

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



**September 16, 2025 at 9:00 AM
Town Hall - Meeting Chambers**

COMMISSIONERS

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

ADMINISTRATION

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

1. Adopt Minutes of the July 8, 2025, Meeting

DISCUSSION / ACTION ITEMS

2. Quasi-judicial Hearing: Development Plan Review - 6470 N Ocean
3. RSE Non-Conforming Parcels

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, OCTOBER 21, 2025, AT 9:00 AM AT TOWN HALL.**

The Town of Ocean Ridge is holding all meetings in-person, with an additional option of listening to the audio live. To join the meeting, go to: <https://www.youtube.com/@oceanridge9274>

If a person decides to appeal any decision made by the Planning & Zoning Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which

record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accomodation in order to attend or participate in this meeting should contact the Town Clerk at 561-732-2635 at least 5 days prior to the meeting in order to request such assistance. Please take notice that one or more Town Commissioners may be present at any board or commission meeting of the Town of Ocean Ridge.

PLANNING & ZONING COMMISSION MEETING MINUTES
JULY 08, 2025

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, July 08, 2025, in the Town Hall Meeting Chambers.

CALL TO ORDER

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

ROLL CALL

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

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

Members de Baptiste and Sigety were absent with notice.

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 Khairallah. Motion carried 3-0.

PUBLIC COMMENT

Chair Ferber opened the floor for public comment.

The following spoke: Terry Brown

Chair Ferber closed the floor for public comment.

APPROVAL OF MINUTES

1. **Adopt Minutes of June 17, 2025, Regular Meeting.**

Vice Chair Kaleel moved to adopt the minutes of June 17, 2025; seconded by Member Khairallah. Motion carried 3-0.

DISCUSSION/ACTION ITEMS

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

Chair Ferber asked if any of the board members had any ex-parte communications. Chair Ferber disclosed that he lives on the island and has walked by the site many times. Vice Chair Kaleel stated

PLANNING & ZONING COMMISSION MEETING MINUTES
JULY 08, 2025

he had heard about the application previously but had no conversation regarding the submitted applications.

Town Clerk Avery swore in those wishing to speak on the item. She noted that Town Planner O’Gorman was not present but had submitted his report indicating no comments. She also mentioned there were no comments from the town engineer or the engineering firm's surveyor, adding that initial comments had all been corrected.

Andrea Keiser, Esq., representing the applicant, presented the replat proposal. Ms. Keiser explained that the original lot line (shown with a red arrow in the presentation) would be reconfigured to the position shown by the green arrow. She emphasized that when reconfiguring lots, they must comply with minimum lot requirements for the zoning district, and staff had confirmed the proposed lots would be fully compliant with code.

Vice Chair Kaleel raised concerns about the existing home becoming non-conforming with the new lot line. Keiser clarified that the existing home, built in 1971, was planned for demolition. Vice Chair Kaleel suggested approving the replat conditionally upon demolition of the existing home.

Chair Ferber opened the floor for public comment.

Terry Brown, Harbour Drive South, inquired about how the new lot line would affect future building orientation and setbacks.

Chair Ferber closed the floor for public comment.

Vice Chair Kaleel moved to approve the Re-Plat for 92/93, conditioned upon the demolition of the existing structure, with the replat not to be signed off or finalized until such structure demolished: seconded by Member Khairallah. Motion carried 3-0.

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

Roger Hoit, the property owner, introduced himself and his wife Gentry, expressing their excitement about moving to Ocean Ridge from Delray Beach. He emphasized that they had spent considerable time understanding town regulations and were not requesting any variances.

Andrea Keiser, Esq., presented the development plan review highlighting the articulated design. She stated that the property has screen equipment and is compatible with neighbors. She also noted that the project exceeds setbacks, green space (41.8%), and landscaping requirements.

Commissioners expressed approval of the design. Vice Chair Kaleel commended the architects on the massing and overall design.

Chair Ferber noted the design mirrored a house across the street and would work well in the location. He inquired about construction timing. Mr. Hoit indicated they planned to submit for permitting in September or early October, with groundbreaking in November and a 14-month

PLANNING & ZONING COMMISSION MEETING MINUTES
JULY 08, 2025

construction timeline. He also mentioned they would be building new seawalls for both properties and would use the empty lot for construction staging to minimize neighborhood disruption.

Chair Ferber opened the floor for public comment, and there was none.

Member Khairallah moved to approve the Development Plan Review Application for 93 Island Drive: seconded by Vice Chair Kaleel. Motion carried 3-0.

Town Clerk Avery noted that the replat would be presented to the Town Commission on August 4th.

COMMISSIONER COMMENTS

Vice Chair Kaleel briefly mentioned that the neighbors in the area tend to watch construction activities closely.

MISSIONER COMMENTS

ADJOURNMENT

Meeting adjourned at 9:24 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on September 16, 2025.

Shields Ferber, Chair

Attest:

Kelly Avery, Town Clerk

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

To:	Planning & Zoning Board Members
From:	Corey O’Gorman, Town Planner
Meeting Date:	September 16, 2025
Subject:	6470 N Ocean Blvd – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT:	Mizner Dell LLC
OWNER:	Mizner Dell LLC
ADDRESS:	6470 N Ocean Boulevard, Ocean Ridge, Florida 33435
ZONING DISTRICT:	RMM, Medium Density Multi-family, Five Units Per Acre
REQUEST:	The applicant is requesting Development Plan Review approval for a new two-story duplex residence in accordance with Town Code Land Development Code including Chapter 63 General and Administrative Provisions, Section 63-56 for Development Plan Review and Chapter 64 Zoning, including Section 64-2, RMM, Medium Density Multi-family.

2. BACKGROUND

As described in the Land Development Action Application, the applicant is requesting Development Plan Review (DPR) approval for a new two-story duplex residence at 6470 N Ocean. The proposal includes two (2) units, each of which includes five (5) bedrooms along with six (6) full baths, one-half bath, two car garage, and a pool and spa for each unit. The application was submitted on May 7, 2025 for DPR, Town staff generated comments which were addressed by the applicant with the most recent revisions submitted on July 1, 2025. The Town Staff is recommending approval of the revisions subject to review by the Planning and Zoning Board and with conditions noted in the attached Staff memo’s.

The project is designed to comply with the requirements of the RMM district for construction of a duplex structure including the following:

Maximum units per acre:	5 Units per acre permitted 4 Units per acre proposed
Minimum lot size for duplex:	12,500 SF required 22,106 SF provided
Minimum lot depth:	100’ required

	200' provided
Minimum lot width:	100' required 108.6' provided
Minimum front setback:	25' required 25' provided
Minimum side setback:	15' required 15' provided
Minimum rear setback:	25' required 25' provided
Maximum building height:	36' permitted 32' 11 1/2" from the Finished Floor proposed
Parking:	2 Garage Spaces / 3 Outdoor Spaces Required 2 Garage Spaces / 3 Outdoor Spaces Provided

As noted in the attached Plan Review Report, the applicant intends to sell the individual units and the land similar to a townhouse by subdividing the lot along the common wall between the two units. To ensure that development on the overall site remains unified and consistent with the site plan submitted, the applicant must provide a Unity of Control for review and approval of the Town Attorney prior to issuance of a building permit.

In addition to the above, the applicant has provided site engineering and landscaping plans that have been reviewed by the Town Engineer and they are recommended for approval with conditions noted in the Town Engineer's memorandum.

3. BOARD ACTION.

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

- (1) *The planning and zoning commission shall use the review criteria as set forth herein when reviewing site plans.*
 - a. *Relationship of building to site:*
 1. The site should be planned to accomplish a desirable transition with the streetscape. The overall balance and proportion of the proposed building will be considered.
 2. The height and scale of each building should be compatible with its site and other buildings onsite
 - b. *Relationship of building and site to adjoining area(s):*
 1. Buildings should be designed to enhance the surrounding neighborhood.

2. Harmony in architectural style, form, texture, mass and lines, as well as materials, colors, and use of architectural elements should be provided in the design of all buildings.
3. Buildings should be consistent with the established neighborhood character or within acknowledged architectural styles.
4. The height and scale of the proposed structure(s) should be compatible with the surrounding neighborhood

c. *Building design:*

1. Evaluation of a project should be based on quality of its design and relationship to surroundings.
2. Components such as roofs, windows, doors, eaves, and parapets should have balanced proportions in relationship to one another.
3. Colors should be harmonious and representative of the architectural style of the building and generally within the character of the neighborhood.
4. Design attention should be given to mechanical equipment or other utility hardware on roofs, buildings and at grade so as to screen them from off-site view.
5. Buildings should be of a size as to be in harmony with permanent neighboring development or within acknowledged architectural styles.
6. Use of any/all of the above preferred design elements in conjunction with the renovation or addition to existing homes is encouraged, along with the removal of any existing elements that are not preferred.
7. The architectural style and elements of proposed additions and renovations shall be consistent with the other portions of the building.
8. All proposed structures shall be consistent with the town's land development regulations and the goals, objectives and policies of the comprehensive plan

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

4. STAFF RECOMMENDATION

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

PLAN REVIEW REPORT
6470 N Ocean
05/20/25
Revision 06/05/2025/Revision 06/19/25

This Development Plan Review Report is for a two-story duplex residence at 6470 N Ocean. The proposal includes two (2) units, each of which includes five (5) bedrooms along with six (6) full baths, one-half bath, two car garage, and a pool and spa for each unit. This review references the site and architectural plans prepared by Yates Associates Architecture Inc., dated 05/22/24; survey prepared by HPA Surveyors, Inc. dated 04/10/24; civil plans prepared CEC Civil Engineering Consulting dated 05.01.25; and, landscape plans prepared by Litterick Landscape Architecture dated 04/07/25. **This revised report is based on revisions received on 5/29/25. This revised report is based on revisions received on 06/16/25 and recommends approval with the condition noted below.**

PCN: 46-43-45-22-46-000-0030
FLU: Multi-family
Zoning: RMM

The following review is based on the checklist for development plan review, and the requirements of the Town of Ocean Ridge Land Development Code Section 64-2 for the RMM Zoning District.

- ~~The site plan Sheet A-1 shows a lot line between the proposed units, and at the pre-application meeting subdividing the units to be sold as fee simple was discussed. Please confirm if this is still the intent. If so, a Unity of Control may be needed to address future improvements to the units, buildings and properties.~~ **As per the comment from the applicant to the Town Clerk, "Yes, the units will be fee simple sales. We will be providing a Unity of Control prior to permit issuance." This comment has been addressed and a condition of approval is that the applicant is required to provide the Unity of Control prior to permit issuance.**
- ~~Please revise the site data tabulations on Sheet A-1 to be consistent with the required data shown on the LDAA checklist, including "required" and "proposed".~~ **Comment addressed.**
- ~~The LDAA includes an error that there are 6 bedrooms, but the plans include 5. Please revise the application to show 5 bedrooms.~~ **Comment addressed.**
- ~~Please update the survey to be abstracted to title so that all easements and encumbrances of record are shown.~~ **Comment addressed.**

Section 64-2(e)(1) ~~**Background:** This Code section required minimum lot width of 100 feet. The data tabulation on sheet A-1 indicates that the lot width is 108.6 feet, but this dimension is not shown on the plan.~~

Comment: Please revise the site plan to show where the 108.6 foot lot width dimension to ensure compliance with minimum lot width.
Comment addressed.

Section 64-2(e)(3)

Background: This code section provides for a maximum building height of 36 feet. In addition, Section 67-32 provides for a maximum floor elevation of 1' above the minimum floor elevation. The proposal states that the based flood elevation is 6' and the required floor elevation is 7' but the proposed elevation is 9.2'. The data tabulation on sheet A-1 indicates that the proposed building height is 33'1", however, the elevation sheets do not show an overall height. In addition, it is not clear if the heights are being measured from the finished floor and the maximum floor elevation is 1' above the base flood or 7'.

Comment: Please revise the appropriate plans to show the correct finished floor elevations and show the building height being measured from that finished floor. ~~Comment not correctly addressed, and architectural plans are not consistent with the civil plans or survey. Civil plans and survey show the finished floor elevation at 10' NAVD. Please revise the architectural to be consistent with the civil and survey. Also, please measure the overall building height from the 10' finished floor elevation to the ridge of the roof structure, not to exceed 36'. In addition, the Town Code makes no provision for the proposed decorative features that look like chimney's (although there does not appear to be a chimney in either unit) and these will need to be removed as they exceed the maximum allowable height.~~
Although the height is not measured from the finished floor as requested, the height does comply with the maximum allowed by the Town Code, and the decorative feature on the roof was removed.
Comment addressed.

Section 64-46

Background: This section requires one (1) parking space for every bedroom or room that would qualify as a bedroom, and a minimum of two (2) spaces must be provided in a garage with minimum dimensions of 10' x 20', and exterior spaces must have a minimum dimension of 9' x 18'.

Comment: Please provide dimensions for each interior parking space in the garage and provide dimensions for each exterior space to ensure compliance with the appropriate requirement. **Comment addressed.**

Section 64-45(4)

Background: This code section requires that the driveway be setback a minimum of 10' from the side property line.

~~**Comment:** Please provide dimensions of the proposed driveway from the side property lines.~~ **Comment addressed.**

July 24, 2025**To: Kelly Avery, Town Clerk****From: Tara Bamber, PE** **Re: 6470 North Ocean Boulevard
Development Plan Review
Engenuity Group Project No. 00020.10**

We reviewed the following which were received on 7-22-25:

1. Landscape Plan, 1 sheet, revised 7-21-25, by Tony Grimaldi Design/Litterick Landscape Architecture.
2. Response Letter, 1 sheet, dated 7-21-25, by Tony Grimaldi Design.

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

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

Cc: Lisa Tropepe

TOWN OF OCEAN RIDGE

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



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

Prepared By: _____ Date: _____

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

APPLICANT FILL OUT: PROPERTY ADDRESS: <u>6470 N.O.B</u>		ZONING DISTRICT: <u>R.M.M</u>	
	APPLICANT USE	ZONING OFFICIAL USE ONLY	
*TOTAL SITE AREA	22,106 Sq. Ft.	22,106 Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	6.00	6.00	
FINISHED FLOOR ELEVATION (NAVD)	8.27	9.20	
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW	
	PROPOSED	PROPOSED	
	Sq. Ft. %	Sq. Ft.	%
FLOOR AREA RATIO (MAXIMUM NA %)		NA	NA
LOT COVERAGE (MAXIMUM 40 %)	6,311 28.5	5,936	26.8
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft. %	Sq. Ft.	%
FIRST FLOOR UNDER A/C ()	4,398 19.9	4,138	18.7
SECOND FLOOR UNDER A/C ()	5,305 24	5,742	26.0
TOTAL UNDER A/C ()	9,703 44	9,880	44.7
TOTAL FLOOR AREA ()	10,796 48.8	11,566	52.3
TOTAL UNDER ROOF ()	11,766 52.5	11,790	53.3
FLAT ROOF ()	116 0.05	120	0.05
TOTAL ROOF ()	6,783 30.7	6,783	30.7
GARAGE ()	1092 5	1,000	04.5
COVERED PATIO ()	703.7 3.2	686	03.1
COVERED ENTRY ()	116 0.05	112	00.6
COVERED BALCONY (REAR) ()	NA	—	—
COVERED BALCONY (FRONT) ()	NA	—	—
OPEN BALCONY ()	49 0.02	112	00.6
BUILDING FOOTPRINT ()	6,311	5,936	26.8
SEPTIC TANK & DRAINFIELD ()	NA		

Single
CALC'S

SF	%
2,968	13.4
2,064	09.3
2,871	13.0
4,825	21.8
5,783	26.2
5,895	26.7
—	—
—	—
500	02.7
343	01.6
56	00.3
—	—
—	—
56	00.3
2,968	13.4

TOWN OF OCEAN RIDGE

6450 N. Ocean Blvd., Ocean Ridge, FL 33435
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PAVED AREA ()	5238	23.7	5238	23.7
SYNTHETIC TURF ()	NA	—	—	—
TOTAL IMPERVIOUS () (INCLUDES SYNTHETIC TURF)	11,549	52	13,164	59.9
TOTAL PERVIOUS ()	10,557	48	8942	40.1
ZONING OFFICIAL USE ONLY	APPLICANT USE		ZONING REVIEW	
	FEET		FEET	
BUILDING HEIGHT ()	34'-10"		33'6"	
BUILDING SETBACKS:				
FRONT ()	25'-0"		25'6"	
REAR ()	15'-0"		52'-61"	
SIDE INTERIOR ()	15'-0"		15'	
SIDE CORNER ()	NA		—	
WATERWAY ()	25'-0"		30'	
DRIVEWAY ()	3'-0"		7'	

Prepared By: Kelly Yates Date: 1/2/25
manny 9.9.25

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

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

Read the instructions carefully!!



6470 N Ocean Blvd – Architectural Narrative

The main access to the Property is from N. Ocean Blvd heading either North or South. The Site is located on the West side of N. Ocean Blvd and is located directly across the street from Ocean Front Beach Park on the East Side and Ocean Ridge Town Hall to the South.

The hierarchy of the existing structures in the immediate vicinity is diverse. To the South on the West side of Ocean Blvd, there is a mix of 2 story and one-story single-family homes of a Spanish mediterranean style, an empty lot and the Ocean Ridge Town Hall done in the Cape Dutch Style. The property directly to the North (6480) is a large 2-story home built in a Florida Coastal Style and has a detached accessory structure on the East Side. Continuing to the North on the West Side there is a large one-story Contemporary single-family home. Beyond that, there are some older 2 and 3 story condominium buildings done in a Florida Masonry Vernacular style.

On the East side of Ocean Blvd there is the Ocean Front Beach Park which sits directly to the East of the Property and Ocean Ridge Hammock Park beyond that. Directly to the South of the Park (6393) sits a very large 15,000 s.f. two-story single-family house built in a Florida Coastal Style, Next to that is a large 8,000 s.f. 2 story single family home (6373) built in a Spanish Mediterranean style, and finally next to that (6301) is an enormous 56,000 s.f. two story Mediterranean Revival Estate Home on 2.6 acres.

We believe that our Duplex design at 6470 N Ocean Blvd has been thoughtfully and precisely crafted as a two-story, low-profile building, designed to harmonize in both scale and style with the neighboring street structures. Its massing incorporates a combination of single- and two-story elements, ensuring consistency with the surrounding streetscape.

Furthermore, the landscape design was thoughtfully developed to gracefully and harmoniously enhance the house while blending seamlessly with the existing streetscape.

6470 N Ocean Blvd is a 2 story Duplex structure done in a Coastal Transitional style. This Coastal Transitional style establishes a fresh benchmark for residences in the Ocean Ridge area, rich, natural textures crafted from top-quality materials enhance the architectural forms, creating 2 homes that exude comfort and warmth.

This home features a contemporary architectural style, blending clean, minimalist lines with rustic elements for a sophisticated yet approachable aesthetic. The structure is a mix of one and two-story elements, emphasizing open spaces, natural light, and integration with its tropical surroundings.

The roof is composed of multiple steep gables covered in standing-seam metal roofing, providing a durable, low-maintenance finish suitable for coastal or humid climates. The asymmetrical massing creates visual interest, with a central peaked section flanked by slightly lower wings, giving the home a dynamic, layered profile.

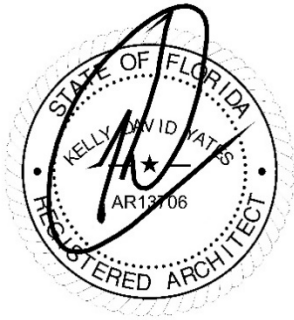


Predominantly white stucco smooth walls offer a bright, reflective surface that contrasts with horizontal dark wood cladding on select panels, adding warmth and texture. Stone or brick accents appear at the base and around the entry for a grounded, earthy appeal.

Expansive bronze framed floor-to-ceiling energy efficient windows and glass doors dominate the front elevation, promoting indoor-outdoor flow and maximizing views.

Overall, this style prioritizes sustainability while delivering upscale, sophisticated spaces for luxury living. Interior hallmarks include an expansive open-plan layout that promotes seamless flow, high ceilings to enhance spaciousness and natural light, and integrated smart home technologies for convenience and automation.

We believe that the proposed design for 6470 N Ocean Blvd meets all of the required relationships with the site, neighborhood architecture, street and town scale and the overall design requirements by the Town of Ocean Ridge.



Respectfully submitted,

Kelly D. Yates, R.A.
Yates + Associates Architecture, Inc.
State of Florida Registered Architect #AR-13706



127 North M Street Lake Worth, FL 33460 (561)-557-5905 CGC-059901

May 29, 2025

Town of Palm Beach

360 South County Road

Palm Beach, FL 33480

Subject: Confirmation of No Impact to Mangroves at 6470 N Ocean Blvd

Dear Town of Palm Beach,

This letter serves to formally inform you that there are no plans to disturb or interfere with the mangroves located at 6470 N Ocean Boulevard during the construction project. As indicated on the submitted survey, no work is proposed within the mangrove area.

Should any future maintenance or trimming become necessary, we will ensure that the appropriate permit is obtained, and all required procedures are followed in accordance with the Town's regulations.

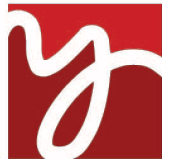
Please feel free to contact us with any questions or if additional documentation is required.

