TOWN OF OCEAN RIDGE
PLANNING & ZONING REGULAR MEETING

AGENDA

July 8, 2025 at 9:00 AM
Town Hall - Meeting Chambers

COMMISSIONERS	**ADMINISTRATION**
Chair P. Shields Ferber	Interim Town Manager Michelle Heiser
Vice Chair Kenneth Kaleel	Town Attorney Christy Goddeau
Member Neal Sigety	Town Clerk Kelly Avery
Member Marc de Baptiste	Building Official Mike Crisafulle
Member Fady Khairallah	Town Planner Corey O'Gorman
Alt. Member Lanette Bosch Gustafson	Town Engineer Tara Bamber
Alt. Member Jason Sutherland	Town Zoning Official Manual Palacios

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 June 17, 2025 Meeting

DISCUSSION / ACTION ITEMS

2. Quasi-judicial Hearing: 92/93 Island Drive Re-Plat

3. Quasi-judicial Hearing: Development Plan Review - 93 Island Drive

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, SEPTEMBER 16, 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 REPORT (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.

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	Present
Vice Chair Kenneth Kaleel	Present
Member Lanette Gustafson	Present
Member Fady Khairallah	Present
Member Neal Sigety	Present

PLEDGE OF ALLEGIANCE
Chair Ferber led the Pledge of Allegiance.

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA

Vice Chair Kaleel moved to approve the agenda; seconded by Member Sigety. Motion carried 5-0.

PUBLIC COMMENT

Chair Ferber opened the floor for public comment. Hearing none, he closed the floor for public comment.

APPROVAL OF MINUTES

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

Member Sigety moved to adopt the minutes of May 20, 2025; seconded by Vice Mayor Kaleel. Motion carried 5-0.

DISCUSSION/ACTION ITEMS

2. Quasi-Judicial Hearing: 13 Inlet Cay Dr.

Town Planner O'Gorman presented the development plan review for 13 Inlet K Drive, proposing a new two-story home with four (4) bedrooms, three (3) full baths, two (2) half baths, a two (2)-car garage, a pool, spa, and pool deck. He noted that the plan complies with town codes and zoning regulations, and staff recommended approval subject to the board's review.

DRAFT

Architect Richard Bremer presented details of the proposed home, including its Bermuda-style design, square footage, and elevation plans. He described the landscaping and hardscaping plans, as well as how the design addresses FEMA flood zone height requirements.

The board asked questions about parking accommodations and the application of the new seawall criteria. They also discussed the massing of the home and complimented the architect on the design's balance.

Vice Chair Kaleel moved to approve the Development Plan Review Application for 13 Inlet Cay Drive, subject to all conditions outlined by staff: seconded by Member Khairallah. Motion carried 5-0.

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**

Town Attorney Goddeau introduced the topic, explaining that the Town Commission had posed two questions to bring back to Planning and Zoning regarding the technical requirements of the seawall ordinance.

Member Khairallah suggested striking out the requirement for returns to be built with the same material as the seawall, noting that returns are typically constructed differently. He emphasized the importance of ensuring compliance with site drainage requirements.

Vice Chair Kaleel suggested broadening the definition of interference to include activities beyond just boat movement. He also recommended obtaining an engineering viewpoint on the technical aspects of returns.

Member Sigety requested information on how neighboring towns have addressed seawall returns in their ordinances.

The board discussed the current code requirements for docks and floating docks, as well as the challenges of defining navigability in narrow canals. They also addressed issues related to property lines at the ends of canals and the determination of riparian rights.

Chair Ferber suggested that staff review item 1 further and that board members consider the issues for the next meeting. The board agreed to refine the definition of unreasonable interference using some of Town Engineer Bamber's language, with Town Attorney Goddeau reviewing and adjusting it.

The board decided to request samples of similar ordinances from other municipalities for review at the next meeting.

DRAFT

During the discussion, Town Clerk Avery announced that the next meeting would be on Tuesday, July 15th, with no meeting in August. She also mentioned a second reading public hearing regarding the comprehensive plan scheduled for August 4th. Due to scheduling conflicts, the board decided to reschedule the July meeting.

Vice Chair Kaleel moved to move the July meeting to July 8th; seconded by Chair Ferber. Motion carried 5-0.

The meeting concluded with board members discussing ongoing construction projects in the town and the potential need to review construction timelines and clean-up requirements.

COMMISSIONER COMMENTS

Chair Ferber inquired about the status of a long-running renovation project at 118 Marlin Drive. Town Clerk Avery confirmed that the project was still within its appraisal limits and had not reached substantial improvement thresholds.

Vice Chair Kaleel reflected on similar issues from the early 2000s, noting that some builders may be taking advantage of extended construction timelines implemented during the pandemic. He suggested the board may need to revisit construction time limits in the future.

ADJOURNMENT

Meeting adjourned at 9:57 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on July 8, 2025.

_____
Shields Ferber, Chair

Attest:

_____
Kelly Avery, Town Clerk

DRAFT

Town of Ocean Ridge, Florida

Planning & Zoning Board Agenda Memorandum

To: **Planning & Zoning Board Members**
From: **Corey O'Gorman, Town Planner**
Meeting Date: **July 8, 2025**
Subject: **92-93 Island Drive – Re-Plat and Development Plan Review**

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1. PETITION DESCRIPTION

APPLICANT: Gentry & Roger Hoit

OWNER: 93 Island Drive S LLC, Trustee

ADDRESS: 92 & 93 Island Drive South, Ocean Ridge, Florida 33435

ZONING DISTRICT: RSF

REQUEST: The applicant is requesting approval for the re-platting of the existing lots of record at 92 & 93 Island Drive South in accordance with Town Code Sections 63-31, 64-1 and 64-104. The applicant is also requesting Development Plan Review approval for construction of a new single-family house on one of the newly created lots in accordance with Town Land Development Code Chapter 63 General and Administrative Provisions, Section 63-56 for Development Plan Review and Chapter 64 Zoning, Section 64-1, RSF, Single-Family Residential.

2. BACKGROUND – RE-PLAT

As described in the Land Development Action Application, the applicant is requesting approval for the re-platting of the existing two platted lots of record, lots 2 and 3 of Island Drive South Estates recorded in Plat Book 122 Page 112. The existing lots are currently combined under one parcel control number and a home was constructed on lot 3 with the address of 92 Island Drive South. According to the Property Appraiser's information the home was constructed in 1971, and was recently demolished to accommodate this project. Attached for reference is the plat of Island Drive South Estates showing the existing lot configuration, and the aerial map from the Property Appraiser.

The re-plat proposes to shift the interior lot line thus making one of the lots larger (14,692 square feet) and the other smaller (10,409 square feet). The proposed re-plat has been reviewed for consistency with the requirements of the RSF zoning district and complies with those requirements as indicated in the attached Plan Review Report.

3. BACKGROUND – DEVELOPMENT PLAN REVIEW

As described in the Land Development Action Application, the applicant is requesting Development Plan Review (DPR) approval for construction of a new single-family home on the larger of the two re-platted lots (proposed lot 2A) to include four (4) bedrooms, five (5) full bathrooms, a two-car garage, a carport, a swimming pool, and a spa. The application was submitted on May 13, 2025 for DPR and re-plat, Town staff generated comments which were addressed by the applicant on the revisions submitted on June 9, 2025, and the staff review found that the revised plans comply with applicable Town Codes. The attached Plan Review Report recommends approval.

4. BOARD ACTION – DEVELOPMENT PLAN REVIEW

Development Plan Review is subject to the requirements of Town Code Section 63-56 for consideration by the Planning and Zoning Board and 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

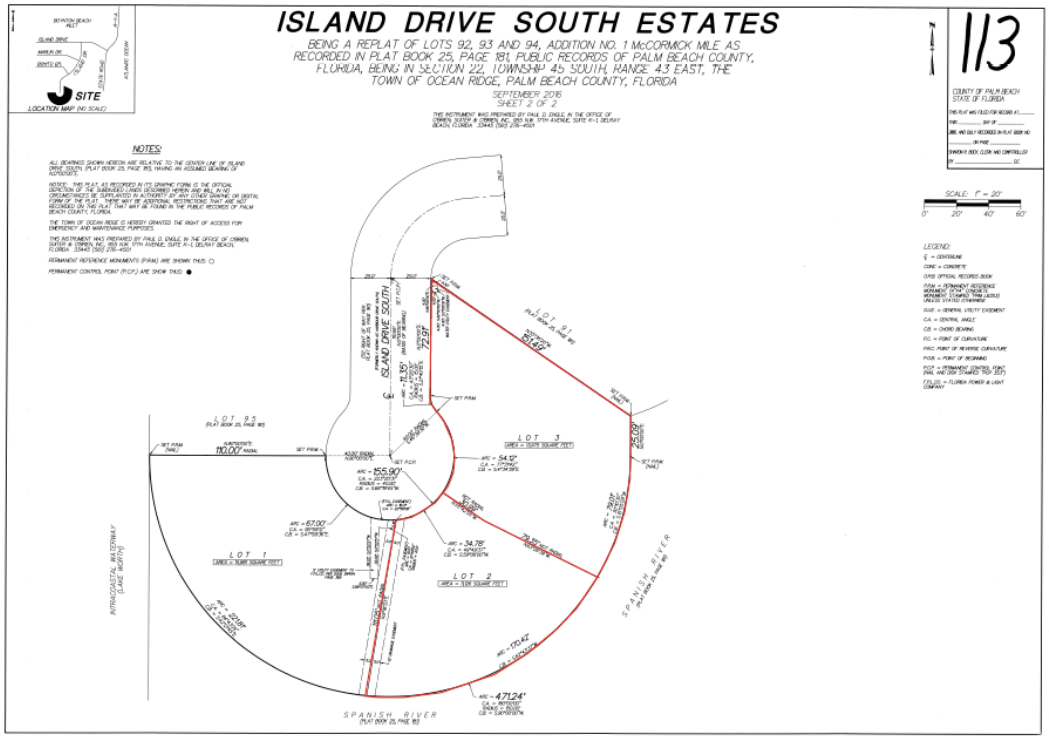
In addition to the above, pursuant to 63-56(3), the planning and zoning commission shall approve, deny, approve with conditions, or request additional information in order to make a determination that the proposal is compliant with the above criteria.

5. STAFF RECOMMENDATION

Town Staff recommendation is as follows:

a. Recommend approval to the Town Commission of the proposed re-plat.
b. Approval of the Development Plan Review subject to review of the project by the Planning & Zoning Board for compliance with Section 63-56 as noted above.

EXISTING PLAT
ISLAND DRIVE SOUTH ESTATES



PROPERTY APPRAISER'S AERIAL

PLAN REVIEW REPORT
RE-PLAT / 92-93 Island Drive South
05/27/25

This Plan Review Report is for the replat of lots 2 and 3 Island Drive South Estates prepared by Caulfield & Wheeler Inc., and survey prepared by Caulfield & Wheeler Inc., dated 04/21/25.

PCN: 46-43-45-22-48-000-0020
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 for compliance with minimum lot size and dimensional requirements, and with the expectation that the existing home at 92 Island Drive South will be demolished and the new construction on both replatted lots will be designed to comply with Town Codes.

Section 64-1(j)(1) provides for the following minimum requirements and the proposed McCormick Mile Plat 2 proposes the following minimums:

Standard	Required	Proposed Lot 2A	Proposed Lot 3A
Lot Size	10,000 SF	14,692	10,409
Lot Width	80’	Approx 120’	Approx 80
Lot Depth	100’	Approx 111’	Approx 138’

As noted above, the proposed replat complies with the minimum lot area and dimension requirements, and this Plan Review Report recommends approval subject to the condition that development on the replatted lots must comply with the requirements of Section 64-1 and all other applicable development codes and standards.

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS SURVEYORS GIS MAPPERS

C. ANDRE RAYMAN, P.S.M.
KEITH B. JACKSON, P.E.
LISA A. TROPEPE, P.E.
ADAM SWANEY, P.E., LEED AP
JENNIFER MALIN, P.S.M.

June 16, 2025

To: Kelly Avery, Town Clerk

From: Tara Bamber, PE

Re: 92-93 Island Dr South Replat
Replat Comment Letter
Engenuity Group Project No. 00020.10

We reviewed the following which were received on 6-9-25:

1. Survey, 2 sheets, revised 6-6-25, by Caulfield & Wheeler, Inc.
2. Preliminary Plat, 2 sheets, by Caulfield & Wheeler, Inc.
3. Response to Comments, dated 6-9-25, by Keiser Legal

All comments were addressed for our Engineering Review of the Replat. We recommend approval. Additional comments may be required from the surveyor reviewer.

Cc: Lisa Tropepe, PE

1280 NORTH CONGRESS AVENUE, SUITE 101 WEST PALM BEACH, FL 33409 T 561.655.1151 F 561.832.9390 WWW.ENGENUITYGROUP.COM
Printed on recycled paper

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June 16, 2025

Kelly Avery, Town Clerk
Town of Ocean Ridge
6450 N. Ocean Blvd.
Ocean Ridge, FL. 33435
(Via E-Mail: kavery@oceanridge.gov)

Re: Professional Surveying Services
1st Plat Review- 92-93 Island Drive South
Ocean Ridge, Florida
Engenuity Group Project No. 00020.10

Dear Ms. Avery:

This is the second review of this Plat. This review is done for compliance with Chapter 177, Florida Statutes and the Town of Ocean Ridge codes and ordinances.

This letter is to confirm that all outstanding plat comments have been addressed.

If you have any questions, please do not hesitate to contact me, mobile: (561)441-4938

Best regards,

Paul D Engle
Digitally signed by Paul D Engle
Date: 2025.06.16 19:34:47 -04'00'

Paul Engle, P.S.M.

2025 05-28 1st Plat Review
Project No. 00020.10
1 of 1

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
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Land Development Action Application

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

This application is being submitted for the property located at:

92/93 Island Drive S

Check Applicable Approval Being Requested

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

Property Owner(s)	Applicant (if different than Owner)
Name(s): 93 Island Drive S LLC, a Florida limited liability company, as trustee of the 93 Island Drive Land Trust dated April 29, 2025 AND 92 Island Drive S LLC	Name: Gentry & Roger Hoit
Address: 93 Island Drive S Ocean Ridge, Florida 33435	Address: 1041 Seaspray Ave Delray Beach, Florida 33483
Phone: 917-992-3348	Phone: 561-349-6990
Email: gentry.hoit@gmail.com	Email: andrea@keiserlegal.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.

BD_Revised 1/2025

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General Data

Project Name: 92/93 Island Drive S Replat

Project Location Address: 92 Island Drive S, Ocean Ridge, FL 33435

Exact Legal Description of Property: See attached survey

Property Control No: 46-43-45-22-48-000-0020

Existing Zoning: RSF

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

Existing Land Use: SF

Proposed Land Use: n/a

First Floor Living Elevation (For CCCL Application): n/a

Total Site Area: _____ Sq. Ft.: 25,101.40 Acres: 0.576

Flood Zone Category: AE (EL 6)

Existing Comprehensive Plan Designation (if applicable to application):
n/a

Proposed Comprehensive Plan Designation (if applicable to application):
n/a

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

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

Existing Bedrooms: n/a Proposed Bedrooms: n/a

Existing Bathrooms: n/a Proposed Bathrooms: n/a

Residential: Total Number of Dwelling Units: 2 Density (Units per acre): 1

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

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

The property was originally comprised of 2 lots (Lot 2 and Lot 3 of Island Drive South Estates in Plat Book 122 Page 112, copy attached to this application). Lots 2 and 3 were later combined into a single parcel under the address 92 Island Drive S with parcel control number 46-43-45-22-48-000-0020. The applicant would like to replat the property into 2 separate lots and reconfigure the lot line differently from the original plat. Please note that on on April 28, 2025, the Applicant became the present owner of the properties and reverted the property back to the original platted lots and now presents this replat application to reconfigure the lot line.

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

The property is located in the RSF zoning district. The minimum lot requirements for the RSF zoning district are a minimum of 10,000 sq. ft., an interior wdith of 80 feet, a corner width of 90 feet, and a depth of 100 feet. The applicant is proposing to replat the property into 2 distinct lots again, each of which will comply with the aforementioned minimum lot requirements. No variance is being requested for the newly proposed lot configurations.

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.

This applicant has not filed a previous application within the last year, but there is a possibility that the previous owner filed a similar application.

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

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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:	Andrea M. Keiser, Esq.		
Company Name:	Keiser Legal, PLLC		
Address:	55 SE 2nd Avenue, Suite 102, Delray Beach, FL 33444		
Phone:	561-349-6990	Email:	andrea@keiserlegal.com
Developer:			
Name:	Gentry Hoit & Roger Hoit		
Company Name:			
Address:	1041 Seaspray Avenue, Delray Beach, FL 33483		
Phone:	917-992-3348	Email:	gentry.hoit@gmail.com
Planner:			
Name:	n/a	Florida Registration No.:	
Company Name:			
Address:			
Phone:		Email:	
Architect:			
Name:	Huy D Nguyen	Florida Registration No.:	AR0009782
Company Name:	Affiniti Architects		
Address:	6100 Broken Sound Parkway NW, Suite 8, Boca Raton, FL 33487		
Phone:	561-750-0445; ext 112	Email:	hn@affiniti.us
Landscape Architect			
Name:	Stephanie Portus	Florida Registration No.:	LA6667215
Company Name:	PLA Design Studio		
Address:	902 Clint Moore Road, Suite 210, Boca Raton, FL 33487		
Phone:	561-904-1556	Email:	steph@pladesignstudio.com
Engineer			
Name:	James Hazamy	Florida Registration No.:	3591
Company Name:	Caulfield & Wheeler, Inc.		
Address:	7900 Glades Road, Suite 100, Boca Raton, FL 33434		
Phone:	561-392-1991	Email:	james@cwiassoc.com

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.

A. Keiser
Applicant Signature

Andrea M. Keiser, Esq. on behalf og Applicant (see attached agent authorization)
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 12th day of May, 2025 who is personally known to me or has produced _____ as identification and who did (or did not) take an oath.

Kathy Casamassina
Notary Signature (for Applicant)

3/17/27
Commission Expiration

Seal/Stamp

KATHY CASAMASSINA
MY COMMISSION # HH 348018
EXPIRES: March 17, 2027

BD_Revised 1/2025

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OFFICIAL USE ONLY – DO NOT WRITE BELOW THIS LINE

Accepted For Review

Town Official: _____ Date: _____ Fee Paid: _____

Traffic concurrency letter included? ☐ Yes ☐ No

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

Approval, Conditional Approval, or Denial

☐ Zoning Review Date: _____

☐ Engineering Review Date: _____

☐ Building Review Date: _____

☐ Town Commission, Date: _____

☐ Planning & Zoning Commission, Date: _____

☐ Board of Adjustment, Date: _____

Conditions of Approval:

_____

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DATA CALCULATIONS FOR AN ADDITION

(EXPANDING EXISTING FOOTPRINT OF A STRUCTURE)

APPLICANT FILL OUT: PROPERTY ADDRESS:		**ZONING DISTRICT: _____**
	APPLICANT USE	**ZONING OFFICIAL USE ONLY**
*TOTAL SITE AREA	Sq. Ft.	Sq. Ft.
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)		
FINISHED FLOOR ELEVATION (NAVD)		

ZONING OFFICIAL USE ONLY	**APPLICANT USE**				**ZONING REVIEW**			
	EXISTING		PROPOSED					
	Sq. Ft.	%	Sq. Ft.	%				
FLOOR AREA RATIO (MAXIMUM____%)								
LOT COVERAGE (MAXIMUM _____%)								

ZONING OFFICIAL USE ONLY	**APPLICANT USE**				**ZONING REVIEW**			
	EXISTING		PROPOSED		EXISTING		PROPOSED	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
FIRST FLOOR UNDER A/C (_____)								
SECOND FLOOR UNDER A/C (_____)								
TOTAL UNDER A/C (_____)								
TOTAL FLOOR AREA (_____)								
TOTAL UNDER ROOF (_____)								
FLAT ROOF (_____)								
TOTAL ROOF (_____)								
GARAGE (_____)								
COVERED PATIO (_____)								
COVERED ENTRY (_____)								
COVERED BALCONY (REAR) (_____)								
COVERED BALCONY (FRONT) (_____)								
OPEN BALCONY (_____)								
BUILDING FOOTPRINT (_____)								
SEPTIC TANK & DRAINFIELD (_____)								
PAVED AREA (_____)								
SYNTHETIC TURF (_____)								
TOTAL IMPERVIOUS (_____) (INCLUDES SYNTHETIC TURF)								
TOTAL PERVIOUS (_____)								

ZONING OFFICIAL USE ONLY	**APPLICANT USE**		**ZONING REVIEW**	
	EXISTING	PROPOSED	EXISTING	PROPOSED

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

Prepared By: _____ Date: _____

DATA CALCULATIONS FOR NEW STRUCTURES

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

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

BD_Revised 1/2025

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦
www.oceanridge.gov

PAVED AREA (_____)				
SYNTHETIC TURF (_____)				
TOTAL IMPERVIOUS (_____) (INCLUDES SYNTHETIC TURF)				
TOTAL PERVIOUS (_____)				
ZONING OFFICIAL USE ONLY	**APPLICANT USE**		**ZONING REVIEW**	
	FEET		FEET	
BUILDING HEIGHT (_____)				
BUILDING SETBACKS:				
FRONT (_____)				
REAR (_____)				
SIDE INTERIOR (_____)				
SIDE CORNER (_____)				
WATERWAY (_____)				
DRIVEWAY (_____)				

Prepared By: N/a _____ Date: _____

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

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

Read the instructions carefully!!

KEISER LEGAL

STATEMENT OF INTEREST IN PROPERTY AND AGENT AUTHORIZATION TO FILE PETITIONS

92 ISLAND DRIVE S LLC and **93 ISLAND DRIVE S LLC** certify that they are the owners ("Owner") of the subject property located at:

92 Island Drive S
Ocean Ridge, Florida 33435
Palm Beach County, Florida

Parcel Control Number/Folio Number: **46-43-45-22-48-000-0020**

And both Owners authorize **KEISER LEGAL, PLLC**, as agent, to submit and process any and all development and permitting applications to the Town and to represent both Owners in the approval, permitting, and development of two **single family homes**, and to appear at any meetings or public hearings necessary for the approval, permitting, and development of the proposed residential development located within the Town and County.

