWER ROOF &amp;<br/>OVERHANGS-TYP. PITCH AT 4:12</p>   |









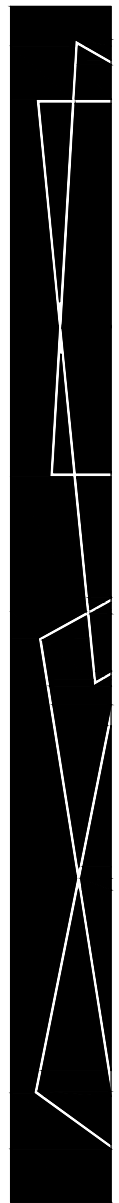


AERIAL PHOTOS OF PROPERTY

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Palm Beach County



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BOCA RATON, FLORIDA 33431  
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EMAIL: mail@rwb-arch.com

PROJECT # 24-033  
DATE JUNE 3, 2025  
SHEET #

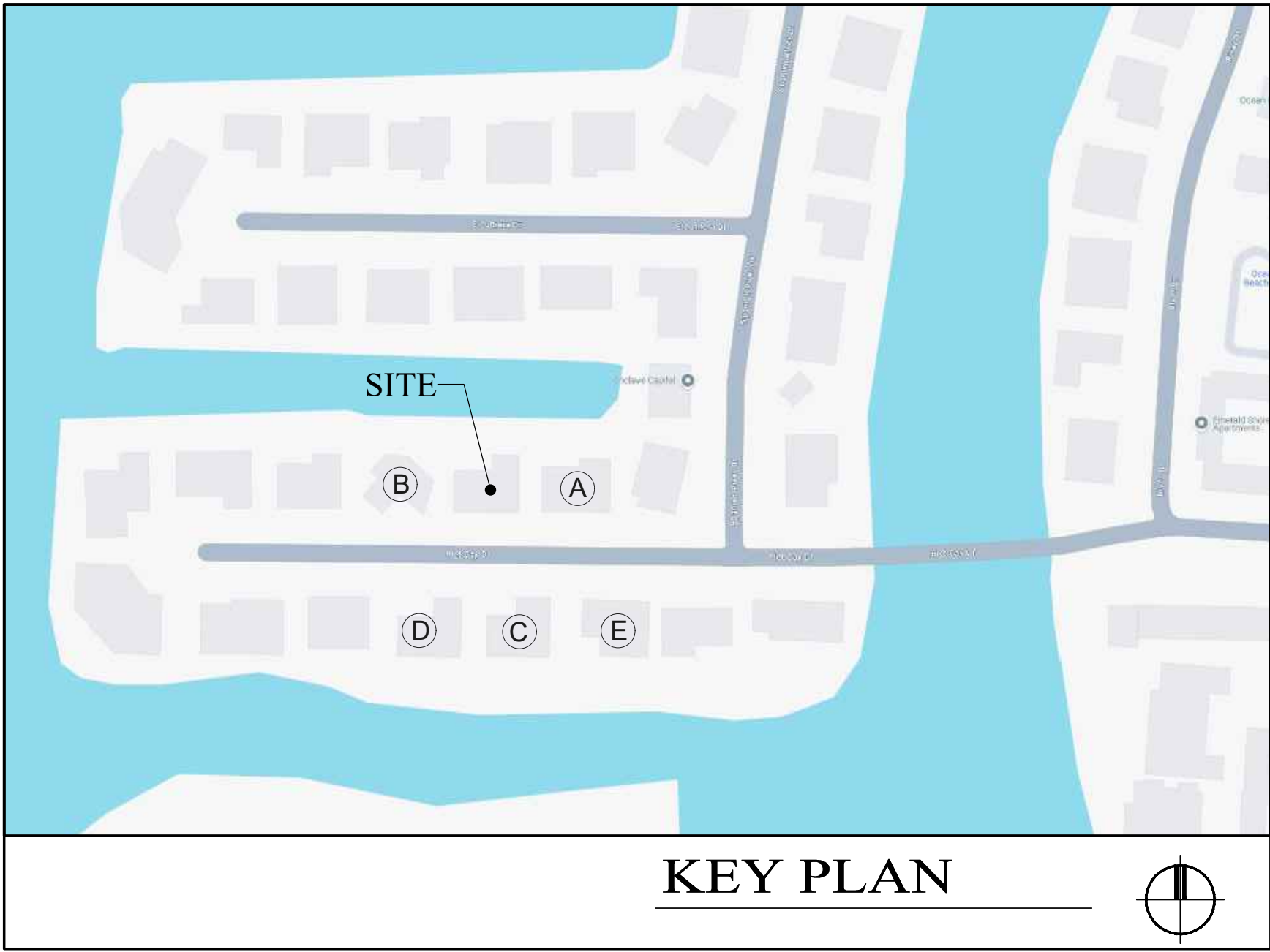
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AERIAL PHOTOS

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by Juan C Linares  
Date: 2025.06.03  
09:36:28 -04'00'

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KEY PLAN



4 INLET CAY DR.



4 INLET CAY DR.

(NORTHSIDE PROPERTY)



5 INLET CAY DR.



5 INLET CAY DR.

(NORTHSIDE PROPERTY)



4 INLET CAY DR.

(NORTHSIDE PROPERTY)



12 INLET CAY DR.

(EASTSIDE PROPERTY)



14 INLET CAY DR.

(WESTSIDE PROPERTY)

REVISIONS

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PROJECT # 24-033

DATE JUNE 3, 2025

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A1.3  
NEIGHBORHOOD  
CONTEXT

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by Juan C Linares  
Date: 2025.06.03  
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REVISIONS

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ARCHITECTURE

PROJECT # 24-033

DATE JUNE 3, 2025

SHEET #

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EXISTING AND  
PROPOSED  
CONSTRUCTION

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Juan C Linares  
Date: 2025.06.03  
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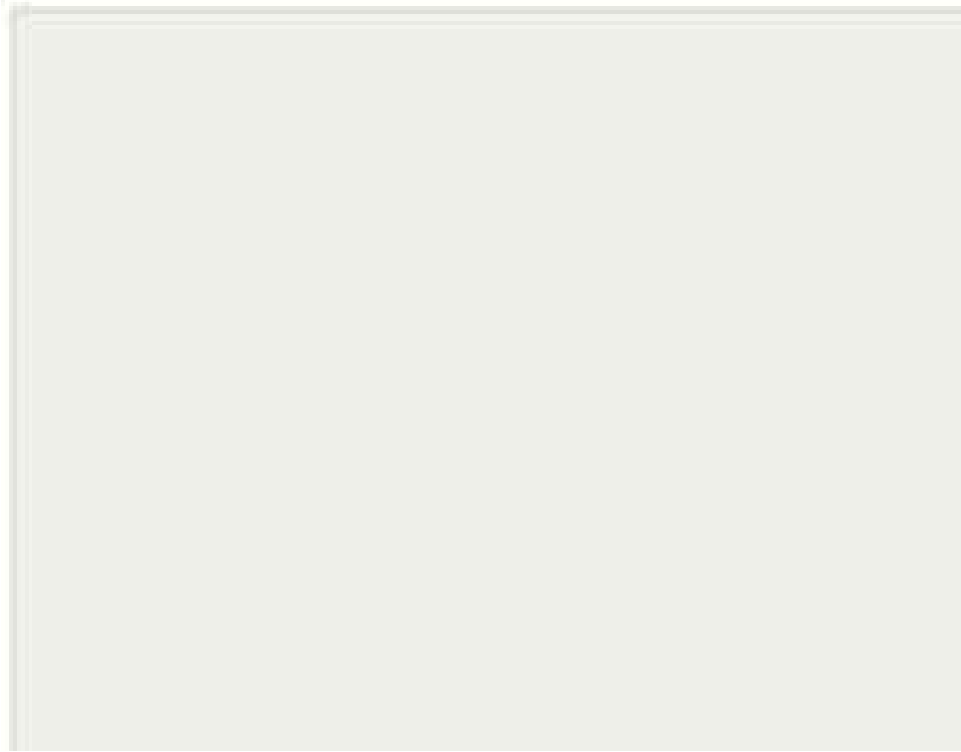


EXISTING AND PROPOSED  
FRONT ELEVATON (EAST)

