

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



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

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**COMMISSIONERS**

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

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**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 September 16, 2025, Meeting

**DISCUSSION / ACTION ITEMS**

2. Quasi-Judicial Hearing: Development Plan Review - 6470 N Ocean (continuation)
3. Quasi-judicial Hearing: Development Plan Review - 92 Island Dr. S
4. Quasi-judicial Hearing: Development Plan Review -103 Bonito Dr.

**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, NOVEMBER 18, 2025, AT 9:00 AM AT TOWN HALL.**

The Town of Ocean Ridge is holding all meetings in-person, with an additional option of listening to the audio live. Any person wishing to view the meeting online, 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.

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

PLANNING & ZONING COMMISSION MEETING MINUTES  
SEPTEMBER 16, 2025

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, September 16, 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	Present
Member Fady Khairallah	Absent
Member Lanette Bosch Gustafson	Present
Member Neal Sigety	Present

Member Khairallah was absent with notice.

**PLEDGE OF ALLEGIANCE**

Chair Ferber led the Pledge of Allegiance.

**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 July 8, 2025, Regular Meeting.**

**Vice Chair Kaleel moved to adopt the minutes of July 8, 2025; seconded by Member Sigety. Motion carried 5-0.**

**DISCUSSION/ACTION ITEMS**

**2. Quasi-Judicial Hearing: 6470 N Ocean**

Chair Ferber asked if any of the board members had any ex-parte communications. Vice Chair Kaleel disclosed that he had previously represented the neighbor to the north of the subject property.

Town Clerk Avery swore in those wishing to speak on the item.

Town Planner O’Gorman presented remotely, explaining that the application was for a new two-story duplex, with each unit featuring five bedrooms, six full baths, one half bath, a two-car garage, pool, and spa. He noted that staff reviewed the project for compliance with zoning and engineering regulations and recommended approval subject to the town engineer’s conditions and an additional requirement ensuring consistency among site, civil, and landscape plans. Member Sigety inquired

PLANNING & ZONING COMMISSION MEETING MINUTES  
SEPTEMBER 16, 2025

about similar zoning in town. O’Gorman responded that while RMM (Residential Medium Density Zoning) exists throughout town, particularly in the south end, few properties allow for duplex development.

Town Engineer Bamber stated that the drainage plans, confirming each unit would have its own septic, drainage, and utility systems, with separate water service connections from North Ocean Boulevard. She also mentioned final approvals will occur during the building permit phase.

Zoning Official Palacios clarified that a duplex is classified as a multifamily dwelling and confirmed the calculations were within acceptable limits.

Kayla Ellet, representing Collin Builders LLC, presented the project’s coastal transitional design, including site layout, elevations, floor plans, and materials. She confirmed a party wall would separate the rear yards.

Vice Chair Kaleel expressed concern about the plain appearance of the north and south walls, recommending additional architectural detailing. Architect Yates acknowledged the feedback and agreed to explore design enhancements within setback constraints. The Commission concurred that the side and rear elevations required further refinement.

Chair Ferber expressed concern regarding parking, noting that although the plan met the requirement of five spaces per unit, practical use could be difficult, particularly with vehicles backing out onto the busy North Ocean Boulevard.

**Member de Baptiste moved to have the applicant return with modified elevations of the north and south of the building, including additional landscaping: seconded by Vice Chair Kaleel. Motion carried 5-0.**

### **3. RSE Non-Conforming Parcels**

Town Attorney Goddeau presented research on non-conforming lots in the RSE zoning district, identifying three parcels, 6201, 6195, and 6191 North Ocean Boulevard, which do not meet the 100-foot minimum width requirement but are legal non-conforming lots of record. She explained that development is permitted but may be constrained by floor area ratio and setback standards. Two options were outlined: granting additional flexibility similar to previous overlays on Old Ocean Boulevard or addressing issues as development applications arise.

Vice Chair Kaleel noted the lots were originally left undeveloped with the expectation they might be combined, which is now unlikely. He supported providing relief, such as reduced setbacks, rather than requiring variances. Members de Baptiste and Sigety agreed, favoring initiative-taking relief measures.

Terry Brown, resident, commented on the matter.

Attorney Goddeau confirmed the Board could recommend text amendments without an applicant.

PLANNING & ZONING COMMISSION MEETING MINUTES  
SEPTEMBER 16, 2025

The Commission agreed to revisit the issue at a future meeting. Chair Ferber requested additional information on existing setbacks and previous overlay approaches.

**COMMISSIONER COMMENTS**

The Commission briefly discussed how a neighboring property had obtained dock approval. Vice Chair Kaleel provided historical context about the development of the area, noting that it was originally configured for multifamily use before a bank foreclosure altered the development plans.

**COMMISSIONER COMMENTS**

**ADJOURNMENT**

Meeting adjourned at 10:23 a.m.

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

\_\_\_\_\_  
Shields Ferber, Chair

Attest:

\_\_\_\_\_  
Kelly Avery, Town Clerk

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

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**To:** Planning & Zoning Board Members  
**From:** Corey O’Gorman, Town Planner  
**Meeting Date:** October 21, 2025  
**Subject:** 6470 N Ocean Blvd – Development Plan Review

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**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.

At the Planning & Zoning Board hearing on September 16, 2025 this item was tabled for review of revisions to the side elevations of the proposed structure.

**3. STAFF RECOMMENDATION**

Town Staff recommends approval subject to the conditions in the attached staff memo’s, review of the project by the Planning & Zoning Board in accordance with Section 63-56 and reconsideration of the side elevations.

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

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**To:** Planning & Zoning Board Members  
**From:** Corey O’Gorman, Town Planner  
**Meeting Date:** September 16, 2025  
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**1. PETITION DESCRIPTION**

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**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

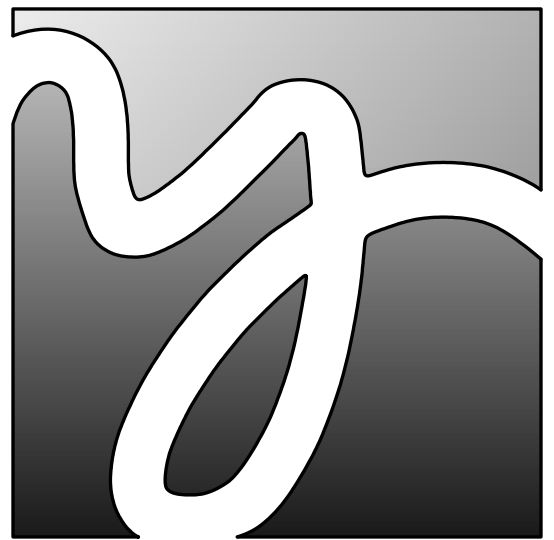
c. *Building design:*

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.



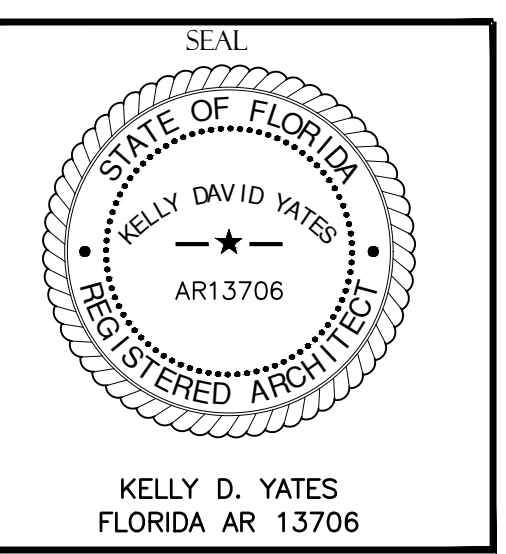
YATES ASSOCIATES ARCHITECTURE INC.

AA-26001673  
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: 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

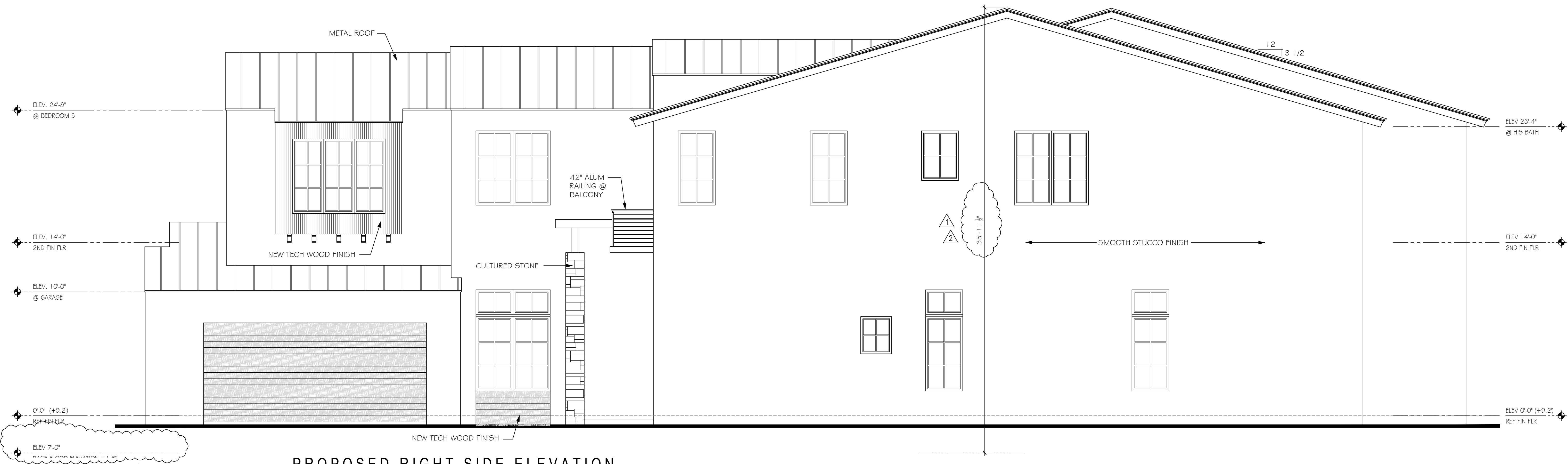
A PROPOSED DUPLEX FOR:  
**MIZNER DELL LLC**  
6470 N OCEAN BLVD  
OCEAN RIDGE  
FLORIDA

SITE PLAN  
SUBMISSION  
4-30-25



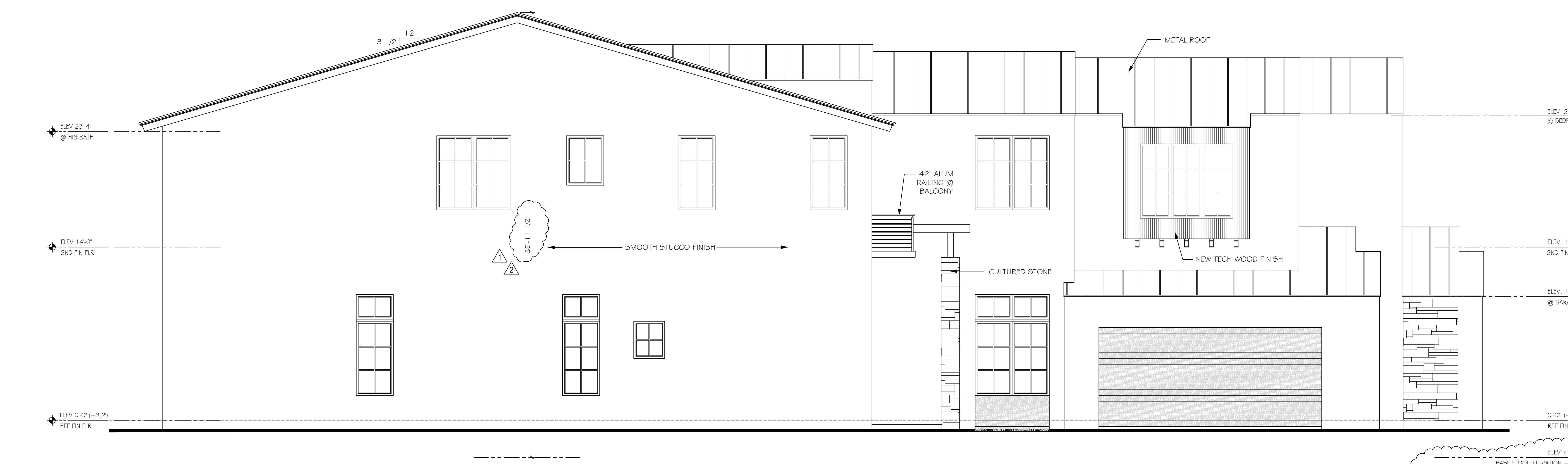
DIGITAL SIGNATURE

SHEET NO.  
**A-5**  
OF 1 SHTS  
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PROPOSED RIGHT SIDE ELEVATION

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



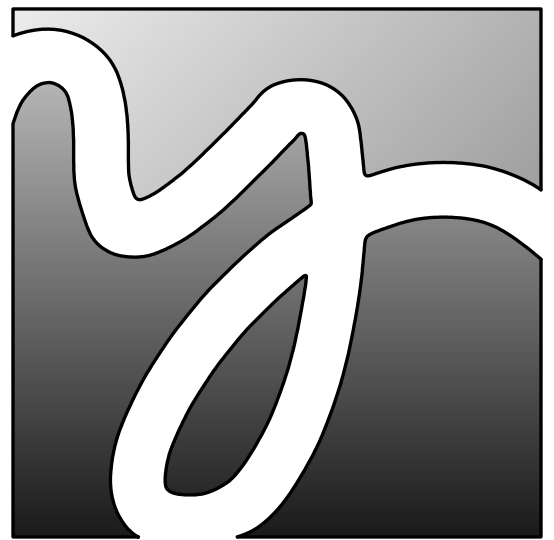
PROPOSED LEFT SIDE ELEVATION

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

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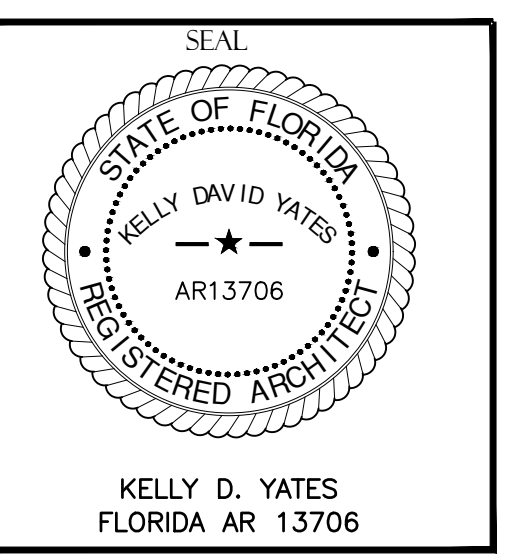
YATES ASSOCIATES ARCHITECTURE INC.

AA-26001673  
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: D.C.M.  
APPROVED: K.D.Y.  
REVISIONS:  
1 5-27-2025 Review Comments  
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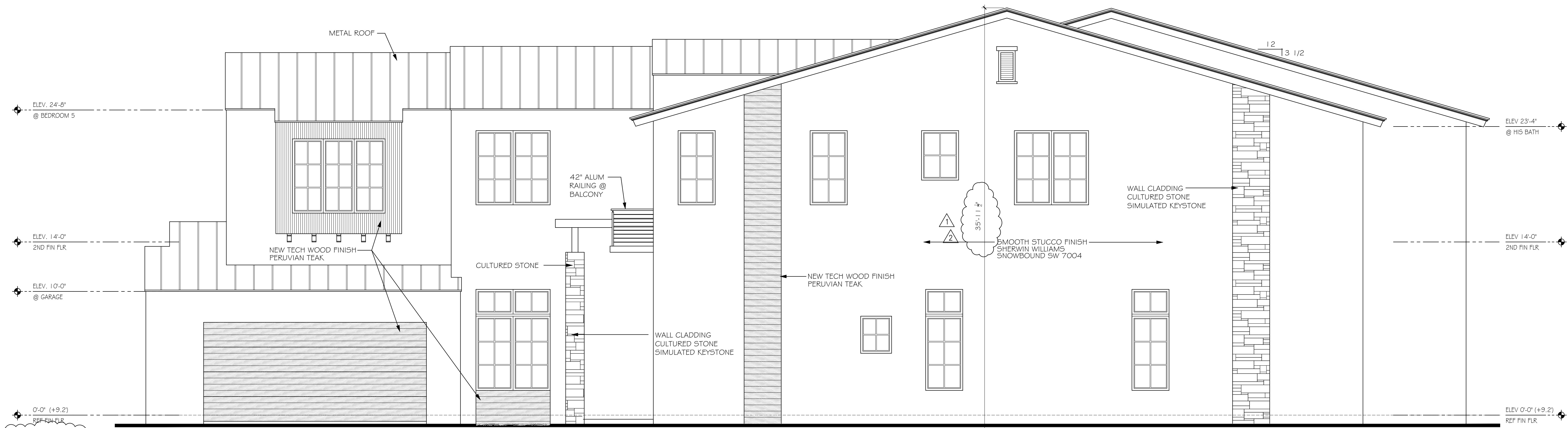
A PROPOSED DUPLEX FOR:  
**MIZNER DELL LLC**  
6470 N OCEAN BLVD  
OCEAN RIDGE  
FLORIDA

SITE PLAN  
SUBMISSION  
9-23-25



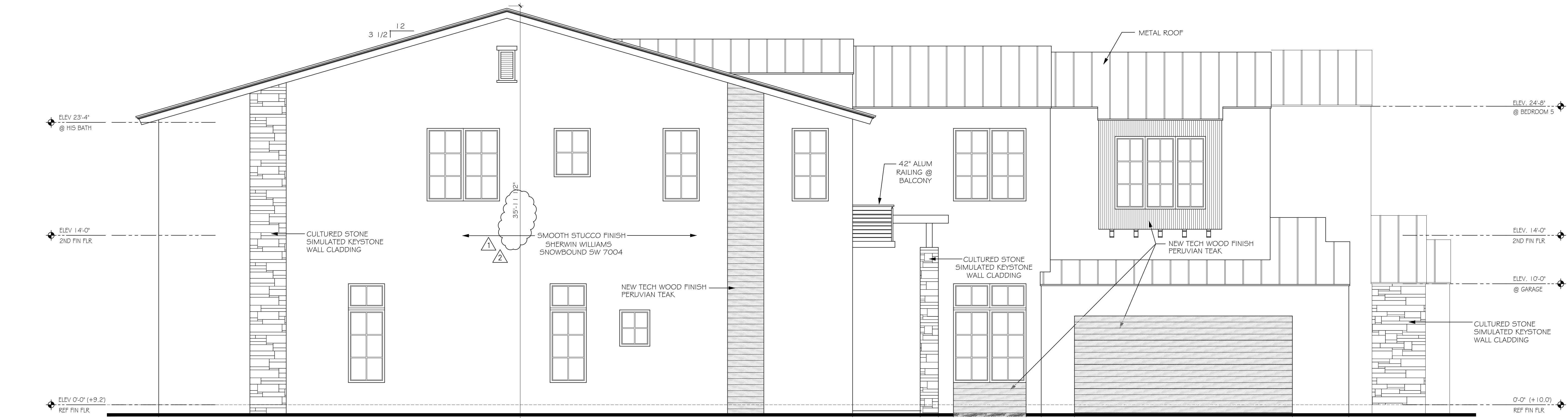
DIGITAL SIGNATURE

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**A-5**  
OF 1 SHTS  
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PROPOSED RIGHT SIDE ELEVATION

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



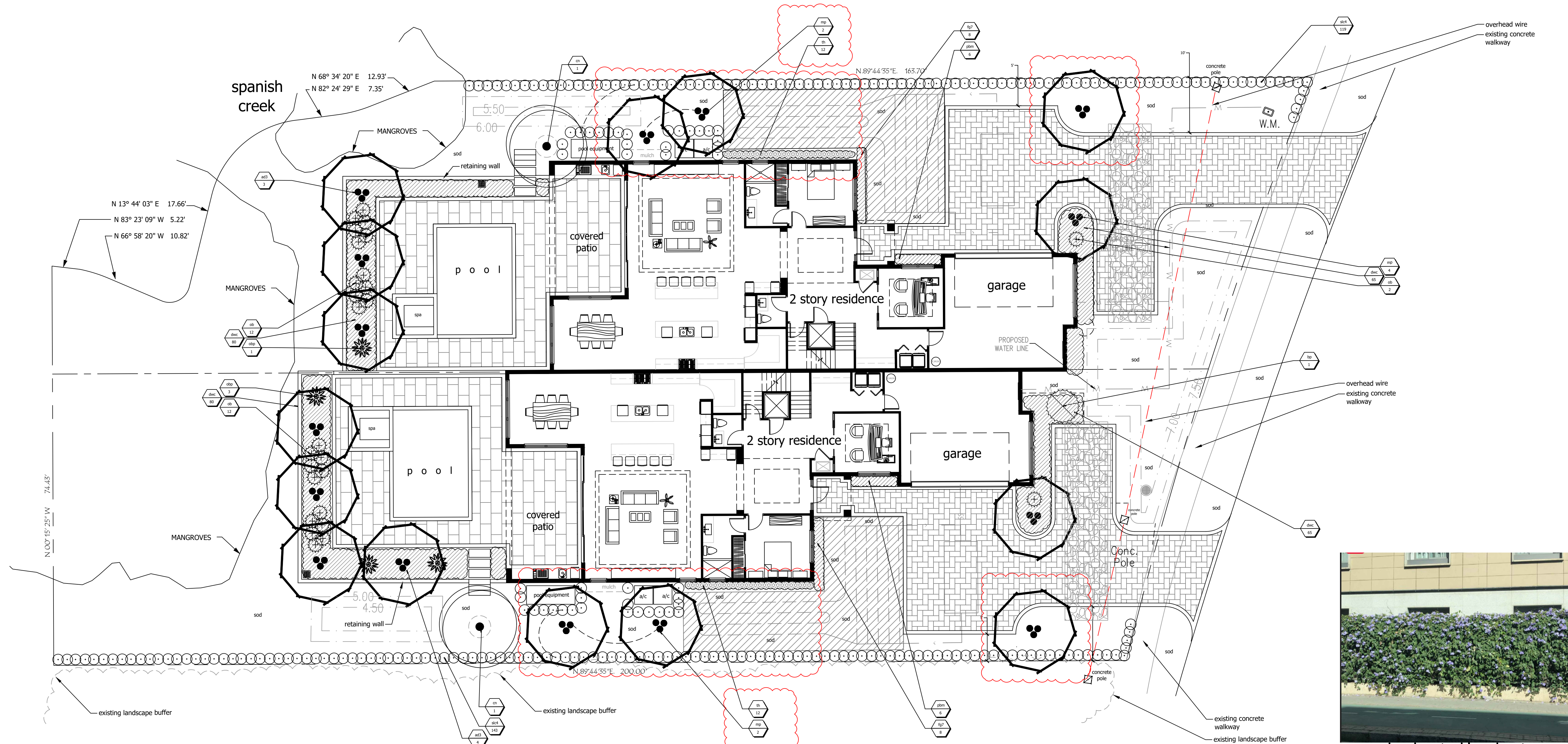
PROPOSED LEFT SIDE ELEVATION

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

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**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	8	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 LAGENICHAULIS	BOTTLE PALM	2' NUT	AS SHOWN	PROVIDE PHOTO FOR REVIEW

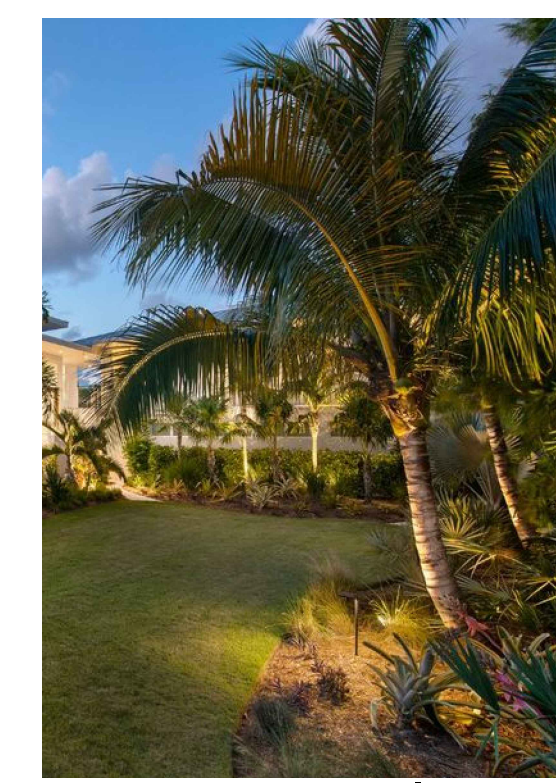
**SHRUBS/ACCENTS**

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	PLANT TO PLANT	FULL HEALTHY GROWTH
PBM	12	PHILODENDRON BURLEE-MARXII	PHILODENDRON BURLEE MARX	#3, FULL POTS	18" O.C.	FULL HEALTHY GROWTH
TH	24	THUNBERGIA GRANDIFLORA	THUNBERGIA, BLUE SKY VINE	5' X 2' TRELLIS	2' O.C. (ON CENTER)	FULL HEALTHY GROWTH
OBP	4	STRELTIZIA 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



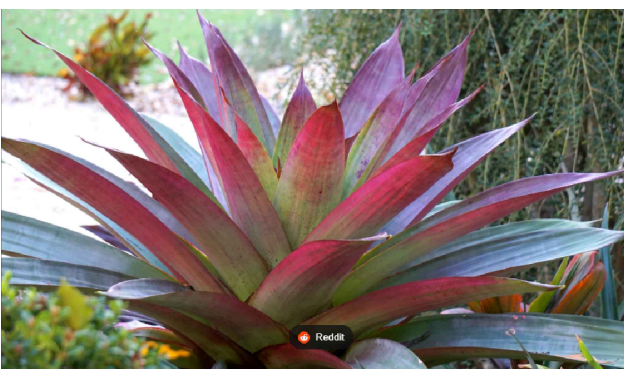
coconut palm



montgomery palm



burlee marx philodendron



imperial bromiliad



bottle palm



adonidia palm



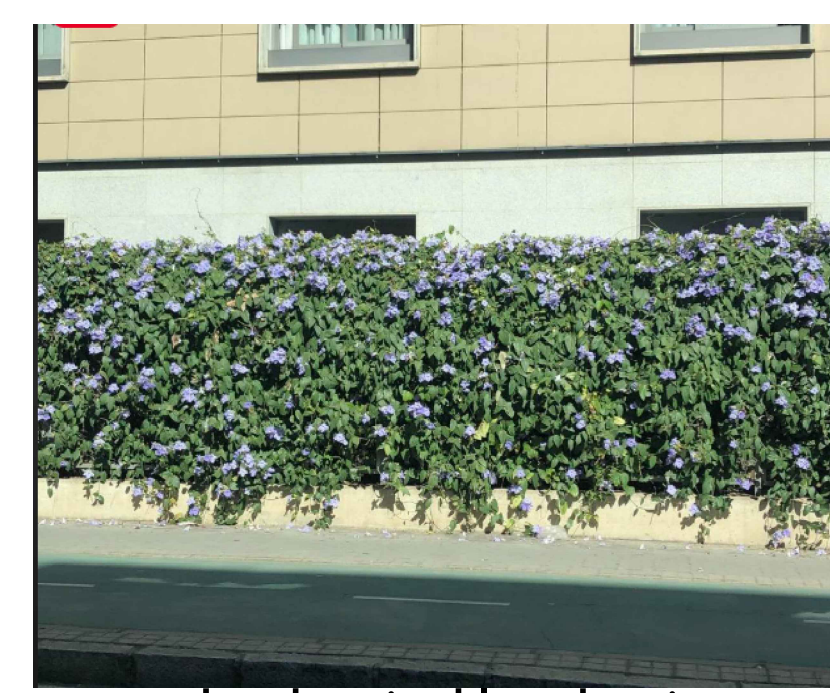
orange bird of paradise



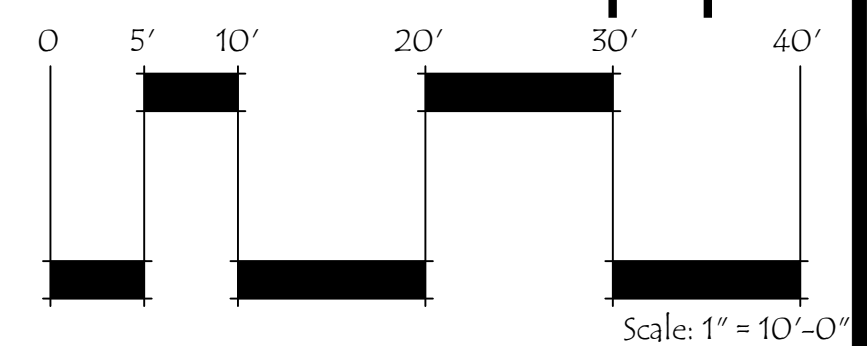
ficus green island



small leaf clusia



thumbergia- blue sky vine

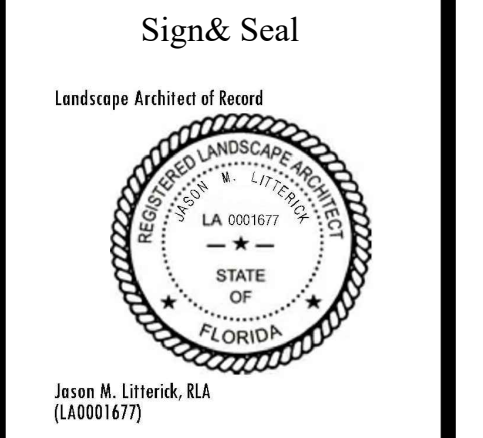


**Tony Grimaldi Design**

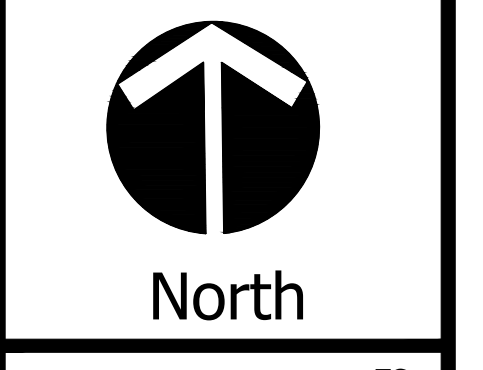
12330A SE Dixie Highway  
 Hobe Sound, Florida 33455  
 phone: 772.281.7759  
 email: palmbeachtony@yahoo.com

**Litterick Landscape Architecture**

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



**PRIVATE RESIDENCES**  
 6470 North Ocean Blvd  
 Ocean Ridge, Florida



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
	9.22.2025
	REVISIONS AS PER TOWN MEETING



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

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**To:** Planning & Zoning Board Members  
**From:** Corey O’Gorman, Town Planner  
**Meeting Date:** October 21, 2025  
**Subject:** 92 Island Drive S – Development Plan Review

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**1. PETITION DESCRIPTION**

APPLICANT: Gentry & Roger Hoit  
OWNER: 92 Island Drive S LLC  
ADDRESS: 92 Island Drive S, Ocean Ridge, Florida 33435  
  
ZONING DISTRICT: RSF

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

**2. BACKGROUND**

As described in the Land Development Action Application, the applicant is requesting Development Plan Review (DPR) approval for construction of a new 4,896 square foot two-story single-family home with three (3) bedrooms, and office that qualifies as a bedroom, four (4) full baths and two car garages, swimming pool, spa and outdoor living area. The application was submitted on July 18<sup>th</sup> for DPR, Town staff generated two rounds of comments which were addressed by the applicant, and the Town Staff is recommending approval of the revisions which comply with Town Code requirements subject to review by the Planning and Zoning Board and with conditions noted in the attached Town Engineer’s report.

**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 Town Engineer's report and review of the project in accordance with Section 63-56 as noted above.

**PLAN REVIEW REPORT**  
**92 Island Drive**  
**07/26/25/Revision 8/21/25/**  
**Revision 9/5/25**

This Plan Review Report is for the Development Plan Review to construct a new two-story home at 92 Island Drive South where a house previously existed. The lot where the proposed home is to be located is subject of a re-plat of Lots 2 and 3 of Island Drive South Estates, and will be lot 3A when the re-plat is recorded, and will have its own PCN separate from the other proposed lot 2A.

The proposed development includes three (3) bedrooms, plus an office that qualifies as a bedroom, four (4) full bathrooms, a two-car garage, a swimming pool, and a covered patio. This review references site and architectural plans prepared by Affiniti Architects dated 7/8/25; civil plans prepared by Caulfield & Wheeler dated 07/9/25; and landscape plans prepared by PLA Design Studio dated 07/11/25. **This revised report is based on revisions received on 08/26/25, and recommends 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. Comment are as follows:

- ~~Condition of Approval: Prior to issuance of a permit for construction the re-plat for these lots must be recorded, an address assigned to both lots 2A and 3A (as appropriate), and new PCN's assigned to both lots 2A and 3A (as appropriate).~~  
Comment Addressed

**Section 64-1(e)**      **Background:** This code section requires 15% glazing and substantial articulation requirements to all facades of the home. Elevation sheets A5 and A6 include information regarding both glazing and articulation, however there are large areas of the same material that appear textured and may comply with the articulation requirements, but it is not clear what the material and if it complies with the articulation requirements.

~~**Comment:** Please provide information on the large solid spaces of the same material to demonstrate that they meet the articulation requirements.~~ **Comment addressed**

**Section 64-1(i)**

**Background:** This code section limits the square footage of the second-floor space to 75% of the first-floor space, and when calculating the second-floor space all enclosed areas and roofed porches and balconies are included. Although 2<sup>nd</sup> floor plan sheet A3 includes a calculation by room of square footage, it is not clear what spaces account for the 1655 SF specified in the "Lot Coverage and Floor Area Calc" table on sheet A2.

~~**Comment:** Please revise the calculations on either A3 and/or A2 to clarify what spaces are included in the 2<sup>nd</sup> floor 75% calculation to ensure compliance with this code section. The response letter states that the 75% calculation includes only the 2<sup>nd</sup> floor AC and that all balconies are not roofed and are uncovered. However, the plans show that the 2<sup>nd</sup> floor AC space for calculating the 75% on Sheet A2 is 1655 SF, but the AC'ed spaces shown on Sheet A3 (excluding the Primary and Front Balconies) total 1409 SF. In addition, the Roof Plan, Sheet A4 shows a powder coated aluminum awning covering all or part of the Primary and Front Balconies, and covered balconies are included in the 75% calculation. Please clarify and clearly demonstrate compliance with this requirement on the plans-Comment addressed.~~

**Section 64-1(j)**

**Background:** This code section requires a 25' rear setback to the waterway. Although the data tabulation indicates that the rear setback is 25', the setback is not dimensioned.

~~**Comment:** Please revise sheet A1 to dimension the rear setback. Comment addressed~~

**Section 64-44**

**Background:** This code section specifies the maximum fence and wall height and allows 4' in the front yard (which includes roadway frontages and canal / waterway frontages) and 6' in the side. And if the fence/wall is located on a retaining wall, the height of the retaining wall is included. The civil plan appears to show both a retaining wall and a fence/wall on the rear setback; however, the site plan does not show any proposed retaining wall.

~~**Comment:** Please revise Sheet A1 to clearly show the location and height of any proposed fence/walls, if any fence/walls are located on top of a retaining wall, and how the overall height of the fence/wall complies with this code section. Comment addressed~~

**Section 64-46**

**Background:** This code section requires that one parking space must be provided per bedroom or room that may qualify as a bedroom. In this case there are three (3) bedrooms noted and one (1) office that would qualify as a bedroom for purposes of calculating the parking requirement, so a total of four (4) parking spaces are required. In addition, every single-family home shall include a garage designed to accommodate two (2) full-size vehicles with spaces dimensioned at 10' X 20'. Sheets A1 and A2 show two garage spaces although they are not fully dimensioned, and shows an AHU in one of the spaces. Sheet A1 shows two exterior spaces but they are not dimensioned.

~~**Comment:** Please revise the plans to fully dimension each garage space and please clarify that the AHU 1 is not ground mounted and does not encroach into the required parking space. Please also dimension the exterior spaces the show the 9' x 18' minimum.~~ **Comment addressed**

**Section 64-50(c)**

**Background:** This code section states that "Permanent generators shall not be placed in the required front, street side or street rear yard setbacks. 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." Distances are measured from the actual generator; and generators must be completely screened from view.

The proposed generator is located within the required 15' side setback and although appears to have some screening it is not clear if the screening requirement is met.

~~**Comment:** Please either revise the location of the generator to comply with the required setback, or specify why the setback "cannot be reasonably achieved", and please provide sufficient screening to comply with this code section.~~ **Comment addressed**

**August 28, 2025**

**To: Kelly Avery, Town Clerk**

**From: Tara Bamber, PE** 

**Re: 92 Island Dr. South  
Developmental Plan Review  
Engenuity Group Project No. 00020.10**

We reviewed the following which were received on 8-26-25:

1. Landscape Plans, 4 sheets, revised 8-21-25, by PLA Design Studio
2. Architectural Plans, 2 sheets, dated 8-25-25, by Affiniti Architects.
3. Comment Response Letter, 4 sheets, dated 8-26-25, by Keiser Legal.

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

1. Provide method of preventing flow to the adjacent properties. Review the grades between the west point at the unobstructed area at elevation 4.70' and the 2.55' pt at the property line.
2. Per our GIS map below, there is a catch basin just north of the property in the right-of-way which outfalls to a platted drainage easement. The right-of-way swale shall drain into the catch basin. Provide additional survey information.



3. The seawall for 92 and 93 Island Dr South shall be constructed concurrently.
4. Provide Geotechnical Report for hydraulic conductivity value.
5. Provide Survey with topographic information dated within one calendar year.

6. Pre-Construction approval shall be provided from the City of Boynton Beach for the existing and proposed water service.
7. 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."
8. Additional comments may be asked at time of building permit.

Cc: Lisa Tropepe, PE

**DATA CALCULATIONS FOR NEW STRUCTURES - INCLUDE SHEET IN PACKAGE**  
 (NEW SINGLE FAMILY, MULTI-FAMILY HOMES, ETC.)

APPLICANT FILL OUT: PROPERTY ADDRESS: <b>92 Island DR. S.</b>		ZONING DISTRICT: <b>R5P</b>	
	<b>APPLICANT USE</b>	<b>ZONING OFFICIAL USE ONLY</b>	
*TOTAL SITE AREA	<b>10,409</b> Sq. Ft.	<b>10,409</b> Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) <small>(SOURCE THE FLOOD INSURANCE STUDY)</small>	<b>9 FT NAVD</b>	<b>9 FT. NAVD</b>	
FINISHED FLOOR ELEVATION (NAVD)	<b>10 FT. NAVD</b>	<b>10 FT. NAVD</b>	
	<b>APPLICANT USE</b>	<b>ZONING REVIEW</b>	
	PROPOSED	PROPOSED	
	Sq. Ft.      %	Sq. Ft.	%
FLOOR AREA RATIO (MAXIMUM <b>36%</b> )		<b>3,256</b>	<b>31.3</b>
LOT COVERAGE (MAXIMUM <b>35%</b> )	<b>2,764</b> <b>26.5</b>	<b>2,530</b>	<b>24.3</b>
	<b>APPLICANT USE</b>	<b>ZONING REVIEW</b>	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.      %	Sq. Ft.	%
FIRST FLOOR UNDER A/C ( )		<b>1,861</b>	<b>17.9</b>
SECOND FLOOR UNDER A/C ( )		<b>1,395</b>	<b>13.4</b>
TOTAL UNDER A/C ( )		<b>3,256</b>	<b>31.3</b>
TOTAL FLOOR AREA ( )		<b>3,336</b>	<b>32.1</b>
TOTAL UNDER ROOF ( )		<b>4,494</b>	<b>43.2</b>
FLAT ROOF ( )		<b>644</b>	<b>06.2</b>
TOTAL ROOF ( )		<b>2,455</b>	<b>23.6</b>
GARAGE ( )		<b>412</b>	<b>04.0</b>
COVERED PATIO ( )		<b>466</b>	<b>04.5</b>
COVERED ENTRY ( )		<b>203</b>	<b>02.0</b>
COVERED BALCONY (REAR) ( )		<b>476</b>	<b>04.6</b>
COVERED BALCONY (FRONT) ( )			
OPEN BALCONY ( )		<b>155</b>	<b>01.5</b>
BUILDING FOOTPRINT ( )		<b>2,530</b>	<b>24.3</b>
SEPTIC TANK & DRAINFIELD ( )		<b>220</b>	<b>02.1</b>
PAVED AREA ( )		<b>1,368</b>	<b>13.1</b>
SYNTHETIC TURF ( )			
TOTAL IMPERVIOUS ( ) <small>(INCLUDES SYNTHETIC TURF)</small>		<b>6,001</b>	<b>57.7</b>
TOTAL PERVIOUS ( )		<b>4,408</b>	<b>42.3</b>
	<b>APPLICANT USE</b>	<b>ZONING REVIEW</b>	
	FEET	FEET	
BUILDING HEIGHT ( )		<b>32' 8"</b>	
BUILDING SETBACKS:			
FRONT ( )		<b>25'</b>	
REAR ( )		<b>—</b>	
SIDE INTERIOR ( )		<b>15'</b>	
SIDE CORNER ( )		<b>—</b>	
WATERWAY ( )		<b>25'</b>	
DRIVEWAY ( )		<b>16'</b>	

MAX  
 3,747  
 3,643

\*  
 \*

\* 1<sup>st</sup> FL 1861  
 \* 2<sup>nd</sup> FL 1395  


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 2<sup>nd</sup> FL 75% of 1<sup>st</sup> FL

MANNY  
 ZONING  
 10/13/25



**TOWN OF OCEAN RIDGE BUILDING DEPARTMENT**

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

## Land Development Action Application

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

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

92 Island Drive S

### Check Applicable Approval Being Requested

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

Property Owner(s)	Applicant (if different than Owner)
Name(s): 92 Island Drive S LLC	Name: Gentry & Roger Hoit
Address: 92 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.**



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**General Data**

Project Name: 92 Island Drive S

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: Lot 3A Sq. Ft.: 10,409 Acres: 0.2390

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: 3

Existing Bathrooms: n/a Proposed Bathrooms: 4

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

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



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

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

Requesting development 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, mudroom, elevator, powder room with shower, office, kitchen, living room, dining room, exterior covered entry, exterior lanai, and pool.  
The second floor comprises 2 balconies, a primary bedroom and bathroom, two secondary bedrooms with bathrooms, a laundry room, and storage closet.  
No waivers or variances are requested at this time.

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.  
The proposed development will contribute positively and harmoniously to the adjacent properties, community, Town, and public.

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



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

<b>Authorized Agent (if different from Owner):</b>	
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
<b>Developer:</b>	
Name:	Gentry Hoit & Roger Hoit
Company Name:	
Address:	1041 Seaspray Avenue, Delray Beach, FL 33483
Phone:	917-992-3348
Email:	gentry.hoit@gmail.com
<b>Planner:</b>	
Name:	n/a
Florida Registration No.:	
Company Name:	
Address:	
Phone:	
Email:	
<b>Architect:</b>	
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
<b>Landscape Architect</b>	
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
<b>Engineer</b>	
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@cwiasoc.com



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

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

*A. Keiser*  
Applicant Signature

Andrea M. Keiser, Esq. on behalf of 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 15<sup>th</sup> day of July, 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)

Seal/Stamp

03/17/27  
Commission Expiration





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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)

<b>APPLICANT FILL OUT: PROPERTY ADDRESS:</b>				<b>ZONING DISTRICT:</b> _____			
<b>APPLICANT USE</b>				<b>ZONING OFFICIAL USE ONLY</b>			
*TOTAL SITE AREA	Sq. Ft.			Ft.			Sq.
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)							
FINISHED FLOOR ELEVATION (NAVD)							
<b>ZONING OFFICIAL USE ONLY</b>	<b>APPLICANT USE</b>				<b>ZONING REVIEW</b>		
	EXISTING		PROPOSED				
	Sq. Ft.	%	Sq. Ft.	%			
FLOOR AREA RATIO (MAXIMUM _____ %)							
LOT COVERAGE (MAXIMUM _____ %)							
<b>ZONING OFFICIAL USE ONLY</b>	<b>APPLICANT USE</b>				<b>ZONING REVIEW</b>		
	EXISTING		PROPOSED		EXISTING		PROPOSED
	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.
*PERCENTAGE FROM TOTAL SITE AREA							
FIRST FLOOR UNDER A/C ( _____ )							
SECOND FLOOR UNDER A/C ( _____ )							
TOTAL UNDER A/C ( _____ )							
TOTAL FLOOR AREA ( _____ )							
TOTAL UNDER ROOF ( _____ )							
FLAT ROOF ( _____ )							
TOTAL ROOF ( _____ )							
GARAGE ( _____ )							
COVERED PATIO ( _____ )							
COVERED ENTRY ( _____ )							
COVERED BALCONY (REAR) ( _____ )							
COVERED BALCONY (FRONT) ( _____ )							
OPEN BALCONY ( _____ )							
BUILDING FOOTPRINT ( _____ )							
SEPTIC TANK & DRAINFIELD ( _____ )							
PAVED AREA ( _____ )							
SYNTHETIC TURF ( _____ )							
TOTAL IMPERVIOUS ( _____ ) (INCLUDES SYNTHETIC TURF)							
TOTAL PERVIOUS ( _____ )							
<b>ZONING OFFICIAL USE ONLY</b>	<b>APPLICANT USE</b>				<b>ZONING REVIEW</b>		
	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: 92 Island Drive S		ZONING DISTRICT: RSF	
<b>APPLICANT USE</b>		<b>ZONING OFFICIAL USE ONLY</b>	
*TOTAL SITE AREA	10,409 Sq. Ft.	Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	9.0 NAVD		
FINISHED FLOOR ELEVATION (NAVD)	10.0' NAVD		
<b>ZONING OFFICIAL USE ONLY</b>	<b>APPLICANT USE</b>	<b>ZONING REVIEW</b>	
	PROPOSED	PROPOSED	
	Sq. Ft. %	Sq. Ft.	%
FLOOR AREA RATIO (MAXIMUM 36 %)	3,747 s.f. 36		
LOT COVERAGE (MAXIMUM 35 %)	2,764 s.f. 26.6		
<b>ZONING OFFICIAL USE ONLY</b>	<b>APPLICANT USE</b>	<b>ZONING REVIEW</b>	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft. %	Sq. Ft.	%
FIRST FLOOR UNDER A/C ( )	1,577 s.f. 15.15%		
SECOND FLOOR UNDER A/C ( )	1,655 s.f. 15.90 %		
TOTAL UNDER A/C ( )	3,233 s.f. 31.05%		
TOTAL FLOOR AREA ( )	3,747 s.f. 36.00 %		
TOTAL UNDER ROOF ( )	4,896 s.f. 47.03%		
FLAT ROOF ( )	2,455 s.f. 23.59%		
TOTAL ROOF ( )	2,764 s.f. 26.55 %		
GARAGE ( )	515 s.f. 4.95%		
COVERED PATIO ( )	477 s.f. 4.58 %		
COVERED ENTRY ( )	195 s.f. 1.87 %		
COVERED BALCONY (REAR) ( )	88 s.f. 0.85 %		
COVERED BALCONY (FRONT) ( )	98 s.f. 0.94 %		
OPEN BALCONY ( )	486 s.f. 4.67 %		
BUILDING FOOTPRINT ( )	2,764 s.f. 26.55 %		
SEPTIC TANK & DRAINFIELD ( )	450 s.f. 4.32%		



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PAVED AREA ( )	2383 s.f. (22.9%)		
SYNTHETIC TURF ( )	1,016 s.f. (24.9%)		
TOTAL IMPERVIOUS ( ) (INCLUDES SYNTHETIC TURF)	2,383 s.f. (22.9%)		
TOTAL PERVIOUS ( )	5,423 s.f. (52.1%)		
<b>ZONING OFFICIAL USE ONLY</b>	<b>APPLICANT USE</b>	<b>ZONING REVIEW</b>	
	FEET	FEET	
BUILDING HEIGHT ( )	32'-8"		
BUILDING SETBACKS:			
FRONT ( )	25'		
REAR ( )	25'		
SIDE INTERIOR ( )	15' (South) / 15'-2" (North)		
SIDE CORNER ( )	n/a		
WATERWAY ( )	41.58'		
DRIVEWAY ( )	29' 7.5"		

Prepared By: *A. Keiser* Date: 7-15-2025

**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!!**

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:

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

Michael B. Eaton (Seal)  
Michael B. Eaton

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

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

Hyla Renee Dennis (Seal)  
Hyla Renee Dennis

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

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

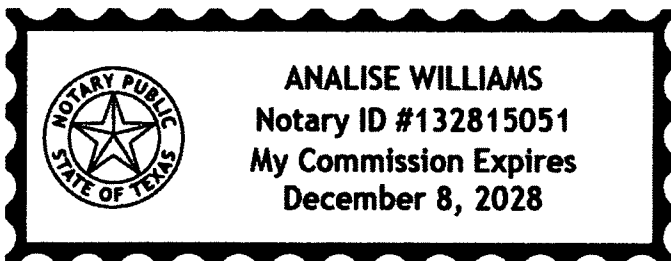
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28 day of April, 2025 by Michael B. Eaton and Hyla Renee Dennis, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

Analise Williams  
Notary Public

Printed Name: Analise Williams

My Commission Expires: 12/8/2028

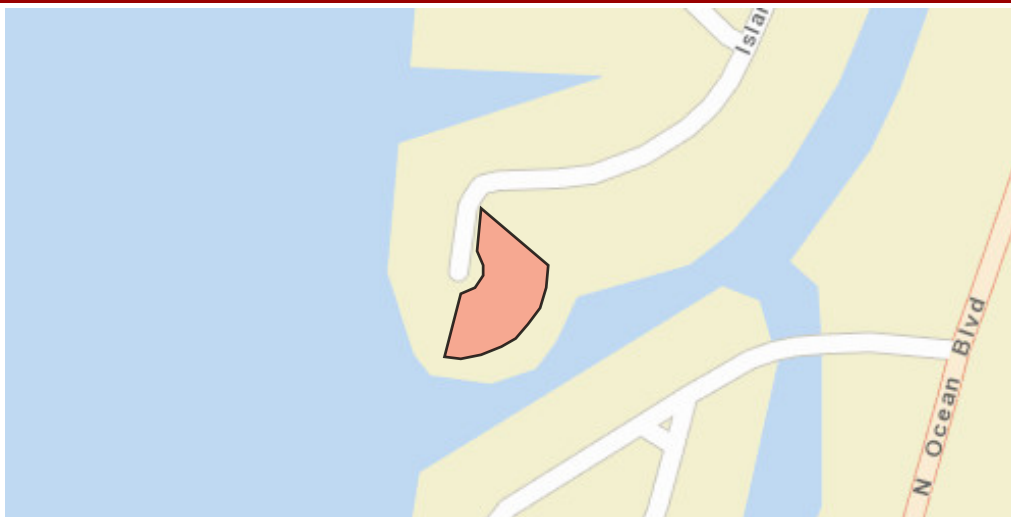


Completed via Remote Online Notarization using 2 way Audio/Video technology.