OWNER: **92 Island Drive S LLC, a Florida limited liability company**

Gentry Ashmore Hoit
Print Name

1041 Seaspray Avenue
Address

Signature

Delray Beach, FL 33483
City/State/Zip

917-992-3348
Phone

(Continued on next page)

KEISER LEGAL

State of NEW YORK

County of SUFFOLK

The foregoing instrument was acknowledged before me this 30th day of APRIL, 2025, by GENTRY HOIT, an individual, who is __ personally known to me or who has produced DRIVERS LICENSE as identification and who did take an oath.

NOTARY PUBLIC:

BRITTANNY LESLEY MORRISON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MO0002776
Qualified in Suffolk County
Commission Expires March 13, 2027

Sign: Brittanny M.

Print: BRITTANNY MORRISON

My Commission Expires:
MARCH 13, 2027

(Continued on next page)

KEISER LEGAL

OWNER: **93 Island Drive S LLC, a Florida limited liability company, as trustee of the 93 Island Drive Land Trust dated April ___, 2025**

93 Island Drive S LLC, a Florida limited liability company, as trustee

Gentry Ashmore Hoit
Print Name

1041 Seaspray Avenue
Address

Signature

Delray Beach, FL 33483
City/State/Zip

917-992-3348
Phone

State of NEW YORK

County of SUFFOLK

The foregoing instrument was acknowledged before me this 30th day of APRIL, 2025, by GENTRY HOIT, an individual, who is __ personally known to me or who has produced DRIVERS LICENSE as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Brittanny

Print: BRITTANNY MORRISON

My Commission Expires:
MARCH 13, 2027

BRITTANNY LESLEY MORRISON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MO0002776
Qualified in Suffolk County
Commission Expires March 13, 2027

CFN 20250160647
OR BK 35722 PG 577
RECORDED 5/2/2025 3:05 PM
AMT: $3,100,000.00
DEED DOC $21,700.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 577 - 578; (2pgs)

Prepared by and return to:
Mahanoor Abbas, Esq.
Attorney at Law
Gregory R. Fishman, P.A.
2750 Northeast 185th St., Suite 204
Aventura, FL 33180
305-792-6945
File Number: **25-0145 Dennis3**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **29th** day of **April, 2025** between **Michael B. Eaton, a single man and Hyla Renee Dennis, a single woman** whose post office address is **2750 NE 185 St, Suite 204, Aventura, FL 33180**, grantor, and **92 Island Drive S LLC, a Florida limited liability company** whose post office address is **92 Island Drive S, Boynton Beach, FL 33435**, grantee:

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

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

Lot 3, Island Drive South Estates, according to the plat thereof as recorded in Plat Book 122, Page 112, Public Records of Palm Beach County, Florida.

Parcel Identification Number: 46-43-45-22-48-000-0020

SUBJECT TO:

1) Subject to Taxes for the year 2025 and subsequent years and all applicable zoning ordinances and governmental regulations.

2) Conditions, restrictions, limitations, and easements of record, if any, but without the intention of reimposing the same.

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: Kathryn Wojtkowski
Witness Address : 14495 W Wendover Dr
Surprise, AZ 85374

Witness Name: Analise Williams
Witness Address : 3033 Ohio Drive Frisco TX 75035

Michael B. Eaton (Seal)
Michael B. Eaton

Witness Name: Analise Williams
Witness Address : 3033 Ohio Drive Frisco TX 75035

Hyla Renee Dennis (Seal)
Hyla Renee Dennis

Witness Name: Kathryn Wojtkowski
Witness Address : 14495 W Wendover Dr
Surprise, AZ 85374

State of ~~Florida~~ Texas
County of Collin

The foregoing instrument was acknowledged before me by means of [_] physical presence or [X] online notarization, this 28 day of April, 2025 by Michael B. Eaton and Hyla Renee Dennis, who [_] are personally known or [✓] have produced a driver's license as identification.

[Notary Seal]

ANALISE WILLIAMS
Notary ID #132815051
My Commission Expires
December 8, 2028

Notary Public

Printed Name: Analise Williams

My Commission Expires: 12/8/2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

Property Detail

Parcel Control Number:	46-43-45-22-48-000-0020	Location Address:	92 ISLAND DR S		
Owners:	DENNIS HYLA R& EATON MICHAEL B &	Municipality:	OCEAN RIDGE		
Mailing Address:	92 ISLAND DR S, , BOYNTON BEACH FL 33435 3338				
Last Sale:	04/27/2021	Book/Page#:	32500 / 01456	Price:	$4,350,000
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	RSF - SINGLE FAMILY RESIDENTIAL		
Legal Description:	ISLAND DRIVE SOUTH ESTATES LTS 2 & 3	Total SF:	5088	Acres	.58

2024 Values

Improvement Value	$154,351
Land Value	$6,155,300
Total Market Value	$6,309,651
Assessed Value	$5,376,467
Exemption Amount	$50,000
Taxable Value	$5,326,467

All values are as of January 1st each year.

2024 Taxes

Ad Valorem	$97,197
Non Ad Valorem	$194
Total Tax	$97,391

2025 Qualified Exemptions

HOMESTEAD
ADDITIONAL HOMESTEAD

Applicants

EATON MICHAEL B &
DENNIS HYLA R

Building Footprint (Building 1)

No Image Found

Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	1907
FUS Finished Upper Story	2204
FOP Finished Open Porch	353
FGR Finished Garage	624
Total Square Footage :	5088
Total Area Under Air :	4111

Extra Features

Description	Year Built	Unit
Boat Dock	1971	336
Pool - In-Ground	1971	1

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

Owner : DENNIS HYLA R PCN: 46434522480000020 1 of 1

other measurement.

Structural Details (Building 1)

	Description	
1	Exterior Wall 1	MSY: CB STUCCO
2	Year Built	1971
3	Air Condition Desc.	HTG & AC
4	Heat Type	FORCED AIR DUCT
5	Heat Fuel	ELECTRIC
6	Bed Rooms	4
7	Full Baths	4
8	Half Baths	1
9	Exterior Wall 2	NONE
10	Roof Structure	GABLE/HIP
11	Roof Cover	MOD. METAL
12	Interior Wall 1	PLASTER
13	Interior Wall 2	N/A
14	Floor Type 1	CERAMIC/QUARRY TILE
15	Floor Type 2	N/A
16	Stories	2

CFN 20250160751
OR BK 35722 PG 890
RECORDED 5/2/2025 3:35 PM
AMT: $4,025,000.00
DEED DOC $28,175.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 890 - 891; (2pgs)

Prepared by and return to:
Gregory R. Fishman, Esq.
2750 Northeast 185th St., Suite 204
Aventura, FL 33180
305-792-6945
File Number: **25-0144 Dennis2**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **29th** day of **April, 2025** between **Michael B. Eaton, a single man and Hyla Renee Dennis, a single woman** whose post office address is **2750 NE 185 St, Suite 204, Aventura, FL 33180**, grantor, and **93 Island Drive S LLC, a Florida limited liability company, as Trustee of the 93 Island Drive Land Trust dated April 28, 2025** whose post office address is **93 Island Drive S., Boynton Beach, FL 33435**, grantee:

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

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

Lot 2, Island Drive South Estates, according to the plat thereof as recorded in Plat Book 122, Page 112, Public Records of Palm Beach County, Florida.

Parcel Identification Number: 46-43-45-22-48-000-0020

SUBJECT TO:

1) Subject to Taxes for the year 2025 and subsequent years and all applicable zoning ordinances and governmental regulations.

2) Conditions, restrictions, limitations, and easements of record, if any, but without the intention of reimposing the same.

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: Kathryn Wojtkowski
Witness Address : 14495 W Wendover Dr
Surprise, AZ 85374

Michael B. Eaton (Seal)
Michael B. Eaton

Witness Name: Analise Williams
Witness Address 3033 Ohio Drive Frisco TX 75035

Witness Name: Analise Williams
Witness Address : 3033 Ohio Drive Frisco TX 75035

Hyla Renee Dennis (Seal)
Hyla Renee Dennis

Witness Name: Kathryn Wojtkowski
Witness Address : 14495 W Wendover Dr
Surprise, AZ 85374

State of ~~Florida~~ Texas AW
County of Collin

The foregoing instrument was acknowledged before me by means of [_] physical presence or [X] online notarization, this 28 day of April, 2025 by Michael B. Eaton and Hyla Renee Dennis, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

ANALISE WILLIAMS
Notary ID #132815051
My Commission Expires
December 8, 2028

Notary Public

Printed Name: Analise Williams

My Commission Expires: 12/8/2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

DOROTHYJACKS CFA, AAS
Palm Beach County Property Appraiser

Radius Map 300 ft

PLAN REVIEW REPORT
Island Drive South (lot 2)
05/22/25/Revision/6/13/25

This Plan Review Report is for the Development Plan Review application of the replatted vacant lot at Island Drive South. The proposed development includes four (4) bedrooms, five (5) full bathrooms, a two-car garage, a carport, a swimming pool, and a spa. This review references site and architectural plans prepared by Affiniti Architects dated 05/12/25 survey prepared by Caulfield & Wheeler Inc., dated 04/29/25; civil plans prepared by Caulfield & Wheeler Inc., dated 05/08/25; and landscape plans prepared by PLA Design Studio dated 05/09/25
This revised report is based on revisions received on 06/09/25 and recommendations for approval.

PCN:	46-43-45-22-48-000-0020
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.

<u>Land Development Action Application:</u>

- ~~Address needs to be assigned. Although 93 Island Drive South will likely be the address, it does not appear to have been assigned~~. **Comment addressed**
- ~~Page 2 of the application shows no proposed bedrooms/bathrooms. Please revise accordingly.~~ **Comment addressed.**

Section 64-1(e) (1) <u>Background:</u> Window and door coverage. This code section requires that all elevations of a single-family residential dwelling and of an accessory building including without limitation, front, side, and side and rear elevations, shall devote a minimum of 15 percent of their wall coverage to window and door coverage.

~~<u>Comment:</u> Sheet A6 shows that the total window calculation for the left side elevation is 13.3%, which does not comply with the minimum requirement of 15%. Please revise accordingly to comply with the section of the code.~~ **Comment addressed.**

Section 64-1(i) <u>Background:</u> This code section limits the 2nd floor area to 75% of the first floor, and calculates that ratio as follows:

"For purposes of calculating the 75 percent requirement of this section, the first-floor area will include those portions of a structure utilized in establishing the maximum finished floor elevation described in section 67-32(a)(3) including roofed porches, but excluding bay windows, and which share at least one wall with the remainder of the habitable structure." And,

"For purposes of calculating the second floor for the 75 percent requirement of this section, the second-floor area will include all enclosed areas of the second floor and roofed porches and balconies, but will exclude bay windows whose sills are no lower than 12 inches from the floor, and provided the bay windows comprise 20 percent or less of any one facade and do not extend out beyond the overhang."

~~Comment: According to the data tabulation on sheet A2, the first floor is 3,480 SF and the second floor is 2,311 SF, which is 66%. However, on Sheet A3 the table calculation calculates a total of 3,000 for the second floor. Please provide calculations for what space was included in the 2,311 calculations for the 2nd floor, as well as revise the sheet table on sheet A3 to indicate that the calculation is for the 2nd floor rather than the 1st floor. Additionally, the proposed replat indicates the square footage of lot# 2 is 14,692, however the site plan stated that it is 14,696. Please revise all the plans for consistency.~~ **Comment addressed**.

Section 64-44 (c)

Background: This code section limits the height of a wall and fences to four feet in the front yard and six feet in the rear yard.

~~Comment: Please show any proposed wall, fencing, etc., including the entry gate to ensure compliance with this code section.~~
Comment addressed.

Section 64-46

Background: This code section requires parking spaces dimensioned at 10 x 20 for garage spaces and 9 x 18 for exterior spaces. Sheet A1 shows the 2 garage spaces and the exterior parking; however, the garage spaces need to be fully dimensioned.

Comment: ~~Please dimension both garage parking spaces on sheet A1 to ensure that both meet the 10x20 dimension requirement~~. **Comment addressed.**

Section 64-50 (c)

Background: This code section states that permanent generators shall meet or exceed the setbacks required for accessory structures as set forth in the town's Land Development Code. In cases where the accessory

setback cannot be reasonably achieved, one permanent generator shall be allowed in a required side or rear yard provided it is set back a minimum of five feet from the property line. Additionally, permanent generators shall be placed a minimum of five feet from all windows and doors, and from any neighboring houses.

Comment: ~~Please revise sheet A1 to provide the required setbacks of the proposed generator or provide a written response that indicates why the setback cannot be reasonably achieved.~~ **Comment addressed**.

Section 66-142 (c)

Background: This code section specifies that artificial turf/synthetic grass shall be allowed in rear and side yards, but not to exceed 25% of the total lot area, and the lot area is defined as the side or rear yard minus the area of the primary structure. Artificial turf/synthetic grass shall not be allowed in any front yard areas or in any area visible from the public right-of-way (regardless of whether it is in the rear or side yard), unless it is placed in between paver blocks or similar items in a manner where the area for the artificial turf does not exceed four (4) inches in width, provided that the synthetic turf area does not exceed 50% of the total area using the paver blocks. Screening, as approved by the building official, may be used in order to comply with the visibility requirement, further any turf/synthetic grass placed in between paver blocks shall not count toward the 25% maximum amount allowed. No artificial turf shall be installed in the public right-of-way.

~~Comment: The landscape plan indicates a proposed artificial turf area of 3,274 square feet, which represents 22% of the total square footage of the entire property. However, as noted above, the code limits the artificial turf to 25% of the side and rear yard areas minus the area of the primary structure. Additionally, the proposed artificial turf in the front area is not situated between pavers or blocks, which is not permitted. Please provide a calculation for the side and rear yard areas and include a calculation of the permitted 25% for artificial turf, and please revise the site plan and landscape plans accordingly~~. **Comment addressed.**

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS SURVEYORS GIS MAPPERS

C. ANDRE RAYMAN, P.S.M.
KEITH B. JACKSON, P.E.
LISA A. TROPEPE, P.E.
ADAM SWANEY, P.E., LEED AP
JENNIFER MALIN, P.S.M.

June 16, 2025

To: Kelly Avery, Town Clerk

From: Tara Bamber, PE

Re: 93 Island Dr South
Developmental Plan Review
Engenuity Group Project No. 00020.10

We reviewed the following which were received on 6-9-25:

1. Architectural Plans, 7 sheets, revised 6-3-25, by Affiniti.
2. Landscape Plans, 6 sheets, dated 6-5-25, by PLA Design Studo.
3. Response to Comments, 6-9-25, by Keiser Legal
4. TOR Land Development Application, 9 sheets.

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

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

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

Cc: Lisa Tropepe, PE

1280 NORTH CONGRESS AVENUE, SUITE 101 WEST PALM BEACH, FL 33409 T 561.655.1151 F 561.832.9390 WWW.ENGENUITYGROUP.COM
Printed on recycled paper

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦
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

This application is being submitted for the property located at:

92/93 Island Drive S

Check Applicable Approval Being Requested

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

Property Owner(s)	Applicant (if different than Owner)
Name(s): 93 Island Drive S LLC, a Florida limited liability company, as trustee of the 93 Island Drive Land Trust dated April 29, 2025 AND 92 Island Drive S LLC	Name: Gentry & Roger Hoit
Address: 93 Island Drive S Ocean Ridge, Florida 33435	Address: 1041 Seaspray Avenue Delray Beach, Florida 33483
Phone: 917-992-3348	Phone: 561-349-6990
Email: gentry.hoit@gmail.com	Email: andrea@keiserlegal.com

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

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦
www.oceanridge.gov

General Data

Project Name: 92/93 Island Drive S Replat

Project Location Address: 92 Island Drive S, Ocean Ridge, FL 33435

Exact Legal Description of Property: See attached survey

Property Control No: 46-43-45-22-48-000-0020

Existing Zoning: RSF

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

Existing Land Use: SF

Proposed Land Use: n/a

First Floor Living Elevation (For CCCL Application): n/a

Total Site Area: _____ Sq. Ft.: 25,101.40 Acres: 0.576

Flood Zone Category: AE (EL 6)

Existing Comprehensive Plan Designation (if applicable to application):
n/a

Proposed Comprehensive Plan Designation (if applicable to application):
n/a

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

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

Existing Bedrooms: n/a Proposed Bedrooms: n/a

Existing Bathrooms: n/a Proposed Bathrooms: n/a

Residential: Total Number of Dwelling Units: 2 Density (Units per acre): 1

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

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

Requesting site plan review to permit the construction of a 2-story single-family residential home in the RSF zoning district. The first floor of the home comprises a 2 car garage, car port, foyer, kitchen, storage, scullery, office, dining room, living room, open courtyard, covered loggia, indoor gym, outdoor gym, 2 bathrooms, and 1 guest bedroom. The second floor comprises 3 balconies, den with closets and bath, a bedroom with bath, elevator, laundry, and a primary suite with bathroom and his/her closets. The exterior of the home comprises a pool, spa, and putting green.

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

No relief from the Town's Comprehensive Plan or Land Development Code is being requested. The proposed development is permitted by right in the RSF zoning district and the proposed development is consistent with the site development standards for the Town.

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.
The former owners of this property attempted to submit and process development applications for this property.

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

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦ www.oceanridge.gov

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:	Andrea M. Keiser, Esq.		
Company Name:	Keiser Legal, PLLC		
Address:	55 SE 2nd Avenue, Suite 102, Delray Beach, FL 33444		
Phone:	561-349-6990	Email:	andrea@keiserlegal.com
Developer:			
Name:	Gentry Hoit & Roger Hoit		
Company Name:			
Address:	1041 Seaspray Avenue, Delray Beach, FL 33483		
Phone:	917-992-3348	Email:	gentry.hoit@gmail.com
Planner:			
Name:	n/a	Florida Registration No.:	
Company Name:			
Address:			
Phone:		Email:	
Architect:			
Name:	Huy D Nguyen	Florida Registration No.:	AR0009782
Company Name:	Affiniti Architects		
Address:	6100 Broken Sound Parkway NW, Suite 8, Boca Raton, FL 33487		
Phone:	561-750-0445; ext 112	Email:	hn@affiniti.us
Landscape Architect			
Name:	Stephanie Portus	Florida Registration No.:	LA6667215
Company Name:	PLA Design Studio		
Address:	902 Clint Moore Road, Suite 210, Boca Raton, FL 33487		
Phone:	561-904-1556	Email:	steph@pladesignstudio.com
Engineer			
Name:	James Hazamy	Florida Registration No.:	3591
Company Name:	Caulfield & Wheeler, Inc.		
Address:	7900 Glades Road, Suite 100, Boca Raton, FL 33434		
Phone:	561-392-1991	Email:	james@cwiassoc.com

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT

6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦ www.oceanridge.gov

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.

A. Keiser
Applicant Signature

Andrea M. Keiser, Esq. on behalf og Applicant (see attached agent authorization)
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 12th day of May, 2025 who is personally known to me or has produced _____ as identification and who did (or did not) take an oath.

Kathy Casamassina
Notary Signature (for Applicant)

3/17/27
Commission Expiration

Seal/Stamp

KATHY CASAMASSINA
MY COMMISSION # HH 348018
EXPIRES: March 17, 2027

BD_Revised 1/2025

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦
www.oceanridge.gov

OFFICIAL USE ONLY – DO NOT WRITE BELOW THIS LINE

Accepted For Review

Town Official: _____ Date: _____ Fee Paid: _____

Traffic concurrency letter included? ☐ Yes ☐ No

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

Approval, Conditional Approval, or Denial

☐ Zoning Review Date: _____

☐ Engineering Review Date: _____

☐ Building Review Date: _____

☐ Town Commission, Date: _____

☐ Planning & Zoning Commission, Date: _____

☐ Board of Adjustment, Date: _____

Conditions of Approval:

_____

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦
www.oceanridge.gov

DATA CALCULATIONS FOR AN ADDITION

(EXPANDING EXISTING FOOTPRINT OF A STRUCTURE)

APPLICANT FILL OUT: PROPERTY ADDRESS:		**ZONING DISTRICT: _____**
	APPLICANT USE	**ZONING OFFICIAL USE ONLY**
*TOTAL SITE AREA	Sq. Ft.	Sq. Ft.
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)		
FINISHED FLOOR ELEVATION (NAVD)		

ZONING OFFICIAL USE ONLY	**APPLICANT USE**				**ZONING REVIEW**			
	EXISTING		PROPOSED					
	Sq. Ft.	%	Sq. Ft.	%				
FLOOR AREA RATIO (MAXIMUM____%)								
LOT COVERAGE (MAXIMUM _____%)								

ZONING OFFICIAL USE ONLY	**APPLICANT USE**				**ZONING REVIEW**			
	EXISTING		PROPOSED		EXISTING		PROPOSED	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
FIRST FLOOR UNDER A/C (_____)								
SECOND FLOOR UNDER A/C (_____)								
TOTAL UNDER A/C (_____)								
TOTAL FLOOR AREA (_____)								
TOTAL UNDER ROOF (_____)								
FLAT ROOF (_____)								
TOTAL ROOF (_____)								
GARAGE (_____)								
COVERED PATIO (_____)								
COVERED ENTRY (_____)								
COVERED BALCONY (REAR) (_____)								
COVERED BALCONY (FRONT) (_____)								
OPEN BALCONY (_____)								
BUILDING FOOTPRINT (_____)								
SEPTIC TANK & DRAINFIELD (_____)								
PAVED AREA (_____)								
SYNTHETIC TURF (_____)								
TOTAL IMPERVIOUS (_____) (INCLUDES SYNTHETIC TURF)								
TOTAL PERVIOUS (_____)								

ZONING OFFICIAL USE ONLY	**APPLICANT USE**		**ZONING REVIEW**	
	EXISTING	PROPOSED	EXISTING	PROPOSED

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦
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:** _____	
	APPLICANT USE		**ZONING OFFICIAL USE ONLY**	
*TOTAL SITE AREA	14,692 Sq. Ft.		Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)				
FINISHED FLOOR ELEVATION (NAVD)	10.0' NAVD			
ZONING OFFICIAL USE ONLY	**APPLICANT USE**		**ZONING REVIEW**	
	PROPOSED		PROPOSED	
	Sq. Ft.	%	Sq. Ft.	%
FLOOR AREA RATIO (MAXIMUM 36 %)	5,279	35.92		
LOT COVERAGE (MAXIMUM 35 %)	4,339	29.52		
ZONING OFFICIAL USE ONLY	**APPLICANT USE**		**ZONING REVIEW**	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.	%
FIRST FLOOR UNDER A/C (_____)	2,366 s.f	16.10%		
SECOND FLOOR UNDER A/C (_____)	2,311 s.f	15.73 %		
TOTAL UNDER A/C (_____)	4,677 s.f	31.82%		
TOTAL FLOOR AREA (_____)	4,339 s.f	29.52 %		
TOTAL UNDER ROOF (_____)	7,391 s.f	50.29%		
FLAT ROOF (_____)	1,150 s.f.	7.83%		
TOTAL ROOF (_____)	3,189 s.f	21.70 %		
GARAGE (_____)	602 s.f	4.10%		
COVERED PATIO (_____)	1,297 s.f	8.83 %		
COVERED ENTRY (_____)	72 s.f	0.49 %		
COVERED BALCONY (REAR) (_____)	502 s.f	3.42 %		
COVERED BALCONY (FRONT) (_____)	239 s.f	1.62 %		
OPEN BALCONY (_____)	761 s.f	5.18 %		
BUILDING FOOTPRINT (_____)	4,161 s.f	28.31 %		
SEPTIC TANK & DRAINFIELD (_____)	601 s.f.	4.00%14,692		

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦
www.oceanridge.gov

PAVED AREA (_____)	4,033 s.f.	27.45%		
SYNTHETIC TURF (_____)	3,274 s.f.	22.00%		
TOTAL IMPERVIOUS (_____) (INCLUDES SYNTHETIC TURF)	4,033 s.f. (27.44%)	27.44%		
TOTAL PERVIOUS (_____)	6,177 s.f. (42.00%)	42.00%		
ZONING OFFICIAL USE ONLY	**APPLICANT USE**		**ZONING REVIEW**	
	FEET		FEET	
BUILDING HEIGHT (_____)				
BUILDING SETBACKS:				
FRONT (_____)				
REAR (_____)				
SIDE INTERIOR (_____)				
SIDE CORNER (_____)				
WATERWAY (_____)				
DRIVEWAY (_____)				

Prepared By: A. Keiser Date: 5/12/2025

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!!