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

EXISTING HOUSE





EXTERIOR PAINT

STUCCO WALL FINISH  
DECORATIVE TRIM FINISH  
SW 1006  
EXTRA WHITE



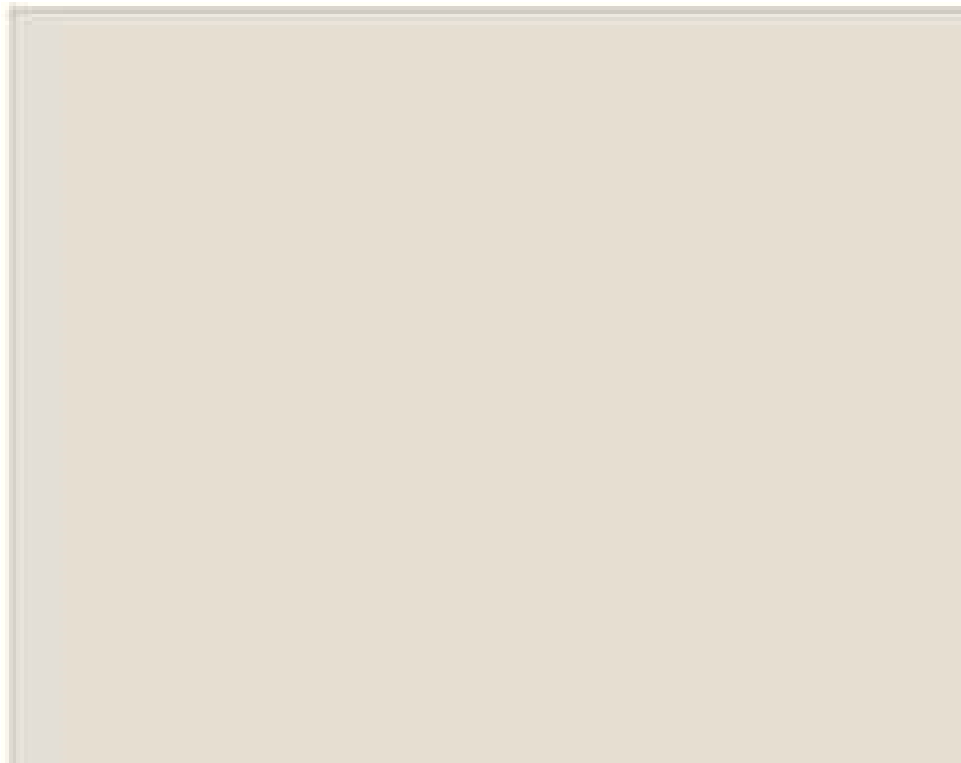
WINDOWS

ES WINDOWS  
BRONZE FRAME



ROOF TILE

CONC. FLAT TILE  
SAXONY SLATE  
MEADOWLARK



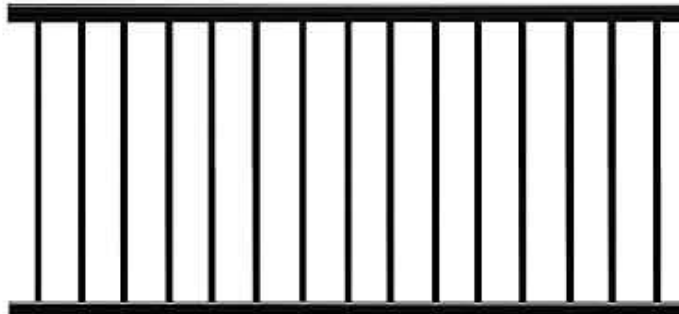
EXTERIOR PAINT

SHUTTER COLOR  
SW 1042  
SHOJI WHITE



SLIDING GLASS DOOR

ES WINDOWS  
BRONZE DR / FRAME



RAILING

ALUM. BRONZE RAILING.  
FOR COLOR ONLY. SEE  
ELEVATION/RENDERINGS  
FOR DESIGN



EXTERIOR PAINT

ENTRY DOOR  
GARAGE DOOR

SW 1048  
URBANE BRONZE



GARAGE DOOR

CARRIAGE  
STYLE OVERHEAD  
GARAGE DOOR  
URBANE BRONZE



PAVERS DRIVEWAY

12"X12" CORAL STONE  
CONCRETE PAVERS,  
SILVER SAM COLOR



DECORATIVE SHUTTER

SW 1042  
SHOJI WHITE



FRONT DOOR

SOLID WOOD  
HINGED DOOR  
URBANE BRONZE



PAVERS  
POOL DECK

36"X36" NATURAL STONE  
IVORY, HONED COLOR

| REVISIONS |
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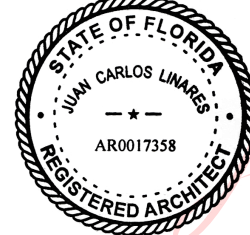
PROJECT # 24-033

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SHEET #

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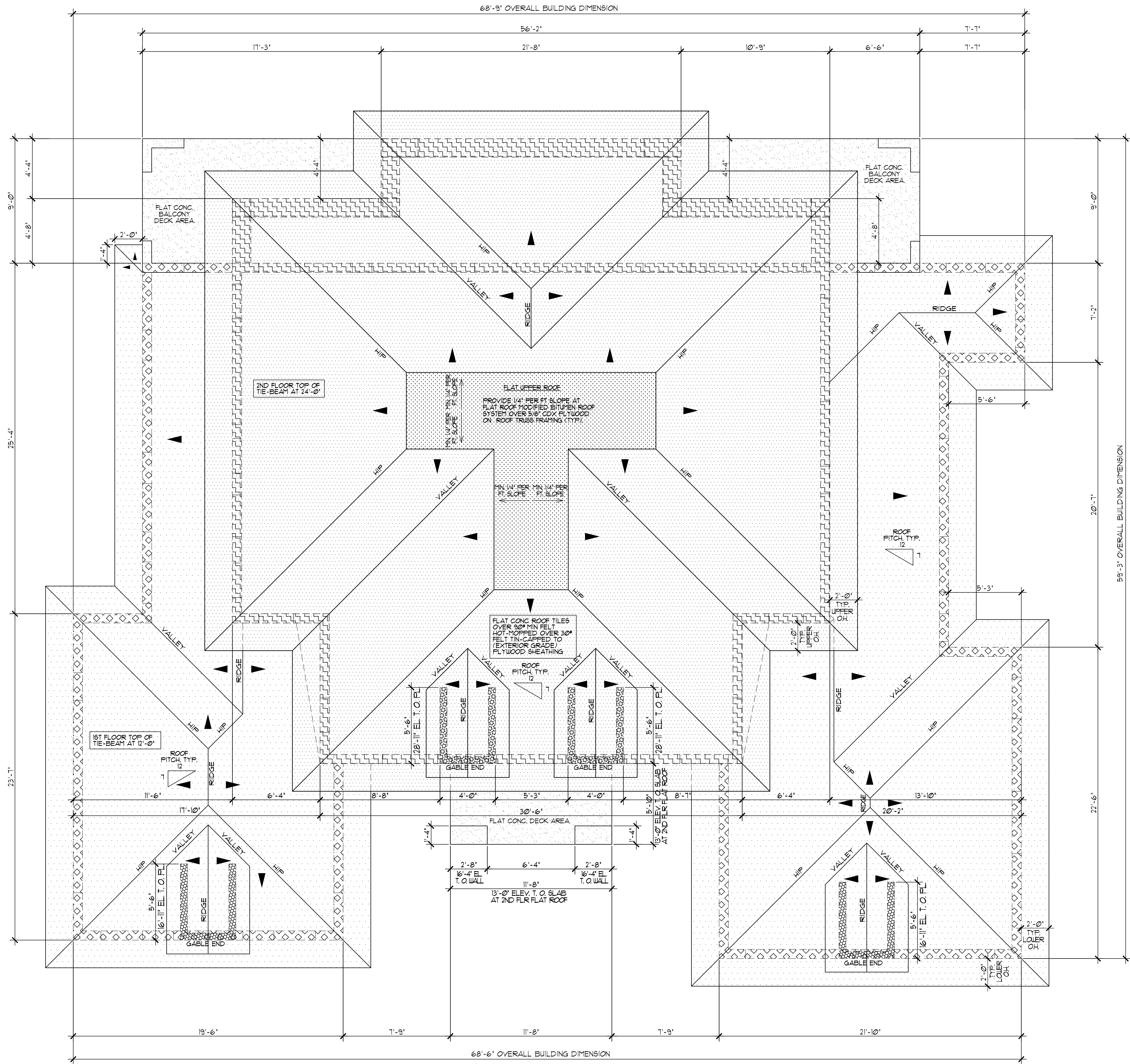
EXTERIOR MATERIAL