Sincerely,



Jared Collin

Project Manager, Collin Builders



MATERIAL SELECTIONS FOR 6470 N OCEAN BLVD

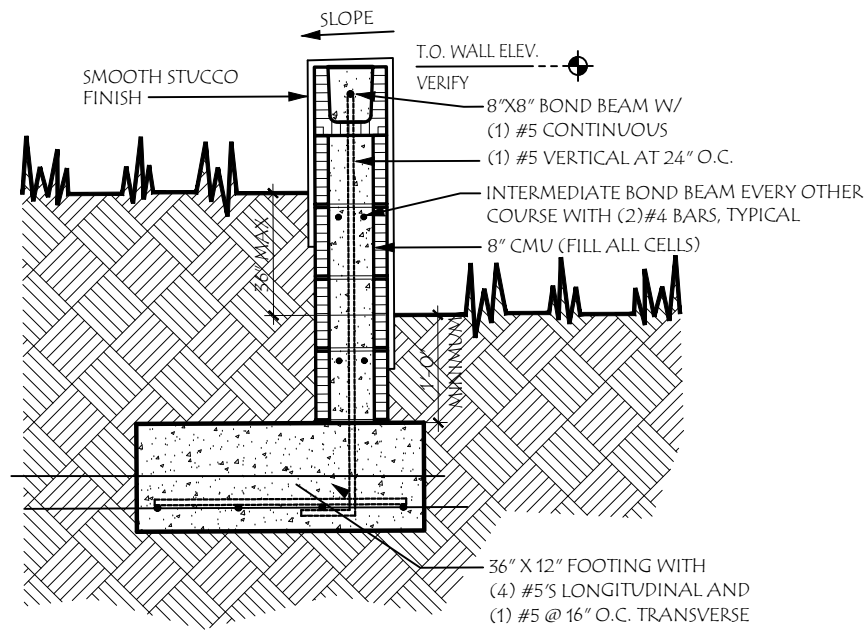
Exterior Paint:
Sherwin Williams
Snowbound
SW 7004

Composit Wood Siding
Front Door
Garage Door Wood Paneling
NewTechWood
Peruvian Teak

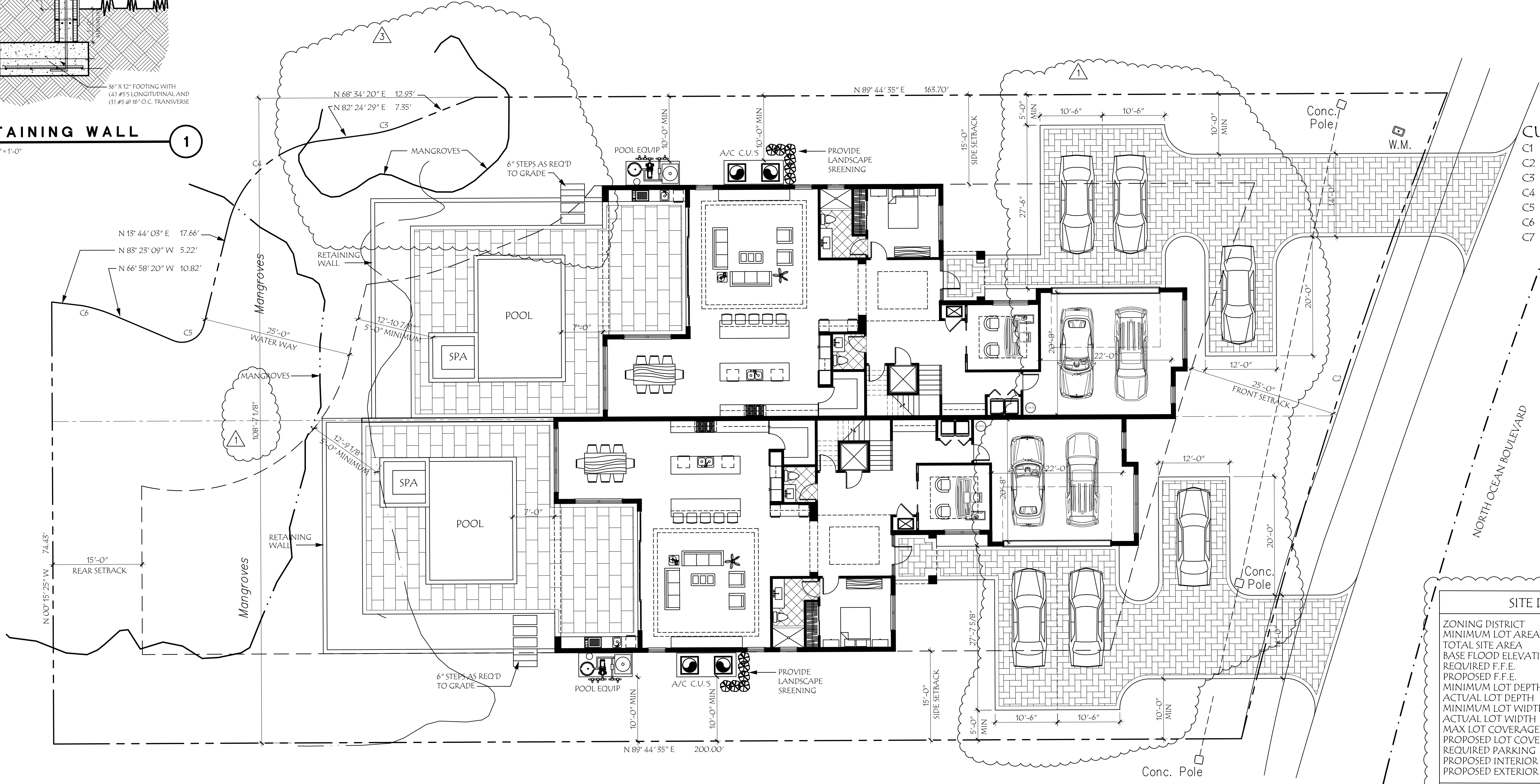


Exterior Stone
Simulated Keystone Corp.
Wall Cladding





RETAINING WALL
SCALE: 1/2" = 1'-0"



CURVE TABLE:

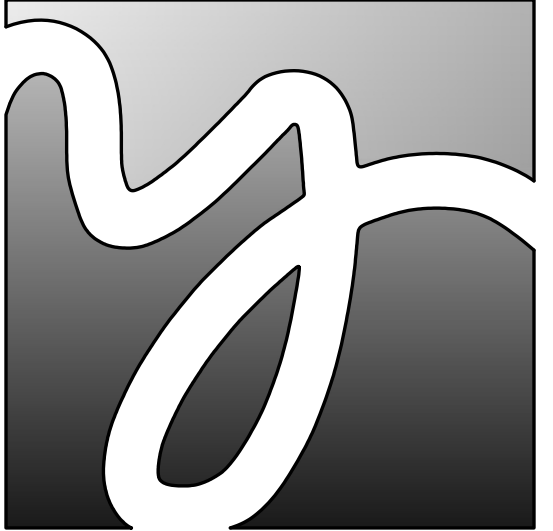
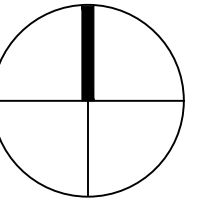
C1	R=821.78'	D=07°43'45"	A=110.86'
C2	R=846.78'	D=07°43'45"	A=114.23'
C3	R=25.41'	D=13°50'09"	A=6.14'
C4	R=18.52'	D=70°48'32"	A=22.89'
C5	R=3.80'	D=98°51'36"	A=6.56'
C6	R=27.31'	D=11°38'02"	A=5.55'
C7	R=871.78'	D=00°40'00"	A=10.14'

SITE DATA TABULATION		
ZONING DISTRICT	R.M.M.	
MINIMUM LOT AREA	12,500 S.F.	
TOTAL SITE AREA	22,106 S.F.	
BASE FLOOD ELEVATION	+9.0	
REQUIRED F.F.E.	+10.0	
PROPOSED F.F.E.	+10.0	
MINIMUM LOT DEPTH	100 FT	
ACTUAL LOT DEPTH	200 FT	
MINIMUM LOT WIDTH	100 FT	
ACTUAL LOT WIDTH	108.6 FT	
MAX LOT COVERAGE	40 %	
PROPOSED LOT COVERAGE	28.5 %	
REQUIRED PARKING	5 SPACES	
PROPOSED INTERIOR PARKING	2 SPACES	
PROPOSED EXTERIOR PARKING	3 SPACES	
BUILDING AREAS		
	SQ. FT.	%
1ST FLOOR UNDER A/C	4,398 S.F.	19.9 %
2ND FLOOR UNDER A/C	5,305 S.F.	24 %
TOTAL UNDER A/C	9,703 S.F.	44 %
TOTAL FLOOR AREA	10,796 S.F.	48.8 %
TOTAL UNDER ROOF	11,616 S.F.	52.5 %
FLAT ROOF	116 S.F.	.05 %
TOTAL ROOF	6,783 S.F.	30.7 %
GARAGE	1,092 S.F.	5 %
COVERED PATIO	703.7 S.F.	3.2 %
COVERED ENTRY	116 S.F.	.05 %
COVERED BALCONY (REAR)	N/A	
COVERED BALCONY (FRONT)	N/A	
OPEN BALCONY	49 S.F.	.02 %
BUILDING FOOTPRINT	6,311 S.F.	28.5 %
SEPTIC TANK & DRAINFIELD	N/A	
PAVED AREA	5,238 S.F.	23.7 %
SYNTHETIC TURF	N/A	
TOTAL IMPERVIOUS	11,549 S.F.	52 %
TOTAL PERVIOUS	10,557 S.F.	48 %
MAX HEIGHT ABOVE +7.0	36 FT.	
PROPOSED BLDG HEIGHT	35'-11 1/2"	
BUILDING SETBACKS:		
FRONT	25'-0"	
REAR	15'-0"	
SIDE INTERIOR	15'-0"	
SIDE CORNER	N/A	
WATERWAY	25'-0"	
DRIVEWAY	10'-0"	

SITE PLAN

SCALE : 1" = 10'-0"

4,851 S.F. PER UNIT



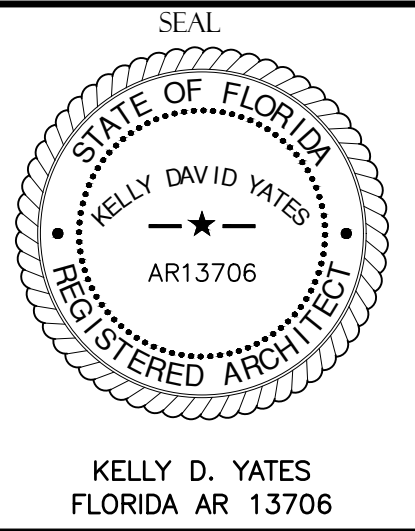
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330 CLEMATIS ST, SUITE 210
WEST PALM BEACH, FL 33401
TEL: 561-653-8280 FAX: 561-653-8279
WWW.YATESARCHITECTURE.COM

DATE:	MAY 22, 2024
JOB NO.:	24-0540
DESIGN BY:	K.D.Y.
DRAWN BY:	K.D.Y.
APPROVED:	K.D.Y.
REVISIONS:	
1	5-27-2025 Review Comments
2	6-10-2025 Review Comments
3	6-26-2025 Review Comments

A PROPOSED DUPLEX FOR:
MIZNER DELL LLC
6470 N OCEAN BLVD
OCEAN RIDGE
FLORIDA

SITE PLAN
SUBMISSION
4-30-25



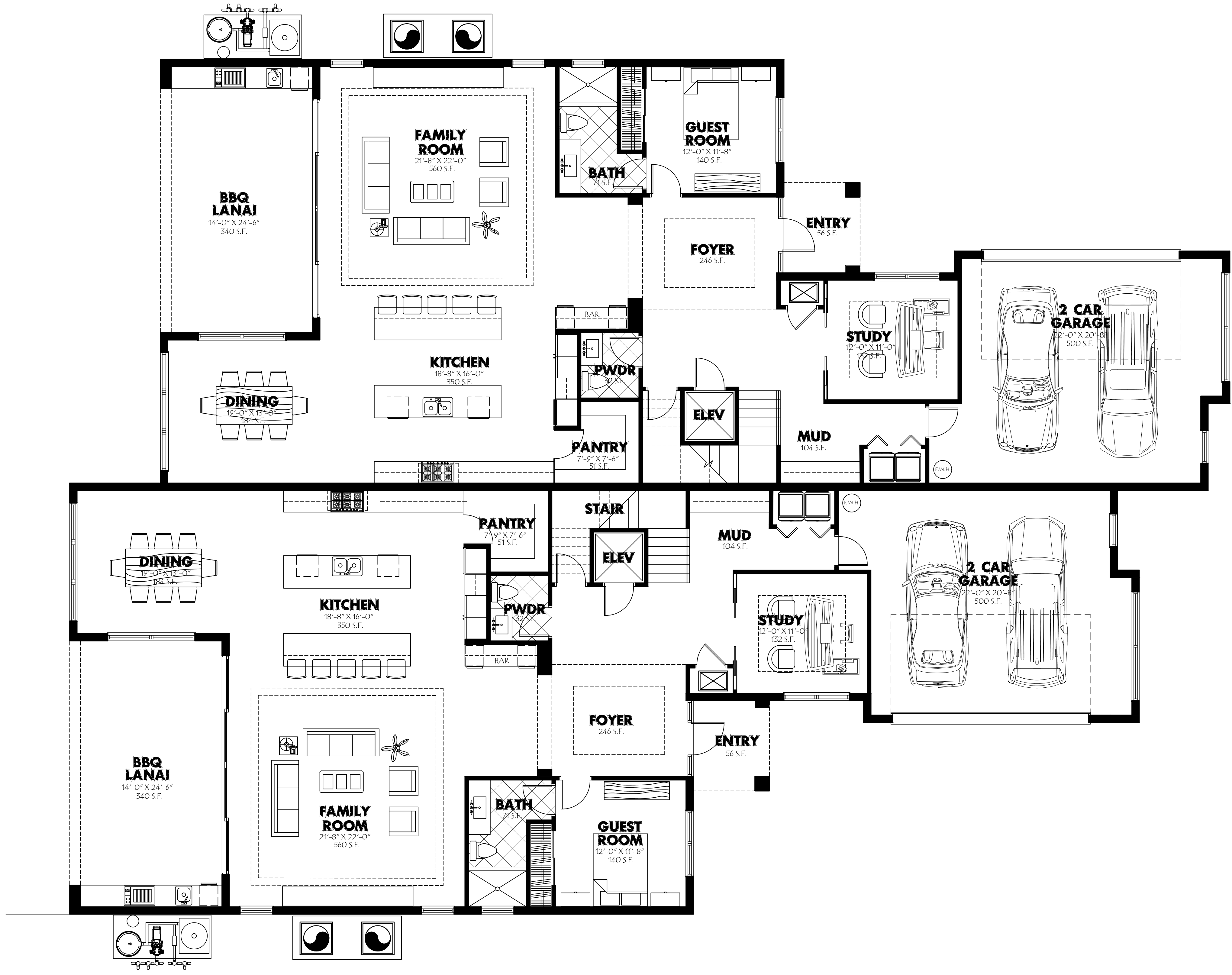
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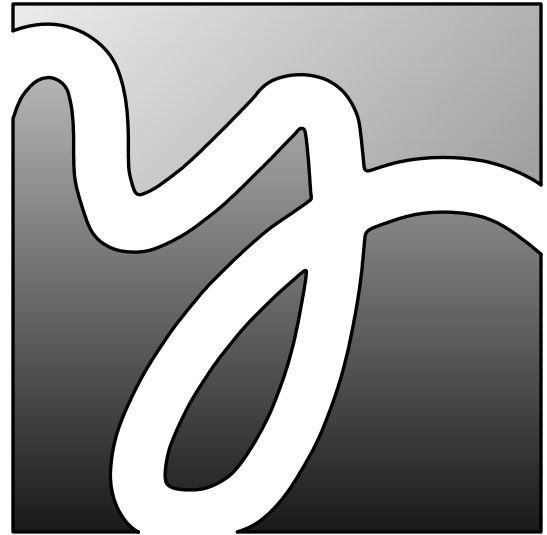
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GROUND FLOOR PLAN

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

2,199 S.F.



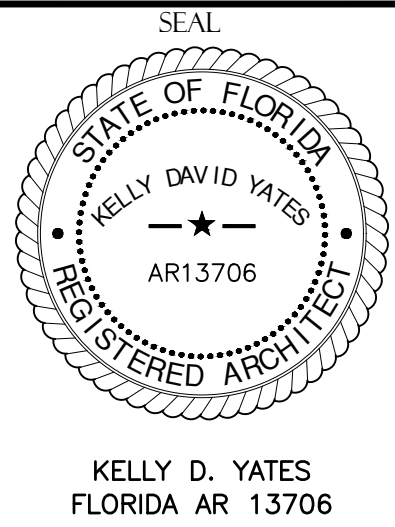
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REVISIONS:	
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A PROPOSED DUPLEX FOR:
MIZNER DELL LLC
6470 N OCEAN BLVD
OCEAN RIDGE
FLORIDA

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4-30-25

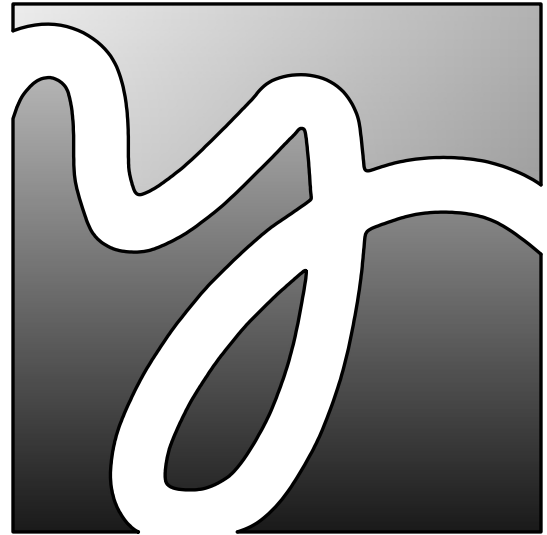


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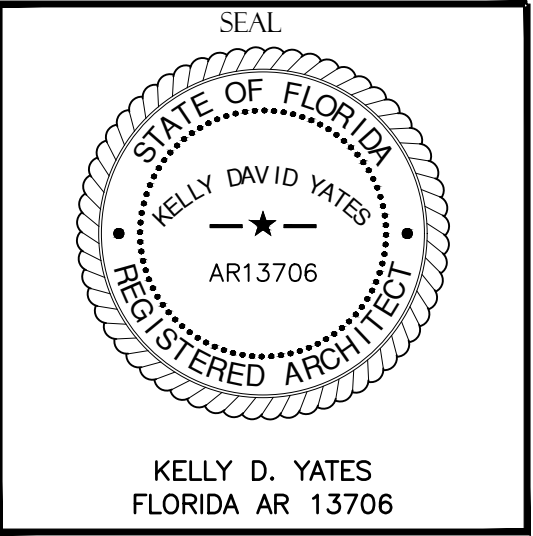
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REVISIONS:	
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A PROPOSED DUPLEX FOR:
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6470 N OCEAN BLVD
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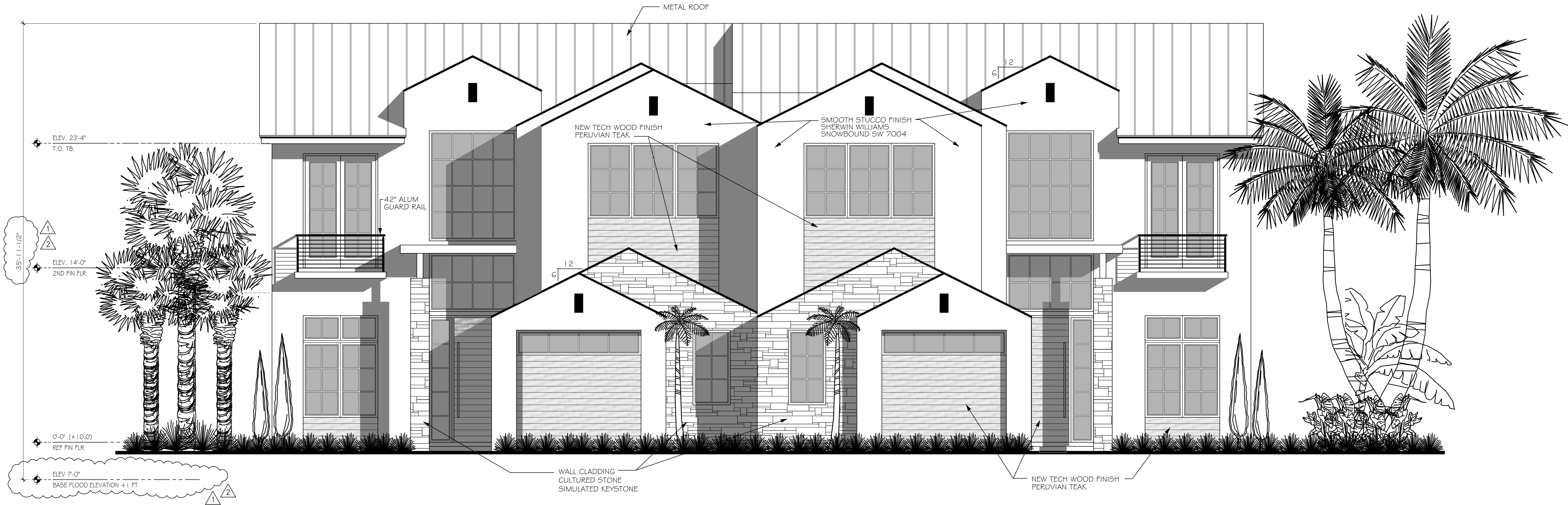
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SECOND FLOOR PLAN

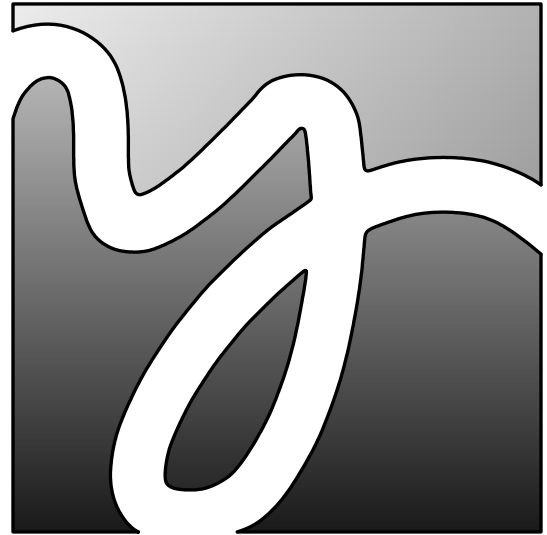
SCALE : 3/16" = 1'-0"

2,652 S.F.