**Property Detail**

Parcel Control Number:	46-43-45-22-48-000-0020	Location Address:	92 ISLAND DR S	
Owners:	DENNIS HYL A 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

Owner : &nbsp;DENNIS HYL A R PCN : 46434522480000020 1 of 1



**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 HYL A 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

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

## **NARRATIVE – 92 ISLAND DRIVE S**

**Date:** October 06, 2025

**To:** Town of Ocean Ridge

**Subject:** 92 Island Drive S – Architectural Review Compliance

**Project #:** 25071

To Whom It May Concern:

In support of the proposed new residence at 92 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 transitional modern home. The design uses mass and materials to harmonize with the scale and rhythm of the surrounding homes.

#### **2. Height and Scale Compatibility Onsite:**

The building is a two-story volume that articulates well with the site. The massing has been thoughtfully placed to sit comfortably among neighboring residences and it maintains 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 desirable timeless transitional modern house to this waterfront lot. The integration of the architecture, landscape and water views reflects the coastal lifestyle elevating the overall character of the street.

#### **2. Architectural Harmony – Style, Mass, and Materials:**

The proposed residence incorporates a palette of stone, wood, smooth stucco, roof overhangs and decorative awnings. These elements are consistent with the architectural styles in the area promoting architectural harmony through careful attention to form, material texture, and proportion.

#### **3. Consistency with Neighborhood Character / Acknowledged Styles:**

The design references timeless transitional modern architecture that is common to Ocean Ridge’s coastal context, while providing a unique but contextual expression. Architectural rhythm, lightness, and transparency aligns 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, 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 a visual balance. Large vertical proportioned windows enhance natural light while reinforcing architectural rhythm.

**3. Color Palette and Neighborhood Character:**

The color scheme uses 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 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,



Mitchell F. Kunik, AIA, LEEDAP, NCARB  
Benjamin Schreier, AIA  
Huy D. Nguyen  
Matthew W. Wheeler, AIA, NCARB

BOCA RATON, FL • DELRAY BEACH, FL  
RICHMOND, VA

Architect Emeritus, Brian J. Collins

## NARRATIVE

Date: October 06, 2025

Town of Ocean Ridge

Subject: 92 Island Drive S

Project # 25071

To Whom it may concern:

The architectural style of 92 Island Drive South, is a timeless transitional modern Style.

The new residence was thoughtfully placed on the site to maximize the views to the intracoastal waterway and designed to integrate the indoor/ outdoor living concept from the moment one steps in the house with an open floor plan that allows views of the waterway from the front door to the covered lanai located in the rear of the home. The open floor plan and the use of glass allow for that interaction creating a desirable transition and strong connection between the house and the outdoor area at the waterway where the pool is located.

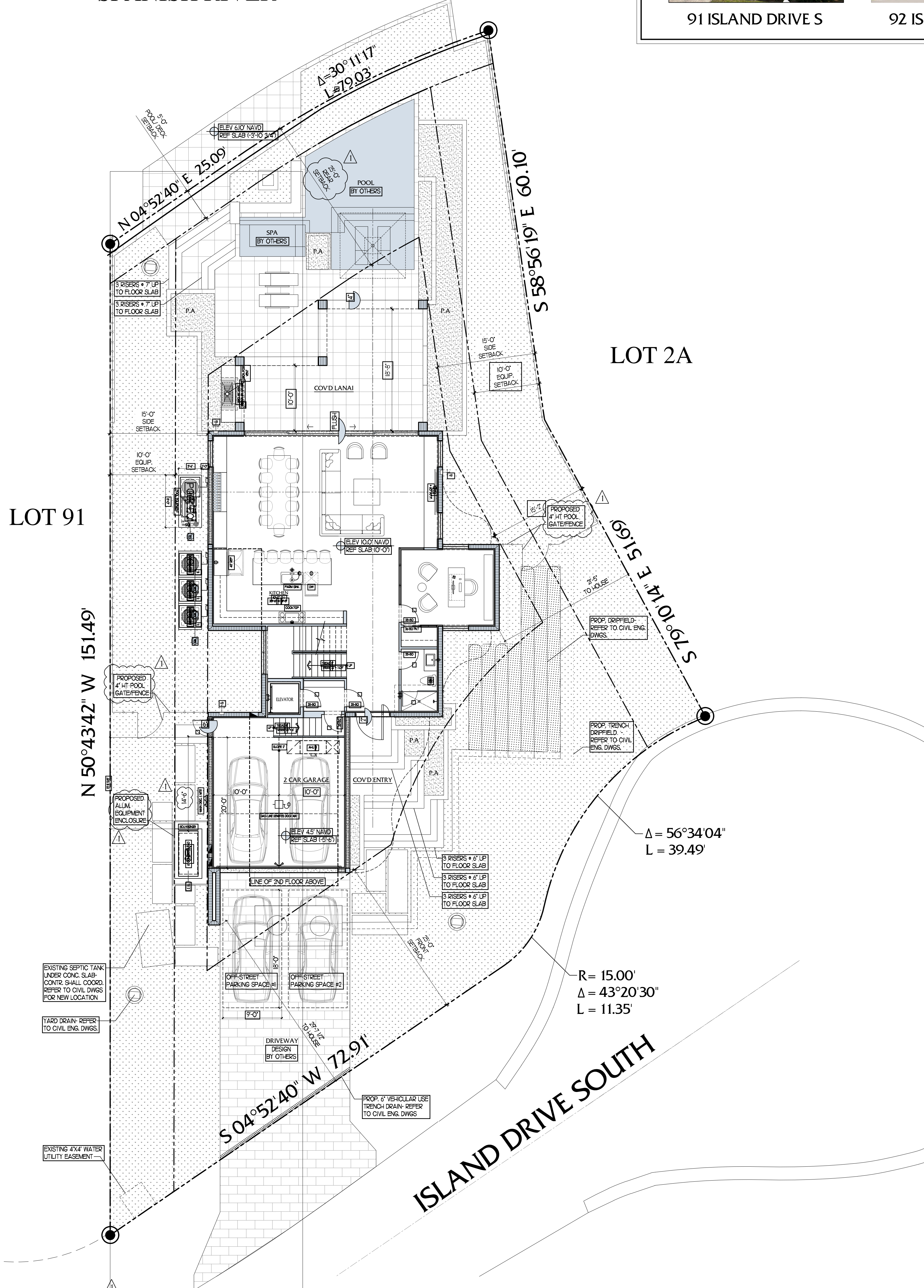
The Asymmetrical shape of the lot creates an opportunity for the house to step back and feel open in the front creating a pleasant and welcoming feel in relationship with the site and the adjacent homes adding beauty to the cul-de-sac located at Island Drive South.

The height and scale are compatible with the surrounding buildings as there are neighboring buildings with both one and two stories. We have carefully selected and simplified the use of our different materials, wood, stone and stucco. Our massing elements are further enhanced by using these materials creating an architectural rhythm, along with the landscaping which is within the character of the neighborhood.

The window and door placement proportions create a pleasant architectural rhythm providing natural light to the inside of the home creating a balanced composition of all the design elements of the home such as the roof and decorative awnings over the front and rear open balconies. All mechanical equipment has been strategically screened to minimize visibility from the street view and neighbors. The proposed building is in compliance with the town's land development regulations.

cc: file Job Number # 25071

SPANISH RIVER



STREETSCAPE



91 ISLAND DRIVE S



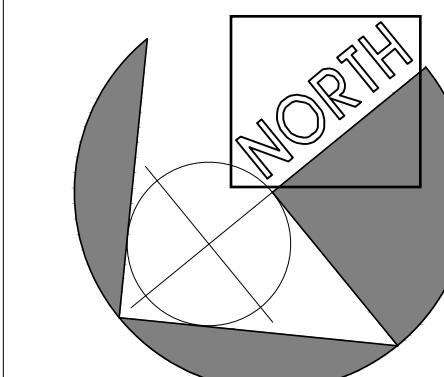
92 ISLAND DRIVE S



93 ISLAND DRIVE S

SITE NOTES

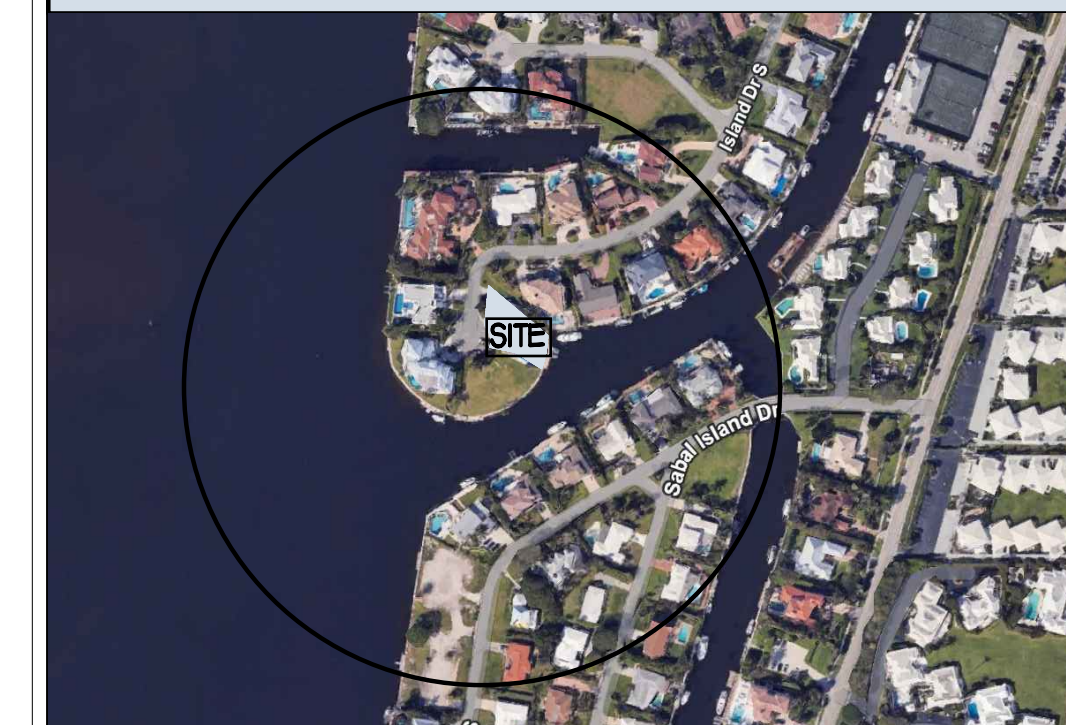
- SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION
- VERIFY PROPERTY LINE DIMENSIONS WITH SURVEY
- SEE CIVIL AND LANDSCAPE PLANS FOR ANY ADDITIONAL INFORMATION REGARDING HARDSCAPE, DRAINAGE, POOL CONSTRUCTION AND DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION
- SITE DRAINAGE BY CIVIL ENGINEER



BASE FLOOD ELEVATION

- CURRENT 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'
BUILDING SETBACKS: SIDE SETBACK ALLOWED: 5'	BUILDING SETBACKS: SIDE SETBACK PROPOSED: 5'-0" (SOUTH) / 15'-2" (NORTH)
BUILDING SETBACKS: REAR SETBACK ALLOWED: 25'	BUILDING SETBACKS: REAR SETBACK PROPOSED: 25'
POOL SETBACK ALLOWED: 5'	POOL SETBACK PROPOSED: 5'
MAX. BUILDING HEIGHT ALLOWED: 36'	MAX. BUILDING HEIGHT PROPOSED: 32'-8"
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 ACCOMMODATE FULLY ENCLOSED GARAGE TO ACCOMMODATE TWO FULL-SIZE VEHICLES.	PROPOSED NUMBER OF VEHICLES: THE FULLY ENCLOSED GARAGE ACCOMMODATES TWO FULL-SIZE VEHICLES.

IMPERVIOUS CALC.

PROPERTY LOT AREA: 10,409 SF	10,409 SF
MAX. IMPERVIOUS AREA ALLOWED: 10,409 SF X 40% = 4,164 SF	IMPERVIOUS AREA PROPOSED: 3,179 SF OR 3,309 SF
ZONING DISTRICT: RSP - SINGLE FAMILY	

Project Number:  
25071

CUSTOM RESIDENCE  
92 ISLAND DR. S  
OCEAN RIDGE, FL

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

Revisions

REV. PER TOWN COMMENTS	MM	06-01-2025
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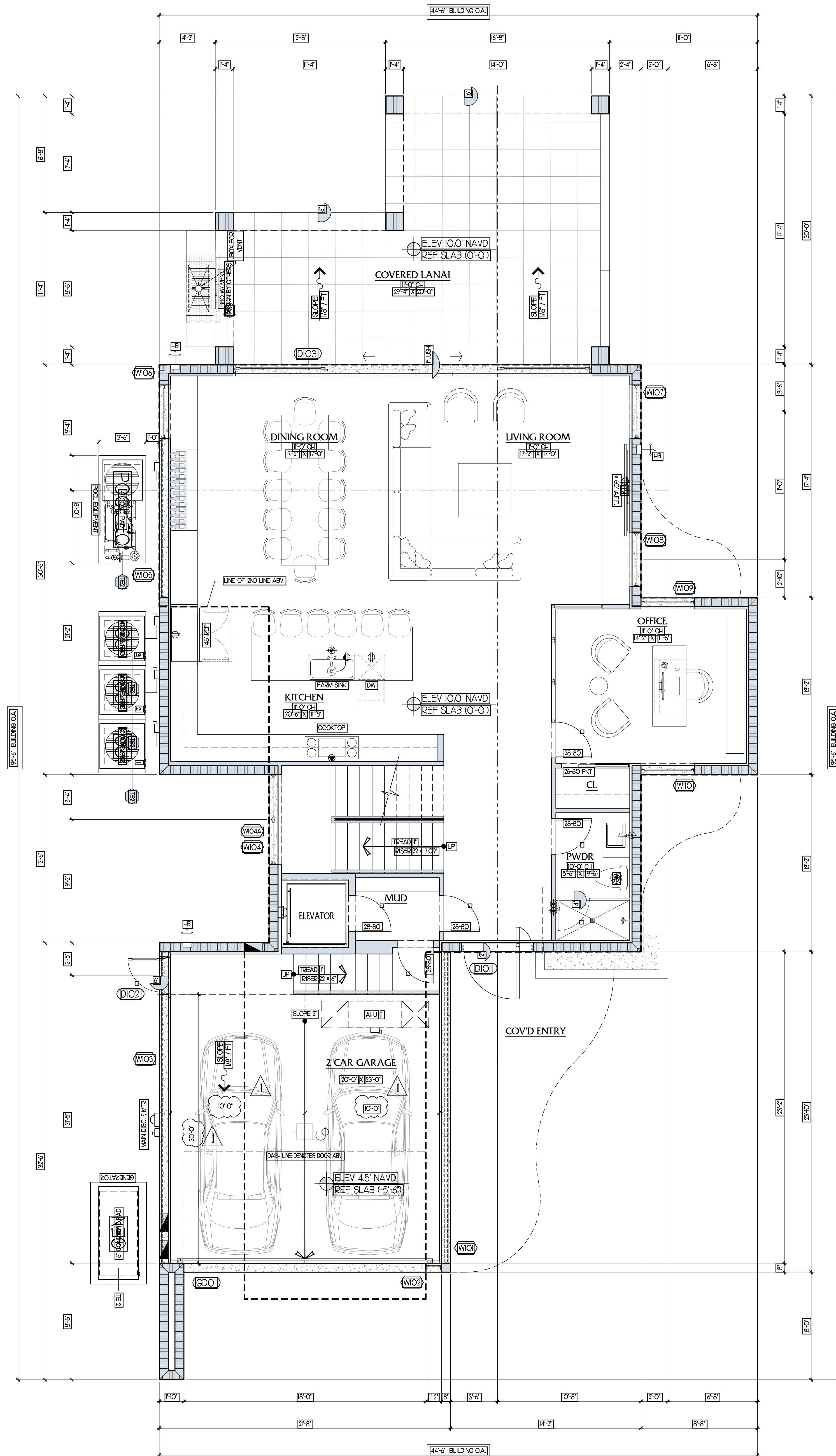
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Date | Construction

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**A1**

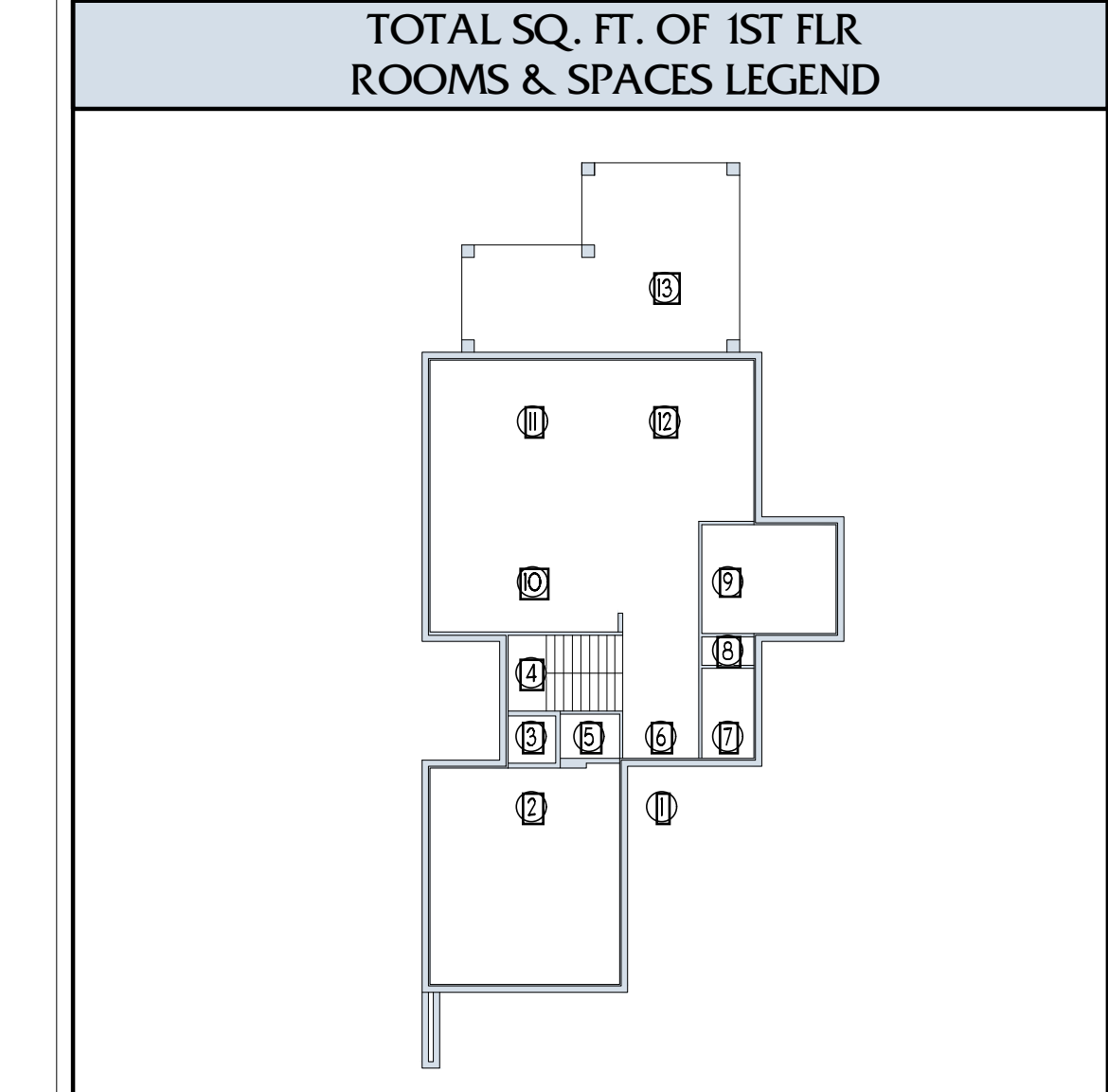
**SITE PLAN**  
1/8" = 1'-0"



AREA CALCULATION	
1ST FLOOR A/C / F.A.R./ LOT COVERAGE	1577 SQ. FT.
2ND FLOOR A/C / F.A.R./	1655 SQ. FT.
TOTAL A/C	3233 SQ. FT.
2 CAR GARAGE / F.A.R./ LOT COVERAGE	515 SQ. FT.
COVERED LOGGIA / LOT COVERAGE	477 SQ. FT.
COVERED ENTRY / LOT COVERAGE	95 SQ. FT.
PRIMARY BEDROOM BALCONY	477 SQ. FT.
PRIMARY BEDROOM BALCONY AWNING	64 SQ. FT.
FRONT BALCONY	95 SQ. FT.
FRONT BALCONY AWNING	62 SQ. FT.
TOTAL LOT COVERAGE	2764 SQ. FT.
% OF LOT COVERAGE	26.6
F.A.R.	37.47 SQ. FT.
F.F.A.R.	36.0
LOT SIZE	10409 SQ. FT.
TOTAL UNDER ROOF	4545 SQ. FT.
TOTAL BUILDING FOOTPRINT	2764 SQ. FT.
TOTAL	4896 SQ. FT.
7/8/2025	

LOT COVERAGE & FLOOR AREA CALC.	
PROPERTY LOT AREA	10,409 SF
MAX. LOT COVERAGE ALLOWED	2,651 OR 2,762 SF
MAX. FLOOR AREA RATIO ALLOWED	36.0 % OR 3,747 SF
PROPOSED BLDG. 2,092 SF	TOTAL IMPERVIOUS 5,008 SF OR 48.11%
IMPERVIOUS HARDSCAPE 3,309 SF	TOTAL IMPERVIOUS 5,008 SF OR 48.11%
MAX. % OF 2ND FLOOR AREA TO 1ST FLOOR AREA ALLOWED	75%
2ND FLOOR AREA SHALL NOT EXCEED 75% OF THE 1ST FLOOR SECTION 64-1 (1)	
1ST FLOOR AREA 2,569 SF X 75% = 1,927 SF	
2ND FLOOR AC-	1,655 SF
PRIMARY BED AWNING-	64 SF
FRONT BALCONY AWNING-	62 SF
TOTAL-	1,781 SF. 69.33%

TOTAL SQ. FT. OF 1ST FLR ROOMS & SPACES		
1	COV. ENTRY	95 SQ. FT.
2	2 CAR GARAGE	515 SQ. FT.
3	ELEVATOR	38 SQ. FT.
4	STAIR	104 SQ. FT.
5	MUD	45 SQ. FT.
6	FOYER	110 SQ. FT.
7	POWDER	71 SQ. FT.
8	CLOSET	22 SQ. FT.
9	OFFICE	124 SQ. FT.
10	KITCHEN	355 SQ. FT.
11	DINING ROOM	284 SQ. FT.
12	LIVING ROOM	354 SQ. FT.
13	COVD LOGGIA	477 SQ. FT.



**1ST FLOOR PLAN**  
1/4" = 1'-0"

Project Number:  
**25071**

**CUSTOM RESIDENCE**  
92 ISLAND DR. S  
OCEAN RIDGE, FL

**A F F I N I T I**  
*architects*

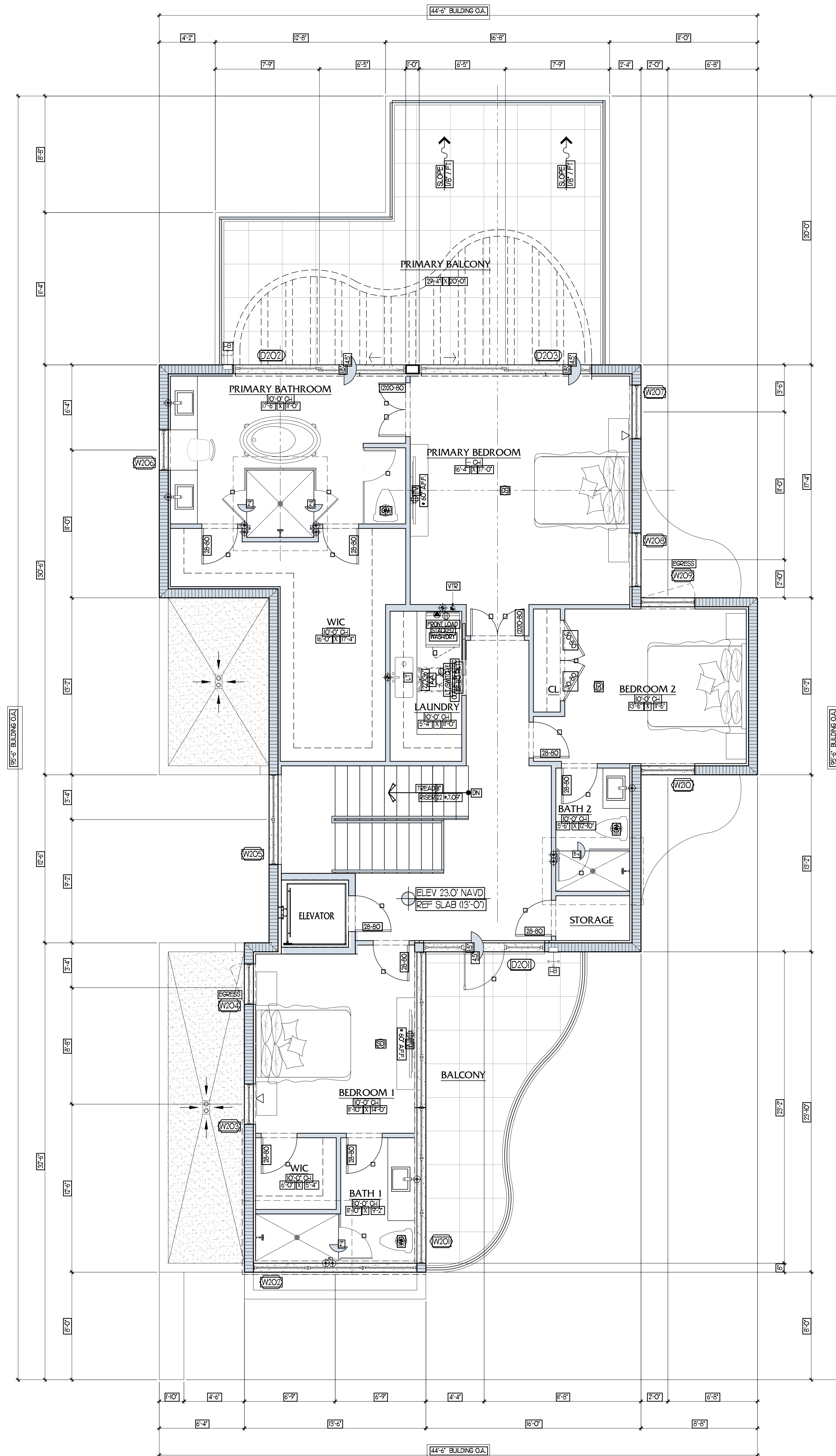
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487  
561.750.0445 AFFINITIARCHITECTS.COM

Revisions	
△	REV. PER TOWN COMMENTS 08-01-2025
△	REV. PER TOWN COMMENTS 08-22-2025

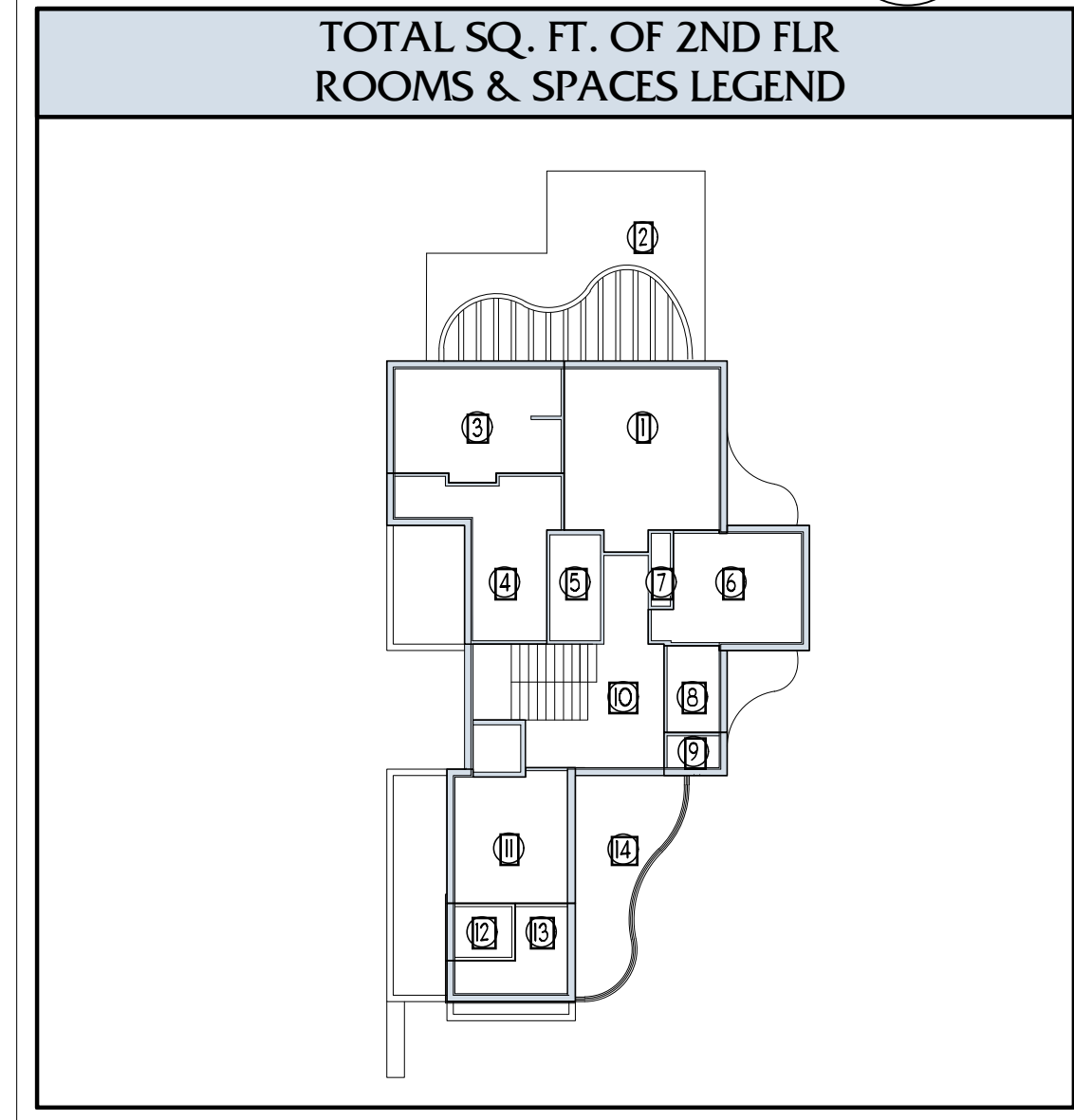
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Drawn | Checked  
Date | Approval  
Date | Permit  
Date | Construction

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**A2**



TOTAL SQ. FT. OF 2ND FLR ROOMS & SPACES		
1	PRIMARY BEDROOM	317 SQ. FT.
2	PRIMARY BALCONY	476 SQ. FT.
3	PRIMARY BATH-ROOM	226 SQ. FT.
4	PRIMARY WIC	207 SQ. FT.
5	LAUNDRY	60 SQ. FT.
6	BEDROOM 2	93 SQ. FT.
7	BEDROOM 2 CLOSET	15 SQ. FT.
8	BEDROOM 2 BATH-ROOM	60 SQ. FT.
9	STORAGE	30 SQ. FT.
10	STAIR HALLWAY	221 SQ. FT.
11	BEDROOM 1	187 SQ. FT.
12	BEDROOM 1 CLOSET	43 SQ. FT.
13	BEDROOM 1 BATH-ROOM	96 SQ. FT.
14	FRONT BALCONY	506 SQ. FT.



EXTERIOR DOOR SCHEDULE			
MARK	SIZE	DESIGNATION	REMARKS
(D101)	8'-0" X 10'-0"	PIVOT DOOR	W/ 10' X 8' X 9'-0" SIDELITE EA. SIDE SEE PLAN.
(D102)	7'-0" X 9'-0"	FRENCH DOOR	FRENCH DOOR W/ 10' X 8' X 9'-0" SIDELITE EA. SIDE SEE PLAN.
(D103)	6'-0" X 8'-0"	GLASS DOOR	DOUBLE SLIDING GLASS DOOR
(D104)	6'-0" X 8'-0"	GLASS DOOR	DOUBLE SLIDING GLASS DOOR
(D105)	6'-0" X 8'-0"	GLASS DOOR	DOUBLE SLIDING GLASS DOOR

EXTERIOR WINDOW SCHEDULE			
MARK	SIZE	DESIGNATION	REMARKS
(W101)	23'-0" X 2'-0"	FIXED	6 EQUAL PANELS - TOP + 11'-0"
(W102)	12'-0" X 2'-0"	FIXED	TOP + 11'-0"
(W103)	23'-0" X 2'-0"	FIXED	6 EQUAL PANELS - TOP + 11'-0"
(W104)	12'-0" X 2'-0"	FIXED	TOP + 11'-0"
(W105)	12'-0" X 2'-0"	FIXED	6 EQUAL PANELS - TOP + 11'-0"
(W106)	12'-0" X 2'-0"	FIXED	TOP + 11'-0"
(W107)	12'-0" X 2'-0"	FIXED	TOP + 11'-0"
(W108)	12'-0" X 2'-0"	FIXED	TOP + 11'-0"
(W109)	12'-0" X 2'-0"	FIXED	TOP + 11'-0"
(W110)	12'-0" X 2'-0"	FIXED	TOP + 11'-0"
(W111)	12'-0" X 2'-0"	FIXED	TOP + 11'-0"
(W112)	12'-0" X 2'-0"	FIXED	TOP + 11'-0"
(W113)	12'-0" X 2'-0"	FIXED	TOP + 11'-0"
(W114)	12'-0" X 2'-0"	FIXED	TOP + 11'-0"
(W115)	12'-0" X 2'-0"	FIXED	TOP + 11'-0"
(W116)	12'-0" X 2'-0"	FIXED	TOP + 11'-0"
(W117)	12'-0" X 2'-0"	FIXED	TOP + 11'-0"
(W118)	12'-0" X 2'-0"	FIXED	TOP + 11'-0"
(W119)	12'-0" X 2'-0"	FIXED	TOP + 11'-0"
(W120)	12'-0" X 2'-0"	FIXED	TOP + 11'-0"

# 2ND FLOOR PLAN

[7/4" = 1"=0"]

Project Number:  
**25071**

**CUSTOM RESIDENCE**  
92 ISLAND DR. S  
OCEAN RIDGE, FL

**AFFINITI**  
*architects*

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Revisions	
1	REV. PER TOWN COMMENTS MM 08-22-2025

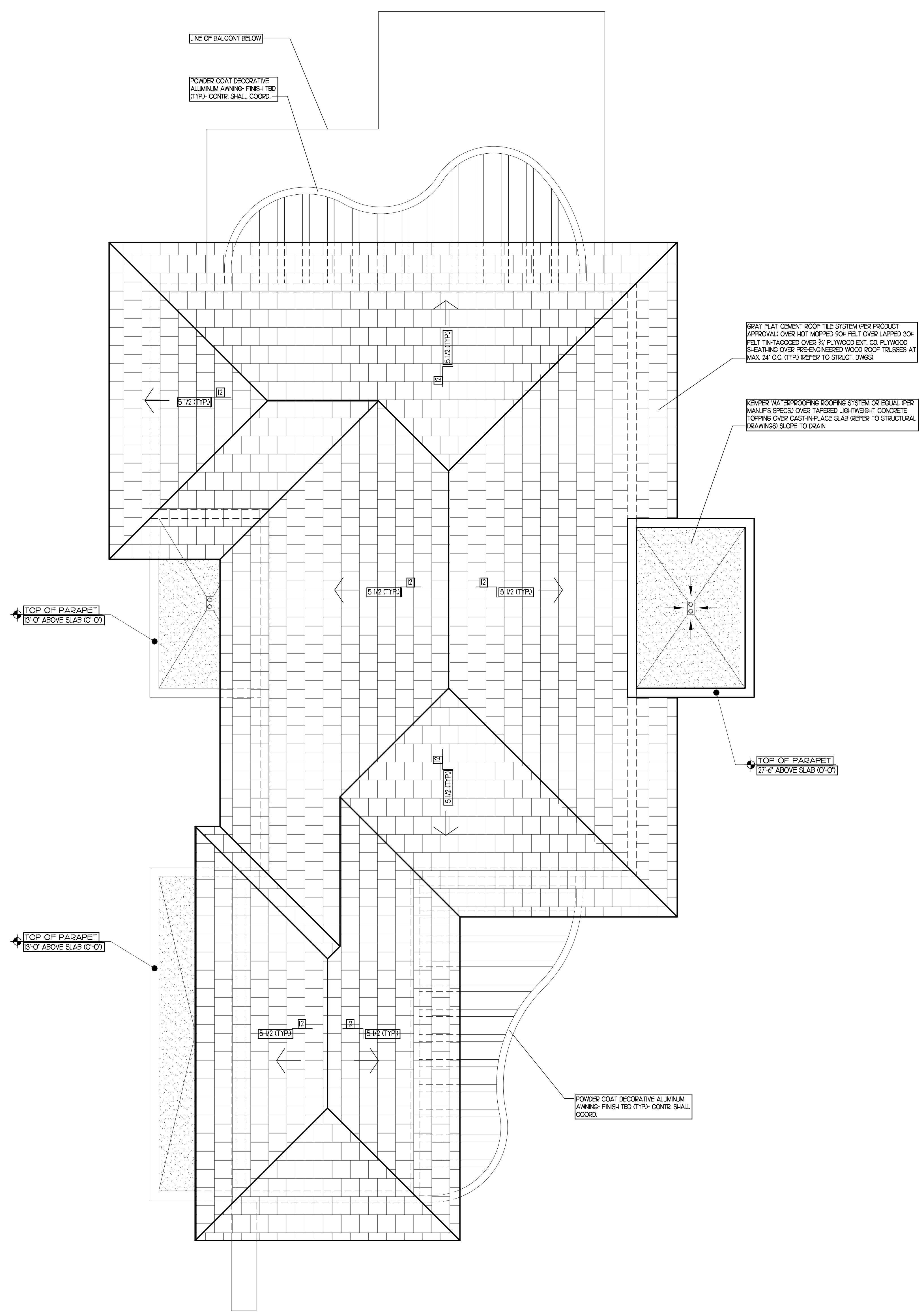
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Date Drawn | Checked 8/25/2025  
Date | Approval  
Date | Permit  
Date | Construction

ROOF AREA CALC.	
TOTAL ROOF AREA	2455 SQ. FT.
TOTAL FLAT ROOF AREA	309 SQ. FT.
TOTAL	2764 SQ. FT.