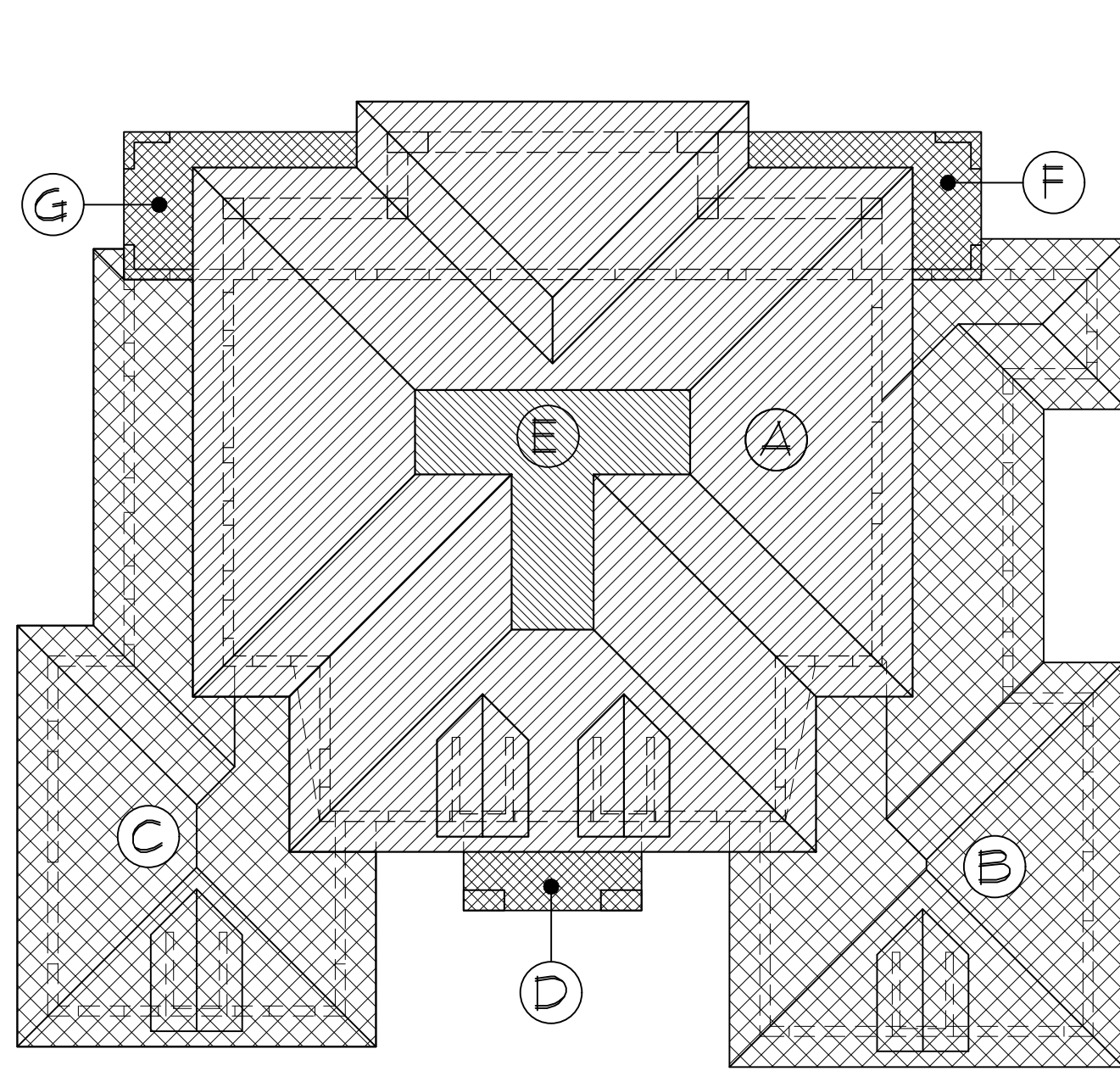
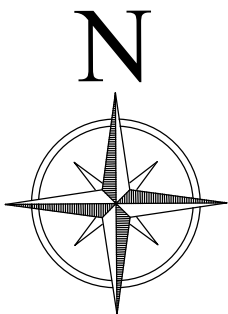
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Date: 2025.06.03  
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ROOF PLAN  
SCALE: 1/4" = 1'-0"



ROOF AREA CALCULATION

| SYMBOL                                                                               | PITCH ROOF AREA         | PERCENT OF TOTAL ROOF AREA |
|--------------------------------------------------------------------------------------|-------------------------|----------------------------|
| (A)                                                                                  | AREA A = 2,075.00 SQ FT | 66.94 %                    |
| (B)                                                                                  | AREA B = 983.00 SQ FT   | 18.34 %                    |
| (C)                                                                                  | AREA C = 781.00 SQ FT   | 9.76 %                     |
| (D)                                                                                  | AREA D = 68.00 SQ FT    | 2.9 %                      |
| (E)                                                                                  | AREA E = 22.00 SQ FT    | 2.9 %                      |
| (F)                                                                                  | AREA F = 109.00 SQ FT   | 2.9 %                      |
| (G)                                                                                  | AREA G = 109.00 SQ FT   | 2.9 %                      |
| TOTAL ROOF AREA:                                                                     |                         | 4147.00 SQ FT (100%)       |
| PERCENTAGE OF 12/12 PITCH ROOF AREA:                                                 |                         | 93.1 % (3,861.00 SQ FT.)   |
| PERCENTAGE OF FLAT ROOF AREA:                                                        |                         | 6.9 % (286.00 SQ FT.)      |
| FLAT ROOF AREA DO NOT EXCEED 15% OF TOTAL HORIZONTAL GROUND SURFACE COVERED BY ROOF. |                         |                            |

BEAM HT. LEGEND

- 28'-10" ELEV. T. O. PLATE-UPPER DORMER
- 24'-0" ELEV. T. O. BEAM AT 2nd FLOOR ROOF
- 16'-10" ELEV. T. O. PLATE-LOWER DORMER
- 12'-0" ELEV. T. O. BEAM AT 1st FLOOR ROOF

ROOF HATCH LEGEND

- DENOTES FIRST FLOOR ROOF & OVERHANG
- DENOTES SECOND FLOOR ROOF & OVERHANG
- DENOTES FLAT ROOF LOWER ROOF AREA AT FIRST FLOOR
- DENOTES FLAT ROOF UPPER ROOF AREA AT SECOND FLOOR

REVISIONS

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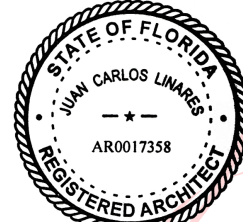
PROJECT # 24-033

DATE JUNE 3, 2025

SHEET #

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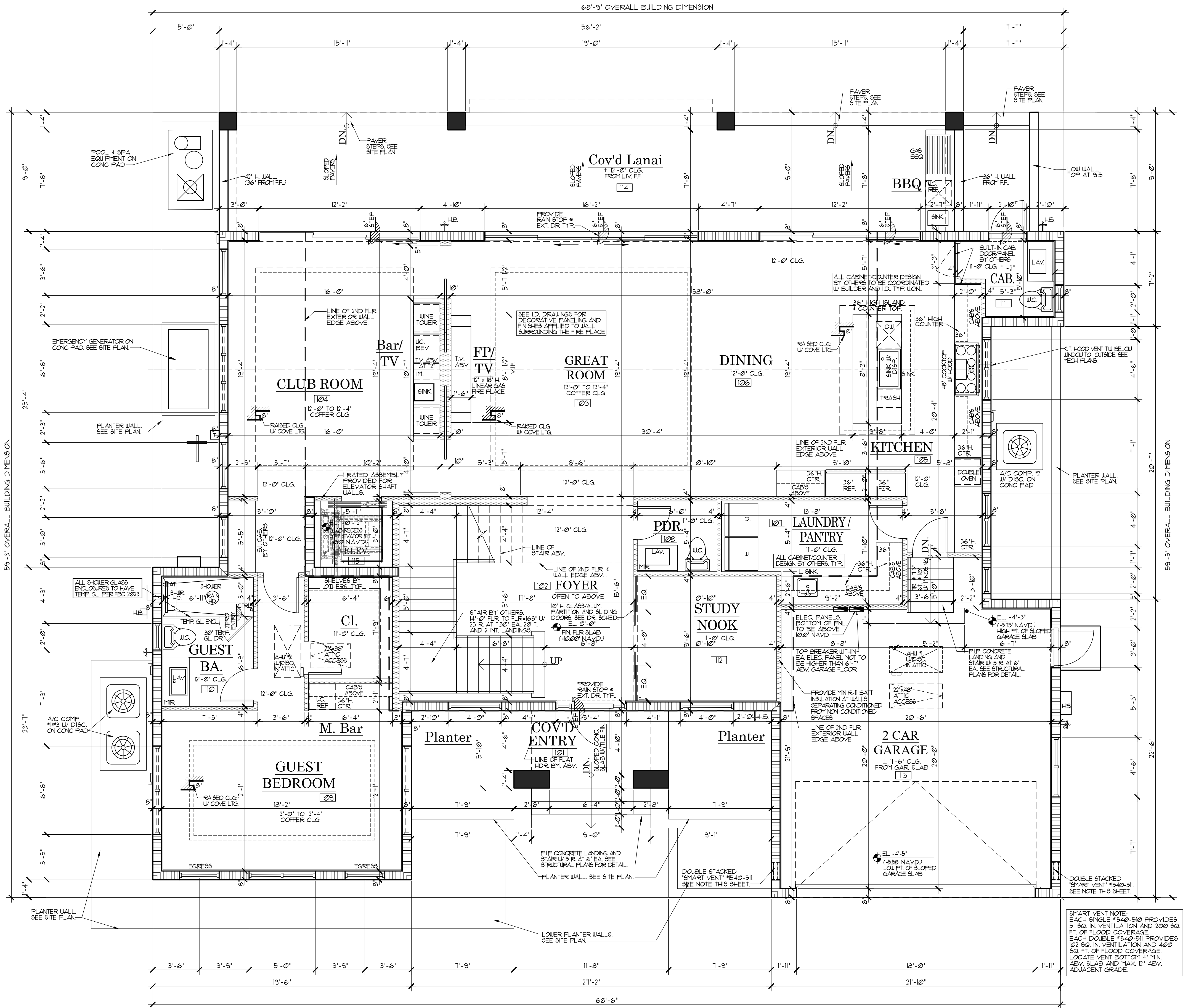
ROOF PLAN