BD_Revised 1/2025

Property Detail

Parcel Control Number:	46-43-45-22-48-000-0020	Location Address:	92 ISLAND DR S		
Owners:	DENNIS HYLA R& EATON MICHAEL B &	Municipality:	OCEAN RIDGE		
Mailing Address:	92 ISLAND DR S, , BOYNTON BEACH FL 33435 3338				
Last Sale:	04/27/2021	Book/Page#:	32500 / 01456	Price:	$4,350,000
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	RSF - SINGLE FAMILY RESIDENTIAL		
Legal Description:	ISLAND DRIVE SOUTH ESTATES LTS 2 & 3	Total SF:	5088	Acres	.58

2024 Values

Improvement Value	$154,351
Land Value	$6,155,300
Total Market Value	$6,309,651
Assessed Value	$5,376,467
Exemption Amount	$50,000
Taxable Value	$5,326,467

All values are as of January 1st each year.

2024 Taxes

Ad Valorem	$97,197
Non Ad Valorem	$194
Total Tax	$97,391

2025 Qualified Exemptions

HOMESTEAD
ADDITIONAL HOMESTEAD

Applicants

EATON MICHAEL B &
DENNIS HYLA R

Building Footprint (Building 1)

No Image Found

Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	1907
FUS Finished Upper Story	2204
FOP Finished Open Porch	353
FGR Finished Garage	624
Total Square Footage :	5088
Total Area Under Air :	4111

Extra Features

Description	Year Built	Unit
Boat Dock	1971	336
Pool - In-Ground	1971	1

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

Owner : DENNIS HYLA R PCN: 46434522480000020 1 of 1

other measurement.

Structural Details (Building 1)

	Description	
1	Exterior Wall 1	MSY: CB STUCCO
2	Year Built	1971
3	Air Condition Desc.	HTG & AC
4	Heat Type	FORCED AIR DUCT
5	Heat Fuel	ELECTRIC
6	Bed Rooms	4
7	Full Baths	4
8	Half Baths	1
9	Exterior Wall 2	NONE
10	Roof Structure	GABLE/HIP
11	Roof Cover	MOD. METAL
12	Interior Wall 1	PLASTER
13	Interior Wall 2	N/A
14	Floor Type 1	CERAMIC/QUARRY TILE
15	Floor Type 2	N/A
16	Stories	2

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 5/9/2025

CFN 20250160751
OR BK 35722 PG 890
RECORDED 5/2/2025 3:35 PM
AMT: $4,025,000.00
DEED DOC $28,175.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 890 - 891; (2pgs)

Prepared by and return to:
Gregory R. Fishman, Esq.
2750 Northeast 185th St., Suite 204
Aventura, FL 33180
305-792-6945
File Number: **25-0144 Dennis2**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **29th** day of **April, 2025** between **Michael B. Eaton, a single man and Hyla Renee Dennis, a single woman** whose post office address is **2750 NE 185 St, Suite 204, Aventura, FL 33180**, grantor, and **93 Island Drive S LLC, a Florida limited liability company, as Trustee of the 93 Island Drive Land Trust dated April 28, 2025** whose post office address is **93 Island Drive S., Boynton Beach, FL 33435**, grantee:

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

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

Lot 2, Island Drive South Estates, according to the plat thereof as recorded in Plat Book 122, Page 112, Public Records of Palm Beach County, Florida.

Parcel Identification Number: 46-43-45-22-48-000-0020

SUBJECT TO:

1) Subject to Taxes for the year 2025 and subsequent years and all applicable zoning ordinances and governmental regulations.

2) Conditions, restrictions, limitations, and easements of record, if any, but without the intention of reimposing the same.

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: Kathryn Wojtkowski
Witness Address : 14495 W Wendover Dr
Surprise, AZ 85374

Michael B. Eaton (Seal)
Michael B. Eaton

Witness Name: Analise Williams
Witness Address : 3033 Ohio Drive Frisco TX 75035

Witness Name: Analise Williams
Witness Address : 3033 Ohio Drive Frisco TX 75035

Hyla Renee Dennis (Seal)
Hyla Renee Dennis

Witness Name: Kathryn Wojtkowski
Witness Address : 14495 W Wendover Dr
Surprise, AZ 85374

State of ~~Florida~~ Texas AW
County of Collin

The foregoing instrument was acknowledged before me by means of [_] physical presence or [X] online notarization, this 28 day of April, 2025 by Michael B. Eaton and Hyla Renee Dennis, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

ANALISE WILLIAMS
Notary ID #132815051
My Commission Expires
December 8, 2028

Notary Public

Printed Name: Analise Williams

My Commission Expires: 12/8/2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

CFN 20250160647
OR BK 35722 PG 577
RECORDED 5/2/2025 3:05 PM
AMT: $3,100,000.00
DEED DOC $21,700.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 577 - 578; (2pgs)

Prepared by and return to:
Mahanoor Abbas, Esq.
Attorney at Law
Gregory R. Fishman, P.A.
2750 Northeast 185th St., Suite 204
Aventura, FL 33180
305-792-6945
File Number: **25-0145 Dennis3**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **29th** day of **April, 2025** between **Michael B. Eaton, a single man and Hyla Renee Dennis, a single woman** whose post office address is **2750 NE 185 St, Suite 204, Aventura, FL 33180**, grantor, and **92 Island Drive S LLC, a Florida limited liability company** whose post office address is **92 Island Drive S, Boynton Beach, FL 33435**, grantee:

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

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

Lot 3, Island Drive South Estates, according to the plat thereof as recorded in Plat Book 122, Page 112, Public Records of Palm Beach County, Florida.

Parcel Identification Number: 46-43-45-22-48-000-0020

SUBJECT TO:

1) Subject to Taxes for the year 2025 and subsequent years and all applicable zoning ordinances and governmental regulations.

2) Conditions, restrictions, limitations, and easements of record, if any, but without the intention of reimposing the same.

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: Kathryn Wojtkowski
Witness Address : 14495 W Wendover Dr
Surprise, AZ 85374

Michael B. Eaton (Seal)
Michael B. Eaton

Witness Name: Analise Williams
Witness Address : 3033 Ohio Drive Frisco TX 75035

Hyla Renee Dennis (Seal)
Hyla Renee Dennis

Witness Name: Analise Williams
Witness Address : 3033 Ohio Drive Frisco TX 75035

Witness Name: Kathryn Wojtkowski
Witness Address : 14495 W Wendover Dr
Surprise, AZ 85374

State of ~~Florida~~ Texas
County of Collin

The foregoing instrument was acknowledged before me by means of [_] physical presence or [X] online notarization, this 28 day of April, 2025 by Michael B. Eaton and Hyla Renee Dennis, who [_] are personally known or [✓] have produced a driver's license as identification.

[Notary Seal]

ANALISE WILLIAMS
Notary ID #132815051
My Commission Expires
December 8, 2028

Notary Public

Printed Name: Analise Williams

My Commission Expires: 12/8/2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

DOROTHYJACKS CFA, AAS
Palm Beach County Property Appraiser

Radius Map 300 ft

NARRATIVE – 93 ISLAND DRIVE S
Date: June 23, 2025
To: Town of Ocean Ridge
Subject: 93 Island Drive S – Architectural Review Compliance
Project #: 25034

To Whom It May Concern:

In support of the proposed new residence at 93 Island Drive S, we submit the following point-by-point response to the review criteria outlined in **Town Code Section 63-56**.

(a) Relationship of Building to Site

1. **Transition with Streetscape / Balance and Proportion:**
   The residence is thoughtfully situated on the site to create a visually pleasing transition from the private streetscape of Island Drive S into a modern tropical retreat. The design uses massing and materials to harmonize with the scale and rhythm of the surrounding homes, particularly at this quiet cul-de-sac location.

2. **Height and Scale Compatibility Onsite:**
   The building is articulated with one- and two-story volumes that step naturally with the site. The massing has been carefully balanced to sit comfortably among neighboring residences, maintaining compatibility in overall height and scale.

(b) Relationship of Building and Site to Adjoining Area(s)

1. **Neighborhood Enhancement:**
   The project enhances the neighborhood by bringing a refined, timeless tropical-contemporary aesthetic to a key waterfront lot. The integration of open-air courtyards and water views reflects the coastal lifestyle while elevating the overall character of the street.

2. **Architectural Harmony – Style, Mass, and Materials:**
   The proposed residence employs a restrained palette of stone, wood, smooth stucco, and deep overhangs. These elements are consistent with acknowledged architectural styles in the area and promote architectural harmony through careful attention to form, material texture, and proportion.

3. **Consistency with Neighborhood Character / Acknowledged Styles:**
   The design references contemporary tropical architecture that is common to Ocean Ridge's coastal context, while providing a unique but contextual expression. Architectural rhythm, lightness, and transparency align with the established visual language of the neighborhood.

4. **Height and Scale Compatibility with Neighborhood:**
   With a main massing height comparable to nearby two-story homes, and a lower front volume that transitions to the street, the project respects the scale of adjacent properties and avoids imposing mass at the street edge.

5. **Landscape Compatibility and Enhancement:**
   The landscape design blends native and climate-appropriate plantings that reflect and enhance both the architecture and adjacent neighborhood. Landscape features reinforce the building's architectural geometry and soften transitions at the site edge.

(c) Building Design

1. **Overall Quality and Contextual Fit:**
   The home emphasizes architectural quality through proportional composition, material restraint, and integration of indoor-outdoor living. Every design decision—from spatial organization to elevation detailing—considers its relationship to the surrounding neighborhood.

2. **Balanced Components (Roof, Windows, Doors, etc.):**
   Roofs, eaves, windows, and doors are proportionally scaled and aligned to maintain visual balance. Large sliding glass doors and vertically proportioned windows enhance natural light while reinforcing architectural rhythm.

3. **Color Palette and Neighborhood Character:**
   The color scheme uses warm neutrals and natural finishes that are consistent with the area's palette and architectural language. These choices reinforce the home's place within the broader neighborhood aesthetic.

4. **Mechanical Equipment Screening:**
   All rooftop and ground-level mechanical equipment has been fully screened from street and adjacent property views, using parapet walls and landscape buffers as appropriate.

5. **Size Relative to Surrounding Development:**
   The size of the home is consistent with permanent neighboring development and does not exceed the general massing found in the immediate vicinity. Site coverage, height, and bulk remain within town guidelines.

6. **Use of Preferred Design Elements for Additions or Renovations:**
   While this is new construction, the project incorporates and reinforces preferred

architectural elements throughout, including open-air courtyards, shaded terraces, articulated rooflines, and restrained material use.

7. **Architectural Consistency Throughout the Design:**
   The architectural language is cohesive from front to rear, with unified detailing, fenestration patterns, and consistent material use. This creates a seamless experience as one moves through and around the home.

8. **Conformance with Land Development Regulations and Comprehensive Plan:**
   The proposed structure complies fully with all applicable land development regulations and aligns with the Town of Ocean Ridge's goals for high-quality, context-sensitive residential design.

We trust this narrative will clarify the project's conformance with Section 63-56 of the Town Code. Should any further clarification or documentation be required, please do not hesitate to reach out.

Respectfully submitted,

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

Project Number:
25034

HOIT RESIDENCE
93 ISLAND DRIVE SOUTH
OCEAN RIDGE, FL

AFFINITI architects
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
561.750.0445 AFFINITIARCHITECTS.COM

Revisions

NOT FOR CONSTRUCTION

Date	5/12/2025
Drawn | Checked	MW |---
Date | Approval	-
Date | Permit	-
Date | Construction	-

Seal:

AA0002340 © 2025

A0.1

STREETSCAPE

92 ISLAND DRIVE S

93 ISLAND DRIVE S

94 ISLAND DRIVE S

SITE NOTES

- SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION
- VERIFY PROPERTY LINE DIMENSIONS WITH SURVEY
- SEE CIVIL AND LANDSCAPE PLANS FOR ANY ADDITIONAL INFORMATION REGARDING HARDSCAPE, DRAINAGE, POOL CONSTRUCTION AND DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION.
- SITE DRAINAGE BY CIVIL ENGINEER

NORTH

BASE FLOOD ELEVATION

- CURRENT FLOOD ZONE: AE, BFE = 6FT NAVD.
- **PENDING FLOOD ZONE: AE, BFE = 9 FT NAVD.**
- **PROPOSED FINISH FLOOR ELEVATION = 10 FT NAVD.**

600' VACINITY MAP

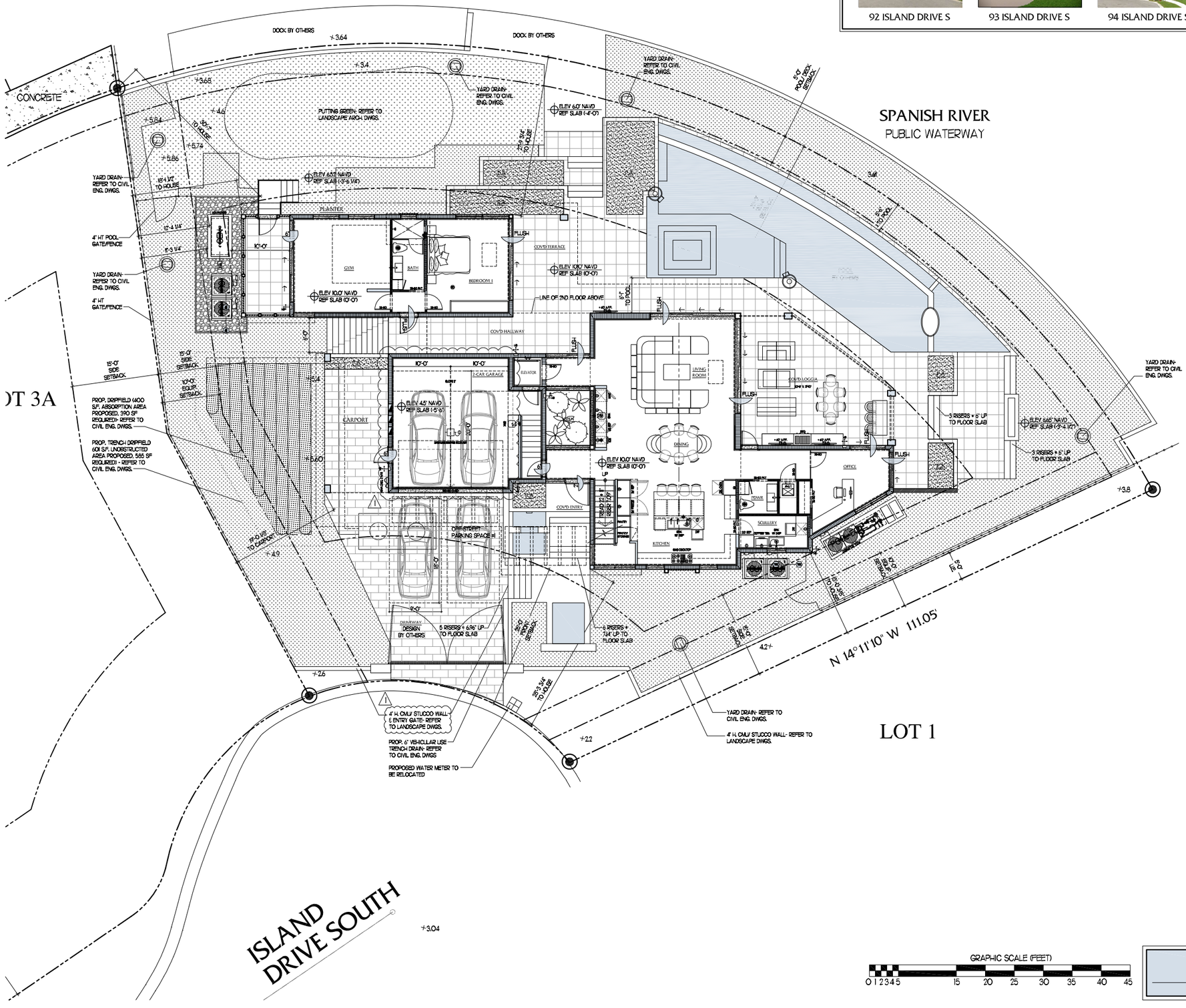
SITE DATA CHART

BUILDING SETBACKS: FRONT SETBACK ALLOWED: 25'	BUILDING SETBACKS: FRONT SETBACK PROPOSED: 25'-3 3/4"
BUILDING SETBACKS: SIDE SETBACK ALLOWED: 15'	BUILDING SETBACKS: SIDE SETBACK PROPOSED: 15'-1' (EAST) / 15'-0" (WEST)
BUILDING SETBACKS: REAR SETBACK ALLOWED: 25'	BUILDING SETBACKS: REAR SETBACK PROPOSED: 25'
POOL SETBACK ALLOWED: 5'	POOL SETBACK PROPOSED: 5'-6'
MAX. BUILDING HEIGHT ALLOWED: 36'	MAX BUILDING HEIGHT PROPOSED: 32'-3"
REQUIRED OFF-STREET PARKING: ONE OFF-STREET PARKING SPACE PER BEDROOM	PROPOSED OFF-STREET PARKING: 2 OFF-STREET PARKING SPACES
REQUIRED NUMBER OF VEHICLES A FULLY ENCLOSED GARAGE: NEEDS TO ACCOMODATE FULLY ENCLOSED GARAGE TO ACCOMODATE TWO FULL-SIZE VEHICLES.	PROPOSED NUMBER OF VEHICLES THE FULLY ENCLOSED GARAGE ACCOMODATES: TWO FULL-SIZE VEHICLES.

IMPERVIOUS CALC.