PROPOSED FRONT ELEVATION

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



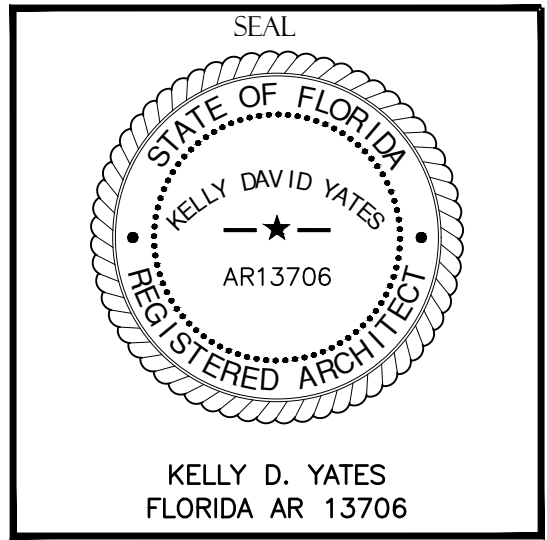
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A PROPOSED DUPLEX FOR:
MIZNER DELL LLC
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OCEAN RIDGE
FLORIDA

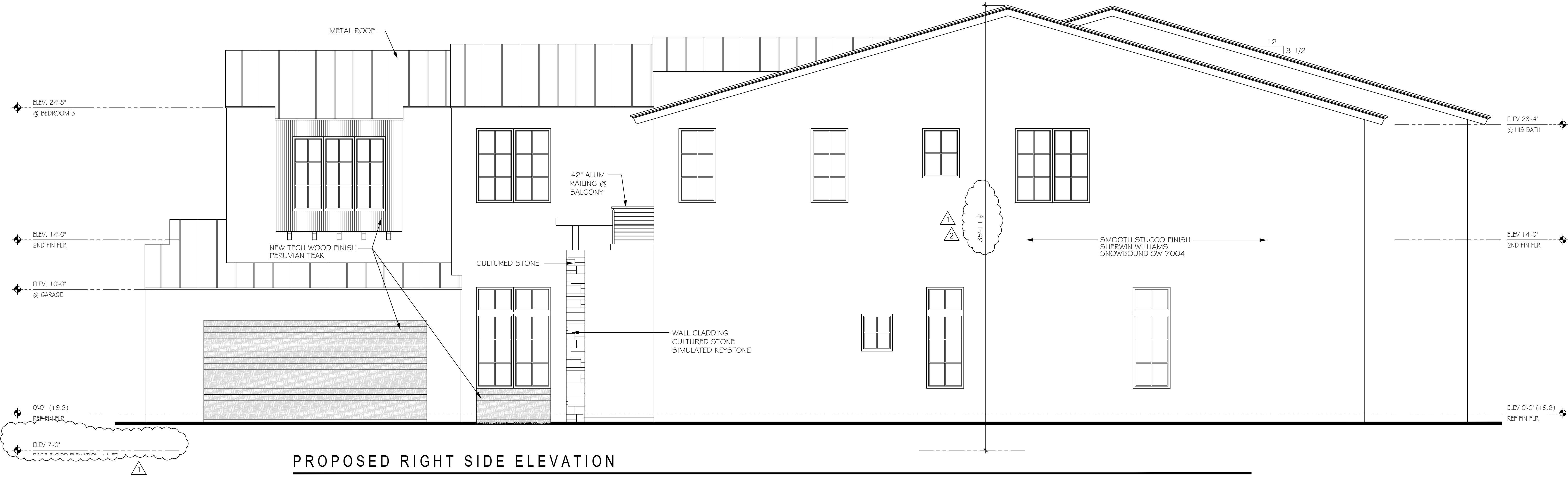
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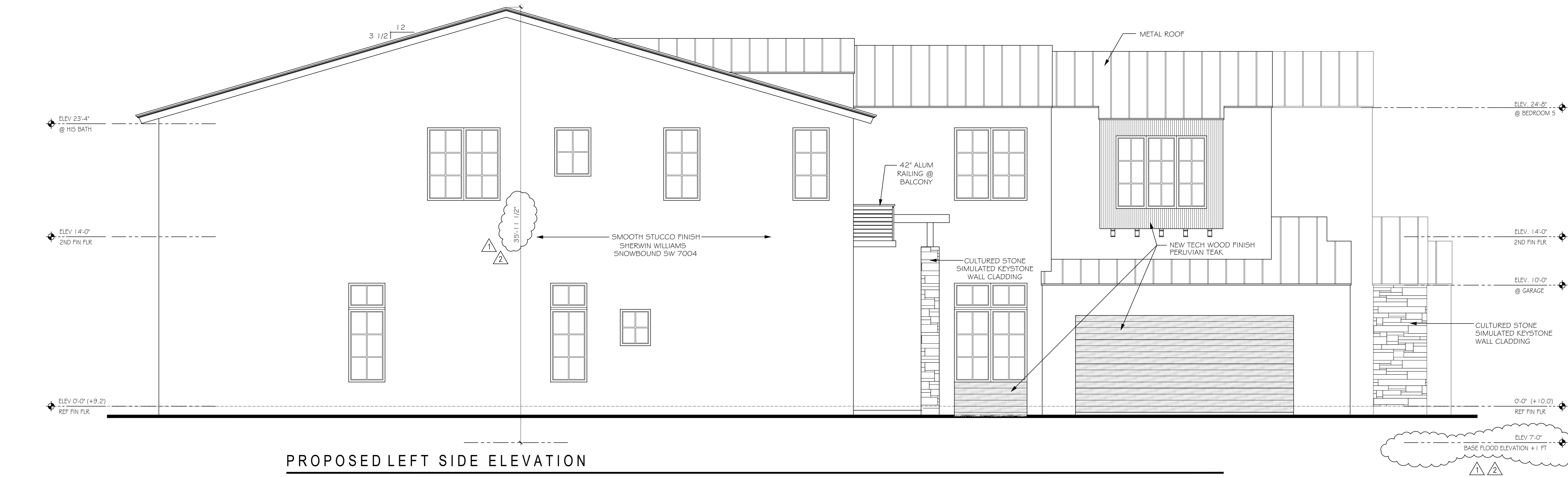
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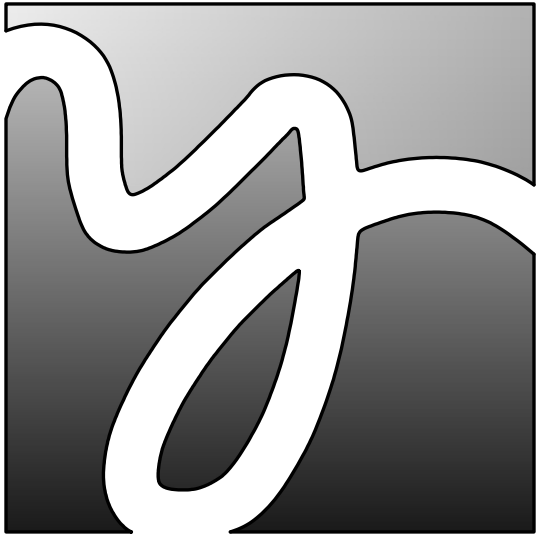
PROPOSED RIGHT SIDE ELEVATION

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



PROPOSED LEFT SIDE ELEVATION

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



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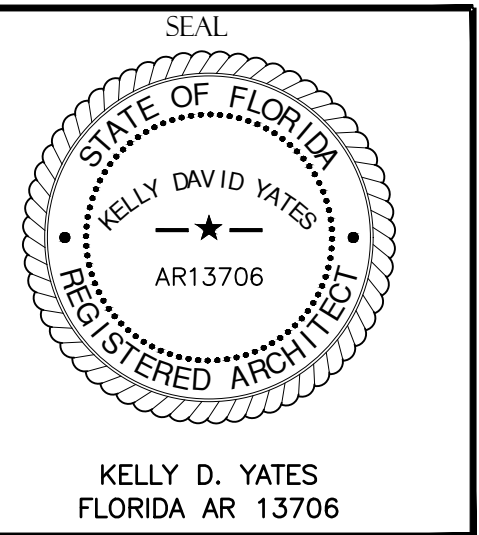
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JOB NO: 24-0540
DESIGN BY: K.D.Y.
DRAWN BY: D.C.M.
APPROVED: K.D.Y.

REVISIONS:
1 5-27-2025 Review Comments
2 6-10-2025 Review Comments
3 6-26-2025 Review Comments

A PROPOSED DUPLEX FOR:
MIZNER DELL LLC
6470 N OCEAN BLVD
OCEAN RIDGE
FLORIDA

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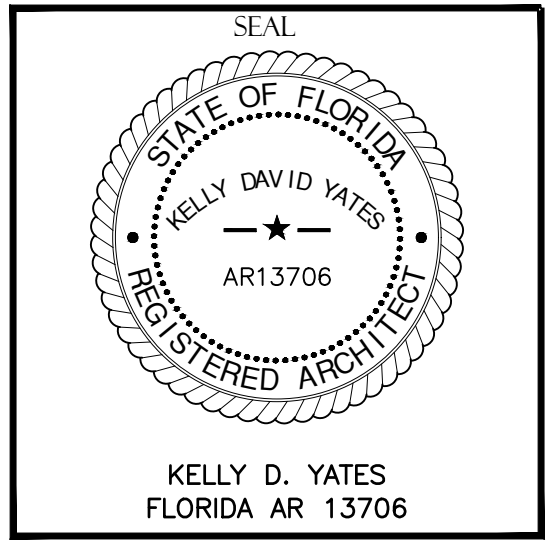


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JOB NO: 24-0540
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DRAWN BY: D.C.M.
APPROVED: K.D.Y.
REVISIONS:
1 5-27-2025 Review Comments
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A PROPOSED DUPLEX FOR:
MIZNER DELL LLC
6470 N OCEAN BLVD
OCEAN RIDGE
FLORIDA

SITE PLAN SUBMISSION 4-30-25



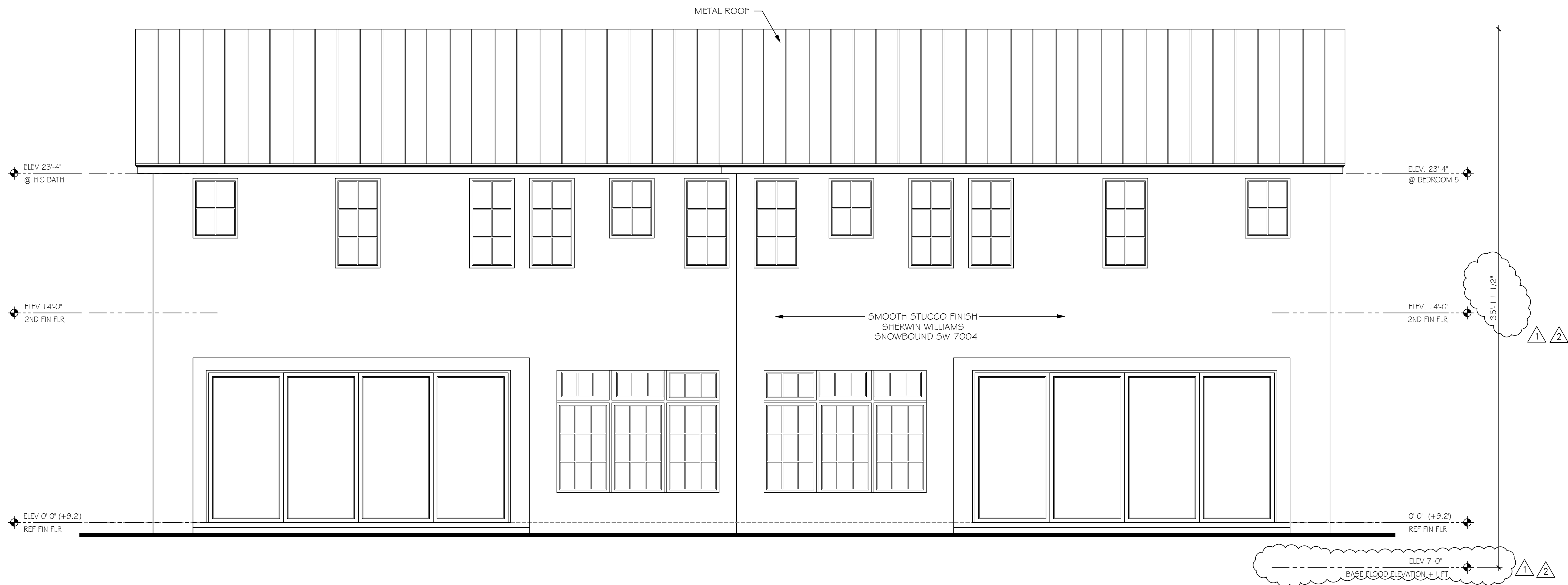
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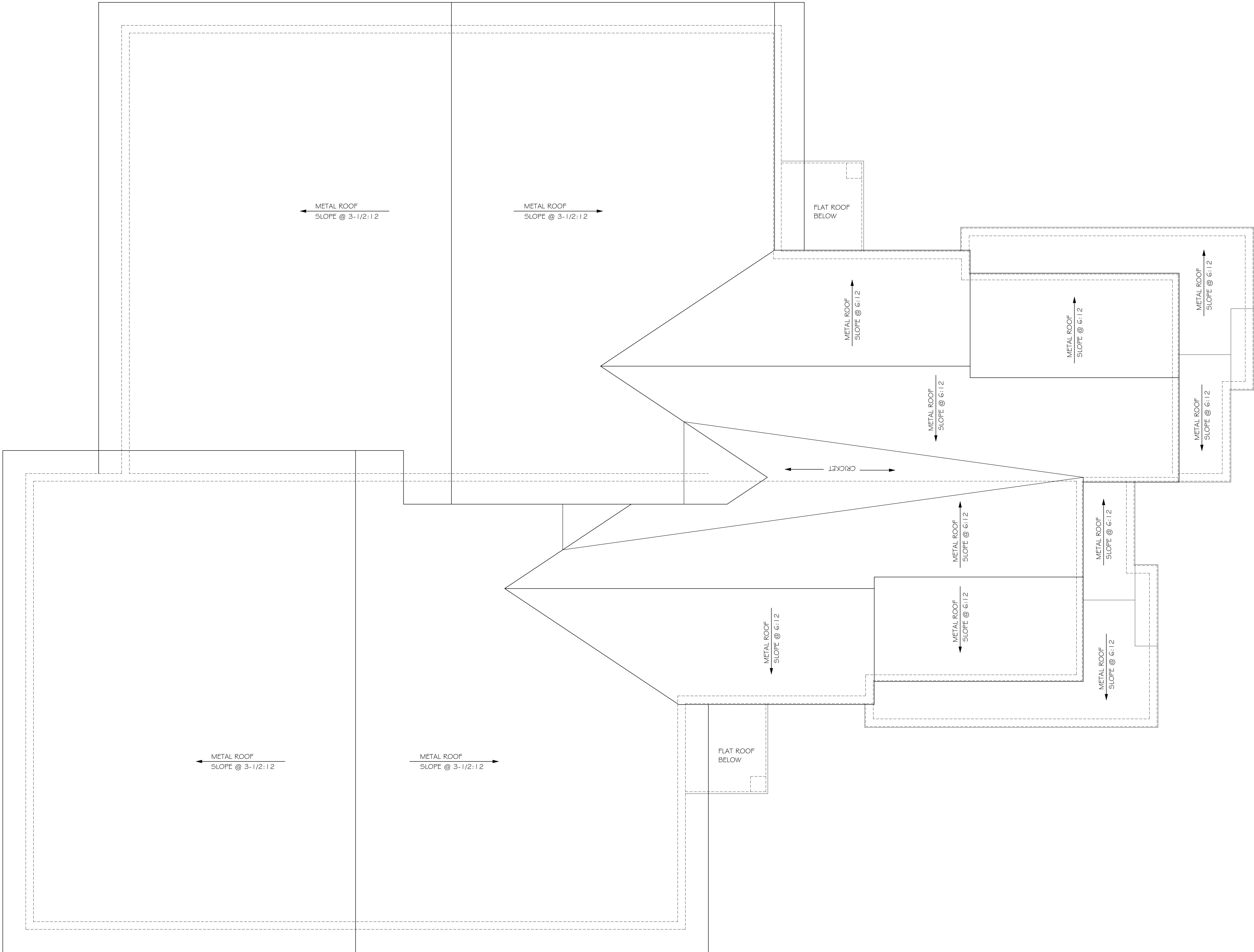
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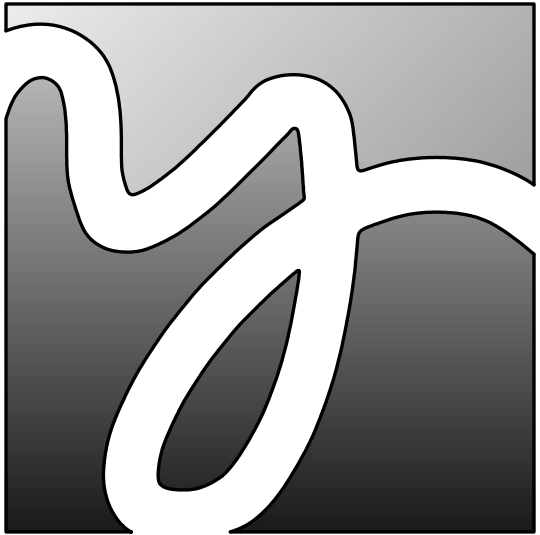
PROPOSED REAR ELEVATION

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



PROPOSED ROOF PLAN

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



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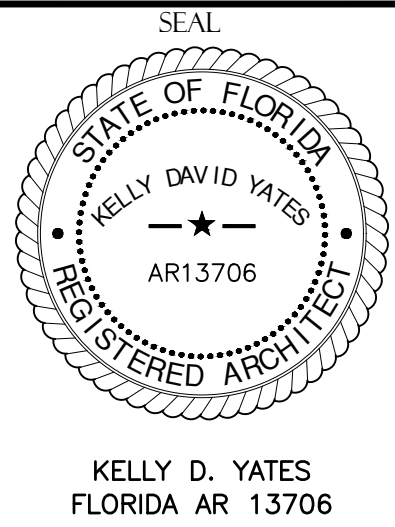
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APPROVED: K.D.Y.

- REVISIONS:
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| 1 | 5-27-2025 | Review | Comments |
| 2 | 6-10-2025 | Review | Comments |
| 3 | 6-26-2025 | Review | Comments |

A PROPOSED DUPLEX FOR:
MIZNER DELL LLC
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OCEAN RIDGE
FLORIDA

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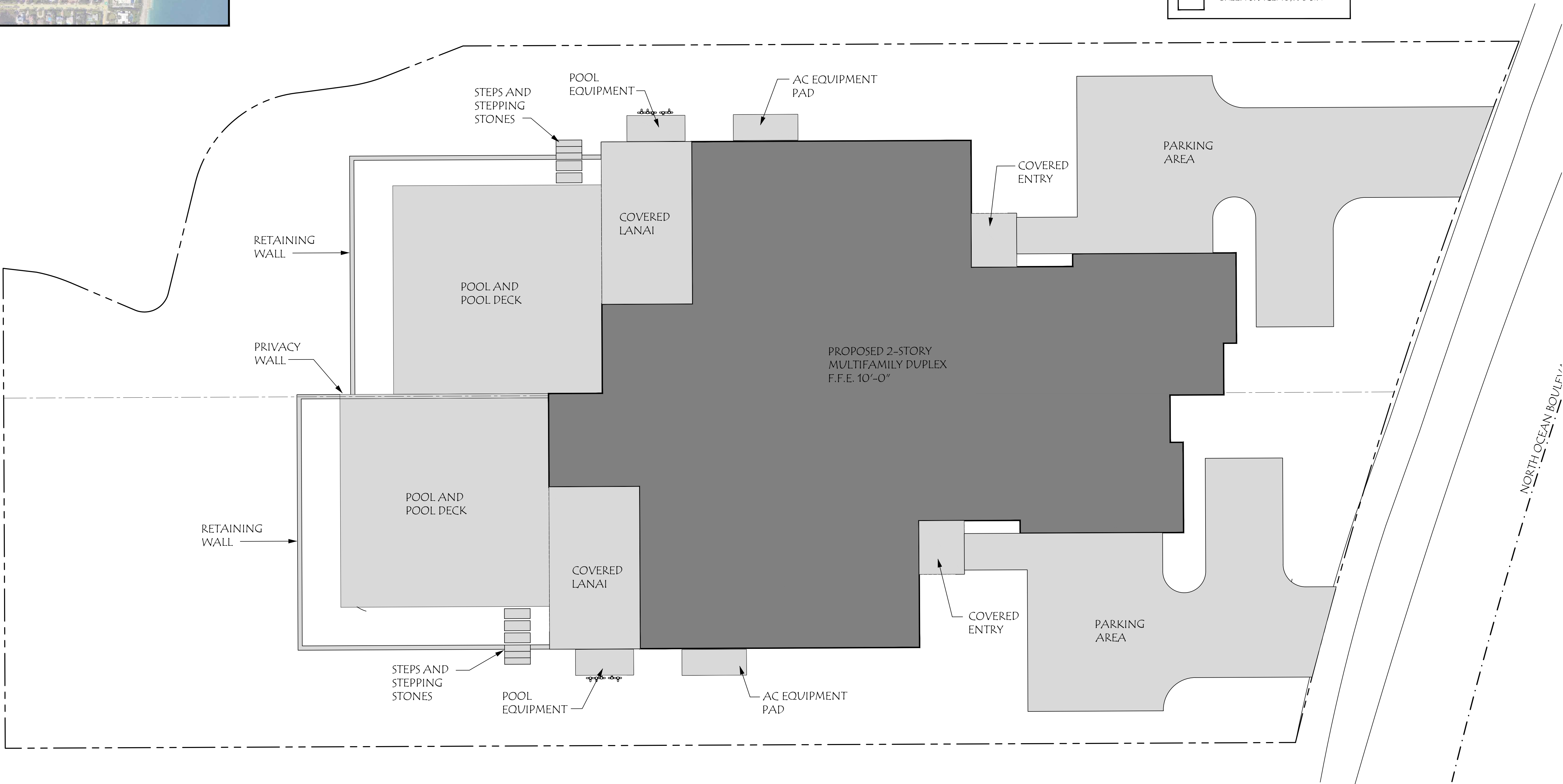
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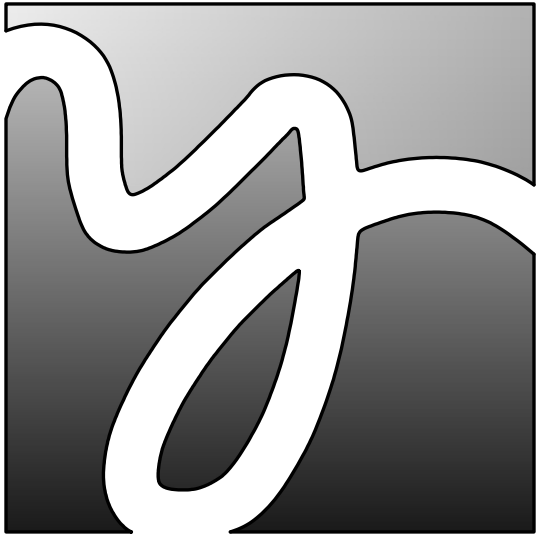
SITE DATA	
APPLICATION NAME	MIZNER DELL, LLC
ADDRESS	6470 N OCEAN BLVD, OCEAN RIDGE, FL
PROPERTY CONTROL NUMBER	46-43-45-22-46-000-0030
GROSS SITE AREA	22,106 SF (0.508 AC)

LOCATION MAP	
	BUILDING AREA: 5,491 S.F.
	HARDSCAPE, PATIO, AND DRIVEWAY AREA: 5,945 SF
	GREEN SPACE: 10,670 S.F.