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by Juan C Linares  
Date: 2025.06.03  
09:32:32 -04'00'

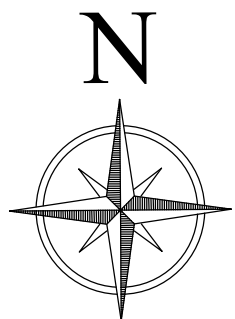
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FIRST FLOOR PLAN

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



CODE & BUILDING INFORMATION

BUILDING DESIGN PARAMETERS  
CODE EDITION - FBC 2023 - ASCE 7-22  
WIND EXPOSURE CLASSIFICATION - C  
WIND SPEED DESIGN FBC-110 MPH  
RISK FACTOR - CAT. II  
GROUP R3 OCCUPANCY  
TYPE OF CONSTRUCTION V-B (UNPROTECTED)  
CLASSIFICATION OF WORK: NEW CONSTRUCTION

REVISIONS

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L i n e s  
A R C H I T E C T U R E

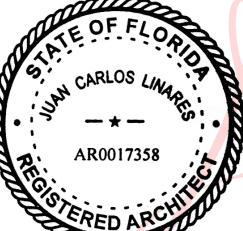
PROJECT # 24-033

DATE JUNE 3, 2025

SHEET #

A3.0

FIRST FLOOR PLAN



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by Juan C  
Linares  
Date: 2025.06.03  
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NOTE:  
ALL EQUIPMENT CONCRETE PADS TO BE AT BASE FLOOD ELEVATION TYP.

NOTES:  
\* GUARD RAILS ARE REQUIRED TO BE 42" HIGH (MINIMUM) AND MUST RESIST A 4 INCH DIAMETER SPHERE AND A 2 INCH DIAMETER SPHERE (AT BOTTOM RAIL) PER FBC SECTION 1005 AND FBCR SECTION 312.3.  
\* STAIR TREADS REQUIRED TO BE 10 INCHES PLUS 1 INCH NOSING AS PER FBCR 311.5  
\* AS PER FBC 1607.3.1, 1607.3.1.1, 1607.3.1.2, RAILINGS, STAIR RAILINGS AND OTHER SIMILAR SAFEGUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT OR A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION.  
\* FIRE BLOCKING - PROVIDE FIRE-BLOCKING AT ALL CONCEALED SPACES, PER FBC SECTION 718.2  
\* PORCH AND PATIO SLAB/FINISHED SURFACES TO BE SLOPED 1/4" PER FOOT MIN.  
\* PROVIDE MASTER SEAL WATERPROOFING SYSTEM OR EQUAL, TYP. FOR CONC. ROOFS, OVERHANGS, AND DECKS.

\* GARAGE NOTES:  
AS PER FBC 2023 SECTION R302.6 & TABLE R302.6, THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.  
OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS.  
GARAGE BENEATH HABITABLE ROOMS TO HAVE INSULATION OF R19 AT CEILING PER FLORIDA BUILDING CODE ENERGY FORM.  
\* FLOORING TO BE VERIFIED WITH OWNER PRIOR TO INSTALLATION  
\* CLOSET DESIGN BY OTHERS, VERIFY WITH INTERIOR DESIGNER  
\* ALL HEIGHTS, DIMENSIONS AND LOCATIONS OF ALL NICHS, SHELVES AND CEILING DETAILS TO BE VERIFIED BY CONTRACTOR/OWNER  
\* PROVIDE SOUND INSULATION AT BEDROOMS, BATHROOMS, LAUNDRY, ELEVATOR & MECHANICAL WALLS.  
\* SEE BUILDERS SPECIFICATIONS FOR SPECIFIC PLUMBING & ELECTRICAL FIXTURES  
\* ALL BEAM HGTS ARE MEASURED FROM EL. -0'-0".  
\* ALL CEILING HGTS AND WINDOW HGTS. ARE MEASURED FROM FINISH FLOOR OF EACH RM. (AND)  
\* TOP, BOTTOM AND SILL OF ALL NICHS AND ARCHES TO BE SPECIFIED BY BUILDER  
\* ALL HEIGHTS, DIMENSIONS AND LOCATIONS OF ALL NICHS, SHELVES, WALL/CLG. RECESSES, AND CEILING DETAILS TO BE VERIFIED BY CONTRACTOR  
\* ALL ATTIC SPACE TO BE UNVENTED WITH SPRAY-ON INSULATION TO UNDERSIDE OF ROOF SHEATHING  
\* PROVIDE BLOCKING IN FRAMED WALLS & CEILINGS AS NEEDED TO SUPPORT WALL CABINETS, TELEVISIONS OR ANY SPECIALTY ITEM  
\* ROUGH OPENINGS, VERIFY ALL ROUGH OPENING AND MASONRY OPENING SIZES WITH MANUFACTURER'S PRODUCT SPECIFICATIONS  
\* VERIFY WITH ELEVATOR SPECS. BEFORE ANY COMMENCEMENT OF WORK. PROVIDE MIN. 1HR RATED ASSEMBLY FOR ELEVATOR SHAFT WALLS.

AREA CALCULATIONS

|                  |             |
|------------------|-------------|
| FIRST FLOOR A/C  | 2,291.00 SF |
| SECOND FLOOR A/C | 1,138.00 SF |
| TOTAL LIVING A/C | 3,435.00 SF |
| 2 CAR GARAGE     | 495.00 SF   |
| COVERED ENTRY    | 68.00 SF    |
| COVERED LANAI    | 504.00 SF   |
| COVERED BALCONY  | 295.00 SF   |
| TOTAL UNDER ROOF | 4,797.00 SF |

|                                           |                      |
|-------------------------------------------|----------------------|
| OPEN BALCONY                              | 218.00 SF            |
| SITE AREA                                 | 11,000.00 SF         |
| 35% ALLOWABLE LOT COVERAGE                | 3,850.00 SF          |
| ACTUAL LOT COVERAGE                       | (30.6 %) 3,364.00 SF |
| 36% FAR (ALLOWABLE) 1ST & 2ND FLR + GAR.  | 3,360.00 SF          |
| 35.6% FAR 1ST & 2ND FLR + GARAGE (ACTUAL) | 3,320.00 SF          |

FLOOR AREA CALCULATIONS  
FIRST FLOOR  
PER SEC. 64-1 (1)

|                             |              |
|-----------------------------|--------------|
| 101 COVD ENTRY              | = 68.00 SF.  |
| 102 FOYER (OPEN TO ABOVE)   | = 280.00 SF. |
| 103 GREAT ROOM              | = 316.00 SF. |
| 104 CLUB ROOM               | = 384.00 SF. |
| 105 KITCHEN                 | = 325.00 SF. |
| 106 DINING AREA             | = 146.00 SF. |
| 107 LAUNDRY                 | = 110.00 SF. |
| 108 POWDER                  | = 35.00 SF.  |
| 109 GUEST BEDROOM           | = 360.00 SF. |
| 110 GUEST BATH              | = 80.00 SF.  |
| 111 CABANA BATH             | = 50.00 SF.  |
| 112 STUDY                   | = 115.00 SF. |
| 113 2-CAR GARAGE            | = 495.00 SF. |
| 114 COVD LANAI              | = 504.00 SF. |
| 115 ELEV. (TWO STORY OPNG.) | = 36.00 SF.  |

|                               |                |
|-------------------------------|----------------|
| TOTAL FLOOR AREA              | = 3,364.00 SF. |
| TOTAL F.A.R. 1ST FLOOR AREA   | = 2,792.00 SF. |
| (EXCLUDES COVD LANAI & ENTRY) |                |
| TOTAL F.A.R. FLOOR AREA       | = 3,930.00 SF. |
| (EXCLUDES COVD LANAI & ENTRY) |                |