Project Number:  
**25071**

**CUSTOM RESIDENCE**  
92 ISLAND DR. S  
OCEAN RIDGE, FL



**A F F I N I T I**  
*architects*  
6100 Broken Sound Pkwy, NW - Suite 8 - Boca Raton FL - 33487  
561.750.0445 AFFINITIARCHITECTS.COM

Revisions

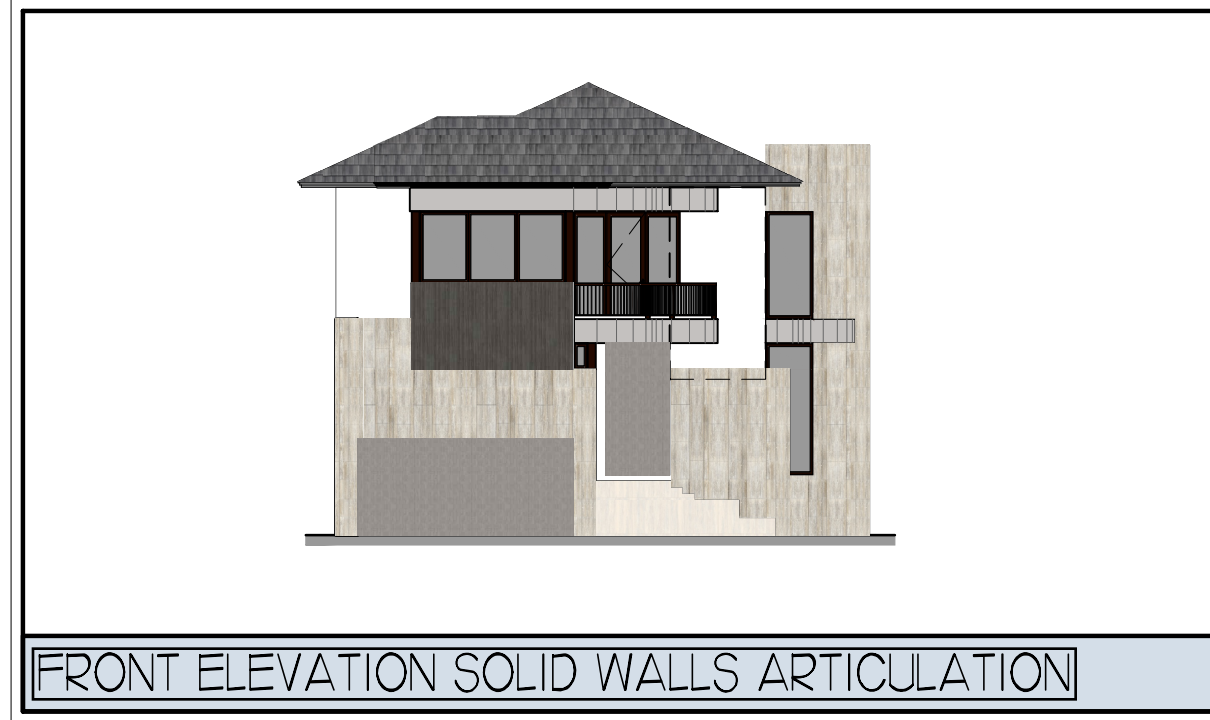
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Date | 8/10/2025  
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Date | Approval  
Date | Permit  
Date | Construction

Seal:  
• • •

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**A4**

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



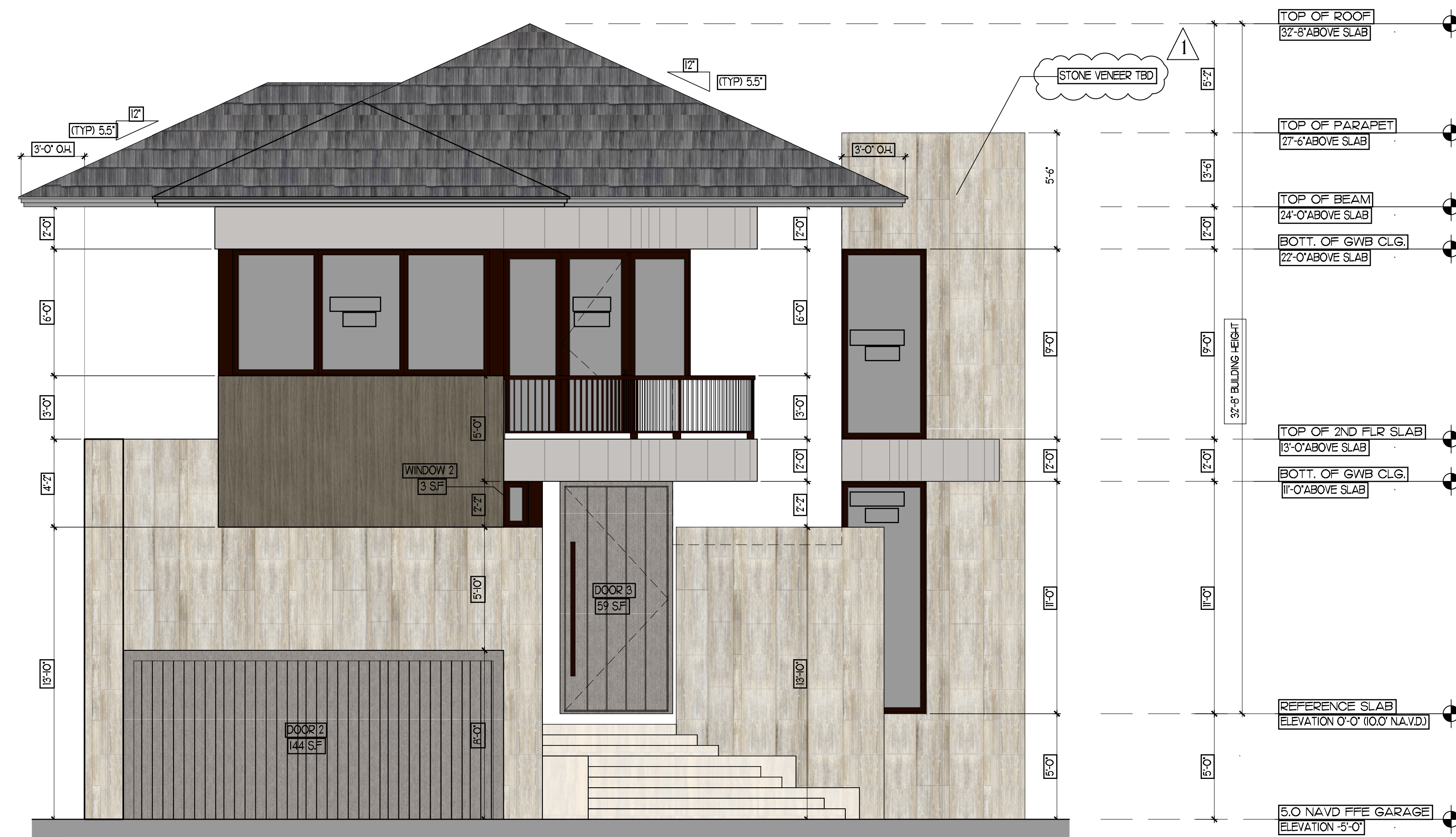
FRONT ELEVATION SOLID WALLS ARTICULATION

FRONT WINDOW/DOOR AREA CALCULATION

WINDOW 1	73 SQ. FT.
WINDOW 2	8 SQ. FT.
WINDOW 3	36 SQ. FT.
WINDOW 4	26 SQ. FT.
DOOR 1	80 SQ. FT.
DOOR 2	144 SQ. FT.
DOOR 3	59 SQ. FT.
TOTAL FRONT WINDOW/DOOR AREA	420.0349 SQ. FT.
TOTAL FRONT WALL ELEV. AREA	1517 SQ. FT.
TOTAL PERCENTAGE (1)	27.7%
WINDOW/DOOR COVERAGE	

FRONT ELEVATION WINDOW/DOOR COVERAGE

FRONT WALL OVERALL ELEVATION AREA..... 1517 SF.  
FRONT ELEVATION WINDOW/DOOR AREA..... 420 SF.  
WINDOW/DOOR COVERAGE = 420/1517 = 27.7%



FRONT ELEVATION  
1/4" = 1'-0"



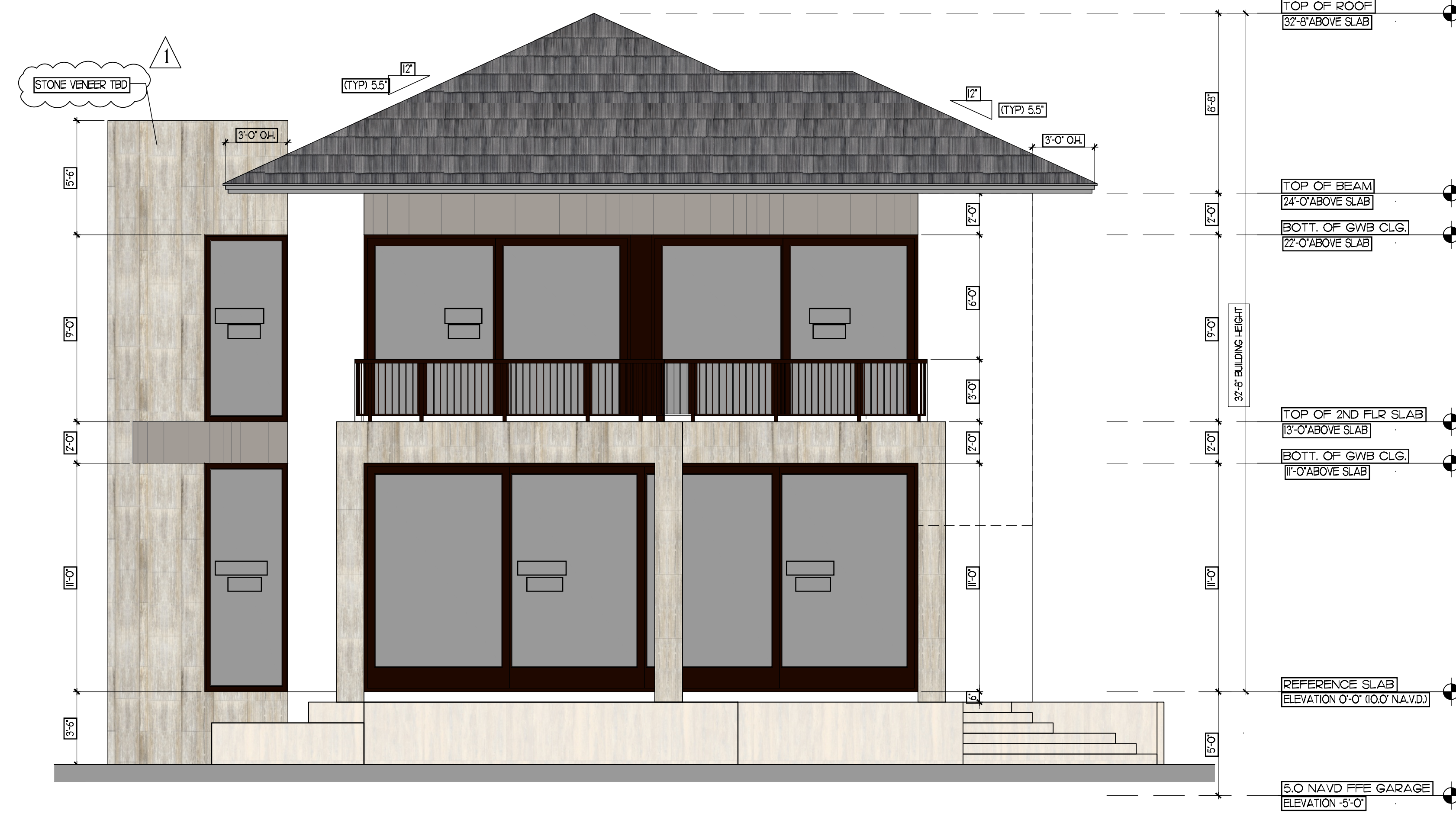
REAR ELEVATION SOLID WALLS ARTICULATION

REAR WINDOW/DOOR AREA CALCULATION

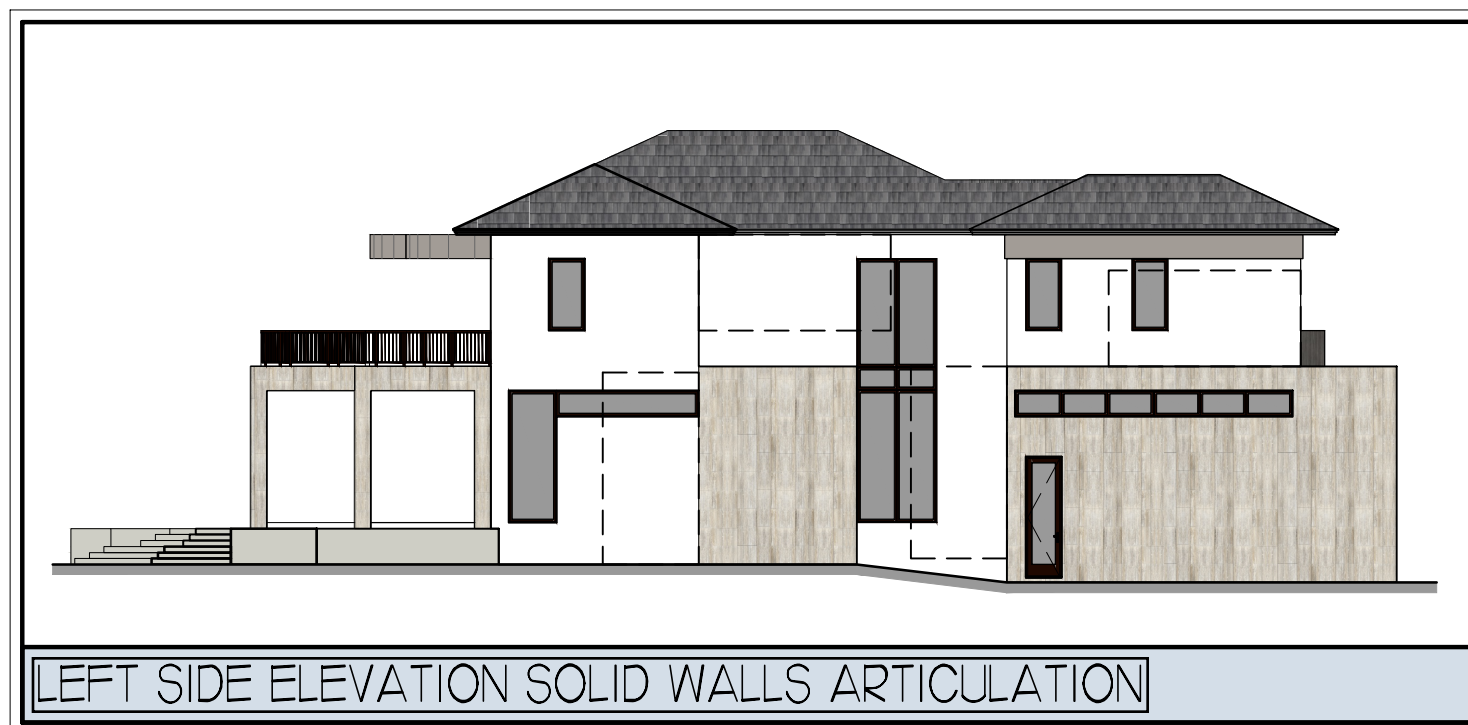
WINDOW 1	36 SQ. FT.
WINDOW 2	44 SQ. FT.
DOOR 1	116 SQ. FT.
DOOR 2	116 SQ. FT.
DOOR 3A	154 SQ. FT.
DOOR 3B	125 SQ. FT.
TOTAL FRONT WINDOW/DOOR AREA	590 SQ. FT.
TOTAL FRONT WALL ELEV. AREA	1353 SQ. FT.
TOTAL PERCENTAGE (1)	43.6%
WINDOW/DOOR COVERAGE	

REAR ELEVATION WINDOW/DOOR COVERAGE

FRONT WALL OVERALL ELEVATION AREA..... 1353 SF.  
FRONT ELEVATION WINDOW/DOOR AREA..... 590 SF.  
WINDOW/DOOR COVERAGE = 590/1353 = 43.6%



REAR ELEVATION  
1/4" = 1'-0"



**LEFT WINDOW/DOOR AREA CALCULATION**

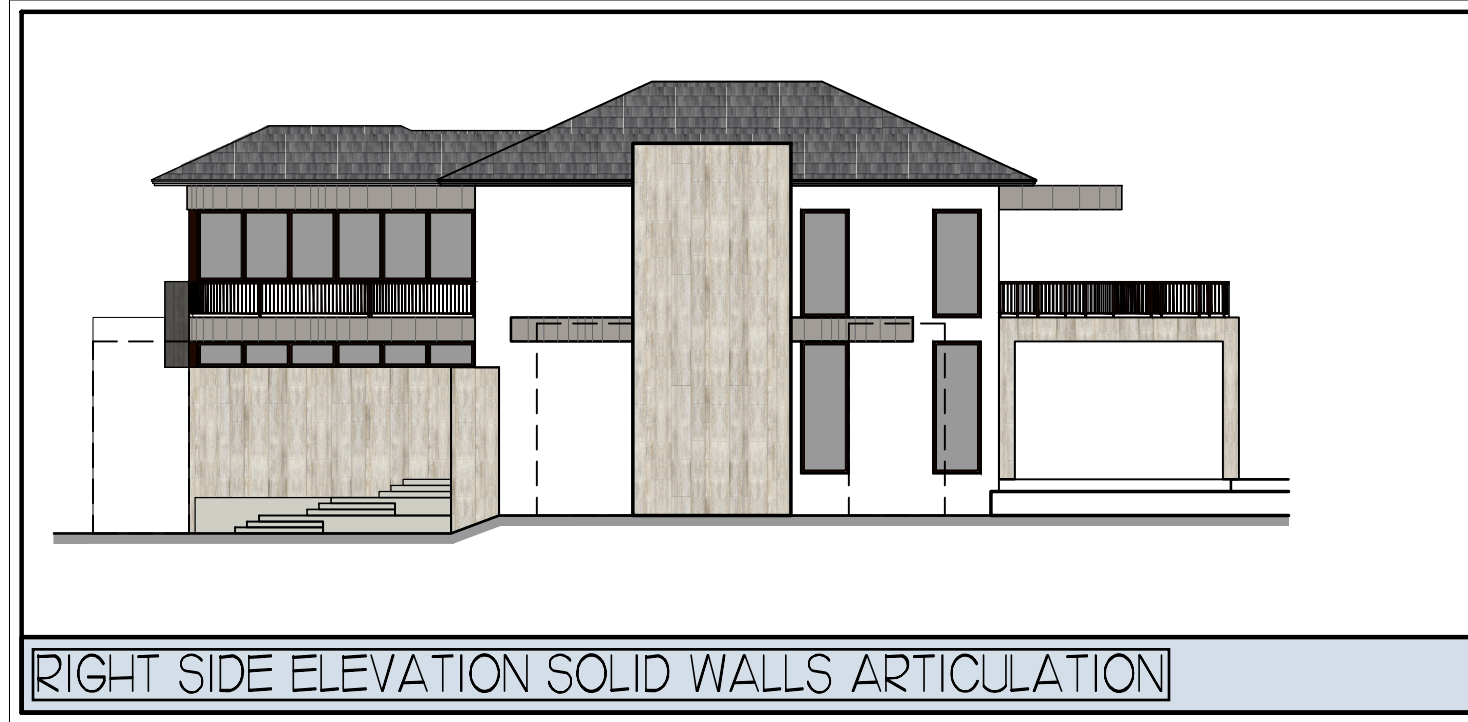
WINDOW 1	18 SQ. FT.
WINDOW 2	44 SQ. FT.
WINDOW 3	26 SQ. FT.
WINDOW 4	47 SQ. FT.
WINDOW 5	18 SQ. FT.
WINDOW 6	18 SQ. FT.
WINDOW 7	50 SQ. FT.
DOOR 1	20 SQ. FT.
TOTAL FRONT WINDOW/DOOR AREA	231 SQ. FT.
TOTAL FRONT WALL ELEV. AREA	2307 SQ. FT.
TOTAL PERCENTAGE (%) WINDOW/DOOR COVERAGE	10.0

**LEFT ELEVATION WINDOW/DOOR COVERAGE**

FRONT WALL OVERALL ELEVATION AREA..... 2307 SF.  
FRONT ELEVATION WINDOW/DOOR AREA..... 231 SF.  
WINDOW/DOOR COVERAGE = 351/2307 = 10.0%



**LEFT SIDE ELEVATION**  
1/4" = 1'-0"

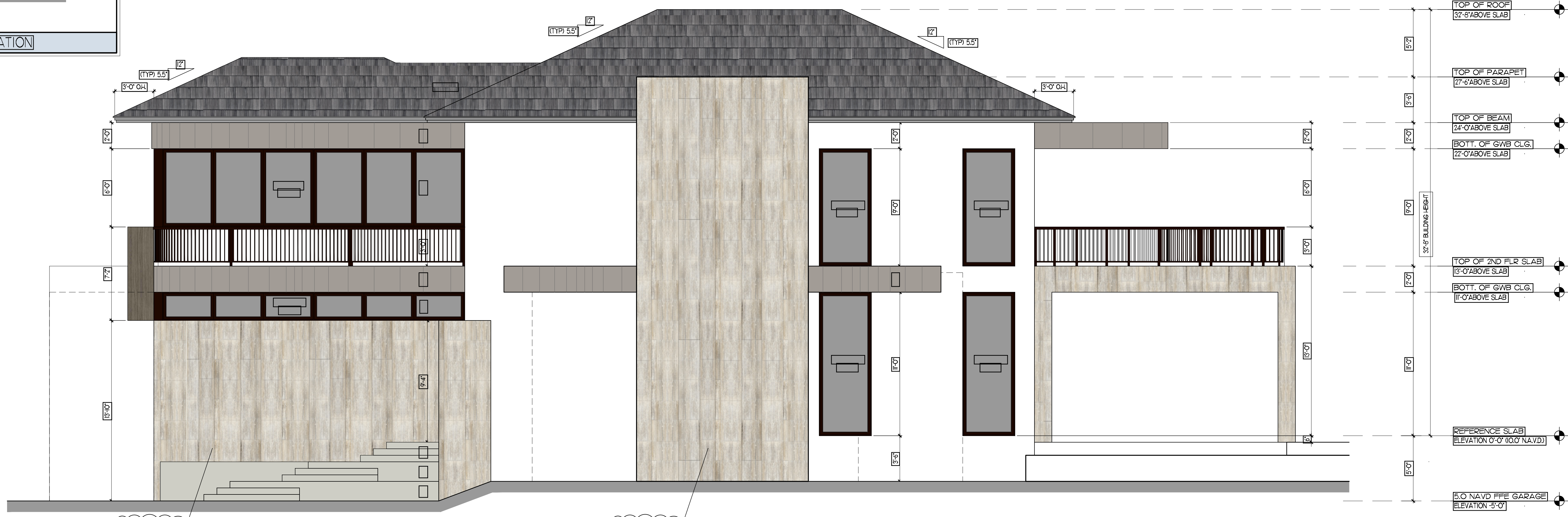


**RIGHT WINDOW/DOOR AREA CALCULATION**

WINDOW 1	139 SQ. FT.
WINDOW 2	50 SQ. FT.
WINDOW 3	36 SQ. FT.
WINDOW 4	36 SQ. FT.
WINDOW 5	44 SQ. FT.
WINDOW 6	44 SQ. FT.
TOTAL FRONT WINDOW/DOOR AREA	349 SQ. FT.
TOTAL FRONT WALL ELEV. AREA	2290 SQ. FT.
TOTAL PERCENTAGE (%) WINDOW/DOOR COVERAGE	15.2

**RIGHT ELEVATION WINDOW/DOOR COVERAGE**

FRONT WALL OVERALL ELEVATION AREA..... 2290 SF.  
FRONT ELEVATION WINDOW/DOOR AREA..... 349 SF.  
WINDOW/DOOR COVERAGE = 349/2290 = 15.2%



**RIGHT SIDE ELEVATION**  
1/4" = 1'-0"



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION













4503 SIERRA MADRE  
EAGLE ROOFING

BRONZE  
WINDOW FRAME

ROCK ELM  
LONGBOARD



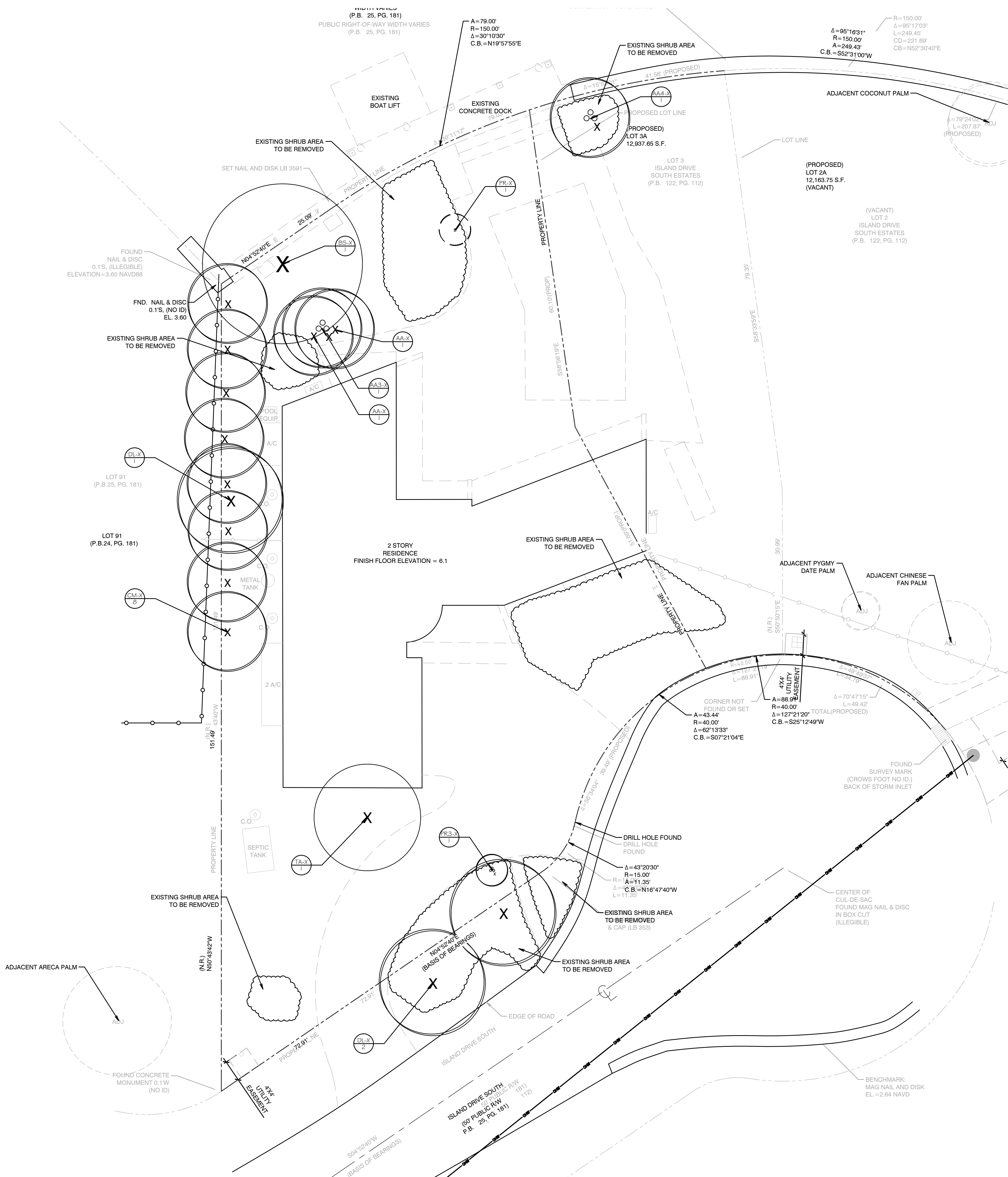
BALBOA MIST OC-27  
BENJAMIN MOORE

ATRIAN WHITE OC-145  
BENJAMIN MOORE

TRAVERTINO LIGHT  
MIRAGE

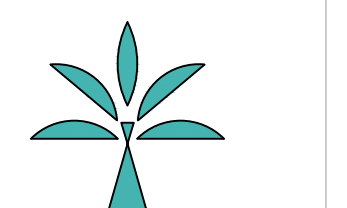
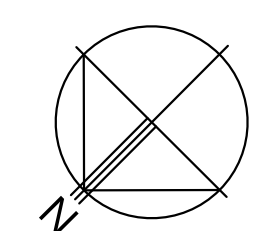
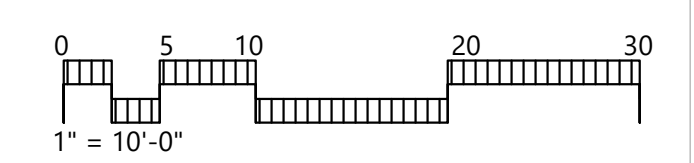
**PLANT SCHEDULE EXISTING**

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	REMARKS
<b>TREES</b>				
BS-X	1	Bursera simaruba / Gumbo Limbo	NATIVE	REMOVE
TA-X	1	Tabebuia aurea / Silver Trumpet	FLORIDA FRIENDLY	REMOVE
<b>PALM TREES</b>				
AA-X	2	Archontophoenix alexandrae / Alexandra Palm	NON-NATIVE	REMOVE
AA3-X	1	Archontophoenix alexandrae / Alexandra Palm	NON-NATIVE	REMOVE
AA4-X	1	Archontophoenix alexandrae / Alexandra Palm	NON-NATIVE	REMOVE
CM-X	8	Caryota mitis / Clumping Fishtail Palm	NON-NATIVE	REMOVE
DL-X	3	Dypsis lutescens / Areca Palm	NON-NATIVE	REMOVE
PR3-X	1	Phoenix roebelenii / Pygmy Date Palm Multi-Trunk	FLORIDA FRIENDLY	REMOVE
PR-X	1	Phoenix roebelenii / Pygmy Date Palm	FLORIDA FRIENDLY	REMOVE



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ISSUED FOR:  
1. SUBMISSION  
07/11/25

**92 ISLAND DRIVE RESIDENCE**  
92 ISLAND DRIVE SOUTH  
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@PLADESIGNSTUDIO.COM

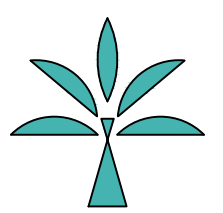
seal  
Stephanie Portus FL Reg LA 6667215  
Beth Dawson FL Reg LA 6667273

project number 25-098 drawn by LD/SP

sheet name  
**LANDSCAPE DISPOSITION PLAN**

REVISION  
08/21/25

sheet number  
**L-1**



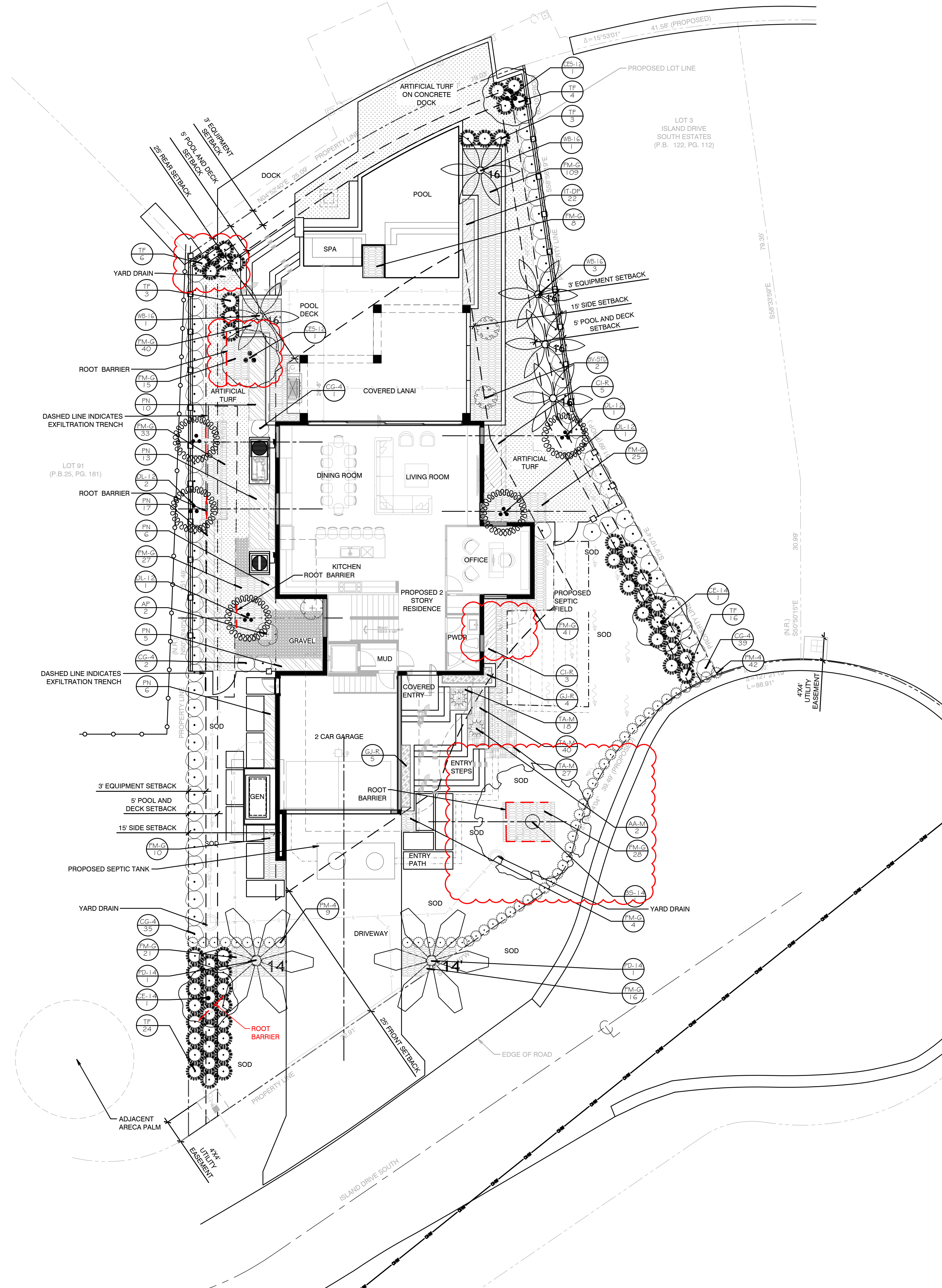
ISSUED FOR:  
 1. SUBMISSION 07/11/25  
 2.  
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 10.

92 ISLAND DRIVE RESIDENCE

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

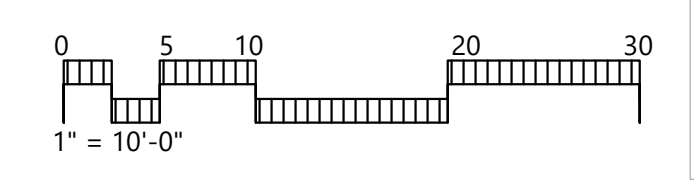
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LANDSCAPE CALCULATIONS	
TOTAL LOT AREA	10,410 SF
MIN. GREEN SPACE REQUIRED (35%)	3,644 SF
GREEN SPACE PROPOSED (52%)	5,262 SF
TREES REQUIRED (1 per 2500 sf)	5 TREES
TREES PROVIDED	5 TREES
NATIVE TREES REQ'D 50%	3 TREES
NATIVE TREES PROVIDED	5 TREES
SHRUBS REQUIRED (6 per 2500 sf)	25 SHRUBS
SHRUBS PROVIDED	869 SHRUBS
NATIVE SHRUBS REQ'D 50%	13 SHRUBS
NATIVE SHRUBS PROVIDED	121 SHRUBS
ARTIFICIAL TURF MAX ALLOWED (25% OF 4,075 SF = 1,018 SF)	
ARTIFICIAL TURF PROVIDED	24.9% 1,016 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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seal  
 Stephanie Portus FL Reg LA 6667215  
 Beth Dawson FL Reg LA 6667273

project number 25-098 drawn by LD/SP

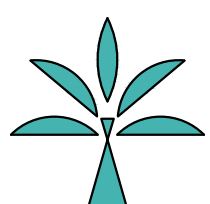
sheet name

LANDSCAPE PLAN

REVISION 08/21/25

sheet number

L-2



ISSUED FOR:  
1. SUBMISSION  
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92 ISLAND DRIVE RESIDENCE  
92 ISLAND DRIVE SOUTH  
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 25-098 drawn by LD/SP

sheet name LANDSCAPE SCHEDULE AND DETAILS

REVISION 08/21/25

sheet number L-3

**PLANT SCHEDULE PROPOSED**

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	SPREAD	CALIPER	REMARKS
<b>TREES</b>								
BS-14	1	Bursera simaruba / Gumbo Limbo	NATIVE	FIELD GROWN	14' HT	10'-12' SPD	6" CAL	GRADE #1. SINGLE LEADER. FULL DENSE SYMMETRICAL CANOPY.
CE-14	2	Conocarpus erectus / Green Buttonwood	NATIVE	45G/28"	14' HT	6'-7' SPD	3" CAL	GRADE #1. SINGLE LEADER. DENSE SYMMETRICAL CANOPY. NO VOIDS. 4' CT.
CES-12	2	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.

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	WIDTH	REMARKS
<b>PALM TREES</b>							
DL-12	5	Dypsis lutescens / Areca Palm	NON-NATIVE	65G/32"	12' HT	4'-5' SPD	MULTI. FULL HEADS. UPRIGHT GROWTH. GOOD COLOR.
PD-14	2	Phoenix dactylifera 'Medjool' / Medjool Date Palm	FLORIDA FRIENDLY	B&B	14' CT	16' SPD	FLORIDA FANCY. STRAIGHT, UNSCARRED TRUNK. FULL HEAD. HEAVY CALIPER. MATCHING.
WB-16	5	Wodyetia bifurcata / Foxtail Palm Single	FLORIDA FRIENDLY	B&B	16' HT	12' SPD	FLORIDA FANCY. STRAIGHT, UNSCARRED TRUNK. FULL HEAD. GOOD COLOR. MATCHING.

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	WIDTH	REMARKS
<b>SHRUBS</b>							
AA-M	2	Agave angustifolia var. marginata / Variegated Caribbean Agave	FLORIDA FRIENDLY	7G/14"	2' HT	2' W	1 LARGE PPP. INTACT LEAVES. GOOD COLOR. EVEN SPREAD.
AP	2	Alpinia purpurata / Red Ginger	FLORIDA FRIENDLY	7G/14"	2'-3' HT	2'-3' W	FULL DENSE POT. LOW BRANCHED. GREEN.
BV-STD	2	Bougainvillea x 'Barbara Karst' / Bougainvillea Standard 'Barbara Karst'	FLORIDA FRIENDLY	25G/21"	5' HT	4'-5' W	STANDARD, FULL, DENSE, SYMMETRICAL HEAD. BLOOMING. MATCHING.
CG-4	77	Clusia guttifera / Small-Leaf Clusia	FLORIDA FRIENDLY	7G/14"	4' HT	3' W	FULL TO BASE. LOW BRANCHING. DENSE INTACT FOLIAGE. NO VOIDS.
PM-4	51	Podocarpus macrophyllus 'Maki' / Shrubby Yew	FLORIDA FRIENDLY	15G/17"	4'-5' HT	24" W	FULL DENSE FOLIAGE TO BASE. SHEAR TO 4' HT.
TF	56	Tripsacum floridanum / Dwarf Fakahatchee Grass	NATIVE	3G/10"	24" HT	18" W	FULL DENSE POT. GOOD COLOR.

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	WIDTH	SPACING	REMARKS
<b>SHRUB AREAS</b>								
CI-R	8	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	NATIVE	7G/14"	36" HT	30" W	36" o.c.	FULL DENSE FOLIAGE TO BASE.
FM-G	377	Ficus microcarpa 'Green Island' / Green Island Ficus	NON-NATIVE	3G/10"	16" HT	14" W	18" o.c.	FULL DENSE FOLIAGE TO BASE.
GJ-R	9	Gardenia jasminoides 'Radicans' / Gardenia Radicans	FLORIDA FRIENDLY	3G/10"	12" HT	12"-14" W	24" o.c.	FULL DENSE FOLIAGE. LOW BRANCHED. NO VOIDS. GOOD COLOR.
IT-DP	22	Ixora taiwanensis 'Dwarf Pink' / Ixora Dwarf Pink	NON-NATIVE	3G/10"	18" HT	18" W	16" o.c.	FULL DENSE FOLIAGE. LOW BRANCHED. GOOD COLOR.
PN	57	Psychotria nervosa / Wild Coffee	NATIVE	3G/10"	24" HT	24" W	24" o.c.	FULL DENSE FOLIAGE TO BASE.
TA-M	85	Trachelospermum asiaticum 'Minima' / Minima Jasmine	FLORIDA FRIENDLY	1G/8"	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

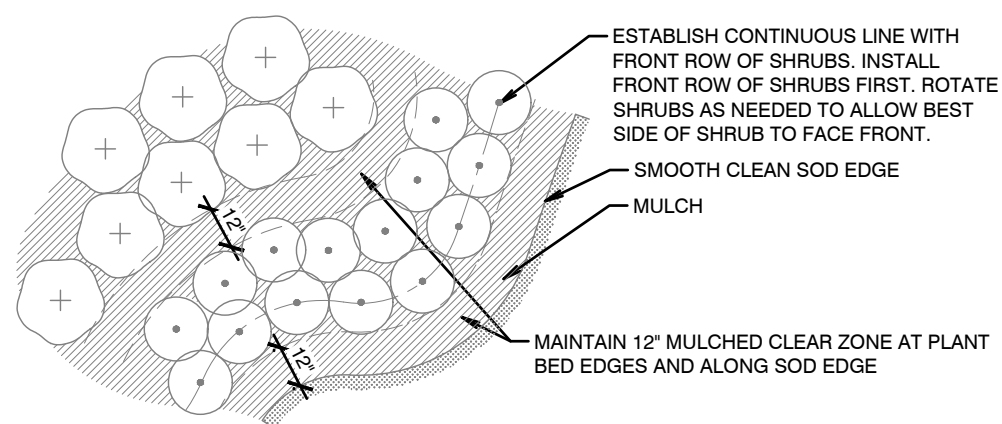
**NOTES**  
TREES OR PALMS PLANTED IN SOD SHALL HAVE MULCH RINGS TO PROTECT THEM FROM LAWN MAINTENANCE EQUIPMENT AND STRING TRIMMERS.

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.

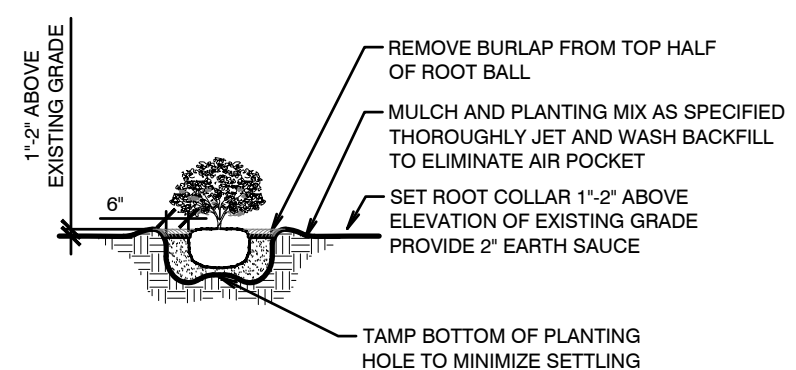
TO PROTECT AGAINST GANODERMA PALM FUNGUS, ALWAYS REMOVE ALL PALM STUMPS FROM PROPERTY.

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

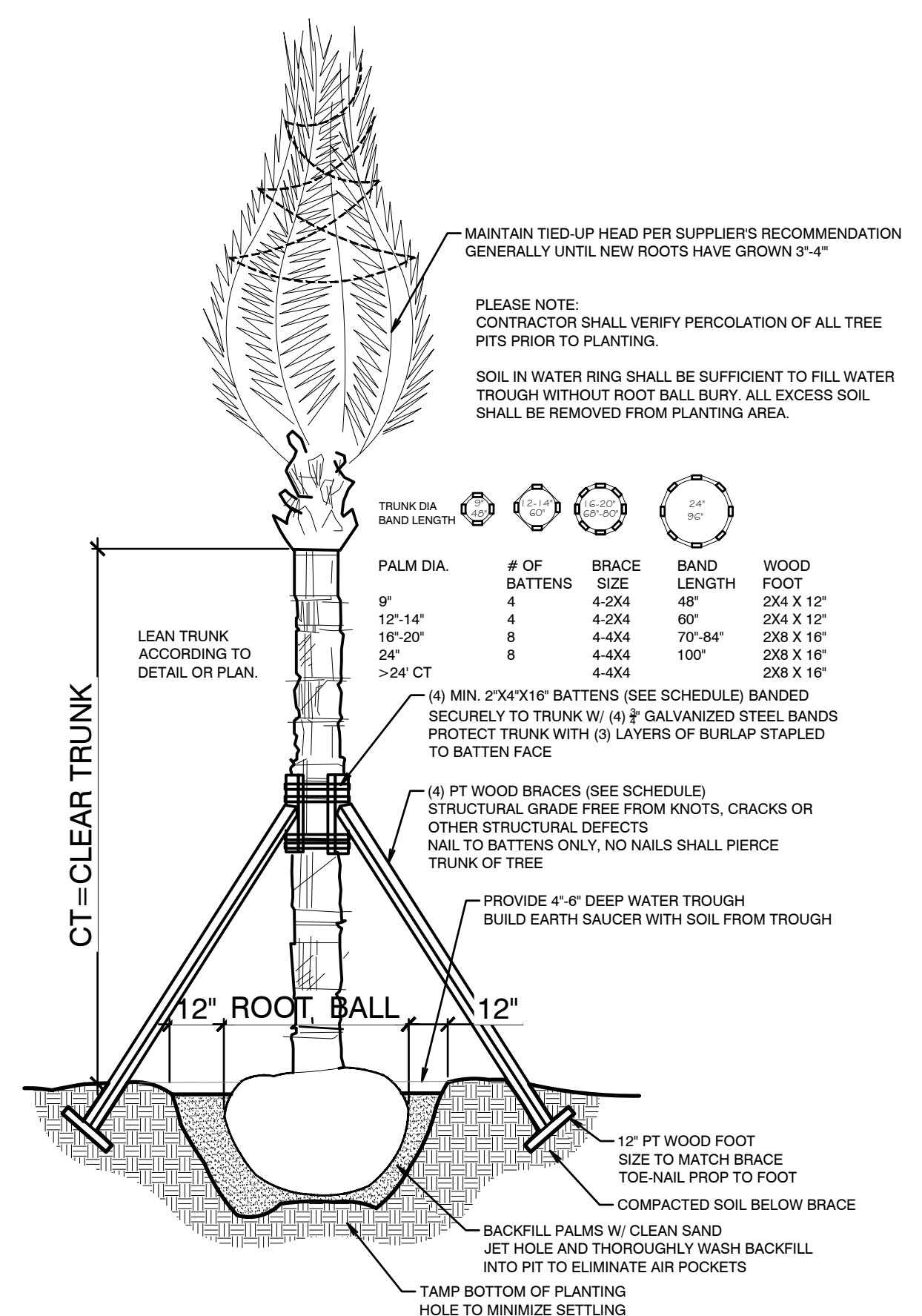
ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED.



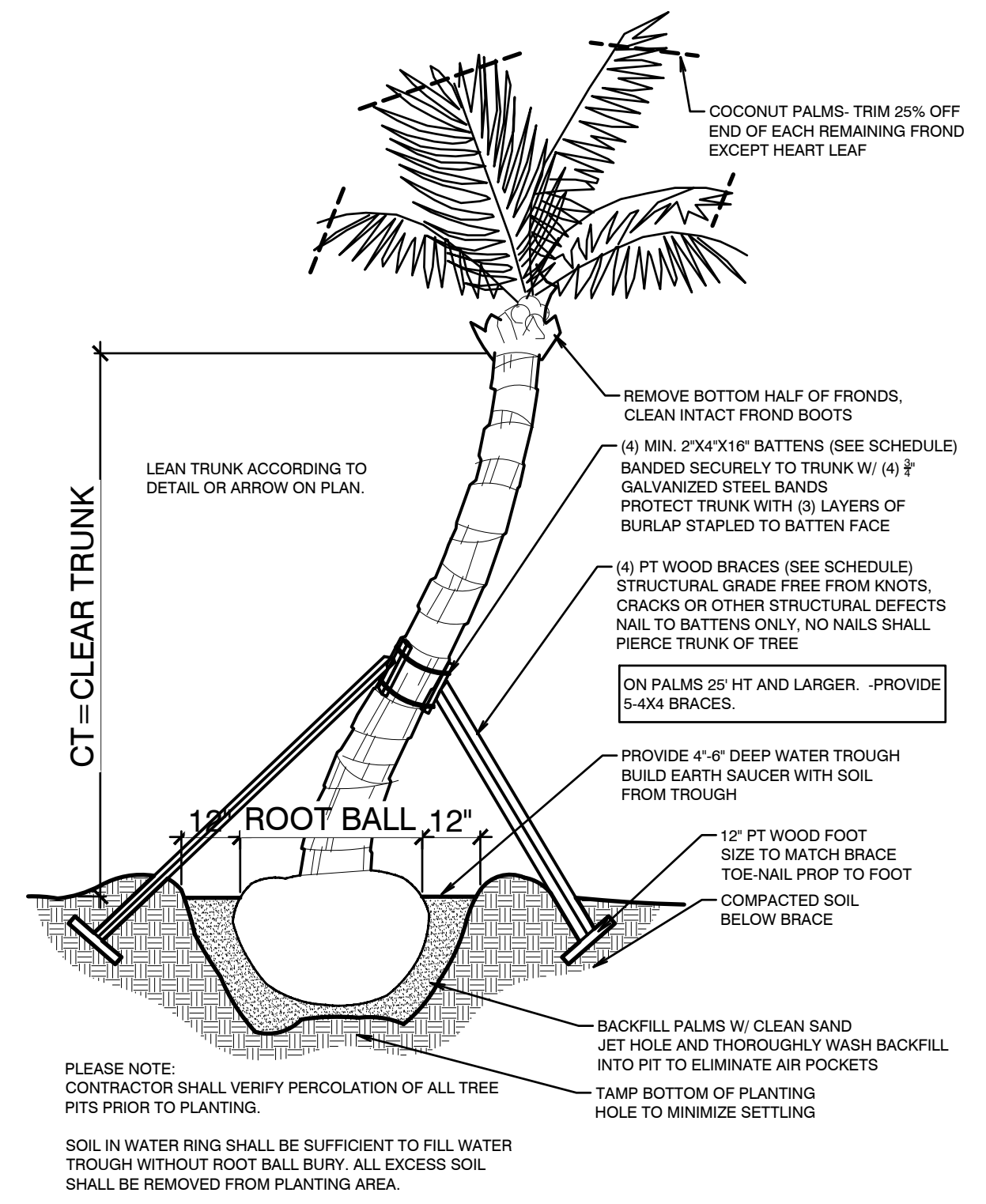
**SHRUB/ GROUND COVER LAYOUT**



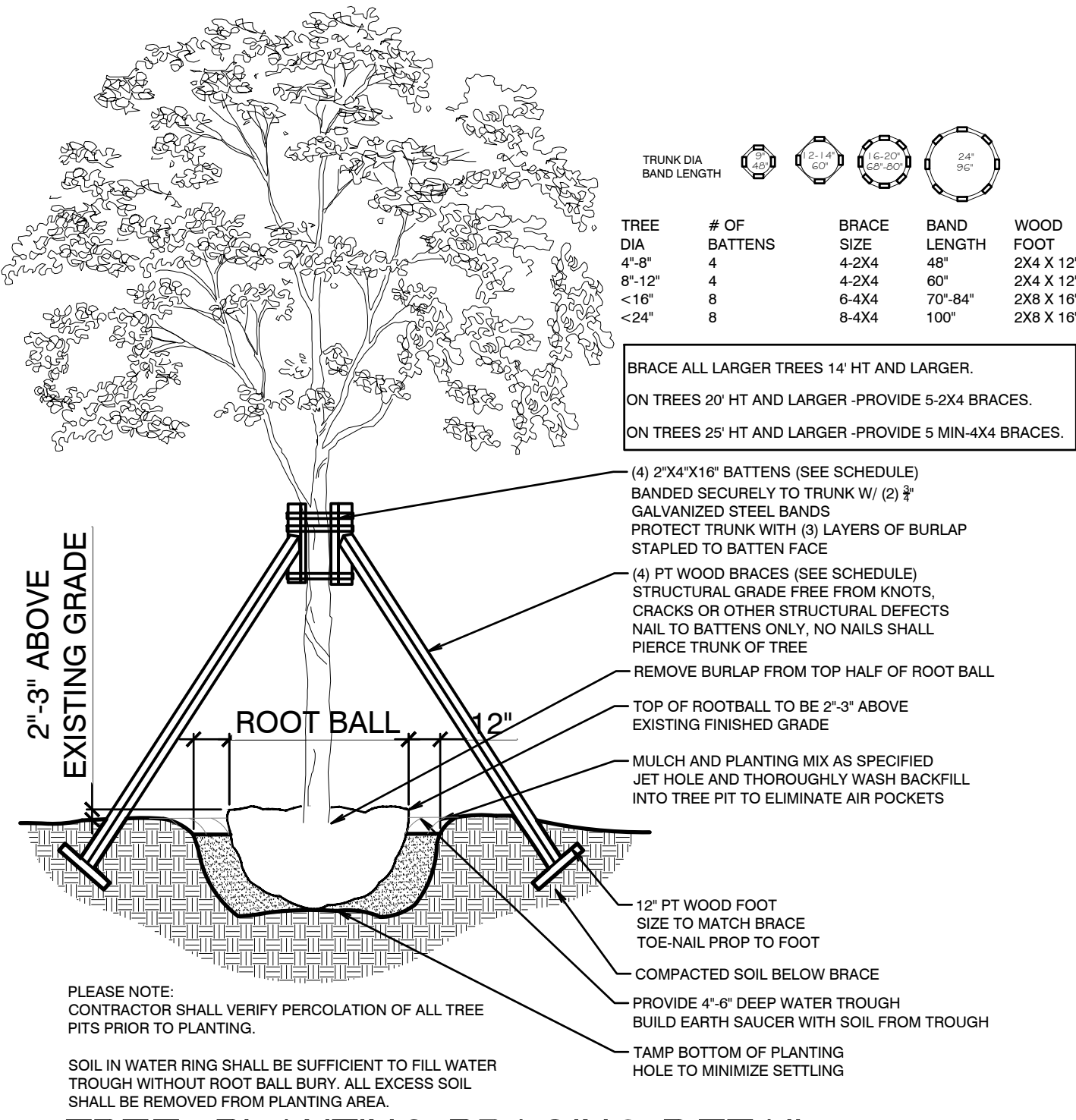
**SHRUB/ GROUND COVER DETAIL**



**PALM PLANTING / BRACING DETAIL**



**CURVED PALM PLANTING DETAIL**

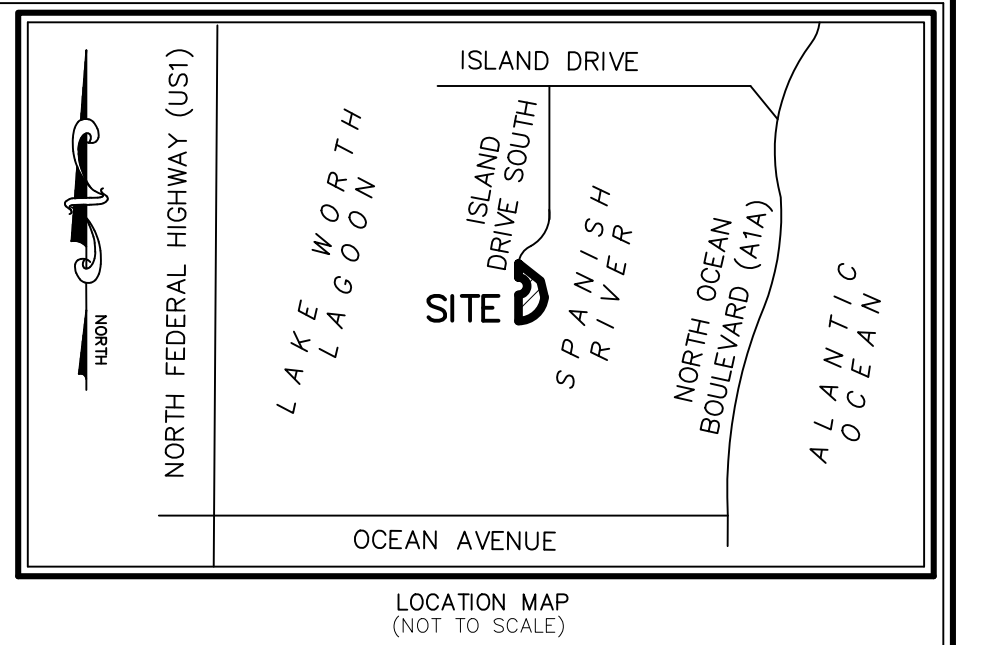


**TREE PLANTING BRACING DETAIL**

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**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 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.