GREEN SPACE MAP

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



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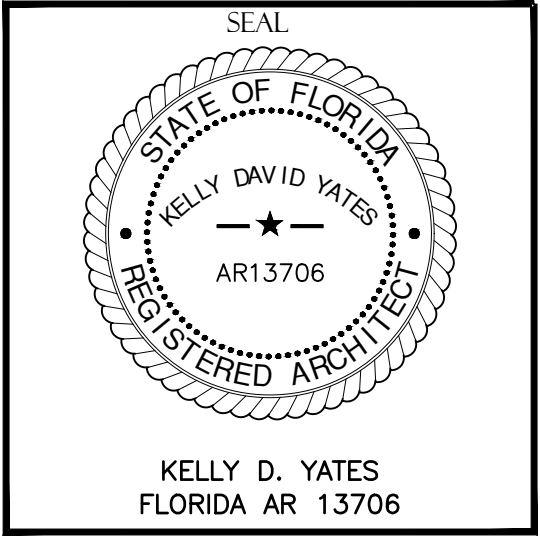
DATE:	MAY 22, 2024
JOB NO:	24-0540
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DRAWN BY:	D.C.M.
APPROVED:	K.D.Y.
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A PROPOSED DUPLEX FOR:

MIZNER DELL LLC

6470 N OCEAN BLVD
OCEAN RIDGE
FLORIDA

**SITE PLAN
SUBMISSION
4-30-25**



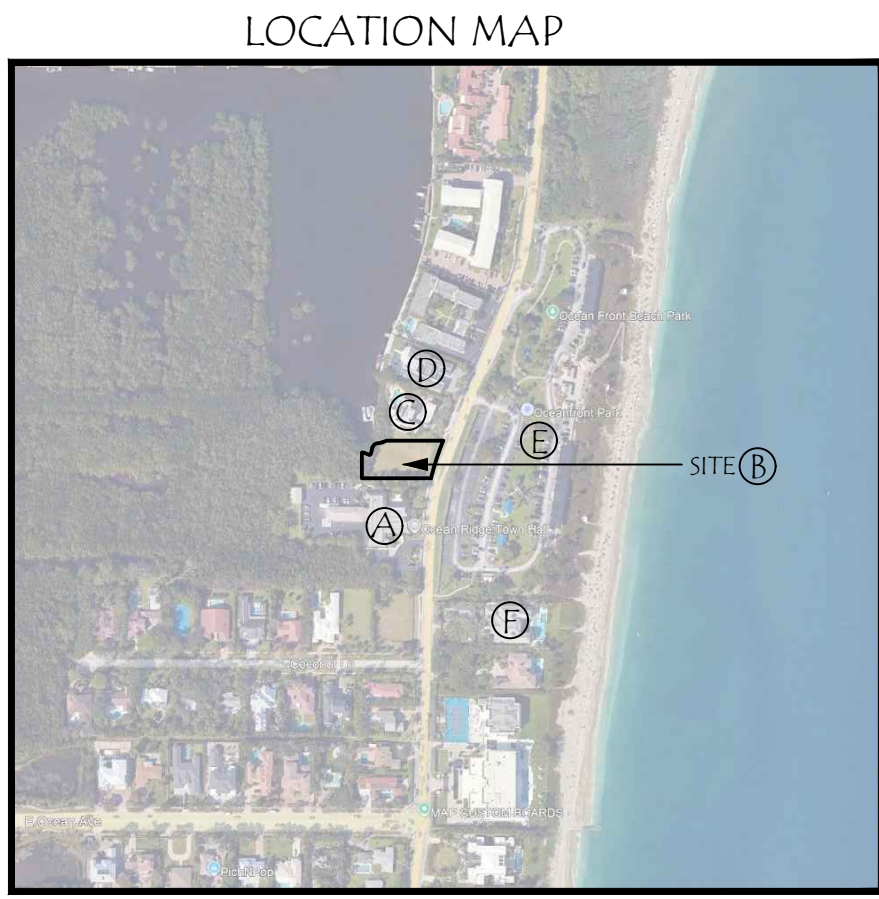
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A TOWN HALL



A TOWN HALL



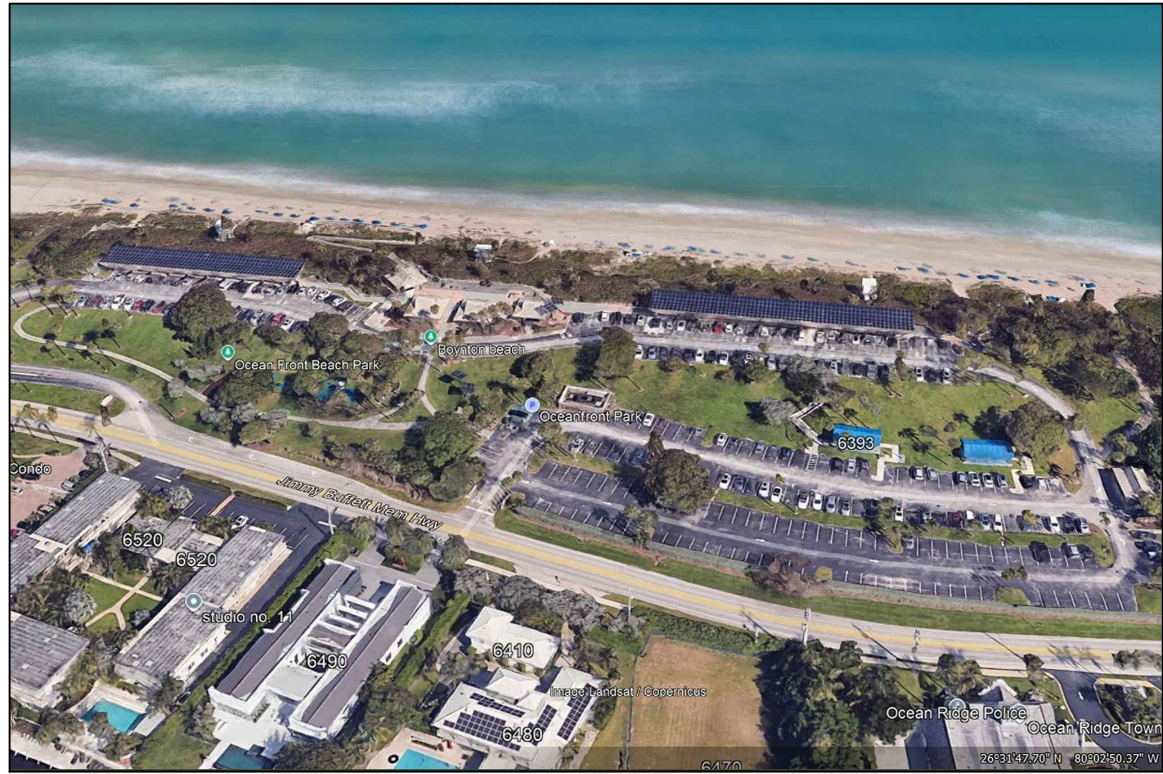
B 6470 N OCEAN BLVD



C 6480 N OCEAN BLVD



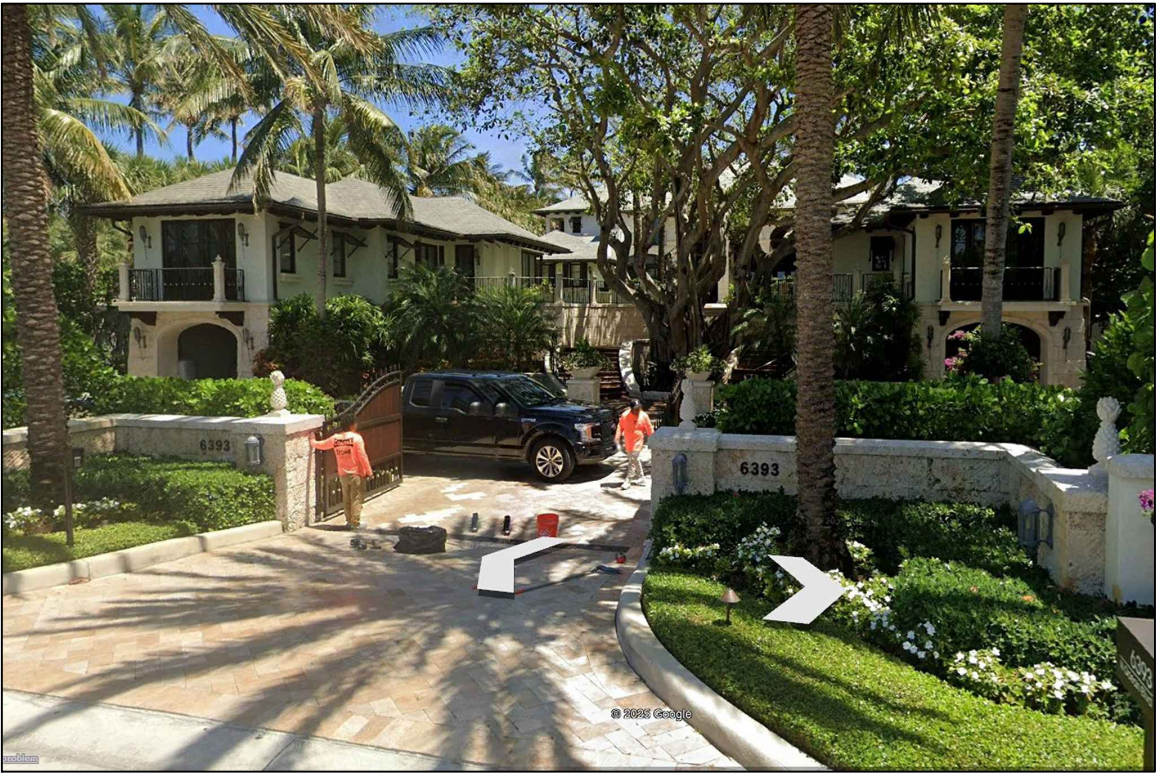
D 6480 N OCEAN BLVD



E OCEAN FRONT PARK



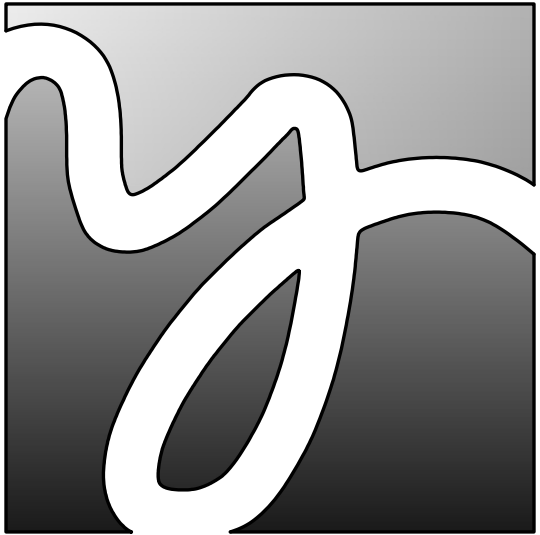
E OCEAN FRONT PARK



F 6393 N OCEAN BLVD

WEST SIDE OF N OCEAN BLVD

EAST SIDE OF N OCEAN BLVD



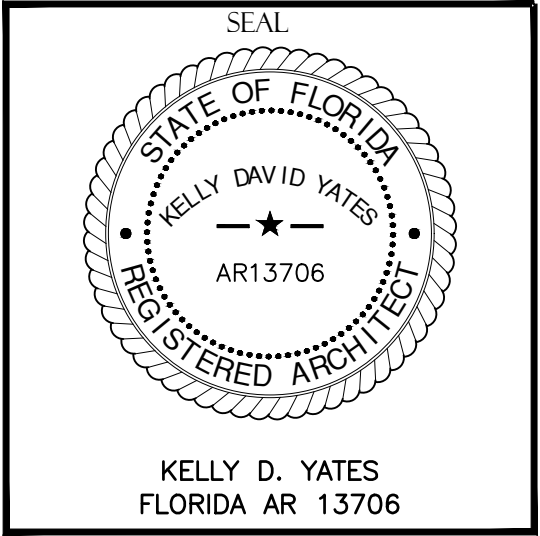
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A PROPOSED DUPLEX FOR:
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OCEAN RIDGE
FLORIDA

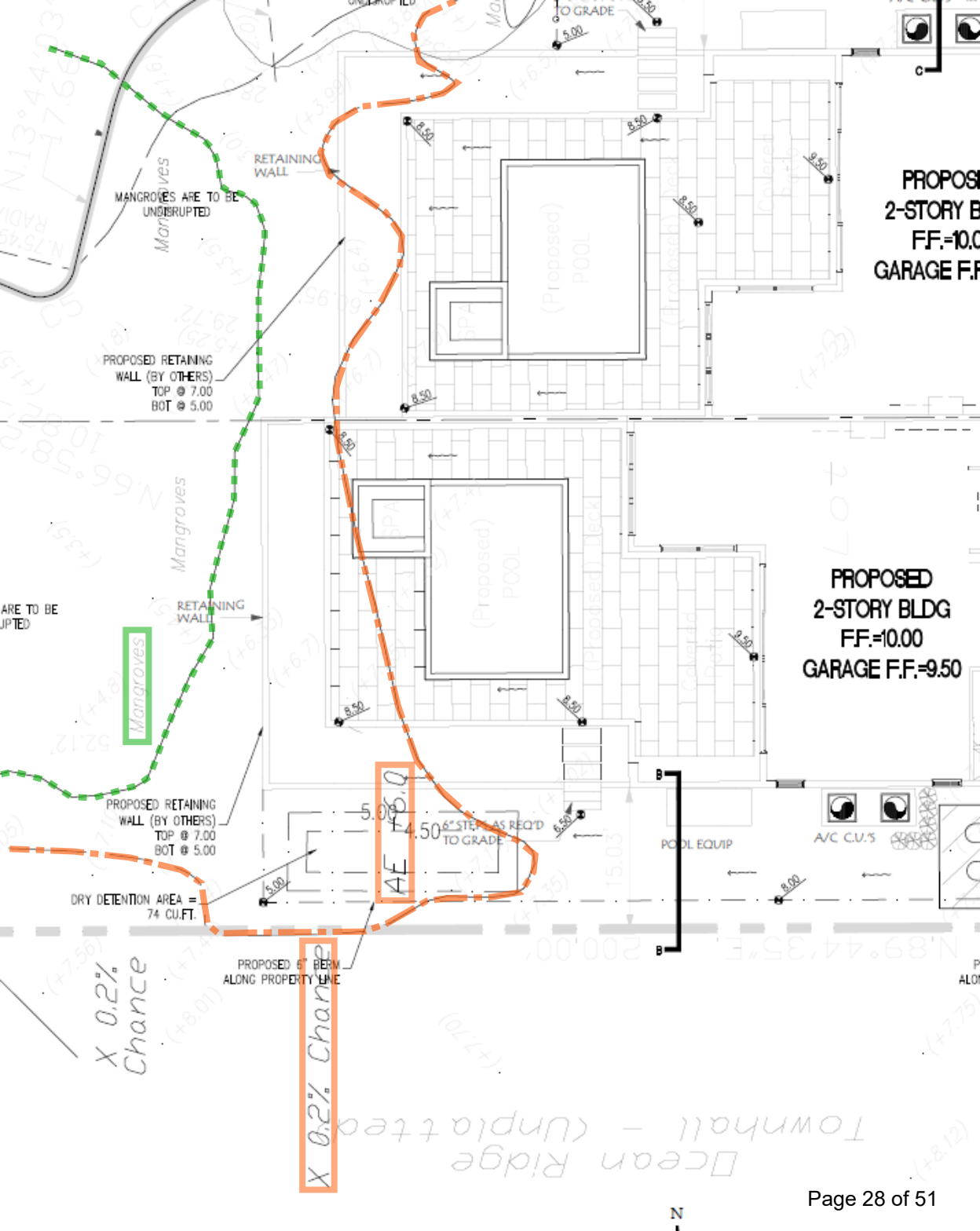
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PROPOSED
2-STORY BLDG
F.F.=10.00
GARAGE F.F.=9.50

PROPOSED
2-STORY BLDG
F.F.=10.00
GARAGE F.F.=9.50

PROPOSED RETAINING
WALL (BY OTHERS)
TOP @ 7.00
BOT @ 5.00

PROPOSED RETAINING
WALL (BY OTHERS)
TOP @ 7.00
BOT @ 5.00

DRY DETENTION AREA =
74 CU.FT.

PROPOSED 6" BERM
ALONG PROPERTY LINE

X 0.2%
Chance

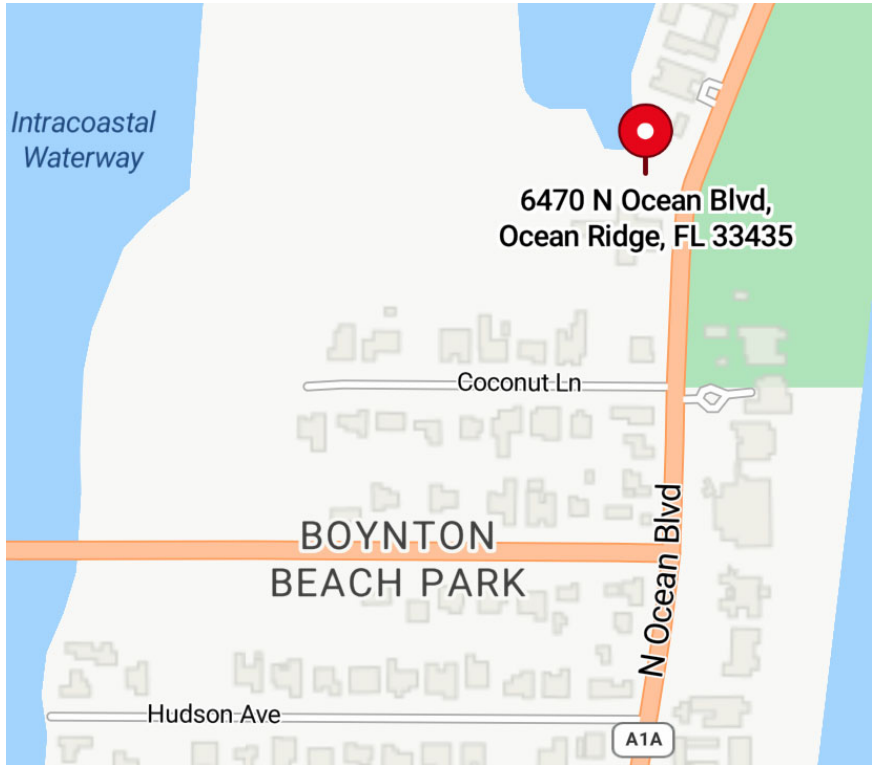
X 0.2% Chance

MAP of SURVEY

Legal Description:

Lot 3, "Spanish Creek", according to the plat thereof as recorded in Plat Book 113, Pages 48, of the Public Records of Palm Beach County, Florida.

Location Map: (not to scale)



Bearing Note:

Bearings are based upon Grid North, Transverse Mercator Florida East Zone #901 State Plane Coordinate System NAD83 (2011 adjustment), by survey and GPS observations.

Site Data: a.) Flood Information:

FEMA Map No.: 12099C0793F
Community Name / No.: Town of Ocean Ridge / 125134
Panel No.: 0793
Suffix: F
Date of FIRM Map: 10/05/2017
FIRM Index date: 10/05/2017
Firm Zone(s): X 0.2% Chance, AE
Base Flood Elevation(s): +6.0

This survey is certified to the following:

1. MIZNER DEV PRESERVE LLC
- 2.
- 3.
- 4.
- 5.

Address: 6470 North Ocean Boulevard, Ocean Ridge, FL 33435
Area of this Site is: 22106 Square Feet.