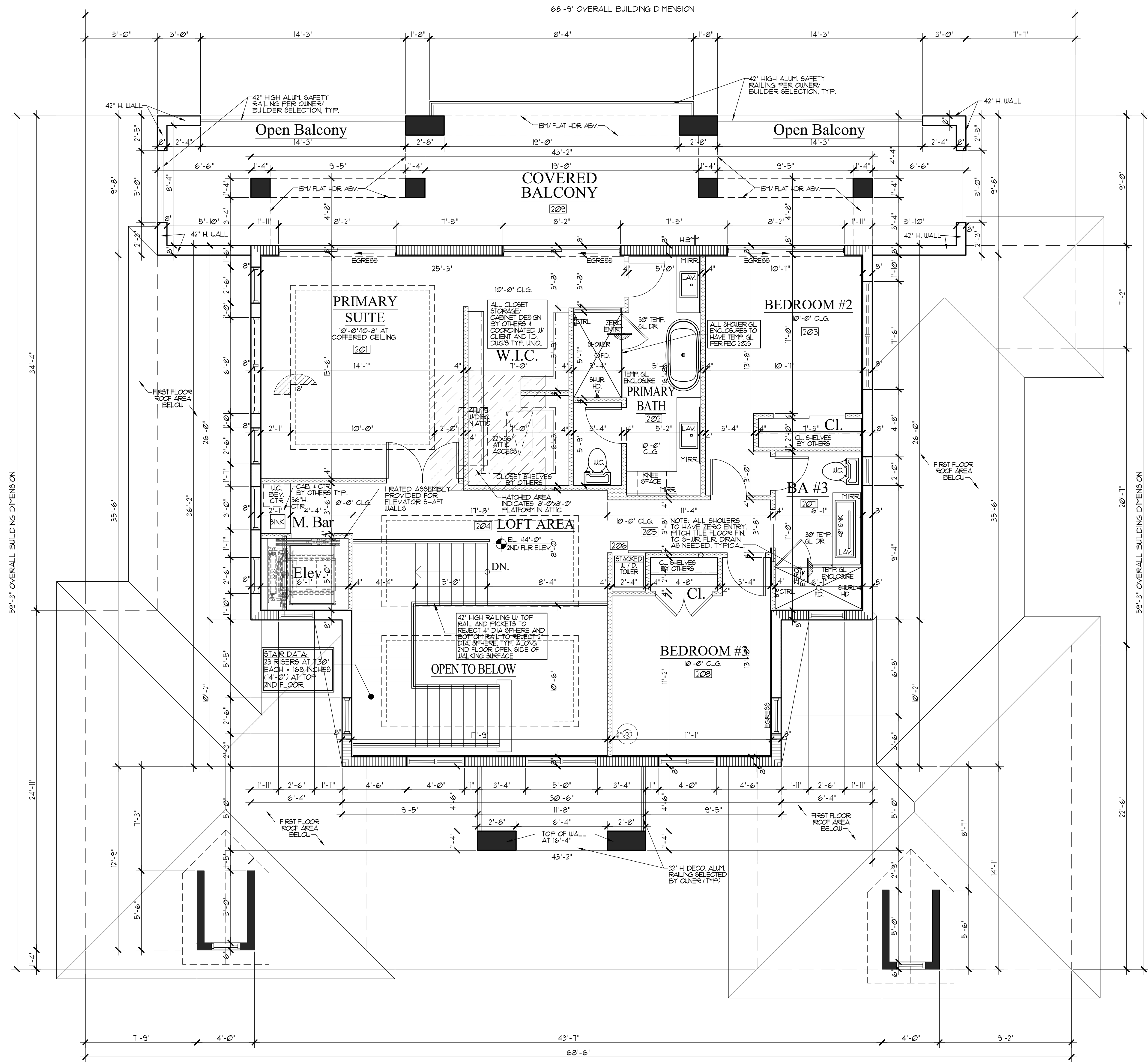
CALCULATIONS

|                                                   |                 |
|---------------------------------------------------|-----------------|
| * OF STORIES                                      | 2               |
| * OF BEDROOMS                                     | 4               |
| * OF BATHS                                        | 3 FULL + 2 HALF |
| PAVING, DRIVE, WALK, POOL, DECK, ENTRY, 1ST PATIO | 2,600.00 SF.    |
| UPPER / OPEN / DECKS                              | 218.00 SF.      |
| PRIVACY OR WING WALLS                             | YES             |
| BALCONY RAILING                                   | YES             |
| SCREEN ENCLOSURE / FOOTING                        | NO              |
| RETRACTABLE SCREENS                               | NO              |
| ELECTRIC SUN SHADES                               | NO              |
| IMPACT WINDOWS AND DOORS                          | YES             |
| TOTAL UNDER-ROOF                                  | 4,797.00 SF.    |

WALL LEGEND

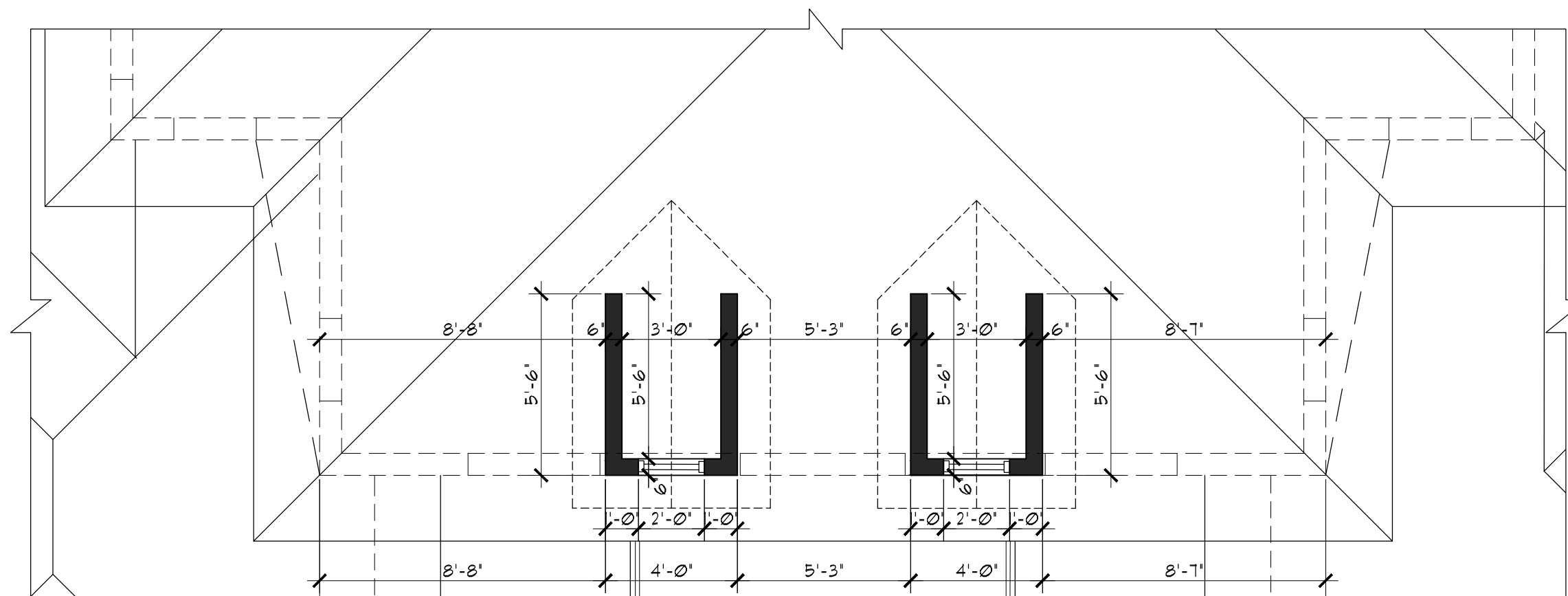
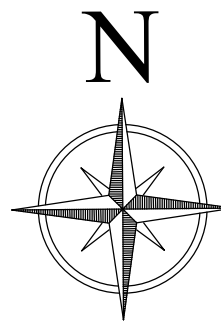
|  |                                             |
|--|---------------------------------------------|
|  | EXTERIOR CMU/CONC. WALL                     |
|  | INTERIOR FRAMED WALLS                       |
|  | INTERIOR FRAMED WALLS TO BE SOUND INSULATED |





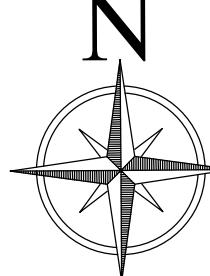
## SECOND FLOOR PLAN

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



## UPPER DORMER PLAN

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



| FLOOR AREA CALCULATIONS<br>SECOND FLOOR<br>PER SEC. 64-1 (1) |   |            |
|--------------------------------------------------------------|---|------------|
| 201 PRIMARY SUITE                                            | = | 380.00 SF. |
| 202 PRIMARY BATH                                             | = | 142.00 SF. |
| 203 BEDROOM #2                                               | = | 184.00 SF. |
| 204 M. BAR / LOFT                                            | = | 135.00 SF. |
| 205 HALL                                                     | = | 45.00 SF.  |
| 206 LAUNDRY / CLOSET                                         | = | 1.00 SF.   |
| 207 BATH #3                                                  | = | 80.00 SF.  |
| 208 BEDROOM #3                                               | = | 165.00 SF. |
| 209 COVD BALCONY                                             | = | 295.00 SF. |

|                             |   |              |
|-----------------------------|---|--------------|
| TOTAL FLOOR AREA            | = | 1,433.00 SF. |
| TOTAL F.A.R. 2nd FLOOR AREA | = | 1,138.00 SF. |
| *(EXCLUDES BALCONY)         |   |              |