**[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 TIF 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.
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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.
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**[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.

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

10. RESTRICTIONS RECORDED IN O.R. BOOK 201, PAGE 181, AS AFFECTED BY TIF 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]**

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                  | I - IRRIGATION CONTROL VALVE |
| ALTA - AMERICAN LAND TITLE ASSOCIATION | ◆ - NAIL AND DISK            |
| CL - CENTERLINE                        | ⊙ - WATER METER              |
| CLF - CHAIN LINK FENCE                 | ⊙ - C.O.                     |
| CONC. - CONCRETE                       | ■ - CATCH BASIN              |
| COV. - COVERED                         | ⊞ - ELECTRIC HAND HOLE       |
| D.E. - DRAINAGE EASEMENT               | ⊙ - DRILL HOLE               |
| EQUIP. - EQUIPMENT                     | ● - PRM                      |
| ESMT. - EASEMENT                       | ● - WOOD UTILITY POLE        |
| FPL - FLORIDA POWER & LIGHT            | ○ - SURVEY MARK "X"          |
| ID. - IDENTIFICATION                   | ● - IRON ROD                 |
| 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      |                              |

**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 DESCRIPTIONS 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. ELEVATIONS SHOWN HEREON, IF ANY, ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON NAVD-88. ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
7. BENCHMARK ORIGIN: FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BLC11", CONCRETE MONUMENT WITH BRASS DISK, ELEVATION 20.11 NAVD88.
8. TIDAL NOTES: MEAN HIGH WATER LINE ELEVATION 0.33 NAVD-88 IS BASED ON TIDE INTERPOLATION POINT 56 AS PUBLISHED ON LABIN'S WEBSITE AND RUNS ENTIRE LENGTH OF WET FACE OF CONCRETE SEAWALL BELOW THE CONCRETE CAP AS SHOWN HEREON AND COINCIDES WITH THE PLATTED REAR BOUNDARY LINES.
9. 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.
10. 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.

**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.

DATE	BY
06-06-2025	sl
06-02-2025	sl
PER COMMENTS	
REVISIONS	
FILE NAME: 11217_sur_for_plat_-_proposed.V00	

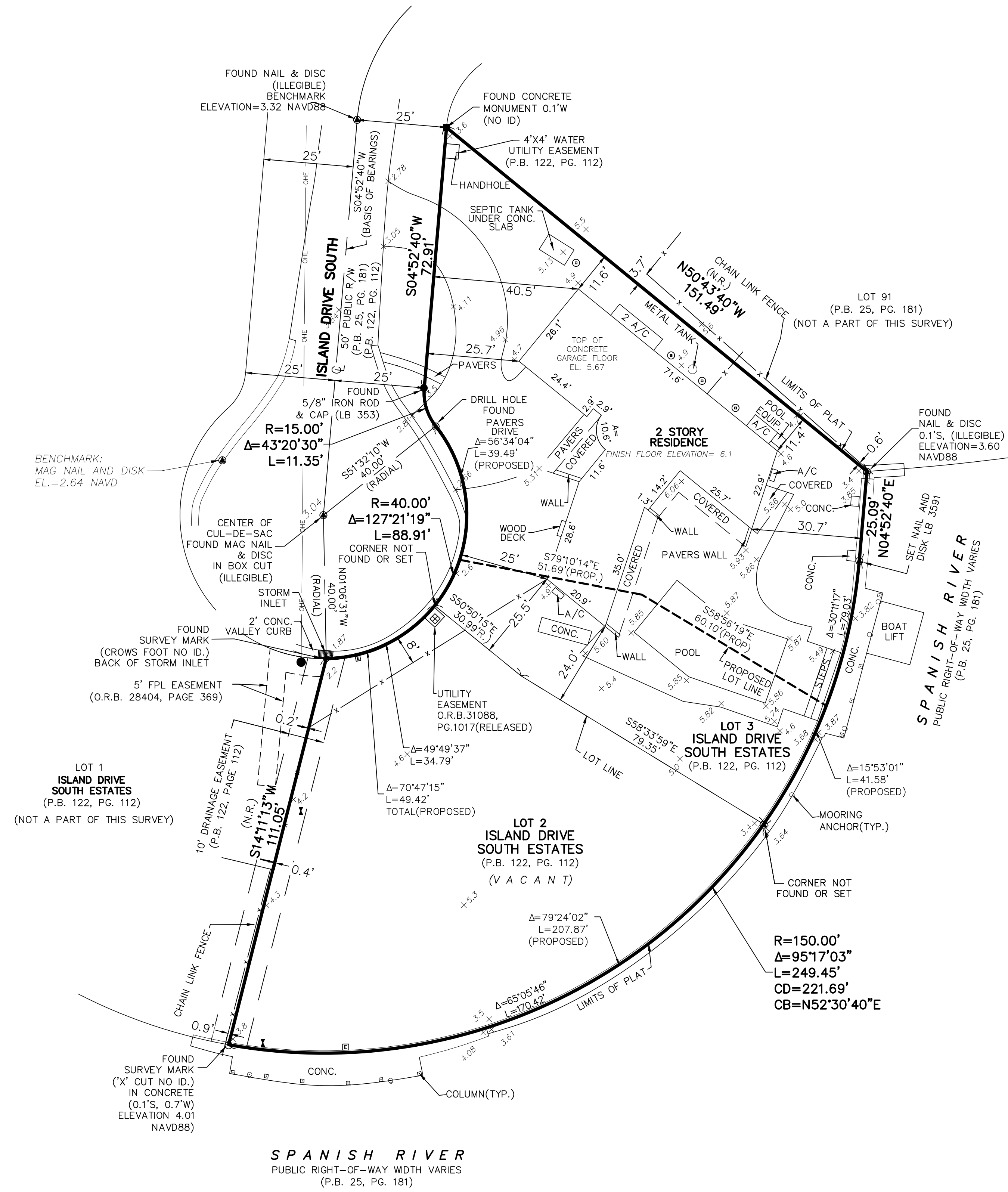
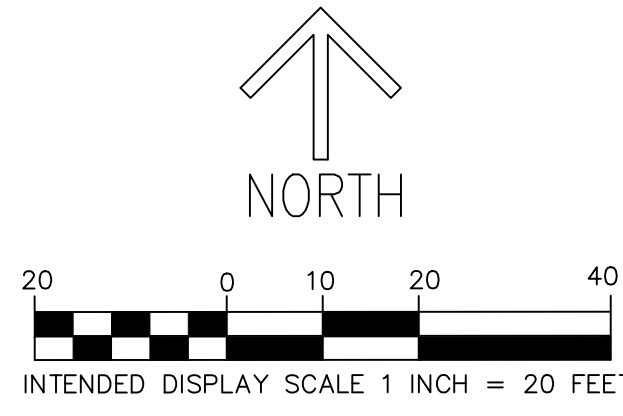
**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991

**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	



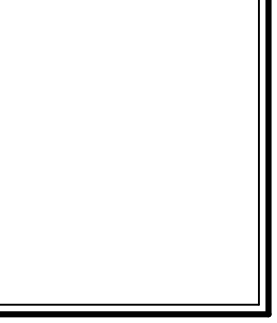
- LEGEND, ABBREVIATIONS AND SYMBOLS**
- A/C - AIR CONDITIONER
  - ALTA - AMERICAN LAND TITLE ASSOCIATION
  - CL - CENTERLINE
  - CLF - CHAIN LINK FENCE
  - CONC - CONCRETE
  - COV - COVERED
  - D.E. - DRAINAGE EASEMENT
  - EQUIP - EQUIPMENT
  - ESMT. - EASEMENT
  - FPL - FLORIDA POWER & LIGHT
  - ID. - IDENTIFICATION
  - I.R./CAP - IRON ROD & CAP
  - L - ARC LENGTH
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  - O.R.B. - OFFICIAL RECORD BOOK
  - P.B. - PLAT BOOK
  - PGS - PAGE(S)
  - PRM - PERMANENT REFERENCE MONUMENT
  - R - RADIUS
  - R/W - RIGHT-OF-WAY
  - Δ - DELTA (CENTRAL ANGLE)
  - OHE- - ELECTRICAL WIRES OVERHEAD
  - I - IRRIGATION CONTROL VALVE
  - ⊙ - NAIL AND DISK
  - ⊙ - WATER METER
  - ⊙ - C.O.
  - ⊠ - CATCH BASIN
  - ⊠ - ELECTRIC HAND HOLE
  - ⊙ - DRILL HOLE
  - ⊙ - PRM
  - ⊙ - WOOD UTILITY POLE
  - ⊙ - SURVEY MARK "X"
  - ⊙ - IRON ROD

DATE	BY
06-06-2025	sl
06-02-2025	sl
PER COMMENTS	
REVISIONS	
FILE NAME: 11217 sur. for plat.v00	

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991

**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



SOUTH



NORTH



EAST



WEST



+/-34'

92 ISLAND DR. S.  
HEIGHT APROX. 34'



+/-32'

94 ISLAND DR. S.  
HEIGHT APROX. 32'



+27'

95 ISLAND DR. S.  
HEIGHT APROX. 27'

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

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**To:** Planning & Zoning Board Members  
**From:** Corey O’Gorman, Town Planner  
**Meeting Date:** October 21, 2025  
**Subject:** 103 Bonito Dr – Development Plan Review

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**1. PETITION DESCRIPTION**

APPLICANT: 103 Bonita Drive, LLC, Gary Reisner  
OWNER: 103 Bonita Drive, LLC, Gary Reisner  
ADDRESS: 103 Bonito Drive, Ocean Ridge, Florida 33435

ZONING DISTRICT: RSF

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

**2. BACKGROUND**

As described in the Land Development Action Application, the applicant is requesting Development Plan Review (DPR) approval for construction of a new 3,452 square foot two-story single-family home with four (4) bedrooms, three (3) full baths, one (1) half-bath, two car garage, swimming pool, and outdoor living area. The application was originally submitted in 2023 for DPR, there were several iterations of submittals and comments by Town staff with the most recent submittal being finalized and all comments addressed by the applicant. The Town Staff is recommending approval of the revisions which comply with Town Codes, subject to review by the Planning and Zoning Board and with conditions noted in the attached Staff memo’s.

**3. BOARD ACTION.**

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

- (1) *The planning and zoning commission shall use the review criteria as set forth herein when reviewing site plans.*
  - a. *Relationship of building to site:*

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

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

#### **4. STAFF RECOMMENDATION**

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

**PLAN REVIEW REPORT**  
**Bonito Drive (Lot 103)**  
**Revision 02/23/24**  
**Revision 04/30/25**

This Plan Review Report is for the Development Plan Review of the proposed two-story home at Bonito Drive (address to be assigned) on existing vacant lot. The proposal includes four (4) bedrooms, three (3) full bath and one-half bath, two-car garage, and swimming pool. This review references site and architectural plans prepared by Nagy Architecture LLC dated 09/05/23, survey prepared by Caulfield & Wheeler Inc., and dated 10/18/22 civil plans prepared AJ Hydro Engineering, Inc. dated 09/06/23, and landscape plans prepared by Del Mar Landscaping dated 09/01/23. **This revised report is based on revisions received on 04/21/25 and recommends approval with the conditions noted below**

PCN: 46-43-45-22-10-000-1030  
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.

**Land Development Action Application:**

- ~~Page 1 shows “103” Bonito however that refers to the lot number. Please provide the property address. Comment addressed.~~
- ~~Please correct page 2 of the application to indicate “No” where it asks if the site is served by public sewer. Comment addressed.~~
- ~~Please revise the response to “Describe the nature of your application in detail and be descriptive” to delete reference to Coastal Construction Section 67-17 which is not applicable in this case. Sections noted above, Zoning Code Article I, Section 64-1 is applicable as is Article III Supplemental Regulations, and include the description of the proposed construction. Comment addressed.~~
- ~~Page 5 of the application is not signed. Please provide a signed version of the application. Comment addressed.~~

**Survey**

- ~~Please revise the survey to include certification to title showing all easements and encumbrances of record. Comment addressed.~~

Section 64-1(i)

Background: This code section limits the 2<sup>nd</sup> floor area to 75% of the first floor, and Section 64-3. The Town Code defines floor area for calculating FAR as “the gross horizontal areas of all floors of all buildings on a lot, measured from the exterior face of exterior walls or other type of enclosure, or from the centerline of a wall separating two buildings, including garages, carports, and porte cocheres, but not including: basements, attics (unless used as living space), unenclosed decks or patios, covered porches, balconies (covered or uncovered), or crawl spaces.” The Town Code further defines the calculation of 1<sup>st</sup> floor area to 2<sup>nd</sup> floor area 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: ~~Although Sheets A-2 and A-3 provide a room schedule and square footage, there is no calculation of 1<sup>st</sup> floor to 2<sup>nd</sup> floor space provided which verifies compliance with this section of the Town Code. Please provide a calculation verifying compliance.~~ **Comments addressed.**

Section 64-1(j)(5)

Background: ~~This code section limits the Lot Coverage to 35% of the total lot area, or 3,591.45 based on the lot area specified on the survey. Section 1-3 of the Town Code defines Lot Coverage as “that portion of the area of a lot, expressed as a percentage, occupied by all buildings or structures which are roofed or otherwise covered and that extend more than three feet above the ground surface”.~~

Comment: ~~Although the Site Data Tabulation on Sheet A-1 states that the Lot Coverage is 34.33% “Calculated Using Note 1”, it is not clear from the Roof Plan, Sheet A-6, how the square footage is determined, and “Note 1” could not be found on any of the “A” sheets. Please provide a~~

calculation of total area covered by roof to confirm compliance with this code requirement. **Comment addressed.**

Section 64-1(j)(6)

~~**Background:** This code section states that the maximum floor area of all finished floors under roof shall be 36 percent of the total lot area. Section 1-3 of the Town Code defines Floor Area for calculating floor area ratio, as “the gross horizontal areas of all floors of all buildings on a lot, measured from the exterior face of exterior walls or other type of enclosure, or from the centerline of a wall separating two buildings, including garages, carports, and porte cocheres, but not including: basements, attics (unless used as living space), unenclosed decks or patios, covered porches, balconies (covered or uncovered), or crawl spaces”.~~

~~**Comment:** Although the Site Data Tabulation on Sheet A-1 states that the FAR is 33.36% “Calculated Using Note 2”, it is not clear from the Room Area Schedules on sheets A-2 and A-3 which spaces are included and how the total 3,452 square feet attributed to FAR is determined. Please provide a calculation of total FAR to confirm compliance with this code requirement. **Comment addressed..**~~

Section 64-1(e)

~~**Background:** A revision to this section of the Town Code extends the 15% glazing and substantial articulation requirements to all facades of the home.~~

~~**Comment:** Although sheets A-4 and A-5 address glazing, they do not address the substantial articulation requirement. Please revise these elevations to show compliance with this code requirement. **Comment addressed.**~~

Section 64-50(c)

~~**Background:** This code section addresses location and setback for generators and although the plans state that a generator is not proposed, the plans do show a location for a buried propane tank.~~

~~**Comment:** Please explain the need for the propane tank. Also, if a generator is ever proposed in the future it must meet the location and setback requirements in effect at that time, and if so, it is advisable to show a future location on this plan. **Comment addressed.**~~

Section 64-1(j) (3)

~~**Background:** This code section states that the maximum building height shall be no more than 36’ measured from the lowest finished floor elevation of the first floor to the ridge or highest point of the structure. And where the FEMA flood elevations require the finished floor to be~~

above 7' NAVD the overall height must be reduced by 1' for every foot above 7'. In this case the height of the finished floor is shown at 10', so the maximum building height is 33' measured from the finished floor of 10'. The plans show the finished floor elevation being measured from the garage elevation of 7'.

Comment: Prior to building permitting, revise the elevations shown on sheets A4 and A5 to show the building height measured from the finished floor at 10', and that the overall height is no more than 33'.

**October 8, 2025**

**To: Kelly Avery, Town Clerk**

**From: Tara Bamber, PE** 

**Re: 103 Bonito Dr  
Developmental Plan Review  
Engenuity Group Project No. 00020.10**

We reviewed the following which were received through email on 10-6-25:

1. Civil Plans, 5 sheets, revised 10-3-25, by AJ Hydro Engineering, Inc.
2. Plat of Addition No. 1, McCormick Lots 102 & 103, Boundary Survey, 2 sheets, revised 4-5-25, by Caufield & Wheeler, Inc.

The following comments will need to be addressed prior to DPR approval:

1. Site Plan and Landscape Plan shall be revised to include the Drainage Easement on the east Property Line per the No.2 Comment below.

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

2. There is an existing stormwater catch basin in the right-of-way in front of 102 Bonito Dr. and an outfall pipe within and near the south property line of 102 Bonito Dr. The outfall is included on the inventory list of the Florida Department of Environment Protection (FDEP) MS4 permit, as well as, the Town's GIS map depicting an 8" outfall pipe. This outfall is necessary to collect runoff from Bonito Dr and Island Dr. South. However, the pipe diameter is not standard and it not located along the shared property line.

Town Staff met with the owner and his representatives on Friday, Oct 3, 2025 to discuss the outfall pipe and drainage easement options.

The owner has agreed to provide a 10-ft Drainage Easement between 102 and 103 Bonito Drive, with 5-ft on 103 Dr. Bonito and 5-ft on 102 Bonito Dr. This drainage easement will allow the Town to design and construct a properly sized drainage outfall pipe with a new catch basin and other necessary infrastructure.

As required for new construction, the owner will provide the right-of-way drainage swale and driveway swale as per Town Code and standards.

The Town will provide the owner their standard drainage easement agreement with conditions of allowable landscape, fencing, etc in the easements. The

easement document will need to be approved by the Town Commission and recorded.

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

Cc: Lisa Tropepe, PE

**DATA CALCULATIONS FOR NEW STRUCTURES - INCLUDE SHEET IN PACKAGE**  
(NEW SINGLE FAMILY, MULTI-FAMILY HOMES, ETC.)

APPLICANT FILL OUT: PROPERTY ADDRESS: <u>103 Bonito DR</u>		ZONING DISTRICT: <u>RSF</u>	
		<b>APPLICANT USE</b>	<b>ZONING OFFICIAL USE ONLY</b>
*TOTAL SITE AREA	Sq. Ft.		Sq. Ft.
			<u>10,261</u>
BASE FLOOD ELEVATION (NAVD) <small>(SOURCE THE FLOOD INSURANCE STUDY)</small>			<u>AE 6' NAVD</u>
FINISHED FLOOR ELEVATION (NAVD)			<u>10' NAVD</u>
<b>ZONING OFFICIAL USE ONLY</b>	<b>APPLICANT USE</b>	<b>ZONING REVIEW</b>	
	PROPOSED	PROPOSED	
	Sq. Ft.	%	Sq. Ft.
			%
FLOOR AREA RATIO (MAXIMUM <u>36%</u> )			<u>3463</u> 33.8
LOT COVERAGE (MAXIMUM <u>35%</u> )			<u>2268</u> 22.1
<b>ZONING OFFICIAL USE ONLY</b>	<b>APPLICANT USE</b>	<b>ZONING REVIEW</b>	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.
			%
FIRST FLOOR UNDER A/C ( _____ )			<u>2,012</u> 19.6
SECOND FLOOR UNDER A/C ( _____ )			<u>1,662</u> 16.2
TOTAL UNDER A/C ( _____ )			<u>3,674</u> 35.8
TOTAL FLOOR AREA ( _____ )			<u>3,828</u> 37.3
TOTAL UNDER ROOF ( _____ )			<u>4,295</u> 41.9
FLAT ROOF ( _____ )			<u>180</u> 01.8
TOTAL ROOF ( _____ )			<u>5,119</u> 50.0
GARAGE ( _____ )			<u>460</u> 04.5
COVERED PATIO ( _____ )			<u>211</u> 02.1
COVERED ENTRY ( _____ )			<u>45</u> 0.4
COVERED BALCONY (REAR) ( _____ )			—
COVERED BALCONY (FRONT) ( _____ )			—
OPEN BALCONY ( _____ )			<u>211</u> 02.1
BUILDING FOOTPRINT ( _____ )			<u>2268</u> 22.1
SEPTIC TANK & DRAINFIELD ( _____ )			<u>1097</u> 11.0
PAVED AREA (+ Pool )			<u>1753</u> 17.1
SYNTHETIC TURF ( _____ )			—
TOTAL IMPERVIOUS ( _____ ) <small>(INCLUDES SYNTHETIC TURF)</small>			<u>3,954.72</u> 38.5
TOTAL PERVIOUS ( _____ )			<u>6,306.28</u> 61.5
<b>ZONING OFFICIAL USE ONLY</b>	<b>APPLICANT USE</b>	<b>ZONING REVIEW</b>	
	FEET	FEET	
BUILDING HEIGHT ( _____ )			
BUILDING SETBACKS:			
FRONT ( _____ )			<u>25'</u>
REAR ( _____ )			—
SIDE INTERIOR ( _____ )			<u>17'5"</u>
SIDE CORNER ( _____ )			—
WATERWAY ( <u>25' MIN</u> )			<u>32'11"</u>
DRIVEWAY ( <u>10' MIN</u> )			<u>16'</u>

MAX  
3,694 -  
3,591 -

1<sup>st</sup> FL 2,223  
2<sup>nd</sup> FL 1,662 = 74.8% of 1<sup>st</sup> FL.

WANNY  
10/14/25



# TOWN OF OCEAN RIDGE

6450 North Ocean Boulevard, Ocean Ridge, Florida 33435  
(561) 732-2635 Main ♦ (561) 737-8359 Fax  
oceanridgeflorida.com ♦ [permit@oceanridgeflorida.com](mailto:permit@oceanridgeflorida.com)

## Land Development Action Application

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

This application is being submitted for the property located at:

103  
Bonito Dr. Ocean Ridge, FL 33435

### 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): <b>103 Bonita Drive, LLC Gary Reisner</b>	Name: <b>Same as property owner</b>
Address: <b>711 SE 8TH CT. Delray Beach, FL 33483</b>	Address:
Phone: <b>(561) 239 6934</b>	Phone:
Email: <b>gavinfortyfive@gmail.com</b>	Email:

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 encourage to invite to the meeting those associated in this proposed development.

**General Data**

Project Name: 103 Bonito Dr.

Project Location Address: 103 Bonito Dr. Ocean Ridge, FL 33435

Exact Legal Description of Property: McCormick Mile ADD 1 LT103

Property Control No: 46-43-45-22-10-000-1030

Existing Zoning: Single family residential

Proposed Zoning (if applicable to application): Single family residential

Existing Land Use: Single family residential

Proposed Land Use: Single family residential

First Floor Living Elevation (For CCCL Application): 10

Total Site Area: 10,261 Sq. Ft.: 10,261 Acres: 0.235

Flood Zone Category: "AE"

Existing Comprehensive Plan Designation (if applicable to application):

Proposed Comprehensive Plan Designation (if applicable to application):

Is the site currently served by public water?  Yes  No

Is the site currently served by public sewer?  Yes  No

Existing Bedrooms: 0 Proposed Bedrooms: 3

Existing Bathrooms: 0 Proposed Bathrooms: 3

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

Commercial: Total Square Footage: \_\_\_\_\_ Number of Buildings: \_\_\_\_\_

**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.)

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This application is submitted to request a land development permit in accordance with the provisions of the Land Development Code, Chapter 64, Article I, Section 64-1 for RSF Zoning, as well as applicable sections of Article III, Supplemental Regulations of the Code of Ordinances, and the Development Plan Review. The proposed project involves the construction of a two-story single-family residence with a total air-conditioned area of 3,018 square feet. The finished first-floor slab elevation is proposed at 10 NAVD.

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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.

**Please accept this package as our submittal for Land Development approval. We are seeking approval for the construction of a new single-family two-story residence, that will replace the currently vacant site. We are not seeking any Special Exceptions or Variances as part of this application. The proposed design conforms to all Town Zoning requirements. All setbacks meet or exceed the city requirements. The scale and massing of the residence are congruent with the surrounding neighbors.**

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

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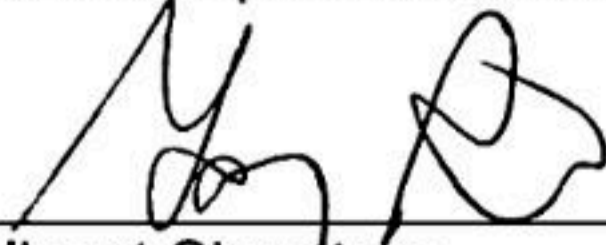
Has a Site Plan been previously approved by the Town Commission for this property?  Yes  No If Yes, please note date of previous approval: \_\_\_\_\_

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

Authorized Agent (if different from Owner):	
Name: <b>Gary Reisner</b>	
Company Name: <b>103 Bonita Drive LLC</b>	
Address: <b>711 SE 8th Ct. Delray Beach 33483</b>	
Phone: <b>(561) 239-6934</b>	Email: <b>gavinfiftyfive@gmail.com</b>
Developer:	
Name: <b>Gary Reisner</b>	
Company Name: <b>103 Bonita Drive LLC</b>	
Address: <b>711 SE 8th Ct. Delray Beach 33483</b>	
Phone: <b>(561) 239-6934</b>	Email: <b>gavinfiftyfive@gmail.com</b>
Planner:	
Name: <b>N/A</b>	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Architect:	
Name: <b>Nagy Architecture LLC</b>	Florida Registration No.: <b>AR95926</b>
Company Name: <b>Nagy Architecture LLC</b>	
Address: <b>1388 NW 4th Ave, St. #4A</b>	
Phone: <b>(561) 289-1634</b>	Email: <b>GN@NAGYARCHITECTURE.COM</b>
Landscape Architect	
Name: <b>Ignacio Dotto</b>	Florida Registration No.: <b>LBTR 2021133390</b>
Company Name: <b>Del Mar Landscaping</b>	
Address: <b>Delray Beach, FL</b>	
Phone: <b>561-221-0129</b>	Email: <b>ignacio@landscapingdelmar.com</b>
Engineer	
Name: <b>Howard Jablon</b>	Florida Registration No.: <b>47514</b>
Company Name: <b>AJ HYDRO ENGINEERING INC</b>	
Address: <b>5932 NW 73rd CT. Parkland, FL 33067</b>	
Phone: <b>(954)347-3397</b>	Email: <b>AJHYDRO@BELLSOUTH.NET</b>

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

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



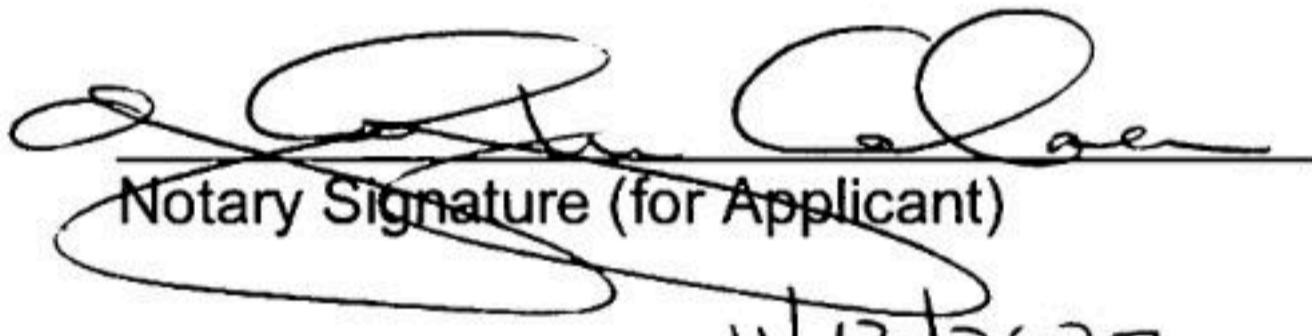
Applicant Signature

**Gary Reisner**

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 2nd day of April, 2025 who is personally known to me or has produced Drivers License as identification and who did (or did not) take an oath.

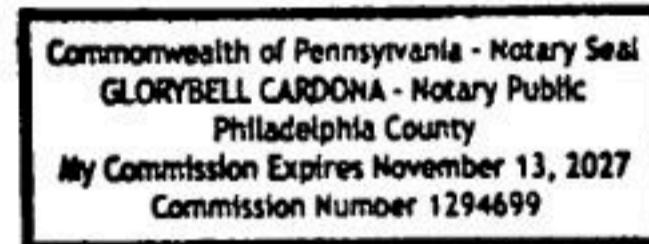


Notary Signature (for Applicant)

11/13/2027

Commission Expiration

Seal/Stamp



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

APPLICANT FILL OUT: PROPERTY ADDRESS: _____		ZONING DISTRICT: _____	
	<b>APPLICANT USE</b>	<b>ZONING OFFICIAL USE ONLY</b>	
*TOTAL SITE AREA	Sq. Ft.	Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)			
FINISHED FLOOR ELEVATION (NAVD)			
<b>ZONING OFFICIAL USE ONLY</b>	<b>APPLICANT USE</b>	<b>ZONING REVIEW</b>	
	PROPOSED	PROPOSED	
	Sq. Ft.	Sq. Ft.	%
FLOOR AREA RATIO (MAXIMUM _____ %)			
LOT COVERAGE (MAXIMUM _____ %)			
<b>ZONING OFFICIAL USE ONLY</b>	<b>APPLICANT USE</b>	<b>ZONING REVIEW</b>	
*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 (_____)			
PAVED AREA (_____)			
SYNTHETIC TURF (_____)			
TOTAL IMPERVIOUS (_____) (INCLUDES SYNTHETIC TURF)			
TOTAL PERVIOUS (_____)			
<b>ZONING OFFICIAL USE ONLY</b>	<b>APPLICANT USE</b>	<b>ZONING REVIEW</b>	
	FEET	FEET	
BUILDING HEIGHT (_____)			
BUILDING SETBACKS:			
FRONT (_____)			
REAR (_____)			
SIDE INTERIOR (_____)			
SIDE CORNER (_____)			
WATERWAY (_____)			
DRIVEWAY (_____)			

Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

Prepared by and return to:  
T J Corbin, Esq.  
Corbin & Associates, P.A.  
238 NE First Avenue  
Delray Beach, FL 33444  
561-563-8438  
File Number: 21-462c

Sales price: \$10.00

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 8 day of December, 2021 between 101 Bonito Drive, LLC, a Florida Limited Liability Company whose post office address is 2985 N. Ocean Blvd., Delray Beach, FL 33483, grantor, and 103 BONITA DRIVE LLC, a Florida limited liability company whose post office address is 711 SE 8th Court, Delray Beach, FL 33483, 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:

**Lots 103, Plat of Addition No. 1 McCormick Mile, according to the Plat thereof, as recorded in Plat Book 25, Page 181, of the Public Records of Palm Beach County, Florida.**

**Parcel Identification Number: TBD**

**SUBJECT TO: Comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record; and taxes for 2022 and all subsequent years.**

**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, 2021**.

**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:

101 BONITO DRIVE, LLC, a Florida limited liability company

By: [Signature]  
Keith E. Rowling, Manager

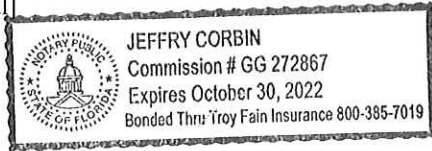
[Signature]  
Witness Name: FLORA M. JOSTI

[Signature]  
Witness Name: TD CORBIN

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7 day of December, 2021 by Keith E. Rowling, Manager of 101 BONITO DRIVE, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: TD CORBIN

My Commission Expires: \_\_\_\_\_

**STATEMENT OF AUTHORITY**

This Statement of Authority relates to an entity named BONITO DRIVE, LLC, a Florida limited liability company.

The mailing address of the company is 2985 N. Ocean Blvd., Gulf Stream, FL 33483.

John D. Gwynn the Manager of the company is hereby authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity. The authority of the foregoing person(s) to bind the entity is not limited in any manner.

This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Florida Statutes §620.8303. The Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

The execution of the statement constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

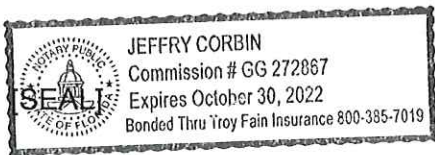
Executed this 7 day of December, 2021.

BONITO DRIVE, LLC, LLC  
a Florida limited liability company


By:   
Keith E. Rowling, Manager

STATE OF FLORIDA:  
COUNTY OF PALM BEACH:

The foregoing Statement of Authority was acknowledged before me by means of physical presence this 7 day of December, 2021, by Keith E. Rowling, Manager of BONITO DRIVE, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or who provided a driver's license as identification.



  
\_\_\_\_\_  
Signature of Notary Public

  
\_\_\_\_\_  
Printed name of Notary  
My Commission expires:

October 16, 2023

Town of ocean Ridge

Re: New single-family residence located at 103 Bonito Drive.

Please find the following narrative for the above referenced project.

Land Development Code section 63-56(1):

a. Relationship of building to site:

1. The house has been sighted so that it aligns parallel with the adjoining property to the West which continues the existing pattern of the street as it approaches the corner to the east. The house is designed in a way that it breaks itself at a 45d angle as it nears the corner. This allows the house to appear to have two front elevations as the rotated facades will be prominent when people are making the turn onto the street.
2. The second floor has been set back from the garage to move the two-story mass away from the street and gives the garage a one-story scale. The front entrance has been recessed under a one-story level cantilevered roof which provides human scale protection from the elements.

b. Relationship of building and site to adjoining area:

1. See #1 above only in addition the future house designed to be on lot 102 to the southeast will also have a similar 45d break only in that case will be opposite 103 to provide more distance between the two new houses and open up the lots to the corner.
2. The house is designed in a modern theme with the inclusion of some more traditional elements such as the material choices as well as the hip roofs which are currently used on other properties in the neighborhood.
3. Many of the existing homes in the neighborhood were originally designed in a Florida/Bermuda style with hip roofs and some modern use of traditional materials such as wood and stone cladding. We are continuing this theme with a more modern concept of the Florida/Bermuda style home with a moderately sloped hip roof and the use of traditional materials such as wood look metal front and garage doors and stone tile cladding on the façade in accent area adjacent the front entrance. Smooth stucco finishes and colored flat cement tiles are also used to compliment the way these elements were used in the original homes in the neighborhood.

4. There are many two-story homes in the neighborhood including the adjacent house to the west and the proposed house on southeast lot 102 will also be a two story as well. That said, in addition to the garage being mostly a one-story element the house has been designed with a hidden tie beam which allows the windows to be extended to the horizontal overhang soffits which reduces the overall height of the exterior walls eliminating the areas above the windows.
  5. The landscaping has been designed to be in keeping with plants and trees commonly used in the neighborhood.
- c. Building design:
1. As mentioned above the house was designed with a modernized Florida/Bermuda style which reflects the way the original homes were designed as well as meeting the current modern market trend.
  2. The use of hip roofs and flat overhang soffits helps to reinforce some horizontality the elevations while the use of tall, in many cases floor to ceiling, windows which are recessed into the soffit on the second floor reduce the amount of vertical wall space above and below the windows especially on the front elevation. The horizontal cantilevered covered entry element also provides continuation of a horizontal element which encircles the house between the floors.
  3. The body of the house will be painted a cool-white shade while the stone tile accent cladding will be in a cool gray concrete like color tone. The roof tile will be a charcoal color which will complement the dark bronze window and door frames. The garage door will have simulated wood grain treatments in a dark charcoal gray to match the roof tile and fascia trim. Many of the homes in the neighborhood have used the dark bronze window and door frames as well as the charcoal roof tiles. These colors with the use of the cool-white provide a neutral background for neighboring properties.
  4. The pool and a/c compressors are located behind the site retaining wall and privacy fence which because of the new required 10' NAVD elevation will be much higher than the street level making the equipment completely hidden from pedestrian view from the canal to the street sides. There are no mechanical items placed on the roof.

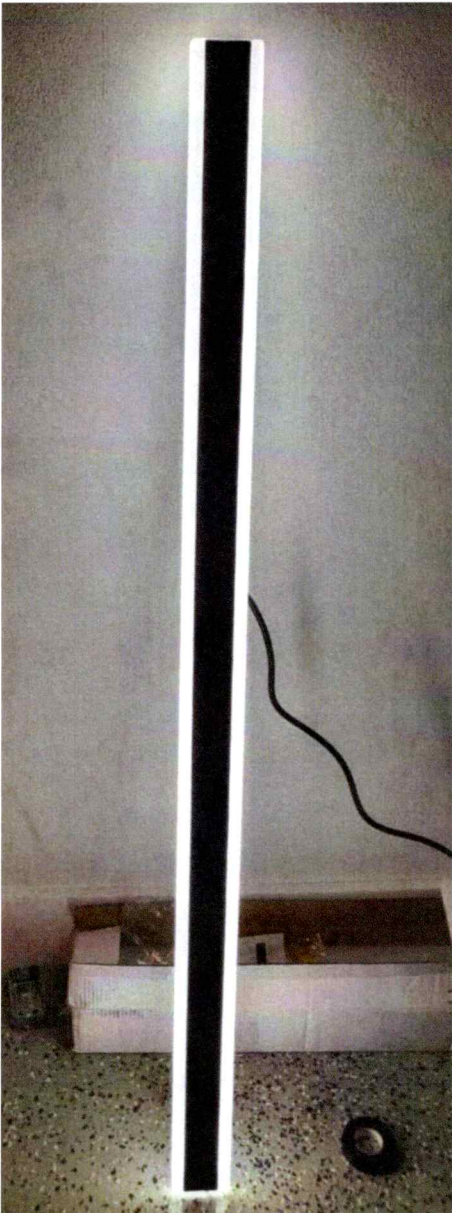
5. The lot is nearly on the smallest size required under the category which makes the house one of the smallest available under the current zoning criteria however, the 45d break and use of the hip roof will further reduce the scale of this house in relation to the neighborhood. The afore-mentioned style will be compatible with many existing original homes as well as the newer modern homes being constructed in the neighborhood today.
6. This is a new home, and this section does not apply.
7. This is a new home, and this section does not apply.
8. Great care has been given to the design process of this home and to the compliance with requirements within the land development code.

If you have any further questions, feel free to contact me directly.

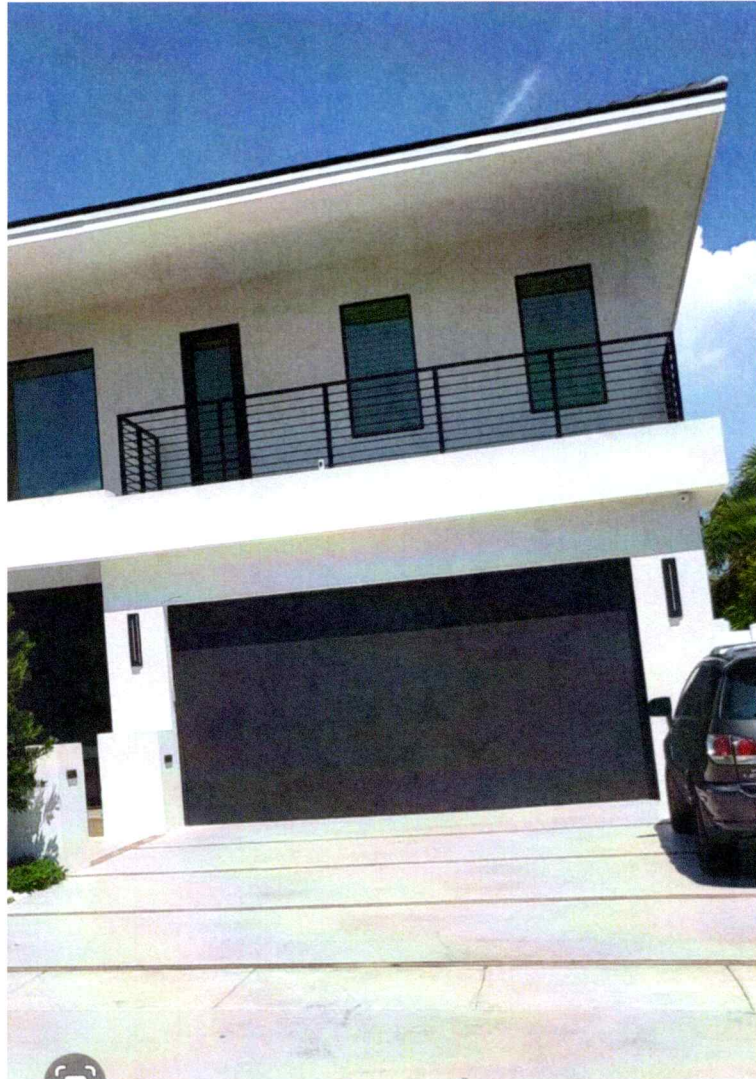
Sincerely,

*GEORGE A NAGY*

LIC.# AR-95926



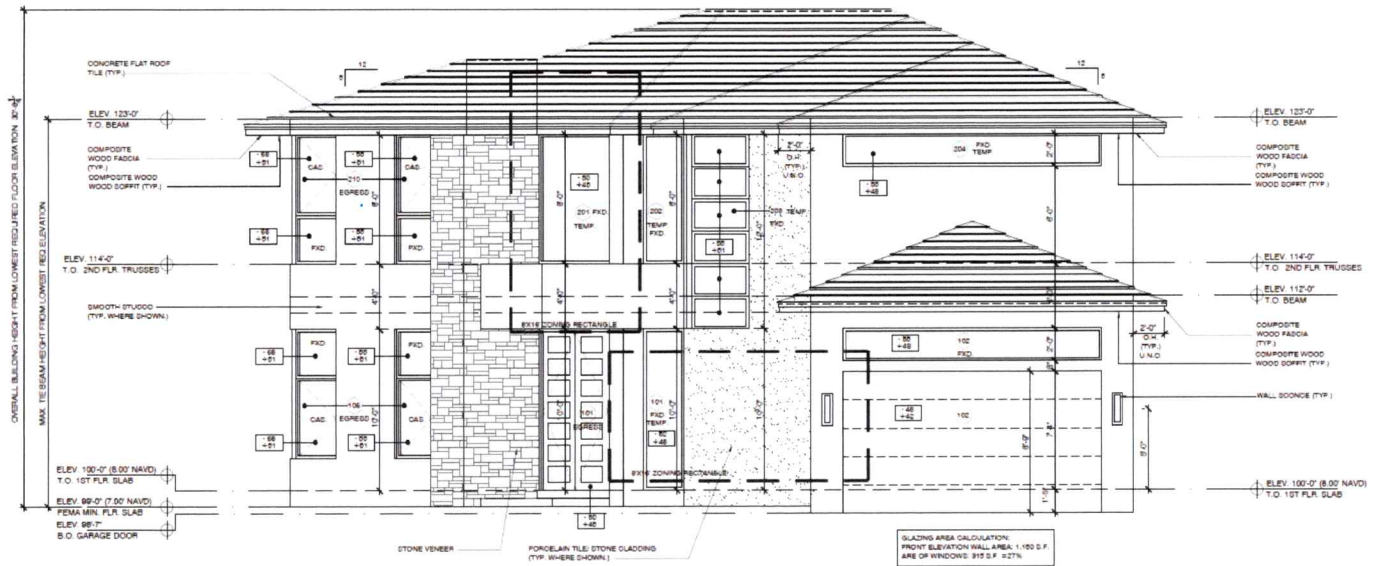
5' Carriage Light



Gray garage door  
Ours will be  
Slightly lighter  
To closely match  
The gray tile  
on the column