PROPERTY LOT AREA:	14,692 SF
MAX. IMPERVIOUS AREA ALLOWED: 14,692 SF X (40%) = 5,877 SF	IMPERVIOUS AREA PROPOSED:
ZONING DISTRICT: RSF - SINGLE FAMILY	

1



GRAPHIC SCALE (FEET)

0 1 2 3 4 5 15 20 25 30 35 40 45

SITE PLAN

1/8" = 1'-0"

Project Number: 25034

HOIT RESIDENCE

93 ISLAND DRIVE SOUTH
OCEAN RIDGE, FL

AFFINITI architects
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
561.750.0445 AFFINITIARCHITECTS.COM

Revisions

1 REV. PER CITY COMMENTS MW 06-03-2025

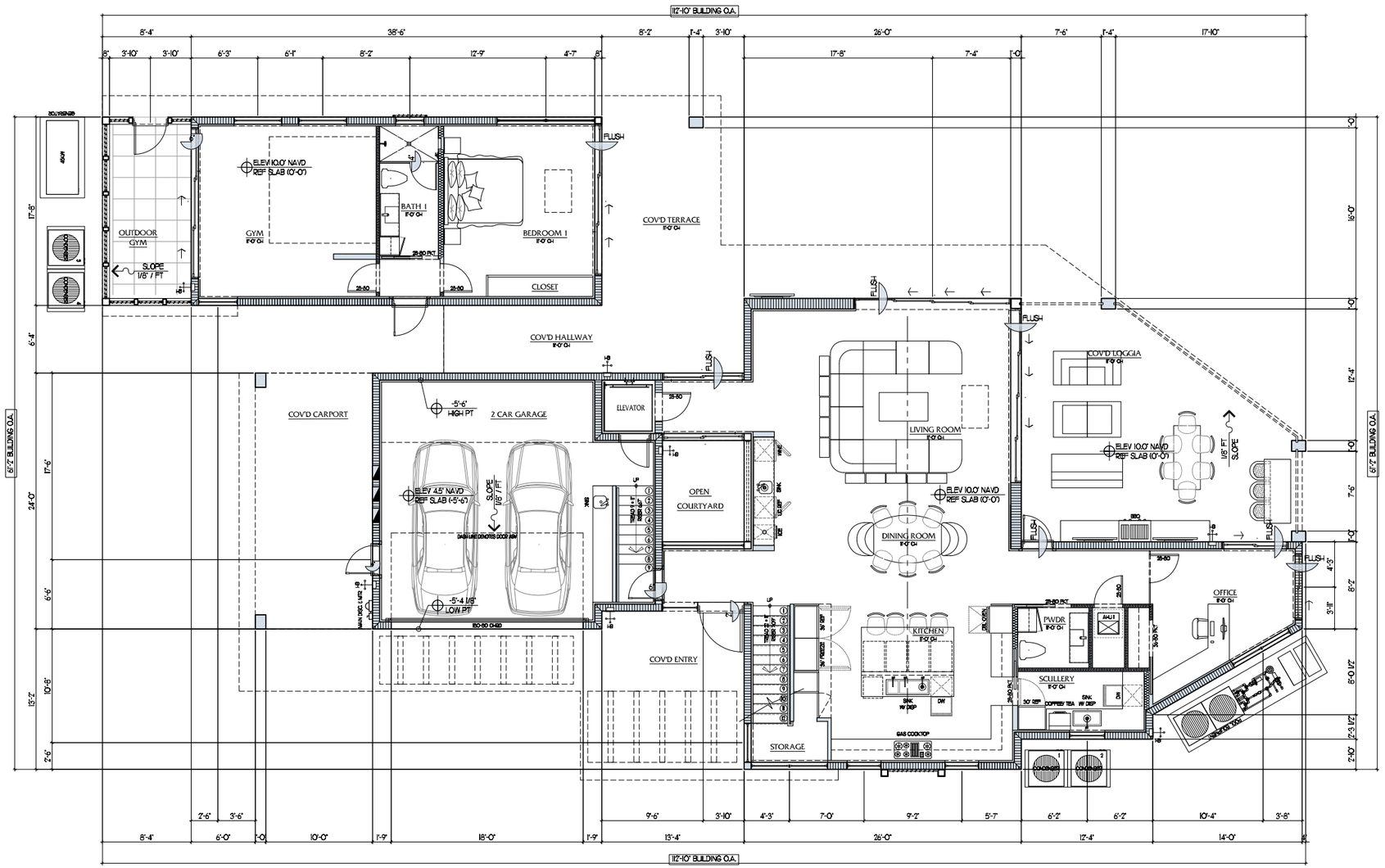
NOT FOR CONSTRUCTION

Date	5/12/2025
Drawn | Checked	MW |---
Date | Approval	-
Date | Permit	-
Date | Construction	-

Seal:

AA0002340 © 2025

A1



AREA CALCULATION

1ST FLOOR A/C /F.A.R/ LOT COVERAGE/	1686 SQ. FT.
1ST FLOOR BEDROOM 1 /F.A.R/ LOT COVERAGE/	680 SQ. FT.
2ND FLOOR A/C /F.A.R/	2309 SQ. FT.
TOTAL A/C	4674 SQ. FT.
2 CAR GARAGE /F.A.R/ LOT COVERAGE/	602 SQ. FT.
COVERED LOGGIA /LOT COVERAGE/	490 SQ. FT.
COVERED HALLWAY/ LOT COVERAGE	177 SQ. FT.
COVERED ENTRY /LOT COVERAGE/	155 SQ. FT.
COVERED TERRACE /LOT COVERAGE/	390 SQ. FT.
COVERED OUTDOOR GYM /LOT COVERAGE/	147 SQ. FT.
COVERED CARPORT /LOT COVERAGE/	216 SQ. FT.
COVERED BALCONY 1	122 SQ. FT.
COVERED BALCONY 2	117 SQ. FT.
COVERED MAIN BALCONY	502 SQ. FT.
UNCOVERED MAIN BALCONY	761 SQ. FT.
TOTAL LOT COVERAGE-	4544 SQ. FT.
% OF LOT COVERAGE	30.9221
F.A.R	5277 SQ. FT.
% F.A.R	35.9060
LOT SIZE	14696 SQ. FT.
TOTAL UNDER ROOF	7594 SQ. FT.
TOTAL BUILDING FOOTPRINT	4367 SQ. FT.
TOTAL	8355 SQ. FT.
5/9/2025	

LOT COVERAGE & FLOOR AREA CALC.

PROPERTY LOT AREA: 14,696 SF

MAX. LOT COVERAGE ALLOWED:	LOT COVERAGE PROPOSED:
14,692 SF X (35%) = 5,142 SF	30.93 % OR 4,544 SF
MAX. FLOOR AREA RATIO ALLOWED:	**FLOOR AREA RATIO PROPOSED:**
14,692 SF X (36%) = 5,289 SF	35.92 % OR 5,277 SF

MAX. % OF 2ND FLOOR AREA TO 1ST FLOOR AREA ALLOWED:

2ND FLOOR AREA SHALL NOT EXCEED 75% OF THE 1ST FLOOR SECTION 64-4. (1) (1)

1ST FLOOR AREA 3,725 SF X .75% = 2,794 S.F.

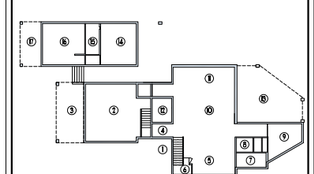
2ND FLOOR A/C-	2,309 S.F.
BALCONY 1-	107 S.F.
BALCONY 2-	112 S.F.
COV'D MAIN BALCONY-	258 S.F.
2ND FLOOR AREA	2,788 S.F.

1

TOTAL SQ. FT. OF 1ST FLR ROOMS & SPACES

1	COV. ENTRY	155 SQ. FT.
2	2 CAR GARAGE	544 SQ. FT.
3	CAR PORT	264 SQ. FT.
4	FOYER	43 SQ. FT.
5	KITCHEN	293 SQ. FT.
6	STORAGE	27 SQ. FT.
7	SCULLERY	68 SQ. FT.
8	POWDER BATH-ROOM	38 SQ. FT.
9	OFFICE	147 SQ. FT.
10	DINING ROOM	277 SQ. FT.
11	LIVING ROOM	397 SQ. FT.
12	OPEN COURTYARD	73 SQ. FT.
13	COV'D LOGGIA	484 SQ. FT.
14	GUEST BEDROOM	231 SQ. FT.
15	GUEST BATH-ROOM	68 SQ. FT.
16	GYM	272 SQ. FT.
17	OUTDOOR GYM	147 SQ. FT.

TOTAL SQ. FT. OF 1ST FLR ROOMS & SPACES LEGEND



1ST FLOOR PLAN

3/16" = 1'-0"

Project Number:
25034

HOIT RESIDENCE

93 ISLAND DRIVE SOUTH
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A2

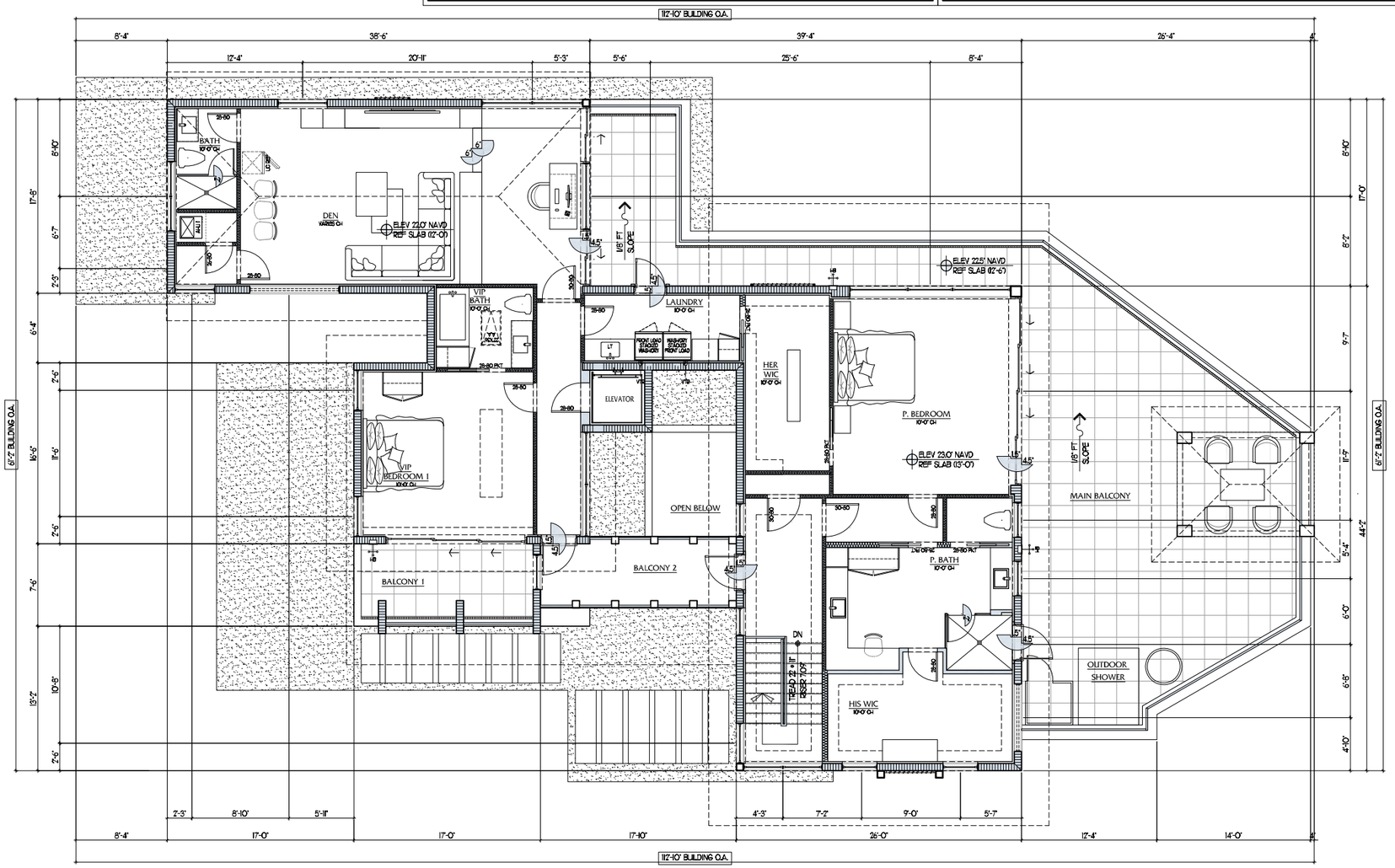
EXTERIOR DOOR SCHEDULE

MARK	SIZE	DESIGNATION	REMARKS	MARK	SIZE	DESIGNATION	REMARKS
D101	4'-0" X 10'-10"	FRENCH DOOR	--	D201	3'-0" X 7'-6"	FRENCH DOOR	--
D102	2'-6" X 10'-0"	FRENCH DOOR	--	D202	3'-0" X 7'-6"	FRENCH DOOR	--
D103	3'-0" X 10'-0"	FRENCH DOOR	--	D203	12'-6" X 8'-0"	SLIDING GLASS DOOR	3 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0" - SEE ELEV.
D104	3'-0" X 10'-0"	FRENCH DOOR	--	D204	4'-10" X 8'-0"	SLIDING GLASS DOOR	2 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0" - SEE ELEV.
D105	15'-10" X 9'-0"	SLIDING GLASS DOOR	3 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	D205	4'-10" X 8'-0"	SLIDING GLASS DOOR	2 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0" - SEE ELEV.
D106	15'-10" X 9'-0"	SLIDING GLASS DOOR	3 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	D206	2'-6" X 8'-0"	FRENCH DOOR	TOP = 11'-0" - SEE ELEV.
D107	7'-4" X 9'-0"	SLIDING GLASS DOOR	2 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	D207	16'-10" X 8'-0"	SLIDING GLASS DOOR	4 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0" - SEE ELEV.
D108	14'-4" X 9'-0"	SLIDING GLASS DOOR	4 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	D208	3'-0" X 8'-0"	FRENCH DOOR	TOP = 11'-0" - SEE ELEV.
D109	16'-0" X 9'-0"	SLIDING GLASS DOOR	4 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"				
D110	2'-6" X 9'-0"	FRENCH DOOR	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	GD201	18'-0" X 9'-0"	OHGD.	W/ 1'-10" TRANSOM ABOVE - TOP = 12'-0" - SEE ELEV.
D111	5'-10" X 9'-0"	SLIDING GLASS DOOR	2 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"				
D112	5'-10" X 9'-0"	SLIDING GLASS DOOR	2 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"				
D113	7'-4" X 9'-0"	SLIDING GLASS DOOR	2 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"				

NOTES:
1. WIND PRESSURE DESIGNATIONS ARE SHOWN AT EACH DOOR IN PLAN. 2. ALL GLASS IS TEMPERED AND IMPACT RATED UNLESS OTHERWISE NOTED.
3. VERIFY AND COORDINATE ALL MASONRY OPENINGS WITH THE WINDOW/DOOR MANUFACTURER / SUPPLIER PRIOR TO CONSTRUCTION.

EXTERIOR WINDOW SCHEDULE

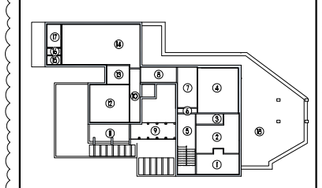
MARK	SIZE	DESIGNATION	REMARKS	MARK	SIZE	DESIGNATION	REMARKS	MARK	SIZE	DESIGNATION	REMARKS
W101	3'-0" X 6'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	W201	3'-0" X 9'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	W215	5'-0" X 8'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"
W102	3'-0" X 6'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	W202	3'-0" X 9'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	W216	14'-8" X 8'-0"	FIXED	3 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"
W103	7'-0" X 6'-0"	FIXED	2 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	W203	7'-0" X 8'-0"	FIXED	2 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	W217	3'-0" X 5'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"
W104	3'-6" X 6'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	W204	3'-6" X 8'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	W218	3'-0" X 5'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"
W105	3'-2" X 10'-10"	FIXED	TOP = 11'-0"	W205	2'-4" X 8'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	W219	6'-0" X 2'-0"	FIXED	TOP = 11'-0"
W106	3'-8" X 6'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	W206	3'-0" X 8'-0"	FIXED	TOP = 11'-0"	W220	2'-4" X 8'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"
W107	4'-4" X 9'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	W207	3'-6" X 8'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"				
W108	4'-4" X 9'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	W208	3'-6" X 9'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"				
W109	2'-6" X 6'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	W209	6'-2" X 6'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"				
W110	9'-0" X 8'-0"	FIXED	2 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	W210	8'-0" X 2'-0"	FIXED	TOP = 11'-0"				
W111	6'-2" X 9'-10"	FIXED	2 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	W211	3'-6" X 6'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"				
W112	3'-2" X 10'-10"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"	W212	6'-0" X 6'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"				
W113	7'-6" X 10'-10"	FIXED	TOP = 11'-0"	W213	4'-4" X 8'-0"	FIXED	W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"				
W114	9'-5" X 2'-0"	FIXED	TOP = 11'-0"	W214	9'-0" X 8'-0"	FIXED	2 EQUAL PANELS W/ 1'-10" TRANSOM ABOVE - TOP = 11'-0"				



TOTAL SQ. FT. OF 2ND FLR ROOMS & SPACES

1	HIS WIC	147 SQ. FT.
2	PRIMARY BATH-ROOM	210 SQ. FT.
3	PRIMARY BEDROOM HALLWAY	43 SQ. FT.
4	PRIMARY BEDROOM	291 SQ. FT.
5	STAIR HALLWAY	94 SQ. FT.
6	CLOSET	14 SQ. FT.
7	HER WIC	127 SQ. FT.
8	LAUNDRY	90 SQ. FT.
9	BALCONY 2	112 SQ. FT.
10	ELEVATOR HALLWAY	88 SQ. FT.
11	BALCONY 1	107 SQ. FT.
12	VIP BEDROOM	235 SQ. FT.
13	VIP BATH-ROOM	65 SQ. FT.
14	DEN	506 SQ. FT.
15	DEN CLOSET	21 SQ. FT.
16	MECH CLOSET	15 SQ. FT.
17	DEN BATH	53 SQ. FT.
18	MAIN BALCONY COV'D	258 SQ. FT.
18	MAIN BALCONY UNCOV'D	857 SQ. FT.

TOTAL SQ. FT. OF 2ND FLR ROOMS & SPACES LEGEND



2ND FLOOR PLAN

3/16" = 1'-0"

Project Number: 25034

HOIT RESIDENCE

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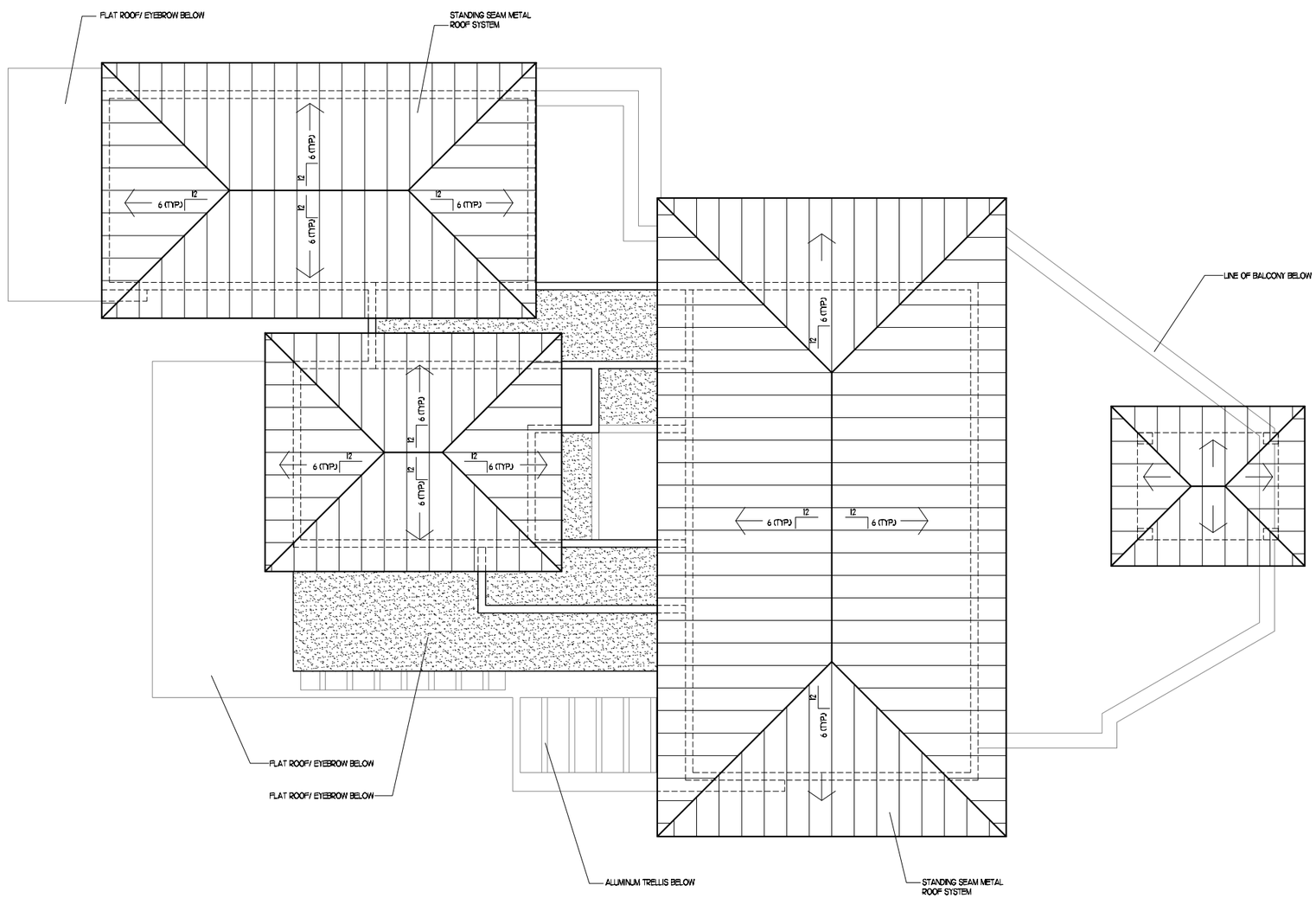
A3

ROOF AREA CALC.	
TOTAL ROOF AREA:	3189 SQ. FT.
TOTAL FLAT ROOF AREA:	1150 SQ. FT.
TOTAL	4339 SQ. FT.



ROOF PLAN

3/16" = 1'-0"

Project Number:
25034

HOIT RESIDENCE

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A4

FRONT WINDOW/DOOR AREA CALCULATION

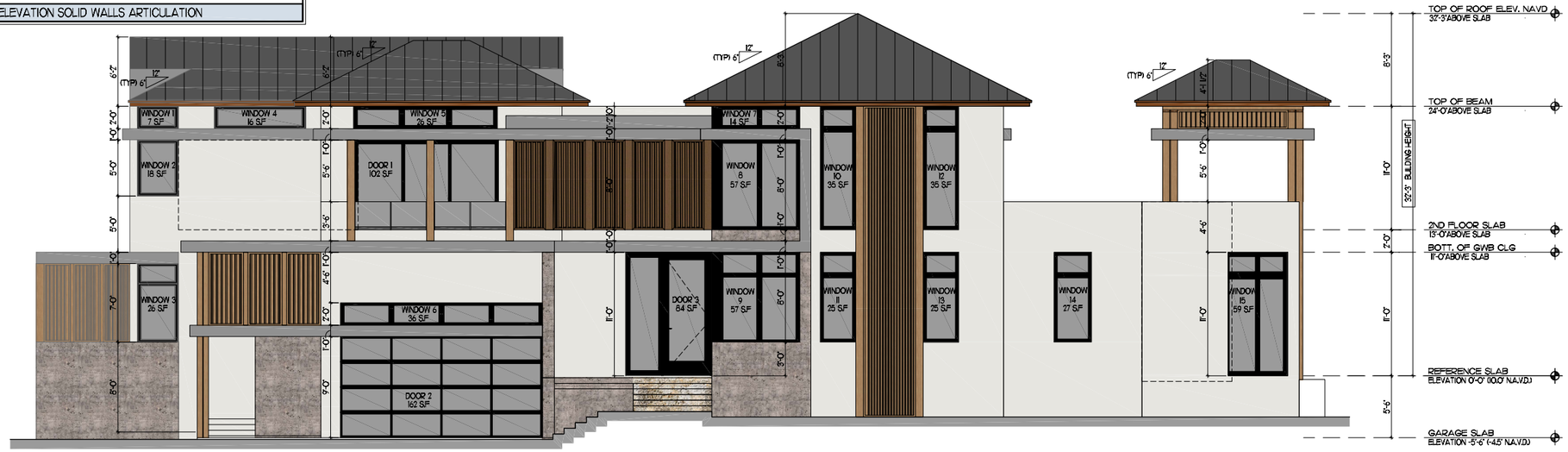
WINDOW 1	7 SQ. FT.
WINDOW 2	18 SQ. FT.
WINDOW 3	26 SQ. FT.
WINDOW 4	16 SQ. FT.
WINDOW 5	26 SQ. FT.
WINDOW 6	36 SQ. FT.
WINDOW 7	14 SQ. FT.
WINDOW 8	57 SQ. FT.
WINDOW 9	57 SQ. FT.
WINDOW 10	35 SQ. FT.
WINDOW 11	25 SQ. FT.
WINDOW 12	35 SQ. FT.
WINDOW 13	25 SQ. FT.
WINDOW 14	27 SQ. FT.
WINDOW 15	59 SQ. FT.
DOOR 1	102 SQ. FT.
DOOR 2	162 SQ. FT.
DOOR 3	84 SQ. FT.
TOTAL FRONT WINDOW/DOOR AREA	813 SQ. FT.
TOTAL FRONT WALL ELEV. AREA	3642 SQ. FT.
TOTAL PERCENTAGE (%) WINDOW/DOOR COVERAGE	22.3

FRONT ELEVATION WINDOW/DOOR COVERAGE

FRONT WALL OVERALL ELEVATION AREA____ 3,642 S.F.
FRONT ELEVATION WINDOW/DOOR AREA____ 813 S.F.