## WALL LEGEND

|  |                                             |
|--|---------------------------------------------|
|  | EXTERIOR CONCRETE WALL                      |
|  | INTERIOR FRAMED WALLS                       |
|  | INTERIOR FRAMED WALLS TO BE SOUND INSULATED |

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Palm Beach County

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BOCA RATON, FLORIDA 33431  
PHONE 561-391-0051 FAX 561-391-0055  
EMAIL mail@rwb-linares.com

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PROJECT # 24-033

DATE JUNE 3, 2025

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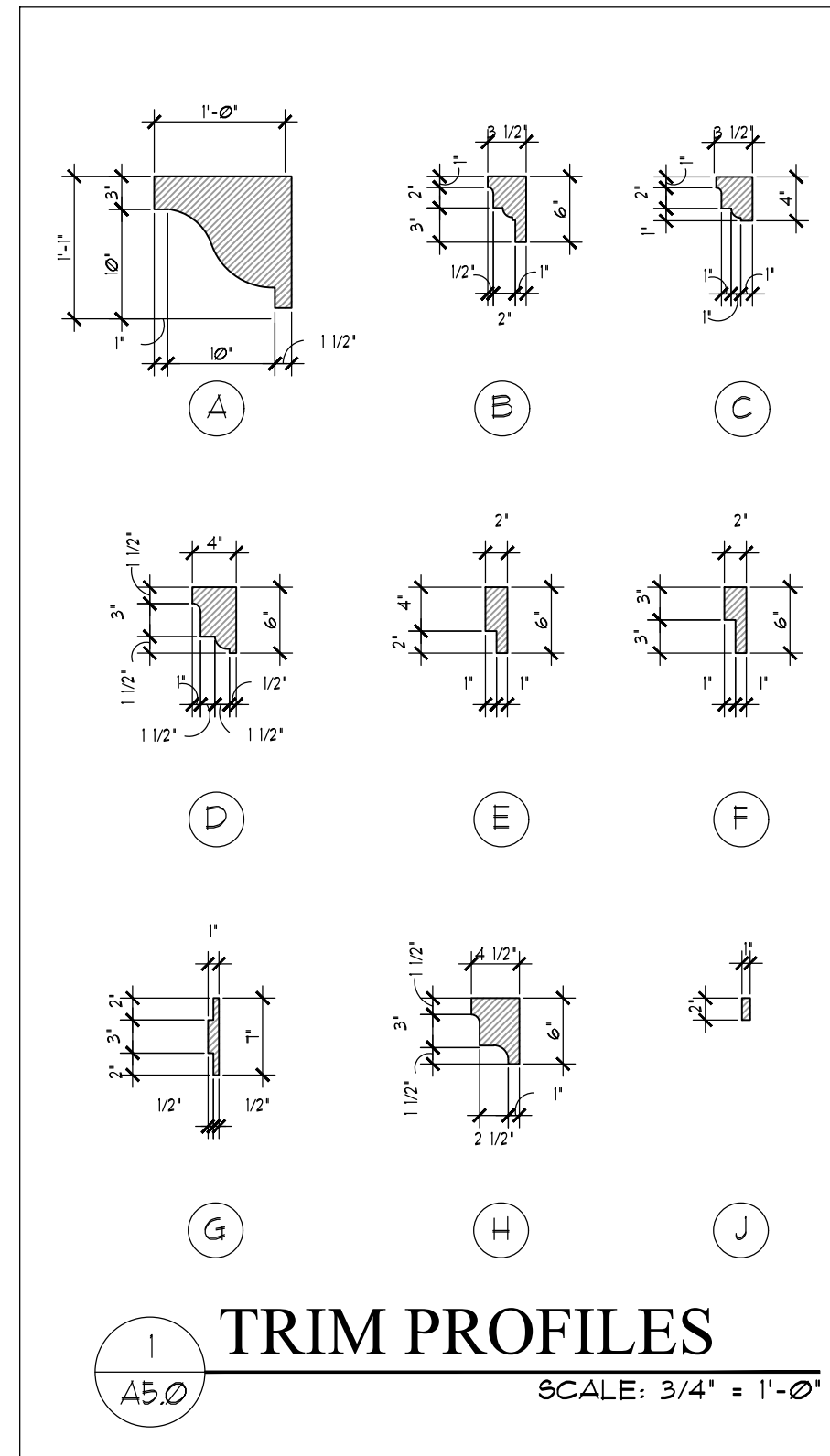
A4.0

SECOND FLOOR PLAN

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by Juan C Linares  
Date: 2025.06.03  
09:33:54 -04'00'

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FRONT ELEVATON (SOUTH)

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

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

FRONT ELEVATON (SOUTH)

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

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

AREA OF WINDOWS AND DOORS: = 438 S.F.  
AREA OF FRONT ELEVATION: = 1,530 S.F.  
438 S.F./1530 S.F. = 28.6% PROVIDED (15% MINIMUM REQUIRED)

REVISIONS

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PROJECT # 24-033

DATE JUNE 3, 2025

SHEET #

A5.0

FRONT SIDE ELEVATION

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by Juan C Linares  
Date: 2025.06.03  
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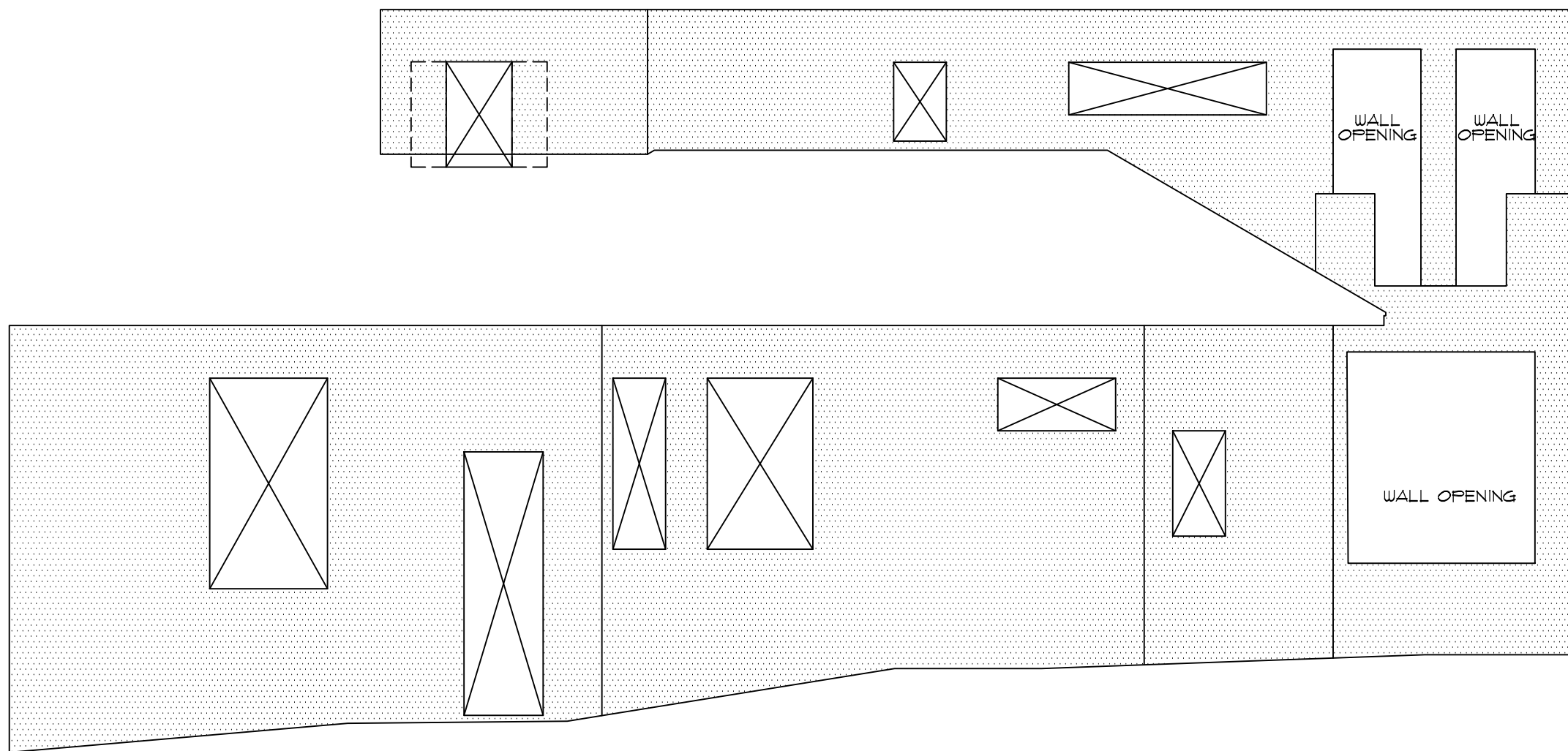
## RIGHT SIDE ELEVATON (EAST)

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

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

## RIGHT SIDE (EAST) ELEVATION

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



## RIGHT SIDE ELEVATON (EAST)

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

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

AREA OF WINDOWS AND DOORS: = 155 S.F.