800 NE 3 Ave.  
SW Rhinestone Paint  
Dark Charcoal Roof



White Paint to match the beam on the otherside of the column

White Paint With a tree in front

White Paint Color Sherwin Williams Rhinestone SW 7656

Dark Charcoal Flat Concrete Roof Tile. Eagle, Boral or equivalent

Facia color to Match the roof Tile

Soffit White Paint

Dark Bronze Window Frames & Doors

Remove

See attached For the proposed lights

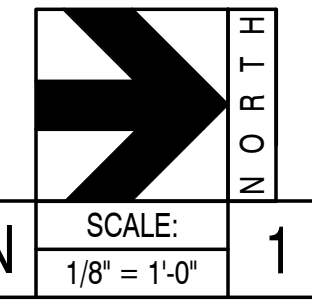
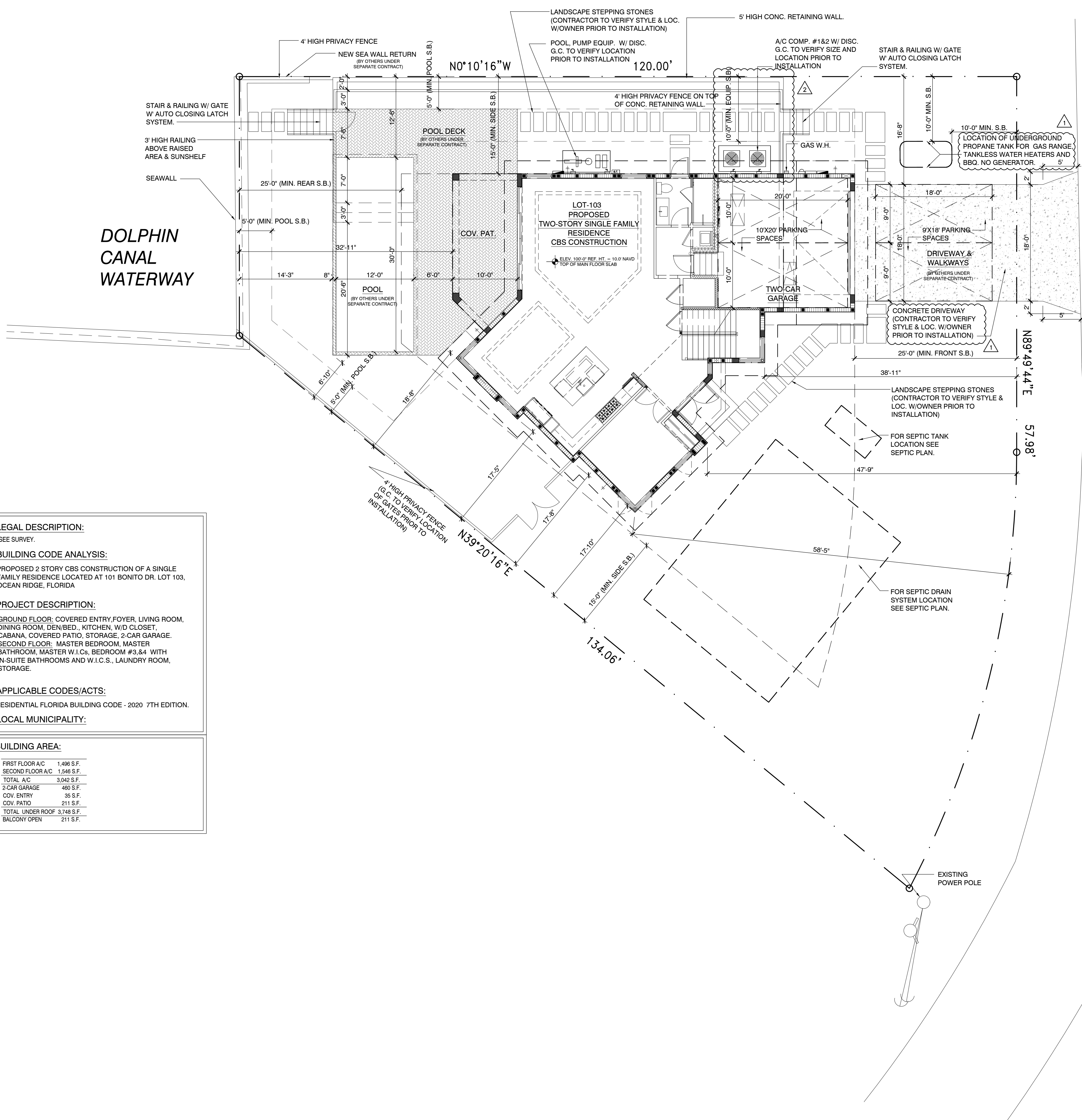


Medium Gray Tile

Medium Gray Painted Garage Door

SITE DATA TABULATION	
<b>ZONING DISTRICT:</b>	
RSF-SINGLE FAMILY RESIDENTIAL STATE	
<b>FUTURE LAND USE DESIGNATION:</b>	
SF-SINGLE FAMILY RESIDENTIAL	
<b>TOTAL LOT AREA:</b>	
10,261.28 S.F. OR 0.2365 ACRES	
<b>BASE FLOOD ELEVATION:</b>	
ZONE AE 6'	
<b>REQUIRED FINISH FLOOR ELEVATION:</b>	
10'	
<b>PROPOSED FINISH FLOOR ELEVATION:</b>	
10'	
<b>REQUIRED MINIMUM LOT AREA AND DIMENSIONS:</b>	
AREA 10,000 S.F., WIDTH INTERIOR 80', DEPTH 100'	
<b>PROPOSED MINIMUM LOT AREA AND DIMENSIONS:</b>	
N/A EXISTING PLATTED LOT SIZE RETAINED AS-IS	
<b>PRINCIPLE STRUCTURE REQUIRED SETBACKS:</b>	
FRONT 25'-0", SIDE 15'-0", REAR (CANAL) 25'-0"	
<b>PRINCIPLE STRUCTURE PROPOSED SETBACKS:</b>	
FRONT 25'-0", NORTH SIDE 15'-0", SOUTH SIDE 17'-5", REAR (CANAL) 32'-11"	
<b>ACCESSORY STRUCTURE REQUIRED SETBACKS:</b>	
N/A NONE PROPOSED	
<b>ACCESSORY STRUCTURE PROPOSED SETBACKS:</b>	
N/A NONE PROPOSED	
<b>SWIMMING POOL REQUIRED SETBACKS:</b>	
REAR (CANAL) 5'-0", SIDE 5'-0"	
<b>SWIMMING POOL PROPOSED SETBACKS:</b>	
REAR (CANAL) 14'-3", SOUTH SIDE 6'-0", NORTH SIDE 12'-0"	
<b>POOL &amp; MECHANICAL REQUIRED SETBACKS:</b>	
REAR 10'-0", SIDE 10'-0"	
<b>POOL &amp; MECHANICAL PROPOSED SETBACKS:</b>	
REAR N/A, SIDE 10'-0"	
<b>GENERATOR PROPOSED SETBACKS:</b>	
N/A NONE PROPOSED	
<b>REQUIRED HEIGHT OF FIRST FLOOR TIE BEAM:</b>	
12'-0"	
<b>PROPOSED HEIGHT OF FIRST FLOOR TIE BEAM:</b>	
11'-0"	
<b>REQUIRED HEIGHT OF FIRST FLOOR ROOF:</b>	
24'-0"	
<b>PROPOSED HEIGHT OF FIRST FLOOR ROOF:</b>	
18'-9 5/16"	
<b>REQUIRED HEIGHT OF SECOND FLOOR TIE BEAM:</b>	
24'-0"	
<b>PROPOSED HEIGHT OF SECOND FLOOR TIE BEAM:</b>	
23'-0"	
<b>REQUIRED HEIGHT OF SECOND FLOOR ROOF:</b>	
36'-0"	
<b>PROPOSED HEIGHT OF SECOND FLOOR ROOF:</b>	
32'-7 1/4"	
<b>MAXIMUM REQUIRED LOT COVERAGE:</b>	
35% (CALCULATED USING NOTE 1) = 3,591.45 S.F.	
<b>MAXIMUM PROPOSED LOT COVERAGE:</b>	
21.18% (CALCULATED USING NOTE 1) = 2,202 S.F.	
<b>MAXIMUM REQUIRED FLOOR AREA RATIO (FAR):</b>	
36% (CALCULATED USING NOTE 2) = 3,694.06 S.F.	
<b>MAXIMUM PROPOSED FLOOR AREA RATIO (FAR):</b>	
33.36% (CALCULATED USING NOTE 2) = 3,452 S.F.	
<b>MAXIMUM PERCENTAGE OF 2ND FL. TO 1ST FL.:</b>	
75% (CALCULATED USING NOTE 3) = 2,202 S.F. X .75 = 1,651.5 S.F.	
<b>MAXIMUM PERCENTAGE OF 2ND FL. TO 1ST FL.:</b>	
70.21% (CALCULATED USING NOTE 3) = 2ND FLOOR AREA = 1,546 S.F.	
<b>REQUIRED OFF-STREET PARKING:</b>	
1 SPACE PER BEDROOM = 4 SPACES, 2 IN GARAGE & 2 OUTSIDE	
<b>PROVIDED OFF-STREET PARKING:</b>	
1 SPACE PER BEDROOM = 4 SPACES, 2 IN GARAGE & 2 OUTSIDE	

<b>LEGAL DESCRIPTION:</b>	SEE SURVEY.
<b>BUILDING CODE ANALYSIS:</b>	PROPOSED 2 STORY CBS CONSTRUCTION OF A SINGLE FAMILY RESIDENCE LOCATED AT 101 BONITO DR. LOT 103, OCEAN RIDGE, FLORIDA
<b>PROJECT DESCRIPTION:</b>	GROUND FLOOR: COVERED ENTRY, FOYER, LIVING ROOM, DINING ROOM, DEN/BED., KITCHEN, W/D CLOSET, CABANA, COVERED PATIO, STORAGE, 2-CAR GARAGE. SECOND FLOOR: MASTER BEDROOM, MASTER BATHROOM, MASTER W.I.C.s, BEDROOM #3,4 WITH IN-SUITE BATHROOMS AND W.I.C.S., LAUNDRY ROOM, STORAGE.
<b>APPLICABLE CODES/ACTS:</b>	RESIDENTIAL FLORIDA BUILDING CODE - 2020 7TH EDITION.
<b>LOCAL MUNICIPALITY:</b>	
<b>BUILDING AREA:</b>	FIRST FLOOR A/C 1,466 S.F. SECOND FLOOR A/C 1,546 S.F. TOTAL A/C 3,042 S.F. 2-CAR GARAGE 460 S.F. COV. ENTRY 36 S.F. COV. PATIO 211 S.F. TOTAL UNDER ROOF 3,748 S.F. BALCONY OPEN 211 S.F.



DPR SITE PLAN 1



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FL REG AR95926

Nagy Architecture LLC  
1388 NW 2nd Avenue, St. #4A  
Boca Raton, Florida 33432  
Tel: 561-289-1634  
Tel: 561-549-1986

PROFESSIONAL SEAL



George A. Nagy, FL REG AR95926  
REGISTERED ARCHITECT STATE OF FLORIDA  
ARCHITECT'S SIGNATURE:

CLIENT:  
GARY REISNER  
103 BONITO DRIVE LLC  
711 SE 8th Court  
Delray Beach, FL 33483

PROJECT:

NEW RESIDENCE AT:  
103 Bonito Drive  
OCEAN RIDGE, FLORIDA

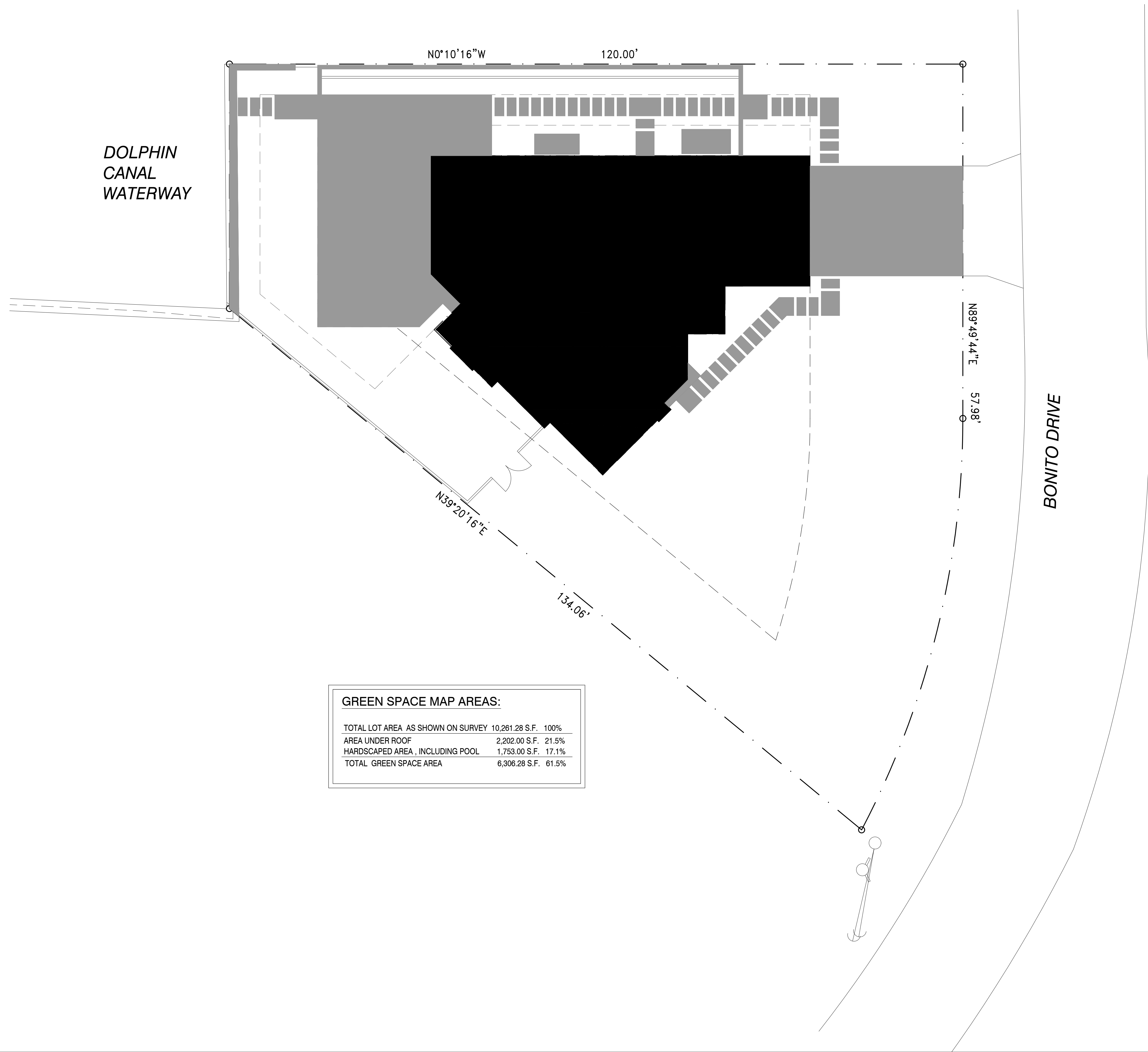
REVISIONS:	DATE
1 REVISIONS	10-02-23
2 REVISIONS	10-05-23

DWG INFO:  
ISSUE DATE: 09-05-23  
PROJECT #: 22000  
DRAWN BY: GAN, LBN  
CHECKED BY: GAN

DWG DESCRIPTION:  
SITE PLAN,  
ISSUE FOR DEVELOPMENT  
PLAN REVIEW

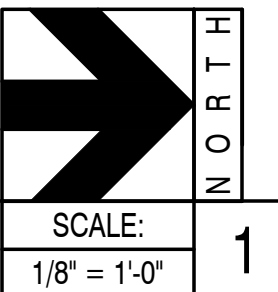
SHEET #:  
A-1

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**GREEN SPACE MAP AREAS:**

TOTAL LOT AREA AS SHOWN ON SURVEY	10,261.28 S.F.	100%
AREA UNDER ROOF	2,202.00 S.F.	21.5%
HARDSCAPED AREA, INCLUDING POOL	1,753.00 S.F.	17.1%
TOTAL GREEN SPACE AREA	6,306.28 S.F.	61.5%



DPR GREEN SPACE MAP



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PROFESSIONAL SEAL



George A. Nagy FL REG AR95926  
REGISTERED ARCHITECT STATE OF FLORIDA

ARCHITECT'S SIGNATURE:

CLIENT:  
GARY REISNER  
103 BONITO DRIVE LLC  
711 SE 8th Court  
Delray Beach, FL 33483

PROJECT:

**NEW RESIDENCE AT:**  
103 Bonito Drive  
OCEANRIDGE, FLORIDA

REVISIONS:

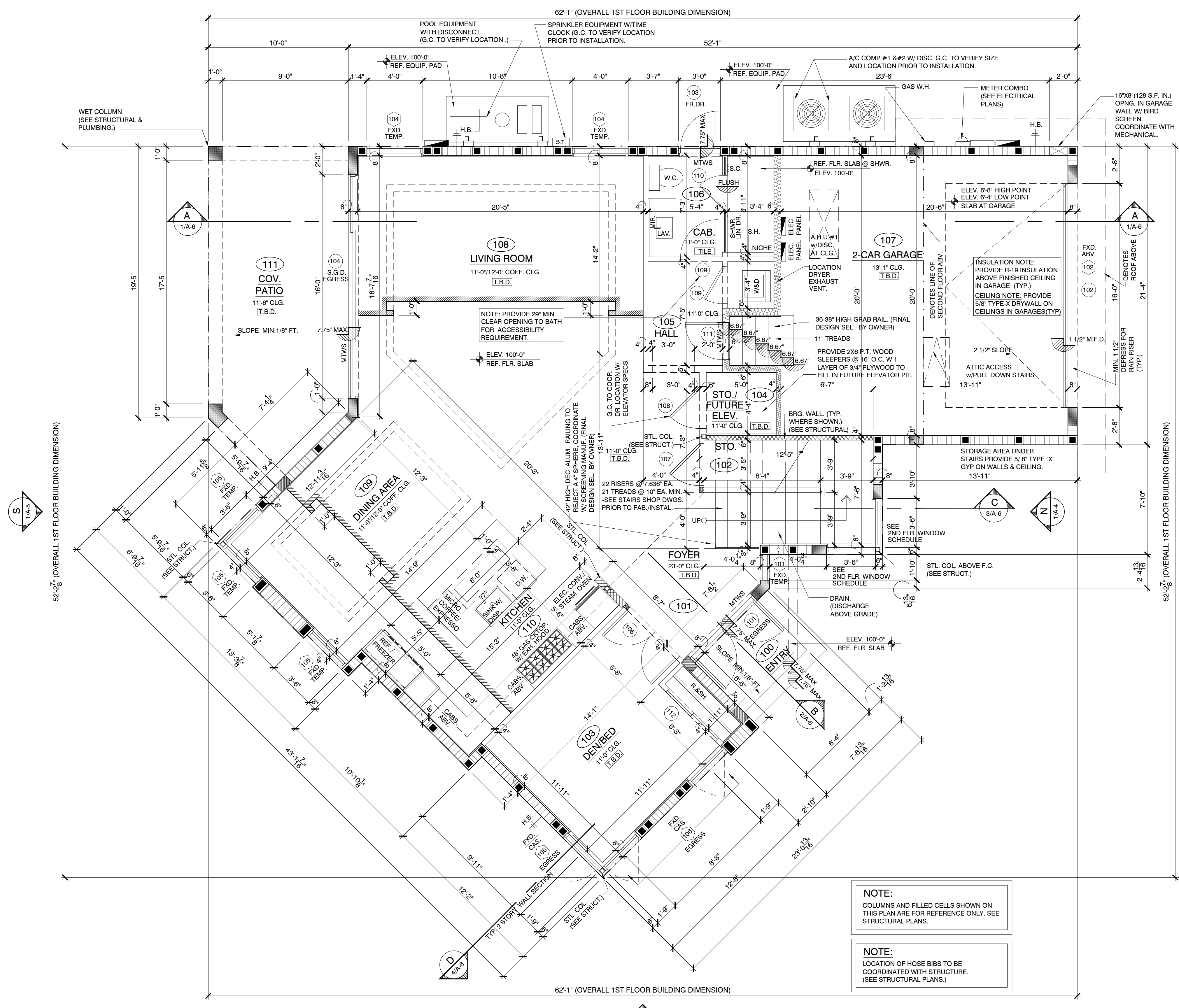
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DWG INFO:  
ISSUE DATE: 10-16-23  
PROJECT #: 22000  
DRAWN BY: GAN, LBN  
CHECKED BY: GAN

DWG DESCRIPTION:  
GREEN SPACE MAP,  
ISSUE FOR DEVELOPMENT  
PLAN REVIEW

SHEET #:  
**A-1.1**

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**FIRST FLOOR ROOM AREA SCHEDULE**

#	ROOM NAME	AREA	REMARKS
100	COVERED ENTRY	35 SF.	-
101	FOYER	68 SF.	-
102	STAIR & STO.	108 SF.	INCLUDES STAIR AREA & STORAGE
103	DEN/ BEDROOM	193 SF.	INCLUDES CLOSET AREA
104	STO./FUTURE ELEVATOR	29 SF.	-
105	HALL & LAUN. CLOSET	63 SF.	INCLUDES HALL & LAUNDRY CLOSET AREA
106	CABANA BATH	78 SF.	-
107	2 CAR GARAGE	460 SF.	INCLUDES STEPS
108	LIVING ROOM	567 SF.	-
109	DINING AREA	211 SF.	-
110	KITCHEN	179 SF.	-
111	COVERED PATIO	211 SF.	-
	<b>TOTAL GROSS AREA</b>	<b>2,202 SF.</b>	SEE NOTE 2 BELOW

1) ROOM AREAS INCLUDE ALL ADJACENT EXTERIOR WALL THICKNESS IF APPLICABLE.  
 2) ROOM & 111 IS INCLUDED IN TOTAL GROSS FLOOR AREA AND LOT COVERAGE AREA BUT NOT FOR FAR CALCULATION.

**NOTE:**  
 COLUMNS AND FILLED CELLS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. SEE STRUCTURAL PLANS.

**NOTE:**  
 LOCATION OF HOSE BIBS TO BE COORDINATED WITH STRUCTURE. (SEE STRUCTURAL PLANS.)

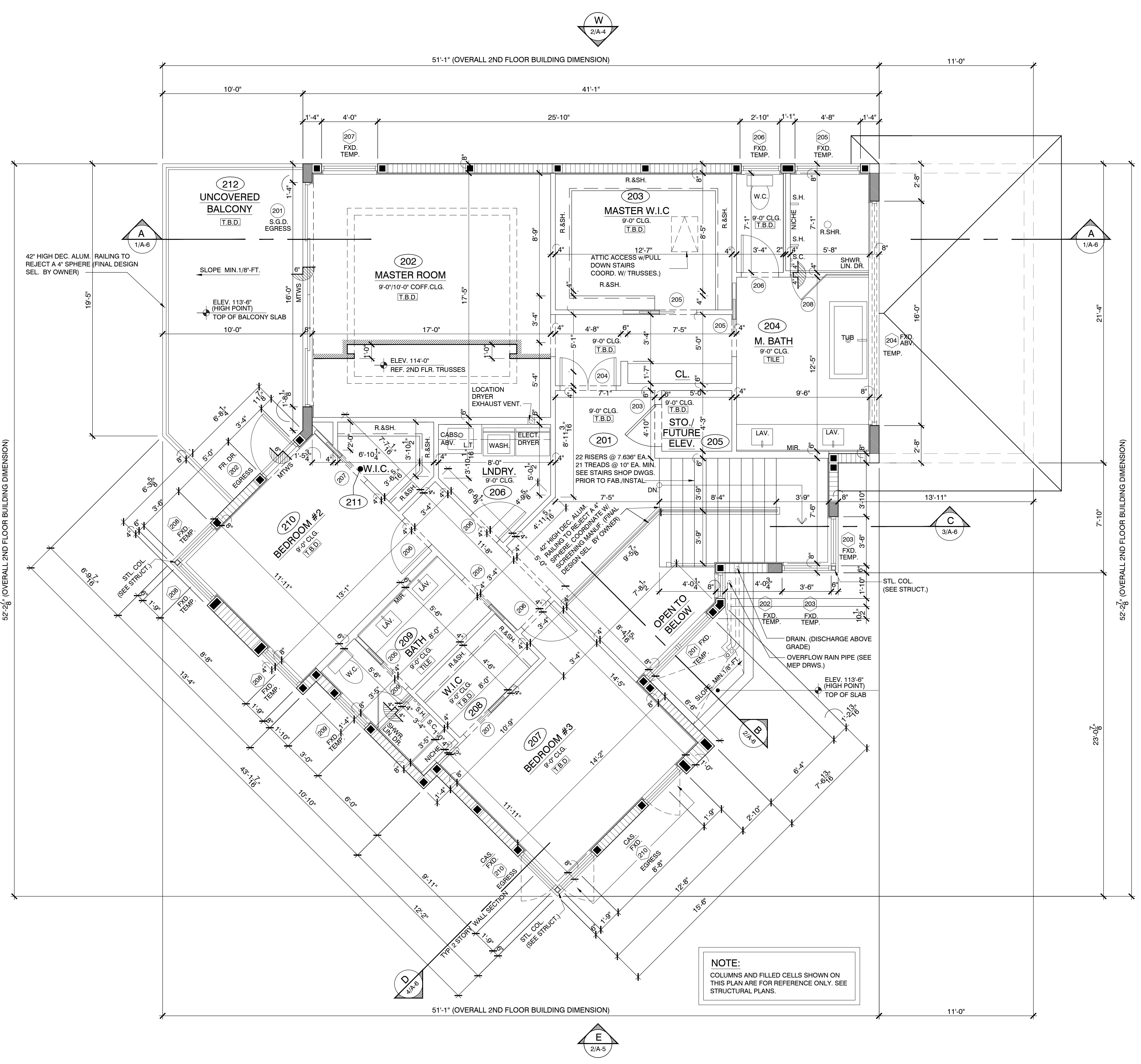
**REVISIONS:**

#	REVISION	DATE
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DWG INFO:  
 ISSUE DATE: 09-05-23  
 PROJECT #: 22000  
 DRAWN BY: GAN, LBN  
 CHECKED BY: GAN

DWG DESCRIPTION:  
 1ST FLR. PLAN,  
 ISSUE FOR DEVELOPMENT  
 PLAN REVIEW

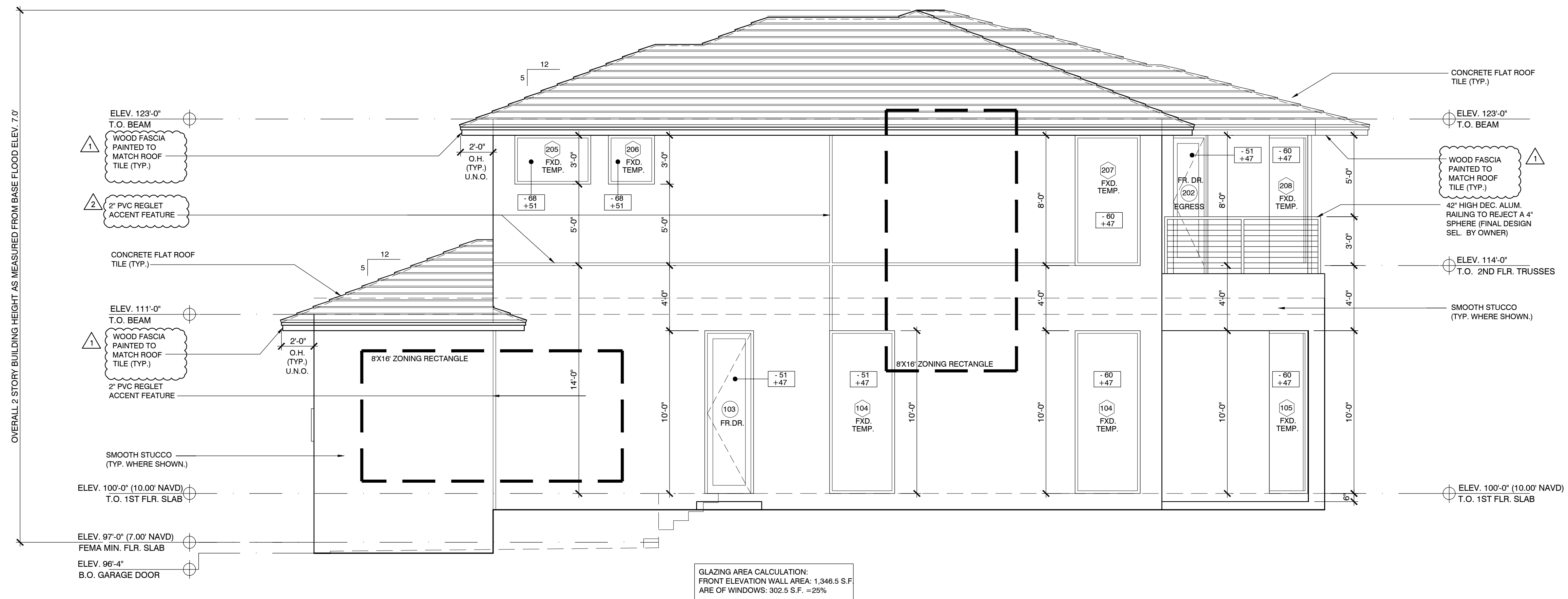
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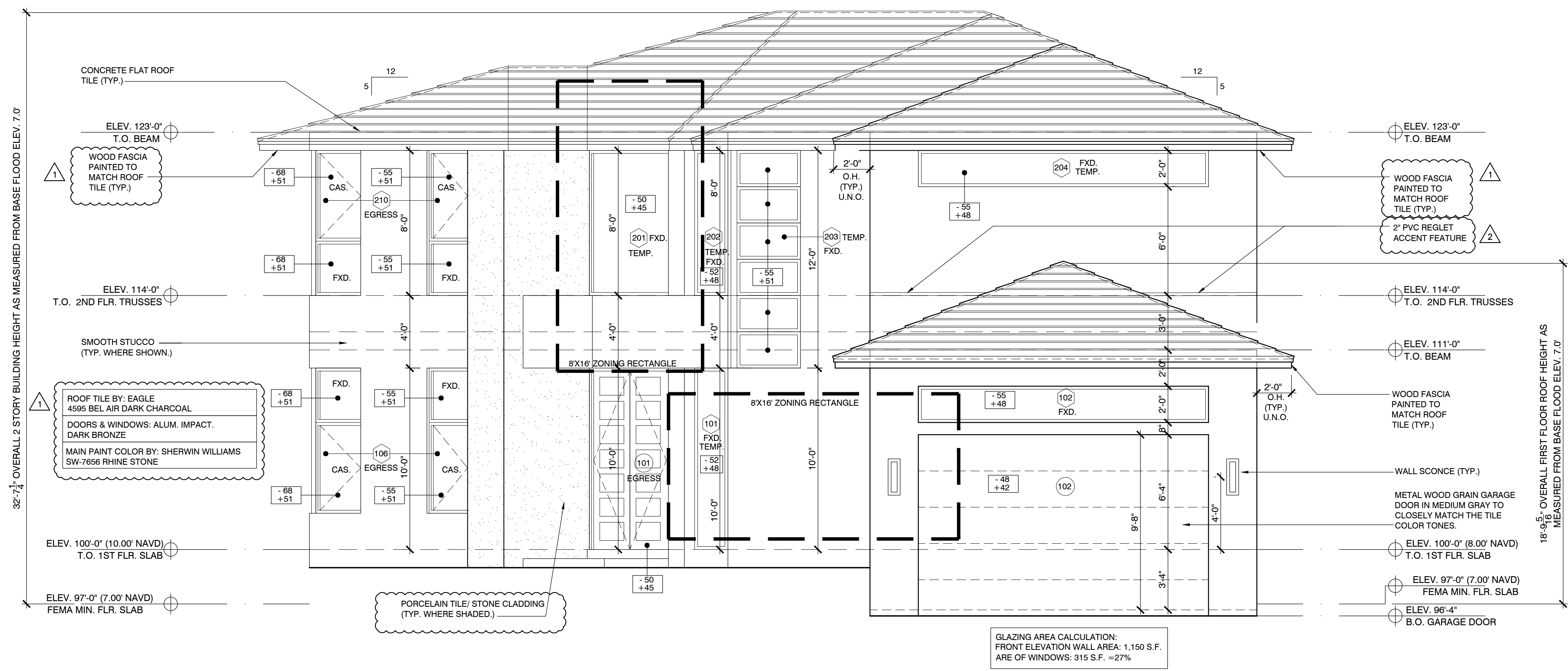
#	ROOM NAME	AREA	REMARKS
201	STAIR LANDING	139 SF.	INCLUDES STAIR LANDING & HALL AREAS
202	MASTER BEDROOM	392 SF.	INCLUDES HALL TO CLOSETS AND BATH AREA
203	MASTER W.I.C.	142 SF.	-
204	MASTER BATHROOM	215 SF.	INCLUDES TOILET COMPARTMENT
205	STO./ FUTURE ELEVATOR	29 SF.	-
206	LAUNDRY	64 SF.	-
207	BEDROOM # 3	204 SF.	-
208	BEDROOM #3 W.I.C.	40 SF.	-
209	BATH	102 SF.	-
210	BEDROOM # 2	180 SF.	-
211	BEDROOM #2 W.I.C.	39 SF.	-
212	BALCONY	227 SF.	UNCOVERED AND OPEN TO SKY
TOTAL GROSS AREA		1,546 SF.	SEE NOTE 2 BELOW

1) ROOM AREAS INCLUDE ALL ADJACENT EXTERIOR WALL THICKNESS IF APPLICABLE.  
2) ROOM # 212 IS NOT INCLUDED IN TOTAL GROSS FLOOR AREA

**NOTE:**  
COLUMNS AND FILLED CELLS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. SEE STRUCTURAL PLANS.

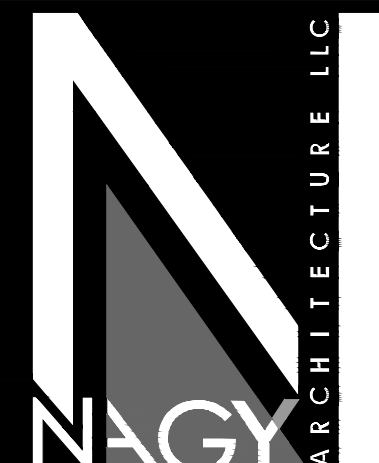


DPR WEST (RIGHT) ELEVATION SCALE: 1/4" = 1'-0" 2



DPR NORTH (FRONT) ELEVATION SCALE: 1/4" = 1'-0" 1


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FL REG AR95926

Nagy Architecture LLC  
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Boca Raton, Florida 33432  
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Tel: 561-549-1986

PROFESSIONAL SEAL



George A. Nagy, FL REG AR95926  
REGISTERED ARCHITECT STATE OF FLORIDA

ARCHITECT'S SIGNATURE:

---

CLIENT:  
GARY REISNER  
103 BONITO DRIVE LLC  
711 SE 8th Court  
Delray Beach, FL 33483

PROJECT:

NEW RESIDENCE AT:

103 Bonito Drive

OCEANRIDGE, FLORIDA

REVISIONS:	
#	DATE
1	REVISIONS 10-02-23
2	ZONING REV. 10-05-23

DWG INFO:

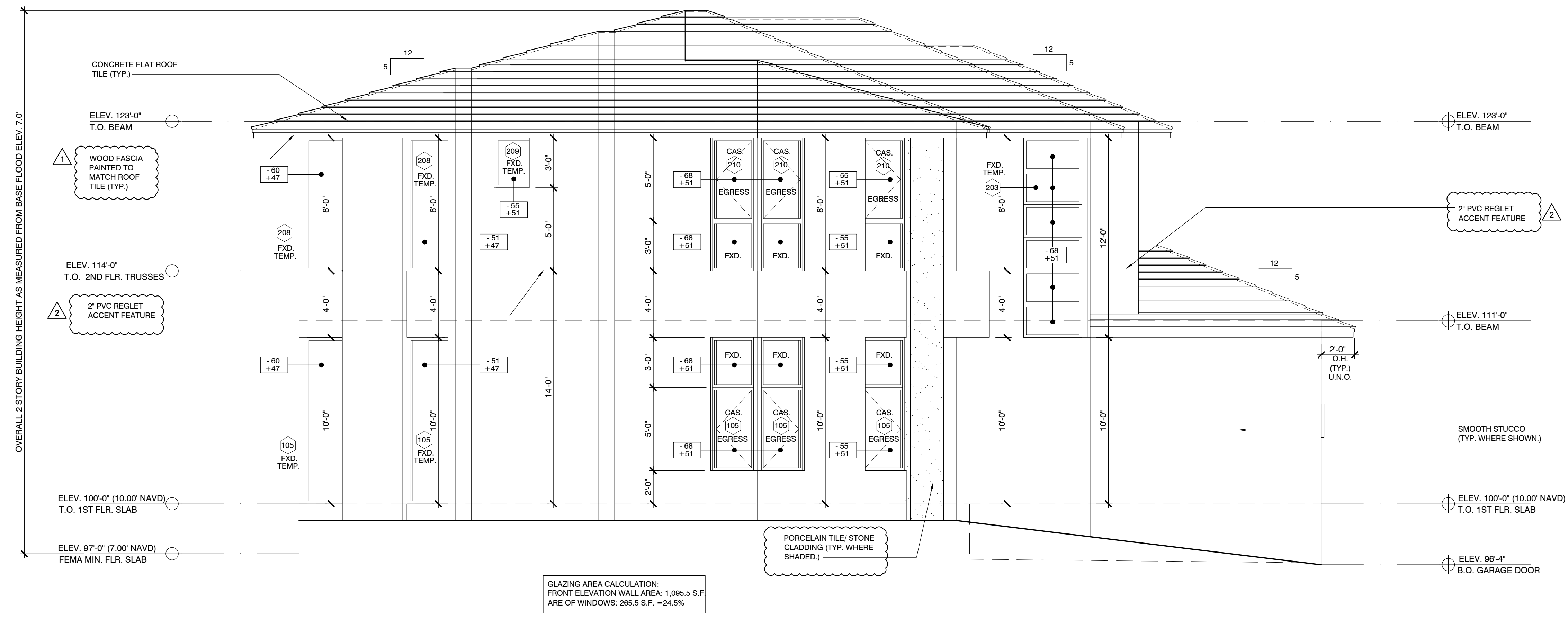
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PROJECT #: 22000  
DRAWN BY: GAN, LBN  
CHECKED BY: GAN

DWG DESCRIPTION:

ELEVATIONS  
ISSUE FOR DEVELOPMENT  
PLAN REVIEW

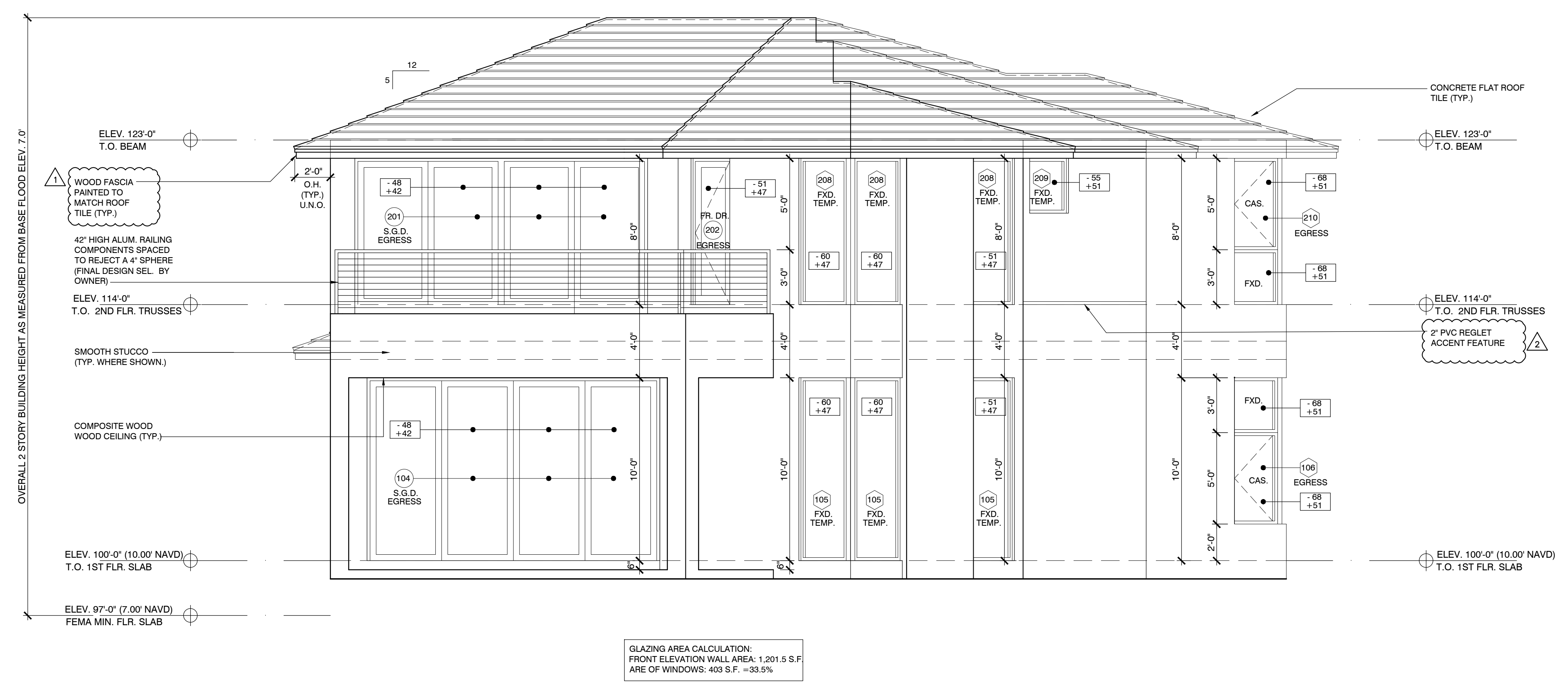
SHEET #:

# A-4



GLAZING AREA CALCULATION:  
 FRONT ELEVATION WALL AREA: 1,095.5 S.F.  
 AREA OF WINDOWS: 265.5 S.F. = 24.5%

DPR EAST (LEFT) ELEVATION SCALE: 1/4" = 1'-0" 2



GLAZING AREA CALCULATION:  
 FRONT ELEVATION WALL AREA: 1,201.5 S.F.  
 AREA OF WINDOWS: 403 S.F. = 33.5%

DPR SOUTH (REAR) ELEVATION SCALE: 1/4" = 1'-0" 1

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 FL REG AR95926

Nagy Architecture LLC  
 1388 NW 2nd Avenue, St. #4A  
 Boca Raton, Florida 33432  
 Tel: 561-289-1634  
 Tel: 561-549-1986

PROFESSIONAL SEAL  
  
 George A. Nagy, FL REG AR95926  
 REGISTERED ARCHITECT STATE OF FLORIDA  
 ARCHITECT'S SIGNATURE:

CLIENT:  
 GARY REISNER  
 103 BONITO DRIVE LLC  
 711 SE 8th Court  
 Delray Beach, FL 33483

PROJECT:

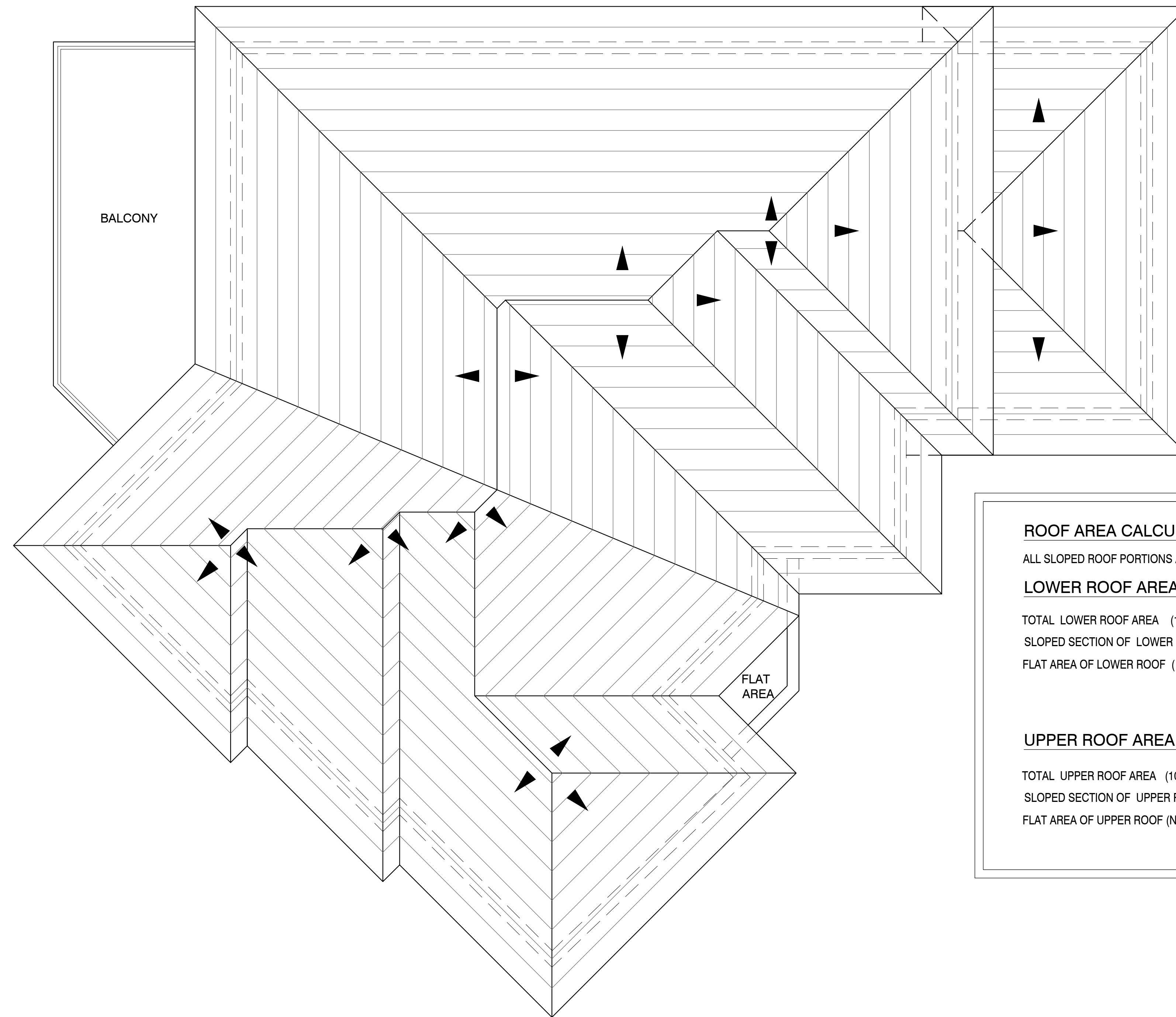
**NEW RESIDENCE AT:**  
 103 Bonito Drive  
 OCEANRIDGE, FLORIDA

#	REVISIONS	DATE
1	REVISIONS	10-02-23
2	ZONING REV.	10-05-23

DWG INFO:  
 ISSUE DATE: 09-05-23  
 PROJECT #: 22000  
 DRAWN BY: GAN, LBN  
 CHECKED BY: GAN

DWG DESCRIPTION:  
 ELEVATIONS  
 ISSUE FOR DEVELOPMENT  
 PLAN REVIEW

SHEET #:  
**A-5**



**ROOF AREA CALCULATION:**

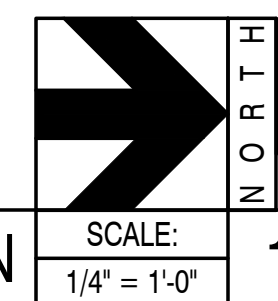
ALL SLOPED ROOF PORTIONS ARE 5:12

**LOWER ROOF AREA:**

TOTAL LOWER ROOF AREA (100.0 %)	372.4 S.F.
SLOPED SECTION OF LOWER ROOF (88.86 %)	337.4 S.F.
FLAT AREA OF LOWER ROOF (09.39 %)	35 S.F.