WINDOW/DOOR COVERAGE = 813/3,642 = 22.3%

FRONT ELEVATION SOLID WALLS ARTICULATION



FRONT ELEVATION

3/16" = 1'-0"

REAR WINDOW/DOOR AREA CALCULATION

WINDOW 1	29 SQ. FT.
WINDOW 2	117 SQ. FT.
WINDOW 3	18 SQ. FT.
WINDOW 4	73 SQ. FT.
WINDOW 5	92 SQ. FT.
WINDOW 6	36 SQ. FT.
WINDOW 7	45 SQ. FT.
WINDOW 8	45 SQ. FT.
DOOR 1	68 SQ. FT.
DOOR 2	33 SQ. FT.
DOOR 3	161 SQ. FT.
DOOR 4	84 SQ. FT.
DOOR 5	27 SQ. FT.
TOTAL FRONT WINDOW/DOOR AREA	830 SQ. FT.
TOTAL FRONT WALL ELEV. AREA	3270 SQ. FT.
TOTAL PERCENTAGE (%) WINDOW/DOOR COVERAGE	25.4

REAR ELEVATION WINDOW/DOOR COVERAGE

FRONT WALL OVERALL ELEVATION AREA____ 3,270 S.F.
FRONT ELEVATION WINDOW/DOOR AREA____ 830 S.F.

WINDOW/DOOR COVERAGE = 830/3,270 = 25.4%

1

REAR ELEVATION SOLID WALLS ARTICULATION

REAR ELEVATION

3/16" = 1'-0"

Project Number:
25034

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93 ISLAND DRIVE SOUTH
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RIGHT SIDE WINDOW/DOOR AREA CALCULATION

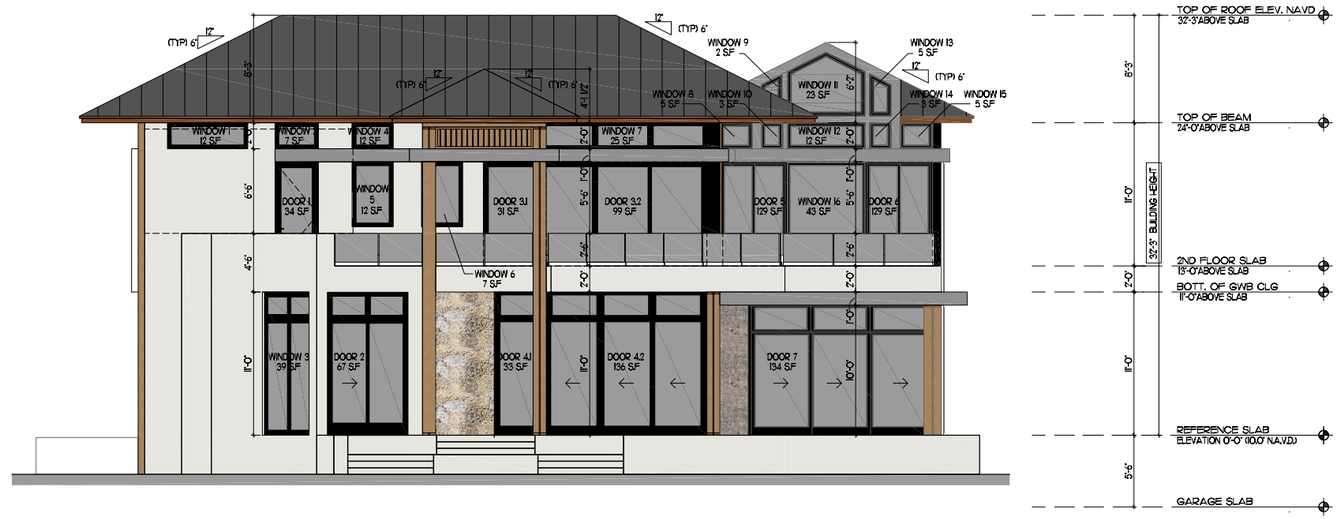
WINDOW 1	12 SQ. FT.
WINDOW 2	7 SQ. FT.
WINDOW 3	39 SQ. FT.
WINDOW 4	6 SQ. FT.
WINDOW 5	16 SQ. FT.
WINDOW 6	10 SQ. FT.
WINDOW 7	25 SQ. FT.
WINDOW 8	5 SQ. FT.
WINDOW 9	2 SQ. FT.
WINDOW 10	3 SQ. FT.
WINDOW 11	24 SQ. FT.
WINDOW 12	12 SQ. FT.
WINDOW 13	5 SQ. FT.
WINDOW 14	3 SQ. FT.
WINDOW 15	5 SQ. FT.
WINDOW 16	48 SQ. FT.
DOOR 1	18 SQ. FT.
DOOR 2	68 SQ. FT.
DOOR 3.1	31 SQ. FT.
DOOR 3.2	99 SQ. FT.
DOOR 4.1	33 SQ. FT.
DOOR 4.2	136 SQ. FT.
DOOR 5	41 SQ. FT.
DOOR 6	40 SQ. FT.
DOOR 7	135 SQ. FT.
TOTAL FRONT WINDOW/DOOR AREA	822 SQ. FT.
TOTAL FRONT WALL ELEV. AREA	2090 SQ. FT.
TOTAL PERCENTAGE (%) WINDOW/DOOR COVERAGE	39.3

RIGHT SIDE ELEVATION WINDOW/DOOR COVERAGE

RIGHT SIDE WALL OVERALL ELEVATION AREA=___ 2,090 S.F.
RIGHT SIDE ELEVATION WINDOW/DOOR AREA=___ 822 S.F.

WINDOW/DOOR COVERAGE = 822/2,090 = 39.3%

RIGHT SIDE ELEVATION SOLID WALLS ARTICULATION



RIGHT SIDE ELEVATION

3/16" = 1'-0"

LEFT SIDE WINDOW/DOOR AREA CALCULATION

WINDOW 1	5 SQ. FT.
WINDOW 2	25 SQ. FT.
WINDOW 3	5 SQ. FT.
WINDOW 4	12 SQ. FT.
WINDOW 5	36 SQ. FT.
WINDOW 6	36 SQ. FT.
WINDOW 7	7 SQ. FT.
WINDOW 8	29 SQ. FT.
WINDOW 9	7 SQ. FT.
WINDOW 10	29 SQ. FT.
WINDOW 11	17 SQ. FT.
WINDOW 12	7 SQ. FT.
WINDOW 13	29 SQ. FT.
WINDOW 14	29 SQ. FT.
WINDOW 15	34 SQ. FT.
WINDOW 16	3 SQ. FT.
WINDOW 17	3 SQ. FT.
DOOR 1	26 SQ. FT.
TOTAL FRONT WINDOW/DOOR AREA	341 SQ. FT.
TOTAL FRONT WALL ELEV. AREA	2262 SQ. FT.
TOTAL PERCENTAGE (%) WINDOW/DOOR COVERAGE	15.1

LEFT SIDE ELEVATION WINDOW/DOOR COVERAGE

LEFT SIDE WALL OVERALL ELEVATION AREA=___ 2,262 S.F.
LEFT SIDE ELEVATION WINDOW/DOOR AREA=___ 341 S.F.

WINDOW/DOOR COVERAGE = 341/2262 = 15.1%

LEFT SIDE ELEVATION SOLID WALLS ARTICULATION

LEFT SIDE ELEVATION

3/16" = 1'-0"

Project Number: 25034

HOIT RESIDENCE

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TRAVERTINO
LIGHT CROSS
MIRAGE

LIGHT NATIONAL WALNUT
LONGBOARD

SLATE GRAY
ENGLERT

WHITE DOVE
BENJAMIN MOORE

BLONDE OAK
LONGBOARD

KENDLA CHARCHOAL
BENJAMIN MOORE

LEMMY LY09 KING
MIRAGE

AFFINITI architects

93 ISLAND DR. S.
OCEAN RIDGE

ARCHITECTURE
PRESENTATION

93 ISLAND DR. S.

SOUTH

NORTH

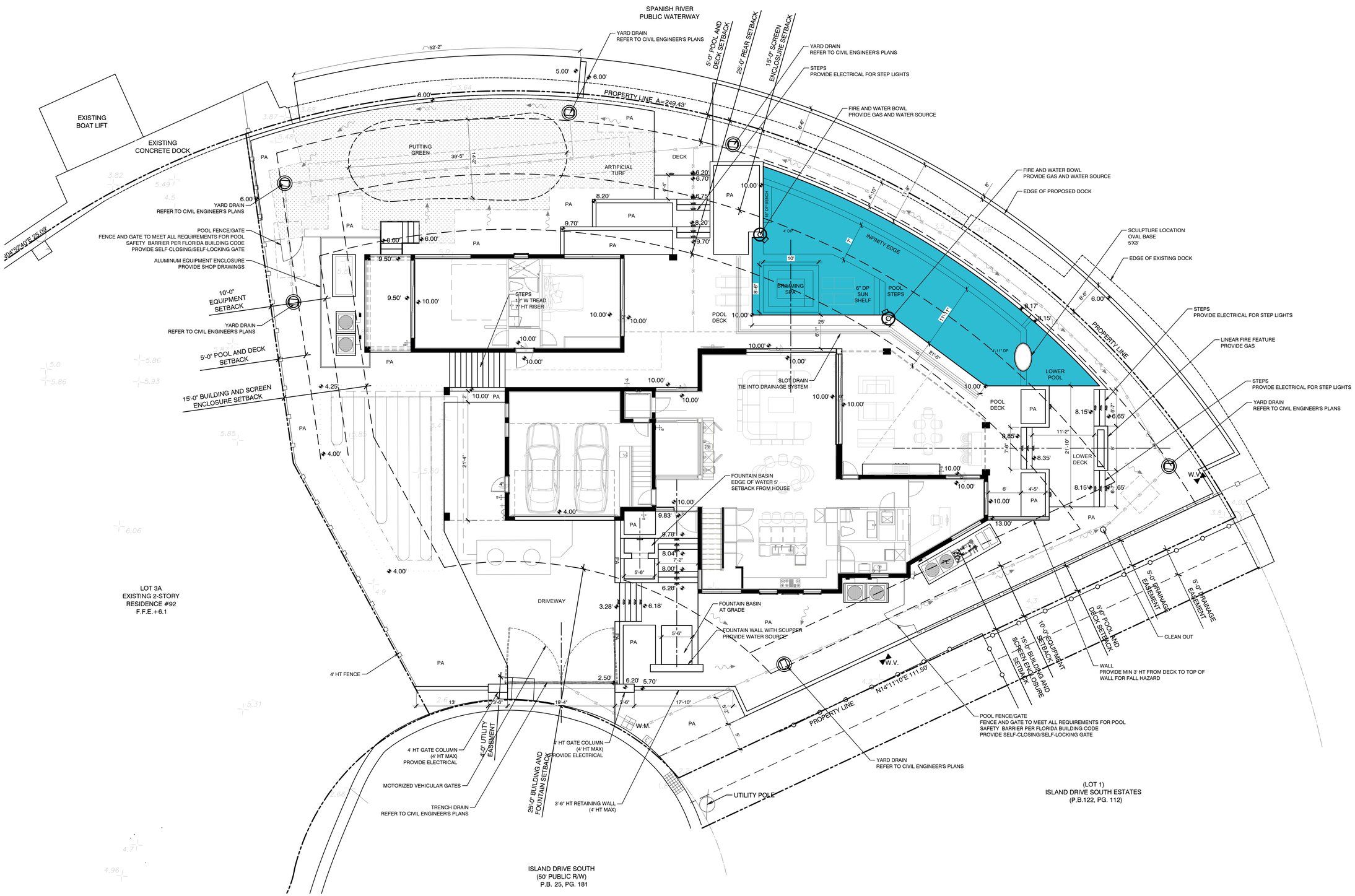
EAST

WEST

+-34'
92 ISLAND DR. S.
HEIGHT APROX. 34'

+-32'
94 ISLAND DR. S.
HEIGHT APROX. 32'

95 ISLAND DR. S.
HEIGHT APROX. 27'



CALL SUNSHINE NO-CUTS 48 HOURS BEFORE YOU DIG. 1-800-432-4770.

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0 4 8 16 24
1/8" = 1'-0"

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1. ISSUED 05/09/25
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HOIT RESIDENCE

92 ISLAND DR S
BOYNTON BEACH, FL 33435
OCEAN RIDGE, ISLAND DRIVE SOUTH ESTATES,
RSF—SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

PLA™ DESIGN STUDIO
902 CLINT MOORE ROAD, SUITE 210, BOCA RATON, FL 33487
STUDIO@PLADESIGNSTUDIO.COM | OFFICE: 561-316-5256

Stephanie Portus
Digitally signed by Stephanie Portus
Date: 2025.06.09 14:35:08 -04'00'

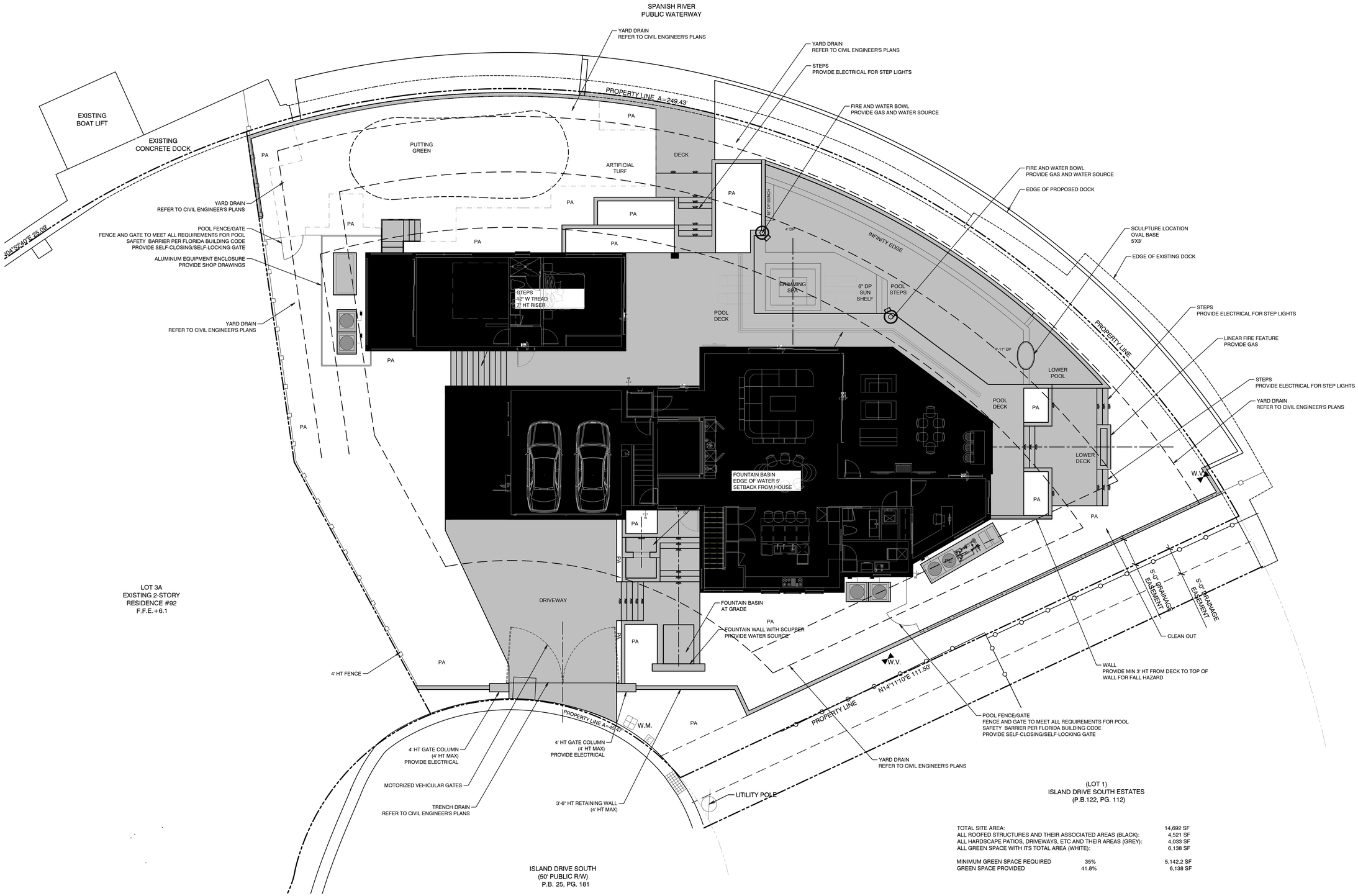
Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273

project number 25-047
drawn by SP/LD

sheet name
HARDSCAPE PLAN

ISSUED 06/05/25

sheet number
H-1



TOTAL SITE AREA:		14,692 SF
ALL ROOFED STRUCTURES AND THEIR ASSOCIATED AREAS (BLACK):		4,521 SF
ALL HARDSCAPE PATIOS, DRIVEWAYS, ETC AND THEIR AREAS (GREY):		4,033 SF
ALL GREEN SPACE WITH ITS TOTAL AREA (WHITE):		6,138 SF
MINIMUM GREEN SPACE REQUIRED	35%	5,142.2 SF
GREEN SPACE PROVIDED	41.8%	6,138 SF

0 4 8 16 24
1/8" = 1'-0"

CALL SUNSHINE NO-CUTS 48 HOURS BEFORE YOU DIG. 1-800-432-4770.

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HOIT RESIDENCE

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BOYNTON BEACH, FL 33435
OCEAN RIDGE, ISLAND DRIVE SOUTH ESTATES,
RSF—SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

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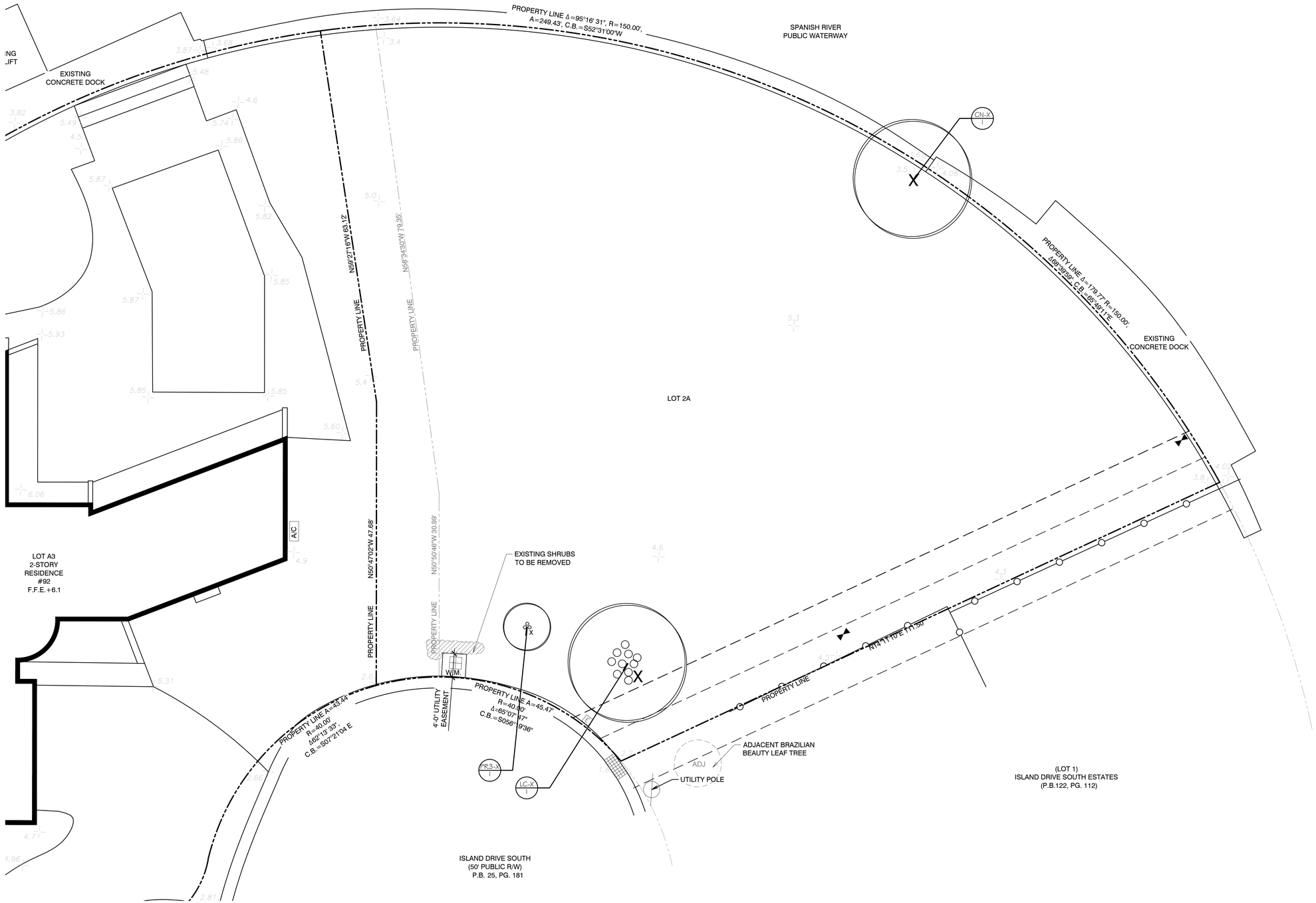
Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273

project number 25-047
drawn by SP/LD

sheet name
GREENSPACE MAP

ISSUED 06/05/25

sheet number
GSM



PLANT SCHEDULE LANDSCAPE DISPOSITION

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	REMARKS
TREES				
CN-X	1	Cocos nucifera / Coconut Palm	NON-NATIVE	REMOVE
LC-X	1	Livistona chinensis / Chinese Fan Palm	FLORIDA FRIENDLY	REMOVE
PR3-X	1	Phoenix roebelenii / Pygmy Date Palm Multi-Trunk	FLORIDA FRIENDLY	REMOVE