AREA OF FRONT ELEVATION: = 1,040 S.F.

155 S.F./1040 S.F. = 15.0% PROVIDED (15% MINIMUM REQUIRED)

### REVISIONS

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PROJECT # 24-033

DATE JUNE 3, 2025

SHEET #

A5.1

RIGHT SIDE ELEVATION

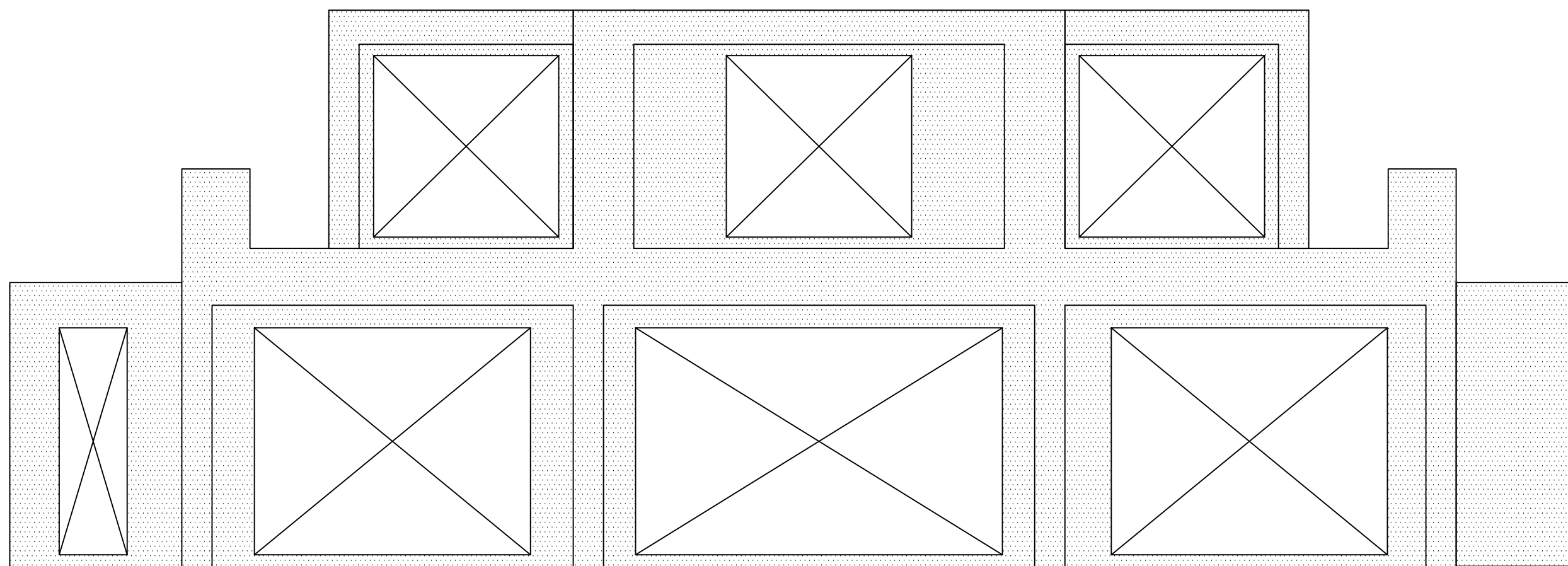
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by Juan C Linares  
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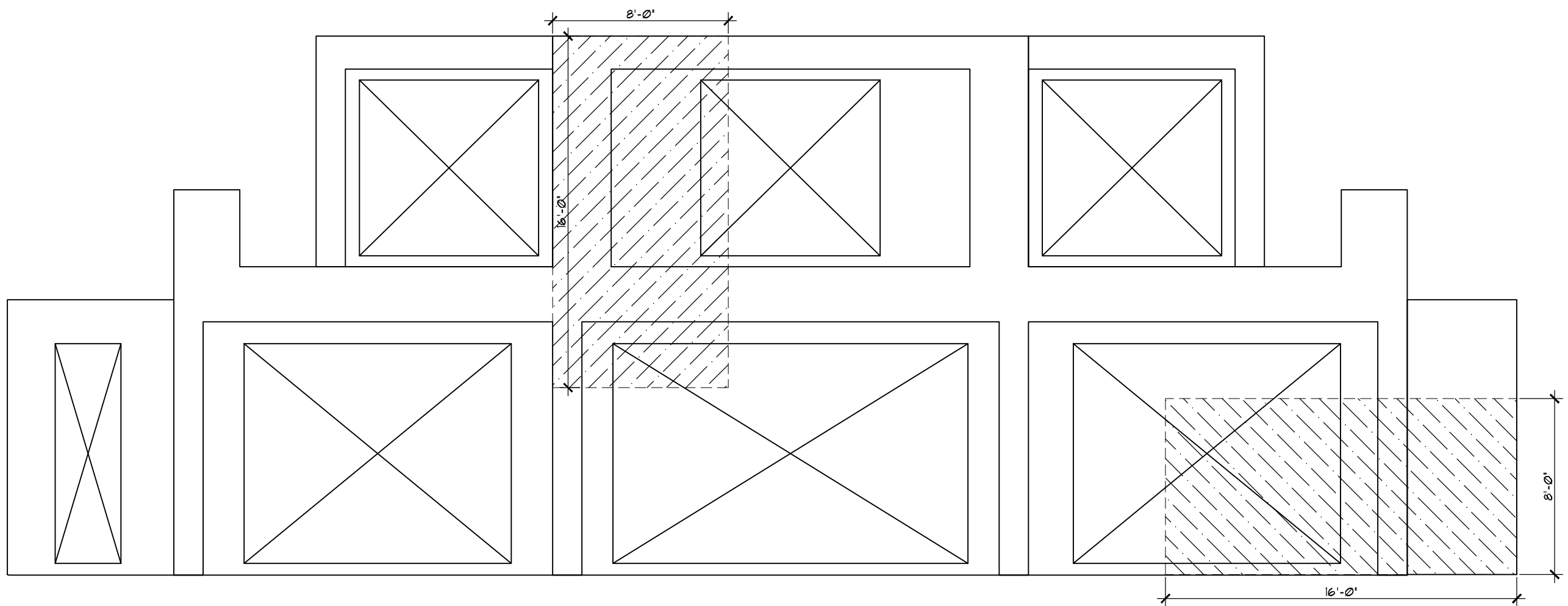
REAR (NORTH) ELEVATION  
SCALE: 1/4"=1'-0"



REAR ELEVATON (NORTH)  
SCALE: 3/16" = 1'-0"

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

AREA OF WINDOWS AND DOORS: = 631 S.F.  
AREA OF FRONT ELEVATION: = 1,420 S.F.  
631 S.F./1420 S.F. = 44.4% PROVIDED (15% MINIMUM REQUIRED)



REAR ELEVATON (NORTH)  
SCALE: 3/16" = 1'-0"