Vertical Datum Used: NAVD88.

Benchmark: PBC BM "G 402"; mon. w/brass disk; 130' S. of C/L E Boynton Beach Blvd., W. side of NE 4th St.; Lat. 26°31'42.79"N., Long. 80°03'33.94"W.; Elevation +11.309 NAVD88.

Notes:

- 1.) **NGVD29** refers to the National Geodetic Vertical Datum of 1929; and **NAVD88** refers to North American Vertical Datum (vertical control 1988 adjustment). **NAD27** refers to North American Datum (horizontal control 1927 datum and adjustments); and **NAD83 (2011)** refers to North American Datum (horizontal control 2011 adjustment).
- 3.) This firm has made not located footings and/or foundations or any other underground improvements (unless otherwise noted).
- 4.) The lands shown hereon have not been abstracted by this firm regarding matters such as easements, rights-of-ways, reservations, etc., such information should be obtained and verified by others through appropriate title verification.
- 5.) This drawing is the property of **HPA Surveyors, Inc.** and was prepared for and certified to the party and/or parties indicated hereon and is not transferable or assignable, it shall not be used, or reproduced whole or in part without written authorization.
- 6.) All Iron Pipes/or/Rods and Nails & Discs, set by this Firm, set with Cap/or/Disc with L.B. No. 8161.
- 7.) All easements shown on the attached drawing are per the record plat (unless otherwise noted).

State Plane Coordinates: when shown are based upon the Transverse Mercator Florida East Zone (#0901) Projection NAD83 (2011 adjustment). Grid Bearings, ground distances, coordinates when shown are in international survey foot units. The standard (or "international") foot equals 0.3048 meters. The U.S. survey foot equals 1200/3937 meters; or 0.304800609601 meters. Conversion from International survey foot to US survey foot * 0.999998. Conversion from US survey feet back to international survey feet is: * reciprocal (1/x); or * 1.000002.

Abbreviations:

A=	= ARC LENGTH	DRAIN.	= DRAINAGE	(M)	= MEASURED	R=	= RADIUS
A/C	= AIR CONDITIONER	EASE.	= EASEMENT	M.C.R.	= MARTIN COUNTY RECORDS	(R)	= RECORD
ALUM.	= ALUMINIUM	E/W & E.O.W.	= EDGE OF WATER	M.D.C.R.	= MIAMI DADE COUNTY RECORDS	RNG.	= RANGE
ASPH.	= ASPHALT	EL.	= ELEVATION	M.H.	= MANHOLE	R/W	= RIGHT OF WAY
AVE.	= AVENUE	ELEC.	= ELECTRIC	N S E W	= NORTH, SOUTH, EAST, WEST	S.D.	= STORM DRAINAGE
B.C.R.	= BROWARD COUNTY RECORDS	F.F.	= FINISHED FLOOR	NE, SW	= NORTHEAST, SOUTHWEST	SEC.	= SECTION
BFP	= BACK-FLOW PREVENTER	F.H.	= FIRE HYDRANT	NW, SE	= NORTHWEST, SOUTHEAST	S.F.	= SQUARE FEET
BLDG.	= BUILDING	F.M.	= FORCE MAIN	N.T.S.	= NOT TO SCALE	S.L.	= SEWER LINE
BLVD.	= BOULEVARD	FND.	= FOUND	N&D	= NAIL & DISK	S.L.C.R.	= SAINT LUCIE COUNTY RECORDS
(C)	= CALCULATED	FPL	= FLORIDA POWER & LIGHT	N.R.	= NON-RADIAL LINE	S.S.	= SANITARY SEWER LINE
CATV	= CABLE TV	GAR.	= GARAGE	NVA	= NON-VEHICULAR ACCESS	ST.	= STREET
C.B.	= CATCH BASIN	INV	= INVERT	O.R.B.	= OFFICIAL RECORDS BOOK	STA.	= STATION
C.B.S.	= CONCRETE BLOCK & STUCCO	I.R.	= IRON ROD	(P)	= PLAT	TEL.	= TELEPHONE
CCPW	= COMMON CONC. PARTY WALL	I.R.C.	= IRON ROD & CAP	P.B.	= PLAT BOOK	T/B & T.O.B.	= TOP OF BANK
CH.	= CHORD	I.R.C.R.	= INDIAN RIVER COUNTY RECORDS	P.B.C.R.	= PALM BEACH COUNTY RECORDS	TWP.	= TOWNSHIP
C.L.F.	= CHAIN LINK FENCE	IRR.	= IRRIGATION	P.S.L.	= PORT ST. LUCIE	TYP.	= TYPICAL
COL.	= COLUMN	LAT.	= LATITUDE	PG.	= PAGE	U.E.	= UTILITY EASEMENT
CO & C/O	= CLEAN-OUT (SEWER)	LON.	= LONGITUDE	PROP.	= PROPOSED	UTIL.	= UTILITY
CONC.	= CONCRETE	L.A.E.	= LIMITED ACCESS EASEMEN	P.C.P.	= PERMANENT CONTROL POINT	W.L.	= WATER LINE
D=	= DELTA (CENTRAL) ANGLE	L.E.	= LANDSCAPE EASEMENT	P.R.M.	= PERMANENT REFERENCE MONUMENT	W.M.	= WATER METER
(D)	= DEED	L.M.E.	= LAKE MAINTENANCE EASEMENT	P.O.B.	= POINT OF BEGINNING	W.P.	= WOOD POLE
D.E.	= DRAINAGE EASEMENT	L.P.	= LIGHT POLE	P.O.C.	= POINT OF COMMENCEMENT	W.V.	= WATER VALVE
DIA..	= DIAMETER	C.P.	= CONC. POLE	P.O.T.	= POINT OF TERMINATION	Y.D.	= YARD DRAIN

Legend:

- C/L or $\mathcal{C}$ - Centerline
- B/L or $\mathcal{B}$ - Base Line
- $\bullet \rightarrow (+00.00)$ - As-Built Elevation
- $\bullet \rightarrow +00.00$ - Proposed Elevation
- $\rightarrow$ - Flow Arrow
- $\sim$ - E/W (Edge of Water)
- Manhole (M.H.)
- Catch Basin
- Fire Hydrant
- Survey Points (various)

Original Survey Date:
04/10/2024

Date of Last Field Work:
05/21/2025

Project:
Spanish Creek - Lot 3

SURVEYOR'S CERTIFICATION; I hereby certify: that the attached "Map of Survey" complies with the "Standards and Practices" for surveys as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Thomas R. Palbicke, President
Professional Land Surveyor No. 5061, State of Florida

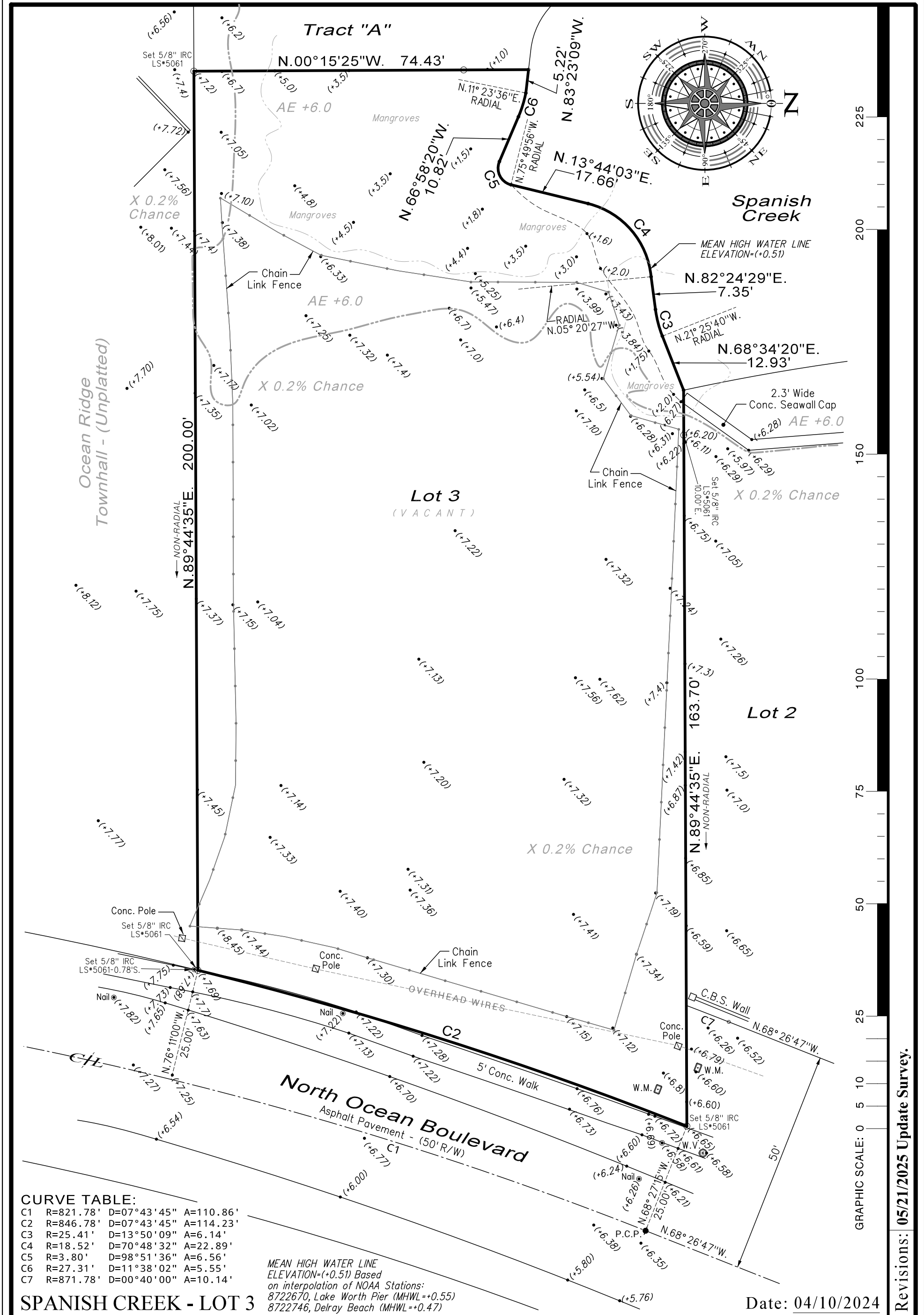
Certified copies issued on: May 22, 2025

Digitally signed by Thomas R. Palbicke
DN: c=US, sn=Palbicke, givenName=Thomas R., email=hpasurveyor@yahoo.com, cn=Thomas R. Palbicke
'Date: 2025.05.22 14:39:10 -04'00
Adobe Acrobat version: 2025.001.20474



Not Valid Unless
Signed and Embossed
With the Raised Seal of
Attesting Florida
Registered Professional
and Surveyor

Sheet 1 of 2 Sheets



CURVE TABLE:

C1	R=821.78'	D=07°43'45"	A=110.86'
C2	R=846.78'	D=07°43'45"	A=114.23'
C3	R=25.41'	D=13°50'09"	A=6.14'
C4	R=18.52'	D=70°48'32"	A=22.89'
C5	R=3.80'	D=98°51'36"	A=6.56'
C6	R=27.31'	D=11°38'02"	A=5.55'
C7	R=871.78'	D=00°40'00"	A=10.14'

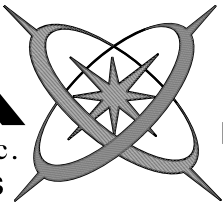
MEAN HIGH WATER LINE
ELEVATION=+0.51 Based
on interpolation of NOAA Stations:
8722670, Lake Worth Pier (MHWL=+0.55)
8722746, Delray Beach (MHWL=+0.47)

SPANISH CREEK - LOT 3

MAP of SURVEY: BOUNDARY SURVEY Scale: 1"=20', Sheet 2 of 2 Sheets

HPA

H P A , Surveyors, Inc.
Land Development Services



LAND DEVELOPMENT CONSULTANTS

LAND SURVEYING • CONSTRUCTION CONTROL • CONSTRUCTION LAYOUT
BOUNDARY SURVEYS • TOPOGRAPHIC SURVEYS • MEAN HIGH WATER
CONDOMINIUMS • PLATTING • PERMIT PLANS • ENGINEERING AS-BUILTS

Professional Surveyors & Mappers, Certificate of Authorization L.B. No. 8161

215 Via Villagio, Hypoluxo, Florida 33462

Phone: (561) 427-0990

Email: hpasurveyor@yahoo.com

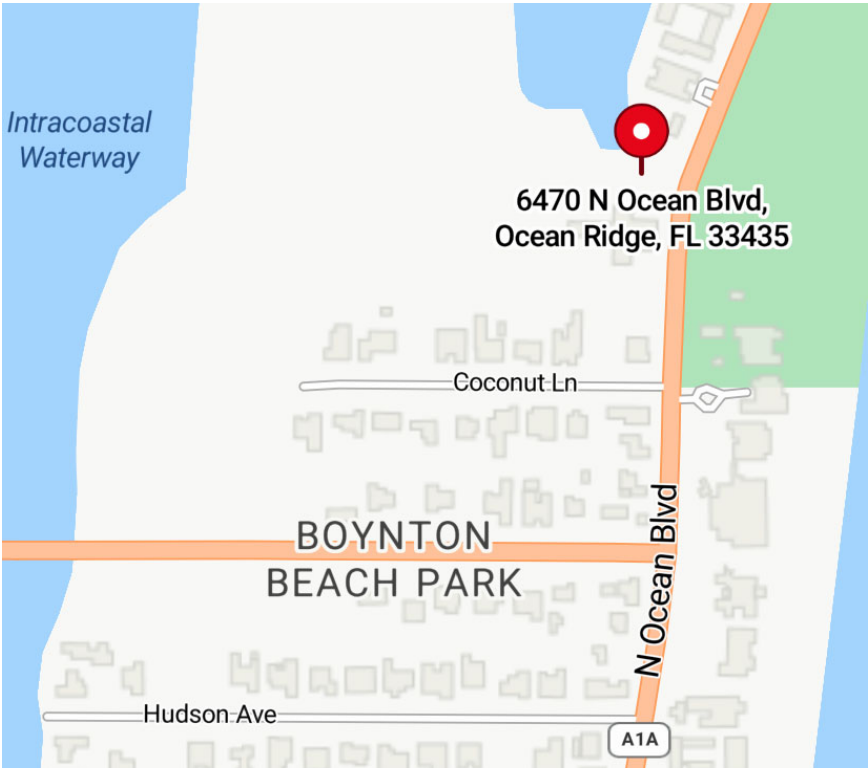
MAP of SURVEY

Legal Description:

Lot 3, "Spanish Creek", according to the plat thereof as recorded in Plat Book 113, Pages 48, of the Public Records of Palm Beach County, Florida.

Title Note: all applicable matters of survey, as shown in Schedule B-II, of Attorneys' Title Fund Services, Inc.; Fund File Number 1649655, Dated June 10, 2025 are shown hereon.
a.) Subject to Declaration of Restrictive Covenant (O.R.B. 33559/946).
b.) Subject to Notice of No Access Rights recorded in (O.R.B. 31066, Page 450, & O.R.B. 31372, 258).

Location Map: (not to scale)



Bearing Note:

Bearings are based upon Grid North, Transverse Mercator Florida East Zone #901 State Plane Coordinate System NAD83 (2011 adjustment), by survey and GPS observations.

Site Data: a.) Flood Information:

FEMA Map No.: 12099C0793F
Community Name / No.: Town of Ocean Ridge / 125134
Panel No.: 0793
Suffix: F
Date of FIRM Map: 10/05/2017
FIRM Index date: 10/05/2017
Firm Zone(s): X 0.2% Chance, AE
Base Flood Elevation(s): +6.0

This survey is certified to the following:

1. MIZNER DEV PRESERVE LLC
- 2.
- 3.
- 4.
- 5.

Address: 6470 North Ocean Boulevard, Ocean Ridge, FL 33435
Area of this Site is: 22106 Square Feet.

Vertical Datum Used: NAVD88.

Benchmark: PBC BM "G 402"; mon. w/brass disk; 130' S. of C/L E Boynton Beach Blvd., W. side of NE 4th St.; Lat. 26°31'42.79"N., Long. 80°03'33.94"W.; Elevation +11.309 NAVD88.

Notes:

- 1.) **NGVD29** refers to the National Geodetic Vertical Datum of 1929; and **NAVD88** refers to North American Vertical Datum (vertical control 1988 adjustment). **NAD27** refers to North American Datum (horizontal control 1927 datum and adjustments); and **NAD83 (2011)** refers to North American Datum (horizontal control 2011 adjustment).
- 3.) This firm has made not located footings and/or foundations or any other underground improvements (unless otherwise noted).
- 4.) The lands shown hereon have not been abstracted by this firm regarding matters such as easements, rights-of-ways, reservations, etc., such information should be obtained and verified by others through appropriate title verification.
- 5.) This drawing is the property of **HPA Surveyors, Inc.** and was prepared for and certified to the party and/or parties indicated hereon and is not transferable or assignable, it shall not be used, or reproduced whole or in part without written authorization.
- 6.) All Iron Pipes/or/Rods and Nails & Discs, set by this Firm, set with Cap/or/Disc with L.B. No. 8161.
- 7.) All easements shown on the attached drawing are per the record plat (unless otherwise noted).

State Plane Coordinates: when shown are based upon the Transverse Mercator Florida East Zone (#0901) Projection NAD83 (2011 adjustment). Grid Bearings, ground distances, coordinates when shown are in international survey foot units. The standard (or "international") foot equals 0.3048 meters. The U.S. survey foot equals 1200/3937 meters; or 0.304800609601 meters. Conversion from International survey foot to US survey foot * 0.999998. Conversion from US survey feet back to international survey feet is: * reciprocal (1/x); or * 1.000002.

Abbreviations:

A= = ARC LENGTH
A/C = AIR CONDITIONER
ALUM. = ALUMINIUM
ASPH. = ASPHALT
AVE. = AVENUE
B.C.R. = BROWARD COUNTY RECORDS
BFP = BACK-FLOW PREVENTER
BLDG. = BUILDING
BLVD. = BOULEVARD
(C) = CALCULATED
CATV = CABLE TV
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK & STUCCO
CCPW = COMMON CONC. PARTY WALL
CH. = CHORD
C.L.F. = CHAIN LINK FENCE
COL. = COLUMN
CO & C/O = CLEAN-OUT (SEWER)
CONC. = CONCRETE
D= = DELTA (CENTRAL) ANGLE
(D) = DEED
D.E. = DRAINAGE EASEMENT
DIA.. = DIAMETER

DRAIN. = DRAINAGE
EASE. = EASEMENT
E/W & E.O.W. = EDGE OF WATER
EL. = ELEVATION
ELEC. = ELECTRIC
F.F. = FINISHED FLOOR
F.H. = FIRE HYDRANT
F.M. = FORCE MAIN
FND. = FOUND
FPL = FLORIDA POWER & LIGHT
GAR. = GARAGE
INV = INVERT
I.R. = IRON ROD
I.R.C. = IRON ROD & CAP
I.R.C.R. = INDIAN RIVER COUNTY RECORDS
IRR. = IRRIGATION
LAT. = LATITUDE
LON. = LONGITUDE
L.A.E. = LIMITED ACCESS EASEMEN
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
L.P. = LIGHT POLE
C.P. = CONC. POLE

(M) = MEASURED
M.C.R. = MARTIN COUNTY RECORDS
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.H. = MANHOLE
N S E W = NORTH, SOUTH, EAST, WEST
NE, SW = NORTHEAST, SOUTHWEST
NW, SE = NORTHWEST, SOUTHEAST
N.T.S. = NOT TO SCALE
N&D = NAIL & DISK
N.R. = NON-RADIAL LINE
NVA = NON-VEHICULAR ACCESS
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PLAT
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.S.L. = PORT ST. LUCIE
PG. = PAGE
PROP. = PROPOSED
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.T. = POINT OF TERMINATION

R= = RADIUS
(R) = RECORD
RNG. = RANGE
R/W = RIGHT OF WAY
S.D. = STORM DRAINAGE
SEC. = SECTION
S.F. = SQUARE FEET
S.L. = SEWER LINE
S.L.C.R. = SAINT LUCIE COUNTY RECORDS
S.S. = SANITARY SEWER LINE
ST. = STREET
STA. = STATION
TEL. = TELEPHONE
T/B & T.O.B. = TOP OF BANK
TWP. = TOWNSHIP
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
UTIL. = UTILITY
W.L. = WATER LINE
W.M. = WATER METER
W.P. = WOOD POLE
W.V. = WATER VALVE
Y.D. = YARD DRAIN

Legend:

- C/L or $\varnothing$ - Centerline
- B/L or $\overline{B}$ - Base Line
- $\bullet \rightarrow (+00.00)$ - As-Built Elevation
- $\bullet \rightarrow +00.00$ - Proposed Elevation
- $\rightarrow$ - Flow Arrow
- $\sim$ - E/W (Edge of Water)
- Manhole (M.H.)
- Catch Basin
- Fire Hydrant
- Survey Points (various)

Original Survey Date:
04/10/2024

Date of Last Field Work:
05/21/2025

Project:
Spanish Creek - Lot 3

SURVEYOR'S CERTIFICATION; I hereby certify: that the attached "Map of Survey" complies with the "Standards and Practices" for surveys as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Thomas R. Palbicke, President
Professional Land Surveyor No. 5061, State of Florida