**UPPER ROOF AREA:**

TOTAL UPPER ROOF AREA (100.0 %)	2,096.9 S.F.
SLOPED SECTION OF UPPER ROOF (100.0 %)	2,096.9 S.F.
FLAT AREA OF UPPER ROOF (NOT FLAT ROOF)	



DPR ROOF PLAN

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

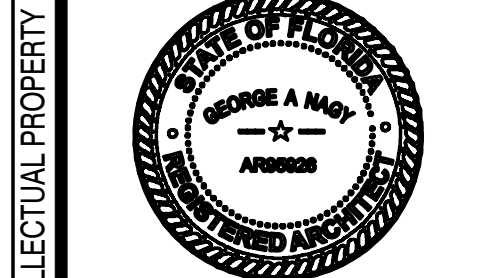
1



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711 SE 8th Court  
Delray Beach, FL 33483

PROJECT:

NEW RESIDENCE AT:  
103 Bonito Drive  
OCEANRIDGE, FLORIDA

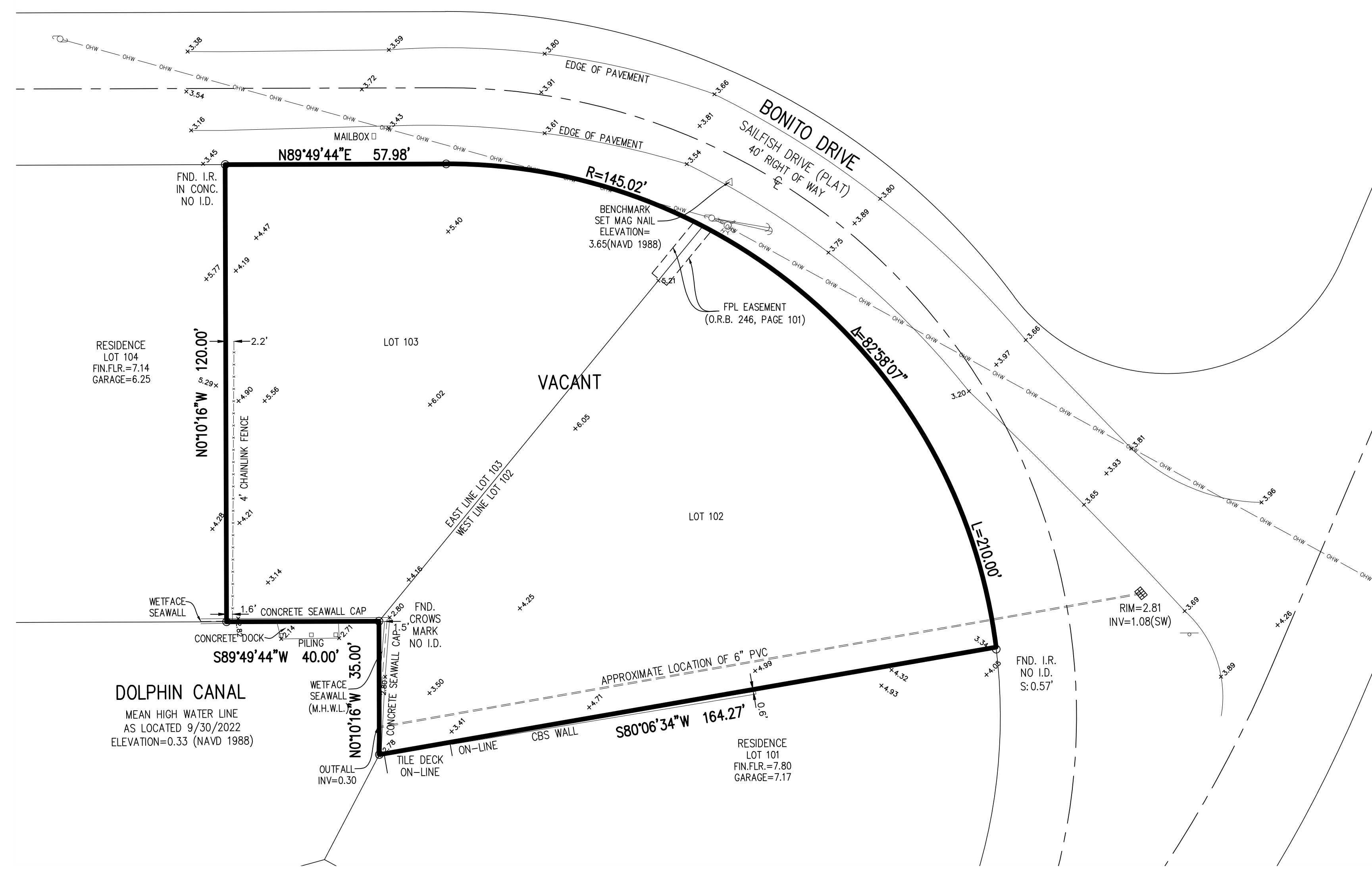
REVISIONS:	
#	DATE
1	REVISIONS 10-02-23

DWG INFO:  
ISSUE DATE: 09-05-23  
PROJECT #: 22000  
DRAWN BY: GAN, LBN  
CHECKED BY: GAN

DWG DESCRIPTION:  
ROOF PLAN,  
ISSUE FOR DEVELOPMENT  
PLAN REVIEW

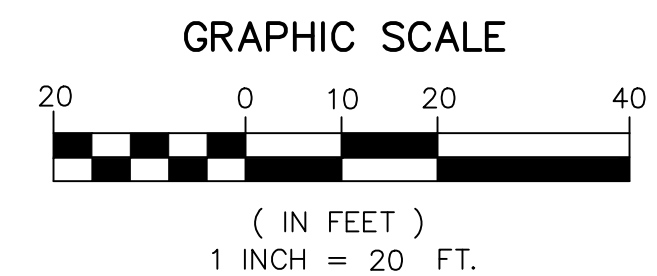
SHEET #:  
**A-6**

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**LEGEND**

- |                                       |                                    |
|---------------------------------------|------------------------------------|
| A/C - AIR CONDITIONER                 | SQ. FT. - SQUARE FEET              |
| L - ARC LENGTH                        | TWP. - TOWNSHIP                    |
| ALUM. - ALUMINUM                      | U.E. - UTILITY EASEMENT            |
| B.E. - BUFFER EASEMENT                | M.H.W.L. - MEAN HIGH WATER LINE    |
| ⊙ - CLEANOUT                          | W.M. - WATER METER                 |
| CLF - CHAIN LINK FENCE                | W.E. - WATER EASEMENT              |
| CONC. - CONCRETE                      | S.E. - SANITARY EASEMENT           |
| COV. COVERED                          | ☉ - LIGHT POLE                     |
| D.E. - DRAINAGE EASEMENT              | ⊕ - FIRE HYDRANT                   |
| ELEC. - ELECTRIC                      | ☒ - CATCH BASIN                    |
| ELEV. - ELEVATION                     | ⊕ - WATER VALVE                    |
| EQUIP. - EQUIPMENT                    | ⊕ - SET 5/8" IR/CAP LB 3591        |
| ESMT. - EASEMENT                      | ⊕ - SANITARY MANHOLE               |
| EXIST. - EXISTING                     | ⊕ - DRAINAGE MANHOLE               |
| F.P.L. - FLORIDA POWER & LIGHT        | ⊕ - WOOD POWER POLE (UNLESS NOTED) |
| FIN. - FINISHED                       | ⊕ - CENTER LINE                    |
| FLR. - FLOOR                          | ⊕ - EXISTING ELEVATION             |
| FND. - FOUND                          | ⊕ - TRAFFIC SIGN                   |
| I.R./CAP - IRON ROD & CAP             | ⊕ - ELECTRICAL WIRES OVERHEAD      |
| INV. - INVERT                         | ⊕ - ANCHOR                         |
| IRR. - IRRIGATION                     | ⊕ - WATER METER                    |
| NO I.D. - NO IDENTIFICATION           | ⊕ - REDUCED PRESSURE ZONE          |
| O.R.B. - OFFICIAL RECORD BOOK         | ⊕ - GROUND LIGHT                   |
| PLS - PROFESSIONAL LAND SURVEYOR      | ⊕ - ELECTRIC HAND HOLE             |
| P.B. - PLAT BOOK                      | ⊕ - IRRIGATION CONTROL VALVE       |
| P.B.C.R. - PALM BEACH COUNTY RECORD   | ⊕ - GREASE TRAP M.H.               |
| P.O.B. - POINT OF BEGINNING           |                                    |
| P.O.C. - POINT OF COMMENCEMENT        |                                    |
| PGS. - PAGE(S)                        |                                    |
| P.R.M. - PERMANENT REFERENCE MONUMENT |                                    |
| PROP. - PROPOSED                      |                                    |
| R. - RADIUS                           |                                    |
| R/W - RIGHT-OF-WAY                    |                                    |
| RGE. - RANGE                          |                                    |
| SEC. - SECTION                        |                                    |
| Δ - DELTA (CENTRAL ANGLE)             |                                    |



**NOTES**

1. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. LANDS SHOWN HEREON WAS ABSTRACTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 1183792, DATED: NOVEMBER 21, 2021 AT 11:00 P.M.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY RTK MEASUREMENTS.
5. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. FLOOD ZONE: "AE"(EL 9 FEET) & "AE" (EL 11 FEET); COMMUNITY NO. 125134, PANEL 12099C 0791 G; DATE: DECEMBER 20, 2024.
9. BENCHMARK ORIGIN: V 233 (SRD). ELEVATION = 13.373
10. ADDRESS: 101 BONITO DRIVE, OCEAN RIDGE, FLORIDA 33435.

**DESCRIPTION**

LOTS 102 AND 103, PLAT OF ADDITION NO. 1 MCCORMICK MILE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 181, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA CONTAINING 23,282.90 SQ. FT./0.5345 ACRES, MORE OR LESS.

**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 MAY 27, 2022. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

**SCHEDULE B-II**  
**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.**  
**COMMITMENT NO.: 1183792, DATED:**  
**NOVEMBER 21, 2021 AT 11:00 P.M.**

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. **AFFECTS AS SHOWN**
7. COVENANTS, CONDITIONS, AND RESTRICTIONS AFFECTING LOTS IN ADDITION NO. 1 MCCORMICK MILE SUBDIVISION, RECORDED JUNE 5, 1958 IN O.R. BOOK 201, PAGE 181, AND AMENDED IN O.R. BOOK 1836, PAGE 1087, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS NOT PLOTTABLE**
8. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 246, PAGE 101, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS AS SHOWN**

JEFFREY R. WAGNER, PLS  
 REG. LAND SURVEYOR #5302  
 STATE OF FLORIDA - LB #3591

ADDED TITLE INFORMATION	4/05/2025	ACE
ADDED OUTFALL AND PIPE INFORMATION	1/20/2025	DJH
ADDED BENCHMARK FOR SEPTIC PLAN	10/14/2022	DJH
ADDED MEAN HIGH WATER LINE ELEVATIONS	9/30/2022	RFJ
REVISIONS		
FILE NAME: 1002Z SURVEY LOTS 102 & 103 MND 1988-4	DATE	BY

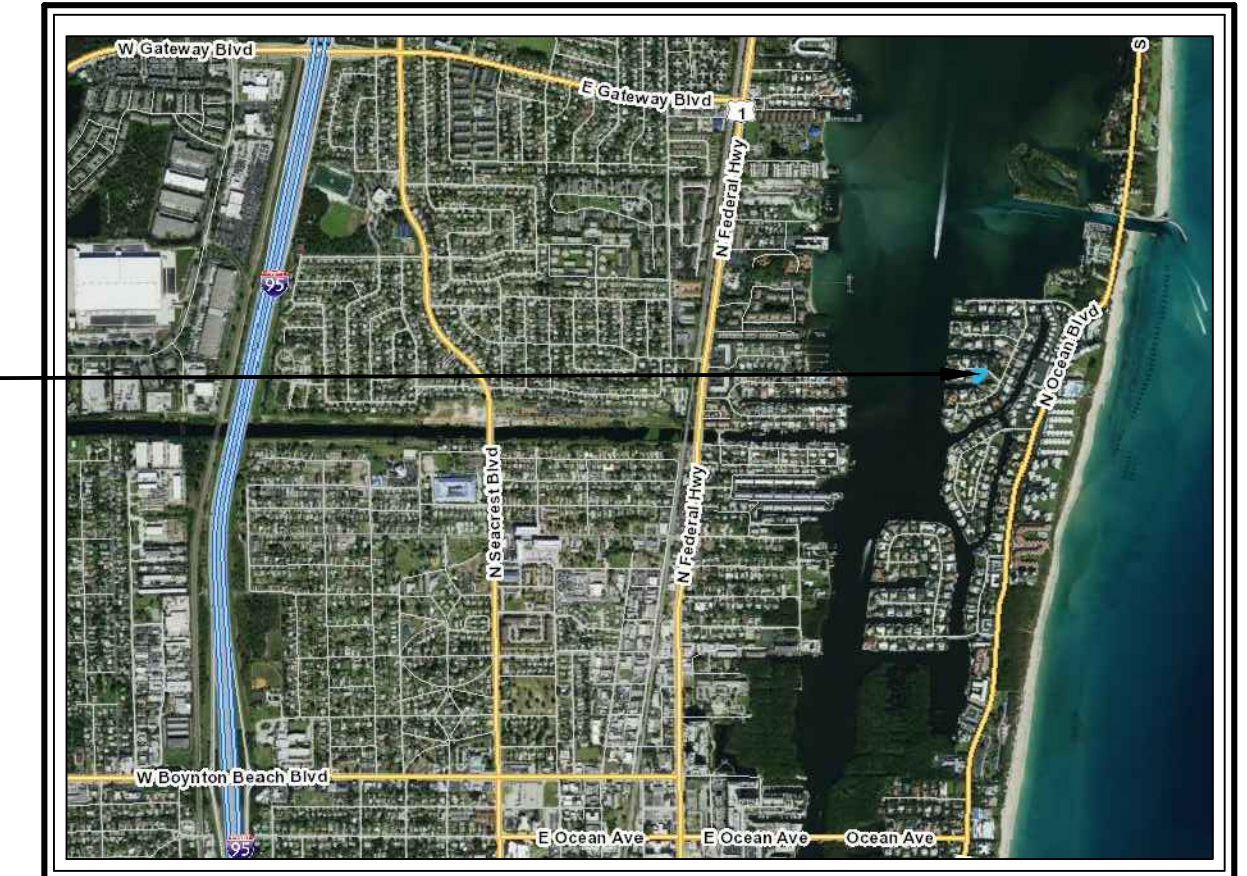
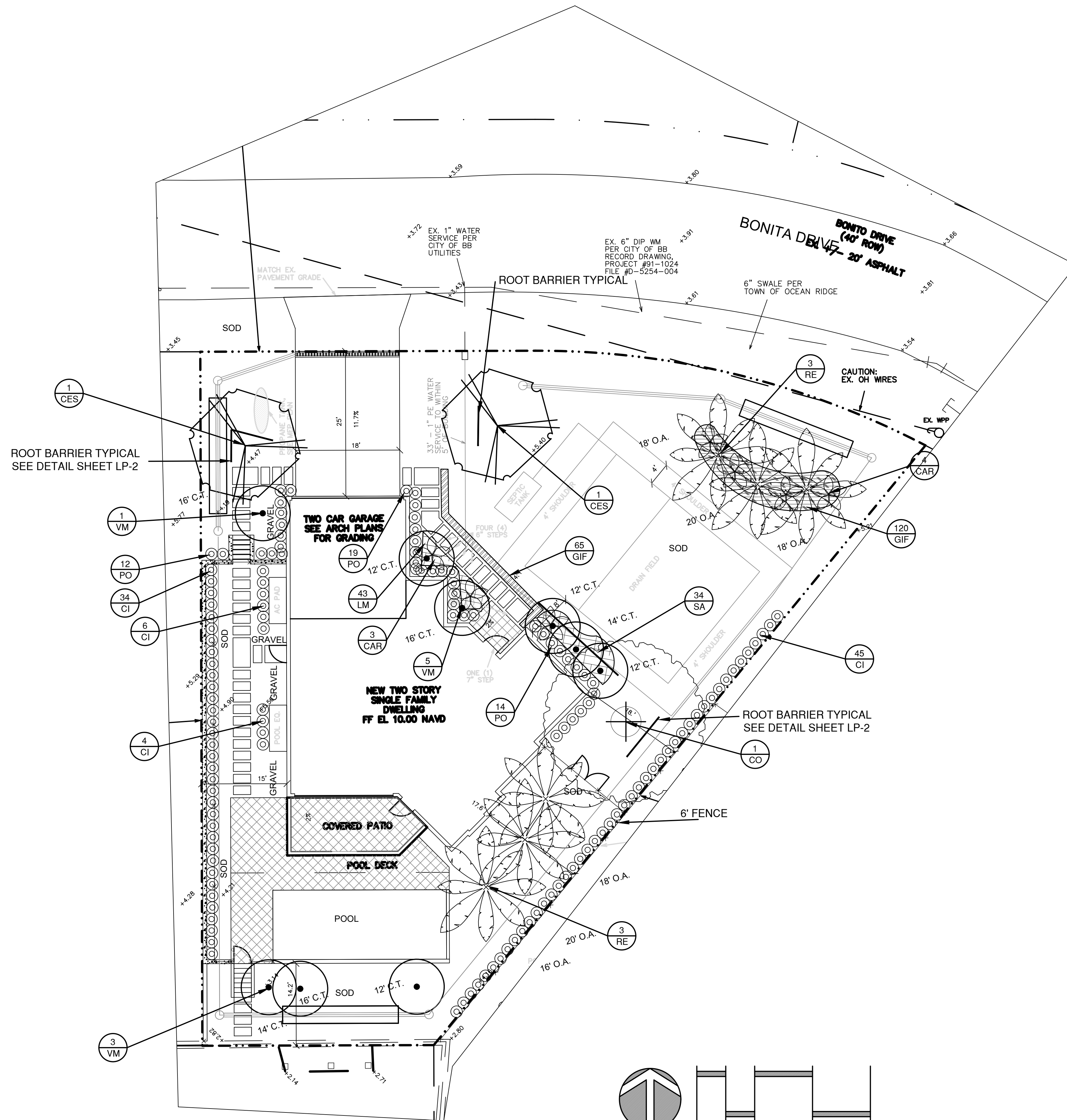
**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING & SURVEYING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1191 / FAX (561)-750-1452

**PLAT OF ADDITION NO. 1**  
**MCCORMICK MILE LOTS 102 & 103**  
**BOUNDARY SURVEY**

DATE	5/27/2022
DRAWN BY	DJH
F.B./ PG.	ELEC
SCALE	1" = 20'

JOB #	1002Z
SHT. NO.	1
OF	1 SHEETS

JOB #	1002Z
SHT. NO.	1
OF	1 SHEETS

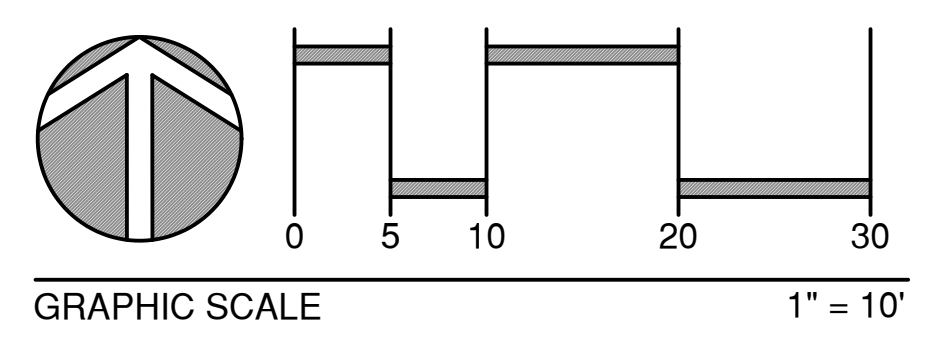


Location 103 BONITO DR  
 Municipality OCEAN RIDGE  
 Parcel No. 46-43-45-22-10-000-1030

PLANT KEY

Quan.	Symbol	Botanic Name / Common Name Specification	Degree of Drought Tolerance
7	CAR	Crinum Asiaticum / Crinum Lily - RED 30" o.a., min. 2 plants per pot	VERY
2	CES*	Conocarpus Erectus Sericeous / Silver Buttonwood 10' ht. x 5' spr., multi trunk tree form	VERY
89	CI*	Chrysobalanus Icaco "Red Tip" / Coccolupum 18" ht. x 12" spr., 24" o.c.	VERY
1	CO*	Quercus Virginiana / Cathedral Oaks 18" ht. x 8' spr., 8' c.t., 3" d.b.h.	VERY
185	GIF	Ficus "Green Island" / Green Ficus 18" ht. x 12" spr., 24" o.c.	VERY
43	LM	Liriope Muscari "Evergreen Giant" / Lilyturf 12" o.a., full, 15" o.c.	VERY
31	PO	Podocarpus Graclior / Fern Podocarpus 4' ht. 24" O.C., FULL	MOD.
6	RE*	Roystonea Elata / Royal Palm O.A. ht. noted on plans	VERY
34	SA	Schefflera Arboricola "Trinette" / Dwarf Schefflera 18" ht. x 12" spr., 24" o.c.	-
-	SOD	Stenotaphrum Secundatum / St. Augustine Grass Floritam or Palmetto solid sod	-
9	VM	Vetichia Modanielsii / Sunshine Palm c.t. ht. as noted on plans, 20' O.A. MIN.	VERY

Drought tolerance is per "SFWMD Xeriscape Plant Guide"  
 \* = Native to Florida  
 Abbreviations:  
 c.t. - clear trunk  
 d.h. - diameter at breast height  
 h.t. - height  
 o.a. - overall  
 o.c. - on-center spacing  
 spr. - spread



REVISIONS	DATE	BY
REUSED PER COMMENTS DATED 04/28/25	08/19/25	GAH
FILE NAME	0000	

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

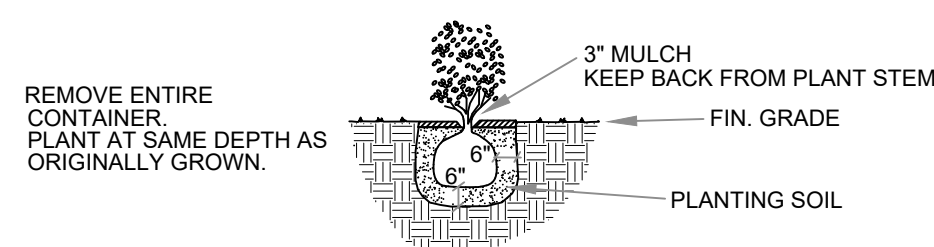
103 BONITO DRIVE  
 LANDSCAPE PLAN

DATE 10/31/24  
 DRAWN BY GAH  
 F.B./ PG. HDS  
 SCALE 1" = 40'

SUBMITTED BY:  
 G. ALLAN HENDRICKS  
 LANDSCAPE ARCHITECT  
 No. LA6668974  
 STATE OF FLORIDA  
 -FOR THE FIRM-  
 DATE JUL 25, 2025

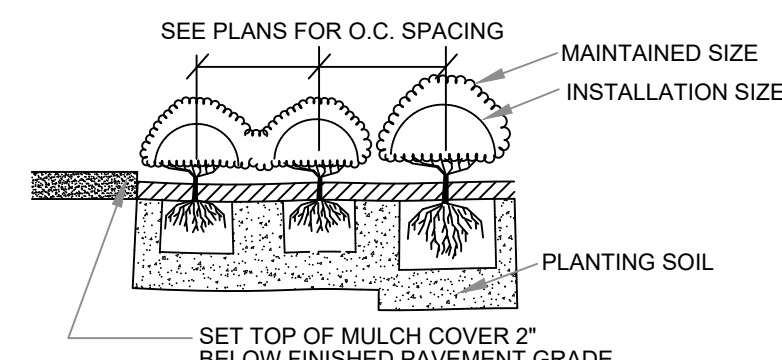
JOB # 11165  
 SH. NO.  
 LP-1  
 OF 2 SHEETS

**NOTE:**  
INSTALL PLANTS WITH ADEQUATE SETBACK TO ALLOW FOR MATURE GROWTH WITHOUT INTERFERENCE BETWEEN PLANT GROWTH TYPES, AND WITHOUT OVERLAPPING PAVEMENT, STRUCTURES, ETC.

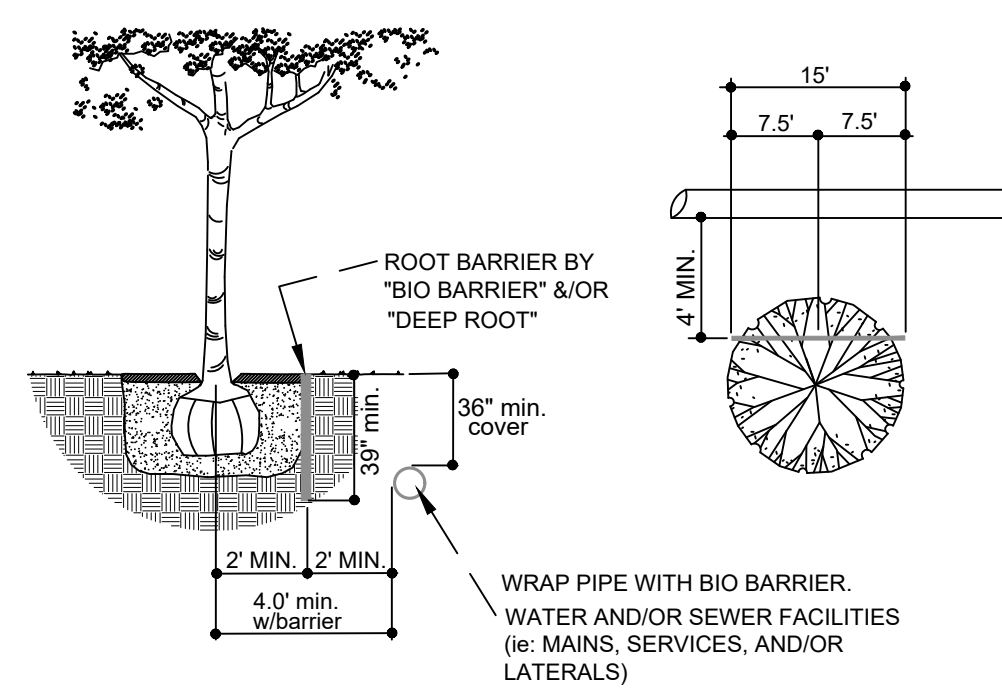


**SHRUB PLANTING DETAIL**  
NOT TO SCALE

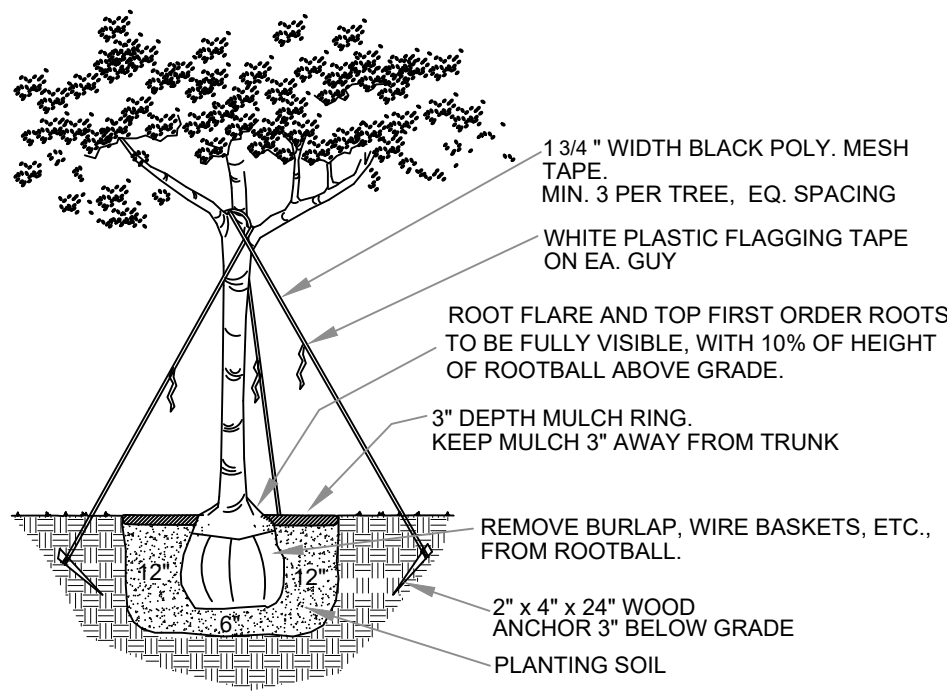
**NOTES**  
1. INSTALL PLANTS WITH ADEQUATE SETBACK TO INSURE GROWTH WITHOUT INTERFERENCE BETWEEN PLANT GROWTH TYPES, AND WITHOUT OVERLAPPING PAVEMENT, STRUCTURES, ETC..  
2. INSTALL PLANTS IN SHRUB MASSES USING TRIANGULAR SPACING UNLESS OTHERWISE NOTED.



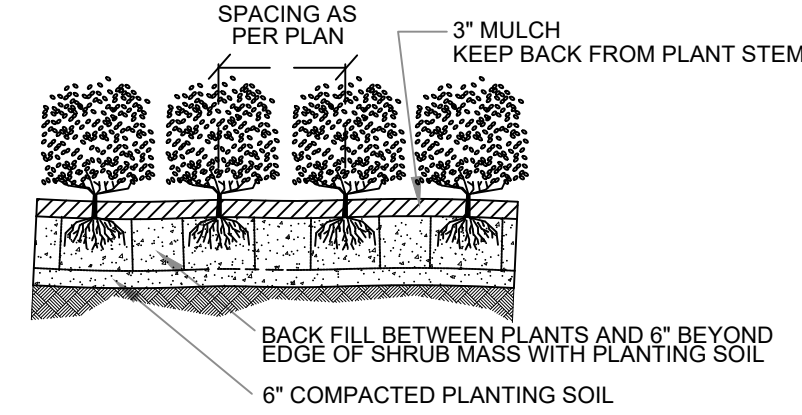
**SHRUB SPACING**  
NOT TO SCALE



**ROOT BARRIER DETAIL**  
NOT TO SCALE

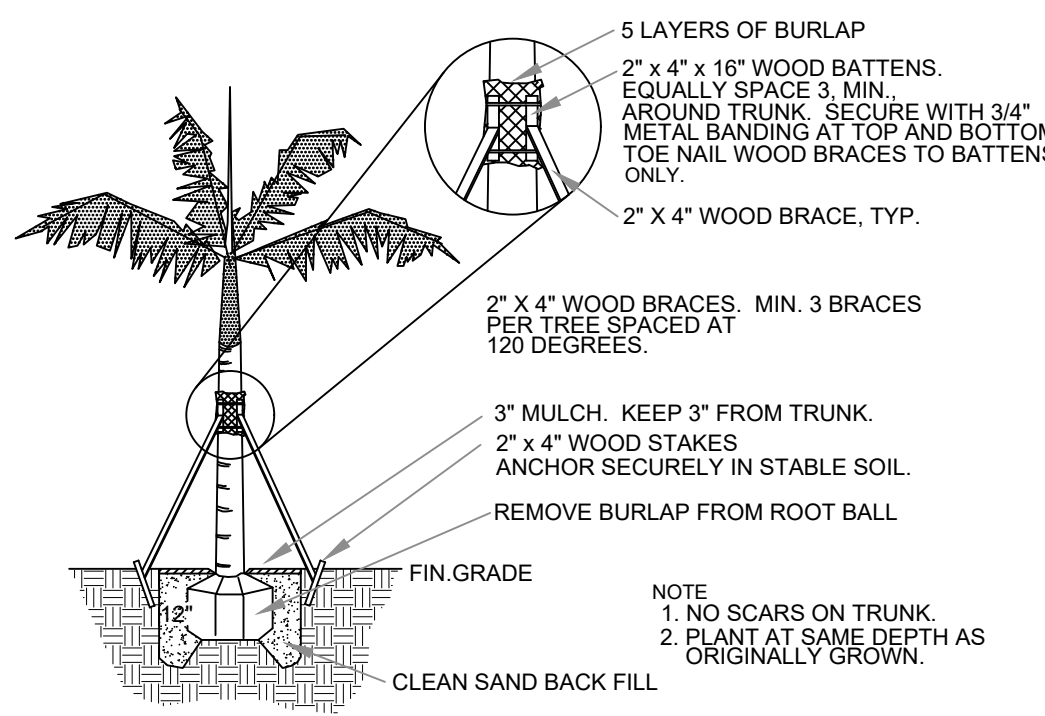


**TREE PLANTING DETAIL**  
NOTE: MULTI-TRUNK TREE PLANTING SIMILAR N.T.S.

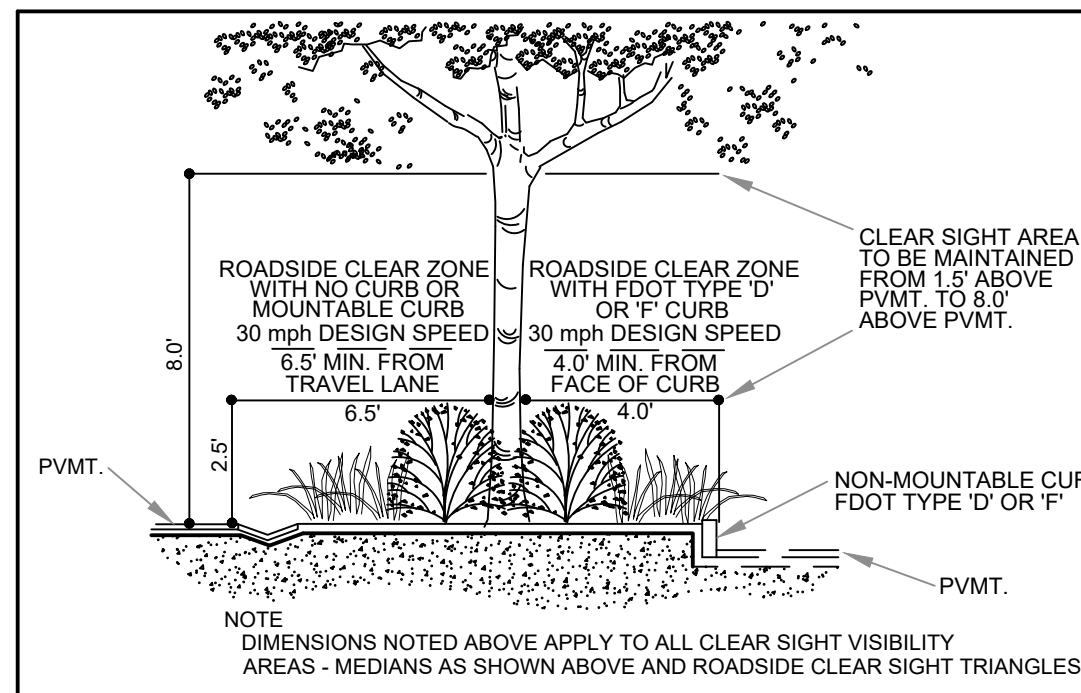


**NOTE**  
PLANT AT SAME DEPTH AS ORIGINALLY GROWN

**SHRUB MASS PLANTING**  
NOT TO SCALE



**PALM PLANTING DETAIL**  
NOT TO SCALE



**SECTION CLEAR SIGHT AREA WITHIN THE SAFE SIGHT DISTANCE TRIANGLE & ROADSIDE CLEAR ZONE**  
NOT TO SCALE

## LANDSCAPE NOTES

- ALL LANDSCAPE AND SPECIFICATIONS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS PROVIDED BY CITY OF OCEAN RIDGE LAND DEVELOPMENT REGULATIONS.
- ALL PLANTING MATERIAL SHALL MEET OR EXCEED FLORIDA GRADE #1 AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION.
- ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR ACCEPTANCE.
- LANDSCAPE SHALL BE PLACED TO EDGE OF ABUTTING STREETS, CANALS, LAKES OR OTHER LANDS.
- ALL MECHANICAL EQUIPMENT, AIR CONDITIONING, IRRIGATION PUMP STATIONS AND EQUIPMENT, FPL TRANSFORMERS, POOL PUMPS, ETC. MUST BE SCREENED ON THREE (3) SIDES BY LANDSCAPE SHRUBS.  
NOTE: THE QUANTITY OF SCREENING SHRUBS MAY BE IN ADDITION TO THE REQUIRED NUMBER OF SHRUBS AS PROVIDED IN THE CODE CALCULATION TABLE. ALL SCREENING SHRUBS SHALL BE PLANTED FOR PROPER OPERATION OF EQUIPMENT BEING SCREENED AND/OR PER THE REQUIREMENTS OF THE UTILITY AS NECESSARY.
- QUYING/STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES, ETC. TO PENETRATE OUTER SURFACES OF TREES, PALMS OR OTHER PLANTED MATERIAL. TREES, PALMS AND PLANT MATERIAL WILL BE REJECTED DUE TO THIS PRACTICE.
- BURLAP MATERIAL, WIRE CAGES, PLASTIC/CANVAS STRAPS, ETC. MUST BE CUT AND REMOVED FOR THE TOP ONE-HALF (1/2) DEPTH OF THE ROOT BALL. TREES AND SHRUBS GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE SUCH MATERIAL REMOVED ENTIRELY PRIOR TO PLANTING THE TREE OR SHRUB.
- ALL PLANT MATERIAL SHALL BE FREE OF PESTS, INSECTS, DISEASE, WEEDS, ETC.
- ALL PLANT MATERIAL SHALL BE PLANTED AT THE PROPER DEPTHS, AS ORIGINALLY GROWN AND/OR SO THE TOP OF THE ROOT BALL IS FLUSH OR SLIGHTLY ABOVE FINISHED GRADE IMMEDIATELY AFTER PLANTING. ALL TREES SHOULD PROVIDE TRUNK TAPER WHEN PROPERLY PLANTED AT THE CORRECT PLANTING DEPTH.
- ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING TO ELIMINATE AIR POCKETS IN THE ROOT ZONE AREA.
- UPON COMPLETION OF WORK, THE SITE SHALL BE CLEARED OF ALL DEBRIS, SUPERFLUOUS MATERIALS, AND EQUIPMENT CAUSED BY THIS PERMIT.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLERS. SYSTEM SHALL PROVIDE 100% COVERAGE WITH A 50% OVERLAP (MINIMUM) USING RUST-FREE WATER, EXCEPT ANY PRESERVED AREAS REMAINING IN NATURAL STATE. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED THAT WILL OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SHALL NOT BE DIRECTED AND/OR PROVIDED ONTO IMPERVIOUS SURFACES AND/OR BE DESIGNED OR INSTALLED TO THROW WATER OVER AN IMPERVIOUS SURFACE SUCH AS A SIDEWALK, ETC. HOURS OF OPERATION FOR ALL IRRIGATION SYSTEMS SHALL BE LIMITED TO 5:00 P.M. TO 8:00 A.M. ONLY OR AS MAY BE FURTHER RESTRICTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.
- ALL PLANT MATERIAL AND WORK SHALL BE GUARANTEED FOR ONE-YEAR FROM FULLY EXECUTED SUBSTANTIAL COMPLETION CERTIFICATE. DURING THE ONE YEAR GUARANTEE, ANY PLANT MATERIAL THAT DIES OR IS IN AN UNHEALTHY CONDITION SHALL BE REPLACED WITH THE SAME PLANT TYPE AT LEAST EQUAL TO THE SIZE AND QUALITY ORIGINALLY SPECIFIED. THE REPLACEMENT MATERIAL SHALL ALSO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ITS INSTALLATION. THE GUARANTEE WILL BE NULL AND VOID IF PLANT MATERIAL IS DAMAGED OR KILLED BY LIGHTNING, HURRICANE FORCE WINDS, HAIL OR FREEZE.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THERE ARE NOT CONFLICTS WITH ABOVE OR BELOW GROUND UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY OWNER IF CONFLICTS EXIST.
- ANY TREES TO REMAIN SHALL BE PRUNED IN SUCH A WAY TO PROMOTE PROPER HORTICULTURAL AND NATURAL TREE GROWTH.
- ALL TREES AND PALMS SHALL BE PLACED A MINIMUM OF 5' FROM UNDERGROUND UTILITIES.
- GROUND COVERS SHALL BE SPACED AS NOTED OR TO INSURE GROUND COVER WITHIN 6 MONTHS OF PLANTING.
- ALL EXISTING PLANTING BED SOILS SHALL BE REPLACED TO A DEPTH OF 30 INCHES.
- MULCH SHALL BE EUCALYPTUS OR MELALEUCA MULCH. ALL TREES ARE TO HAVE A 30" RING COVERED WITH A 3" LAYER OF COMPACTED MULCH. ALL SHRUB BEDS WITH A 3" LAYER OF COMPACTED MULCH.
- ALL PLANT MATERIAL SHALL BE FERTILIZED WITH A TABLET FORM BALANCED FERTILIZER CONTAINING MINOR ELEMENTS. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR RATES. SOD AREAS SHALL BE FERTILIZED WITH A GRANULAR FORM BALANCED FERTILIZER WITH MINOR ELEMENTS FOLLOWING MANUFACTURER'S RECOMMENDATIONS FOR RATES.
- PLANTING SOIL SHALL BE A MIX OF 1/3 NATIVE SOIL, 1/3 CLEAN SAND & 1/3 PEAT. IF NATIVE SOIL IS UNACCEPTABLE, CONTACT LANDSCAPE ARCHITECT.
- ALL LANDSCAPING SHALL BE INSTALLED IN A WORKMANLIKE MANNER, AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH QUALITY PLANT MATERIALS AS HEREIN DESCRIBED.
- ALL PROHIBITED PLANT SPECIES SHALL BE REMOVED FROM THE SITE.



REVISIONS	DATE	BY

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

103 BONITA DRIVE  
**LANDSCAPE DETAILS**  
RES: LANE BEACH

DATE	10/31/24
DRAWN BY	GAH
F.B./ PG.	HDS
SCALE	1" = 40'

SUBMITTED BY:  
G. ALLAN HENDRICKS  
LANDSCAPE ARCHITECT  
No. LA6666974  
STATE OF FLORIDA  
-EXP. THE FIRM-  
DATE Jul 25, 2025

JOB # 11165  
SHT. NO.  
**LP-2**  
OF 2 SHEETS



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www.nagyarchitecture.com  
FL REG AR95926

Nagy Architecture LLC  
1388 NW 2nd Avenue, St. #4A  
Boca Raton, Florida 33432  
Tel: 561-289-1634  
Tel: 561-549-1986

PROFESSIONAL SEAL



George A. Nagy, FL REG AR66209  
REGISTERED ARCHITECT STATE OF FLORIDA  
ARCHITECT'S SIGNATURE:

CLIENT:  
GARY REISNER  
103 BONITO DRIVE LLC  
711 SE 8th Court  
Delray Beach, FL 33483

PROJECT:

NEW RESIDENCE AT:  
103 Bonito Drive  
OCEANRIDGE, FLORIDA

REVISIONS:	
#	DATE

DWG INFO:  
ISSUE DATE: 08-25-25  
PROJECT #: 22000  
DRAWN BY: GAN, LBN  
CHECKED BY: GAN

DWG DESCRIPTION:  
3D-COLOR RENDERING  
STREETSCAPE VIEW  
ISSUE FOR DEVELOPMENT  
PLAN REVIEW STEP 2

SHEET #:  
**A-7.1**



DPR STEP-2, 3D-RENDERED WEST (RIGHT) ELEVATION SCALE: N.T.S. 2



DPR STEP-2, 3D-RENDERED NORTH (FRONT) ELEVATION SCALE: N.T.S. 1



www.nagyarchitecture.com  
FL REG AR95926

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Boca Raton, Florida 33432  
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Tel: 561-549-1986

PROFESSIONAL SEAL



George A. Nagy FL REG AR95926  
REGISTERED ARCHITECT STATE OF FLORIDA

ARCHITECT'S SIGNATURE:

CLIENT:  
GARY REISNER  
103 BONITO DRIVE LLC  
711 SE 8th Court  
Delray Beach, FL 33483

PROJECT:

NEW RESIDENCE AT:  
103 Bonito Drive  
OCEANRIDGE, FLORIDA

REVISIONS:	
#	DATE

DWG INFO:  
ISSUE DATE: 08-25-25  
PROJECT #: 22000  
DRAWN BY: GAN, LBN  
CHECKED BY: GAN

DWG DESCRIPTION:  
3D-COLOR RENDERED  
ELEVATIONS  
ISSUE FOR DEVELOPMENT  
PLAN REVIEW STEP 2

SHEET #:  
**A-7.2**

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DPR STEP-2, 3D-RENDERED EAST (LEFT) ELEVATION SCALE: N.T.S. 2



DPR STEP-2, 3D-RENDERED SOUTH (REAR) ELEVATION SCALE: N.T.S. 1


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Nagy Architecture LLC  
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Boca Raton, Florida 33432  
Tel: 561-289-1634  
Tel: 561-549-1986

PROFESSIONAL SEAL



George A. Nagy FL REG AR95926  
REGISTERED ARCHITECT STATE OF FLORIDA

ARCHITECT'S SIGNATURE:

CLIENT:  
GARY REISNER  
103 BONITO DRIVE LLC  
711 SE 8th Court  
Delray Beach, FL 33483

PROJECT:

NEW RESIDENCE AT:  
103 Bonito Drive  
OCEANRIDGE, FLORIDA

REVISIONS:	
#	DATE

DWG INFO:

ISSUE DATE: 08-25-25  
PROJECT #: 22000  
DRAWN BY: GAN, LBN  
CHECKED BY: GAN

DWG DESCRIPTION:

3D-COLOR RENDERED  
ELEVATIONS  
ISSUE FOR DEVELOPMENT  
PLAN REVIEW STEP 2

SHEET #:  
**A-7.3**

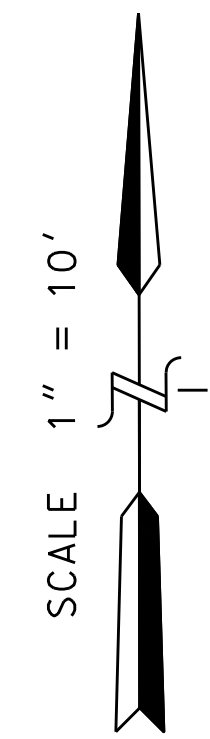
LEGAL DESCRIPTION

Lot 103, Plat of "ADDITION NO. 1 McCORMICK MILE", according to the plat thereof, as recorded in Plat Book 25, Page 181, of the public records of Palm Beach County, Florida

SHEET INDEX:

- GR1. PAVING, GRADING, & DRAINAGE PLAN
- GR2. SITE CROSS SECTIONS
- GR3. PAVING, GRADING, DRAINAGE, & EROSION CONTROL DETAILS
- PP1. STORMWATER POLLUTION PREVENTION PLANS
- WI. CITY OF BOYNTON BEACH STANDARD WATER DETAILS

# NEW RESIDENCE AT 101 BONITO DRIVE, LOT 103 CIVIL ENGINEERING PLANS



ABBREVIATIONS

AC	AIR CONDITIONER UNIT & PAD
BCR	BROWARD COUNTY RECORDS
BFE	BASE FLOOD ELEVATION
BFP	BACKFLOW PREVENTOR
CB	CATCH BASIN
CBS	CONCRETE BLOCK STUCCO
CPP	CONCRETE POWER POLE
DE	DRAINAGE EASEMENT
EX	EXISTING
FF EL	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
GV	GATE VALVE
HH	HAND HOLE
INV	INVERT
PB, PG	PLAT BOOK & PAGE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
TYP.	TYPICAL
UE	UTILITY EASEMENT
WM	WATER MAIN
WPP	WOOD POWER POLE
YD	YARD DRAIN

TOWN OF OCEAN RIDGE GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF OCEAN RIDGE ENGINEERING AND/OR BUILDING DEPARTMENT.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
3. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
5. ALL SIDEWALKS AND PATIOS SHALL BE SLOPED AWAY FROM THE HOUSE.
6. MAXIMUM GRASS SLOPES SHALL NOT EXCEED 4:1.
7. CONTRACTOR SHALL COORDINATE GRADING PLAN WITH LANDSCAPE ARCHITECT.
8. REMOVE ALL ORGANIC AND DELETERIOUS MATERIAL BETWEEN THE EDGE OF PAVEMENT AND RIGHT OF WAY LINE (SODDED SWALE). NO MATERIAL OF FOOT CLASS A5, A7, OR A8 SHALL BE ALLOWED IN THE RIGHT OF WAY.

DRAINAGE CALCULATIONS:

SITE DATA

TOTAL SITE AREA	: 10,261 SF
BUILDING FOOTPRINT	: 1,921 SF
IMPERVIOUS (DRIVEWAY)	: 401 SF
IMPERVIOUS (PATIO, WALK, STONES)	: 1,255 SF
PERVIOUS AREA	: 6,684 SF

RETENTION VOLUME FOR 1" ACROSS SITE:

RUNOFF TO RETAIN = 1" x [AREA] x (1 FT/12 IN)	
RUNOFF TO RETAIN = 1" x (10,261 SF) x (1 FT/12 IN)	
RUNOFF TO RETAIN = 855 CF	

RETENTION VOLUME REQUIRED =	855 CF
RETENTION VOLUME PROVIDED =	1,616 CF

THE RETENTION VOLUME NOTED ABOVE IS PROVIDED IN EXFILTRATION TRENCHES, WITH SOME ADDITIONAL (THOUGH NOT COMPUTED) IN GRASS SWALES.

INCLUDED WITH THIS SUBMISSION ARE THE EXFILTRATION TRENCH CALCULATIONS. THE HYDRAULIC CONDUCTIVITY IS 5.30 X 10<sup>-4</sup> (-4) CFS/FT-HEAD PER THE TEST EXFILTRATION PERFORMED BY NUTTING ENGINEERS OF FLORIDA, INC.

CONTROL WATER ELEVATION:

1. PER THE GEOTECHNICAL REPORT THE GROUNDWATER WAS LOCATED BETWEEN 7 FT - 8 FT BELOW THE SURFACE. THEREFORE, THE AVERAGE WET SEASON WATER ELEVATION IS ASSUMED TO BE 2' ABOVE THIS, OR ABOUT 1.0 NAVD.