0 4 8 16 24
1/8" = 1'-0"

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HOIT RESIDENCE

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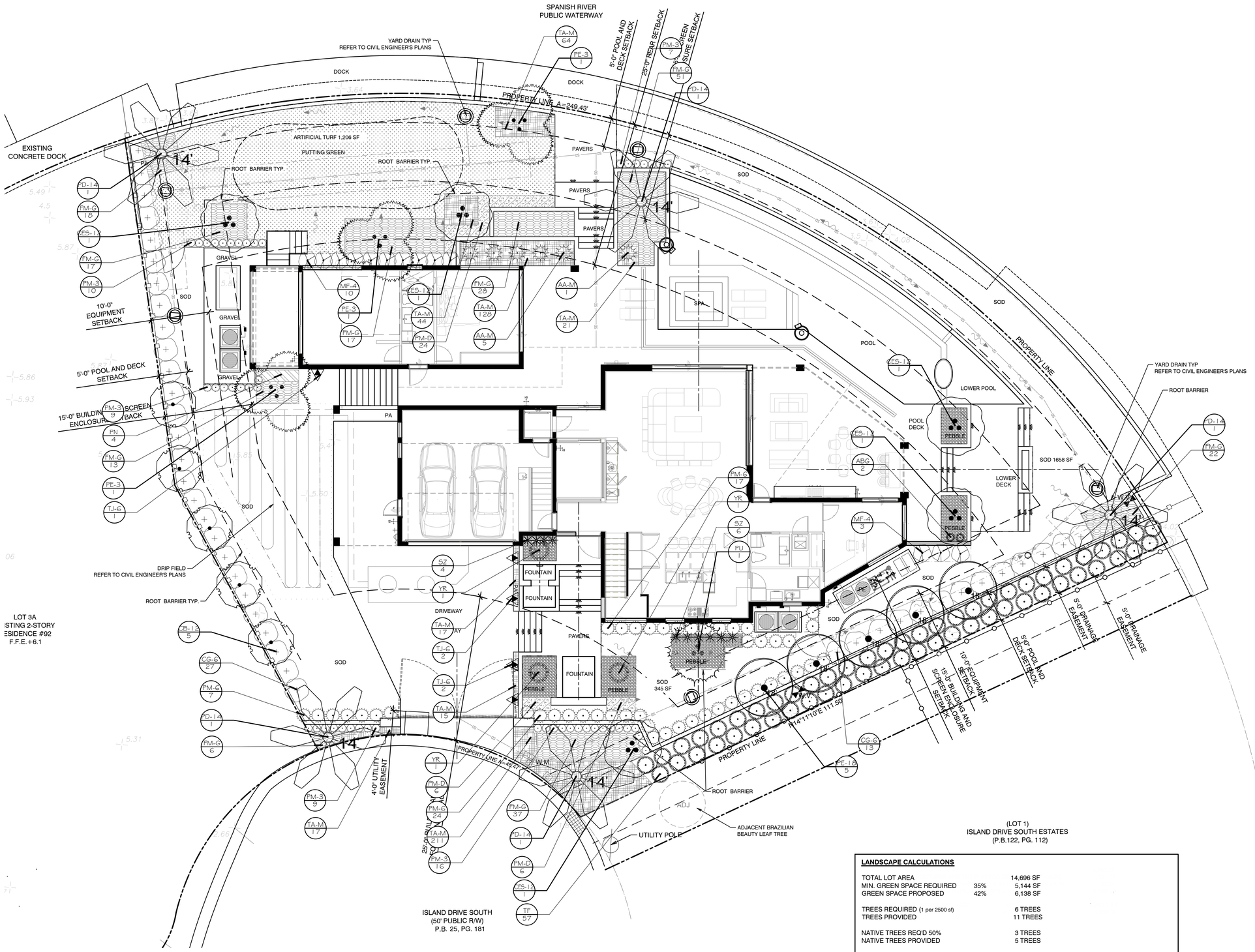
Beth Dawson FL Reg LA 6667273

project number 25-047
drawn by JM/AR/SP

sheet name
LANDSCAPE DISPOSITION PLAN

ISSUED
06/05/25

sheet number
L-1



LANDSCAPE CALCULATIONS

TOTAL LOT AREA		14,696 SF
MIN. GREEN SPACE REQUIRED	35%	5,144 SF
GREEN SPACE PROPOSED	42%	6,138 SF
TREES REQUIRED (1 per 2500 sf)		6 TREES
TREES PROVIDED		11 TREES
NATIVE TREES REQ'D 50%		3 TREES
NATIVE TREES PROVIDED		5 TREES
SHRUBS REQUIRED (6 per 2500 sf)		36 SHRUBS
SHRUBS PROVIDED		234 SHRUBS
NATIVE SHRUBS REQ'D 50%		18 SHRUBS
NATIVE SHRUBS PROVIDED		70 SHRUBS
ARTIFICIAL TURF MAX ALLOWED		25% OF SIDE AND REAR (25% OF 4,863 SF=1,215 SF)
ARTIFICIAL TURF PROVIDED		24.7% OF TOTAL LOT COVERAGE 1,206 SF

PLEASE NOTE:

- ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
- MULCH SHALL BE APPLIED TO A MINIMUM DEPT OF THREE (3) INCHES IN ALL PLANTING BEDS
- ALL PROHIBITED PLANT SPECIES SHALL BE ERADICATED FROM THE SITE
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM, AUTOMATICALLY OPERATED, TO PROVIDE COMPLETE COVERAGE TO ALL PLANT MATERIALS AND GRASS

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1/8" = 1'-0"

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Beth Dawson FL Reg LA 6667273

project number 25-047
drawn by JM/AR/SP

sheet name
LANDSCAPE PLAN

ISSUED
06/05/25

sheet number
L-2

PLANT SCHEDULE PROPOSED

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	SPREAD	CALIPER	REMARKS
TREES								
CB-12	5	Calophyllum brasiliense / Brazilian Beautyleaf	NON-NATIVE	25G/21"	12` HT	3`-4` SPD	2.5" CAL	FLORIDA FANCY. SINGLE LEADER. FULL DENSE, SYMMETRICAL CANOPY. 4` CT. MATCHING.
CES-12	5	Conocarpus erectus `Sericeus` / Silver Buttonwood Multi	NATIVE	FIELD GROWN	12` HT	8`-10` SPD	MULTI-TRUNK	GRADE #1. MULTI. DENSE SYMMETRICAL CANOPY. NO VOIDS. TRIM LOWER BRANCHES TO 4' CT.
PU	1	Pandanus utilis / Screw Pine	NON-NATIVE	COLLECTED	16`-18` HT	10`-12` SPD	-	COLLECTED SPECIMEN- MULTI-TRUNK WITH CHARACTER, SUBMIT PHOTO TO LA FOR APPROVAL
PALM TREES								
PD-14	5	Phoenix dactylifera `Medjool` / Medjool Date Palm	FLORIDA FRIENDLY	B&B	14` CT	16` SPD	HEAVY	FLORIDA FANCY. STRAIGHT, UNSCARRED TRUNK. FULL HEAD. HEAVY CALIPER. MATCHING.
PE-18	5	Ptychosperma elegans / Alexander Palm	FLORIDA FRIENDLY	B&B	18` HT	10` SPD	N/A	SINGLE. FULL HEAD, STRAIGHT, UNSCARRED TRUNK. MATCHING
PE-3	3	Ptychosperma elegans / Alexander Palm-TRIPLE	NON-NATIVE	B&B	16`-18` HT	12` SPD		TRIPLE. FULL HEADS, UPRIGHT-MINIMAL BOWING, UNSCARRED TRUNK. MATCHING

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	WIDTH	REMARKS
SHRUBS							
AA-M	6	Agave angustifolia var. marginata / Variegated Caribbean Agave	FLORIDA FRIENDLY	7G/14"	2` HT	2` W	1 LARGE PPP. INTACT LEAVES. GOOD COLOR. EVEN SPREAD.
ABG	2	Agave x `Blue Glow` / Blue Glow Agave	FLORIDA FRIENDLY	1G/6"	6" HT	6" W	SUN GROWN, FULL POT, INTACT LEAVES, GOOD COLOR
CG-6	40	Clusia guttifera / Small-Leaf Clusia	FLORIDA FRIENDLY	25G/21"	6` HT	4` W	FULL TO BASE. LOW BRANCHING. DENSE INTACT FOLIAGE. NO VOIDS.
MF-4	13	Myrcianthes fragrans / Simpson Stopper	NATIVE	15G/17"	4` HT	30" W	UPRIGHT, FULL TO BASE, LOW BRANCHING, DENSE INTACT FOLIAGE, NO VOIDS
PM-6	48	Podocarpus macrophyllus `Maki` / Shrubby Yew	FLORIDA FRIENDLY	25G/21"	6`-7` HT	30" W	FULL, DENSE FOLIAGE TO BASE. SHEAR TO 6` HT.
PM-3	51	Podocarpus macrophyllus `Maki` / Shrubby Yew	FLORIDA FRIENDLY	7G/14"	3`-4` HT	18" W	FULL, DENSE FOLIAGE TO BASE. SHEAR TO 3` HT.
SZ	10	Sansevieria zeylanica / Mother-in-law Tongue	NON-NATIVE	7G/14"	3` HT	18" W	PARTIALLY SHADE GROWN. FULL DENSE POT. INTACT LEAVES.
TJ-6	5	Trachelospermum jasminoides `Star` / Confederate Jasmine	FLORIDA FRIENDLY	15G/17"	6` HT	24" W	FULL DENSE FOLIAGE. LOW BRANCHED. GOOD COLOR. TRAIN TO WALL IN NATURAL/ORGANIC PATTERN
TF	57	Tripsacum floridanum / Dwarf Fakahatchee Grass	NATIVE	3G/10"	24" HT	18" W	FULL DENSE POT. GOOD COLOR.
YR	3	Yucca rostrata / Giant Yucca	FLORIDA FRIENDLY	10G/17"	2`-3` HT	2`-3` W	FULL SYMMETRICAL HEAD, MATCHING

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	WIDTH	SPACING	REMARKS
SHRUB AREAS								
FM-G	209	Ficus microcarpa `Green Island` / Green Island Ficus	NON-NATIVE	3G/10"	16" HT	14" W	18" o.c.	FULL DENSE FOLIAGE TO BASE.
PM-D	36	Podocarpus macrophyllus `Dwarf Pringles` / Dwarf Podocarpus	FLORIDA FRIENDLY	3G/10"	16" HT	16" W	18" o.c.	FULL DENSE FOLIAGE TO BASE.
PN	4	Psychotria nervosa / Wild Coffee	NATIVE	3G/10"	24" HT	24" W	24" o.c.	FULL DENSE FOLIAGE TO BASE.
TA-M	517	Trachelospermum asiaticum `Minima` / Minima Jasmine	FLORIDA FRIENDLY	1G/6"	6"-8" HT	8" W	10" o.c.	FULL POT. DENSE FOLIAGE.

MISC	BOTANICAL NAME / COMMON NAME	QTY	REMARKS
BIO	Bio Barrier-'Typar' or equal	Verify LF in field	PROVIDE BIO BARRIER ROOT CONTROL AT ROOTBALLS AS REQUIRED BY UTILITIES
GRAVEL	Selected by client	Verify quantity in field	PROVIDE MIN. 2" THICK APPLICATION PROVIDE OPTIONAL BLACK ALUMINUM EDGING ALONG LANDSCAPE BEDS-PERMALOC 'CLEAN LINE' OR EQUAL
MULCH	Grade B+ Cypress Mulch	Verify quantity in field	MINIMUM 3" DEPTH
SOD	'Empire' Zoysia	Verify SF in field	MINIMUM 16"X24" PIECES, GRADED #1 OR BETTER, SEE LANDSCAPE SPECIFICATIONS SHEET

NOTES

TREES OR PALMS PLANTED IN SOD SHALL HAVE MULCH RINGS TO PROTECT THEM FROM LAWN MAINTENANCE EQUIPMENT AND STRING TRIMMERS.

ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER, AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE FLORIDA, LATEST EDITION.

TO PROTECT AGAINST GANODERMA PALM FUNGUS, ALWAYS REMOVE ALL PALM STUMPS FROM PROPERTY.

PLA DESIGN STUDIO TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION.

ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED.

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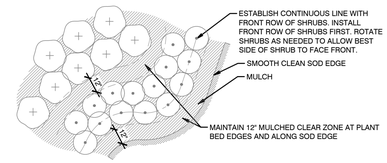
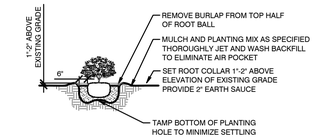
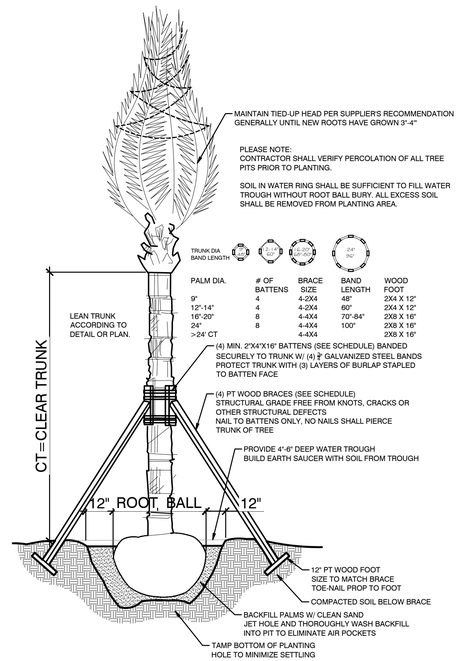


SHRUB/ GROUND COVER LAYOUT



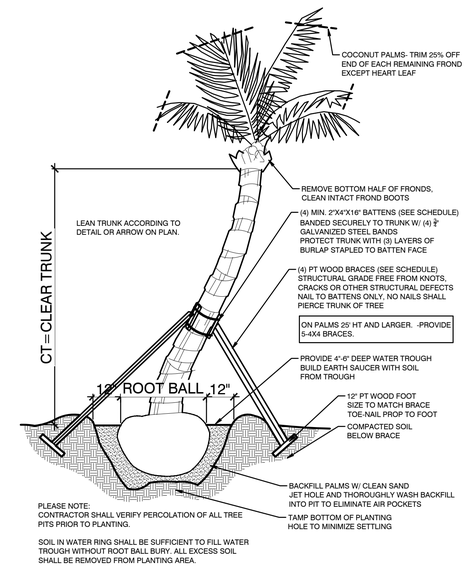
PLEASE NOTE:
COMPLETELY REMOVE ALL SYNTHETIC MATERIALS

SHRUB/ GROUND COVER DETAIL



PALM DIA.	# OF BATTENS	BRACE SIZE	BAND LENGTH	WOOD FOOT
9"	4	4-2X4	48"	2X4 X 12"
12"-14"	4	4-2X4	60"	2X4 X 12"
16"-20"	8	4-4X4	70"-84"	2X8 X 16"
24"	8	4-4X4	100"	2X8 X 16"
>24' CT		4-4X4		2X8 X 16'

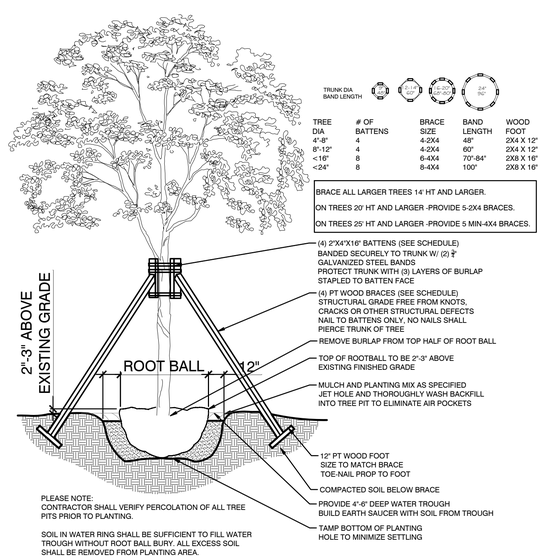
PALM PLANTING / BRACING DETAIL



PLEASE NOTE:
CONTRACTOR SHALL VERIFY PERCOLATION OF ALL TREE PITS PRIOR TO PLANTING.

SOIL IN WATER RING SHALL BE SUFFICIENT TO FILL WATER TROUGH WITHOUT ROOT BALL BURY. ALL EXCESS SOIL SHALL BE REMOVED FROM PLANTING AREA.

CURVED PALM PLANTING DETAIL



TREE DIA	# OF BATTENS	BRACE SIZE	BAND LENGTH	WOOD FOOT
4"-8"	4	4-2X4	48"	2X4 X 12"
8"-12"	4	4-2X4	60"	2X4 X 12"
<16"	8	6-4X4	70"-84"	2X8 X 16"
<24"	8	8-4X4	100"	2X8 X 16"

BRACE ALL LARGER TREES 14' HT AND LARGER.

ON TREES 20' HT AND LARGER -PROVIDE 5-2X4 BRACES.

ON TREES 25' HT AND LARGER -PROVIDE 5 MIN-4X4 BRACES.

PLEASE NOTE:
CONTRACTOR SHALL VERIFY PERCOLATION OF ALL TREE PITS PRIOR TO PLANTING.

SOIL IN WATER RING SHALL BE SUFFICIENT TO FILL WATER TROUGH WITHOUT ROOT BALL BURY. ALL EXCESS SOIL SHALL BE REMOVED FROM PLANTING AREA.

TREE PLANTING BRACING DETAIL

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Beth Dawson FL Reg LA 6667273

project number 25-047
drawn by JM/AR/SP

sheet name
LANDSCAPE SCHEDULE AND DETAILS

ISSUED 06/05/25

sheet number
L-3

1.0 GENERAL

1.1 DESCRIPTION OF WORK:
A. Extent of landscape development work is shown on the Drawings and in the related Schedules.
B. The work consists of furnishing all plants, materials, equipment, necessary specialties and labor required for the installation of plant and other materials as shown on the Drawings and/or in the Specifications.
C. Excavation, filling and grading required to establish elevations shown on the Drawings are not specified in this Section. Refer to earthwork Section.

1.2 REFERENCE PUBLICATIONS:
The following standards form a part of the Specifications:
A. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent edition.
B. American Joint Committee on Horticultural Nomenclature "Standardized Plant Names Dictionary"
C. The American Standard for Nursery Stock" (2004 edition).
D. American National Standards Institute-ANSI - ANSI A300 and ANSI Z60.1-most recent edition.
E. Florida Friendly Best Management Practices for Protection of Water Resources by Green Industries, Florida Dept of Environmental Protection, Rev Dec 2008
F. IFAS -Institute of Food and Agricultural Sciences, University of Florida. http://hort.ufl.edu/woody/index.html

1.3 INSTALLER - CONTRACTOR QUALIFICATIONS:
A. The 'Contractor' shall be State licensed and regularly engaged in the installation of living plant material. Labor crews shall be controlled and directed by a landscape foreman professionally trained and well versed in landscape installation, plant materials, reading blueprints and coordination between the job and nursery and shall be able to communicate with the Owner and the Landscape Architect.
B. The Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workmen's Compensation Insurance.

1.4 SUBMITTALS: Refer to schedule of submittals.

1.5 COORDINATION:
A. Coordinate and cooperate with other trades and contractors to enable the work to proceed as rapidly and efficiently as possible.
B. Irrigation work shall normally precede plant installation Install trees, large B&B material, shrubs and ground cover plants before lawns are installed.
C. Commencement of Work; Landscape Contractor shall notify Landscape Architect at least 7 days in advance of scheduled commencement of work. Landscape Contractor shall review plans and/or field layouts with Landscape Architect at least 2 days prior to installation or on the site as needed

1.6 INSPECTION OF SITE: Prior to the award of the contract, the Contractor shall acquaint himself with all site conditions. Should utilities or other improvements not shown on the Drawings be found during excavations, Contractor shall promptly notify the Landscape Architect or Owner for instructions as to further action. Failure to do so will make Contractor liable for any and all damage arising from his operations subsequent to discovery of such utilities not shown on Drawings.

1.7 PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:
A. The Contractor shall provide, install and maintain the of necessary precautions to protect all persons and property, including the general public from harm or injury due to the work.
B. The Contractor shall take precautions to protect existing site conditions. Should damage be incurred, the Contractor shall repair the damage to return the object or area to its original condition at no additional charge.
C. Utility Locates - Regardless of utilities that may or may not be shown on the drawings, the Contractor shall be responsible to have utilities located in the area of work before the work commences. The Contractor shall also verify and comply with any requirements or clearances to plant materials that may be required of any Utility company.

1.8 CHANGES IN THE WORK: The Owner reserves the right to substitute, add or delete any material or work as the work progresses. Adjustment to the Contract Sum shall be approved by the Owner by a written Change Order, prior to execution. The Owner shall be given (2) week notice for the opportunity to review and approve all plant materials delivered to the job site prior to installation.When unit prices have been established, they shall prevail for all Contract Additions. For Contract Reductions, the Owner shall receive full credit, based on unit pricing, if changes are implemented prior to delivery of plant materials. If Owner changes are made prior to installation, Owner shall receive a credit for labor to install plants, less costs associated with purchase and delivery. The Landscape Architect assumes no financial or material responsibility for any changes made by, or on behalf of the the Owner.

1.9 OWNERS OBSERVATION:
A. The Landscape Architect or Owner assumes no responsibility for the Contractor's means and methods in the execution of this contract beyond the observation to ensure, to the Owner's satisfaction, that the Design Intent of the Drawings and Specifications are being properly interpreted. This observation and checking will not relieve the Contractor of any responsibility for the performance of his work in accordance with the Drawings and the Specifications (including proper planting practices or other material or performance deficiencies).
B. The Landscape Architect and Owner reserve the right to reject any portion of the work, material or workmanship which does not conform to the Contract Documents and Standard set forth herein.. Rejected work shall be removed and/or corrected by the Contractor, at his own expense, at the earliest possible time and prior to final payment.