Certified copies issued on: June 10, 2025

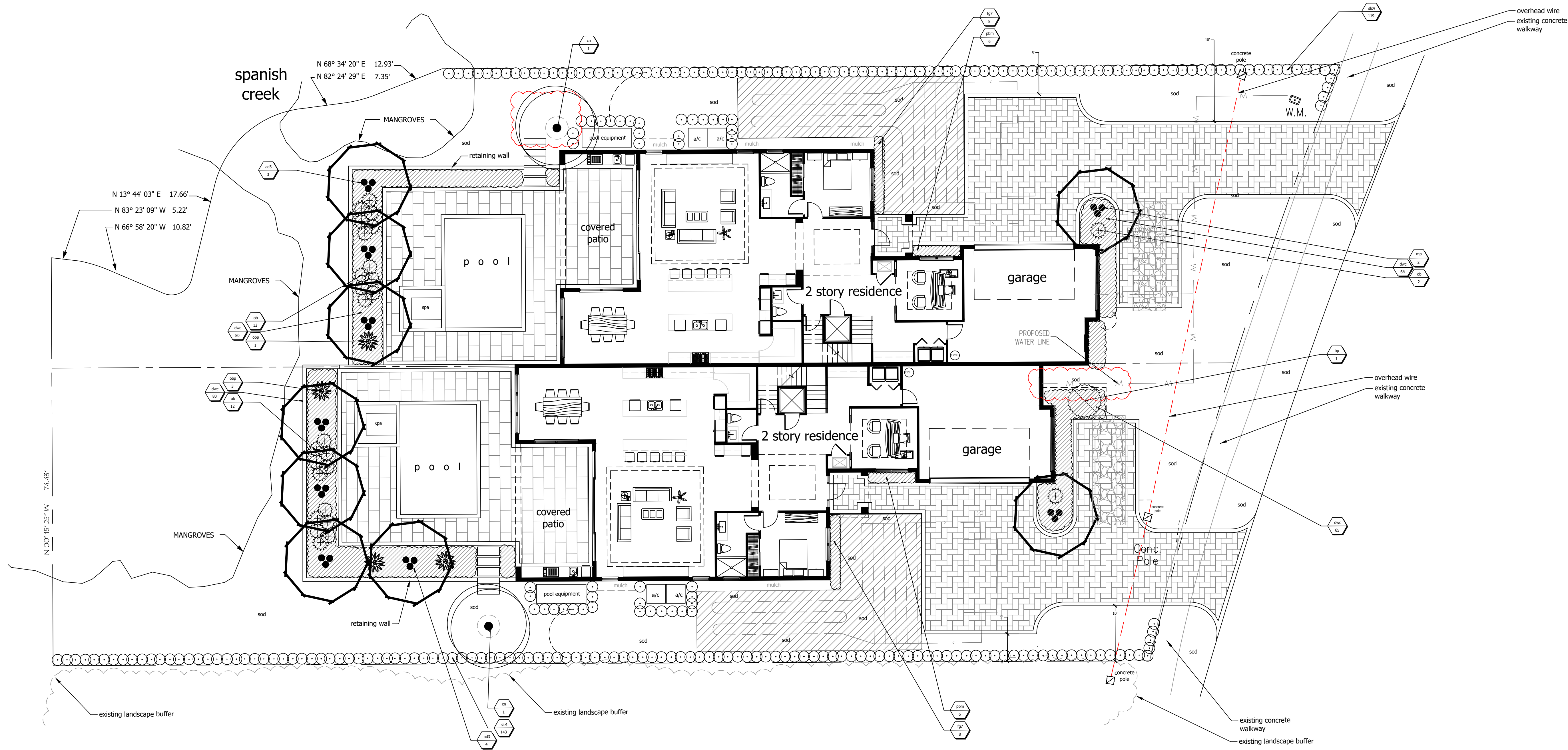
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Adobe Acrobat version: 2025.001.20474

Digital Signature When Used - Above ▲



Not Valid Unless
Signed and Embossed
with the Raised Seal of
the Attesting Florida
Registered Professional
Land Surveyor

Sheet 1 of 2 Sheets



PLANT LIST

TREES/PALMS						
SYM.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
AD3	7	ADONIDIA MERRILLII	ADONIDIA PALM	TRIPLE STEM, 9' TALL	AS SHOWN	PROVIDE PHOTO FOR REVIEW
MP	2	VEITCHIA ARECINA	MONTGOMERY PALM	TRIPLE STEM, 18' TALL	AS SHOWN	PROVIDE PHOTO FOR REVIEW
CN	2	COCOS NUCIFERA	COCONUT PALM	3' WOOD, 16' O.A.	AS SHOWN	PROVIDE PHOTO FOR REVIEW
BP	1	HYOPHORBE LAGENICALLIS	BOTTLE PALM	2' NUT	AS SHOWN	PROVIDE PHOTO FOR REVIEW
SHRUBS/ACCENTS						
FG7	16	FICUS MICROCARPA	FICUS GREEN ISLAND	#7, 24"X24"	PLANT TO PLANT	FULL HEALTHY GROWTH
OB	29	VRESIA IMPERIALIS	IMPERIAL BROMILIAD	2'X2' MIN	AS SHOWN	PROVIDE PHOTO FOR REVIEW
SLC4	254	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	4'X2'	PLANT TO PLANT	PROVIDE PHOTO FOR REVIEW
DWC	210	CARISSA MACROCARPA	DWARF CARISSA	#7, 20" WIDE X 8" TALL	PLANT TO PLANT	FULL HEALTHY GROWTH
PBM	12	PHILODENDRON BURLEE-MARXII	PHILODENDRON BURLEE MARX	#3, FULL POTS	18" O.C.	FULL HEALTHY GROWTH
OBP	4	STRELTITZIA REGINAE	ORANGE BIRD OF PARADISE	3.5'X3.5' MIN	AS INDICATED	FULL HEALTHY GROWTH

MISCELLANEOUS	
MULCH:	2-3" SHREDDED CYPRESS MULCH, ALL PLANTING BEDS
8300 sf	ST. AUGUSTINE SOD
80'	4" ALUMINUM EDGING W/ STAKES BETWEEN GRAVEL AND LANDSCAPE/SOD AREAS

IRRIGATION NOTE: CONTRACTOR SHALL PROVIDE 100% COVERAGE AND 70% OVERLAP FOR ALL NEW LANDSCAPE AREAS WITH AN AUTOMATIC CONTROLLER AND RAIN SENSOR



coconut palm



montgomery palm



burlee marx philodendron



imperial bromiliad



bottle palm



adonidia palm



orange bird of paradise



Dwarf Carissa



ficus green island

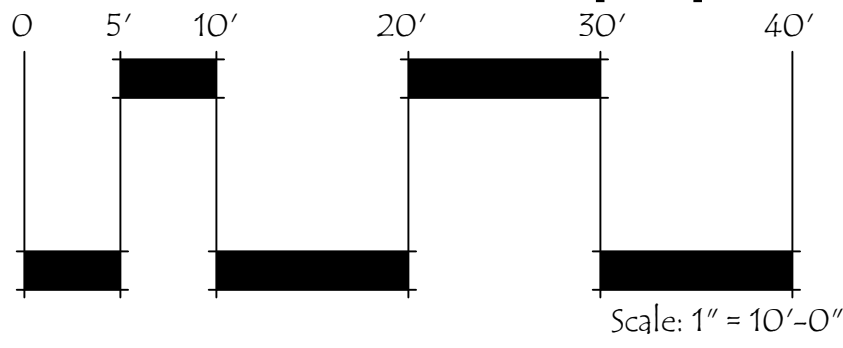


small leaf clusia



Know what's below
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landscape plan



Tony Grimaldi Design

12330A SE Dixie Highway
Hobe Sound, Florida 33455
phone:
772.281.7759
email:
palmbeachtony@yahoo.com

Litterick Landscape Architecture

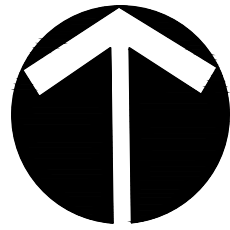
12330A SE Dixie Highway
Hobe Sound, Florida 33455
phone:
561.791.3876
email:
jasonla1677@yahoo.com

Sign& Seal



PRIVATE RESIDENCES

6470 North Ocean Blvd
Ocean Ridge, Florida



North

DESIGNED	TG
SCALE	1"=10'
APPROVED	JL
JOB NUMBER	
DATE	4.7.2025
REVISIONS	5.28.2025
TOWN COMMENTS	
AND SITE PLAN UPDATES	
6.27.2025	
TOWN COMMENTS	
AND SITE PLAN UPDATES	
7.21.2025	
TOWN COMMENTS	
AND SITE PLAN UPDATES	

SHEET 1 OF 1













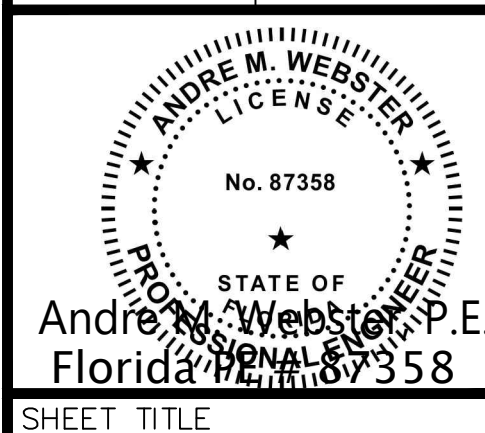




No.	Revisions:	Date:

SEPTIC PLAN FOR:
PROPOSED NORTH DUPLEX
6470 N. OCEAN BLVD.
OCEAN RIDGE, FL

Project #:	25-022
Issue Date:	02/23/25
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown



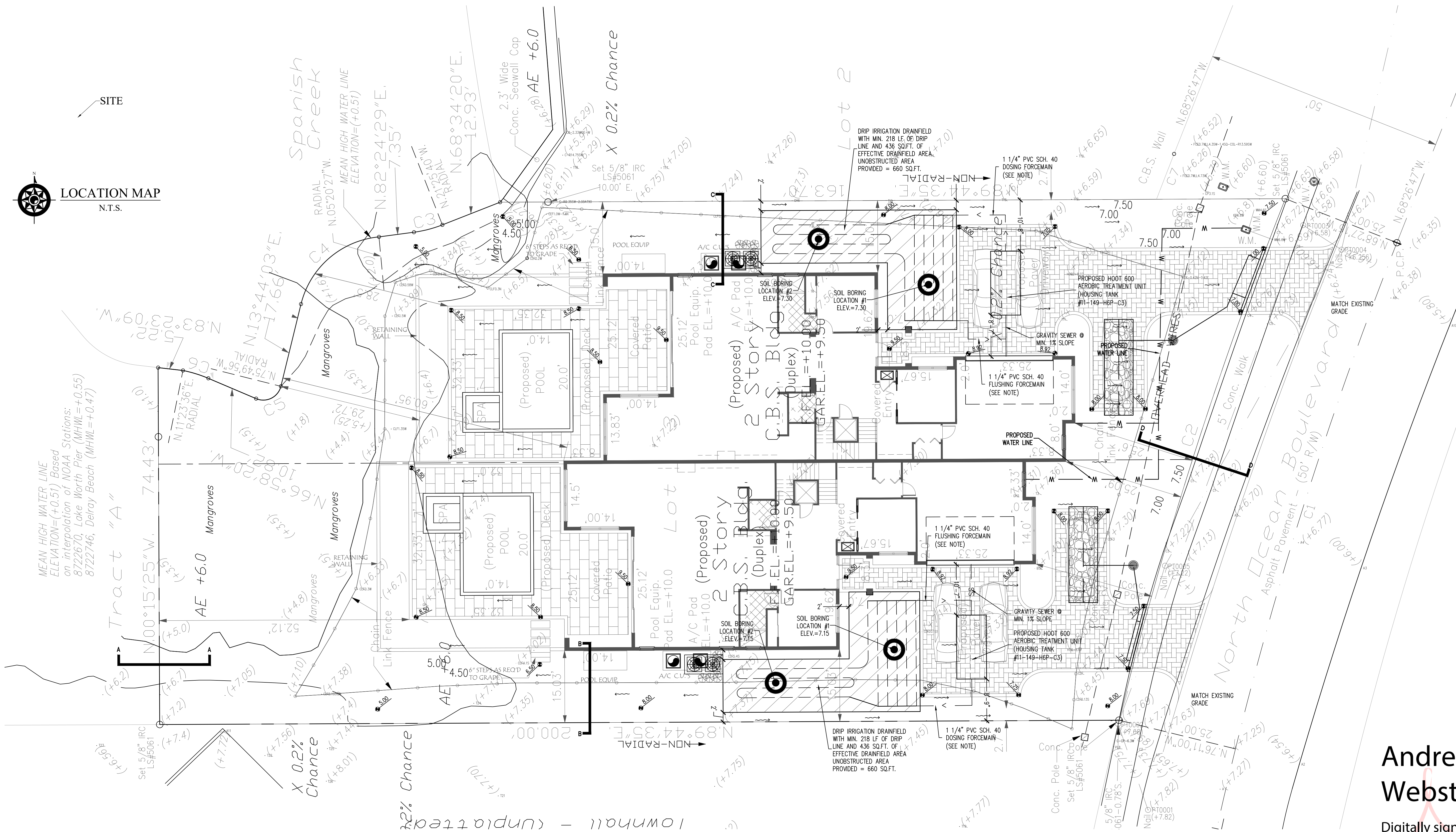
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SEPTIC PLAN
SHEET NUMBER:

SS1

Andre M Webster

Digitally signed
by Andre M Webster
Date: 2025.05.29
15:57:13 -04'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDRE M. WEBSTER, P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

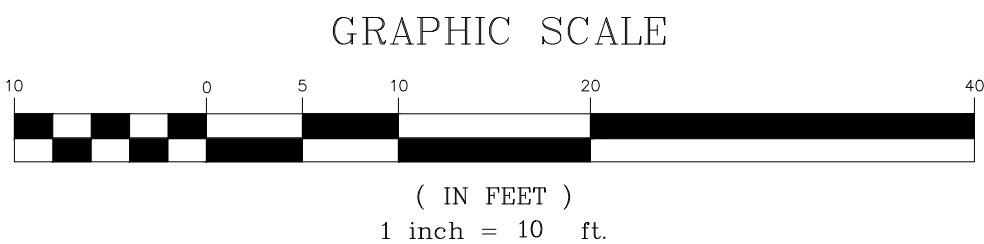
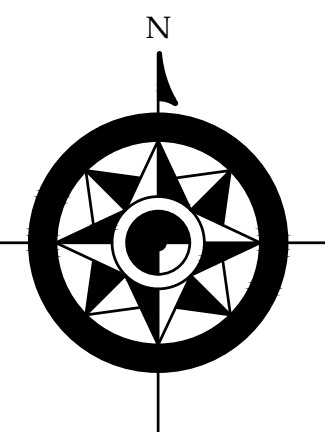


LEGEND

- EXISTING ELEVATION PER MILLER LAND SURVEYING
- UNOBSTRUCTED AREA FOR SEPTIC
- GRAVITY SEWER AT MIN. 1/8" FT.
- SEPTIC DRIP IRRIGATION LINE
- 1 1/4" PVC FORCE/FLUSHING MAINS
- WATER SERVICE LOCATION
- SOIL BORING LOCATION

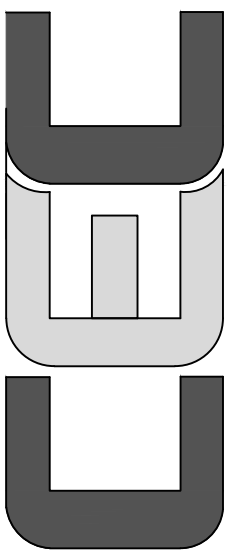
NOTE:
CONSTRUCTION OF ALL SEWER FACILITIES (I.E. SEPTIC TANK, DOSING SYSTEM, DRAINFIELD, ETC.) SHALL CONFORM TO STATE OF FLORIDA DEPARTMENT OF HEALTH, CHAPTER 62-6, FLORIDA ADMINISTRATIVE CODE STANDARDS FOR ON-SITE SEWAGE DISPOSAL SYSTEM.
AREAS SHOWN ON PLANS AS FUTURE DRAINFIELDS SHALL HAVE ALL FILL CONFORM TO STATE OF FLORIDA DEPARTMENT OF HEALTH, CHAPTER 62-6, FLORIDA ADMINISTRATIVE CODE STANDARDS ON-SITE SEWAGE DISPOSAL SYSTEM
SODDING NOTE: AREA TO BE SODDED CONCURRENTLY WITH CONSTRUCTION OF DRAINFIELD/SEPTIC TANK.

NOTE:
NO OBSTRUCTIONS (I.E. WITHIN 50' OF IRRIGATION WELLS, 100' OF POTABLE WELLS), FOR PROPOSED SEPTIC SYSTEMS, FROM ADJACENT PROPERTIES.



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.



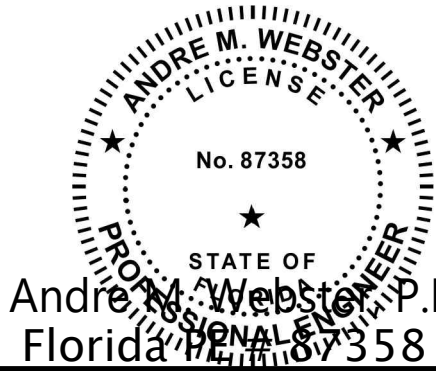
CIVIL ENGINEERING CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0998
www.cec-fl.com

andre@cec-fl.com

No.	Revisions:	Date:

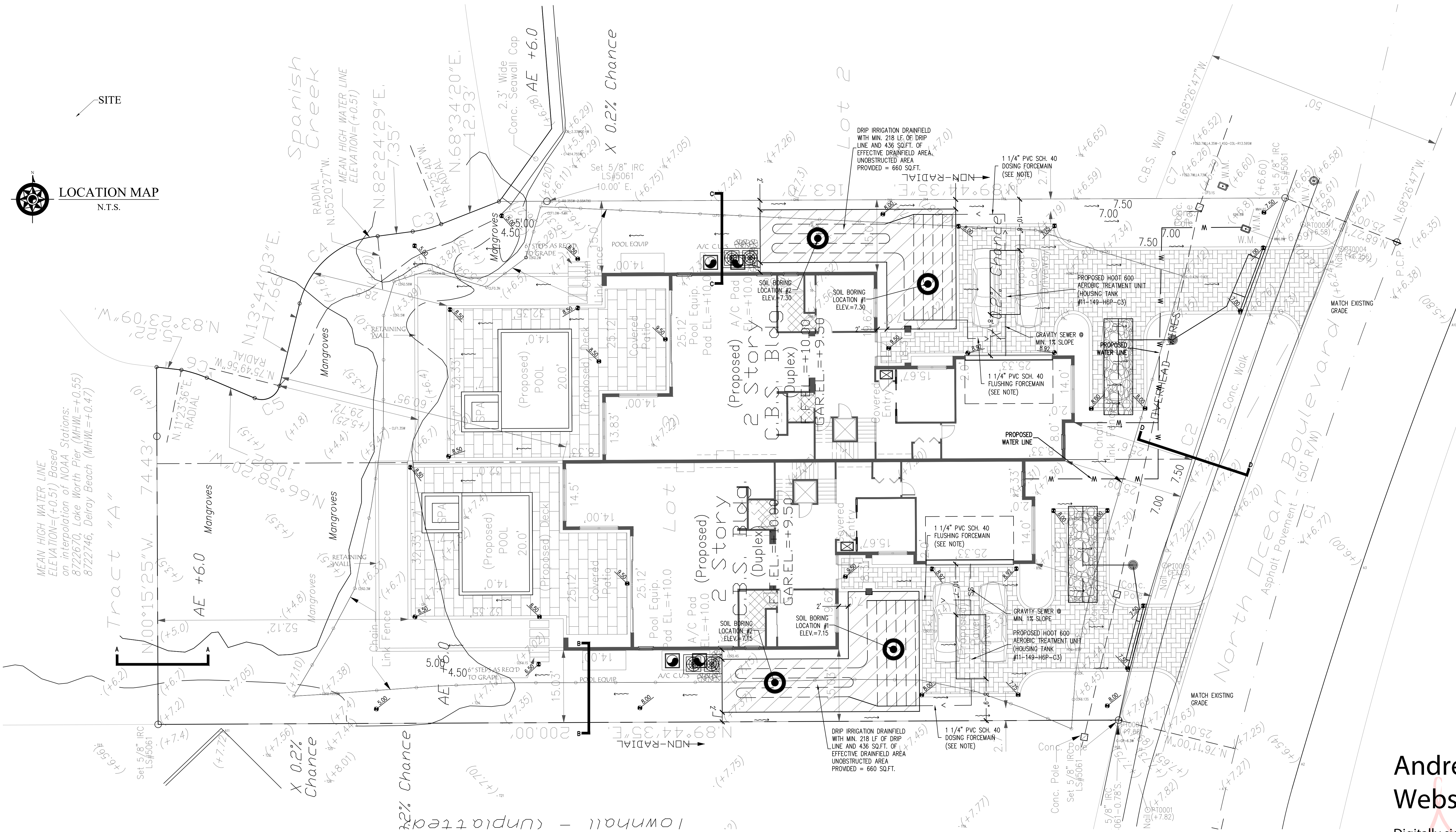
SEPTIC PLAN FOR:
PROPOSED SOUTH DUPLEX
6470 N. OCEAN BLVD.
OCEAN RIDGE, FL

Project #:	25-022
Issue Date:	02/23/25
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown



Andre M. Webster, P.E.
Florida License #87358
SHEET TITLE
SEPTIC PLAN
SHEET NUMBER:

SS1



LEGEND

- EXISTING ELEVATION PER MILLER LAND SURVEYING
- UNOBSTRUCTED AREA FOR SEPTIC
- GRAVITY SEWER AT MIN. 1/8"/FT.
- SEPTIC DRIP IRRIGATION LINE
- 1 1/4" PVC FORCE/FLUSHING MAINS
- WATER SERVICE LOCATION
- SOIL BORING LOCATION

NOTE:

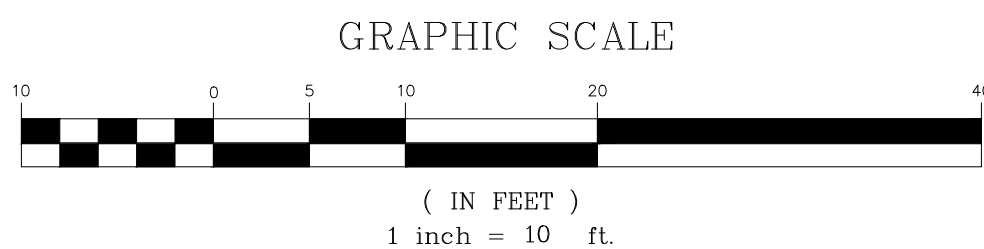
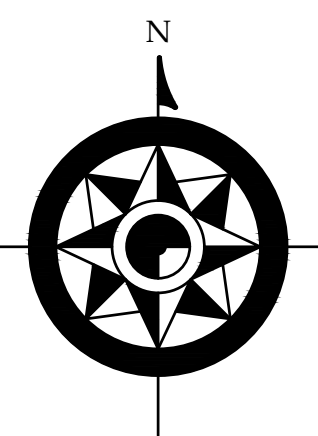
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SODDING NOTE: AREA TO BE SODDED CONCURRENTLY WITH CONSTRUCTION OF DRAINFIELD/SEPTIC TANK.