FLOOD ZONE DATA:

FLOOD ZONE	: AE
BASE FLOOD ELEVATION	: 6.0 NAVD
COMMUNITY PANEL #	: 125134
FLOOD PANEL #	: 12099C 0791F
EFFECTIVE DATE	: 10/05/17

TOPOGRAPHY NOTE:

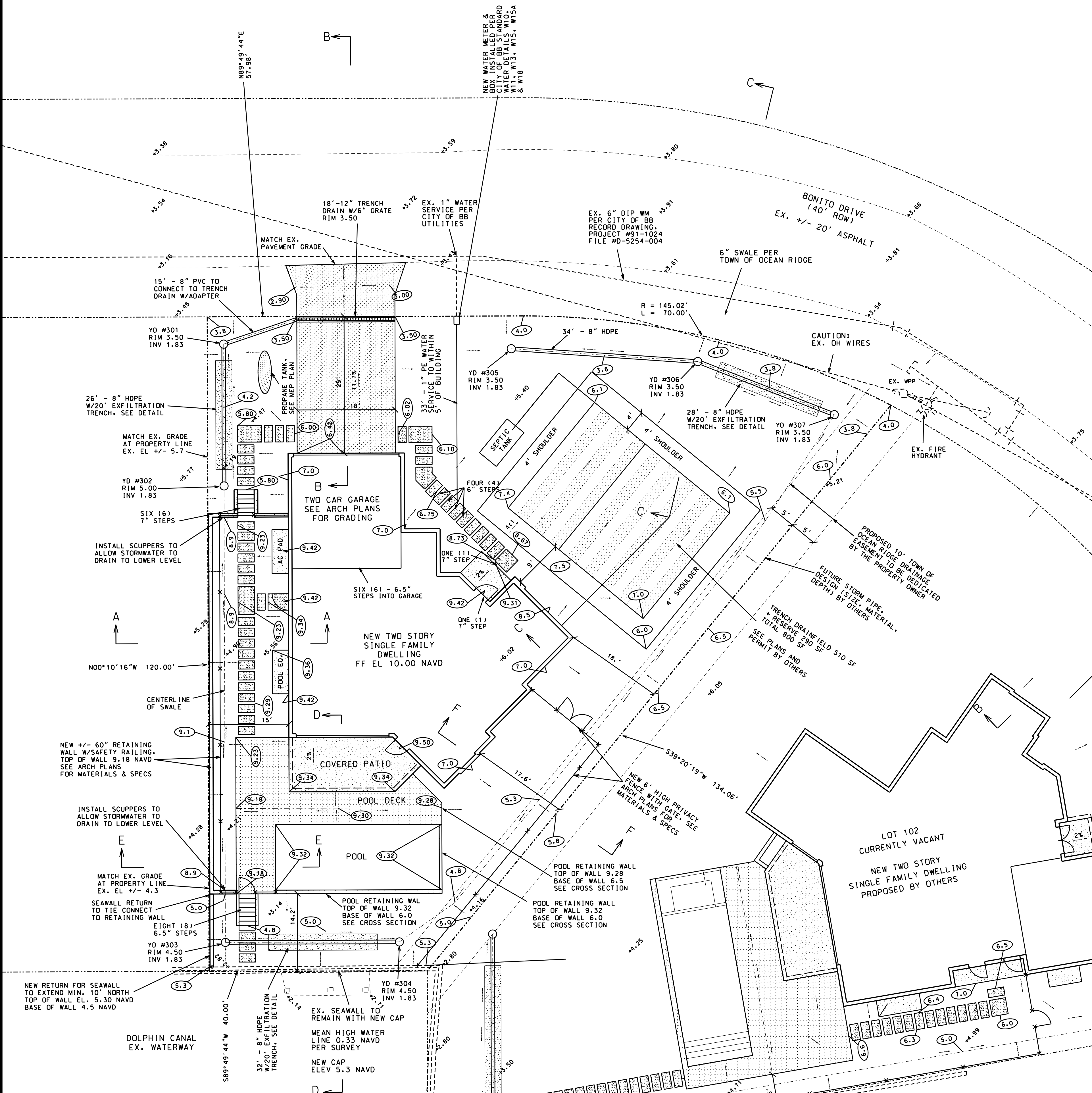
1. ALL EXISTING AND PROPOSED ELEVATIONS ON THIS PLAN ARE IN NAVD 88.

DEMOLITION/TREE PRESERVATION/CLEARING NOTES

1. CONTRACTOR SHALL APPLY FOR ANY DEMOLITION, CLEARING, TREE REMOVAL, AND/OR TREE PRESERVATION PERMITS, AND ANY OTHER PERMITS AS REQUIRED BY THE TOWN OF OCEAN RIDGE PRIOR TO COMMENCING CONSTRUCTION.

**LEGEND**

	PROPOSED ELEVATION
	EXISTING ELEVATION
	PROPOSED FLOW DIRECTION
	PROPOSED PAVERS
	PROPOSED CONCRETE
	PROPOSED FENCE
	EXISTING SANITARY SEWER MAIN
	EXISTING WATER MAIN
	EXISTING DRAINAGE STRUCTURES

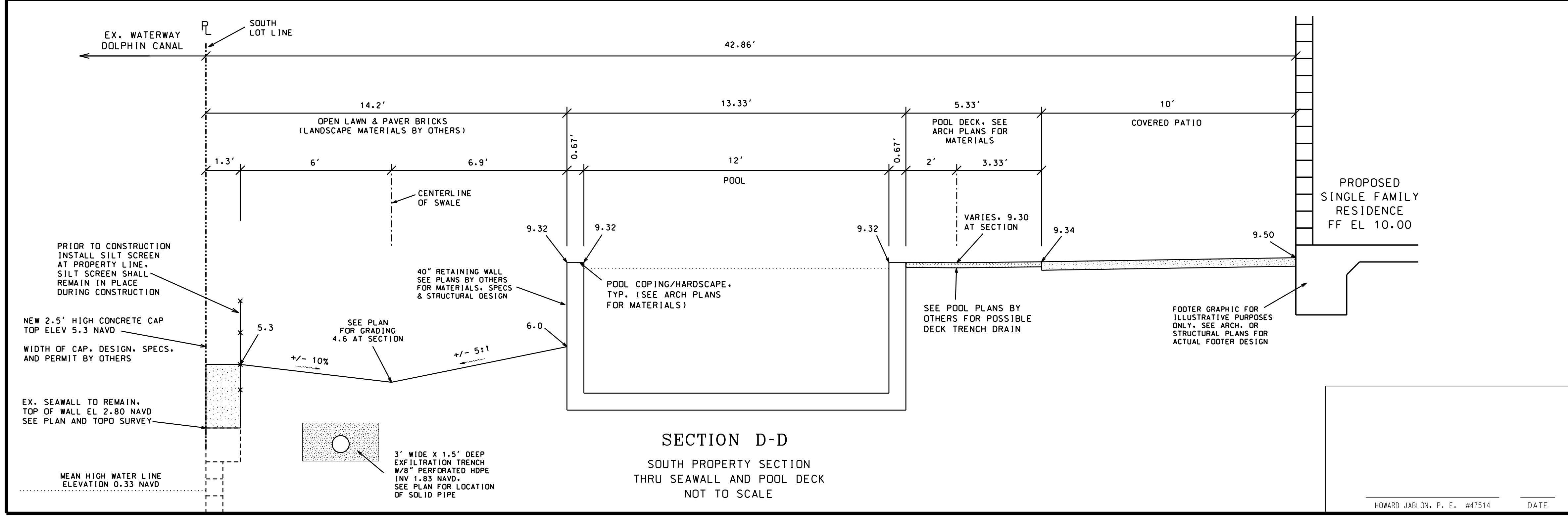
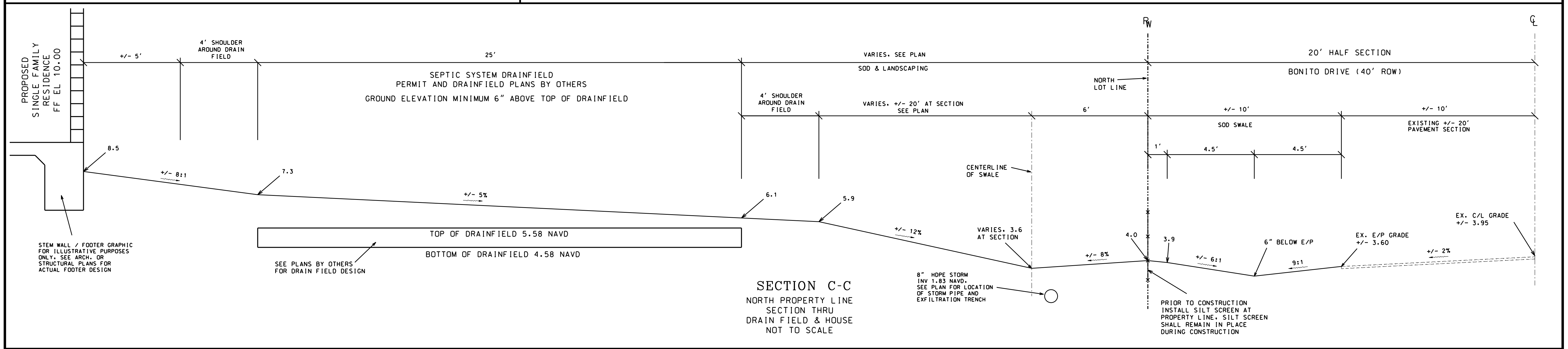
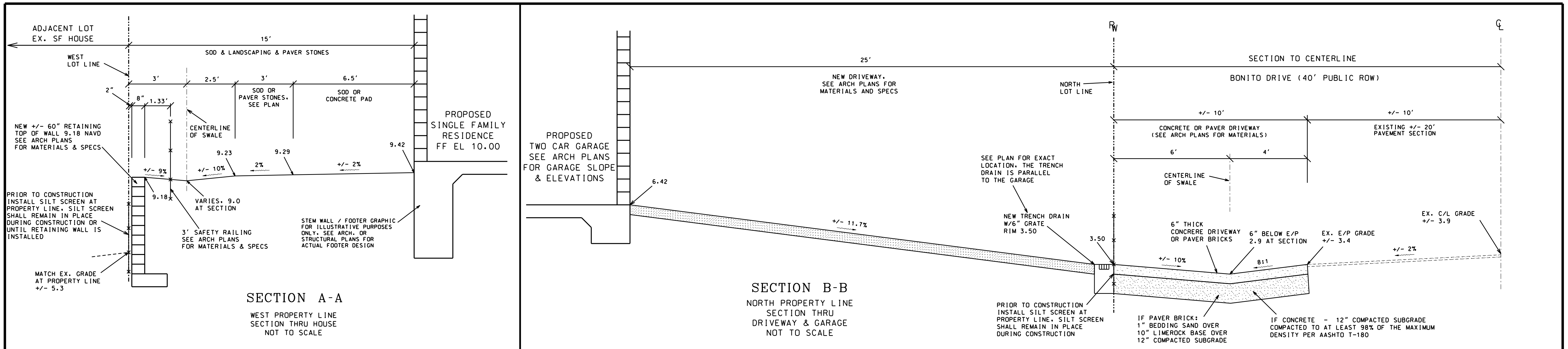


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48 HOURS BEFORE DIGGING  
**CALL SUNSHINE**  
TOLL FREE  
1-800-432-4770  
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

101 BONITO DRIVE, LOT 103  
OCEAN RIDGE, FL 33435

PROJECT:	101 BONITO DRIVE, LOT 103	TITLE:	PAVING, GRADING & DRAINAGE PLAN	SHEET NUMBER	GR1
DATE:	08/08/22	REVISIONS:		OF	3
SCALE:	1" = 10'	DATE:			
DRAWN BY:	HEJ	COMMENTS:			
CHECKED BY:	LJ				
APPROVED BY:	HEJ				
PROJECT #:	22-0091				



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**TOPOGRAPHY NOTE:**  
1. ALL EXISTING AND PROPOSED ELEVATIONS ON THIS PLAN ARE IN NAVD 88.

PROJECT: 101 BONITO DRIVE, LOT 103  
TITLE: SITE CROSS SECTIONS

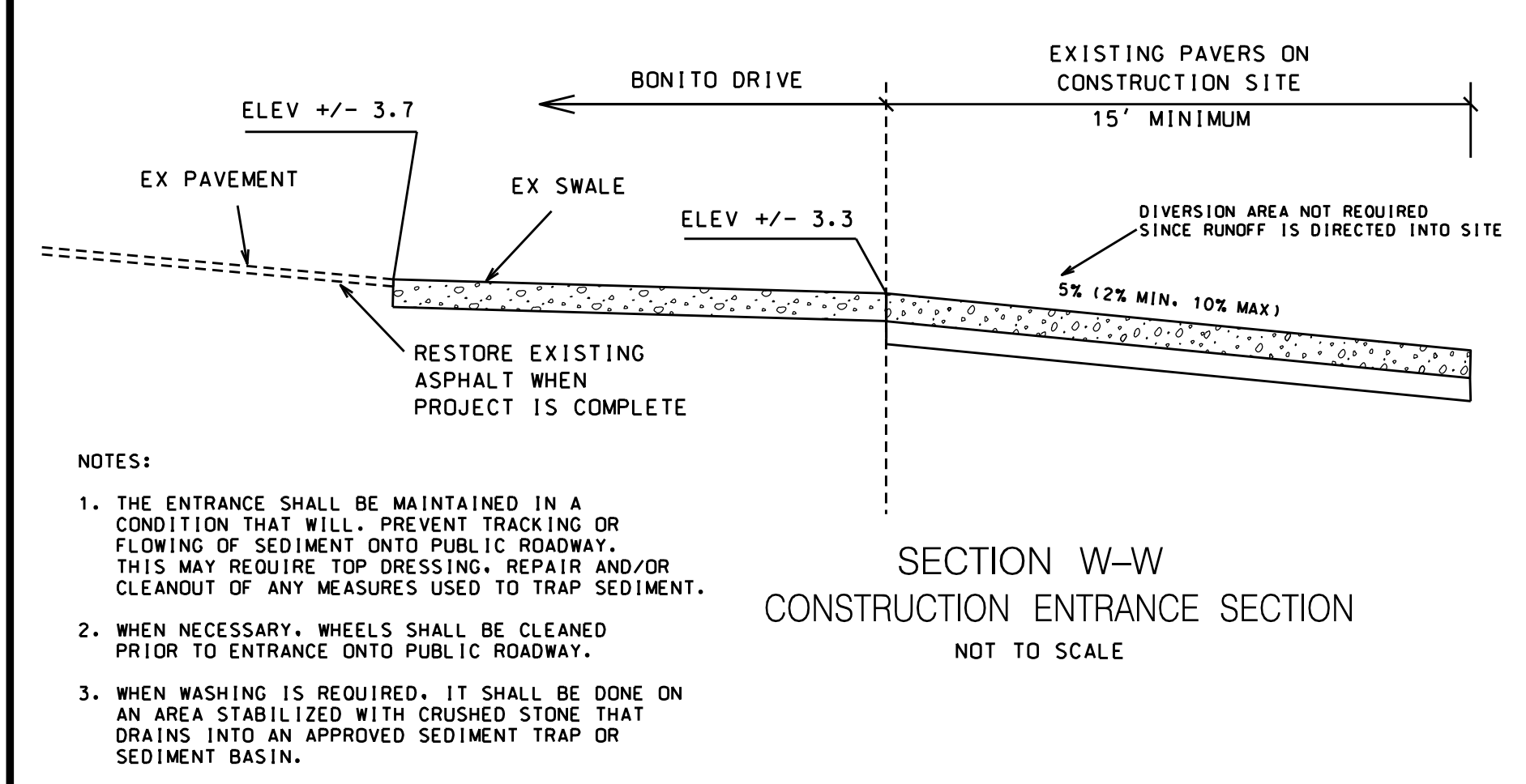
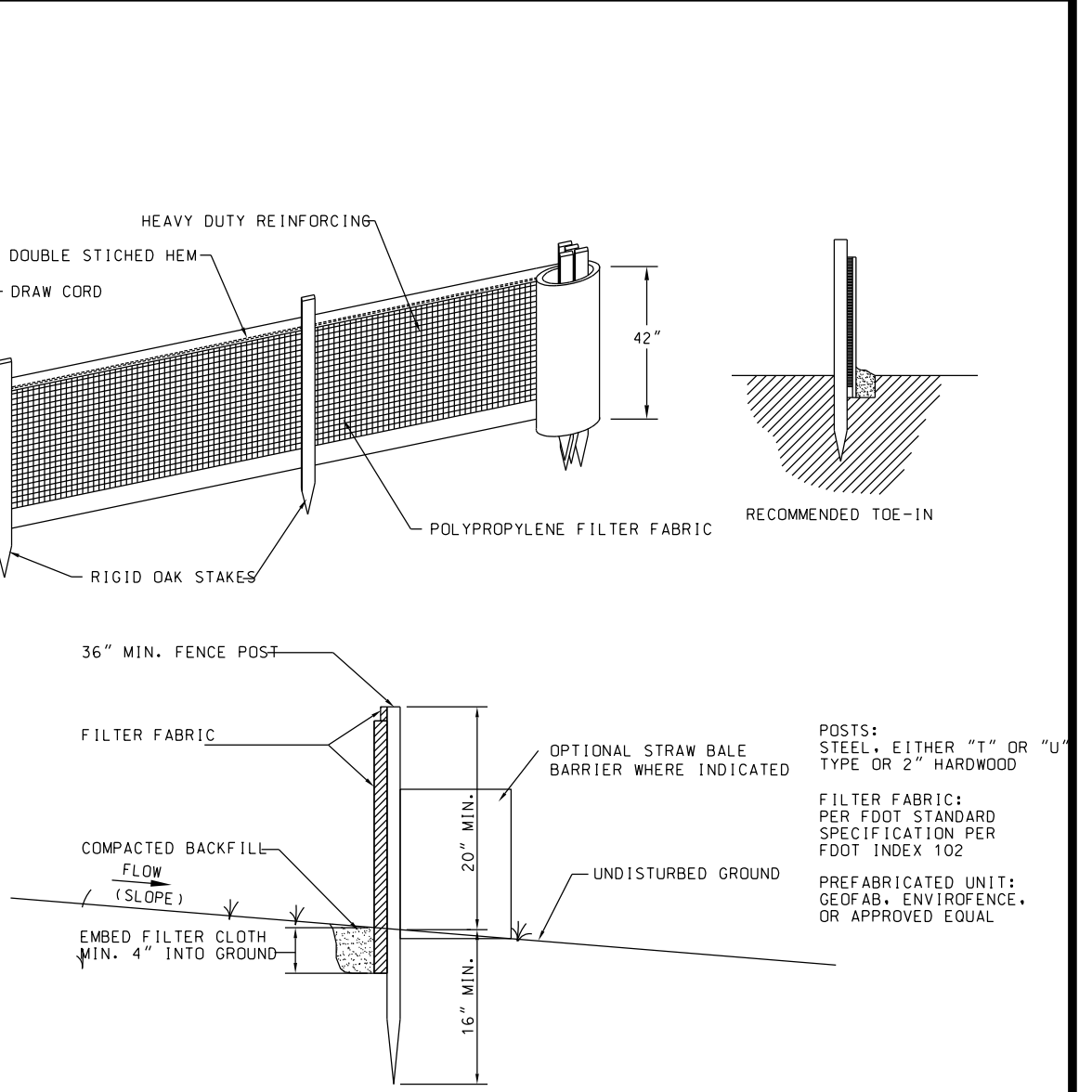
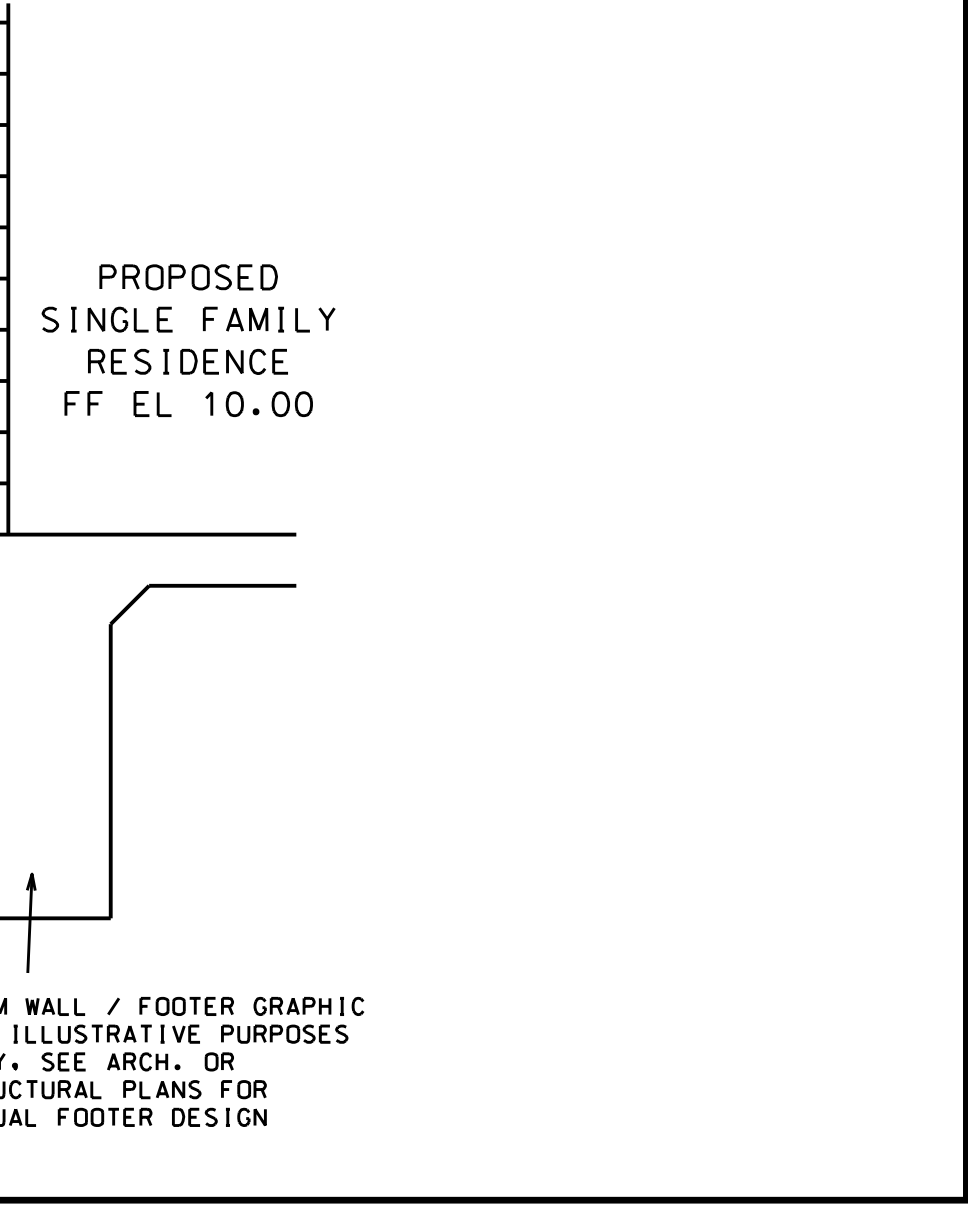
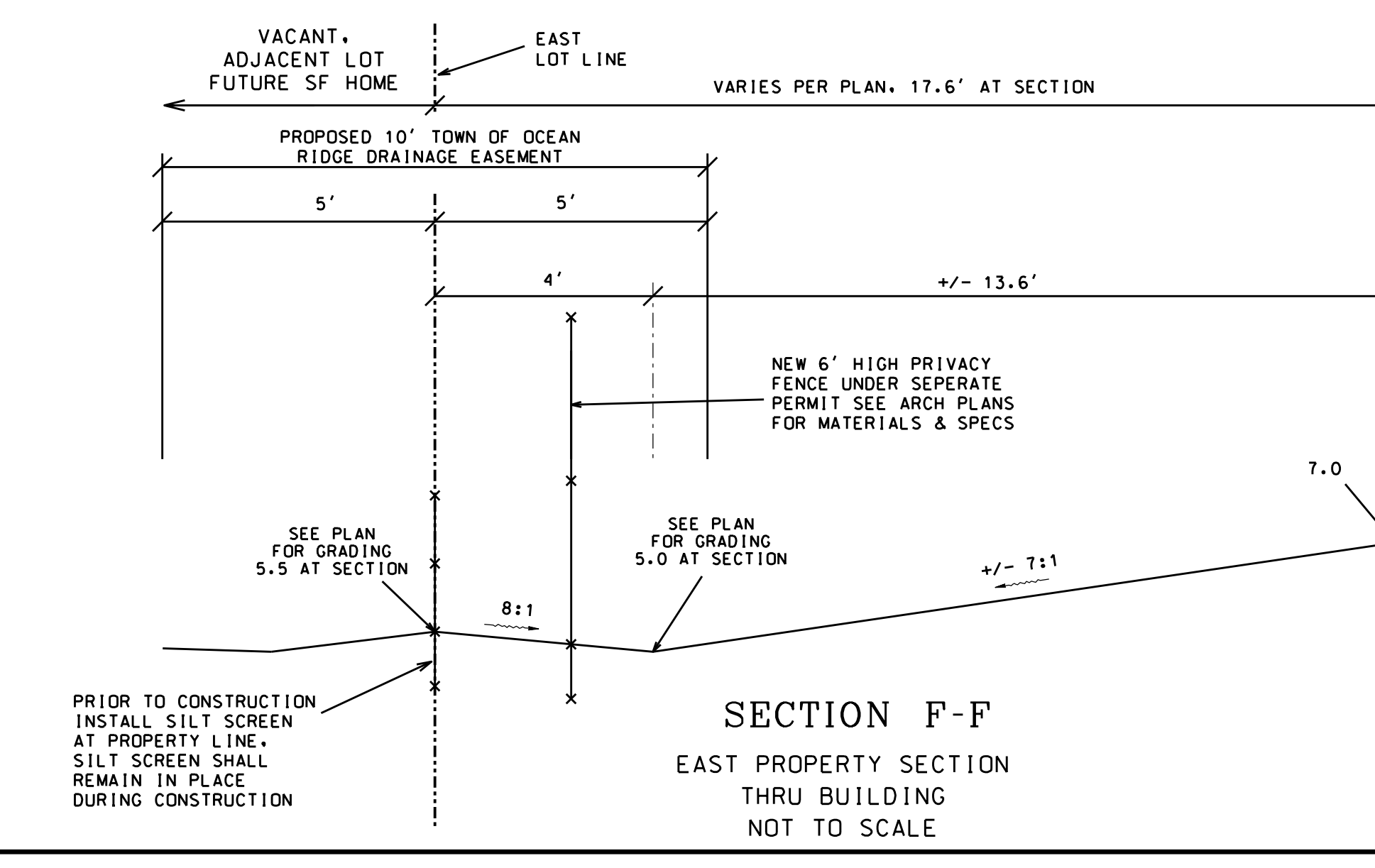
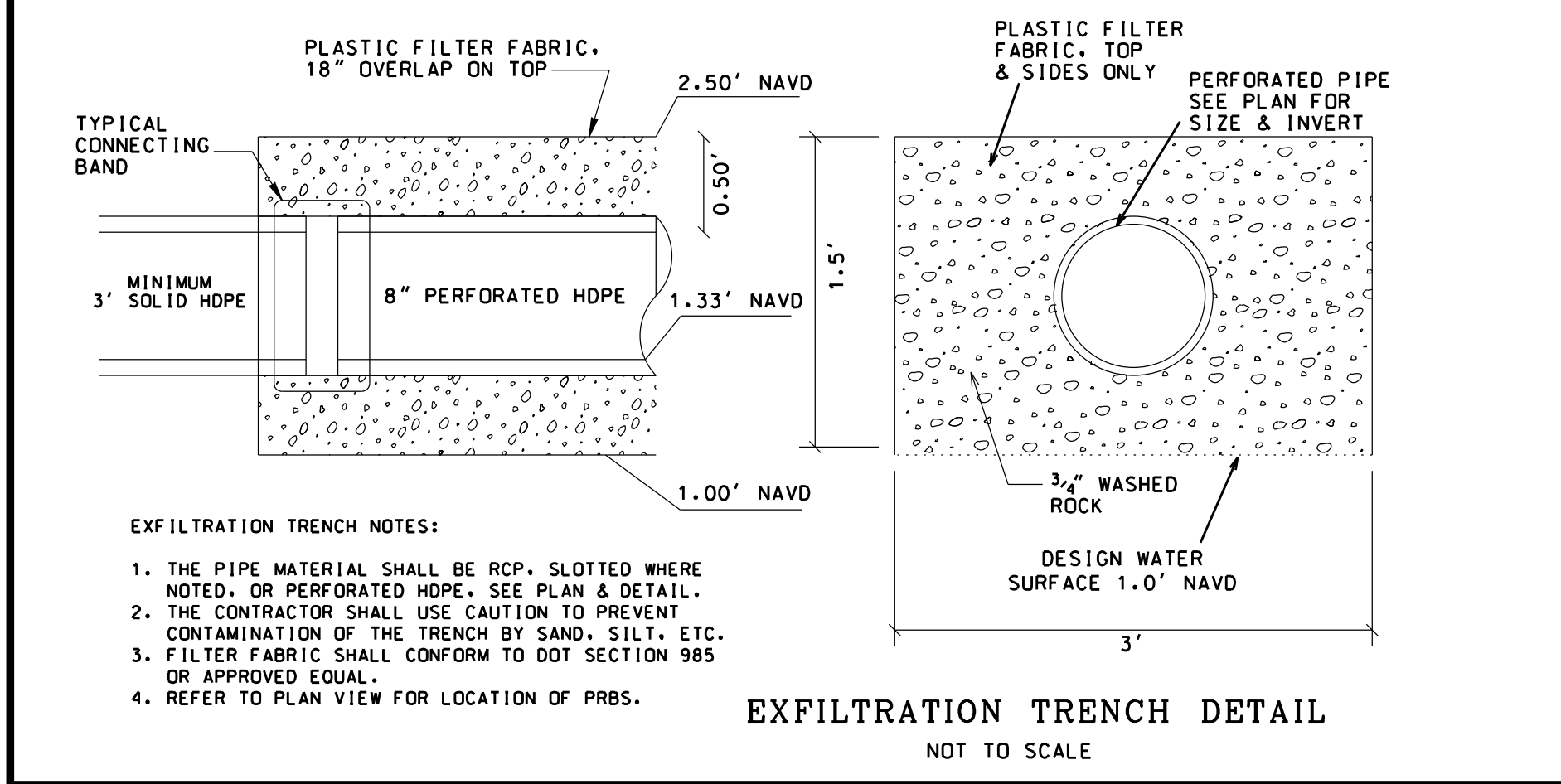
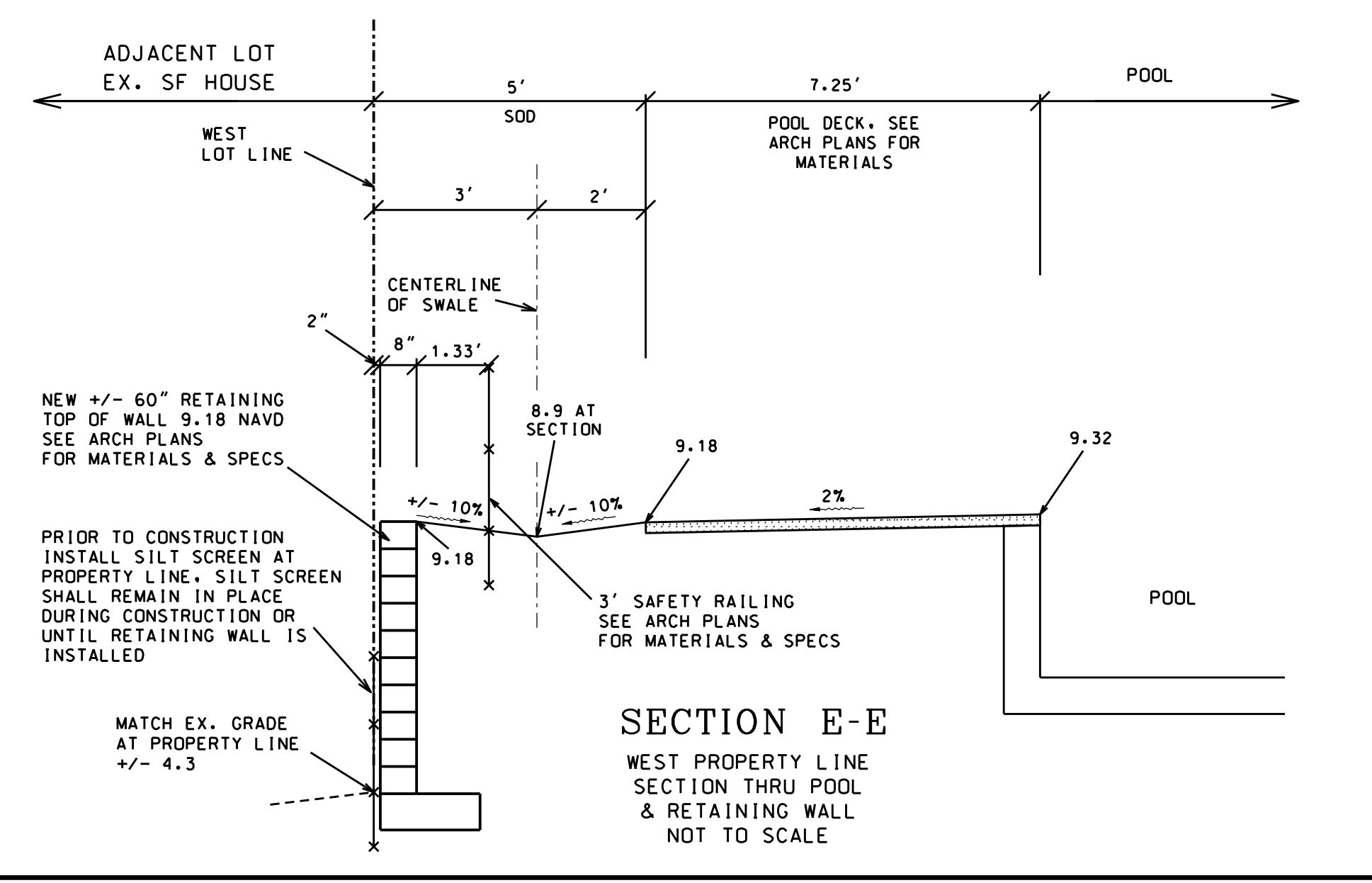
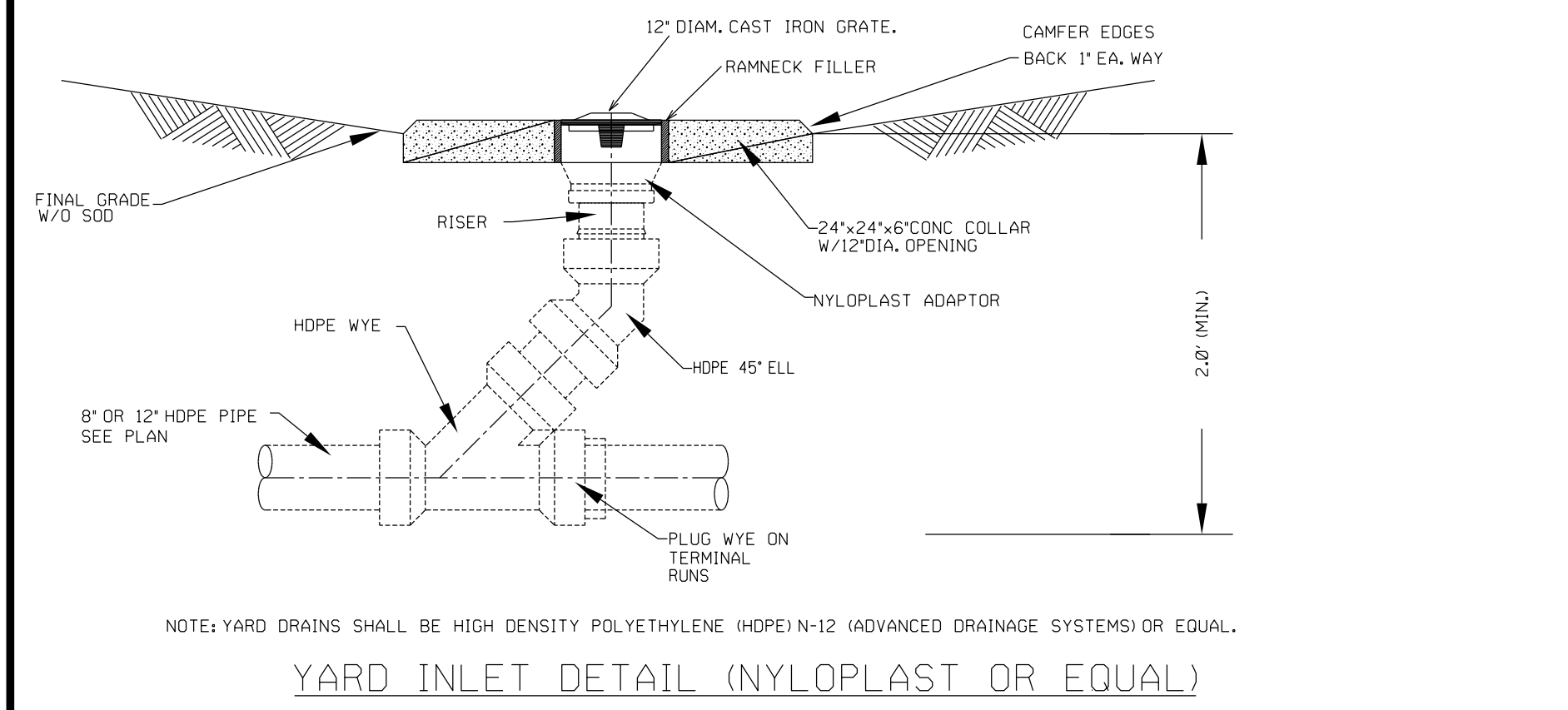
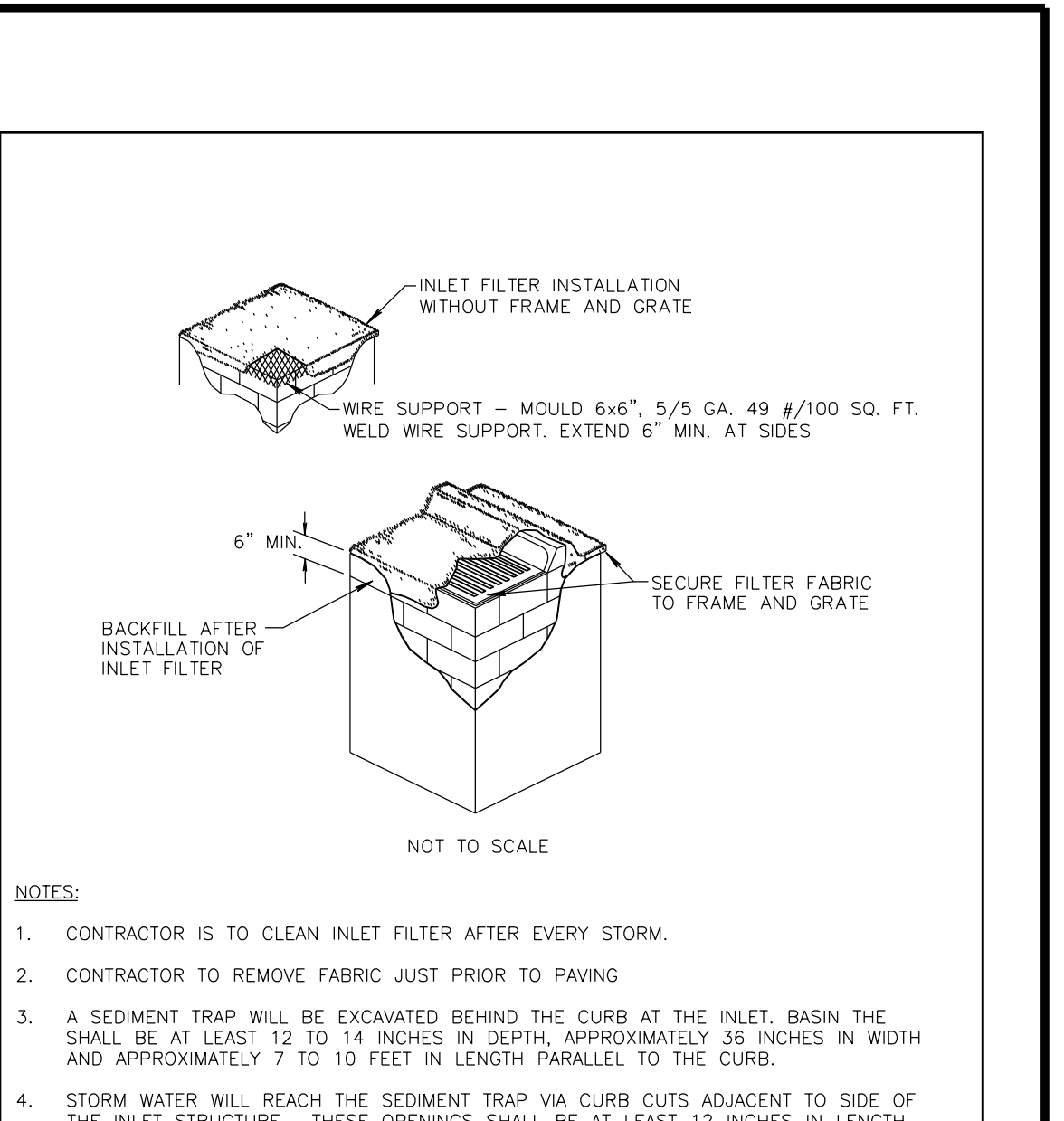
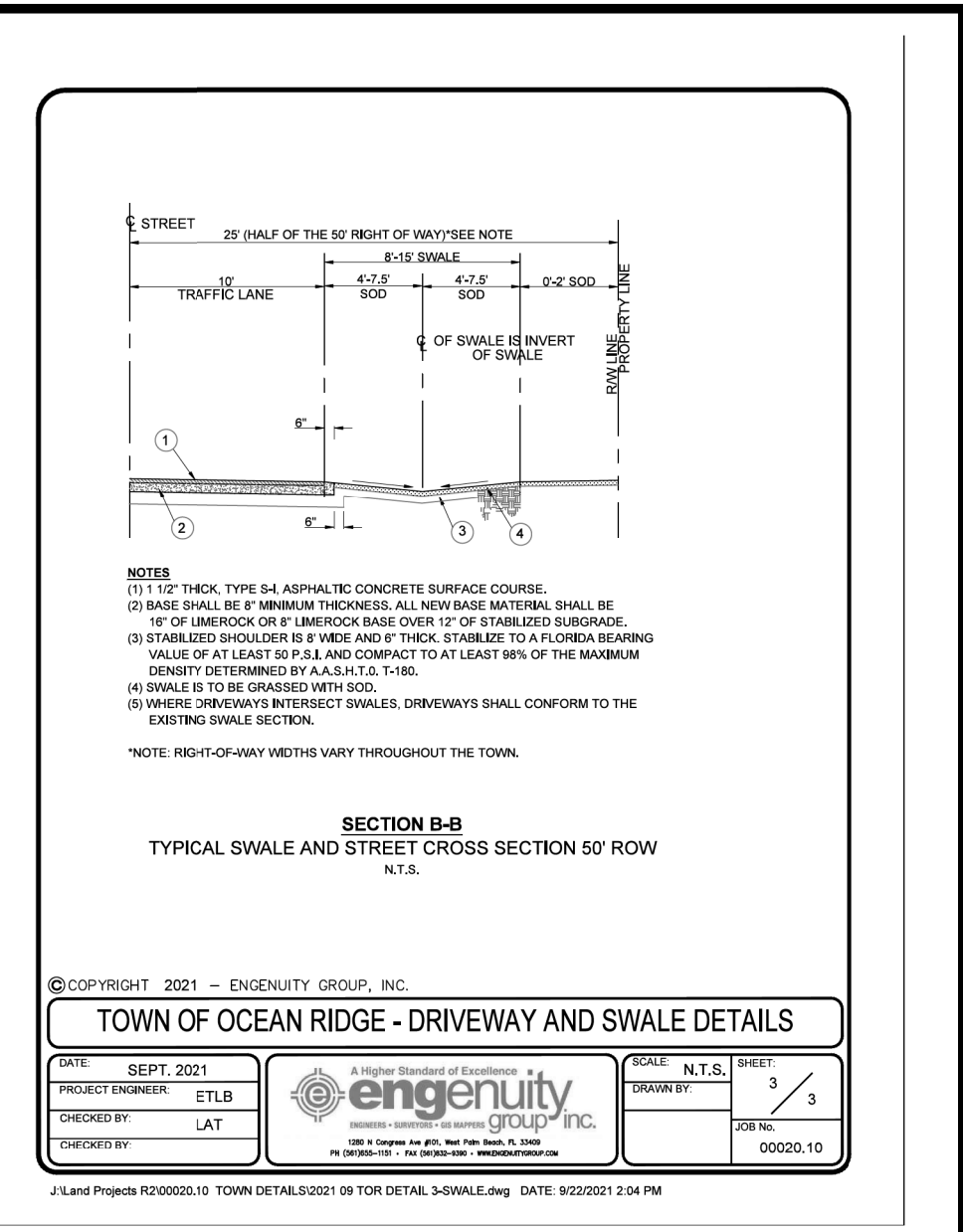
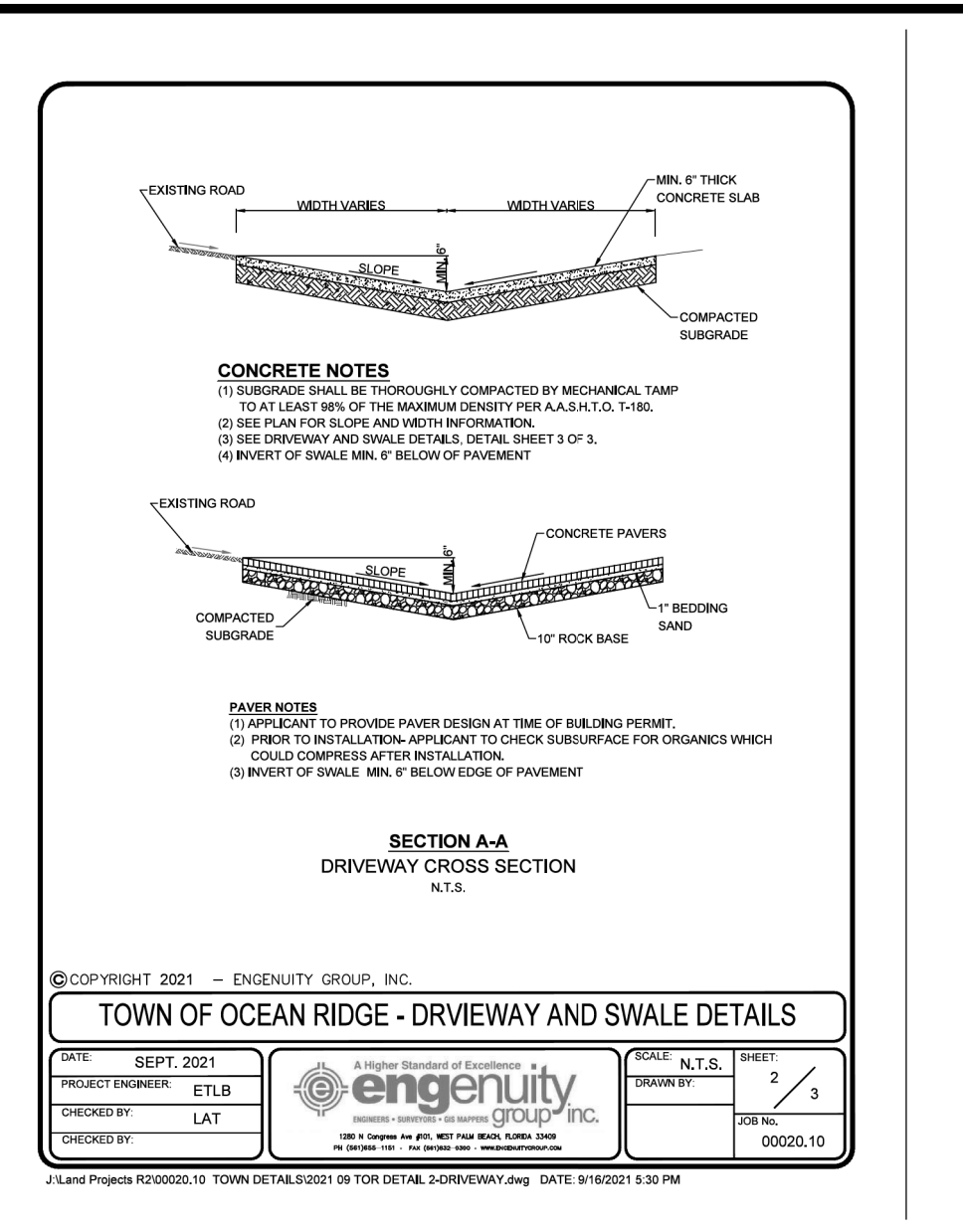
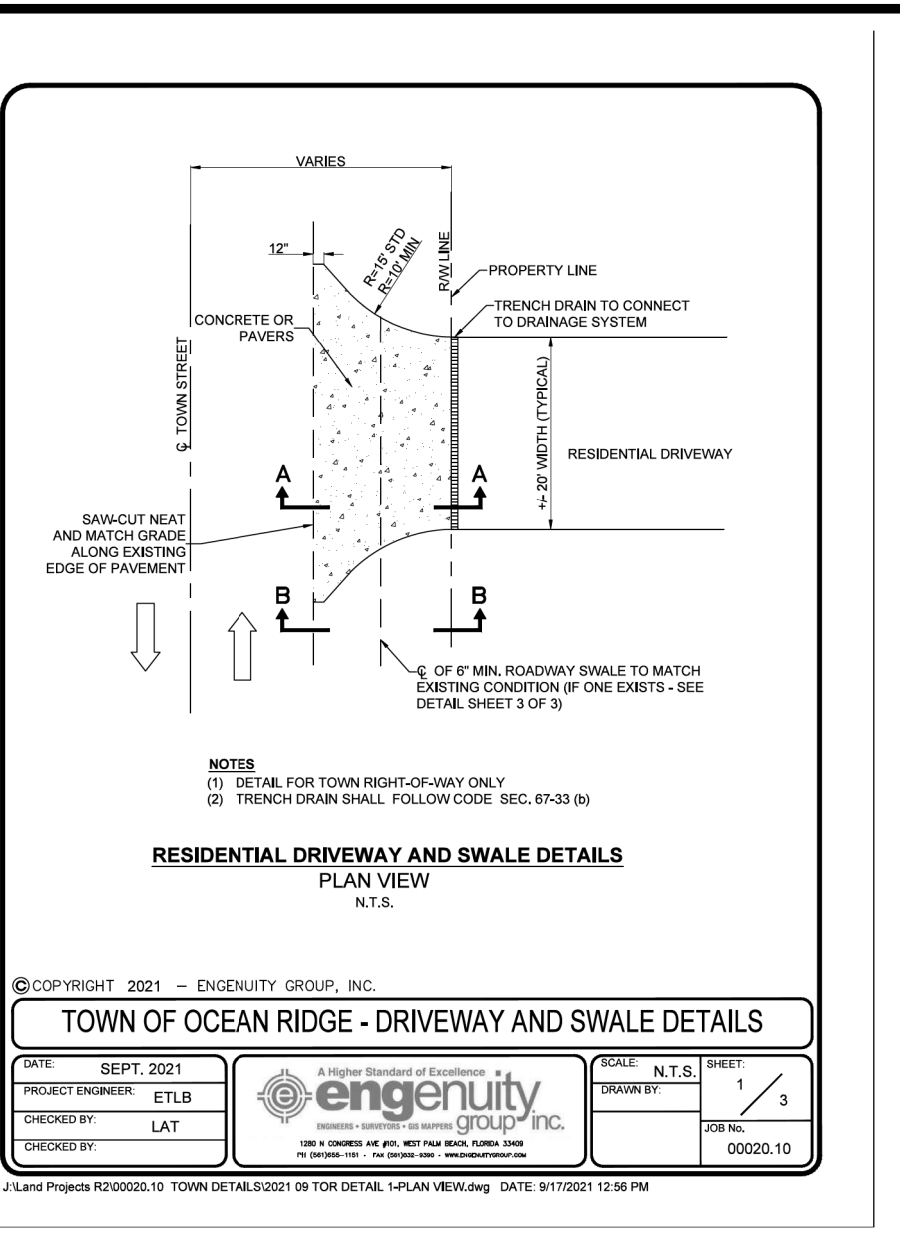
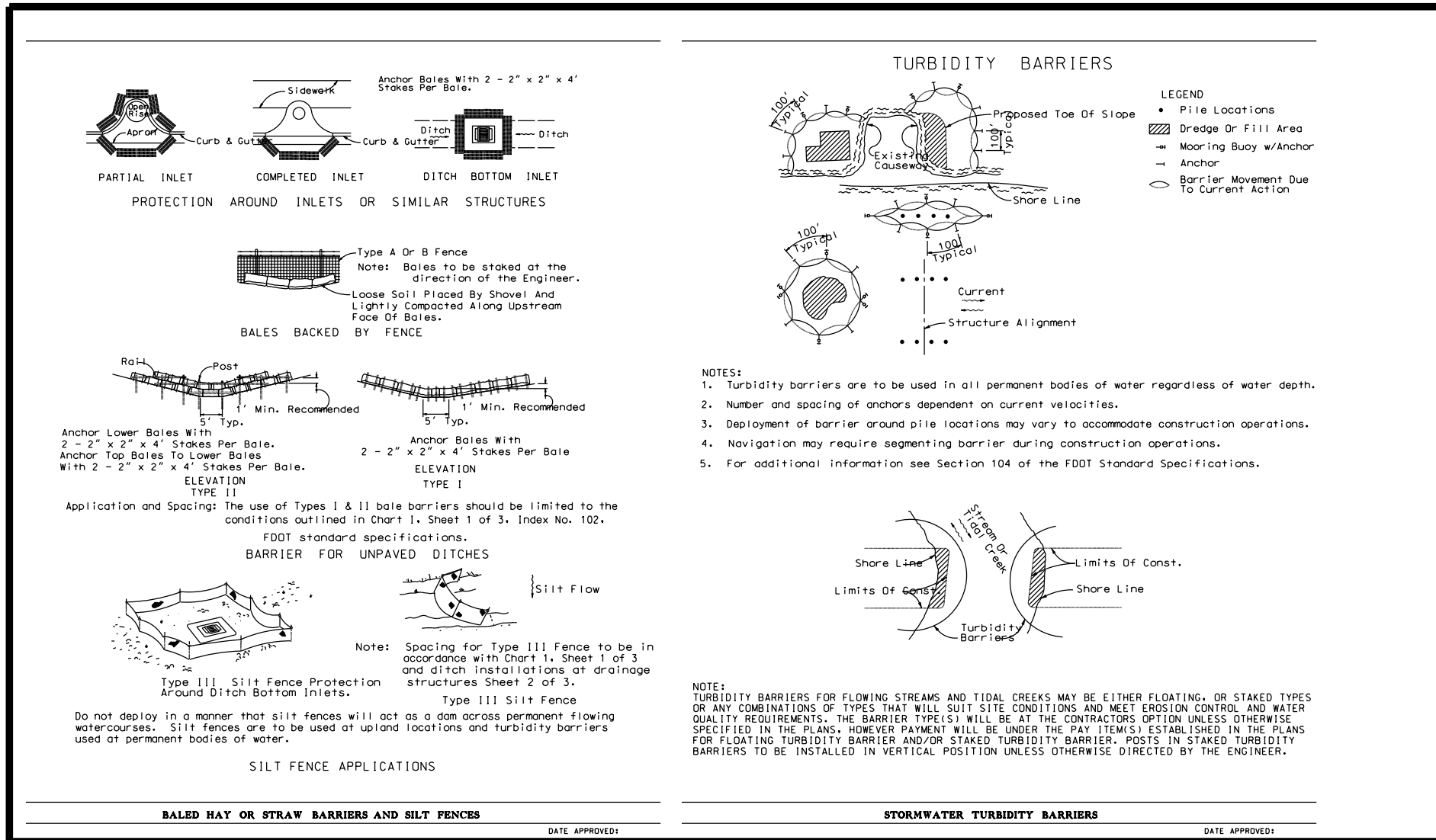
DATE: 08/08/22  
SCALE: NA  
DRAWN BY: HEJ  
CHECKED BY: LJ  
APPROVED BY: HEJ  
PROJECT #: 22-0091