1.10 PROJECT CONDITIONS:
A. Familiarization with Overall Project Requirements: The Contractor shall review and become familiar with the Design and Overall intent of the proposed Work related to the Contractor's Work including but not limited to: Civil engineering and Drainage Plans, Architectural layouts, project/ area access, contractor equipment access, existing and proposed utility locations, Irrigation Plans, Outdoor Lighting Plans, Paving Plans, Project Sequence and Timing plans, Town/HOA/ neighborhood requirements, etc.
B. Obstructions: The Contractor shall exercise care in digging and other work so as not to damage existing work, including underground pipes, sprinklers, control cables and hydrants of watering systems. Should such overhead or underground obstruction be encountered which interferes with planting, the Landscape Architect shall be consulted for consideration for alternate locations of plants to clear such obstructions. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
C. After notice to proceed, the Contractor shall complete landscape work in a timely manner, as portions of site become available. Actual planting shall be performed only when weather and soil conditions are suitable in accordance with locally accepted practice.
D. Contractor shall coordinate landscape and planting work with other trades, such as, the irrigation (sprinkler) installer, electrician, lighting installer, paving installer, and sod installer; Landscape installer shall coordinate to ensure that no plantings will interfere with the proper functioning of the sprinkler system. The Contractor shall point out to the Irrigation installer situations where minor adjustment or relocation or addition of sprinkler heads may be most beneficial for the planting as a whole. The Location of specimen plant materials, trees, palms and large shrubs shall prevail over irrigation head placement.

1.11 ACCEPTANCE:
A. At the discretion of the Owner, early acceptance of the work may be obtained for progress payment of approved phases; or when the time between commencement of the work and substantial completion exceeds 90 days (at no fault of the contractor). Early acceptance shall be contingent upon a satisfactory inspection of the completed landscape work by the Landscape Architect and/or the Owner.
B. Substantial Completion of the Work is the point in construction when the Work is sufficiently complete; in accordance with the Contract Documents; all related clean-up has been performed; and the Landscape Architect's provide an opinion that the Owner can utilize the work as intended.
C. Final Completion is the completion of all work included in the Contract Documents except the Contractors responsibility to correct the work to the satisfaction of the Owner and the Landscape Architect. The Warranty Period and Maintenance period shall commence upon Final Acceptance.

1.12 WARRANTY PERIOD and CORRECTION OF THE WORK:
A. For a period of twelve months from the date of acceptance, all new plant materials except grass shall be alive and healthy, upright and in satisfactory growth for each specific kind of plant. There shall be no signs of nutrient deficiency, disease or insect infestations.
B. Plants which are rejected shall be replaced or corrected within two weeks of rejection. Replacement material shall be the same species, size and quality as called for in the Contract. A new correction of the work period of twelve (12) months shall begin upon replacement and acceptance by the Landscape Architect of all replacement plants, this includes plants which are discovered at any time to have been planted at an improper depth.
C. The installer shall repair damage to other plants or lawns that occurs during the plant replacement process at no cost to the Owner.
D. D. Plants which have been approved and subsequently die or are damaged by washout, wind storm, traffic, vandalism, or demonstrable failure of the Owner to maintain after Substantial Completion of the Work is not covered in this correction of the work provision

2.0 PRODUCTS

2.1 MATERIALS LIST:
A. Plant species and size shall conform with the Plant List and information noted on the Drawings.
B. The quantities given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off from the Drawings. Information on the drawings control.

2.2 PLANT MATERIALS:
A. All plant material shall be nursery grown unless otherwise noted. Plants shall be graded Florida No. 1 or better and shall be sized as outlined under Grades & Standards for Nursery Plants, State Plant Board of Florida. Coconut Palms shall be grown from certified seed.
B. Collected material when specified or approved shall be in good health, free from disease, insect or weed infestation. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.
C. Plants materials must equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Those plants specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.
D. Height of plant materials shall be measured from the top of the ball to the top of the plant with branches (or fronds) in normal position. Their width shall be measured across the normal spread of the branches (or fronds). In cluster type palms the main trunk shall meet the height requirement and all other trunks shall be 3/4 or more of the required height unless otherwise noted on the drawings. Where symmetry is required, match plants used as nearly as possible to the satisfaction of the Landscape Architect.
E. Plants that meet the height requirements, specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted.
F. Abbreviations on the Drawings are as follows:
B&B - field grown plant "balled and burlapped".
Cal - caliper(diameter measured 6" (152.4 mm) above soil line. For trunks larger than 4" (88.4 mm) diameter, the caliper measurement shall be determined at 12" above soil line.
CT - clear trunk measurement from top of ball to first branching.
CW - clear wood, in palms the distance from soil line to lowest living frond leaf base. **DBH** - caliper or diameter measured 4 feet (1.22 meters) above soil line
GW - Greywood, in palms, mature trunk from ground to base of the green crown shaft.
OA - overall height from top of ball to top of current season's growth or last open frond in normal position in palms.
Spd - spread or average distance across the average diameter of plant branching structure.
G. Root packaging and Containers: Plant materials in containers shall have a well established root system and shall not be root bound. All plant materials not in containers shall be balled and burlapped and dug with a firm natural ball of earth. Balls shall be firmly wrapped with burlap or similar biodegradable materials and bound with twine, cord or wire mesh. The minimum ball sizes will be in accordance with "Grades & Standards for Nursery Plants". No plant shall be accepted if the root ball has been broken, cracked or broken. All containers and root balls shall be kept moist at all times. All plants which cannot be planted immediately on delivery shall be kept moist and protected from drying winds and sun.
H. Container Grown Plants: Plants grown in containers will be accepted as "B&B", providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings, and shall not be governed by container sizes. Minimum root balls of container grown material shall be no more than 25% less proportionately than that stated in latest edition of Florida Grades & Standards for nursery plants. Plants shall have been grown in the container for a max. of 2 years prior to installation and shall exhibit a fully developed root system throughout when removed from container. There shall be no girdling or circling roots exceeding 50% of the pot circumference.
I. Substitution: Plant substitution by the Contractor will be considered by Landscape Architect only upon submission of proof that the plant is not obtainable in the type and size specified. Should the specified plant indeed not be available, the Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without owner approval.

2.3 PLANTING SOIL: Planting soil shall be free draining, sandy loam and shall contain a 5% minimum and a 15% maximum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. It shall have a pH between 6.0 and 7.0. Soil shall be delivered in a loose friable condition and applied in accordance with the planting specifications.

2.4 PEAT: Horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

2.5 WATER:
A. Clean Water for planting will be available at the site and shall be provided by the Owner unless special provision is determined in the Contract Documents.
B. Contractor shall determine the source and suitability of the Owner's water. In the event the water source is not suitable, the Owner shall be given written notice of such at least two weeks prior to the commencement of Work.

2.6 SOIL TESTING:
A. Landscape Contractor shall provide testing of existing soils on Site for all soil types, including imported soils, in the planting area. No less than 2 representative samples shall be submitted to and tested by an independent professional testing lab for analysis and fertility recommendations.
B. Soil Testing Lab - Call for info, testing services, fees and Import permit.
Micro-Macro International P 706-548-4557 F 706-548-4891 Web: www.mmilabs.com
183 Paradise Bvd, Suite 10B, Athens, Georgia, 30607

2.7 COMMERCIAL FERTILIZER and PLANTING AMENDMENTS:
A. Fertilizer and fertilization rates for the project shall be provided and applied based on the results of the soils test. Follow all Manufacturer's Label Rates and application recommendations.
B. Commercial fertilizer shall be slow-release organic formulation containing nitrogen, phosphorus and potassium; not to exceed an analysis of 6-6-6. Nitrogen shall be not less than 50% water insoluble., inorganic nitrogen and shall not be derived from the sodium form of nitrate. Iron shall be in the chelated form, not be less than 2% and magnesium shall not be less than 2%. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's ingredients and guaranteed analysis. Submit a copy of the Manufacturer's guaranteed analysis and proof of delivery to the Landscape Architect. Any fertilizer that becomes caked or otherwise damaged is unacceptable.
C. Microbial Additives: Mycorrhizal and microbial additives shall provided as specified in the Schedule of Soil amendments.Contractor shall submit a copy of the manufacturer's label/ product use instructions that include: all ingredients, guaranteed analysis and application rates. All supplements shall be supplied in fresh, unopened packaging prior to product expiration. Product that becomes caked or damaged is unacceptable and shall not be used.

2.8 MISCELLANEOUS LANDSCAPE MATERIALS:
A. Mulch: Shredded hardwood mulch -grade "A" -verify color. Mulch shall not contain chunks larger than 1 inch (25.4 mm) in diameter, branches, stones or other foreign material that will prevent its eventual decay.
Alternate Mulches: Pine Bark Nuggets - Jumbo size, Pine Straw
B. Gravel Mulch: Provide samples of all gravels to Landscape Architect for approval prior to ordering. Gravel shall be used only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard, durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 2" (44.2 mm) deep and shall be contained with gravel stops. It shall be a maximum of 1-1/2" (38.1 mm), a minimum of 3/4" (19 mm) and of a readily-available natural gravel color range.
C. Braces, Battens and Stakes-Provide braces, battens, stakes and deadman of sound new pressure-treated lumber, free of knot holes and other defects. Braces shall be pressure-treated 2x lumber (4x lumber where appropriate) and shall be secured to battens and stakes with a min of (2) -16D, dbl head galv. forming nails. Battens shall be 2x4 pressure treated lumber and padded with burlap. Battens shall be secured to tree trunks with 3/4" Stainless steel or galvanized banding. Stakes shall be pressure-treated 2x lumber and shall be driven to within 2" of the surrounding grade. All exposed ground-stakes shall be painted with a high-visibility, contrasting, fluorescent paint until substantial completion. Braces and stakes shall be repainted a dark walnut brown stain unless otherwise noted. Stakes and braces shall be placed within mulch beads and oriented away from walking areas.
D. Guys and Anchors: Provide one of the following: 1) wire guys shall be two- strand, twisted, pliable galvanized iron wire not lighter than 12 gauge. Provide new hose cut to required lengths to protect tree trunks from damage by wires. Hose shall be not less than 1/2" (12.7 mm) dia.: 2) Woven Polyethylene Webbing -shall be min 2" wide. Trunks and stems shall be wrapped at least twice and secured with adjustable knots. Stakes per Sec C. above.
E. Soil Mix for Annual or seasonal color beds: 2 parts top soil,1 part fine pine bark mulch (1/2" (12.7 mm) pieces),1 part coarse sand and 50 pounds (1.8662 kg) composted cow manure per cubic yard (.76455 cubic meters). Mix in Osmocote fertilizer and micro-organisms at label rates, see 2.7C.
F. Planter Soil Mixture:a loose,friable blend consisting of:5 parts coarse sand,2 parts peat humus or bagged topsoil and 3 parts pinebark;Mix in Osmocote fertilizer and microorganisms at label rates,see 2.7C.

3.0 EXECUTION

3.1 PREPARATION, SITE WORK AND COORDINATION:
A. Grading: Contractor shall inspect the site to verify that finish grades (accurate within 2" (51 mm), have been established in accordance with Civil Engineer's Drainage Plan and the Landscape Architect's shaping and grading Plan or other job requirements prior to beginning any planting operations. Coordinate with Landscape Architect and General Contractor for release of areas before planting operations begin.
B. Rough Grading and Shaping – Rough grading and bulk filling of site shall be the general responsibility of the General Contractor unless otherwise noted. Rough grade shall include placement and distribution of bulk fill material sufficient to generally be within -4" of final grade for landscape and within -2" of final grade for sod areas. Rough grades shall conform with the general intent of the drainage and grading plans. Rough grades may be field adjusted to allow for fill as generated by planting activities.
C. Finish Grading - Finish and final grading shall be reviewed, approved and released by Landscape Architect or authorized Project Manager. Landscape Contractor shall notify LA/ Project Manager, in writing, 3 days before planting work in a given area is expected to commence. Finish Grades are the responsibility of the Landscape Contractor -including box blading and leveling of open sod areas
Finish grades of all planting areas shall be at 2" below pavement, after planting unless otherwise noted. Finish grades shall include any top soil and soil amendments as specified. If at any time the sub-grades are determined to be inadequate for proper design, the Project Manager should be given notification in writing.
D. Top soils -The supply, placement and grading of Top soils shall be the responsibility of the Landscape Contractor unless other determined in the Construction Documents.
E. Irrigation-The Landscape Contractor shall closely coordinate with the Irrigation installer. Irrigation system shall be installed according to Irrigation Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Spray zones for sod and planted areas as described shall have 105% head to head coverage, matched precipitation rates and uniform water distribution with equipment as outlined. Drip emitters shall be installed per schedule. Drip and spray irrigation shall be fully operational and accepted before any mulch, stone, short ground covers or sod are installed. Irrigation zones shall be operating and accepted by Landscape Architect and/or irrigation designer before areas will be released for finish planting and/ or mulching as noted above. In the event of conflicts with landscaping and irrigation pipes or emitters, the location of trees, palms, large shrubs and specimens shall prevail. Pipes and emitters shall be relocated/adjusted to eliminate conflict and allow for the proper function of equipment.
F. Landscape Lighting – The Landscape Contractor shall closely coordinate with the Lighting Installer. Outdoor and site lighting system shall be installed according to the Lighting Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Landscape lighting conduit shall be coordinated and installed in conjunction with irrigation trenching where ever suitable. Lighting conduit shall be installed and/or adjust AFTER major trees and palms are installed and before shrubs/ground covers are installed. In-ground fixtures or other work requiring excavation, must be installed before sod, stone mulch and landscape mulch are installed. Lighting stub-ups/placements shall be reviewed approved and released by Landscape Architect before mulch,stone, ground covers or sod are installed.
G. Mulch, Edging and Stone Mulch-Before mulch of any kind is installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures and metal edging shall be in place and accepted and released by either Landscape Architect or General Contractor.
H. Sod - Before sod of any kind will be installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures, metal edging and mulch shall be in place and accepted and accepted by Landscape Architect. As noted above, landscape contractor is responsible for all fine grading subject to review and acceptance by Landscape Architect, before sod is installed.
I. Removal of Rubbish: Any objectionable materials, such as stones/construction debris be encountered during planting operations,they shall be promptly removed from the site by the landscape installer.

3.2 PROTECTION OF PLANTS:
A. Root Protection: All field grown trees, palms and plants shall be hand dug with sharp shovels or approved tree-spade. Backhoe-dug trees shall not be accepted. Roots shall be cleanly cut with sharp instruments. Balled and burlapped plants: plants designated "B&B" shall be dug with firm, moist earth of sufficient diameter and depth to encompass the fibrous and feeding root system,necessary for full recovery of plant.Balls shall be firmly wrapped with burlap or similar materials and bound with twine,cord,or wire mesh. All collected plants shall be "B&B".Trees, palms and plants shall not be dug during periods of excessive heat or drought unless supplemental water is applied for at least 5-7 days in advance.
B. Handling -containerized plants shall be handled by their container w/ proper support given to all parts of plant to prevent damage.Trees and palms shall only be handled w/ padded slings rated for 10x the weight of carried load.Trunks shall be wrapped min.2X prior to cinch loop.No chain,rope or unpadded webbing shall be used to handle trees and palms.
C. Protection During Transporting: All plant material shall be protected from possible injury or breakage of branches. Provide all necessary splints, stakes, kraft paper wrapping and sleeves to secure and protect roots, stems and foliage of plant materials during shipment. All plants transported by open trucks or sea-containers shall be adequately covered to prevent windburn, drying or damage to plants.
D. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be kept moist at all times and provided protection from the drying of wind and sun. All plants shall be kept moist as necessary until planted. Storage period shall not exceed 72 hours. In plants cannot be installed within 48 hours, they shall be 'heeled-in" earth trench rows and maintained in healthy, moist condition until final installation.
E. Protection of Palms: A minimum number of fronds shall be removed from the crown of palm trees to facilitate moving/handling. Remaining fronds shall be tied and braced if required.
F. Protection During Planting:Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, padding, wood battens or other approved methods.
G. Plants that show symptoms of bark compression, girdling or bark slippage or other damage are unacceptable.
H. Special Treatment and Handling: Sabal Palms (Cabbage Palms) shall be "hurricane cut" in the field prior to transport. Clear trunk shall be as specified after the minimum nuber of fronds have been removed. Sabal Palms shall be taken from moist, "black" growing areas. All burn marks on Sabal Palm trunks shall be removed. Collected or Field Dug Specimen Palms - All field dug palms, (except-Adonidia,Cocos,Phoenix,Washingtonia,Ptychosperma,Hyophorbe sp.) palms shall be root pruned for 2 months in advance of being lifted and moved. All palms shall be watered for1week prior to digging in the field. Heads shall have the lower 50% of fronds removed or as otherwise determined by Supplier. Heads shall be securely tied and secured before transporting. Heads shall remain tied-up until new root growth is visible or as otherwise determined by Supplier. All Palms shall have heads tied and braced during shipping & handling. Canary Date Palms shall have heads securely stabilized with 4x4 bud splints

3.3 PLANTING OPERATIONS:
A. Layout:The location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be laid out,painted/flagged in field by the Contractor,to the satisfaction of the Landscape Architect before planting operations commence.In general,all trees,palms and accent plants shall be laid out, planted and approved by the Landscape Architect prior to the layout of shrubs/ground covers.Notify Landscape Architect and Owner for directions if site conditions requires the addition of soil over existing roots or where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction - DO NOT PROCEED - Any necessary adjustments will be directed by the Landscape Architect.
B. Clearances: Shrub/hedge material shall be planted a min. of 30" (0.75 m) away from wall or other obstructions (including parking stops). Groundcover (1 gal or less) material (except sod) shall be planted 16" (10.41 m) away from pavement or edging unless otherwise noted. Vines shall be attached with copper wire to brass screws in lead anchors to walls. Make minor adjustments as may be required.
C. All planting holes shall have straight,vertical sides and flat horizontal bottoms.The diameter of a hole shall not be less than twice the diameter of the root ball or 24 inches (609.6 mm) greater than the root ball,whichever is smaller. The depth of a hole shall not be deeper than the root ball. The bottoms of planting holes shall be tamped to minimize settling.
D. Contractor shall confirm that all planting holes are free draining and percolate water.If hardpan,compacted soils,clay or rock are encountered,immediately notify Landscape Architect to determine remedial measures.
E. Backfill and Soil Amendments-Backfill shall be clean,fine,granular loamy soil unless otherwise noted. All palms shall be backfilled w/ clean, washed, salt-free sand. Clumpy or rocky soils shall be screened or replaced w/ appropriate material prior to backfilling. Refer to soil report recommendation for fertilizer type/rates. Additionally, Mycorrhizae and soil bacteria shall be added at the manufacturer's recommended rates (see 2.7c). The following minimum rates of soil mix apply; 1/2 cubic yard per tree and 1cubic yard per 50 shrubs.
F. All plants shall be handled and installed in accordance w/ the Construction Documents and best appropriate horticultural practice. Trees and shrubs, except as otherwise specified, shall be set in the proper size of planting pit so that the top surface of the Root Collar/root ball will be 1"-2" above the final grade. Verify adequate percolation of the planting hole. Set plants straight and plumb unless otherwise noted. Select trees, palms and accents shall be leaned, oriented or faced as determined by Landscape Architect or as shown on the drawings.
G. B&B plants are set with bottom1/3 of planting pit backfilled w/ existing site soil. Remove burlap,rope,wires,etc. from any trunk and top surface of balls. Do not remove burlap from underneath.All remaining wrapping material shall be biodegradable. No material shall encircle the trunk. Complete backfilling w/ native soil (or specified soil mix) and water thoroughly to remove voids. After planting has been completed,form a trough around each plant extending to the limits of the pit. Some wire wrapping and bundling may remain to maintain the integrity of the root ball. Review removal requirements in advance with the Landscape Architect.
H. Container Grown Plants: Shall, when delivered, have sufficient root growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls. Containers shall be removed carefully to prevent damage to plant or root system.