NOTE:

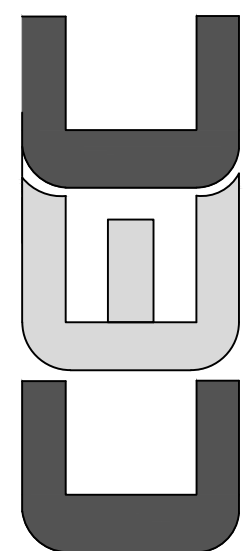
NO OBSTRUCTIONS (I.E. WITHIN 50' OF IRRIGATION WELLS, 100' OF POTABLE WELLS), FOR PROPOSED SEPTIC SYSTEMS, FROM ADJACENT PROPERTIES.



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDRE M. WEBSTER, P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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Call before you dig.



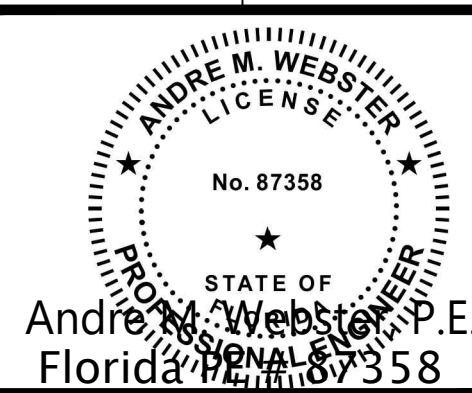
CIVIL ENGINEERING CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0998
www.cec-fl.com

andre@cec-fl.com

No.	Revisions:	Date:
1	ADDITION OF SECTIONS	03-05-25
2	ADDITION OF RETAINING WALL	05-01-25
3	PER TOWN COMMENTS	05-28-25
4	PER TOWN COMMENTS	06-16-25
5	PER TOWN COMMENTS	07-01-25

DRAINAGE PLAN FOR:
PROPOSED DUPLEX
6470 N. OCEAN BLVD.
OCEAN RIDGE, FL

Project #:	25-022
Issue Date:	02/23/25
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown



Andre M. Webster, P.E.
Florida License #87358

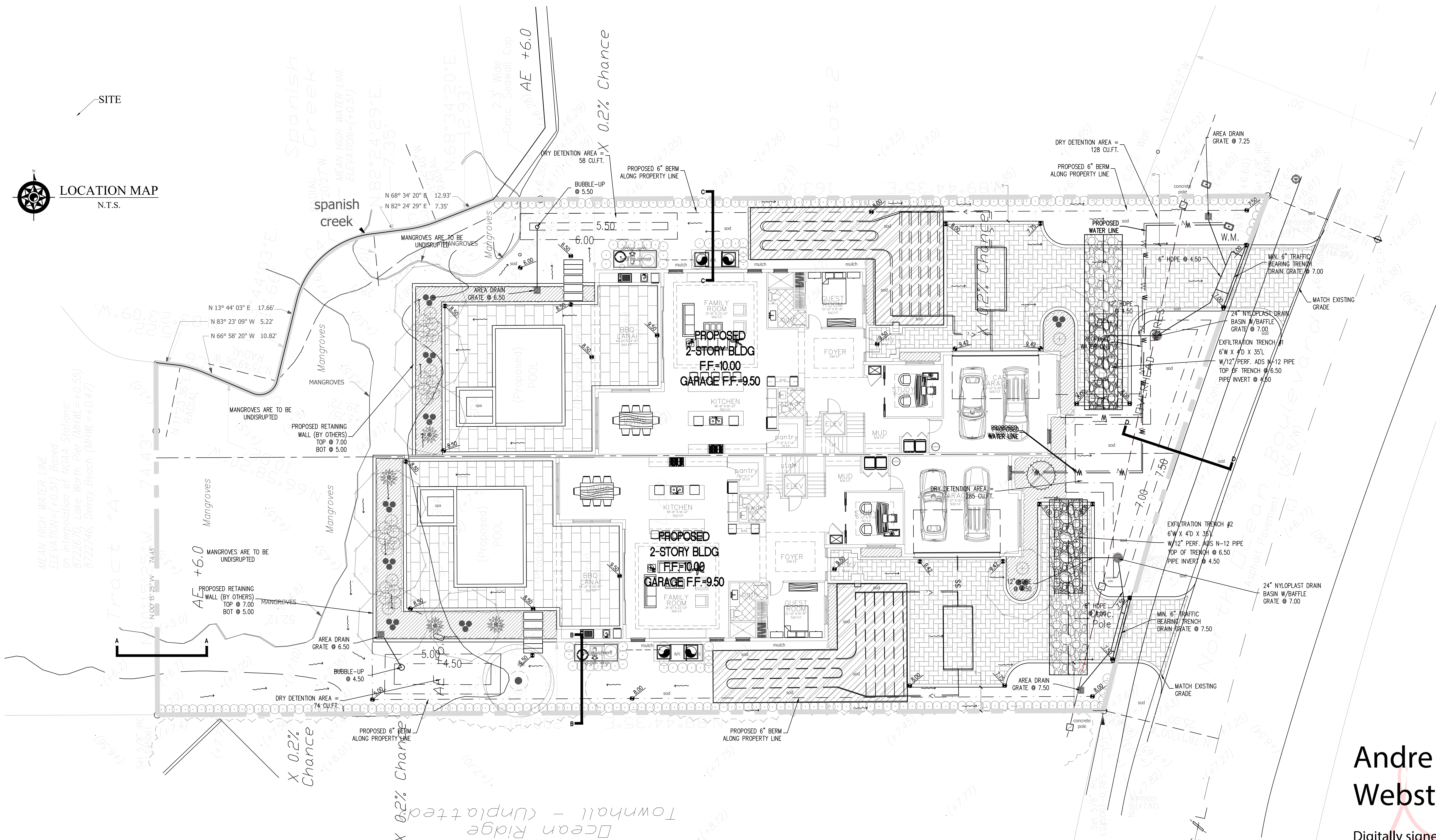
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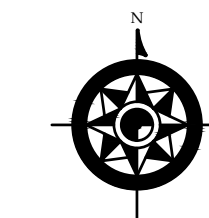
Andre M
Webster

Digitally signed by
Andre M Webster
Date: 2025.07.01
09:13:48 -04'00'

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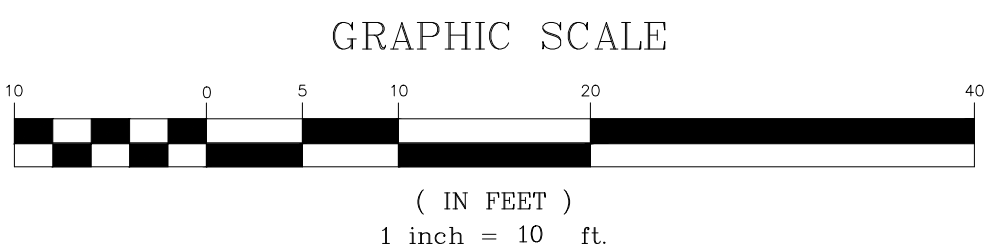
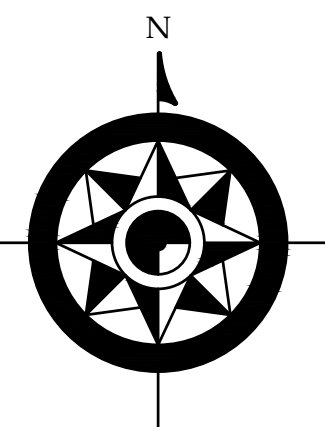
LOCATION MAP
N.T.S.



LEGEND

- EXISTING ELEVATION PER BASELINE LAND SURVEY
- PROPOSED ELEVATION
- PROPOSED SWALE CONTOUR
- FLOW DIRECTION

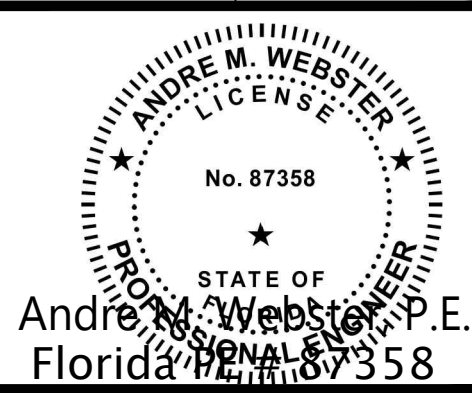
NOTES: ENGINEER OF RECORD IS REQUIRED TO CERTIFY EXFILTRATION TRENCH SYSTEM.
PROPERTY OWNER TO EXECUTE A SWALE AGREEMENT FOR THE DRIVEWAY.



No:	Revisions:	Date:			
		03-05-25	05-28-25	06-16-25	07-01-25
1	ADDITION OF SECTIONS				
2	PER TOWN COMMENTS				
3	PER TOWN COMMENTS				
4	PER TOWN COMMENTS				

DRAINAGE PLAN FOR:
PROPOSED DUPLEX
6470 N. OCEAN BLVD.
OCEAN RIDGE, FL

Project #:	25-022
Issue Date:	02/23/25
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown



SHEET TITLE
DRAINAGE & GRADING DETAILS
SHEET NUMBER:

C2

PROPOSED DUPLEX
6470 N. OCEAN BLVD.
OCEAN RIDGE, FLORIDA

STORMWATER MANAGEMENT CALCULATIONS

Total Lot Area = 22,106 sq.ft. ±

Drainage Area = 19,237 sq.ft. ± (Minus Mangroves Area)

Impervious Area
(bldg, pool deck, imp. driveway, walks) = 11,217 sq.ft.

Pervious Area = 8,020 sq.ft.

TOWN OF OCEAN RIDGE ONSITE RETENTION CRITERIA

Impervious Surface Runoff Volume:
1.0 x 1 in/hr x 11,217 sq.ft. x 1ft./12in. = 935 cu.ft.

Pervious Runoff Volume:
0.2 x 1 in/hr x 8,020 sq.ft. x 1ft./12in. = 134 cu.ft.

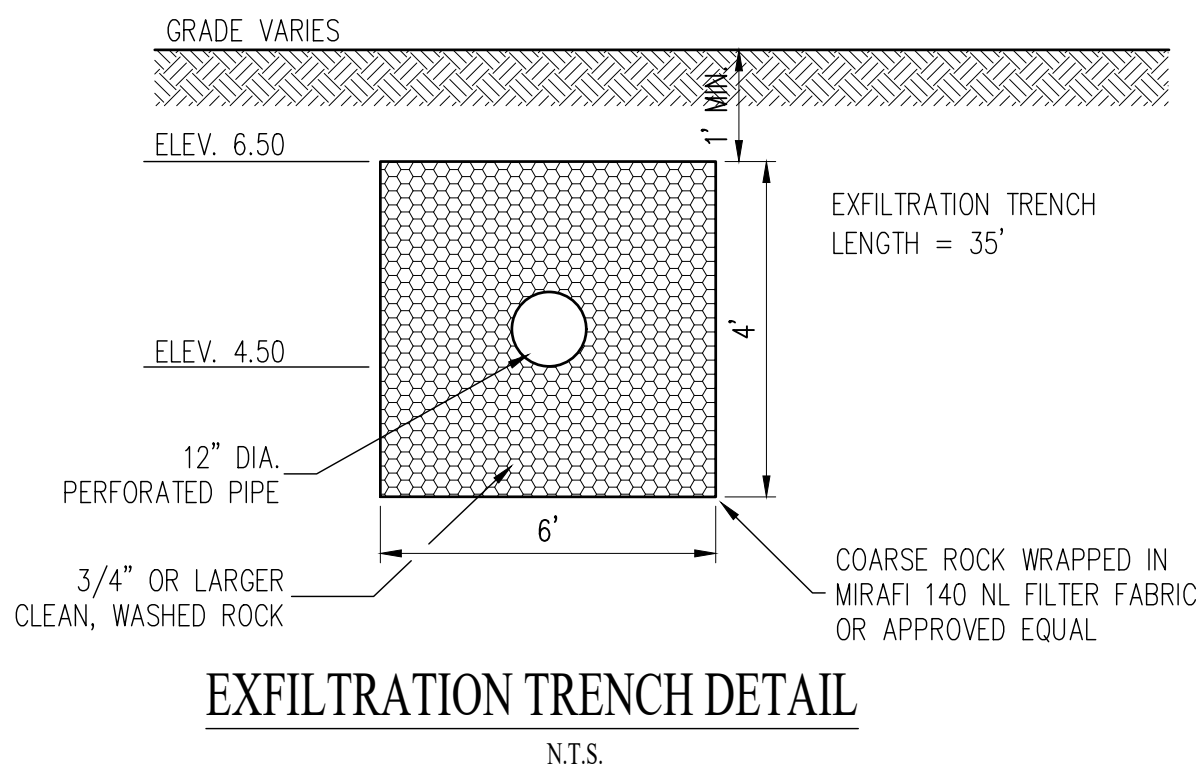
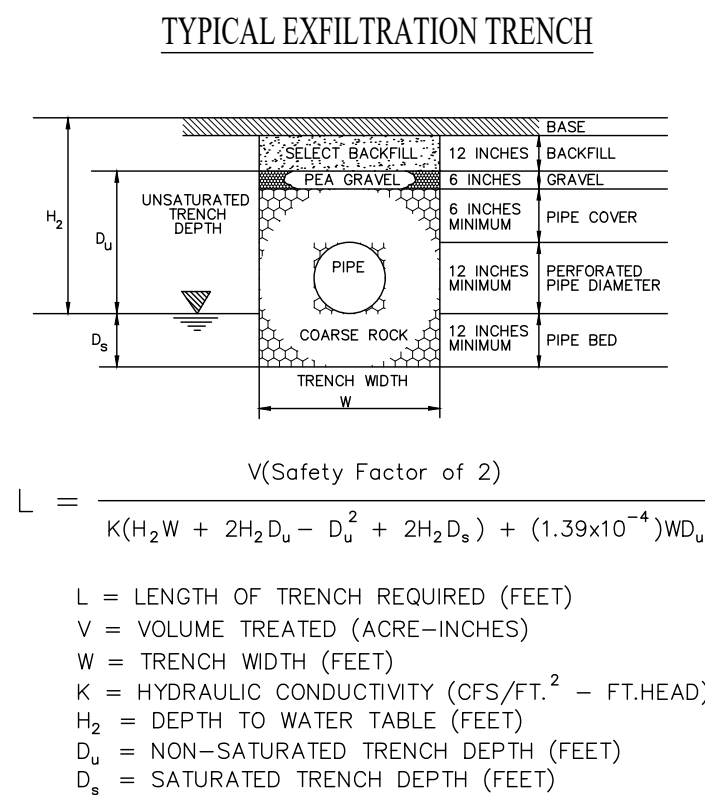
Total Volume to be Retained = 1,069 cu.ft.

DETENTION PROVIDED IN SWALES = 417 cu.ft.

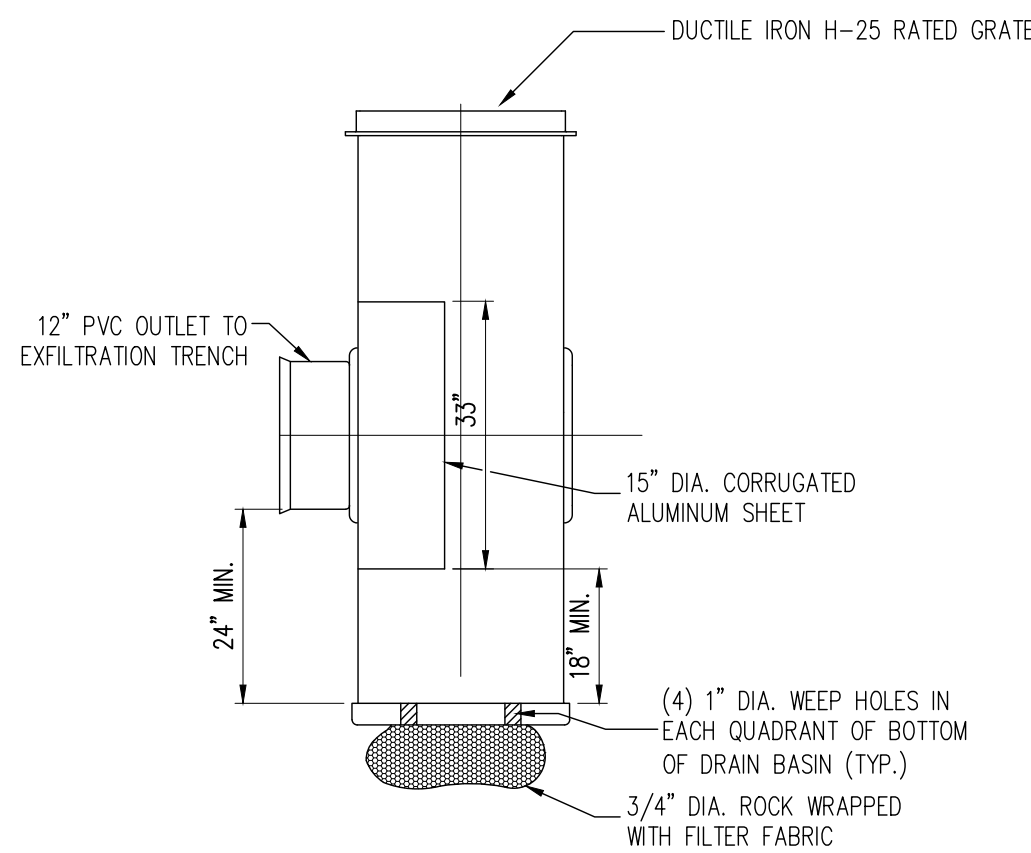
EXFILTRATION TRENCH #1, #2

L = Total Length of Trench Provided = 35 ft
W = Trench Width = 6 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft. per ft. of head
H2 = Depth to Water Table = 4.00 ft
DU = Non-Saturated Trench Depth = 4.00 ft
DS = Saturated Trench Depth = 0.00 ft

V = Volume Treated = 339 cu.ft.
TV = Total Volume Treated = 678 cu.ft.