REVISIONS  
DATE COMMENTS  
12/01/22 UPDATE SEAWALL CAP / GRADING PER GC  
09/06/23 UPDATE FF EL, SEAWALL CAP, GRADING PER GC

101 BONITO DRIVE, LOT 103  
OCEAN RIDGE, FL 33435

AJ HYDRO ENGINEERING, INC.  
5932 NW 73RD COURT  
PARKLAND, FL 33067  
TEL (954) 344-7866  
FAX (954) 344-7866

SHEET NUMBER  
GR2  
OF  
3



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**TOPOGRAPHY NOTE:**

1. ALL EXISTING AND PROPOSED ELEVATIONS ON THIS PLAN ARE IN NAVD 88.

101 BONITO DRIVE, LOT 103  
OCEAN RIDGE, FL 33435

TITLE: PAVING, GRADING, DRAINAGE & EROSION CONTROL DETAILS

DATE	REVISIONS
08/08/22	
12/01/22	UPDATE SEANALL CAP / GRADING PER GC
09/06/23	UPDATE FF EL, SEANALL CAP, GRADING PER GC
10/03/23	ADD PROPOSED DRAINAGE EASEMENT

PROJECT: 101 BONITO DRIVE, LOT 103

APPROVED BY: HEJ

DATE: 10/03/23

PROJECT #: 22-0091

AJ HYDRO ENGINEERING, INC.  
5932 NW 73RD COURT  
PARKLAND, FL 33067  
TEL (954) 344-7866  
FAX (954) 344-7866

SHEET NUMBER: GR3 OF 3

**EROSION & POLLUTION CONTROL NOTES**

1. PRIOR TO ANY CONSTRUCTION, BALED HAY OR SILT SCREENS OR OTHER APPROVED SILT BARRIER SHALL BE INSTALLED BY THE EARTHWORK CONTRACTOR AS INDICATED ON THE PLANS. SILT SCREENS SHALL REMAIN IN PLACE DURING THE LENGTH OF CONSTRUCTION OF THIS PROJECT (SEE DOT INDEX 102). IN ADDITION, SILT SCREENS OR BALED HAY MUST BE INSTALLED PER FOOT STANDARD DETAIL.
2. DURING CONSTRUCTION, INLET SEDIMENT FILTERS SHALL REMAIN IN PLACE TO PREVENT THE RUNOFF OF SILT OR OTHER POLLUTANTS INTO THE DRAINAGE SYSTEM. MIRAFI MAY BE USED FOR DITCH BOTTOM INLETS. SEE DETAIL SHEETS FOR CURB INLET SEDIMENT BARRIERS.
3. ANY LOOSE SOIL LEAVING THE SITE MUST BE CLEANED FROM THE ADJACENT ROADWAY ON A DAILY BASIS.

**ADDITIONAL EROSION & POLLUTION CONTROL NOTES**

1. PROVIDE TREE PROTECTION OF ALL SITE TREES TO REMAIN. TREE PROTECTION PER CITY STANDARD DETAIL. CONTRACTOR TO OBTAIN DETAIL FROM CITY ENGINEER.
2. PROVIDE FOR WEEKLY INSPECTION BY THE CONTRACTOR AND AFTER EVERY 0.25 INCH RAINFALL.
3. PROVIDE AND LOCATE RAIN GAUGE ON SITE TO MEASURE RAINFALL ACTIVITY.
4. ALL EROSION CONTROL MEASURES MUST MEET ALL THE REQUIREMENTS OF THE CITY OF STUART EROSION AND CONTROL PROCEDURES AND THE FLORIDA STORMWATER, EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES AND BMPs MUST BE MAINTAINED AS REQUIRED BY THE CITY FOR THE DURATION OF THE PROJECT.
6. LOG BOOK OF ALL EROSION CONTROL INSPECTIONS MUST BE KEPT AND MAINTAINED ON-SITE.
7. SPILL RESPONSE EQUIPMENT MUST BE ON-SITE AT ALL TIMES.

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN, CITY, OR COUNTY HAVING JURISDICTION.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
3. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
5. ALL SIDEWALKS AND PATIOS SHALL BE SLOPED AWAY FROM THE HOUSE.
6. MAXIMUM GRASS SLOPES SHALL NOT EXCEED 4:1.
7. CONTRACTOR SHALL COORDINATE GRADING PLAN WITH LANDSCAPE ARCHITECT.
8. REMOVE ALL ORGANIC AND DELETERIOUS MATERIAL BETWEEN THE EDGE OF PAVEMENT AND RIGHT OF WAY LINE (SODDED SWALE). NO MATERIAL OF FOOT CLASS A5, A7, OR A8 SHALL BE ALLOWED IN THE RIGHT OF WAY.

**EROSION CONTROL NOTES**

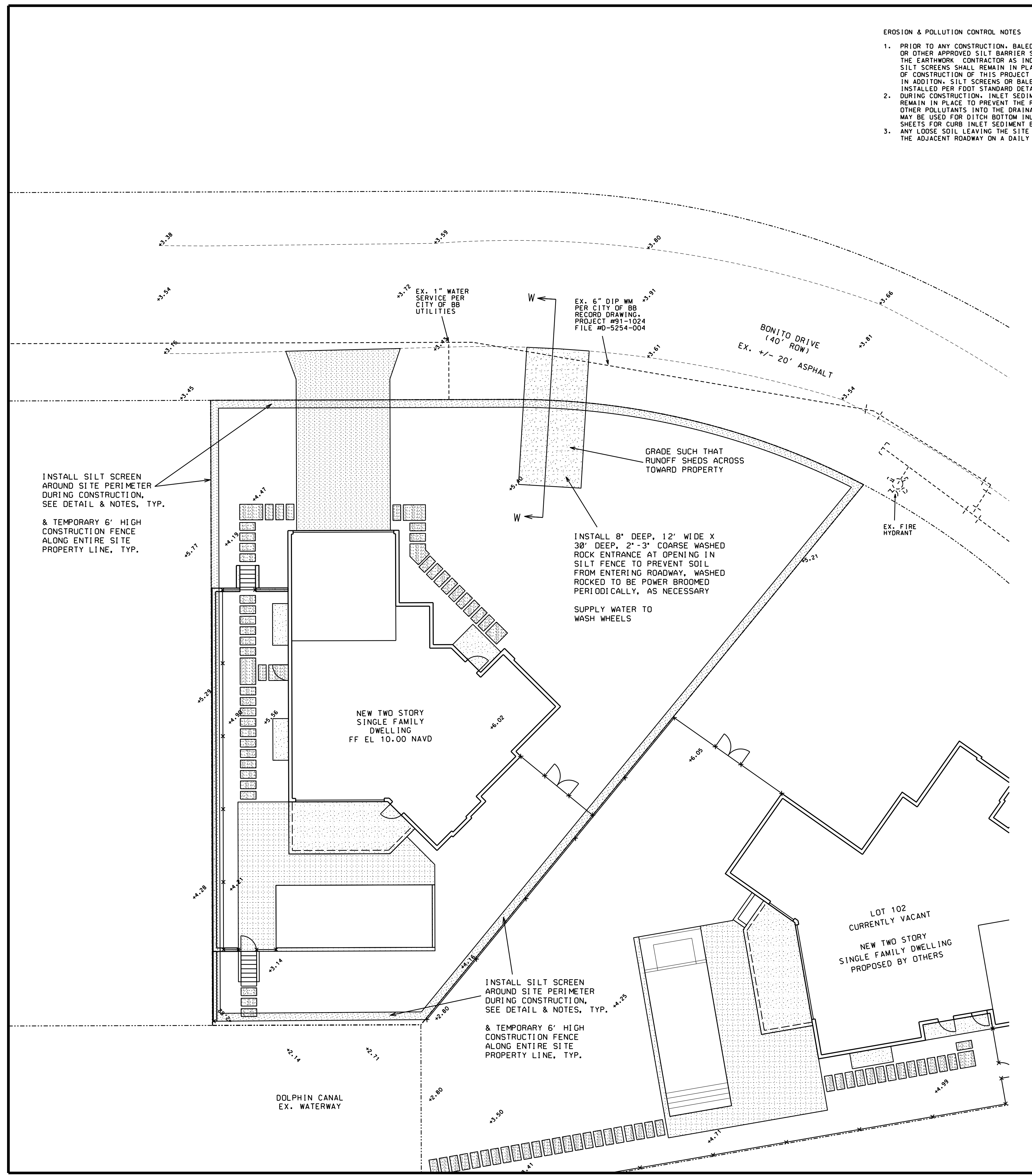
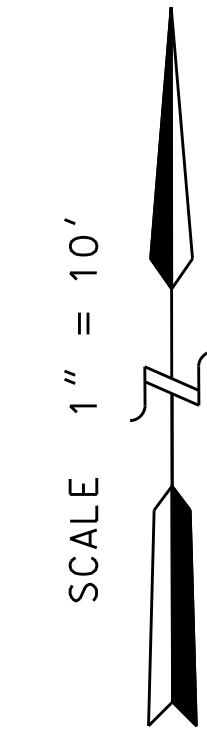
1. STORM DRAIN INLETS WITHIN 100' OF PROPERTY MUST INSTALL INLET SEDIMENT FILTERS/BARRIERS.
2. SEE SHEET 03 FOR ADDITIONAL EROSION CONTROL DETAILS, INCLUDING SILT SCREEN & CONSTRUCTION ENTRANCE.

**DEMOLITION/TREE PRESERVATION/CLEARING NOTES**

1. DEMOLITION NOT SPECIALLY NOTED ON THE THE CIVIL ENGINEERING PLANS ARE BY OTHERS.
2. PRIOR TO ANY DEMOLITION, TREE REMOVAL OR CLEARING CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN, SITE PLAN AND/OR LANDSCAPE PLANS, ALL BY OTHERS REGARDING TREE PRESERVATION, RELOCATION, ETC.
3. THE EXISTING TREES ON SITE ARE NOT SHOWN ON THE CIVIL ENGINEERING PLANS PREPARED BY A. J. HYDRO ENGINEERING, INC.
4. CONTRACTOR SHALL APPLY FOR ANY DEMOLITION, CLEARING, TREE REMOVAL AND/OR TREE PRESERVATION PERMITS, AND ANY OTHER PERMITS AS REQUIRED BY THE CITY OF FORT LAUDERDALE PRIOR TO COMMENCING CONSTRUCTION.

**TOPOGRAPHY NOTE:**

1. ALL EXISTING AND PROPOSED ELEVATIONS ON THIS PLAN ARE IN NAVD 88.



**LEGEND**

	PROPOSED ELEVATION
	EXISTING ELEVATION
	PROPOSED FLOW DIRECTION
	PROPOSED PAVERS
	PROPOSED CONCRETE
	PROPOSED FENCE
	EXISTING SANITARY SEWER MAIN
	EXISTING WATER MAIN
	EXISTING DRAINAGE STRUCTURES

**ABBREVIATIONS**

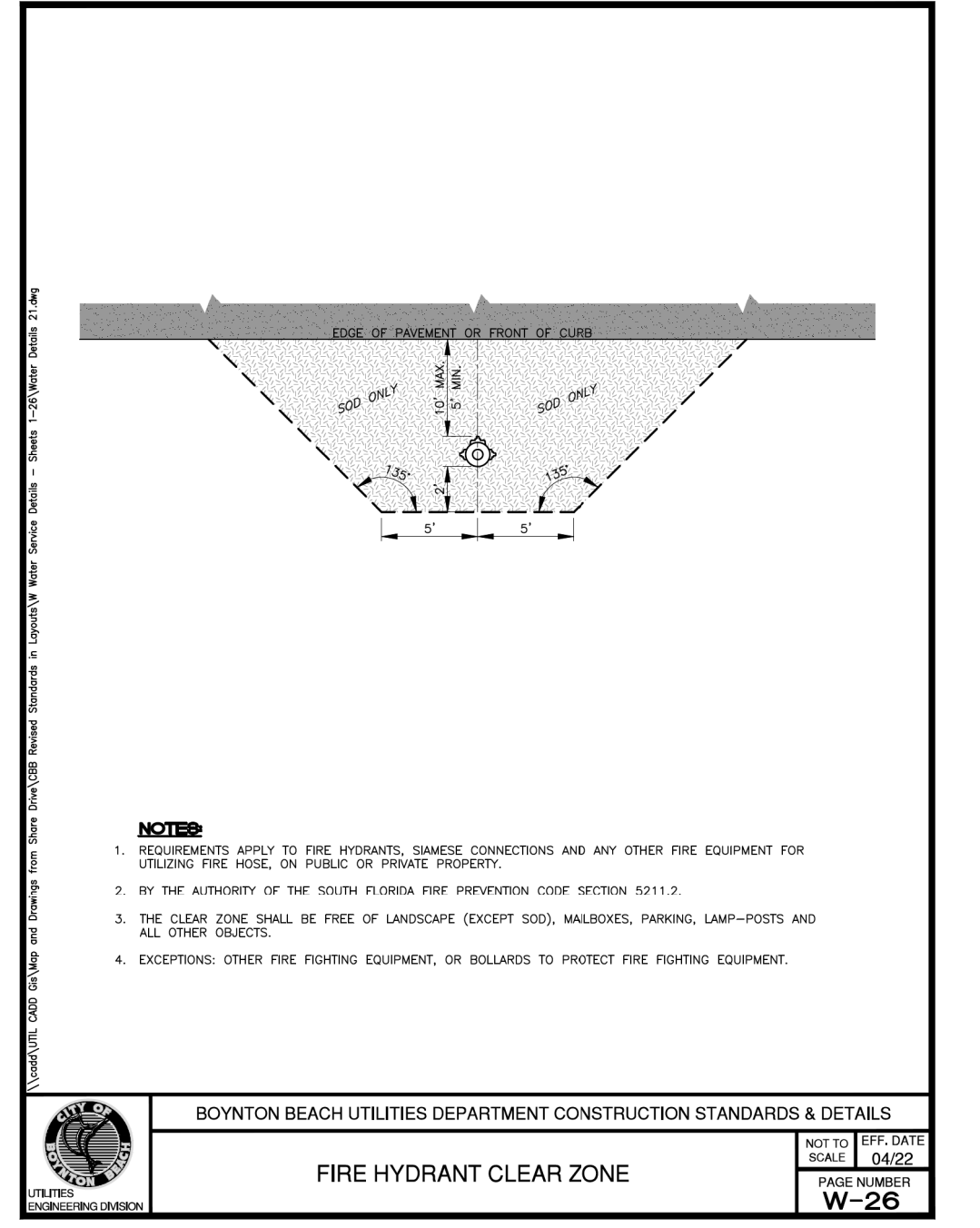
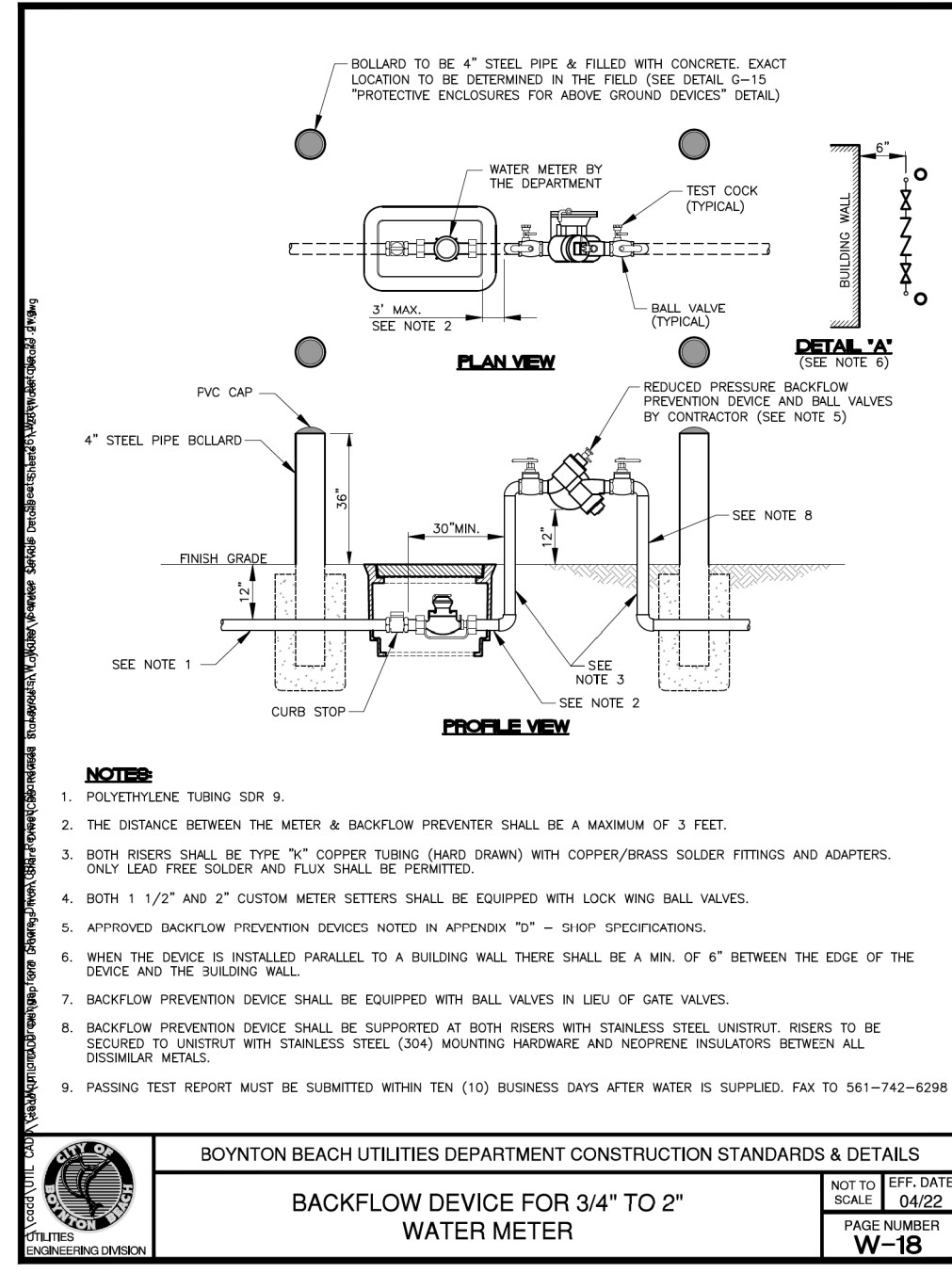
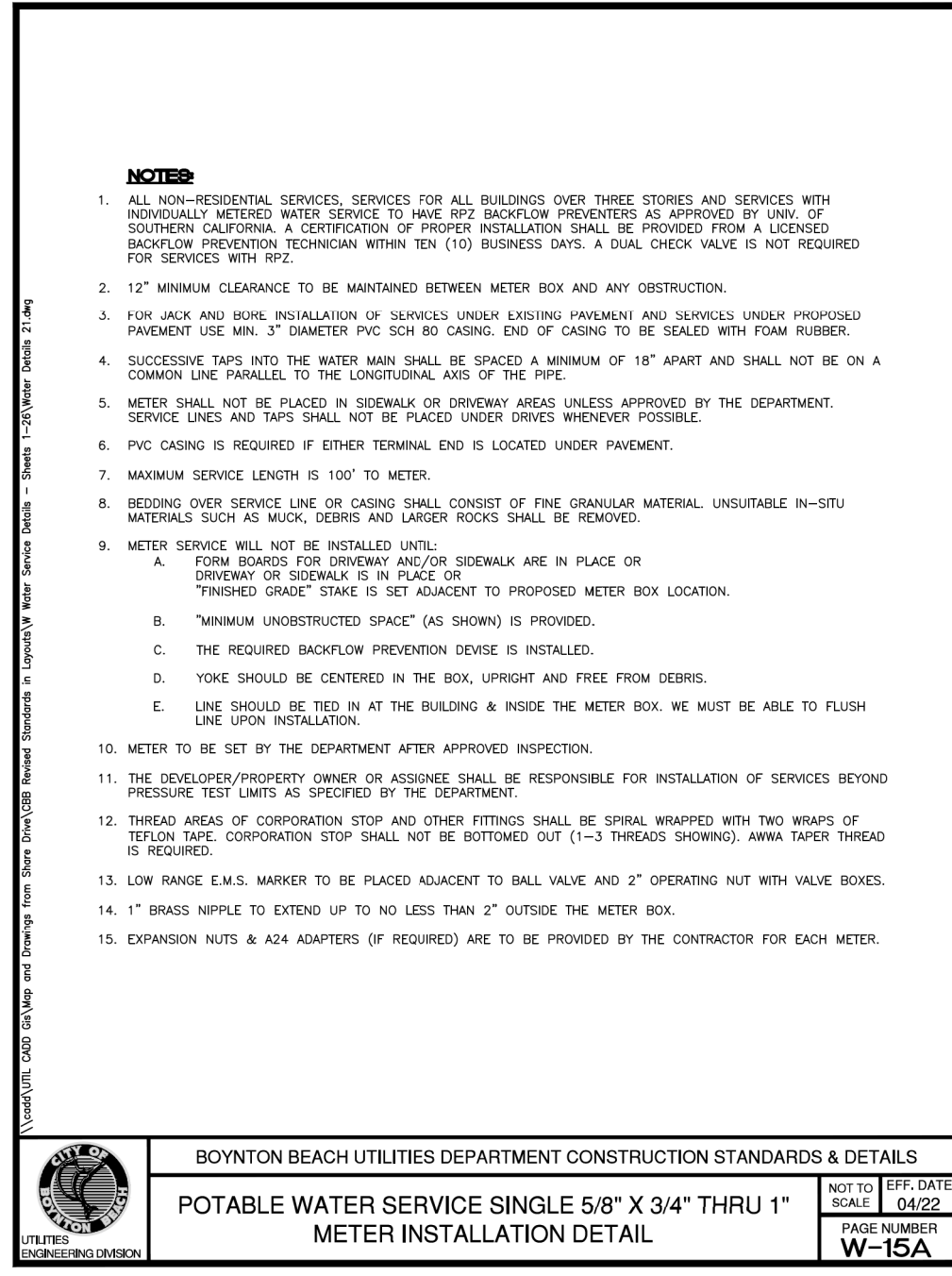
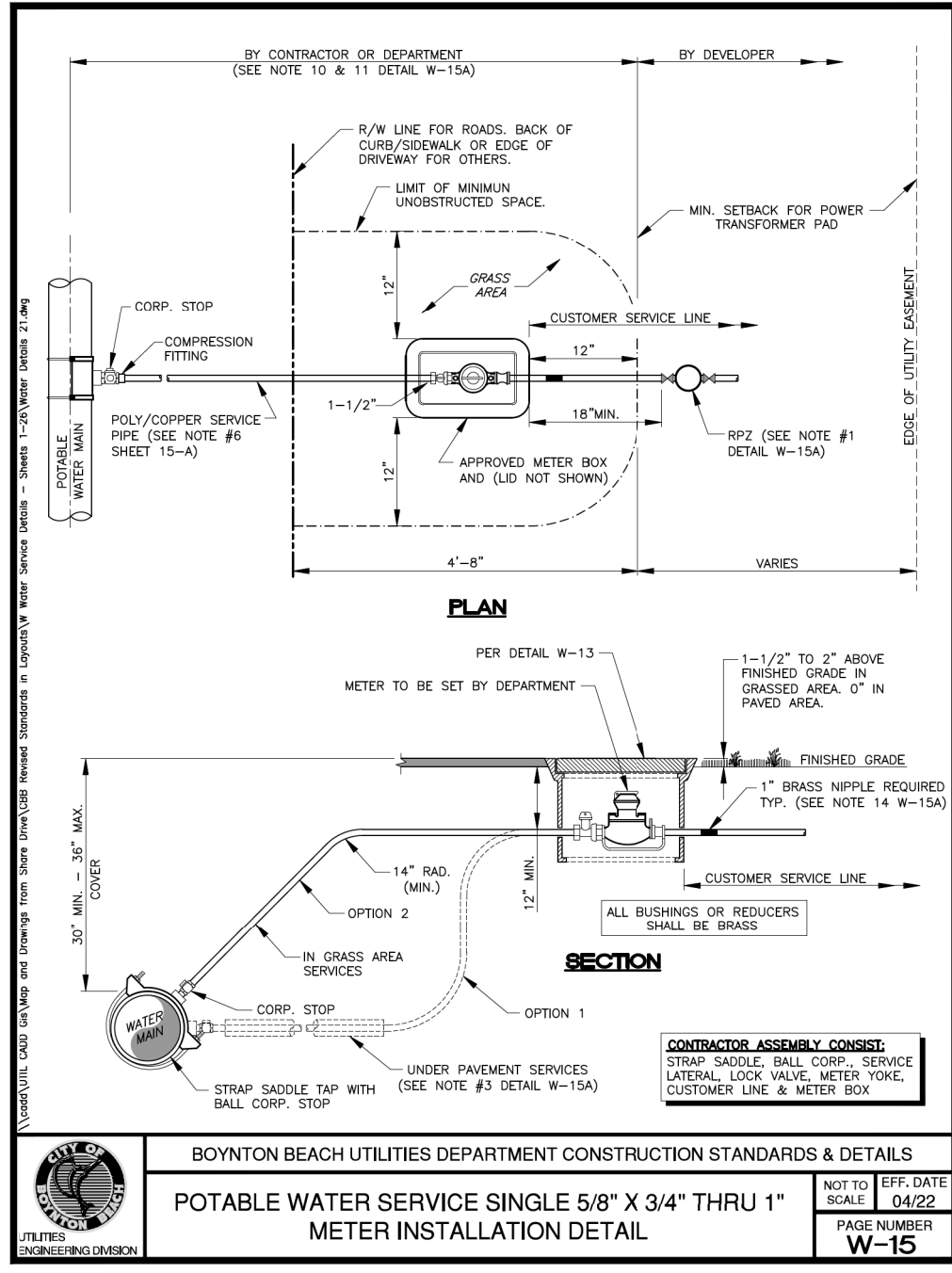
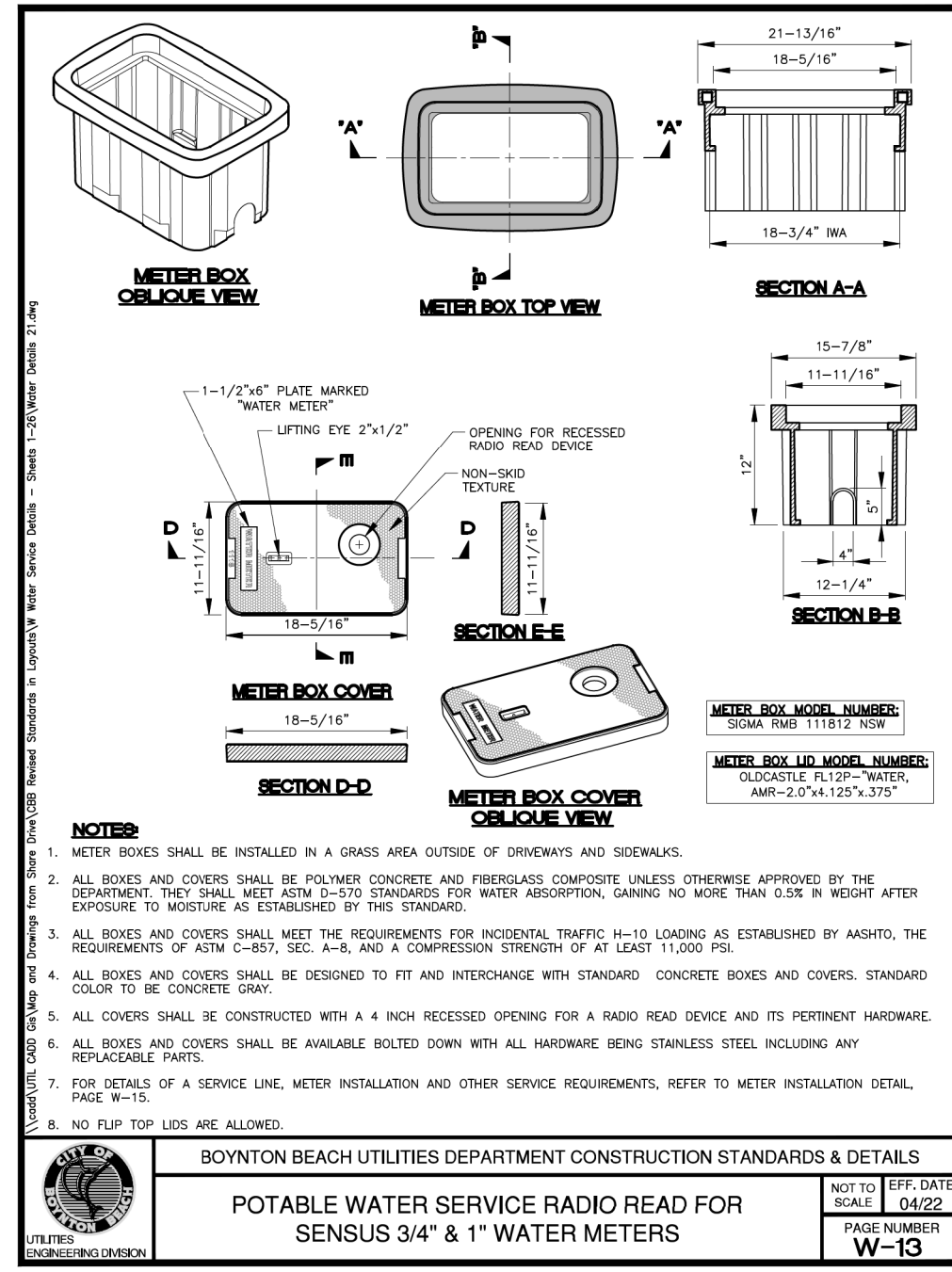
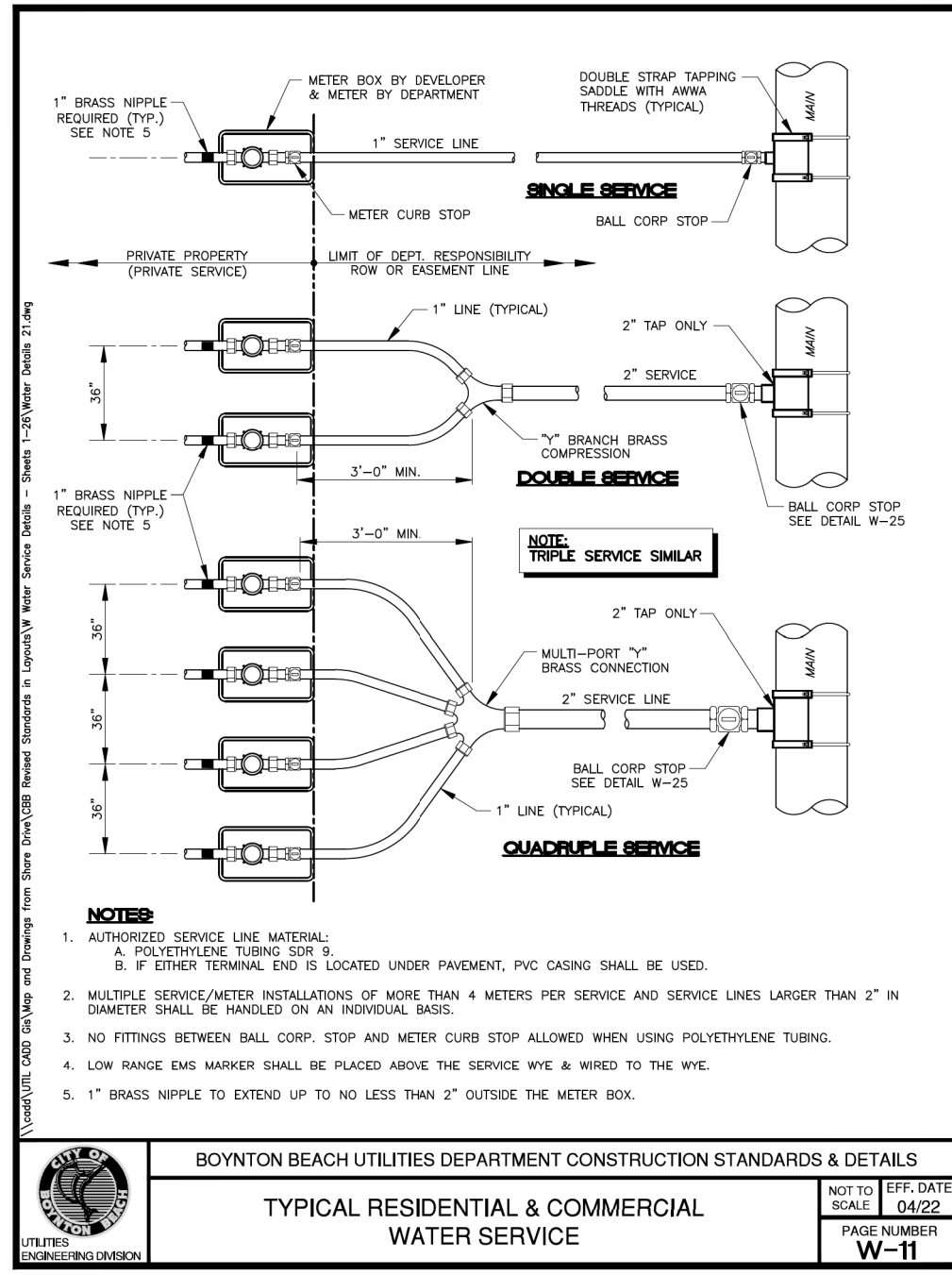
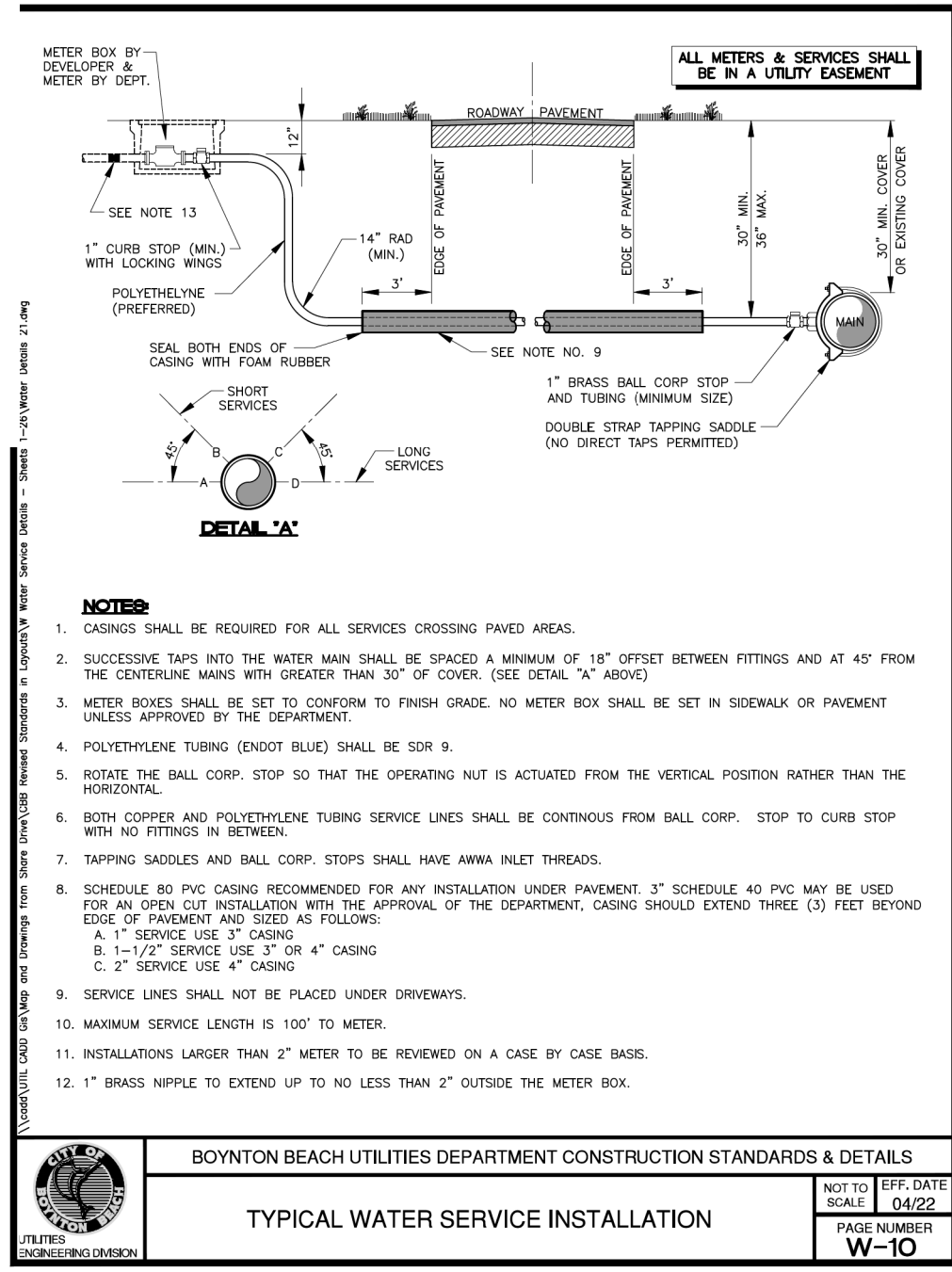
AC	AIR CONDITIONER UNIT & PAD
BCR	BROWARD COUNTY RECORDS
BFE	BASE FLOOD ELEVATION
BFP	BACKFLOW PREVENTOR
CB	CATCH BASIN
CBS	CONCRETE BLOCK STUCCO
CPP	CONCRETE POWER POLE
DE	DRAINAGE EASEMENT
EX.	EXISTING
FF EL	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
GV	GATE VALVE
HH	HAND-HOLE
INV	INVERT
PB, PG	PLAT BOOK & PAGE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
TYP.	TYPICAL
UE	UTILITY EASEMENT
WM	WATER MAIN
WPP	WOOD POWER POLE
YD	YARD DRAIN

48 HOURS BEFORE DIGGING  
**CALL SUNSHINE**  
 TOLL FREE  
 1-800-432-4770  
 UNDERGROUND UTILITIES NOTIFICATION  
 CENTER OF FLORIDA

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HOWARD E JABLON ON THE DATE NOTED BELOW USING A SHA AUTHENTICATION CODE.  
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101 BONITO DRIVE, LOT 103  
 OCEAN RIDGE, FL 33435

PROJECT:	101 BONITO DRIVE, LOT 103	TITLE:	STORMWATER POLLUTION PREVENTION PLAN	SHEET NUMBER	PP1
DATE:	08/08/22	REVISIONS:		OF	1
SCALE:	1" = 10'	DATE:			
DRAWN BY:	HEJ	COMMENTS:			
CHECKED BY:	LL	09/06/23 UPDATE FF EL, SEAWALL CAP, GRADING PER CC			
APPROVED BY:	HEJ	10/06/23 UPDATE TO MATCH ARCHITECT'S PLAN			
PROJECT #:	22-0091				



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HOWARD JABLON, P. E. #47514 DATE

PROJECT:	101 BONITO DRIVE, LOT 103	TITLE:	CITY OF BOYNTON BEACH WATER SYSTEM DETAILS
DATE:	08/08/22	REVISIONS:	
SCALE:	NA	DATE:	
DRAWN BY:	HEJ	COMMENTS:	
CHECKED BY:	LJ		
APPROVED BY:	HEJ		
PROJECT #:	22-0091		

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 5932 NW 73RD COURT  
 PARKLAND, FL 33067  
 TEL (954) 344-7866  
 FAX (954) 344-7866

SHEET NUMBER  
 W1  
 OF  
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