3.0 EXECUTION CONT.

I. Remediation of Root defects - The Contractor shall inspect all plant material for root defects including but not limited to: root-bound containers; circling roots; girdling roots; sub grade, embedded root collars; adventitious roots; etc. All Root Collars shall be exposed and visible at the time of planting. Plants with two (2) or more girdling roots; plants from root-bound containers; or plants with circling roots greater than 75% of the pot circumference shall be rejected and replaced at the Contractor's expense. Plants with minor root defects shall be trimmed with clean, sanitized, sharp tools according to proper horticultural practice prior to planting. Plants shall be well watered prior to, and after, root trimming procedures. Plants that die as a result of root pruning are considered excessively defective and shall be replaced at Contractor's expense.
External Circling Roots - shear off outer 1"-2" of rootball circumference
Internal Circling Roots - radial cuts to interrupt circle, remove 2" min section of root.
Girdling Roots-cut and remove the 2" min section of the girdling root at the surface.
Root Knots - trim or remove.For more information- refer to University of Florida- IFAS Website http://hort.ufl.edu/woody/index.html
For Root management -Refer to http://hort.ufl.edu/woody/roots.html
J. Setting Trees and Shrubs:Unless otherwise specified, all trees and shrubs shall be planted in pits, centered to such depths that the finished grade level of the Root Collar, after settlement, shall be the same as, or slightly above, that at which the plant was originally grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. The Contractor shall be responsible to raise and re-set all plant materials where root collars are found below finish grade at their own expense.
Along slopes, a soil terrace shall be formed so that the top of the Root Collar is level with existing grade on the up-slope side. No burlap shall be pulled out from under the balls. Tree boxes, platforms, wire, lifting loops and surplus binding from top and sides of the balls, shall be removed. Some wire or binding may remain if tight and necessary for rootball integrity. Any broken and frayed roots shall be cut off cleanly. Backfill soil shall be placed and tamped thoroughly and shall be settled by watering. No filling around trunks or on top of root balls will be permitted. After the backfill settles, additional soil shall be filled in to the level of the finished grade allowing for 2" (44.1 mm) of mulch. Form a shallow saucer around each plant by digging a trough of soil along the edge of the plant pit. This trough shall be 3"-4" (75 mm) deep. Specimen trees and Palms shall be equipped with supplemental irrigation (bubblers).
K. Setting Palms: All palms shall be planted in sand thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering.
L. Backfilling: When the plant pit has been excavated as specified above and the plant has been set, the pit shall be backfilled with clean soil mix. All backfill shall be watered thoroughly to settle and consolidate soil and eliminate voids. Provide a shall trough around the outside of the rootball for water retention. Tops of all rootballs shall be left exposed and free of soil backfill materials. Do not distribute any excess soil in any existing planted bed.
M. Pruning: Remove dead/broken branches from all plant material. Thin out internal branching and prune to retain typ. growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with a sharp instrument next to branch collar to ensure elimination of stubs.Headback" or "Hat Rack" cuts, right angle to line of growth, will not be permitted.
N. Guying and Staking: Guy and stake all trees, including palms, immediately after planting. Trees less than1 1/2" (38.1 mm) in caliper shall be staked with vertical wood or metal stakes along the trunk. Stake shall be driven through the root ball and embed 12" min. into sub-grade. Attach tree trunk to the stake with 3/4" width elastic pruning tape. Double wrap trunk to avoid chafing. Tie firmly, but not tightly to the stake. Stake shall be cut off at least 12" below the top of the plant. Trees 1 1/2" (38.1 mm) in caliper and greater but less than 12' OA shall be guyed in 3 directions with double strands of No.12 galvanized wire (or rated woven polyethylene webbing) attached to approved stakes or anchors driven flush with grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys and braces not less than 1/3 of the height of tree above finished grade and above substantial limbs1 inch (25.4 mm) in diameter or more. Ground Stakes shall be clearly marked with high contrast fluorescent paint. Trees over 12' OA shall be braced with new lumber per staking detail. Provide stained where noted. Ground Stakes shall be clearly marked with high contrast fluorescent paint.
0. Staking and Bracing: When staking palms and broadleaf trees, no nails or fasteners shall directly penetrate the trunks. Wood battens: 12" -16" min(304-406 mm) min. length; separated from trunk by burlap; attached to the trunk of the trees with galvanized or stainless steel metal banding. Stakes and braces shall be clearly marked and can only be nailed to the wooden battens. Alternate methods of guying or staking may be employed with the prior approval by Landscape Architect. Ground Stakes shall be clearly marked w/ high contrast fluorescent paint.
P. Mulching: All trees and shrub beds shall be mulched immediately after acceptance of the planting bed by the Landscape Architect. Mulch shall be applied to a 3" (76.2 mm) depth, with a mulch as specified. Prevent wind displacement of mulch by thoroughly wetting down. Do not apply any mulch against stems and trunks of plants.
Q. Annual/seasonal color beds: Remove 8" to 10" (254 mm) of soil and replace with planting soil mixture consisting of Annual Planting Soil Mix per Section 2.8.E. Install annuals in fresh mix.
R. Planters:Includes free-standing pots and built-in architectural planters. Verify waterproofing and drainage to suitable outfall. Place filtration/ separation fabric over 4" drain gravel in the bottom of the pot. Add planting soil mix per Section 2.8.F. Place soil around plant materials in lightly compacted layers to an elevation 2 inches (38.1 mm) below top of planters allowing for natural settlement. Recommend 6"-8" min depth of soil below rootball.
S. Disposal of Excess Excavated Soil: Excess soil, raked debris and rocks shall be removed and disposed by the Contractor to a suitable and legal disposal location off-site, at no additional expense to the Owner.
T. Relocation of Existing Material: Landscape contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices. The relocated plant shall have foliage reduced and be provided with supplemental irrigation to the remaining leaf surface. Coordinate with Landscape Architect for relocation requirements.

3.4 SOD
A. Sod shall be as spec'd on Dwgs. Sodded area shall be all areas not otherwise noted and include adjacent public yards beyond the property line to edge of pavement and/or edge of water.
B. Fine Grading & Drainage: The Contractor shall verify drainage surface drainage flows and shaping in accordance with the Civil Drawings and the Grading plans. Contractor shall be responsible for providing and maintaining positive drainage flows away from all building and pavements to the appropriate discharge or collection points.
C. Topsoil shall be leveled and spread to a depth of 3"-4" min. No sod shall be laid until the depth of the soil has been approved. Grade shall be adjusted to create a smooth transition between new and existing sod areas.
D. All sod areas shall be fine graded and raked,eliminating bumps, depressions,sticks,stones and other debris greater than 1/2" dia, to the satisfaction of the Landscape Architect, prior to the installation of sod.
E. Sod Quantities: Any quantities shown on the Drawings or given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive quantity take off (measurement) from the Drawings or in the field. Contractor shall be responsible for sodding all areas as noted on drawings. Contractor shall verify all final sod quantities in the field prior to ordering, including any necessary adjustments for shrinkage/coverage variables.
F. Sod Quality: Sod shall be graded #1 or better. Sod shall be loam-grown w/ a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus,diseases and contamination by weeds,other grass varieties or objectionable plant material.
G. Sod pieces shall be 16" x 24" min. size in unbroken, cohesive sections or furnished in an otherwise approved manner.
H. Before being cut and lifted,sod shall have been regularly watered and mown at least 3 times w/ a lawn mower, w/ final mowing not more than 7 days before sod is out.
I. Sod shall be delivered and installed in green, healthy, viable condition. Yellow, Brown or excessively wilted sod shall not be accepted.
J. Sod shall be laid w/closely abutting joints w/a tamped or rolled, even surface.The Contractor shall bring the sod edge in a neat, clean manner to edge of all paving and shrub areas. Clear circular areas shall be provided around all free-standing trees in open sodded areas.If,in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over entire surface and thoroughly washed in w/o addit'l charge.
K. Sod along slopes shall be pegged to hold sod in place along slopes/banks. A wood peg acceptable to the Landscape Architect shall be used at no addit'l cost to Owner.

3.5 CLEAN UP:
A. Sweep and wash all walls and paved surfaces.
B. Remove planting debris from project site daily. Ensure all plant material is free of damaged branches, flagging tape and other temporary materials.
C. Lawn areas damaged by planting operations shall be resodded to original condition.
D. Walks, drainage pipes or other structures damaged by this Contractor shall be repaired to original condition.
E. Remove soil ridges around watering basins prior to end of maintenance period.

3.6 MAINTENANCE DURING CONTRACT PERIOD
A. The Contractor's maintenance shall include watering, pruning, spraying, weeding, mowing, insect treatment, disease treatment, micro organisms applications and other necessary maintenance operations to create a healthy, vigorous landscape.
B. The Contractor assumes responsibility for all maintenance during the construction period, beginning immediately after each item is planted and to continue until final inspection and acceptance. Areas completed under "Early Acceptance" of the work or approved phases of the work shall be maintained for an addit'l 90 days or until final acceptance of work,which ever occurs first.
C. The Contractor shall replace unhealthy, damaged or dead plants promptly. Contractor shall be responsible for costs to provide access to unacceptable plants identified during the Contract period.
D. The Contractor shall Inspect plants at least once a week and perform maintenance promptly. Keep planting saucers and beds free of weeds, grass, and other undesirable vegetation growth.

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HOIT RESIDENCE
92 ISLAND DR S
BOYNTON BEACH, FL 33435
OCEAN RIDGE, ISLAND DRIVE SOUTH ESTATES,
RSF—SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

ISSUED FOR:
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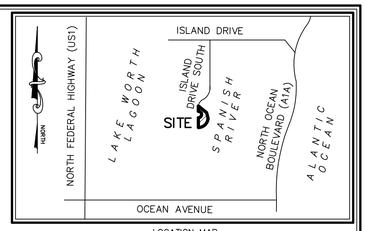
Stephanie Portus
Digitally signed by Stephanie Portus
Date: 2025.06.09 14:40:16 -04'00'
Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273

project number 25-047
drawn by JM/AR/SP

sheet name
LANDSCAPE SPECS

ISSUED 06/05/25

sheet number
L-4



LOCATION MAP
(NOT TO SCALE)

TITLE EXCEPTIONS (COMMITMENT NO. 1615385)

1. ANY DEFECT LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-- REQUIREMENTS ARE MET.

2. a. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2025 AND SUBSEQUENT YEARS.
b. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.

c. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN

INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.

d. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.

e. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. **[ITEM DELETED]**

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

5. ALL MATTERS CONTAINED ON THE PLAT OF ISLAND DRIVE SOUTH ESTATES, AS RECORDED IN PLAT BOOK 122, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

[AFFECTS – SHOWN]

6. ALL MATTERS CONTAINED ON THE PLAT OF ADDITION NO. 1 MCCORMICK MILE, AS RECORDED IN PLAT BOOK 25, PAGE 181, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

[DOES NOT AFFECT]

7. NONCONVERSION AGREEMENT RECORDED IN O.R. BOOK 32069, PAGE 707, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

[DOES NOT AFFECT]

8. UTILITY EASEMENT AGREEMENT IN FAVOR OF THE TOWN OF OCEAN RIDGE RECORDED IN O.R. BOOK 31088, PAGE 1017, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO SUBJECT PROPERTY)

[AFFECTS – SHOWN]

9. PERFORMANCE BASED TREATMENT SYSTEM NOTIFICATION RECORDED IN O.R. BOOK 31984, PAGE 1284, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO LOTS 93 AND 94)

[AFFECTS – BLANKET IN NATURE NOT PLOTTABLE]

10. OCEAN RIDGE DEVELOPMENT CO. APPOINTED MEMBER TO THE MMBC ON JULY 30, 1970, RECORDED IN O.R. BOOK 1836, PAGE 1087, PALM BEACH COUNTY, FLORIDA. ON SEPTEMBER 17, 2019, THE LAST SURVIVING MEMBER OF THE MMBC APPOINTED ATERFRONT ICW PROPERTIES, LLC, MANAGED BY WILLIAM B. SWAIM, RECORDED IN O.R. BOOK 30919, PAGE 271, PALM BEACH COUNTY, FLORIDA. MR. SWAIM HAS BEEN INVOLVED IN LITIGATION WITH SEVERAL LOT OWNERS WITHIN THE PLAT(S) REGARDING ALLEGED OWNERSHIP OF THE SUBMERGED LANDS LYING WITHIN THE PLAT(S). WHILE THE LITIGATION FOUND THAT MR. SWAIM HAS NO OWNERSHIP OF THE SUBMERGED LANDS, SEE FINAL JUDGMENT RECORDED IN O.R. BOOK 32780, PAGE 674, UNDER CASE NO. 2020-CA-004136, NO MENTION OF THE APPOINTMENT TO THE MMBC WAS CONTAINED IN THE ACTION.

[O.R. BOOK 1836, PAGE 1087; O.R. BOOK 30919, PAGE 271; O.R. BOOK 32780, PAGE 674 AFFECTS – BLANKET NOT PLOTTABLE]

11. RESTRICTIONS RECORDED IN O.R. BOOK 201, PAGE 181, AS AFFECTED BY TIFF DEED RECORDED IN O.R. BOOK 207, PAGE 597, AND O.R. BOOK 214, PAGE 674 (RELEASE LOTS 77-136 OF ADDITION NO. 1 MCCORMICK MILE); QUIT CLAIM DEED RECORDED IN O.R. BOOK 1224, PAGE 295 (AS TO BEACH AREA) AND THE APPOINTMENT OF "THE MCCORMICK MILE PROPERTY OWNERS BUILDING COMMITTEE" IN O.R. BOOK 1836, PAGE 1087, AND O.R. BOOK 30919, PAGE 271, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

[O.R. BOOK 201, PAGE 181; 207, PAGE 597; 214, PAGE 674; 1224, PAGE 295; O.R. BOOK 1836, PAGE 1087; O.R. BOOK 30919, PAGE 271 AFFECTS – BLANKET NOT PLOTTABLE]

12. EASEMENT FOR BEACH RESTORATION RECORDED IN O.R. BOOK 9456, PAGE 1766, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO BEACH AREA)

[AFFECTS – BLANKET NOT PLOTTABLE]

13-17 FOR INFORMATIONAL PURPOSES ONLY.

TITLE EXCEPTIONS (COMMITMENT NO. 1615385)

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2025 AND SUBSEQUENT YEARS.
b. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
c. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN
INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
d. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
e. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

5. ALL MATTERS CONTAINED ON THE PLAT OF ISLAND DRIVE SOUTH ESTATES, AS RECORDED IN PLAT BOOK 122, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

[AFFECTS – SHOWN]

6. ALL MATTERS CONTAINED ON THE PLAT OF ADDITION NO. 1 MCCORMICK MILE, AS RECORDED IN PLAT BOOK 25, PAGE 181, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

[DOES NOT AFFECT]

7. NONCONVERSION AGREEMENT RECORDED IN O.R. BOOK 32069, PAGE 707, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

[DOES NOT AFFECTS]

8. PERFORMANCE BASED TREATMENT SYSTEM NOTIFICATION RECORDED IN O.R. BOOK 31984, PAGE 1284, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO LOTS 93 AND 94)

[DOES NOT AFFECTS]

9. OCEAN RIDGE DEVELOPMENT CO. APPOINTED MEMBER TO THE MMBC ON JULY 30, 1970, RECORDED IN O.R. BOOK 1836, PAGE 1087, PALM BEACH COUNTY, FLORIDA. ON SEPTEMBER 17, 2019, THE LAST SURVIVING MEMBER OF THE MMBC APPOINTED WATERFRONT ICW PROPERTIES, LLC, MANAGED BY WILLIAM B. SWAIM, RECORDED IN O.R. BOOK 30919, PAGE 271, PALM BEACH COUNTY, FLORIDA. MR. SWAIM HAS BEEN INVOLVED IN LITIGATION WITH SEVERAL LOT OWNERS WITHIN THE PLAT(S) REGARDING ALLEGED OWNERSHIP OF THE SUBMERGED LANDS LYING WITHIN THE PLAT(S). WHILE THE LITIGATION FOUND THAT MR. SWAIM HAS NO OWNERSHIP OF THE SUBMERGED LANDS, SEE FINAL JUDGMENT RECORDED IN O.R. BOOK 32780, PAGE 674, UNDER CASE NO. 2020-CA-004136, NO MENTION OF THE APPOINTMENT TO THE MMBC WAS CONTAINED IN THE ACTION.

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[O.R. BOOK 201, PAGE 181; 207, PAGE 597; 214, PAGE 674; 1224, PAGE 295; O.R. BOOK 1836, PAGE 1087; O.R. BOOK 30919, PAGE 271 AFFECTS – BLANKET NOT PLOTTABLE]

11. EASEMENT FOR BEACH RESTORATION RECORDED IN O.R. BOOK 9456, PAGE 1766, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO BEACH AREA)

[AFFECTS – BLANKET NOT PLOTTABLE]

12-16 FOR INFORMATIONAL PURPOSES ONLY.

LEGEND, ABBREVIATIONS AND SYMBOLS

A/C – AIR CONDITIONER
ALTA – AMERICAN LAND TITLE ASSOCIATION
℄ – CENTERLINE
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. – COVERED
D.E. – DRAINAGE EASEMENT
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
FPL – FLORIDA POWER & LIGHT
ID. – IDENTIFICATION
I.R./CAP – IRON ROD & CAP
L – ARC LENGTH
LB – LICENSED BUSINESS
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
PGS – PAGE(S)
PRM – PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT-OF-WAY
Δ – DELTA (CENTRAL ANGLE)
-OHE- – ELECTRICAL WIRES OVERHEAD

IRRIGATION CONTROL VALVE
NAIL AND DISK
WATER METER
C.O.
CATCH BASIN
E ELECTRIC HAND HOLE
DRILL HOLE
PRM
WOOD UTILITY POLE
SURVEY MARK"X"
IRON ROD

DESCRIPTION:

LOT 2, ISLAND DRIVE SOUTH ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

LOT 3, ISLAND DRIVE SOUTH ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 25,101 SQUARE FEET OR 0.5762 ACRES, MORE OR LESS.

NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

2. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED IN THE TITLE COMMITMENT.

3. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.

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

5. EFFECTIVE FLOOD ZONE "AE" (EL 9 FEET); FEMA MAP NO. 12099C0791G; COMMUNITY NO. 125134 (TOWN OF OCEAN RIDGE); PANEL NO. 0791; SUFFIX G; VERSION NO. 2.6.3.4; MAP REVISION DATE 12 20, 2024.

6. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S04°52'40"W ALONG THE WELL ESTABLISHED CENTERLINE OF ISLAND DRIVE SOUTH, ISLAND DRIVE SOUTH ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 122, PAGE 112, OF THE PALM BEACH COUNTY, FLORIDA; RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT). TO ACHIEVE PLATTED BEARINGS, ADD MINUS (-) 4°52'40" TO THE BEARINGS SHOWN HEREON.

7. TITLE MATTERS SHOWN HEREON WERE OBTAINED FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, 2021 AMERICAN LAND TITLE ASSOCIATION COMMITMENT OWNER'S POLICY WITH FLORIDA MODIFICATIONS, COMMITMENT NUMBER 1615385, COMMITMENT DATE FEBRUARY 21, 2025 AT 11:00 PM, AND COMMITMENT NUMBER 1615386, COMMITMENT DATE FEBRUARY 21, 2025 AT 11:00 PM.

8. PROPOSED LINES ARE FOR INFORMATIONAL PURPOSES ONLY.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON APRIL 29, 2025 I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

REVISIONS	DATE	BY
EASEMENT RELEASED	06-06-2025	sl
PER COMMENTS	06-02-2025	sl

FILE NAME 11217 sur for plat- proposed.VS

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERS LAND PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
7900 GLADES ROAD SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991

92 & 93 ISLAND DRIVE SOUTH BOUNDARY SURVEY

DATE	04/29/2025
DRAWN BY	sl
F.B./ PG.	ELEC
SCALE	N/A

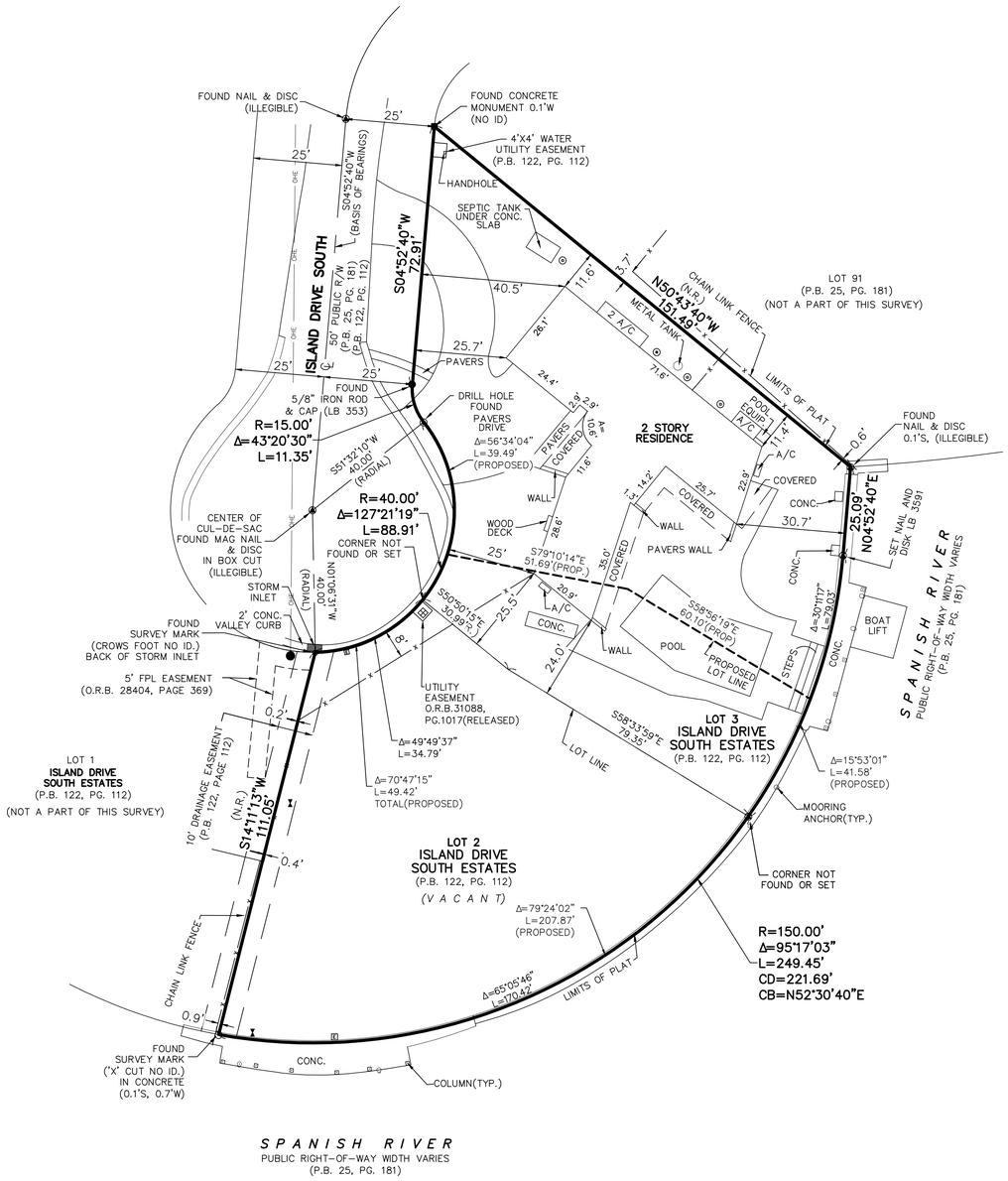
DAVID P. LINDLEY
REGISTERED
LAND SURVEYOR
LICENSE NO. 5005
STATE OF FLORIDA
LB 3591

JOB # 11217
SHT.NO. 1
OF 2 SHEETS

NORTH

20 0 10 20 40

INTENDED DISPLAY SCALE 1 INCH = 20 FEET



LEGEND, ABBREVIATIONS AND SYMBOLS

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REVISIONS	DATE	BY
EASEMENT RELEASED	06-06-2025	sl
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FILE NAME 11217 sur for plot.V4

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92 & 93 ISLAND DRIVE SOUTH BOUNDARY SURVEY

DATE 04/21/2025
DRAWN BY sl
F.B./ PG. ELEC
SCALE 1" = 20'

JOB # 11217
SHT.NO. 2
OF 2 SHEETS