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

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PROJECT # 24-033

DATE JUNE 3, 2025

SHEET #

A5.2

REAR SIDE ELEVATION

Digitally signed  
by Juan C Linares  
Date: 2025.06.03  
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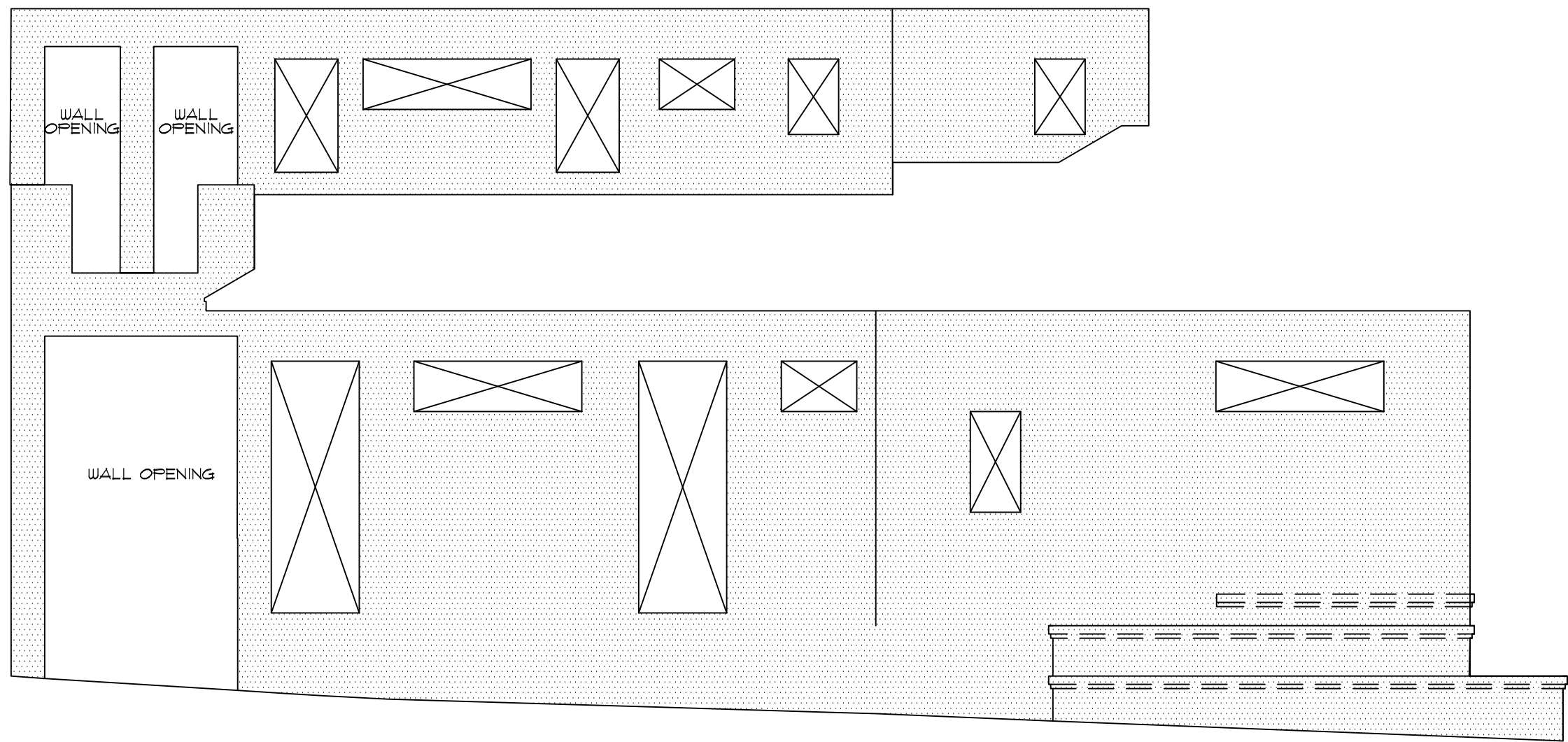
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LEFT SIDE (WEST) ELEVATION

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



LEFT SIDE ELEVATON WEST)

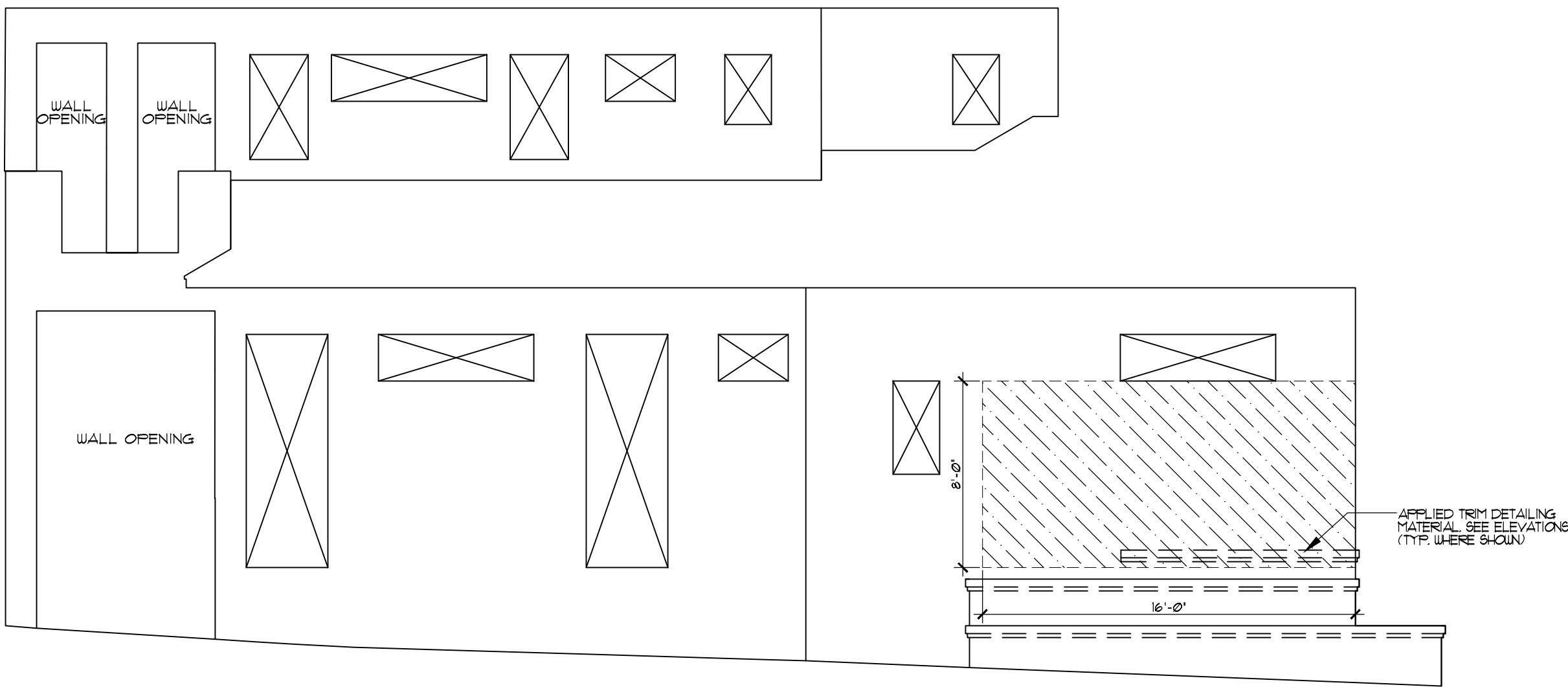
SCALE: 3/16" = 1'-0"

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

AREA OF WINDOWS AND DOORS: = 165 S.F.

AREA OF FRONT ELEVATION: = 957 S.F.

165 S.F./ 957 S.F. = 17.3% PROVIDED (15% MINIMUM REQUIRED)



LEFT SIDE ELEVATON WEST)

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

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

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PROJECT # 24-033

DATE JUNE 3, 2025

SHEET #

A5.3

LEFT SIDE ELEVATION

Digitally signed

by Juan C

Linares

Date: 2025.06.03

09:31:49 -04'00'

AA26000640

Page 85 of 93



**Agenda: Tuesday, June 17, 2025**  
**Memo: Item #3.**

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

**Subject: Discussion on How the Commission Wishes to Approach the  
Technical Aspects of the Seawall Ordinance**

- **Addressing: The "Return" on New Seawalls**
- **Addressing: The meaning of "Unreasonably Interfering with the Waterway"**
- **Other Issues**

---

Commissioners:

As you know, at its June 2, 2025 meeting, the Town Commission approved the seawall ordinance that the Planning and Zoning Commission recommended as the first step towards codifying more prescriptive guidelines for Ocean Ridge seawalls. The Town Commission had two (2) technical questions – which they deferred back to you for review and response:

1. For the required return on new seawalls, what are the dimensions to be imposed on the design/construction of such returns?
2. For new seawalls being expanded into the waterway due to the underlying property's boundaries extending into the waterway, what is "unreasonable interference with the navigable waterway" for purposes of limiting how far the new seawall can be expanded into the waterway?

The foregoing issues may require a more technical review of the ordinance and technical revisions to the ordinance. If so, does the Planning and Zoning Commission want the Town to hire a professional to tackle such review/revisions? And, is that professional a design professional and/or a seawall contractor?

Please discuss and advise Town staff on these matters.

**Suggested Motion:**



Respectfully,  
Christy Goddeau, Town Attorney



**ORDINANCE NO. 2025-03**

**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 at several of its meetings including most recently on April 15, 2025 wherein the Planning and Zoning Commission heard from two (2) local contractors on their thoughts on the Ordinance;

**WHEREAS**, the Town's Planning and Zoning Commission recognized that more technical changes may be needed in the future to this Ordinance, the Planning and Zoning Commission found this Ordinance to be consistent with the Town's Comprehensive Plan, the first step in addressing seawall heights and related issues, 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, is an appropriate and valid exercise of the Town's police power, 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. Notwithstanding the foregoing, a new seawall may be constructed if necessary to protect government-owned or controlled real property, tangible property, equipment, and/or facilities where no principal structure existed or exists on the adjacent real property.

**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]*

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**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 5th day of May 2025.

SECOND AND FINAL READING this 2nd day of June 2025.

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



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

| AYE      | NAY   |
|----------|-------|
| <u>X</u> | _____ |
| <u>X</u> | _____ |
| <u>X</u> | _____ |
| <u>X</u> | _____ |
| <u>X</u> | _____ |

The Mayor thereupon declared this Ordinance approved and adopted by the Town Commission of the Town of Ocean Ridge, Florida, on second reading, this 2nd day of June, 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 L. Goddeau\*

Christy Goddeau, Town Attorney



*\*signed electronically to expedite.*