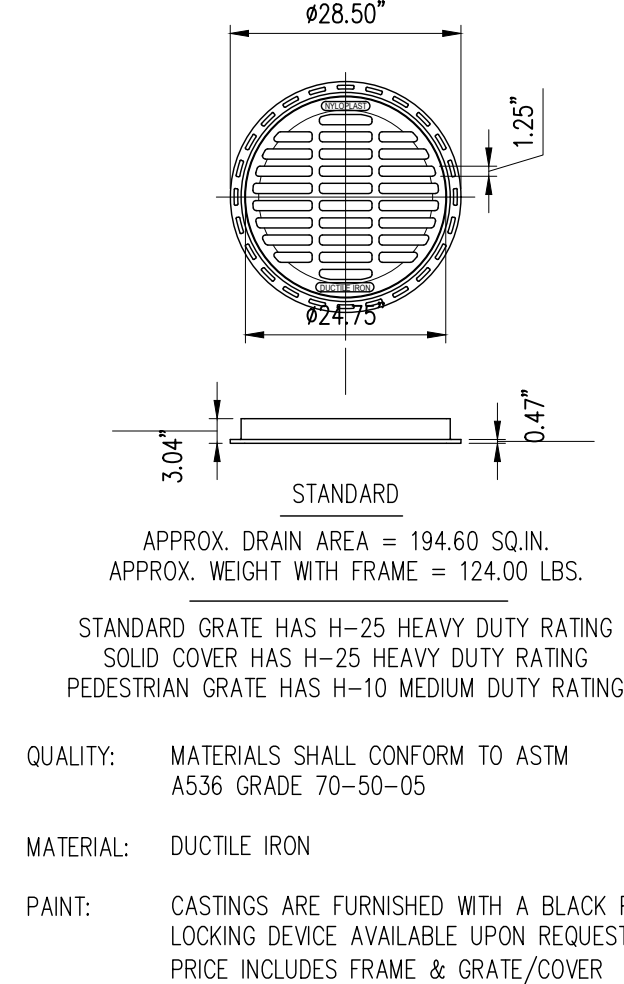


24" NYLOPLAST DRAIN BASIN



NOTE:
INLET TO HAVE MIN. 24" SUMP AND MIN. 18" CLEARANCE
BETWEEN BOTTOM OF BAFFLE AND BOTTOM OF INLET

24" DUCTILE IRON GRATE



STANDARD
APPROX. DRAIN AREA = 194.60 SQ.IN.
APPROX. WEIGHT WITH FRAME = 124.00 LBS.
STANDARD GRATE HAS H-25 HEAVY DUTY RATING
SOLID COVER HAS H-25 HEAVY DUTY RATING
PEDESTRIAN GRATE HAS H-10 MEDIUM DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM
A536 GRADE 70-50-05
MATERIAL: DUCTILE IRON
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST
PRICE INCLUDES FRAME & GRATE/COVER

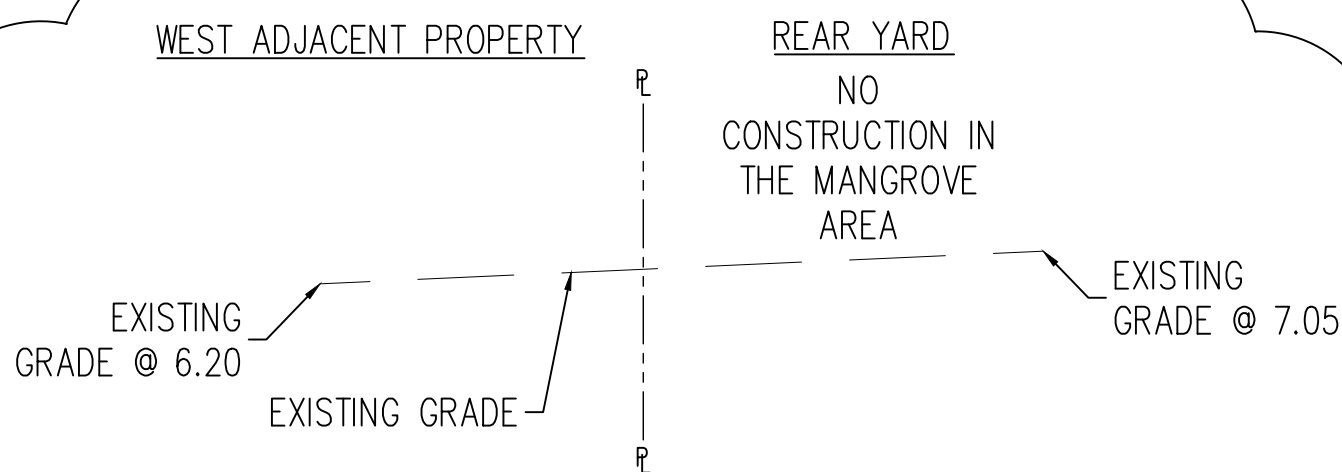
Andre M Webster

Digitally signed
by Andre M Webster
Date: 2025.07.01
09:13:20 -04'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDRE M. WEBSTER, P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

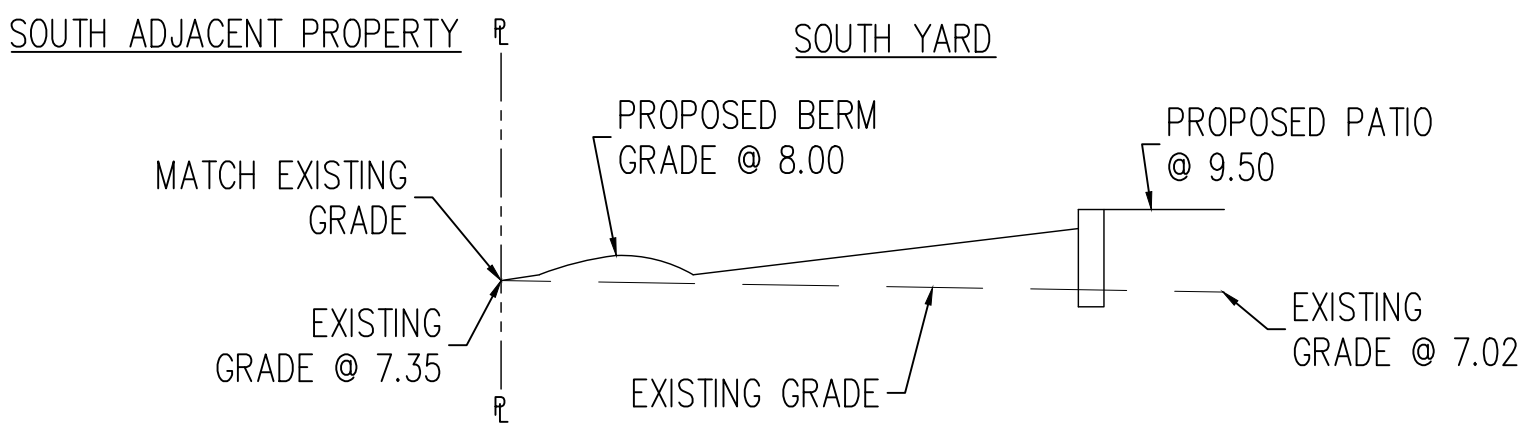
SECTION A-A

SCALE = 1"=5'



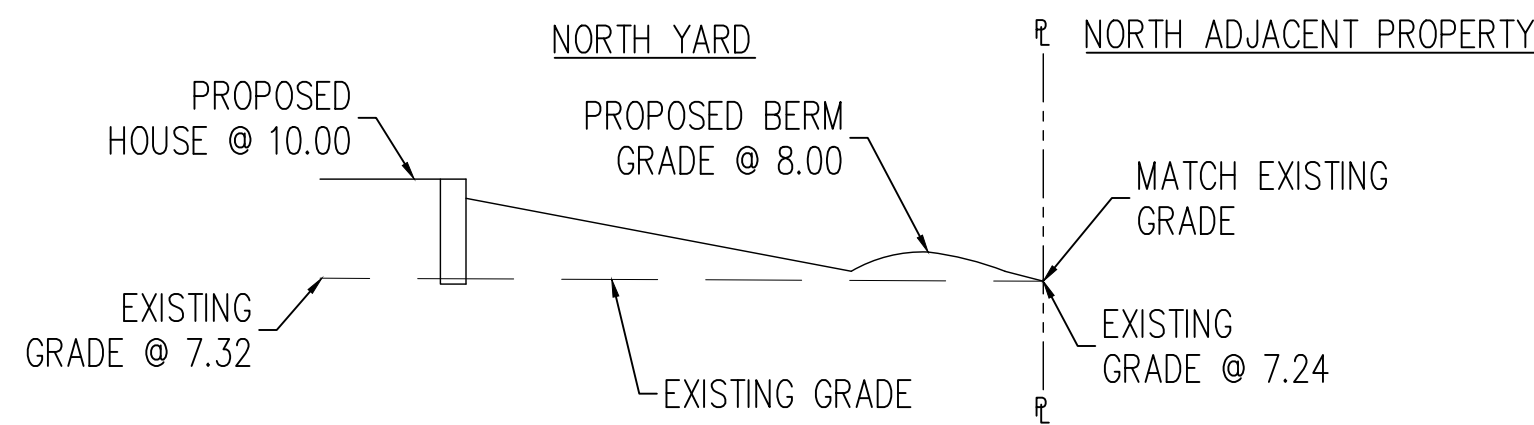
SECTION B-B

SCALE = 1"=5'



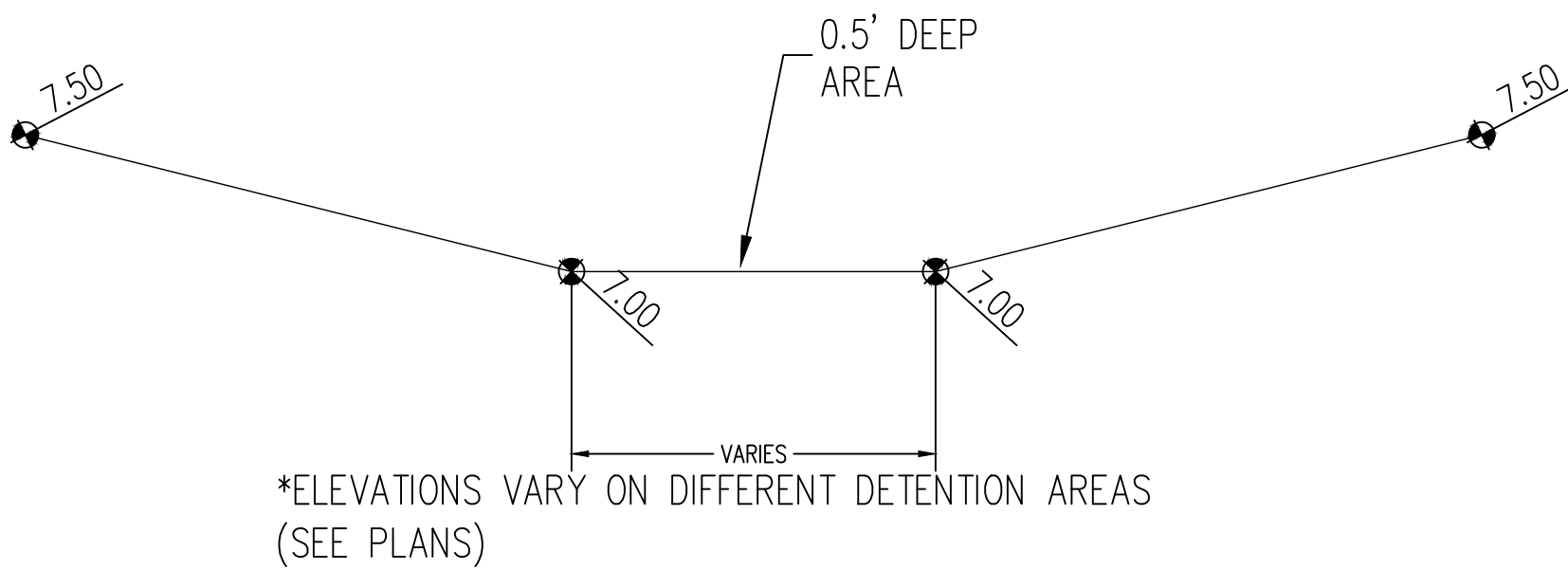
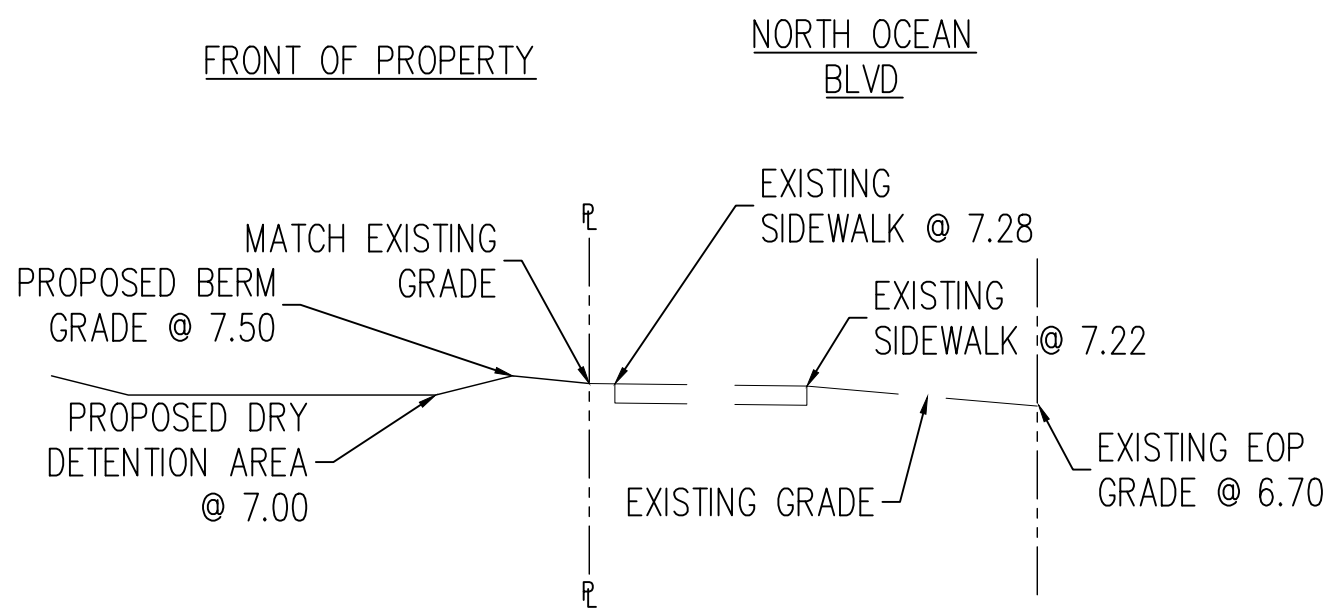
SECTION C-C

SCALE = 1"=5'



SECTION D-D

SCALE = 1"=5'



*ELEVATIONS VARY ON DIFFERENT DETENTION AREAS
(SEE PLANS)

TYPICAL DETENTION SECTION

SCALE: N.T.S.

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

Subject: RSE Non-Conforming Parcels

As you may recall, the Planning and Zoning Commission received Town Commission approval to review the non-conforming parcels in the Residential Single-Family Estates (RSE) zoning district. The RSE zoning district has development standards requiring the parcels in the RSE to be a certain minimum size in terms of width and depth (*see* section 64-1(k) below); these standards are larger than the regular Residential Single-Family zoning district development standards. If a RSE parcel does not possess these minimum size requirements, the parcel is considered “non-conforming” which may limit the parcel’s ability to be redeveloped or improved (e.g., variance(s) may be required).

Section 64-1(k):

(k) RSE — Single-family residential estate property development regulations. Property development regulations for the RSE district are as follows:

(1) Minimum lot area and dimensions. Minimum lot area and dimensions are as follows:

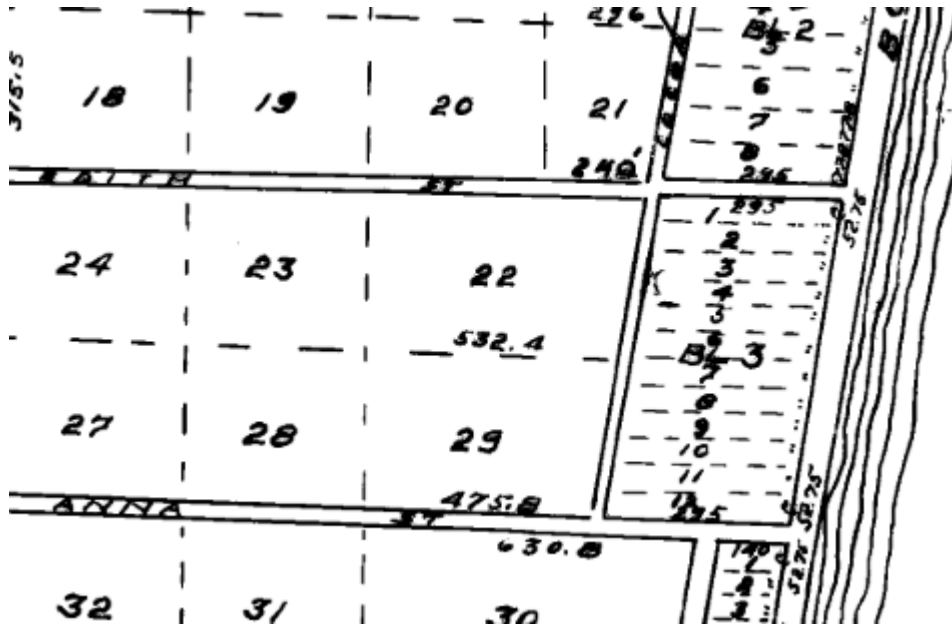
- a. Area: 20,000 square feet.
- b. Width (interior): 100 feet.
- c. Width (corner): 100 feet.
- d. Depth: 100 feet.

(2) Minimum yard setback requirements. Minimum yard setback requirements are as follows:

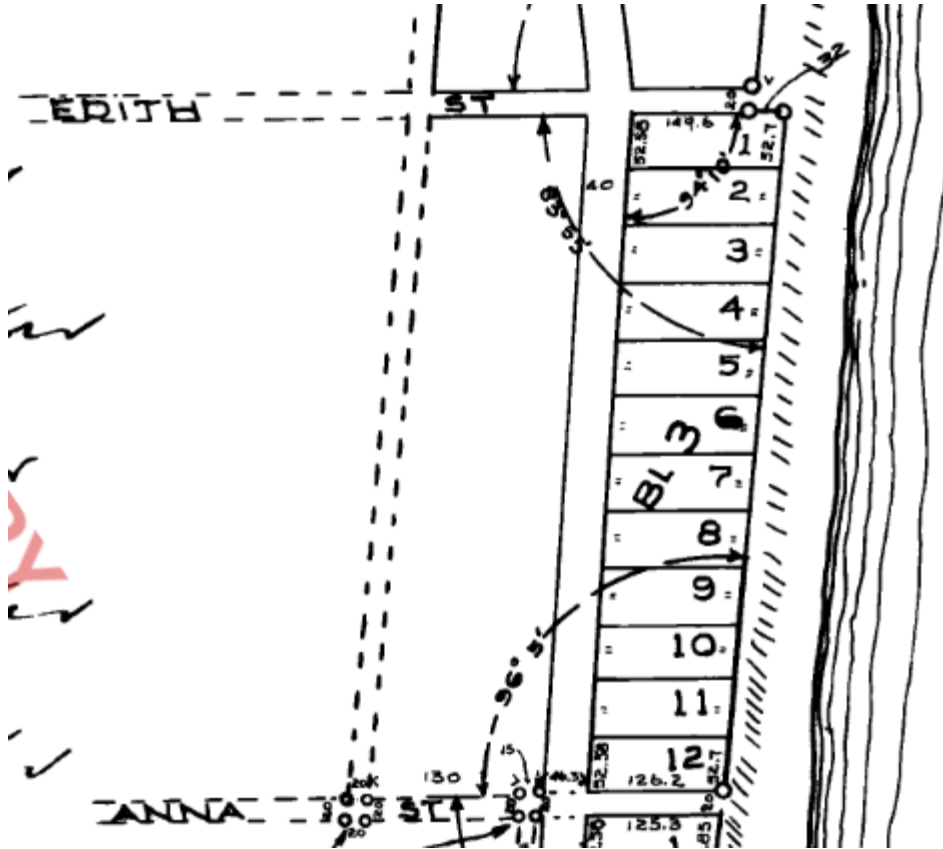
- a. Front: 25 feet.
- b. Side (interior): 15 feet.
- c. Side (corner): 20 feet.
- d. Rear: 15 feet.
- e. Atlantic Ocean: 1979 coastal construction setback line.

Based on the research to date, it appears three (3) RSE parcels lack the required RSE minimum width of 50 ft. The parcels are 6201 N. Ocean Blvd., 6195 N. Ocean Blvd., and 6191 N. Ocean Blvd. (*see* the attached aerial showing the estimated width of each lot and additional information on each lot below). The original and amended plats for this area of Town confirm that these lots were either originally platted or legally described as being roughly 52 ft. wide and 295 ft. deep.

The 1910 plat of Boynton's Subdivision shows 6201 N. Ocean Blvd (just north of Edith Street) and the other two (2) parcels to the south as follows:



In 1913, the parcels south of Edith Street were re-platted in the Amended Plat of Boynton's Subdivision as follows with each showing a width of roughly 52 ft. and length of roughly 149 ft. due to the addition of a right-of-way to the west:



Then in 1919, it appears the area west of the right-of-way was platted into parcels creating Block 10:



Over time, it appears that the Town may have abandoned the added right-of-way with said right-of-way now only appearing south of Anna Street as Old Ocean Blvd. However, only one (1) abandonment resolution was located in the Official Records for the added right-of-way (i.e., no title search was done).

In 2003, the Town engaged in a major overhaul of its Land Development Code (LDC). It is assumed at this point that the Town may have created an increased minimum width of 100 ft. for

these parcels at that time. This would seem to encourage the accumulation of the smaller lots into estates.

Since the three (3) parcels at issue appear to be legal non-conforming lots of record, the following grandfathered lots of record provision from section 63-117 of the LDC would appear to apply:

(c) Grandfathered lots of record.

(1) In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on a single lot, tract or parcel of land which was of record on November 25, 1976, notwithstanding limitations imposed by other provisions of this land development code. Such lot must be in separate ownership and not be of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area, width or depth, or all, that are generally applicable in the zoning district in which the lot, parcel or tract is located; provided, however, that yard dimensions and requirements other than those property regulations applying to area, width or depth, or all, of the lot shall conform to the regulations for the zoning district in which such lot is located.

Section 63-117 would allow for the parcels to be redeveloped regardless of the fact that the widths are not conforming; however, the redeveloped single-family home and accessory buildings would have to comply with the other current LDC requirements (e.g., setbacks, FAR, lot coverage, and height). These other requirements may or may not create barriers to redevelopment.

At this time, the Town has not received any applications for redevelopment of these three (3) parcels; thus, specific issues for redevelopment have not been identified.

Parcel information:

No. 1:

Location Address 6201 N OCEAN BLVD

Parcel Control Number 46-43-45-27-07-007-0080

Owner(s): **SHIBLES 2020 GRANDCHILDRENS TRUST**

No. 2:

Location Address 6195 N OCEAN BLVD

Parcel Control Number 46-43-45-27-08-003-0010

Owner(s): **OLOFSSON THOMAS**

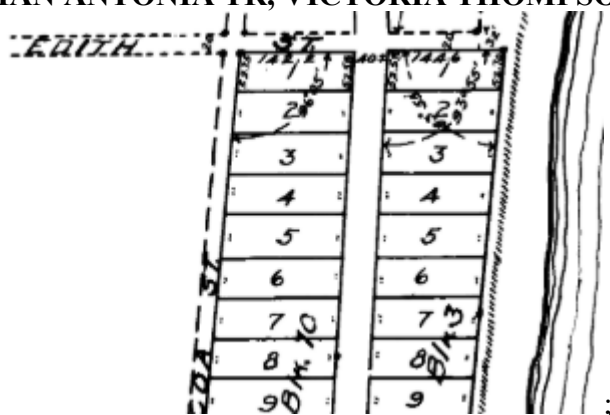
No. 3:

Location Address 6191 N OCEAN BLVD

Parcel Control Number 46-43-45-27-08-003-0020

Owner(s): **THOMPSON ELIZABETH, THOMPSON VICTORIA TR, THOMPSON**

WEISMAN ANTONIA TR, VICTORIA THOMPSON ET AL TR TITL HLDRS



Staff requests recommendation to the Town Commission

Suggested Motion:

Respectfully,
Christy Goddeau, Town Attorney

